

DEVELOPMENT REVIEW COMMITTEE

Tuesday, April 23, 2024

MEETING MINUTES

The Monroe County Development Review Committee conducted a virtual meeting on **Tuesday, April 23, 2024**, beginning at 1:00 p.m. via Communications Media Technology (CMT).

CALL TO ORDER by Emily Schemper at 1:00 p.m.

ROLL CALL by Debra Roberts

DRC MEMBERS PRESENT

Emily Schemper, Senior Director of Planning and Environmental Resources
Cheryl Cioffari, Assistant Director of Planning
Devin Tolpin, Planning & Development Review Manager
Craig Marston, Fire Marshal
Brian Oppenheimer, Deputy Fire Marshal
Judy Clarke, Engineering

STAFF MEMBERS PRESENT

Peter Morris, Assistant County Attorney
Savannah White, Planner
Debra Roberts, Senior Planning Commission Coordinator

APPLICANTS & PUBLIC SPEAKERS PRESENT

Item 1: Maurn Marrero, Applicant

CHANGES TO THE AGENDA

None.

MINUTES FOR APPROVAL

Approval of the meeting minutes for Tuesday, March 26, 2024, by Emily Schemper.

MEETING

1. 1655 OVERSEAS HIGHWAY, MARATHON, MILE MARKER 48 (SENDER SITE) AND VACANT LOT 11, BLOCK 7, OCEAN SHORES DRIVE, KEY LARGO, MILE MARKER 99 (RECEIVER SITE): A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS FOR THE TRANSFER OF ONE (1) PERMANENT MARKET RATE TRANSFERRABLE ROGO EXEMPTION (TRE) (COUNTY TRE IDENTIFIER #ILA-0007 AND MARATHON TBR IDENTIFIER TBR 9-1655) FROM THE SENDER SITE PROPERTY DESCRIBED AS A PARCEL OF LAND IN SECTION 09, TOWNSHIP 66 SOUTH, RANGE 32 EAST, MARATHON, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00326650-000000 TO THE RECEIVER SITE LEGALLY DESCRIBED AS LOT

11, BLOCK 7, KEY LARGO OCEAN SHORES ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 124, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA HAVING PARCEL IDENTIFICATION NUMBER 00498950-000000. TRANSFER OF THE TRE FROM MARATHON TO THE UNINCORPORATED COUNTY IS AUTHORIZED PURSUANT TO THE SECOND CORRECTED INTERLOCAL AGREEMENT BETWEEN MONROE COUNTY AND THE CITY OF MARATHON APPROVED AUGUST 15, 2018. (FILE 2024-035)

(1:02 p.m.) Ms. Savannah White, Planner, presented the staff report. This is a request for a minor conditional use permit to transfer one permanent market rate ROGO exemption, also known as a TRE, pursuant to the interlocal agreement between the City of Marathon and Monroe County entered into on August 15, 2018, approving the exchange of 18 affordable ROGO allocations for 18 market rate or BPAS exemptions that are required to be transferred into unincorporated Monroe County. The agent is Anthony Barrows on behalf of owners of both subject properties. This is the seventh TRE that has come before the DRC to date. Ms. White presented an aerial of the sender site located in the City of Marathon, at approximately mile marker 48, and an aerial of the receiver site located in Key Largo at approximately mile marker 99. This site has a land use district designation of IS and FLUM designation of residential medium, Tier III, and is not in a velocity zone nor is a CBRS unit according to the current FEMA flood maps. Monroe County Land Development Code Section 138-22(b) decides the requirements that must be followed to transfer permanent market rate ROGO exemptions. This transfer is unique to a second interlocal agreement which requires following the administrative requirements of both the City of Marathon and the minor conditional use permit requirements of Monroe County, and removes the requirement that the transfers to go either the Upper or Lower Keys ROGO subareas. All of the requirements of this section, including the affordable housing requirements, are being met, with the exceptions provided by this second interlocal agreement. Staff recommends approval of this TRE.

Ms. Schemper asked if DRC members or staff had any questions or comments. There were none. Ms. Schemper asked if the applicant wished to speak. Ms. Mauryn Marrero had no comments. Ms. Schemper then asked for public comment. There was none. Public comment was closed.

ADJOURNMENT:

The Development Review Committee meeting was adjourned at 1:10 p.m.