



TAVERNIER COMMUNITY ASSOCIATION

Post Office Box 72
Tavernier FL 33070
Rick Richter, President

July 16, 2018

Denise Werling, Chair
Monroe County Planning Commission
Marathon Government Center
2798 Overseas Highway, Suite 410
Marathon, FL 33050

RE: Proposed Comprehensive Plan Amendments – “Goal 109”

Dear Chair and Commissioners:

Tavernier Community Association recently conducted a general meeting with special guests from the Monroe County Planning Department to share GOAL 109’s objectives and specific actions. We extend comment on the proposed GOAL 109 comprehensive plan modifications. The TCA has met with community organizations and individual residents.

Below outlines our concerns and areas of support.

TCA has 3 main areas of concern:

- a) Lack of comprehensive analysis and specific density increase analysis to support increasing the existing bonus by an additional 50%. Numerous hours were devoted to the 2010 comprehensive plan to create a bonus density for workforce housing, and there has not been a corresponding effort applied to GOAL 109. Under existing regulations there have been numerous successful workforce housing projects one example in our area is the Gorman Properties Bluewater Housing Development.
- b.) GOAL 109 is inconsistent with the Tavernier Creek to MM97 Livable Communikeys Plan. The extensive review and comment associated with the Communikeys Plan articulated the residents desire “*to provide guidance to regulate the appearance of development and redevelopment in the US 1 Corridor, in order to help and maintain ... our unique cultural identity.*”
- c.) The elimination of community meetings for code and comprehensive plan amendments and the elimination of the neighbors right to protest rezoning

and trigger the requirement for a 4/5ths approval vote. Community input is beneficial to the developers understanding of the community's concerns. TCA believes that community involvement is a central tenet to support our government officials to make appropriate decisions.

TCA supports:

- (a) The creation and use of overlay approach to workforce housing in unincorporated Monroe County.
- (b) The development of workforce housing, preferably for very low and low-income category rental workforce housing.
- (c) The development of workforce housing for employees who do not qualify at the current very low and low-income levels, i.e. employees earning less than \$17 an hour.

Tavernier Community Association does not support Goal 109 in its current form but would like to work with the County to find appropriate workforce housing solutions.

Thank you.

Sincerely,

Rick Richter
Tavernier Community Association-President

Mayor David Rice, BOCC
Hon. Heather Carruthers, BOCC
Hon. Danny Kohlage, BOCC
Hon. Sylvia Murphy, BOCC
Hon. George Neugent, BOCC
Roman Gastesi, County Administrator
Robert Shillinger, Monroe County Attorney
Barbara Powell, DEO