

AGENDA

PLANNING COMMISSION (HYBRID MEETING)

February 24, 2021

10:00 A.M.

Please click the link below to join the webinar:

<https://mcbocc.zoom.us/j/92521243753>

Or iPhone one-tap :

US: +16465189805,,92521243753# or +16699006833,,92521243753#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 518 9805 or +1 669 900 6833

Webinar ID: 925 2124 3753

International numbers available: <https://mcbocc.zoom.us/u/aexM9Sfo9>

CALL TO ORDER: 10:00 A.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:

Joe Scarpelli, Chair

Bill Wiatt, Vice Chair

George Neugent, Commissioner

Ron Demes, Commissioner

David Ritz, Commissioner

Douglas Pryor, Ex-Officio Member (MCSD)

Karen Taporco, Ex-Officio Member (NASKW)

STAFF:

Emily Schemper, Sr. Director of Planning and Environmental Resources

Cheryl Cioffari, Assistant Director of Planning

Mike Roberts, Assistant Director, Environmental Resources

Bradley Stein, Development Review Manager

Tiffany Stankiewicz, Development Administrator

Devin Tolpin, Senior Planner

Matt Restaino, Senior Planner

Kestride Estil, Planner

Derek Howard, Assistant County Attorney

Peter Morris, Assistant County Attorney

Thomas Wright, Planning Commission Counsel

Ilze Aguila, 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

DISCLOSURE OF EX PARTE COMMUNICATIONS

APPROVAL OF MINUTES: December 16, 2020

NEW ITEMS:

1. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR OCTOBER 14, 2020 THROUGH JANUARY 12, 2021, ROGO (Quarter 2, Year 29). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.

(FILE 2020-109)

[STAFF REPORT](#)

2. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE NON-RESIDENTIAL ALLOCATION SYSTEM FOR OCTOBER 14, 2020 THROUGH JANUARY 12, 2021, NROGO (Quarter 2, Year 29). 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 29 Balances Available for Quarter 2

NROGO Year 29 Balances Available for Quarter 2			
	ANNUAL NROGO	NROGO BANK	
NROGO Year 29 Balances Available for Quarter 1	Year 29 Annual Allocation Amount	Subarea Bank Accounts (rollover from Year 28)	Year 28 General (Joint) Bank Total
Big Pine Key and No Name Key subarea	2,390 SF	19,991	N/A
Upper Keys subarea	22,944 SF	44,395	668,931 SF*
Lower Keys subarea	21,749 SF		
Totals	47,083 SF	64,386	668,931 SF*

**The YR 29 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 2020-110)

[STAFF REPORT](#)

3. 263, 267,271,275,279,283 PENINSULA WAY, KEY LARGO, MILE MARKER 100: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE TO THE FRONT YARD SETBACK REQUIREMENTS SET FORTH IN CHAPTER 131 OF THE LAND DEVELOPMENT CODE (LDC). APPROVAL WOULD RESULT IN A FIVE (5) FOOT PRIMARY FRONT YARD SETBACK AS MEASURED FROM A REQUIRED ACCESS EASEMENT FOR THE DEVELOPMENT OF FIVE (5) SINGLE FAMILY RESIDENCES. THE SUBJECT PROPERTY IS DESCRIBED AS PARCELS OF LAND LOCATED IN SECTION 33, TOWNSHIP 61 SOUTH, RANGE 39 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBERS 00500600-000000, 00500610-000000, 00500620-000000, 00500630-000000, 00500640-000000, 00500650-000000, 00500660-000000 (FILE 2018-071)

[FILE](#)

[COMBINED PLANS](#)

[STAFF REPORT](#)

4. SHADOW POINT, LLC, 600 BONITA AVE, KEY LARGO, FLORIDA, MILE MARKER 104 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 AN ADMINISTRATIVE DECISION OF THE SENIOR DIRECTOR OF PLANNING & ENVIRONMENTAL RESOURCES DATED FEBRUARY 25, 2020, IN WHICH THE PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT WAS UNABLE TO APPROVE THE OWNER'S APPLICATION FOR AN EXEMPTION TO A SPECIAL VACATION RENTAL PERMIT PURSUANT TO COUNTY CODE SECTION 134-1(B)(1). THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF LOTS 1 AND 14 IN SECTION 14-61-39, ACCORDING TO MODEL LAND CO. PLAT OF LANDS ON KEY LARGO AS RECORDED IN PLAT BOOK 1 PAGE 68 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PROPERTY ID NUMBER 00085930-000000. (FILE 2020-061) **REQUEST TO CONTINUE TO MARCH 24, 2021**

5. SOUTHCLIFF ESTATES EMPLOYEE HOUSING, 95301 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 95.3 OCEAN: A PUBLIC HEARING CONCERNING A REQUEST FOR A MAJOR CONDITIONAL USE PERMIT FOR THE PROPOSED DEVELOPMENT OF 28 ATTACHED RESIDENTIAL DWELLINGS DESIGNATED AS EMPLOYEE HOUSING. THE SUBJECT PROPERTY IS DESCRIBED AS THREE PARCELS OF LAND IN SECTION 13, TOWNSHIP 62 SOUTH, RANGE 38 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBERS 00483370-000000, 00484390-000000 AND 00484400-000000. (FILE 2020-130)

[FILE](#)

[COMBINED PLANS](#)

[PUBLIC COMMENT](#)

[TRAFFIC COMMENTS](#)

[WRITTEN PROTESTS](#)

[STAFF REPORT](#)

6. QUACK PROPERTIES LLC, 31095 AVENUE A, 31096 AVENUE B (UNIT A AND B), AND A VACANT PARCEL ON AVENUE B, BIG PINE KEY, FLORIDA, MILE MARKER 31 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 A LETTER OF DEVELOPMENT RIGHTS DETERMINATION DATED MARCH 11, 2020 BY THE SENIOR DIRECTOR OF PLANNING & ENVIRONMENTAL RESOURCES. THE APPLICANT IS SPECIFICALLY APPEALING THE DETERMINATION AS TO THE NUMBER OF PERMANENT RESIDENTIAL DWELLING UNITS AND THE AMOUNT OF NONRESIDENTIAL FLOOR AREA THAT WAS LAWFULLY ESTABLISHED AND THEREBY EXEMPT FROM THE RATE OF GROWTH ORDINANCE (ROGO) AND NONRESIDENTIAL RATE OF GROWTH ORDINANCE (NROGO) PERMIT ALLOCATION SYSTEM ON THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS THREE PARCELS OF LAND BEING LOTS 8, 9, 10, AND 11 BLOCK 15 OF SANDS SUBDIVISION

AS RECORDED IN PLAT BOOK 1 PAGE 65 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA HAVING PROPERTY ID NUMBERS 00301580-000000, 00301590-000100 AND 00301590-000000. (FILE 2020-064)

[FILE](#)
[STAFF REPORT](#)

7. SHELL OF SUMMERLAND, INC, 24838 OVERSEAS HIGHWAY, SUMMERLAND KEY, MILE MARKER 24: A PUBLIC HEARING CONCERNING THE REQUEST FOR A 2APS ALCOHOLIC BEVERAGE USE PERMIT, WHICH WOULD ALLOW FOR BEER AND WINE PACKAGE SALES FOR OFF PREMISES CONSUMPTION. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOTS 8,9,10 AND THE EASTERLY ONE-HALF (1/2) OF LOT 11, IN BLOCK 1, AMENDED PLAT, SUMMERLAND KEY COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 35, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00188980-000000 (FILE 2020-173).

[FILE](#)
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Please visit the Monroe County Website at www.monroecounty-fl.gov for meeting agenda updates and information regarding the various options available to the public to view the live meeting and/or to make public comments on certain agenda items.

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