

Agenda

PLANNING COMMISSION
November 19, 2019
10:00 A.M

MURRAY E. NELSON GOVERNMENT CENTER
102050 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

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
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
Jay Berenzweig, Principal Planner
Devin Tolpin, Sr. Planner
Tiffany Stankiewicz, Development Administrator
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: October 30, 2019

MEETING

1. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR JULY 13, 2019, THROUGH OCTOBER 15, 2019, ROGO (Quarter 1, Year 28). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.
(File 2019-135)

2. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE NON-RESIDENTIAL ALLOCATION SYSTEM FOR JULY 13, 2019, THROUGH OCTOBER 15, 2019, NROGO (Quarter 1, Year 28). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY. Pursuant to Monroe County Code Section 138-53(e)(14), the Planning and Environmental Resources Department is providing a notification to the general public of the NROGO account balances. The balances are as follows:

NROGO YEAR 28 Balances Available for Quarter 1

NROGO Year 28 Balances Available for Quarter 1			
	ANNUAL NROGO	NROGO BANK	
NROGO Year 28 Balances Available for Quarter 1	Year 28 Annual Allocation Amount	Subarea Bank Accounts (rollover from Year 27)	Year 28 General (Joint) Bank Total
Big Pine Key and No Name Key subarea	2,390 SF	17,601	N/A
Upper Keys subarea	22,944 SF	34,693	626,408 SF*
Lower Keys subarea	21,749 SF		
Totals	47,083 SF	52,294	626,408 SF*

**The YR 28 Bank Totals includes 20,000 SF in reserves for the Upper and Lower Key. (Ord. 020-2013) (Ord. 030-2016)*

*** Includes NROGO SF from expired allocation awards.
(File 2019-136)*

3. 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 (MU), FOR PROPERTY LOCATED AT 103965, 103955, 103945, 103935 AND 103925 OVERSEAS HIGHWAY, KEY LARGO, APPROXIMATELY MILE MARKER 103.9, WITH REAL ESTATE NUMBERS 00475240-000000; 00475250-000000; 00475260-000000; 00475270-000000 AND 00475280-000000; AS PROPOSED BY ISLAND CONSTRUCTION MANAGEMENT ON BEHALF OF ABIT HOLDINGS, 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 2019-029)

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM IMPROVED SUBDIVISION (IS) TO SUBURBAN COMMERCIAL (SC), FOR PROPERTY LOCATED AT 103965, 103955, 103945, 103935 AND 103925 OVERSEAS HIGHWAY, KEY LARGO, APPROXIMATELY MILE MARKER 103.9, WITH REAL ESTATE NUMBERS 00475240-000000; 00475250-000000; 00475260-000000; 00475270-000000 AND 00475280-000000; AS PROPOSED BY ISLAND CONSTRUCTION MANAGEMENT ON BEHALF OF ABIT HOLDINGS, LLC; PROVIDING FOR SEVERABILITY; 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 2019-028)

5. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP FROM CONSERVATION (C) TO COMMERCIAL (COMM), FOR PROPERTY LOCATED AT 105635 OVERSEAS HIGHWAY, KEY LARGO, APPROXIMATELY MILE MARKER 105.6, WITH REAL ESTATE NUMBERS 00531770-000000, 00531780-000000, 00531790-000000, 00531800-000000, 00531810-000000, 00531820-000000, 00531830-000000, 00531840-000000, 00531850-000000, 00531860-000000, 00531880-000000, 00531890-000000, 00531900-000000, 00531910-000000 AND 00531920-000000; AS PROPOSED BY ISLAND CONSTRUCTION MANAGEMENT ON BEHALF OF WBC 106, 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 2019-078) **(TO BE CONTINUED – DATE UNCERTAIN)**

6. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM SUBURBAN RESIDENTIAL (SR) TO COMMERCIAL 1 (C1), FOR PROPERTY LOCATED AT 105635 OVERSEAS HIGHWAY, KEY LARGO, APPROXIMATELY MILE MARKER 105.6, WITH REAL ESTATE NUMBERS 00531770-000000, 00531780-000000, 00531790-000000, 00531800-000000, 00531810-000000, 00531820-000000, 00531830-000000, 00531840-000000, 00531850-000000, 00531860-000000, 00531880-000000, 00531890-000000, 00531900-000000, 00531910-000000 AND 00531920-000000; AS PROPOSED BY ISLAND CONSTRUCTION MANAGEMENT ON BEHALF OF WBC 106, LLC; PROVIDING FOR SEVERABILITY; 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 2019-077) **(TO BE CONTINUED – DATE UNCERTAIN)**

7. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY COMPREHENSIVE PLAN; ADOPTING THE 10-YEAR WATER SUPPLY PLAN UPDATE TO BE CONSISTENT WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT LOWER EAST COAST WATER SUPPLY PLAN UPDATE OF 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 INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE (FILE 2019-102)

8. FLORIDA KEYS AQUEDUCT AUTHORITY CROSS KEY WASTEWATER TREATMENT FACILITY, 574 HAZEL STREET, CROSS KEY, MILE MARKER 112.5: A PUBLIC HEARING CONCERNING A REQUEST FOR A MAJOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED FOR THE DEVELOPMENT OF A PROPOSED WASTEWATER TREATMENT FACILITY. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 19, MONROE PARK, PLAT BOOK 3, PAGE 140, CROSS KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00573020-000000. (2019-103)

9. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY LAND DEVELOPMENT CODE SECTION 101-1 TO CREATE A DEFINITION FOR MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITY AND SPECIFICALLY NOTE THAT A MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITY IS A COMMERCIAL RETAIL OR AN INSTITUTIONAL USE; 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 2019-133)

10. SCONSET INN, INC., 100360 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 100, BAY SIDE: A PUBLIC HEARING CONCERNING THE REQUEST FOR A VARIANCE TO ACCESS STANDARDS SET FORTH IN CHAPTER 114, ARTICLE VII OF THE LAND DEVELOPMENT CODE (LDC). APPROVAL WOULD RESULT IN AN ACCESS TO U.S. 1 THAT IS SPACED APPROXIMATELY 135 FEET FROM AN EXISTING ACCESS. THE VARIANCE IS REQUESTED IN ORDER TO BRING THE EXISTING ACCESS DRIVE INTO COMPLIANCE AS REQUIRED THROUGH THE PROPOSED CHANGE OF USE OF THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOTS 5, 6, 7, 8, 9, 10, 34, 35 36 37, 38, AND 39, BLOCK 8, AMENDED PLAT OF KEY LARGO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 62, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBERS 00524660-000000, 00524690-000000, 00524700-000000, 00524710-000000, 00524980-000000, 00524970-000000, 00524960-000000. (FILE 2019-190)

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