

Agenda

PLANNING COMMISSION
DECEMBER 18, 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
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
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: November 19, 2019

MEETING

CONTINUED ITEM:

1. 97 SUNSET VILLAS, LLC; 97280 OVERSEAS HWY, KEY LARGO FLORIDA, MILE MARKER 97.5 BAYSIDE: AN APPEAL, PURSUANT TO SECTION 102-185 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, BY THE PROPERTY OWNERS TO THE PLANNING COMMISSION CONCERNING THE NOVEMBER 13, 2018 DENIAL OF A REQUEST FOR AN EXEMPTION TO A SPECIAL VACATION RENTAL PERMIT. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS NORTHEAST ½ OF TRACT 2B, OF AMENDED PLAT OF MANDALAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00554980-00000. (FILE 2018-235) **(REQUEST TO WITHDRAW APPLICATION)**

NEW ITEMS:

2. WRECKERS CAY APARTMENTS AT STOCK ISLAND, 5700 LAUREL AVENUE, 6325 FIRST STREET AND 6125 SECOND STREET, STOCK ISLAND MILE MARKER 5: A PUBLIC HEARING CONCERNING A REQUEST FOR A DEVELOPMENT AGREEMENT BETWEEN MONROE COUNTY, FLORIDA AND WRECKERS CAY APARTMENTS AT STOCK ISLAND, LLC. THE REQUESTED AGREEMENT RELATES TO THE PROPOSED REDEVELOPMENT OF MOBILE HOME PARKS TO TWO HUNDRED EIGHTY (280) DEED-RESTRICTED AFFORDABLE DWELLING UNITS, AT A DENSITY OF 40 UNITS PER BUILDABLE ACRE. NO STRUCTURES WILL BE HIGHER THAN 38 FEET FROM GRADE, MECHANICAL EQUIPMENT AND ARCHITECTURAL FEATURES UTILIZED TO HIDE MECHANICAL EQUIPMENT, INCLUDING PARAPETS, MAY BE UP TO 44 FEET ABOVE GRADE, AND SUCH STRUCTURES MAY CONTAIN THREE (3) HABITABLE FLOORS. THE SUBJECT PROPERTY IS DESCRIBED AS THREE PARCELS OF LAND IN SECTION 35, TOWNSHIP 67, RANGE 25, STOCK ISLAND, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBERS 00124540-000000, 00124550-000000 AND 00124560-000000 (FILE 2018-147)

3. RANDOLPH WALL, 178 ATLANTIC CIRCLE DRIVE, TAVERNIER, MILE MARKER 91, OCEAN SIDE: A PUBLIC HEARING CONCERNING THE REQUEST FOR A VARIANCE OF FIVE (5) FEET FROM THE REQUIRED 25-FOOT PRIMARY FRONT YARD SETBACK AND TEN (10) FEET FROM THE REQUIRED 20-FOOT REAR YARD SETBACK OF THE SUBJECT PROPERTY. IF APPROVED, THE PRIMARY FRONT YARD SETBACK ADJACENT THE ATLANTIC CIRCLE DRIVE RIGHT-OF-WAY WOULD BE 20 FEET AND THE REAR YARD SETBACK ADJACENT THE NORTH WESTERN PROPERTY LINE WOULD BE TEN (10) FEET. THE VARIANCE IS REQUESTED FOR THE PROPOSED CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 11, BLOCK B, TAVERNIER #2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 8, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00556040-000000 (FILE 2019-015).

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY LAND DEVELOPMENT CODE CHAPTER 142, SIGNS; 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 2019-100)

5. 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 CREATE A DEFINITION FOR PUBLIC INFRASTRUCTURE AND UTILITIES; TO AMEND THE DEFINITION OF PUBLIC BUILDINGS AND USES; AND TO AMEND THE LIST OF PERMITTED AND CONDITIONAL USES WITHIN SECTIONS 130-74 THROUGH 130-103 TO INCLUDE PUBLIC INFRASTRUCTURE AND UTILITIES AS AN AUTHORIZED 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 AMENDMENT TO AND INCORPORATION IN THE MONROE COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2019-126)

6. MCDONALD'S CORPORATION, 91400 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 91.4, BAY SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE TO ALLOW FOR ONE (1) 11.4 SQUARE FOOT DIGITAL PRESELL MENU BOARD AND ONE (1) DIGITAL MENU BOARD (19.9 SQUARE FEET) FOR EACH OF THE TWO (2) DRIVE-THRU LANES, AS SET FORTH IN CHAPTER 142, SECTION 142-4(C)(1)G OF THE LAND DEVELOPMENT CODE. APPROVAL WOULD RESULT IN EACH DRIVE-THRU HAVING ITS OWN DIGITAL PRE-SELL MENU BOARD AND DIGITAL MENU BOARD. THE VARIANCE IS REQUESTED IN ORDER TO ALLOW FOR TWO ORDERING POINTS TO ALLOW VEHICLES TO MOVE THROUGH THE DRIVE-THRU PROCESS WITH GREATER EFFICIENCY AND COORDINATION. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF LOT 15 OF "THE AMOS LOWE HOMESTEAD, KEY LARGO, MONROE COUNTY, FLORIDA, LOTS 3 AND 4, AND THE WEST ½ OF THE N.W. ¼ OF SECTION 34, TOWNSHIP 62 SOUTH, RANGE 38 EAST", AS RECORDED IN PLAT BOOK 1 AT PAGE 80 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LAND IN GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 62 SOUTH, RANGE 38 EAST, HAVING PARCEL IDENTIFICATION NUMBER 00089910-000101. (FILE 2019-171)

7. SERGIO & EILEEN VELIKOPOJSKI, 200 POMPANO DRIVE, KEY LARGO FL: AN ADMINISTRATIVE APPEAL BY SERGIO & EILEEN VELIKOPOJSKI APPEALING THE PLANNING DIRECTOR'S DECISION TO DENY A SPECIAL APPROVAL TO REBUILD A NON-CONFORMING DOCK (12'8" WIDE BY 85' LONG WITH A 6' BY 25' ACCESS WALKWAY WITH A TOTAL AREA OF 1,235 SQUARE FEET) ON BLOCK 10 LOT 6 ANGLERS PARK, KEY LARGO , HAVING REAL ESTATE NUMBER 00552660-000000. (FILE 2019-196)

8. DISCUSSION BY THE PLANNING COMMISSION REGARDING POTENTIAL ADJUSTMENT OF THE RATIO OF VERY LOW INCOME, LOW INCOME, AND MEDIAN INCOME ROGO ALLOCATIONS TO MODERATE INCOME ROGO ALLOCATIONS AVAILABLE FOR AWARD, PURSUANT TO LAND DEVELOPMENT CODE SECTION 138-24

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