MONROE COUNTY, FLORIDA
MONROE COUNTY BOARD OF COUNTY COMMISSIONERS
ORDINANCE NO. -2019

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP FROM EDUCATION (E) TO MIXED USE / COMMERCIAL (MC), FOR PROPERTY LOCATED AT 255 CRANE BOULEVARD, SUGARLOAF KEY, MILE MARKER 19.3, AS PROPOSED BY THE SCHOOL BOARD OF MONROE COUNTY; 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 AND FOR AMENDMENT TO THE FUTURE LAND USE MAP; PROVIDING FOR AN EFFECTIVE DATE. (File 2018-139)

WHEREAS, on July 27, 2018, the Planning and Environmental Resources Department received an application from the School Board of Monroe County, Florida (the “Applicant”) to amend the Monroe County Future Land Use Map (FLUM) from Education (E) to Residential Medium (RM) for property located at 255 Crane Boulevard, Sugarloaf Key; and

WHEREAS, on September 12, 2018, the Planning and Environmental Resources Department received a revised application from the School Board of Monroe County, Florida (the “Applicant”) to amend the Monroe County Future Land Use Map (FLUM) from Education (E) to Mixed Use / Commercial (MC) for property located at 255 Crane Boulevard, Sugarloaf Key; and

WHEREAS, the applicant held a community Meeting on October 22, 2018, as required by the Comprehensive Plan and Land Development Code; and

WHEREAS, the Monroe County Development Review Committee (DRC) considered the proposed amendment at a regularly scheduled meeting held on November 13, 2018; and

WHEREAS, the Monroe County Planning Commission held a public hearing and provided for public comment at a regularly scheduled meeting held on February 27, 2019; and
WHEREAS, the Monroe County Planning Commission considered the application, the
staff report, and the comments from the public in their discussion; and

WHEREAS, the Monroe County Planning Commission adopted Resolution No. P07-1918
recommending to the BOCC approval of the proposed amendment; and

WHEREAS, the proposed FLUM amendment qualifies as a small-scale comprehensive
plan amendment pursuant to Section 163.3187, Florida Statutes, for which the BOCC holds one
public hearing to consider the adoption of the proposed comprehensive plan amendment, and
considers the staff report, staff recommendation, and the testimony given at the public hearing;
and

WHEREAS, at a regular meeting held on the 21st day of August, 2019, the Monroe County
Board of County Commissioners held a public hearing to consider adoption of the proposed FLUM
amendment, considered the staff report and provided for public comment and public participation
in accordance with the requirements of state law and the procedures adopted for public
participation in the planning process;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
COMMISSIONERS OF MONROE COUNTY, FLORIDA:

Section 1. The Future Land Use Map of the Monroe County 2030 Comprehensive Plan is
amended as follows, contingent on effectiveness of the corresponding subarea
policy:

The property located 255 Crane Boulevard, Sugarloaf Key, approximately Mile
Marker 19.3, legally described as:

A part of Government Lot 2, Section 36, Township 66 South, Range 27 East,
Sugarloaf Key, Monroe County, Florida, being more particularly described as
follow:

COMMENCING at the Northeast corner of said Section 36, thence N89°47′35″W
along the North line of the said Section 36 for a distance of 1550.96 feet to the
Northeast corner of lands described in Official Records Book 2350, at Page 420 of
the Public Records of Monroe County, Florida, said point bearing S89°47′35″E
along the said North line of Section 36 a distance of 1089.00 feet measured from
the East Right of Way line of Crane Boulevard; thence S00°11′12″W along the
East boundary line of the said lands described in Official Records Book 2350, at
Page 420 of the Public Records of Monroe County, Florida, for a distance of 65.66
feet to the Point of Beginning of the parcel of land hereinafter described:, thence
continue S00°11′12″W along the previously described course for a distance of
Section 2. **Severability.** If any section, subsection, sentence, clause, item, change, or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such validity.

Section 3. **Repeal of Inconsistent Provisions.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict.

Section 4. **Filing and Effective Date.** This ordinance shall be filed in the Office of the Secretary of the State of Florida and shall become effective as provided by law.

Section 5. **Inclusion in the Comprehensive Plan.** The foregoing amendment shall be incorporated in the Monroe County Comprehensive Plan and included on the Future Land Use Map.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the _____ day of__________________,_____.

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

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY

Mayor Sylvia Murphy

(SEAL)

ATTEST: KEVIN MADOK, CLERK

DEPUTY CLERK

Ordinance____-2019
File # 2018-139
The Monroe County Future Land Use Map is amended as indicated above.

Future Land Use change of one parcel of land in Sugarloaf Key having Real Estate Number 00118050-000000 from Education (E), Residential Low (RL), and Residential Conservation (RC) to Mixed Use/Commercial (MC), Education (E), Residential Low (RL), and Residential Conservation (RC).