

DEVELOPMENT REVIEW COMMITTEE

Tuesday, May 24, 2022

MEETING MINUTES

The Monroe County Development Review Committee conducted a virtual meeting on **Tuesday, May 24, 2022**, beginning at 1:00 p.m.

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

ROLL CALL by Ilze Aguila

DRC MEMBERS PRESENT

Emily Schemper, Senior Director of Planning and Environmental Resources
Cheryl Cioffari, Assistant Director of Planning
Mike Roberts, Assistant Director, Environmental Resources
Bradley Stein, Development Review Manager
Cassy Cane, Deputy Fire Marshal
Judy Clarke, Engineering

STAFF MEMBERS PRESENT

Peter Morris, Assistant County Attorney
Devin Tolpin, Principal Planner
Ilze Aguila, Planning Commission Supervisor

APPLICANTS & PUBLIC PRESENT

Jacob McMahan

CHANGES TO THE AGENDA

There were no changes to the agenda.

MINUTES FOR APPROVAL

Approval of the meeting minutes for Tuesday, April 26, 2022, by Emily Schemper.

MEETING

96401 OVERSEAS HIGHWAY, KEY LARGO (SENDER SITE) AND 160 STERLING ROAD, TAVERNIER (RECEIVER SITE): A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS FOR THE TRANSFER OF FOUR (4) TRANSIENT TRANSFERRABLE ROGO EXEMPTIONS (TRES) FROM THE SENDER SITE PROPERTY DESCRIBED AS A TRACT OF LAND IN A PART OF GOVERNMENT LOT 2, SECTION 12, TOWNSHIP 62 SOUTH, RANGE 38 EAST, ON KEY LARGO, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00486850-000200 TO THE RECEIVER SITE DESCRIBED AS ALL OF TRACT A, ACCORDING TO THE SUBDIVISION OF THE BOHNERT TRACT IN SECTION 27, TOWNSHIP 62 SOUTH, RANGE 38 EAST, LEY LARGO, ACCORDING TO

THE PLAT RECORDED IN PLAT BOOK 2 AT PAGE 102 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBERS 00451200-000000 AND 00451210-000000. (FILE 2021-208)

(1:02 p.m.) Ms. Devin Tolpin, Principal Planner, presented the staff report. Ms. Tolpin shared a presentation, explaining that this item is for a minor conditional use permit for the sender site located at 96401 Overseas Highway in Key Largo, to transfer four transient ROGO exemptions to the receiver site. The sender site is an existing RV park that was recognized through a letter of development rights determination to have 29 transient ROGO exemptions in 2017. That RV park was redeveloped to only include 25 RV sites, leaving four transient ROGO exemptions undeveloped but still associated with the subject property.

This request for a minor conditional use is to transfer those four undeveloped transient ROGO exemptions to the receiver site located at 160 Sterling Road in Tavernier. This property is operating as an existing hotel with 15 transient rooms, one permanent dwelling unit, and is located in the SC zoning district where a hotel use is a minor conditional use. The four transient ROGO exemptions, if approved and eventually constructed, would take up approximately 90 percent of the maximum density on this property. If and when those four units are constructed, it would likely require an additional minor conditional use permit where the site plan would be reviewed for compliance with the development standards and the Land Development Code.

Ms. Tolpin noted that the Land Development Code does not allow for the transfer of ROGO exemptions on properties where the structure itself would be constructed within a V zone and small portion of this property is located in the velocity zone. According to the potential future revised flood maps, roughly the same area will remain in the velocity zone. Ms. Tolpin is recommending a condition be placed on this conditional use permit further stating that the structure cannot be put in the velocity zone if and when constructed to ensure there is no misunderstanding when that eventual permit for construction comes in. Ms. Tolpin is recommending approval of the transfer of the four ROGO exemptions with that condition.

Ms. Schemper had no questions, and asked for further questions or comments from DRC members. There were none. Ms. Schemper asked if Mr. Jacob McMahon was an applicant representative. Mr. Jacob McMahon stated that he is the applicant's representative, thanked staff for working with them, and looks forward to getting this finished. Ms. Schemper asked for public comment. There was none.

ADJOURNMENT

The Development Review Committee meeting was adjourned at 1:07 p.m.