

AGENDA

PLANNING COMMISSION
October 24, 2018
10:00 A.M

MARATHON GOVERNMENT CENTER
2798 Overseas Highway
MARATHON, FL 33050

CALL TO ORDER: 10:00 A.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:

Denise Werling, Chairman
Tom Coward
Kristen Livengood
Ron Miller
William Wiatt

STAFF:

Emily Schemper, Acting Sr. Director of Planning and Environmental Resources
Steve Williams, Assistant County Attorney
Derek Howard, Assistant County Attorney
John Wolfe, Planning Commission Counsel
Mike Roberts, Sr. Administrator, Environmental Resources
Cheryl Cioffari, Comprehensive Planning Manager
Bradley Stein, Development Review Manager
Tiffany Stankiewicz, Development Administrator
Devin Rains, Principal Planner
Thomas Broadrick, Sr. Planner
Barbara Bauman, Sr. Planner
Janene Sciafani, Sr. Planner
Devin Tolpin, Sr. Planner
Liz Lustberg, Planner
Matthew Restaino, Planner
Ryan Vandenburg, Planner
Barbara Valdes-Perez, Transportation Planner
Debra Roberts, Sr. Coordinator Planning Commission

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

SWEARING OF COUNTY STAFF

CHANGES TO THE AGENDA

APPROVAL OF MINUTES: September 26, 2018

MEETING

1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY LAND DEVELOPMENT CODE SECTION 139-1, AFFORDABLE AND EMPLOYEE HOUSING, ADMINISTRATION: TO SPECIFY THAT WHEN CALCULATING OVERALL DENSITY ON A PARCEL, AFFORDABLE HOUSING DENSITY AND HOTEL/MOTEL DENSITY SHALL NOT BE COUNTED CUMULATIVELY AGAINST EACHOTHER (OPERATING AS A DENSITY BONUS FOR THE DEVELOPMENT OF AFFORDABLE/EMPLOYEE HOUSING ON PROPERTIES WITH A HOTEL/MOTEL); 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 CODE; PROVIDING FOR AN EFFECTIVE DATE. (File 2017-075)

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY TIER OVERLAY DISTRICT MAP FROM TIER III-A TO TIER III AS REQUESTED BY LIZ HOMES, LLC FOR A PARCEL OF VACANT LAND LEGALLY DESCRIBED AS BLOCK 9 LOT 31 INDIAN MOUND ESTATES, SUGARLOAF KEY PLAT BOOK 4 PAGE 132, SUGARLOAF KEY, HAVING REAL ESTATE NO. 00171070-000000 ; AS PROPOSED BY THE MONROE COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL RESOURCES; 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 AMENDMENT TO THE TIER OVERLAY DISTRICT MAP; PROVIDING FOR AN EFFECTIVE DATE. [File #2018-136]

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY TIER OVERLAY DISTRICT MAP FROM TIER III-A TO TIER III AS REQUESTED BY LIZ HOMES, LLC FOR A PARCEL OF VACANT LAND LEGALLY DESCRIBED AS BLOCK 9 LOT 32 INDIAN MOUND ESTATES, SUGARLOAF KEY PLAT BOOK 4 PAGE 132, SUGARLOAF KEY, HAVING REAL ESTATE NO. 00171080-000000; AS PROPOSED BY THE MONROE COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL RESOURCES; 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 AMENDMENT TO THE TIER OVERLAY DISTRICT MAP; PROVIDING FOR AN EFFECTIVE DATE. [File #2018-137]

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM URBAN RESIDENTIAL MOBILE HOME (URM) TO MIXED USE (MU), FOR PROPERTY LOCATED AT 5650 E. LAUREL AVE., STOCK ISLAND, mile marker 5, AS PROPOSED BY 5650 LAUREL, LLC; 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 AMENDMENT TO THE LAND USE DISTRICT (ZONING) MAP; PROVIDING FOR AN EFFECTIVE DATE. (File 2018-141)

5. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE 2030 COMPREHENSIVE PLAN TO CREATE GOAL 109, OBJECTIVE 109.1, POLICIES 109.1.1, 109.1.2, 109.1.3, 109.1.4, 109.1.5, 109.1.6 TO ESTABLISH A HURRICANE IRMA RECOVERY PROCESS TO PROVIDE FOR THE DEVELOPMENT OF WORKFORCE HOUSING FOR A PERIOD OF 2 YEARS, DEFINING THE TERM WORKFORCE HOUSING, ESTABLISHING WORKFORCE HOUSING SHALL BE A PERMITTED USE IN CERTAIN LAND USE DISTRICTS, PROVIDING DENSITY BONUSES FOR WORKFORCE HOUSING, AMENDING THE DEVELOPMENT REVIEW PROCEDURES AND AMENDMENT PROCEDURES TO FACILITATE WORKFORCE

HOUSING, AS RECOMMENDED BY THE BOCC; 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; PROVIDING FOR AN EFFECTIVE DATE. (File 2018-010)

6. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS CREATING MONROE COUNTY LAND DEVELOPMENT CODE CHAPTER 140 "HURRICANE IRMA RECOVERY GOAL" AND AMENDING SECTION 101-1 "DEFINITIONS" TO ESTABLISH A HURRICANE IRMA RECOVERY PROCESS TO PROVIDE FOR THE DEVELOPMENT OF WORKFORCE HOUSING FOR A PERIOD OF 2 YEARS, DEFINING THE TERM WORKFORCE HOUSING, ESTABLISHING WORKFORCE HOUSING SHALL BE A PERMITTED USE IN CERTAIN LAND USE DISTRICTS, PROVIDING DENSITY BONUSES FOR WORKFORCE HOUSING, AMENDING THE DEVELOPMENT REVIEW PROCEDURES AND AMENDMENT PROCEDURES TO FACILITATE WORKFORCE HOUSING, AS RECOMMENDED BY THE BOCC; 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 LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2018-092)

7. WASTE MANAGEMENT OF FLORIDA, INC. WASTE TRANSFER STATION, 143 TOPPINO INDUSTRIAL DRIVE, ROCKLAND KEY, MILE MARKER 9 BAY SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR A MAJOR CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A PROPOSED WASTE TRANSFER STATION. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN PART OF GOVERNMENT LOTS 5, 6 AND 7, SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST, ROCKLAND KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00122070-000300, 00122080-000101 AND 00122080-000301. (FILE # 2018-106)

8. WASTE MANAGEMENT OF FLORIDA, INC. WASTE TRANSFER STATION, 143 TOPPINO INDUSTRIAL DRIVE, ROCKLAND KEY, MILE MARKER 9 BAY SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE TO THE REQUIREMENT IN SECTION 130-82(c)(3)a THAT ALL OUTSIDE STORAGE AREAS BE SCREENED FROM ADJACENT USES BY A SOLID FENCE, WALL OR HEDGE AT LEAST SIX FEET IN HEIGHT. THE REQUESTED VARIANCE WOULD ALLOW FOR A TRANSPARENT FENCE, RATHER THAN A SOLID FENCE, FOR SECURITY PURPOSES AT A PROPOSED WASTE TRANSFER STATION. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN PART OF GOVERNMENT LOTS 5, 6 AND 7, SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST, ROCKLAND KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00122070-000300, 00122080-000101 AND 00122080-000301. (FILE # 2018-187)

Pursuant to Section 286.0105 Florida Statutes and Monroe County Resolution 131-1992, if a person decides to appeal any decision of the Planning Commission, he or she shall provide a transcript of the hearing before the Planning Commission, prepared by a certified court reporter at the appellant's expense. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

ADA ASSISTANCE: *If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".*

BOARD DISCUSSION

GROWTH MANAGEMENT COMMENTS

RESOLUTIONS FOR SIGNATURE

ADJOURNMENT

10.24.2018