

DEVELOPMENT REVIEW COMMITTEE

Tuesday, November 14, 2023

MEETING MINUTES

The Monroe County Development Review Committee conducted a virtual meeting on **Tuesday, November 14, 2023**, 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
Mike Roberts, Assistant Director, Environmental Resources
Cheryl Cioffari, Assistant Director of Planning
Bradley Stein, Development Review Manager
Rey Ortiz, Assistant Building Official
Craig Marston, Fire Marshal

STAFF MEMBERS PRESENT

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

APPLICANTS & PUBLIC SPEAKERS PRESENT

Item 1: Anthony Barrows, Applicant
Item 2: Paul LaRoche, Applicant

CHANGES TO THE AGENDA

None.

MINUTES FOR APPROVAL

Approval of the meeting minutes for Tuesday, September 26, 2023, by Emily Schemper.

MEETING

1. 1655 OVERSEAS HIGHWAY, MARATHON, MILE MARKER 48 (SENDER SITE) AND 27462 ANTIGUA LANE, RAMROD KEY, MILE MARKER 27.5 (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) 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 32, BLOCK 3, BREEZESWEPT BEACH ESTATES,

ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 143, IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00202090-000000. 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 2023-191)

(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 or TRE pursuant to the interlocal agreement of August 15, 2018, between the City of Marathon and Monroe County. The agent on this application is Anthony Barrows on behalf of the owners for both subject properties. This is the third TRE that has come before the DRC of 18 that are available. Ms. White presented a diagram of the sender site in Marathon and of the receiver site on Ramrod Key at approximately mile marker 27.5. The receiver site has a land use district designation of IS, a FLUM designation of RM, and a tier designation of Tier III, not in a velocity zone or seagrass unit according to the current FEMA flood maps. Land Development Code Section 138-22(b) defines requirements to be followed to transfer permanent market rate ROGO exemptions. This transfer is unique and the 18 market rate ROGO exemptions must be transferred following the administrative requirements of the City of Marathon and the minor conditional use permit requirements of Monroe County. The interlocal agreement specifically removed any requirement that the transfers go to either the Upper Keys or Lower Keys subareas. All requirements are being met with the exceptions provided in the interlocal agreement. Staff recommends approval.

Ms. Schemper asked if DRC members or staff had any questions. There were none. Ms. Schemper asked if the applicant wished to speak. Mr. Anthony Barrows, applicant, thanked staff for their tremendous help and had nothing but gratitude for all who assisted him. Ms. Schemper noted that Mr. Barrows had another pending application and indicated that the City of Marathon's numbering for tracking would be cross referenced with Monroe County's numbering, and requested both numbers be referenced in any applications. Ms. Schemper then asked for public comment. There was none. Public comment was closed.

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY TIER OVERLAY DISTRICT MAP FROM TIER I TO TIER III, AS REQUESTED BY PAUL LAROCHELLE ON BEHALF OF PROPERTY DEVELOPMENT AND ACQUISITION, LLC, FOR PROPERTY LOCATED AT 5304 3RD AVENUE, APPROXIMATE MILE MARKER 5, LOT 11, BLOCK 53, STOCK ISLAND, PLAT BOOK 1, PAGE 55, HAVING PARCEL ID NUMBER 00126700-000000; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AMENDMENT TO THE TIER OVERLAY DISTRICT MAP; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2023-192)

(1:11 p.m.) Mr. Mike Roberts, Assistant Director, Environmental Resources, presented the staff report. This is a request for a tier map amendment from Tier 1 to Tier III for the referenced property on Stock Island. For reference, Fifth Avenue is south of the site, Third Avenue is the north property boundary, Fifth Street is to the east and to the west is a rather large wetland system which had at one time been mapped onto this site as well, but this site is not and has not been wetland. The County has issued building permits for the fence, riprap and fill on the site historically. Mr. Roberts was not sure of the current land use of the property. This property had exotic vegetation which was removed via permit prior to the riprap and fill permits being issued. The pertinent tier boundary criteria for this property include lands located outside of Big Pine and No Name Keys that are not designated Tier I shall be designated Tier III, and that is staff's recommendation. This is a very straightforward proposal.

Ms. Schemper noted, for the applicant's benefit, that there is not actually an approved use on the property that she could see which is fine. Any use on the property going forward will need a permit for at least a change of use and possibly any structures associated with that. Ms. Schemper asked if any DRC members or staff had any questions or comments. There were none. Ms. Schemper asked if the applicant wished to speak. Mr. Paul LaRochelle, applicant, thanked staff for their assistance. Mr. Roberts then pointed out that there was a community meeting held on October 23, 2023, and no members of the public attended. Only staff and the applicant were present. Ms. Schemper then asked for public comment. There was none. Public comment was closed. Ms. Schemper stated this item will go before the Planning Commission and then the BOCC.

ADJOURNMENT:

The Development Review Committee meeting was adjourned at 1:17 p.m.