

## **Aguila-Ilze**

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**From:** Dottie Moses <dpmoses@bellsouth.net>  
**Sent:** Wednesday, May 25, 2022 1:25 PM  
**To:** Schemper-Emily; Cioffari-Cheryl  
**Cc:** Aguila-Ilze  
**Subject:** Cemex Overlay application  
**Attachments:** IKLFHA letter - Cemex Overlay application.docx

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Please accept the revised letter that is worded more accurately . Revision in yellow highlights.

Dottie Moses, President  
**Island of Key Largo Federation of Homeowner Associations**



05-19-22

RE: Cemex/Singletary Concrete Products, Inc (Overlay)

Dear Mayor and Commissioners,

At the May Federation meeting our members voted unanimously to object to the application submitted by Cemex/Singletary Concrete Products, Inc (Cemex) for a Land Use District Map Amendment (Overlay). Several of our neighborhood HOAs live within the Tavernier Livable Communikeys boundaries. We are in full support of their objections to the Overlay application.

The Tavernier Livable CommuniKeys Master Plan (LCP) was the result of a local community planning initiative of the Monroe County Planning Commission and the Planning & Environmental Resources Department. The residents and property owners of the Tavernier planning area met with Monroe County Planning Staff to identify the needs and desires of the community for future development and preservation of the planning area. The results of the plan gave clear direction for the future of the Tavernier community.

It is obvious that the community intended to maintain a small-town commercial footprint. The opening vision statement expresses the overall goal well.

#### Community Vision

We envision the Tavernier Creek Bridge to Mile Marker 97 Planning Area as:

An island community committed to preserving its heritage, natural setting and stands of native tropical hardwood hammocks, with improvements to the visual character of the U.S. 1 corridor, **limited redevelopment of commercial properties**, and neighborhoods where residents have access to the water and recreational facilities.

The Overlay proposes to allow up to 70,000 sf of commercial retail (nonresidential floor area). The existing code prohibits a quarterly allocation of nonresidential floor area of more than 10,000 sf. The applicant proposes to permit an allocation that expands the square footage to 70,000 sf. This is obviously a huge difference and a difference that rejects the intent of the community's wishes as reflected in the Tavernier LCP. The LCP repeatedly expresses a desire to redevelop at a "village scale", to preserve the "small town island character...without which (the) community would lose its unique identity".

Input from the community further identified objectives which included "reduc(ing) impacts on safety and traffic movement from the highway". A 70,000 sf large-scale grocery and liquor store would generate even more traffic than the Cemex property experiences today violating the express wishes of the community for reduced traffic and safety impacts. The proposed project appears to create serious safety risks for the drivers using this area of US 1. There is a curb, a traffic light and a developed median that will create impediments to the safe use of US 1 if this over-large 70,000 sf commercial retail space is built attracting additional traffic to the area.

The LCP is a community-driven planning effort aimed at determining the amount, type and location of additional development appropriate for the planning area. To that end the LCP calls for “new commercial development based on an inventory and analysis of existing commercial uses and future needs assessment”. The applicant does not provide any such analysis. This small-town island community already has a supermarket one mile to the south. It is unlikely a second “large-scale” grocery store is needed.

Though redevelopment is encouraged, it is quite clear that the community intended to maintain the “moderate pace” of its town. The plan specifically “prohibits the designation of new commercial land use districts”. An Overlay that would expand the allowed commercial square footage from 10,000 to 70,000 will in effect create a new highly intense commercial land use district previously unavailable in the Tavernier master plan. The applicant wishes to add language to the code “to allow larger-scale commercial retail development” within the Tavernier planning area which is completely opposite of what the Tavernier community wants.

The applicant claims there will be no adverse community change if this application is approved. Tavernier, known for its historic district, its native hammocks, its natural areas, its residential neighborhoods and its small-town main street appearance would end up with the largest supermarket in the Upper Keys should this application be approved. How can that not forever change the character of this small-village island town?

As the applicant acknowledges, there have not been any changed projections, changed assumptions, data errors, new issues or data updates. Yet the applicant is prepared to upend the community’s LCP and try to mold it to accommodate their business model. The applicant, who is not from Tavernier, assumes they know what’s best for the Tavernier community even if the Tavernier community does not want what they have to offer.

Please follow the Tavernier community’s vision and maintain the existing small town community character by limiting the redevelopment of commercial properties. The applicant’s Overlay does not fit that vision.

Thank You,

Island of Key Largo Federation of Homeowner Associations  
President, Dottie Moses

## Aguila-Ilze

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**From:** Schemper-Emily  
**Sent:** Thursday, May 26, 2022 8:40 AM  
**To:** Aguila-Ilze  
**Subject:** FW: INRE: Proposed Development of the old CEMEX site in Tavernier

Can you add this to the Cemex files please?

\*\*\*\*\*  
Emily Schemper, AICP, CFM  
Senior Director of Planning & Environmental Resources  
Monroe County | Planning & Environmental Resources Department  
2798 Overseas Highway, Suite 400, Marathon, FL 33050  
305.453.8772  
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**From:** Raschein-Holly <Raschein-Holly@MonroeCounty-FL.Gov>  
**Sent:** Wednesday, May 25, 2022 3:20 PM  
**To:** Adrienne Di Prima <capt\_adi@bellsouth.net>  
**Cc:** Schemper-Emily <Schemper-Emily@MonroeCounty-FL.Gov>; Abel-Corie <Abel-Corie@MonroeCounty-FL.Gov>  
**Subject:** Re: INRE: Proposed Development of the old CEMEX site in Tavernier

Thank you reaching out, so noted!

Holly Merrill Raschein

On May 25, 2022, at 1:11 PM, Adrienne Di Prima <[capt\\_adi@bellsouth.net](mailto:capt_adi@bellsouth.net)> wrote:

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***WE, as residents of BLUE WATERS, cannot politely express how strongly we OPPOSE this plan.***

What we need is **more HOUSING** in this area, **NOT** another traffic-jamming retail plaza.

We've already got WinnDixie AND an independent liquor store just down the road and TWO very nice PUBLIX markets (and liquor stores), one in either direction...

**What we DON'T NEED is more traffic congestion at a VERY busy & dangerous intersection.**

Adrienne DiPrima & Donna Smorchoke  
210 Normandy Dr, Tavernier

On May 23, 2022, at 12:50 PM, Tavernier Community Association  
<[taverniercommunity@gmail.com](mailto:taverniercommunity@gmail.com)> wrote:

Dear Member,

There is a proposal, submitted to the County, to develop the old CEMEX site in Tavernier (mm 92.5). The development consists of an extremely large grocery store and a liquor store along with seven, three story buildings containing 86 affordable housing units. The grocery store is approximately 65,000SF or twice the size of the Publix in Islamorada. **Current zoning prohibits a developmet of this size.** The applicants are asking the Commission to create a special overlay district that willll allow them to increase the square footage **seven times what is currently permitted.** We, at TCA, strongly believe this is not in the best interest of our community. All traffic associated with this proposed development will enter and exit onto US1. This will only add to the congestion in the area. Large scale commercial development is not in our best interest and goes against the very vision of Tavernier developed years ago.

A LivablecommuniKeys Master Plan was developed to guide development in the area from Tavernier Creek bridge to MM 97. That plan underscores the importance of maintaining our small-town character. Throughout the document there are references to limiting commercial development and maintaining our community character.

TCA has appointed a Committee that is working to prevent changes in our existing land use rules that would permit this special overlay district. We need your help. The developers, who do not live in our community, are asking the Commission to make an exception in our currrent land use regulations that will allow them to build this project. It is important that all our commissioners hear from the residents of this community. If you are opposed to this projet please write or email the Mayor and all Commissioners. Please copy TCA on your correspondence.

I have listed contact information for the Mayor and the Commissioners below. In your correspondence you will need to provide your name and address and simply state how you feel about the proposed development of the old CEMEX site.

Please reply to this email with any questions you may have.

Jennifer Hartman,  
TCA, President

Mayor David Rice, 9400 Overseas Highway Suite 210, Marathon Airport, Marathon, FL 33050. Email: [boccdis4@monroecounty-fl.gov](mailto:boccdis4@monroecounty-fl.gov)

Commissioner Michele Coldiron, 243 Key Deer Road, Big Pine Key, FL 33043. Email: [boccdis2@monroecounty-fl.gov](mailto:boccdis2@monroecounty-fl.gov)

Commissioner Jim Sholl, 520 Whitehead Street, Key West, Fl 33040. Email: [boccdis3@monroecounty-fl.gov](mailto:boccdis3@monroecounty-fl.gov)

Commissioner Craig Cates, 500 Whitehead Street Suit 102, Big Pine Key, Florida. Email: [boccdis1@monroecounty-fl.gov](mailto:boccdis1@monroecounty-fl.gov)

Commissioner Holly Raschein, 102050 Overseas Highway Suite 234, Key Largo, FL 33070. Email: [boccdis5@monroecounty-fl.gov](mailto:boccdis5@monroecounty-fl.gov)

Emily Schemper, Planning Director, 102050 Overseas Highway #116, Key Largo, FL 33070. Email: [schemper-emily@monroecounty-fl.gov](mailto:schemper-emily@monroecounty-fl.gov)

## Aguila-Ilze

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**From:** Schemper-Emily  
**Sent:** Wednesday, June 1, 2022 4:54 PM  
**To:** Aguila-Ilze  
**Cc:** Cioffari-Cheryl; Tolpin-Devin; Stein-Bradley  
**Subject:** FW: CEMEX property proposal in Tavernier

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Emily Schemper, AICP, CFM  
Senior Director of Planning & Environmental Resources Monroe County | Planning & Environmental Resources  
Department  
2798 Overseas Highway, Suite 400, Marathon, FL 33050  
305.453.8772

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-----Original Message-----

**From:** Raschein-Holly <Raschein-Holly@MonroeCounty-FL.Gov>  
**Sent:** Wednesday, June 1, 2022 4:49 PM  
**To:** Stacey Bedford <staceylynn11@gmail.com>  
**Cc:** Schemper-Emily <Schemper-Emily@MonroeCounty-FL.Gov>; taverniercommunity@gmail.com; Abel-Corie <Abel-Corie@MonroeCounty-FL.Gov>  
**Subject:** Re: CEMEX property proposal in Tavernier

Received and noted Stacey, thanks so much for reaching out!

Holly Merrill Raschein

> On Jun 1, 2022, at 11:08 AM, Stacey Bedford <staceylynn11@gmail.com> wrote:

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> Dear Mr. Rice, Ms. Coldiron, Mr. Sholl, Mr. Cates, Ms. Raschein, Ms. Schemper:

>

> I am writing in regard to the proposal of developing the old CEMEX site in Tavernier (mm 92.5.) As both a Tavernier resident and business owner (Ace Hardware,) I am vehemently opposed to this development. It is against our current zoning and I do not believe an exception should be made. Tavernier is an old and small community. This would undermined our small town feel.

>

> The additional traffic would pose a severe problem especially during season. We already have too many traffic accidents in our small community. The majority of the traffic would need to cross the highway in order to go South, which I would presume is the direction most of the customers would be going. There was recently a traffic light placed at Burton Dr. just beyond where this development is proposed. Thoughts of adding a light for the development would make matters worse with traffic having to stop at one light and then the other light right after. If you are unfamiliar with this new traffic light, I implore you to come and look at the traffic patterns presented near the CEMEX property.

>

> I understand there is to be 86 affordable housing units available. Affordable housing is indeed a problem here but this is not the solution. I feel the applicant is using this as a ploy in order to convince the Committee to agree on increasing the square footage the area is zoned for.

>

> There are four grocery stores within a 10 mile radius of the proposed site. Winn Dixie is within a mile, Payfair is about 2 miles South, the Publix in Islamorada is about 8 miles South and the Publix in Key Largo is about 9 miles North. Liquor stores are also near two out of three of these other grocery locations. There are many options for grocery and liquor stores in the area. I live at MM 92 and have never had an issue driving the 2-15 minutes it takes to get to the already available grocery stores. We do not need to create a monopoly in our small community due to one company's desires.

>

> Please consider what your community wants and needs when making this decision.

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> Best Regards,

>

> Stacey Bedford

> Taverner Resident

> Ace Hardware Owner



## Aguila-Ilze

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**From:** Schemper-Emily  
**Sent:** Friday, June 3, 2022 11:09 AM  
**To:** Aguila-Ilze; Cioffari-Cheryl  
**Subject:** FW: Cemex Property

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Emily Schemper, AICP, CFM  
Senior Director of Planning & Environmental Resources  
Monroe County | Planning & Environmental Resources Department  
2798 Overseas Highway, Suite 400, Marathon, FL 33050  
305.453.8772  
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**From:** Chris Mattson <[lv2dive71@gmail.com](mailto:lv2dive71@gmail.com)>  
**Sent:** Friday, June 3, 2022 8:07 AM  
**To:** Schemper-Emily <[Schemper-Emily@MonroeCounty-FL.Gov](mailto:Schemper-Emily@MonroeCounty-FL.Gov)>; BOCCDIS5 <[BOCCDIS5@MonroeCounty-FL.Gov](mailto:BOCCDIS5@MonroeCounty-FL.Gov)>  
**Subject:** Fwd: Cemex Property

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Begin forwarded message:

**From:** Chris Mattson <[lv2dive71@gmail.com](mailto:lv2dive71@gmail.com)>  
**Subject:** Cemex Property  
**Date:** June 3, 2022 at 7:55:20 AM EDT  
**To:** [boccdis4@monroecounty-fl.gov](mailto:boccdis4@monroecounty-fl.gov), [boccdis2@monroecounty-fl.gov](mailto:boccdis2@monroecounty-fl.gov),  
[boccdis3@monroecounty-fl.gov](mailto:boccdis3@monroecounty-fl.gov), [boccdis1@monroecounty-fl.gov](mailto:boccdis1@monroecounty-fl.gov), [boccdis5@monroecounty-fl.gov](mailto:boccdis5@monroecounty-fl.gov),  
[schemper-emily@monroecounty-fl.gov](mailto:schemper-emily@monroecounty-fl.gov)

Dear Monroe County Commissioners and Planning Director,  
We are humbly writing to you regarding the proposed development of the Cemex property in Tavernier. As residents of the neighborhood that lies adjacent to the property. We want to voice our opposition for a large-scale grocery store. The reason for our opposition to this proposal is as follows: (1) The traffic nightmare it will create. The light at Burton drive already creates a backflow of cars during the hour of 4 o'clock PM through 6 o'clock PM, it is nearly impossible to make a left turn to safely leave the neighborhood. Adding a large-scale grocery store to the mix would make things so much worse and create a need for another traffic signal within a quarter mile. Not to mention that there is already a grocery and independent liquor store less than 2 miles away. Someone leaving the new large-scale grocery store would not be able to make a left turn to go south, the need to put a traffic light there would be imminent. The proposed location is right next to a northbound blind curve, /corner where motorists have repeatedly sped and crashed into the guard rail very close to the Cemex property. I could

not see the traffic problem which currently exists getting any better. (2) We agree that housing is needed, however once again the large-scale development the builders are proposing takes away from coworkers struggling to pay rent is tough. We agree that housing is needed. Something along the lines of Bluewater just to the north of the Cemex property is certainly more reasonable. The builders are completely jaded in thinking that building such a large-scale housing development won't create Crime, Littering, noise and light pollution. These are all true from the amount of people in one concentrated area. We believe that the plan is over 150 units or more. The plastic waste, garbage and the cigarette butts will create an environmental nightmare. All one must do to see this is go to one of the stores in existence now on a weekend and you will see the garbage and litter piled up from the weekenders filling their coolers. As environmentalists and conservationists, we find this idea of a large-scale grocery store to be frightening for lack of a better word.

This idea once again takes away from the community aspect of Tavernier. Please consider all these factors when deciding on voting for the development of this piece of property.

Thank you,

Christopher Mattson & Tania Mattson

[boccdis5@monroecounty-fl.gov](mailto:boccdis5@monroecounty-fl.gov)

## Aguila-Ilze

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**From:** Schemper-Emily  
**Sent:** Friday, June 3, 2022 3:47 PM  
**To:** Aguila-Ilze; Cioffari-Cheryl  
**Subject:** FW: CEMEX Property

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Emily Schemper, AICP, CFM  
Senior Director of Planning & Environmental Resources Monroe County | Planning & Environmental Resources  
Department  
2798 Overseas Highway, Suite 400, Marathon, FL 33050  
305.453.8772

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-----Original Message-----

**From:** Raschein-Holly <Raschein-Holly@MonroeCounty-FL.Gov>  
**Sent:** Friday, June 3, 2022 3:45 PM  
**To:** Darryl Youngblood <theglasman@gmail.com>  
**Cc:** Abel-Corie <Abel-Corie@MonroeCounty-FL.Gov>; Schemper-Emily <Schemper-Emily@MonroeCounty-FL.Gov>  
**Subject:** Re: CEMEX Property

Received and noted Darryl, thank you for reaching out. Stay safe this weekend!

Holly Merrill Raschein

> On Jun 2, 2022, at 4:57 PM, Darryl Youngblood <theglasman@gmail.com> wrote:

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> Hello Commissioner,

>

> Please know as a Full time resident of Palma Solo aka Harry Harris  
> Park. I strongly appose the development as presented. Sincerely,

>

> Darryl R Youngblood

> 133 Second Street

> Tavernier, FL 33070

> Cell 443-309-4011

May 30, 2022

To Emily Schemper Planning Director

Hello, my name is Maxine Enkey and I have been a resident of Tavernier for 36 years

I am writing this letter in regards to what is proposed for the Cemex Plant in Tavernier. Yes, I am for the affordable housing which we definitely need for the working people down here. As for the Publix, no way do we need another grocery store in that location when a Winn Dixie is about a mile down the road and a Publix nine miles to the north and another Publix nine miles to the south. That is just over kill.....

Think of the residents living in the vicinity, more traffic, more noise, more pollution. The impact of those things alone will change their quality of life in what is the comfort zone of their neighborhood. How would you feel if it was your neighborhood and lifestyle being affected if that is allowed to be built? Plus the traffic situation will be more of a problem even with the new traffic light there.

Remember this is the Keys and we are unique and people come down here to enjoy our laid back life and to get away from the city.

PLEASE, NO PUBLIX IN TAVERNIER!!!!!!!!!!

Thank you for taking the time to read my letter,

Maxine Enkey  
190 Atlantic Cr. Dr.  
Tavernier, Florida  
33070