

# Agenda

PLANNING COMMISSION  
OCTOBER 30, 2019  
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  
Ron Miller  
Joe Scarpelli  
William Wiatt

**STAFF:**

Emily Schemper, Sr. Director of Planning and Environmental Resources  
Cheryl Cioffari, Assistant Director of Planning  
Steve Williams, Assistant County Attorney  
Peter Morris, Assistant County Attorney  
John Wolfe, Planning Commission Counsel  
Mike Roberts, Assistant Director, Environmental Resources  
Bradley Stein, Development Review Manager  
Devin Rains, Planning & Development Permit Services Manager  
Janene Sclafani, 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 25, 2019

## MEETING

**1. ROBERT AND LOURDES VILA, 27146 SHANNAHAN ROAD, RAMROD KEY, MILE MARKER 27:** AN APPEAL, PURSUANT TO SECTION 102-185 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, BY THE PROPERTY OWNER TO THE PLANNING COMMISSION CONCERNING THE DENIAL OF AN ADMINISTRATIVE VARIANCE TO THE FRONT YARD SETBACK, BY THE SENIOR DIRECTOR OF PLANNING & ENVIRONMENTAL RESOURCES. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 12, BLOCK 5, RAMROD SHORES MARINA SECTION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 22, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00210811-005800. (FILE 2019-111) **(Continued from August 28, 2019)**

**2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING THE MONROE COUNTY FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM (RM) TO MIXED USE / COMMERCIAL (MC), FOR PROPERTY LOCATED AT 1668 BOGIE ROAD, BIG PINE KEY, APPROXIMATELY MILE MARKER 30.5, AS PROPOSED BY BARLOW BUILDING CONTRACTOR, 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 INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN AND FOR AMENDMENT TO THE FUTURE LAND USE MAP; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2019-037) **(Continued from September 25, 2019)**

**3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM IMPROVED SUBDIVISION (IS) TO MIXED USE (MU), FOR PROPERTY LOCATED AT 1668 BOGIE ROAD, BIG PINE KEY, APPROXIMATELY MILE MARKER 30.5, AS PROPOSED BY BARLOW BUILDING CONTRACTOR, 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 2019-036) **(Continued from September 25, 2019)**

**4. MOBILE HOMES HOLDINGS COCO, LLC, 21585 OLD STATE ROAD 4A, CUDJOE KEY, MILE MARKER 21.6:** A PUBLIC HEARING CONCERNING A REQUEST FOR A MAJOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED FOR THE DEVELOPMENT OF AN ADDITIONAL SIXTEEN (16) MULTIFAMILY EMPLOYEE HOUSING DWELLING UNITS IN AN EXISTING MOBILE HOME PARK. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 30 SACARMA, A SUBDIVISION OF GOVERNMENT LOTS 3 AND 4 IN SECTION 29, TOWNSHIP 66 SOUTH, RANGE 28 EAST, CUDJOE KEY, MONROE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 48 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA., HAVING PARCEL ID NUMBER 00174960-000000. (FILE 2019-057)

**5. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** ADOPTING AMENDMENTS TO THE MONROE COUNTY LAND DEVELOPMENT CODE TO AMEND SECTION 138-22(b) AND SECTION 139-2(b) TO REVISE THE RECEIVER SITE CRITERIA FOR THE TRANSFER OF MARKET RATE EXEMPTIONS TO ANOTHER LOCATION, INCORPORATING THE BOCC DIRECTION WITHIN INTERIM DEVELOPMENT ORDINANCES ADOPTED VIA ORDINANCE 011-2017, ORDINANCE 020-2018 AND CLARIFIED VIA RESOLUTION 203-2018; 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 AND INCORPORATION IN THE MONROE COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2019-114)

**6. 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 FOR TWO PARCELS OF VACANT LAND LEGALLY DESCRIBED AS BLOCK 8 LOTS 17 & 18 CUTTHROAT HARBOR ESTATES CUDJOE KEY PLAT BOOK 4-PAGE 165 HAVING REAL ESTATE NO'S 00178450-000000 AND 00178460-000000; AS PROPOSED BY AS REQUESTED BY DANIEL IARROBINO; 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 #2019-138)

**7. EDWIN AND ELLEN HANDTE, 103365 OVERSEAS HWY, KEY LARGO, FLORIDA, MILE MARKER 103.5 OCEAN SIDE:** A PUBLIC HEARING CONCERNING 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 JUNE 20, 2019 BY THE ACTING SENIOR DIRECTOR OF PLANNING & ENVIRONMENTAL RESOURCES. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 15, BLOCK 11, LARGO PARK SOUND, PLAT BOOK 3, PAGE 111, KEY LARGO, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00472510-000000. (FILE 2019-139) **(REQUEST TO CONTINUE TO JANUARY 29, 2020)**

**8. KEY'S CLASSIC CAFÉ, LLC, 99411 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 99.4, OCEAN SIDE:** A PUBLIC HEARING CONCERNING THE REQUEST FOR A 2COP ALCOHOLIC BEVERAGE USE PERMIT, WHICH WOULD ALLOW FOR BEER AND WINE SALES FOR ON PREMISES CONSUMPTION AND IN SEALED CONTAINERS FOR PACKAGE SALES. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOTS 39, 40, 41, 42, 43, 44, 45, 46, 47, AND 48, BLOCK 11, SUNSET COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 165 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA HAVING PARCEL IDENTIFICATION NUMBERS 00505210-000000 AND 00505270-000000.(FILE 2019-150)

*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**