

**BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

Meeting Date: May 21, 2007  
Bulk Item: Yes  No

Division: Growth Management  
Department: Planning and Environmental Res.  
Staff Contact : Aref Joulani / Julianne Thomas

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**AGENDA ITEM WORDING:** **THIS APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT.** A public hearing to consider the request of Northstar Resort Enterprises Corp. to amend the Land Use District Map Amendment from Sub Urban Commercial (SC) to Mixed Use (MU) for a portion of the property legally described as Island of Key Largo, Pt. Lots 5-12-13, Section 6, Township 61S, Range 40E, Monroe County, Florida, having Real Estate Number: 00083970.000000 in accordance with Map 1 as attached hereafter. This parcel is split between three (3) Land Use Districts. The Sub Urban Residential (SR) and Native Area (NA) portions of the parcels shall remain unchanged. This item is being heard again due to posting requirements.  
( one public hearing required)

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**ITEM BACKGROUND:** On October 10, 2006, the Development Review Committee recommended approval to the Monroe County Planning Commission for the request of Northstar Resort Enterprises Corp. to amend the Land Use District Map from Sub Urban Commercial (SC) to Mixed Use (MU) for a portion of the property legally described as Island of Key Largo, Pt. Lots 5-12-13, Section 6, Township 61S, Range 40E, Monroe County, Florida, having Real Estate Number: 00083970.000000. This parcel is split between three (3) Land Use Districts. The Sub Urban Residential (SR) and Native Area (NA) portions of the parcels shall remain unchanged.

On March 20, 2007, the Monroe County Planning Commission recommended approval to the Monroe County Board of County Commissioners for the request of Northstar Resort Enterprises Corp. to amend the Land Use District Map from Sub Urban Commercial (SC) to Mixed Use (MU) for a portion of the property as described above.

This site has been linked to a major conditional use permit via Planning Commission Resolutions P47-03 and P02-07 for fifteen (15) employee housing units to be built concurrently with a hotel resort project at approximate mile marker 99. Please note that this is not a linkage as required by §9.5-266; the Northstar resort project is for transient use and as such, is not subject to §9.5-266.

This site has been identified in Development Order #5-04 as a receiver site for forty-seven (47) ROGO exemptions to be built as attached affordable housing units. This change does not effect the development of these forty-seven (47) attached affordable or employee housing units.

When the applicant applied for this map amendment, the MU land use district allowed for 18 dwelling units per buildable acre for employee or affordable units and the SC land use district allowed for 15. The MCC has been amended and density increased for both districts to allow 18 units at maximum net density for employee or affordable housing. The applicant continued to pursue this amendment in order to recognize a shift on the parcel from commercial (RV park) to residential use.

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**PREVIOUS RELEVANT BOCC ACTION:** None

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**CONTRACT/AGREEMENT CHANGES:** N/A

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**STAFF RECOMMENDATIONS:** Approval

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**TOTAL COST:** N/A **BUDGETED:** Yes  No

**COST TO COUNTY:** N/A **SOURCE OF FUNDS:** \_\_\_\_\_

**REVENUE PRODUCING:** Yes  No  **AMOUNT PER MONTH** \_\_\_\_\_ **Year** \_\_\_\_\_

**APPROVED BY:** County Atty  OMB/Purchasing \_\_\_\_\_ Risk Management \_\_\_\_\_

**DOCUMENTATION:** Included  Not Required \_\_\_\_\_

**DISPOSITION:** \_\_\_\_\_ **AGENDA ITEM #** \_\_\_\_\_

REED & COMPANY  
Development Services, Inc.



May 10, 2007

Monroe County Planning and Environmental Resources  
Attn: Aref Joulani, Sr. Director  
Marathon Government Center  
2798 Overseas Highway Suite 400  
Marathon, FL 33050

Mr. Joulani,

As agent for Northstar Resort Enterprises Corporation I am writing to request that our application for a Land Use District Map Amendment from Sub Urban Commercial (SC) to Mixed Use (MU) for a portion of the property legally described as Island of Key Largo, Pt. Lots 5-12-13, Section 6, Township 61S, Range 40E, Monroe County, Florida, having Real Estate Number: 00083970-000000 be withdrawn. The item was on track to be heard at the Board of County Commission Meeting, Public Hearings for May 21, 2007.

Sincerely,

A handwritten signature in black ink that reads "Joel C. Reed".

Joel C. Reed

Cc: Constantin Zaharia, Jim Saunders, Julianne Thomas, Mayra Tezanos

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