

County of Monroe

Planning & Environmental Resources Department
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Board of County Commissioners:

Mayor Heather Carruthers, District 3
Mayor Pro Tem Michelle Coldiron, District 2
Craig Cates, District 1
David Rice, District 4
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January 29, 2020

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 (Adopted Amendment 19-08ACSC)

Dear Mr. Eubanks,

Pursuant to Chapter 163.3184(4), Florida Statutes the Monroe County Planning Department, acting within the jurisdiction of the Florida Keys Area of Critical State Concern (designated pursuant to Section 380.05, F.S.), hereby transmits one (1) hard copy and two (2) compact disks of the adopted amendment to the Monroe County Year 2030 Comprehensive Plan. This amendment is subject to State Coordinated Review Process, Section 163.3184(4), Florida Statutes, and the County requests the State Land Planning Agency to formally review the Comprehensive Plan amendment. This amendment was heard and adopted at a special meeting of the Board of County Commissioners on **December 11, 2019 (Ordinance 046-2019)**.

Copies of the amendment package and ORC response are also being provided to the South Florida Regional Council, Department of State Florida Bureau of Historic Preservation, Florida Fish and Wildlife Conservation Commission, Department of Agriculture and Consumer Services, Florida Department of Environmental Protection, Florida Department of Transportation, United States Navy (Naval Air Station Key West - Boca Chica), South Florida Water Management District, City of Key Colony Beach, Village of Islamorada, City of Layton, City of Marathon and City of Key West. Copies of the supporting data and analysis were previously included in the transmittal package.

The following table summarizes the items in the amendment package:

| <i>Amendment Name</i> | <i>Description</i> | PC Hearing Date | BOCC Hearing Dates |
|---|---|----------------------------|---|
| <p>Ordinance No. 046-2019</p> <p>Adopting an ordinance amending the Monroe County Year 2030 Comprehensive Plan</p> | <p>AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY YEAR 2030 COMPREHENSIVE PLAN, POLICY 101.5.31 MAXIMUM HEIGHT WITHIN OCEAN REEF, A GATED MASTER PLANNED COMMUNITY, TO INCLUDE ADDITIONAL LANGUAGE TO ALLOW STRUCTURES WITHIN OCEAN REEF TO EXCEED THE MAXIMUM HEIGHT LIMIT, NOT TO EXCEED 60 FEET, UPON EVIDENCE SUBMITTED THAT THE HEIGHT HAS BEEN APPROVED BY THE OCEAN REEF COMMUNITY ASSOCIATION, INC. (“MASTER ASSOCIATION”), AS PROPOSED BY SMITH HAWKS, PL ON BEHALF OF OCEAN REEF CLUB, INC.; 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 INCLUSION IN THE MONROE YEAR 2030 COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.</p> | <p>July 31, 2019</p> | <p>September 18, 2019 December 11, 2019</p> |

Thank you in advance for your timely review of these materials. Should you have any questions about the amendment package, please contact Cheryl Cioffari, Assistant Director of Planning at (305) 289-2500 and cioffari-cheryl@monroecounty-fl.gov.

Sincerely,



Cheryl Cioffari
Assistant Director of Planning

Enclosures
CC/ia

cc: Comprehensive Plan Review, Department of Agriculture and Consumer Services
Plan Review, Florida Department of Environmental Protection
Deena Woodward, Florida Department of State, Bureau of Historic Preservation
Scott Sanders, Florida Fish and Wildlife Commission
Kenneth Jeffries, Florida Department of Transportation
Isabel Cosio Carballo, South Florida Regional Planning Council
Terry Manning, South Florida Water Management District
Ashley Monnier, United States Navy, Naval Air Station
Ty Harris, Planning Director, Village of Islamorada
Cathy Henniger, City of Key Colony Beach
Patrick Wright, Planning Director, City of Key West
George Garrett, Planning Director, City of Marathon
Norman Anderson, City of Layton
Board of County Commissioners (w/o enclosures)
Bob Shillinger, County Attorney (w/o enclosures)
Roman Gastesi, County Administrator (w/o enclosures)
Christine Hurley, Assistant County Administrator (w/o enclosures)
Emily Schemper, Senior Director of Planning & Environmental Resources (w/o enclosures)