

# County of Monroe

## Planning & Environmental Resources Department

Marathon Government Center  
2798 Overseas Highway, Suite 400  
Marathon, FL 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



## Board of County Commissioners:

Mayor Sylvia J. Murphy, District 5  
Mayor Pro Tem Danny L. Kollhage, District 1  
Michelle Coldiron, District 2  
Heather Carruthers, District 3  
David Rice, District 4

*We strive to be caring, professional, and fair.*

**Sent via Certified Mail #70190140000112252773**

September 17, 2019

Ray Eubanks, Plan Processing Administrator  
Department of Economic Opportunity  
Community Planning and Development  
107 East Madison Street  
Caldwell Building, MSC 160  
Tallahassee, FL 32399

## **RE: Monroe County Year 2030 Comprehensive Plan (Proposed Amendment) – Transmittal**

Dear Mr. Eubanks,

Pursuant to Chapter 163.3184(4), Florida Statutes, the Monroe County Planning Department acting within the jurisdictions 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 proposed amendments to the Monroe County Year 2030 Comprehensive Plan. These amendments are subject to the State Coordinated Review Process, Section 163.3184(4), Florida Statutes, and the County requests the State Land Planning Agency to formally review the proposed Comprehensive Plan amendments.

Copies of the entire amendment packages, including the supporting data and analysis, are also being provided to the South Florida Regional Planning 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 the City of Key West.

The following table summarizes the items in the proposed amendment package:

Amendment Name	Description	PC Hearing Date	BOCC Transmittal Hearing Date	BOCC Adoption Hearing Date
<p><b>Policy 101.5.25</b> of the 2030 Monroe County Comprehensive Plan</p>	<p>AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY COMPREHENSIVE PLAN POLICY 101.5.25 TO PROVIDE A DENSITY BONUS ABOVE THE MAXIMUM NET DENSITY FOR AFFORDABLE HOUSING FOR A PROPERTY SUBJECT TO A SITE-SPECIFIC SUBAREA POLICY ESTABLISHED UNDER PROPOSED GOAL 111 OF THE COMPREHENSIVE PLAN; ESTABLISHING GOAL 111 AND OBJECTIVE 111.1 TO INCENTIVIZE AFFORDABLE HOUSING DENSITY BONUSES THAT EXCEED THE ESTABLISHED MAXIMUM NET DENSITY PROVIDED IN POLICY 101.5.25; AND CREATING POLICY 111.1.1 <i>STOCK ISLAND WORKFORCE SUBAREA 1</i>; ESTABLISHING THE BOUNDARY OF THE STOCK ISLAND WORKFORCE SUBAREA 1; LIMITING THE PERMITTED USES OF THE SUBAREA TO DEED RESTRICTED AFFORDABLE HOUSING DWELLING UNITS; ESTABLISHING MAXIMUM NET DENSITY FOR AFFORDABLE HOUSING, HEIGHT AND OFF-STREET PARKING REQUIREMENTS IN THE SUBAREA; AND ELIMINATING ALLOCATED DENSITY AND FLOOR AREA RATIO; FOR PROPERTIES LOCATED AT 5700 LAUREL AVENUE, 6325 FIRST STREET AND 6125 SECOND STREET, STOCK ISLAND; AS PROPOSED BY SMITH/HAWKS, PL ON BEHALF OF WRECKERS CAY APARTMENTS AT STOCK ISLAND, LLC</p>	<p>07.31.19</p>	<p>08.21.19</p>	

Thank you in advance for your timely review of these materials. Should you have any questions about the proposed amendments, please contact Cheryl Cioffari, Assistant Director of Planning at (305) 289-2500 or [cioffari-cheryl@monroecounty-fl.gov](mailto:cioffari-cheryl@monroecounty-fl.gov).

Sincerely,



Cheryl Cioffari, AICP  
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)