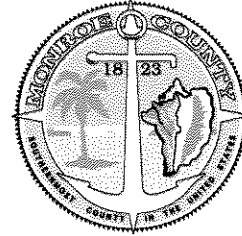


MEMORANDUM
MONROE COUNTY PLANNING DEPARTMENT

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: September 19, 2007
RE: *APPROVAL OF EXTENSION OF FINAL PLAT APPROVAL FOR KEY HAVEN ESTATES*

Background

The Planning Commission granted preliminary plat approval for a subdivision of land on Key Haven on September 13, 2006. The applicant is Key Haven Estates, Inc. The development project is a subdivision plat known as Key Haven Estates and Enchanted Isle. 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 to file for final plat approval for Key Haven Estates.

Staff is recommending a one (1) year extension for the applicant to file for final plat approval on September 13, 2008.

Reviewer: _____

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Key Haven Estates, LLC

201 Front Street, Ste 330

Key West, FL 33040

Phone: (305) 797-1229

Fax: (305) 295-7384

Clarence Feagin
Senior Planner
Marathon Government Center
2798 Overseas Highway Suite 400
Marathon, FL 33050

July 13, 2007

RE: Preliminary Plat of Key Haven - One Year Extension Request
Planning Commission Resolution # P39-06 - Attached

Dear Mr. Feagin,

I am writing you to request a one year extension to Resolution No. P39-06 which approved the Preliminary Plat of Key Haven 4th Addition Lots 19-23, 9th Addition Lots 3-8 and 11-24, and Enchanted Island lots 39-44, 63-72, and 77-83, Located within sections 25 and 26, Township 67, Range 25 East, Monroe County Florida. The Planning Board passed Res. No P39-06 on September 13th 2006. Please find attached said resolution for ease of reference.

Due to the time involved in getting the bond form approved, SWFMD permit, and design engineering the infrastructure we will require a one year extension of the preliminary plat approval. If possible we would like to have this matter placed on the next available agenda.

Thank you for your consideration and attention

Sincerely Yours,

Edwin O. Swift IV

