

Agenda

PLANNING COMMISSION
JANUARY 29, 2020
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:

Ron Demes
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
Jay Berenzweig, Principal Planner
Tom Broadrick, Sr. Planner
Devin Tolpin, Sr. 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: December 18, 2019

MEETING

CONTINUED ITEM:

1. 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**

NEW ITEMS:

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO THE MONROE COUNTY LAND DEVELOPMENT CODE TO AMEND SECTION 101-1 TO ADD DEFINITIONS FOR HAZARDOUS VEGETATION AND MAJOR PRUNING; AND TO AMEND SECTION 114-103 TO PROVIDE FOR A PRUNING AND TREE REMOVAL PERMIT, FEE AND MITIGATION EXEMPTION AS PROVIDED BY STATE STATUTE, AND TO INCORPORATE A TEMPORARY PERMITTING SUSPENSION BY THE BOCC FOR THE MAJOR PRUNING OR REMOVAL OF NATIVE HAZARDOUS VEGETATION AFTER A NATURAL DISASTER; 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 2019-130)

3. AN ORDINANCE BY MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO THE MONROE COUNTY 2030 COMPREHENSIVE PLAN TO AMEND POLICY 101.5.25 TO REDUCE THE OPEN SPACE RATIO FOR THE RECREATION (R) FUTURE LAND USE CATEGORY; 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 2019-131)

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY LAND DEVELOPMENT CODE SECTION 130-164 TO REDUCE THE OPEN SPACE RATIO FOR THE PARK AND REFUGE (PR) LAND USE (ZONING) DISTRICT; 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 2019-132)

5. 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 THE SCHOOL BOARD OF MONROE COUNTY FLORIDA FOR A PARCEL OF LAND LEGALLY DESCRIBED AS PART OF LOT 1 AND PART OF LOT 2 SECTION 36, TOWNSHIP 66S, RANGE 27E SUGARLOAF KEY; HAVING REAL ESTATE NO: 00118050-000000, MORE COMMONLY KNOWN AS THE SUGARLOAF SCHOOL, LOCATED AT 255 CRANE BOULEVARD, SUGARLOAF KEY. (FILE 2019-167)

6. ROCKLAND OPERATIONS, LLC, QUARRY PHASE III, ROCKLAND KEY, MILE MARKER 9.4: A PUBLIC HEARING CONCERNING A REQUEST FOR A MAJOR CONDITIONAL USE PERMIT FOR THE DEVELOPMENT 57 MULTIFAMILY AFFORDABLE HOUSING DWELLING UNITS AND STORAGE FACILITY. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS PARCELS OF LAND IN SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST, ROCKLAND KEY, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBERS 00122081-000300, 00122081-000400, 00122070-000100, 00121980-000500, 00122070-000103, 00122070-000109, 00122040-000000, 00122040-000100, 00122081-000500, AND 00121980-000600. (FILE 2019-205) **REQUEST TO CONTINUE**

7. GREGORY B. BURKHARDT, 2158 SPANISH CHANNEL ROAD, NO NAME KEY, FLORIDA, MILE MARKER 30 GULF 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 THE PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT REVIEW OF BUILDING PERMIT #19103008. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS A PARCEL OF LAND BEING LOT 1 OF DOLPHIN ESTATES AS RECORDED IN PLAT BOOK 7 PAGE 26 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND LAND ADJACENT, TOGETHER WITH A 1/7 UNDIVIDED INTEREST IN A PARCEL OF LAND LYING AT THE BOTTOM OF THAT AREA DESCRIBED AS "BOAT BASIN", HAVING PROPERTY ID NUMBER 00319493-000100. (FILE 2019-228) **REQUEST TO CONTINUE**

8. GREGORY B. BURKHARDT, 2158 SPANISH CHANNEL ROAD AND 32045 MARGINELLA DRIVE, NO NAME KEY, FLORIDA, MILE MARKER 30 GULF 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 THE REVOCATION OF BUILDING PERMIT #19102673 BY THE BUILDING OFFICIAL. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS A PARCEL OF LAND BEING LOT 1 AND LOT 2 OF DOLPHIN ESTATES AS RECORDED IN PLAT BOOK 7 PAGE 26 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND LAND ADJACENT, TOGETHER WITH A 1/7 UNDIVIDED INTEREST IN A PARCEL OF LAND LYING AT THE BOTTOM OF THAT AREA DESCRIBED AS "BOAT BASIN", HAVING PROPERTY ID NUMBER 00319493-000100 AND 00319493-000200. (FILE 2019-229) **REQUEST TO CONTINUE**

9. KEYS' MEADS, 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 2020-003)

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

01.29.20