

AGENDA

PLANNING COMMISSION
September 26, 2018
10:00 A.M.

MARATHON GOV'T CENTER
MARATHON, FL 33050

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:

Denise Werling, Chairman
William Wiatt
Ron Miller
Kristen Livengood

STAFF:

Emily Schemper, Acting Sr. Director of Planning and Environmental Resources
Steve Williams, Assistant County Attorney
Derek Howard, Assistant County Attorney
John Wolfe, Planning Commission Counsel
Mike Roberts, Sr. Administrator, Environmental Resources
Bradley Stein, Development Review Manager
Tiffany Stankiewicz, Development Administrator
Devin Rains, Principal Planner
Cheryl Cioffari, Comprehensive Planning Manager
Thomas Broadrick, Sr. Planner
Barbara Bauman, Sr. Planner
Liz Lustberg, Planner
Janene Sciafani, Sr. Planner
Devin Tolpin, Sr. Planner
Matthew Restaino, Planner
Ryan Vandenburg, Planner
Barbara Valdes-Perez, Transportation 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: August 22, 2018

MEETING

1. 17RM INVESTMENTS LLC, 263, 267, 271, 275, 279, 283, AND 287 PENINSULA WAY, KEY LARGO, MILE MARKER 99 OCEAN SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE OF 20 FEET TO THE REQUIRED 25-FOOT FRONT YARD SETBACK PURSUANT TO CHAPTER 131 BULK REGULATIONS, SECTION 131-1(A). APPROVAL WOULD RESULT IN A SETBACK OF FIVE (5) FEET. THE REQUESTED VARIANCE IS REQUIRED FOR THE PROPOSED DEVELOPMENT OF FIVE (5) SINGLE FAMILY RESIDENCES ON THE PROPERTY. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOTS 19, 20, 21, 22, AND 23, BLOCK 13 AND LOTS 24, AND 25, BLOCK 13, LESS DOCK SLIPS D-3, D-4, D-7 AND D-9, KEY LARGO OCEAN SHORES ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 124, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00500600-000000, 00500610-000000, 00500620-000000, 00500630-000000, 00500640-000000, 00500650-000000, AND 00500660-000000. (File 2018-071) **Request to Continue**

2. ROBERT HOLLADAY, 830 CRANE BOULEVARD, SUGARLOAF KEY, MILE MARKER 19.3: AN APPEAL, PURSUANT TO SECTION 102-185 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, BY AN AGGRIEVED OR ADVERSELY AFFECTED PERSON, AS DEFINED BY F.S. SECTION 163.3215(2), TO THE PLANNING COMMISSION, CONCERNING ISSUANCE OF BUILDING PERMIT #17104591, DATED APRIL 16, 2018, APPROVING A 68-FOOT MONOPOLE COMMUNICATIONS TOWER. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 4, BLOCK 1, NORTH SUGARLOAF ACRES, SECTION 1 (OR407-695), UPPER SUGARLOAF KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00117510-000400. (FILE 2018-100) **Continued from August 22, 2018**

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM SPARSELY SETTLED (SS) AND NATIVE AREA (NA) TO MIXED USE (MU), FOR PROPERTY LOCATED AT 26351 OLD STATE ROAD 4A, RAMROD KEY, MILE MARKER 26.5, DESCRIBED AS BEING PART OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 66 SOUTH, RANGE 29 EAST, MONROE COUNTY, FLORIDA, HAVING PARCEL ID 00114150-000000 & 00114150-000400; AS PROPOSED BY ANNA HUBICKI, ESQ. ON BEHALF OF RUDOLPH AND ROSEANN KRAUSE TRUSTEES; 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 2018-014)

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY YEAR 2030 COMPREHENSIVE PLAN AMENDING POLICY 101.3.3 TO ALLOW FOR THE AWARD OF ROGO ALLOCATIONS TO TIER I AND III-A FOR THE REDEVELOPMENT OF LAWFULLY EXISTING ROGO EXEMPT MARKET RATE DWELLING UNITS WITH A REPLACEMENT AFFORDABLE DWELLING UNIT ROGO ALLOCATION; 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 #2018-107)

5. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY LAND DEVELOPMENT CODE SECTIONS 138-24 AND 139-1(A)(6)C. TO ALLOW FOR THE AWARD OF ROGO ALLOCATIONS TO TIER I, TIER II, TIER III AND III-A FOR THE REDEVELOPMENT OF LAWFULLY EXISTING ROGO EXEMPT DWELLING UNITS WITH A REPLACEMENT AFFORDABLE DWELLING UNIT; 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 LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2018-108)

6. VAN D. FISHER, 1251 CRANE BOULEVARD, SUGARLOAF KEY, MILE MARKER 19.1: AN APPEAL BY THE PROPERTY OWNER TO THE PLANNING COMMISSION, CONCERNING A MEMO FROM THE BUILDING OFFICIAL, DATED MAY 31, 2018, PLACING A HOLD ON BUILDING PERMIT #18101345, ISSUED FOR REPAIRS TO A BOARDWALK AND DOCK. THE SUBJECT PROPERTY IS DESCRIBED AS THE EAST HALF OF LOT 3, BLOCK 16, NORTH SUGARLOAF ACRES, SECTION 2 (OR427-1049), UPPER SUGARLOAF KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00117490-001800. (FILE 2018-132) **Continued from August 22, 2018.**

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