

**DEVELOPMENT REVIEW COMMITTEE**

**Tuesday, June 25, 2024**

**MEETING MINUTES**

The Monroe County Development Review Committee conducted a virtual meeting on **Tuesday, June 25, 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  
Brian Oppenheimer, Deputy Fire Marshal

**STAFF MEMBERS PRESENT**

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

**APPLICANTS & PUBLIC SPEAKERS PRESENT**

Item 1: Anthony Barrows, Agent for Applicant

**CHANGES TO THE AGENDA**

None.

**MINUTES FOR APPROVAL**

Approval of the meeting minutes for Monday, May 20, 2024, by Emily Schemper.

**MEETING**

**1. 1655 OVERSEAS HIGHWAY, MARATHON, MILE MARKER 48 (SENDER SITE) AND 20883 2nd AVENUE WEST, CUDJOE KEY, MILE MARKER 21 (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-0008 AND MARATHON TBR IDENTIFIER TBR 11-1655) 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 22, LESS THE WEST 20.0 FEET AND LESS THE EAST 5.0 FEET THEREOF, BLOCK 22, CUDJOE GARDENS EIGHTH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 16, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA HAVING PARCEL IDENTIFICATION NUMBER 00174635-003900. 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 2024-079)

(1:08 p.m.) Ms. Savannah White, Senior 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 an 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 ROGO 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 eighth 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 Cudjoe Key at approximately mile marker 21. This site has a land use district designation of IS and FLUM designation of residential medium, is Tier III, and is not in a velocity zone nor a CBRS zone according to the current FEMA flood maps. Monroe County Land Development Code Section 138-22(b) defines 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 recommend approval of this TRE.

Ms. Schemper asked if DRC members or staff had any questions or comments. Mr. Rey Ortiz asked if the Velocity Zone referred to was related to flood or building code. Ms. White responded that it was referring to the flood VE Zone. Ms. Schemper asked if the applicant wished to speak. Mr. Barrows thanked staff and believed all requirements had been met. He commended staff for their professional and prompt response. Ms. Schemper then asked for public comment. There was none. Public comment was closed.

**ADJOURNMENT:**

The Development Review Committee meeting was adjourned at 1:09 p.m.