

Ron DeSantis
GOVERNOR



Dane Eagle
EXECUTIVE DIRECTOR

April 23, 2021

The Honorable Michelle Coldiron
Mayor of Monroe County
2798 Overseas Highway, Suite 400
Marathon, Florida 33050

RE: Monroe County Evaluation and Appraisal Notification Letter

Dear Mayor Coldiron:

This is to acknowledge receipt of your Evaluation and Appraisal Notification Letter which was due on May 1, 2021, and received by the Department on April 22, 2021.

Please note that your proposed comprehensive plan amendments based on your Evaluation and Appraisal should be transmitted to the Department by **April 22, 2022**, within one year of your notification, pursuant to Section 163.3191(2), Florida Statutes. The amendments are subject to the State Coordinated Review Process as outlined in Section 163.3184(4), Florida Statutes.

Mr. Justin Stiell of the Department's staff is available to assist and provide technical guidance to your questions concerning the contents of the Evaluation and Appraisal based comprehensive plan amendments and may be reached at (850) 717-8523.

If you have any questions concerning the processing of the Evaluation and Appraisal based amendments, please contact Mr. Ray Eubanks, Plan Processing Administrator, at (850) 717-8483.

Sincerely,

D. Ray Eubanks
Plan Processing Administrator

DRE/me

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
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County of Monroe

Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners:
Mayor Michelle Coldiron, District 2
Mayor Pro Tem David Rice, District 4
Craig Cates, District 1
Eddie Martinez, District 3
Mike Forster, District 5

We strive to be caring, professional, and fair

April 21, 2021

Ray Eubanks, Plan Processing Administrator
Department of Economic Opportunity
Community Planning and Development
107 East Madison Street
Caldwell Building, MSC 160
Tallahassee, Florida 32399



Re: Monroe County Year 2030 Comprehensive Plan Evaluation and Appraisal Notification Letter

Dear Mr. Eubanks:

In accordance with Section 163.3191, F.S., the purpose of this letter is to notify the Florida Department of Economic Opportunity (DEO) that Monroe County has evaluated its comprehensive plan to determine if plan amendments are necessary to reflect changes in state requirements.

The County's previous Evaluation and Appraisal Report (EAR) was adopted by the Monroe County Board of County Commissioners on May 22, 2012 via Resolution 150-2012. The County's previous evaluation and appraisal notification letter was approved by the BOCC on April 23, 2014 and sent to DEO. The County adopted Comprehensive Plan amendments in accordance with these EAR documents.

The current Monroe County Evaluation and Appraisal Notification Letter is due on May 1, 2021, per the DEO Evaluations and Appraisal Notification Schedule.

A thorough review of the Florida Statutes (2012-current) has been conducted and the County has determined two (2) amendments to its comprehensive plan are necessary to reflect changes in state requirements for the Peril of Flood legislation (Section 163.3178(2)(f), F.S.) and the revision of the definition of the term 'development' (s. 380.04, F.S.; s. 163.3221, F.S.; and referenced in s. 163.3164(14), F.S.)

Additionally, Monroe County will update the Rule 28-20 references within the comprehensive plan to reflect the recently adopted Administration Commission Rule 28-20.140, F.A.C., with the County's updated Work Program.

As required by County's former Work Program, which required the County to adopt Policies establishing that with each evaluation and appraisal report, the County will include an analysis and recommendations on the Tier (Zoning) Overlay District Maps, the County will be contracting with the Monroe County Property Appraisers Office to acquire access to current aerials and the County will prepare Request for Proposals (RFPs) to contract with a consultant to update habitat data (GIS mapping & dataset: types and boundaries of habitats) for the tier overlay district maps and to evaluate listed, threatened, and endangered species as of 2021. Once this updated

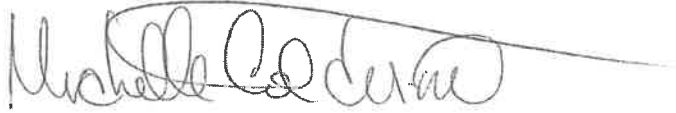
information is available, the County will be forming a tier designation review committee to review adopted tier criteria, changes in habitat, updates to listed species, and lands acquired by public entities to determine if amendments are needed to the tier overlay district maps to further protect and enhance native upland vegetation.

Further, Monroe County will review its comprehensive plan to evaluate if changes will be processed to reflect changes in local conditions and recent trends, issues and challenges (including but not limited to, Hurricane Irma, Tropical Storm Eta, flooding events, the Covid-19 pandemic, and related budgetary impacts) which have impacted the County.

The County anticipates transmitting the required amendments, pursuant to Section 163.3184(4), F.S., in May 2022.

Please direct any questions to Mayte Santamaria, Senior Planning Policy Advisor at 305-393-5556 or via email at Santamaria-mayte@monroecounty-fl.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle Coldiron", with a long horizontal flourish extending to the right.

Michelle Coldiron
Mayor of Monroe County

cc: Board of County Commissioners
Roman Gastesi, County Administrator
Christine Hurley, Assistant County Administrator
Emily Schemper, Senior Director of Planning & Environmental Resources
Bob Shillinger, County Attorney