

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: April 18, 2007

Division: Growth Management

Bulk Item: Yes X No

Department: Planning

Staff Contact Person: Clarence Feagin, Ph.D., AICP

AGENDA ITEM WORDING:

Approval of one (1) year extension to file for final plat approval for Rockland Investment Corporation, Inc.

ITEM BACKGROUND:

Preliminary plat approval with specified conditions was granted by the Planning Commission on January 11, 2006. In the meantime the applicant has made substantial progress toward satisfying conditions for final plat approval, but needs additional time to obtain necessary permits from State agencies.

PREVIOUS RELEVANT BOCC ACTION:

None.

CONTRACT/AGREEMENT CHANGES:

None.

STAFF RECOMMENDATIONS:

Approval.

TOTAL COST: N/A

BUDGETED: Yes No N/A

COST TO COUNTY: None

SOURCE OF FUNDS: N/A

REVENUE PRODUCING: Yes No No **AMOUNT PER MONTH** **Year** N/A

APPROVED BY: County Atty OMB/Purchasing Risk Management

DOCUMENTATION: Included Yes Not Required

DISPOSITION:

AGENDA ITEM #

MEMORANDUM
MONROE COUNTY PLANNING DEPARTMENT

We strive to be caring, professional and fair



To: The Board of County Commissioners
From: Clarence Feagin, Ph.D., AICP, Senior Planner
Through: Andrew Trivette, Acting Director,
Growth Management Division
Date: April 18, 2007
RE: *APPROVAL OF EXTENSION OF FINAL PLAT APPROVAL FOR
ROCKLAND INVESTMENT CORPORATION, INC.*

Background

The Planning Commission granted preliminary plat approval for a subdivision on Rockland Key on January 11, 2006. The applicant is Rockland Investment Corporation, Inc. The development project is known as Rockland Key Commerce Center. The preliminary plat was approved with specific conditions to be satisfied before filing for final plat approval. The conditions included requirements for obtaining necessary permits from State agencies and the provision of financial guarantees and maintenance agreements for infrastructure improvements.

The applicant has made substantial progress toward satisfying the conditions for filing for final plat approval, but needs more time to obtain the necessary permits from State agencies.

Pursuant to Section 9.5-83 (f) *Limitation on Approval of Preliminary Plat*, Monroe County Code, the applicant has one (1) year after preliminary plat approval is granted to file for final plat approval, and unless an extension is granted by the Board of County Commissioners, the approval of the preliminary plat is automatically rendered null and void. Therefore the applicant is requesting an extension to file for final plat approval.

Staff Recommendation

Approval of extension of final plat approval for Rockland Investment corporation, Inc.
Staff is recommending a one (1) year extension for the applicant to apply for final plat approval.

Reviewer: _____

SENT VIA FEDERAL EXPRESS

March 7, 2007

Mr. Aref Joulani
 Director Planning and Environmental Resources
 Monroe County
 2798 Overseas Highway
 Suite 410
 Marathon, Florida 33050

Re: Rockland Key Commerce Center
 Plat of Subdivision Approval

The Craig Company

Comprehensive Planning
 Resort/Tourism Planning
 Land Use Regulation
 Development Feasibility
 Site Design
 Expert Witness

**Mailing address: P. O. Box 970
 Key West, FL 33041-0970**

Office location: 610 White St.
 Key West, FL 33040

Phone: 305/294-1515
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E-mail: barb@craigcompany.com

Dear Aref,

As you may recall, the Planning Commission granted Preliminary Plat approval for the Rockland Key Commerce Center early last year. Since that time we have been pursuing the required regulatory approvals for the construction of the infrastructure and the submittal of the Final Plat application. The following summarizes the status of the required approvals:

- South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) #060925-15, submitted September 16, 2006
- Florida Department of Transportation (FDOT): Driveway Application 2006 A 692 17, original submittal on 10/18/06
- Florida Department of Transportation (FDOT): Drainage Application #2006 D 692 8, original submittal on 10/18/06
- Florida Key Aqueduct Authority (FKAA): Water Main Extension Permit # 1688-06 Issued September 20, 2006
- FDEP: General Use Permit to construct extension of Public Water Supply Distribution System #268632-001-DSGP
- Keys Energy: Underground Electric & Communications Infrastructure Job # ER 2882-06 dated 4/21/06
- Monroe County Engineering Department: Coordination is pending Final Plat approval.

It is our expectation that the required Agency Permits (ERP and FDOT) will be issued within 90 to 120 days. At that time we will be able to submit a complete application for Final Plat approval. As a result, we respectfully request that the Board Of County Commissioners grant us an extension to Sec. 9.5-84 of the Monroe County Code in order to allow us to complete this process. I appreciate your consideration of our request and look forward to your response. Please let me know if I can provide you anything further.

Sincerely,

Barbara Mitchell
 Vice President

Cc: Donald L. Craig, AICP
 William Kemp
 Steven Henson
 Clarence Feagin