

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

MEMORANDUM

TO: Florida Department of Environmental Protection
Florida Department of Education
Florida Department of State
Florida Department of Transportation District 6
South Florida Regional Planning Council
South Florida Water Management
Florida Fish and Wildlife Conservation Commission
Florida Department of Agriculture and Consumer Services

DATE: February 27, 2020

SUBJECT: COMMENTS FOR ADOPTED STATE COORDINATED REVIEW PLAN AMENDMENT

LOCAL GOVERNMENT/ STATE LAND PLANNING AGENCY AMENDMENT #: [MONROE COUNTY 19-06ACSC](#)

STATE LAND PLANNING AGENCY CONTACT PERSON/PHONE NUMBER: [Barbara Powell/\(850\)717-8504](#)

Please contact the local government if you do not have a copy of the proposed amendment. Please review the proposed comprehensive plan amendment documents for consistency with applicable provisions of Chapter 163, Florida Statutes. Pursuant to Florida Statute 163.3184(4)(c), F.S., forward comments to attention of Ray Eubanks, Administrator, Plan Review and Processing at the State Land Planning Agency E-mail address: DCPexternalagencycomments@deo.myflorida.com.

Please use the above referenced State Land Planning Agency AMENDMENT NUMBER on all correspondence related to this amendment.

Note: Review Agencies - The local government has indicated that they have mailed the proposed amendment *directly to your agency*. See attached transmittal letter. *Be sure to contact the local government if you have not received the amendment*. Also, letter to the local government from State Land Planning Agency acknowledging receipt of amendment is attached.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
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February 27, 2020

Ms. Cheryl Cioffari
Assistant Director of Planning
Monroe County
Planning and Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, Florida 33050

Dear Ms. Cioffari:

Thank you for submitting copies of **Monroe County's** Comprehensive Plan Amendment No. **19-06ACSC**, adopted by **Ordinance No. 002-2020 on January 22, 2020**, for our review.

We have conducted a preliminary inventory of the plan amendment package to verify the inclusion of all required materials. The submission package appears to be complete and your adopted plan amendment will be reviewed pursuant to Section 163.3184(4), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. The State Land Planning Agency will conduct a compliance review and issue a Notice of Intent regarding the adopted comprehensive plan amendment on or about April 12, 2020.

Please be advised pursuant to Section 163.3184(4)(e)4., Florida Statutes, the State Land Planning Agency's Notice of Intent shall become effective upon posting on the agency's internet website unless challenged by an Affected Party.

If you have any questions, please contact Barbara Powell, Regional Planning Administrator, for region 10, which will be assigning the adopted plan amendment for review at (850)717-8504.

Sincerely,

D. Ray Eubanks, Administrator
Plan Review and Processing

DRE/ts

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

We strive to be caring, professional, and fair

SENT VIA US CERTIFIED MAIL 70190140000112216423

February 24, 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

RECEIVED

Bo. of Comm. with power of growth

FEB 27 2020

Div. of Community Development
Dept. Economic Opportunity

Re: Monroe County Year 2030 Comprehensive Plan (Adopted Amendment 19-06 ACSC)

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 regular meeting of the Board of County Commissioners on **January 22, 2020 (Ordinance 002-2020)**.

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. 002-2020</p> <p>Adopting an ordinance amending the Monroe County Comprehensive Plan Policy 101.5.25</p>	<p>THIS PROPOSED AMENDMENT AMENDS 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 STOCK ISLAND WORKFORCE SUBAREA 1; 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</p>	<p>July 31, 2019</p>	<p>August 21, 2019 January 22, 2020</p>

	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; 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 COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE. (FILE #2018-120)		
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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) 289-2506 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)