

PLANNING COMMISSION
December 12, 2018
Meeting Minutes

The Planning Commission of Monroe County conducted a meeting on **Wednesday, December 12, 2018**, beginning at 10:00 a.m. at the Marathon Government Center, 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL by Debra Roberts

PLANNING COMMISSION MEMBERS

Denise Werling, Chair	Present
William Wiatt	Present
Ron Miller	Absent
Tom Coward	Present
Vacant	Absent

STAFF

Emily Schemper, Acting Sr. Director of Planning and Environmental Resources	Present
Steve Williams, Assistant County Attorney	Present
John Wolfe, Planning Commission Counsel	Present
Mike Roberts, Senior Administrator, Environmental Resources	Present
Cheryl Cioffari, Comprehensive Planning Manager	Present
Bradley Stein, Development Review Manager	Present
Devin Rains, Planning & Development Permit Services Manager	Present
Janene Sclafani, Senior Planner	Present
Debra Roberts, Planning Coordinator	Present

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

County Resolution 131-92 was read into the record by Mr. Wolfe.

SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

Ms. Debra Roberts confirmed receipt of all necessary paperwork.

CHANGES TO THE AGENDA

Ms. Schemper requested that Items 2 and 3 be read together

SWEARING OF COUNTY STAFF

County staff members were sworn in by Mr. Wolfe.

ANNOUNCEMENT

Mr. Wolfe announced that Items 4, 5 and 6 would be continued, and that resolutions would need to be made to continue these items to a date certain. Ms. Schemper added that the request was for a continuance to February 27, 2019.

Motion: Commissioner Wiatt made a motion to continue Items 4, 5 and 6 to the February 27, 2019 meeting. Commissioner Coward seconded the motion. There was no opposition. The motion passed unanimously.

APPROVAL OF MINUTES

Motion: Commissioner Coward made a motion to approve the November 14, 2018, meeting minutes. Commissioner Wiatt seconded the motion. There was no opposition. The motion passed unanimously.

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)

(10:05 a.m.) Mr. Bradley Stein, Planning and Development Review Manager, presented the staff report, indicating this is the second amendment to the Development Agreement between KLOR and the County. KLOR is a 285-unit single-family detached condominium that has amenities such as a pool house, docks, et cetera. The point of this second amendment is to request a time extension for 18 months, which would take it out to June 30, 2020, with the ability to administratively approve, if necessary, a 12-month extension, between KLOR and the Planning Director. Mr. Stein stated he could answer any questions, and that the applicant was also present for questions.

The Commission had no questions. Chair Werling asked if the applicant wished to speak.

Mr. Bob de la Fuente, on behalf of KLOR, thanked staff and the Commission for consideration of this item, explaining that all permits had been obtained and work was continuing. The project manager, Blain Lounsbury, was also present for questions. Everything is on track and Mr. de la Fuente requested the Commission's favorable recommendation.

Chair Werling asked for public comment. There was none. Public comment was closed.

Motion: Commissioner Wiatt made a motion to approve. Commissioner Coward seconded the motion. There was no opposition. The motion passed unanimously.

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)

Ms. Cheryl Cioffari, Comprehensive Planning Manager, presented the staff report. These two items are both for 100 Anchor Drive, and are a FLUM and LUD amendment. Currently, the property has three different Land Use Map categories, Mixed Use Commercial, Recreation and Conservation. The proposal is to change it to Commercial for the FLUM category. The property also has three different Zoning Districts, Suburban Commercial, Native Area, and Park and Refuge. The property was within the general use in RU3, Multiple Family Residential Zoning Districts prior to September 15, 1986, and then was re-designated as Native Area and Sparsely Settled in 1992. With the adoption of the 1997 Comp Plan FLUM it was given its current designation. The applicant's agent is present today, and states the reason for the proposed change is that there are three different Zoning areas and FLUM categories which indicate a mapping error so they wish to change it to Commercial. There was a community meeting held for both items on September 5, 2018. This was also considered by the Development Review Committee yesterday. The proposed FLUM amendment would remove any residential development potential, resulting in a decrease of .87 units in permanent allocated residential

development potential, a decrease of 1.39 units in max net residential potential for market rate with TDRs, a decrease of 4.18 units in affordable residential development potential, a decrease of 5.02 rooms or spaces for transient units, and an increase in non-residential development potential of 12,902 square feet. The property does not have a Tier designation and is within the Ocean Reef Planning Community, but is developed land and has a small bit of hammock on it. The changes for the proposed Zoning Map Amendment would also remove all of the residential development potential, though it does increase slightly the commercial development potential. Staff has found both to be consistent with the Key Largo CommuniKeys Plan, the 2030 Comp Plan and Florida Statutes, and the Principles for Guiding Development. Staff does not anticipate any adverse community character change as the property has been used for non-residential for commercial purposes. Staff recommends approval.

The Commission had no questions. Chair Werling asked if the applicant would like to speak.

Mr. Joel Reed of Reed and Company, on behalf of Ocean Reef Club, was first sworn in. He then thanked staff for their work on this and thanked the Commission for their time, stating that he was available for any additional questions.

Commissioner Coward noted that these changes allowed for more commercial square footage, and asked if there was an intention to take advantage of that. Mr. Reed responded that there is a project plan to redevelop the welcome center and he believes there is an intention to add some additional square footage, though he does not believe the change would allow more than what could be done under the current zoning, but for the different Zoning Districts which did not follow any parcel lines.

Chair Werling asked for public comment. There was none. Public comment was closed.

Commissioner Wiatt added that he was all for a decrease in residential densities, both on behalf of himself and Commissioner Miller who was not present today.

Motion: Commissioner Wiatt made a motion to approve Item 2. Commissioner Coward seconded the motion. There was no opposition. The motion passed unanimously.

Motion: Commissioner Wiatt made a motion to approve Item 3. Commissioner Coward seconded the motion. There was no opposition. The motion passed unanimously.

ADJOURNMENT

The Monroe County Planning Commission meeting was adjourned at 10:17 a.m.