

AGENDA

PLANNING COMMISSION
December 12, 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
VACANT
Ron Miller - ABSENT
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
Devin Rains, Planning & Development Permit Services Manager
Tiffany Stankiewicz, Development Administrator
Thomas Broadrick, Sr. Planner
Barbara Bauman, Sr. Planner
Janene Sciafani, Sr. Planner
Devin Tolpin, Sr. Planner
Liz Lustberg, Planner
Matthew Restaino, 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: November 14, 2018

MEETING

1. KEY LARGO OCEAN RESORT CONDOMINIUM ASSOCIATION, INC., 94825 OVERSEAS HWY, UNITS 1-285, KEY LARGO, FL 33037 MILE MARKER 94.8 OCEAN SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR AN AMENDMENT TO A DEVELOPMENT AGREEMENT FOR A TIME EXTENSION BETWEEN MONROE COUNTY, FLORIDA AND KEY LARGO OCEAN RESORT CONDOMINIUM ASSOCIATION, INC. AS IT RELATES TO THE DEVELOPMENT OF 285 PERMANENT, MARKET-RATE DWELLING UNITS, AND ACCESSORY STRUCTURES/USES THERETO, ON THE PROPERTY. NO STRUCTURES WILL BE HIGHER THAN 35 FEET. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTIONS 13 AND 14, TOWNSHIP 62 SOUTH, RANGE 38 EAST, KEY LARGO, BEING PART TRACT 10 AND PART TRACT 11 OF SOUTHCLIFF ESTATES (PLAT BOOK 2, PAGE 45), MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00483401-000000 THROUGH 00483401-028500 AND 00483402-000000. (FILE 2018-191)

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP FROM MIXED USE / COMMERCIAL (MC), RECREATION (R) AND CONSERVATION (C) TO COMMERCIAL (COMM), FOR A PORTION OF PROPERTY LOCATED AT 100 ANCHOR DRIVE, KEY LARGO, OCEAN REEF CLUB, HAVING REAL ESTATE NUMBERS 00572797-003600 AND 00572797-003603; AS PROPOSED BY OCEAN REEF CLUB INC.; 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 2018-075)

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM NATIVE AREA (NA), PARKS AND REFUGE (PR) AND SUBURBAN COMMERCIAL (SC) TO COMMERCIAL 1 (C1), FOR A PORTION OF PROPERTY LOCATED AT 100 ANCHOR DRIVE, KEY LARGO, OCEAN REEF CLUB, HAVING REAL ESTATE NUMBERS 00572797-003600 AND 00572797-003603; AS PROPOSED BY OCEAN REEF CLUB INC.; 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 2018-076)

4. PRISCILLA CEJA, 26959 OLD STATE ROAD 4A, RAMROD KEY: AN APPEAL, PURSUANT TO SECTION 102-185 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, BY THE PROPERTY OWNER TO THE PLANNING COMMISSION CONCERNING AN ADMINISTRATIVE DECISION OF THE ACTING ASSISTANT PLANNING DIRECTOR DATED FEBRUARY 9, 2018. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 10, BLOCK 4, RAMROD SHORES, RAMROD KEY, PLAT BOOK 4, PAGE 6, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00207530-000000. (FILE 2018-053) **REQUEST TO CONTINUE**

5. EDWIN HANDTE, 1547 NARCISSUS AVENUE, BIG PINE KEY, FLORIDA, MILE MARKER 30 GULF SIDE: AN APPEAL, PURSUANT TO SECTION 102-185 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, BY THE PROPERTY OWNER TO THE PLANNING COMMISSION CONCERNING A LETTER OF UNDERSTANDING TO ESTABLISH THE LAWFULNESS OF A NONCONFORMING USE DATED APRIL 16, 2018, BY THE SENIOR DIRECTOR OF PLANNING & ENVIRONMENTAL RESOURCES. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS BLOCK 19, LOT 3, EDEN PINES COLONY (PLAT BOOK 4 PAGE 158) BIG PINE KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00268980-000000. (File 2018-177) **REQUEST TO CONTINUE**

6. EDWIN HANDTE, 1791 NARCISSUS AVENUE, BIG PINE KEY, FLORIDA, MILE MARKER 30 GULF SIDE: AN APPEAL, PURSUANT TO SECTION 102-185 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, BY THE PROPERTY OWNER TO THE PLANNING COMMISSION CONCERNING A LETTER OF UNDERSTANDING TO ESTABLISH THE LAWFULNESS OF A NONCONFORMING USE DATED AUGUST 13, 2018, BY THE SENIOR DIRECTOR OF PLANNING & ENVIRONMENTAL RESOURCES. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS BLOCK 18, LOT 9, EDEN PINES COLONY (PLAT BOOK 4 PAGE 158) BIG PINE KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00268790-000000. (File 2018-178) **REQUEST TO CONTINUE**

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