

Agenda

PLANNING COMMISSION
FEBRUARY 26, 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:

Tom Coward, Chair
Bill Wiatt, Vice Chair
Ron Miller, Commissioner
Joe Scarpelli, Commissioner
Ron Demes, Commissioner

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
Derek Howard, 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: January 29, 2020

MEETING

CONTINUED ITEMS:

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) **Continued from October 30, 2019**

2. 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) **Continued from January 29, 2020**

3. 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) **WITHDRAWN**

4. 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 TO APRIL 29, 2020**

NEW ITEMS:

5. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR OCTOBER 16, 2019, THROUGH JANUARY 13, 2020, ROGO (Quarter 2, Year 28). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY. (File 2019-135)

6. A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION ADOPTING RULES AND PROCEDURES FOR THE ADMINISTRATION AND CONDUCT OF PROCEEDINGS AND HEARINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS AND PRIOR RESOLUTIONS ESTABLISHING RULES OF PROCEDURE; PROVIDING FOR AN EFFECTIVE DATE.

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 3:12PM