

DEVELOPMENT REVIEW COMMITTEE

Tuesday, March 26, 2024

MEETING MINUTES

The Monroe County Development Review Committee conducted a virtual meeting on **Tuesday, March 26, 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
Mike Roberts, Assistant Director, Environmental Resources
Cheryl Cioffari, Assistant Director of Planning
Devin Tolpin, Planning & Development Review Manager
Rey Ortiz, Assistant Building Official
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: Donald Craig, Agent for Applicant

CHANGES TO THE AGENDA

None.

MINUTES FOR APPROVAL

Approval of the meeting minutes for Tuesday, January 23, 2024, by Emily Schemper.

MEETING

1. 1655 OVERSEAS HIGHWAY, MARATHON, MILE MARKER 48 (SENDER SITE) AND 24100 OVERSEAS HIGHWAY, MILE MARKER 24 (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-0006 AND MARATHON TBR IDENTIFIER TBR 2-1655) FROM THE SENDER SITE PROPERTY LOCATED AT 1655 OVERSEAS HIGHWAY AND 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 LOCATED AT 24100 OVERSEAS HIGHWAY AND LEGALLY DESCRIBED AS LOTS 2 AND 3 AS SHOWN ON THE AMENDED PLAT OF DOBIE'S SUBDIVISION, DULY RECORDED IN PLAT BOOK 2, PAGE 135, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00188710-000000. 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 2024-005)

(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 Spottswood Law Firm on behalf of owners of both subject properties, Jarzebowski and 1655 LS, LLC. This is the sixth 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 on Summerland Key at approximately mile marker 24. This site has a land use 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 FEMA flood maps. The preliminary flood maps do put this property in a VE zone and LIMWA zone. 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 City of Marathon and the minor conditional use permit requirements of the County, and removing 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 the 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. Mr. Donald Craig, agent for the applicant, stated that he understood condition three, that the applicant must apply before the new flood maps come out, and that the conditions are acceptable. He thanked staff for their assistance. 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.