

## **AGENDA**

PLANNING COMMISSION  
MONROE COUNTY  
DECEMBER 15, 2016  
10:00 A.M.

MARATHON GOV'T CENTER  
2798 OVERSEAS HIGHWAY  
MARATHON, FL 33050

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

### **COMMISSION:**

Denise Werling, Chairman  
William Wiatt  
Elizabeth Lustberg  
Ron Miller  
Beth Ramsay-Vickrey

### **STAFF:**

Mayte Santamaria, Sr. Director of Planning and Environmental Resources  
Steve Williams, Assistant County Attorney  
Thomas Wright, Planning Commission Counsel  
Mike Roberts, Sr. Administrator, Environmental Resources  
Tiffany Stankiewicz, Development Administrator  
Emily Schemper, Comprehensive Planning Manager  
Kevin Bond, Planning & Development Review Manager  
Devin Rains, Principal Planner  
Thomas Broadrick, Sr. Planner  
Barbara Bauman, Sr. Planner  
Janene Sclafani, Planner  
Gail Creech, Sr. Planning Commission Coordinator  
Ilze Aguila, Sr. Planning Commission Coordinator

### **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 16, 2016

## MEETING

### Continued Item:

~~1. PAUL MAGGI AND KATHLEEN RYZOC, 25 BUCCANEER DRIVE, KEY LARGO, MILE MARKER 98: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE OF 15 FEET TO THE REQUIRED 25 FOOT PRIMARY FRONT YARD SETBACK, WHICH IS ADJACENT TO THE BUCCANEER DRIVE RIGHT-OF-WAY. APPROVAL WOULD RESULT IN A PRIMARY FRONT YARD SETBACK OF 10 FEET. THE VARIANCE IS REQUESTED FOR THE DEVELOPMENT OF A PROPOSED SINGLE FAMILY DWELLING. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS BLOCK 13, LOT 20, PIRATES COVE SUBDIVISION (PLAT BOOK 3, PAGE 18), KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00494430-000000. (FILE #2016-102) (WITHDRAWN)~~

### New Items:

~~2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY COMPREHENSIVE PLAN AS A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, CREATING POLICY 107.1.6 SHRIMP FARM AFFORDABLE HOUSING SUBAREA; ESTABLISHING THE BOUNDARY OF THE SHRIMP FARM AFFORDABLE HOUSING SUBAREA; LIMITING THE PERMITTED USES OF THE SUBAREA TO DEED RESTRICTED AFFORDABLE HOUSING DWELLING UNITS; ELIMINATING ALLOCATED DENSITY AND FLOOR AREA RATIO; ADDRESSING WETLAND AND SHORELINE SETBACKS AND HEIGHT WITHIN THE SUBAREA; REDUCING PARKING REQUIREMENTS WITHIN THE SUBAREA; AND REQUIRING BICYCLE PARKING WITHIN THE SUBAREA; FOR PROPERTY LOCATED AT 23801 OVERSEAS HIGHWAY, SUMMERLAND KEY, MILE MARKER 24, DESCRIBED AS A PARCEL OF LAND IN SECTION 27, TOWNSHIP 66 SOUTH, RANGE 28 EAST, SUMMERLAND KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE #00114840-000000, AS PROPOSED BY SUMMERLAND KEY PROPERTY CORP.; TO ACCOMPANY A PROPOSED AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) FROM AGRICULTURE/AQUACULTURE (A) TO RESIDENTIAL HIGH (RH); 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; PROVIDING FOR AN EFFECTIVE DATE. (File 2016-136) (TO BE RESCHEDULED)~~

~~3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP AS A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, FROM AGRICULTURE/AQUACULTURE (A) TO RESIDENTIAL HIGH (RH), FOR PROPERTY LOCATED AT 23801 OVERSEAS HIGHWAY, SUMMERLAND KEY, MILE MARKER 24, DESCRIBED AS A PARCEL OF LAND IN SECTION 27, TOWNSHIP 66 SOUTH, RANGE 28 EAST, SUMMERLAND KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE #00114840-000000, AS PROPOSED BY SUMMERLAND KEY PROPERTY CORP.; CONTINGENT ON ADOPTION AND EFFECTIVENESS OF PROPOSED SUBAREA POLICY 107.1.6 OF THE COMPREHENSIVE PLAN TO PROVIDE LIMITATIONS ON DEVELOPMENT AND SPECIFIC RESTRICTIONS ON THE SUBJECT PROPERTY; 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 2016-137) (TO BE RESCHEDULED)~~

~~**4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM NATIVE AREA (NA) TO URBAN RESIDENTIAL (UR), FOR PROPERTY LOCATED AT 23801 OVERSEAS HIGHWAY, SUMMERLAND KEY, MILE MARKER 24, DESCRIBED AS A PARCEL OF LAND IN SECTION 27, TOWNSHIP 66 SOUTH, RANGE 28 EAST, SUMMERLAND KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE #00114840-000000, AS PROPOSED BY SUMMERLAND KEY PROPERTY CORP.; CONTINGENT ON ADOPTION AND EFFECTIVENESS OF A CORRESPONDING FUTURE LAND USE MAP AMENDMENT; 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 2016-138) (TO BE RESCHEDULED)~~

~~**5. YELLOWFIN BAR & GRILL / OCEANSIDE INVESTORS LLC, 5950 PENINSULAR AVENUE, STOCK ISLAND, MILE MARKER 5.5:** A PUBLIC HEARING CONCERNING A REQUEST FOR A 6COP S ALCOHOLIC BEVERAGE SPECIAL USE PERMIT, WHICH WOULD ALLOW BEER, WINE AND LIQUOR IN CONNECTION WITH OPERATION OF HOTEL, MOTEL, MOTOR COURT OR CONDOMINIUM; SALE BY THE DRINK FOR CONSUMPTION ON PREMISES AND PACKAGE SALES IN SEALED CONTAINERS. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOTS 30, 31 AND ½ OF LOT 32, BLOCK 46, PORTIONS OF LOTS 1, 2 AND 3, BLOCK 60, PORTIONS OF LOTS 1, 2 AND 3, BLOCK 61, THE ABANDONED PORTION OF PENINSULAR AVENUE LYING BETWEEN BLOCKS 46 AND 60, THE ABANDONED PORTION OF MALONEY AVENUE LYING BETWEEN BLOCKS 60 AND 61, MCDONALD'S PLAT, ALSO KNOWN AS MALONEY SUBDIVISION (PLAT BOOK 1, PAGE 55), STOCK ISLAND, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00126210-000000, 00127420-000000, 00127420-000100 AND 00127440-000700.~~

~~(File 2016-193)~~

~~**6. MCDONALD'S / DOLLAR TREE, 101000 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 101:** A PUBLIC HEARING CONCERNING A REQUEST FOR A MAJOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED FOR THE PROPOSED DEMOLITION OF A 9,965-SQUARE-FOOT PORTION OF AN EXISTING 20,284-SQUARE-FOOT COMMERCIAL RETAIL BUILDING AND THE PROPOSED DEVELOPMENT OF A NEW 3,116-SQUARE-FOOT COMMERCIAL RETAIL MCDONALD'S RESTAURANT WITH A DRIVE-THROUGH AND A NEW 5,016-SQUARE-FOOT COMMERCIAL RETAIL BUILDING. THE SUBJECT PROPERTY IS DESCRIBED AS THAT PORTION OF LOT 8 IN SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST, ON KEY LARGO, ACCORDING TO MODEL LAND COMPANY'S PLAT BY P. F. JENKINS, CIVIL ENGINEER, RECORDED IN PLAT BOOK 1 AT PAGE 68, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, LYING NORTHWESTERLY OF STATE ROAD NO.5 (U.S. NO. 1), KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00087350-000000~~

~~(File 2015-163)~~

**Request to Continue to 02.22.17**

*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**