

Agenda

PLANNING COMMISSION
AUGUST 28, 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:

Cheryl Cioffari, Acting Senior Director of Planning and Environmental Resources
Steve Williams, Assistant County Attorney
Peter Morris, Assistant County Attorney
John Wolfe, Planning Commission Counsel
Mike Roberts, Sr. Administrator, Environmental Resources
Bradley Stein, Development Review Manager
Devin Rains, Planning & Development Permit Services Manager
Janene Sclafani, 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: July 31, 2019

MEETING

1. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR APRIL 13, 2019, THROUGH JULY 12, 2019, ROGO (Quarter 4, Year 27). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY. (FILE 2018-128)

2. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE NON-RESIDENTIAL ALLOCATION SYSTEM FOR APRIL 13, 2019, THROUGH JULY 12, 2019, NROGO (Quarter 4, Year 27). 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 27 Balances Available for Quarter 4

NROGO Year 27 Balances Available for Quarter 4			
	ANNUAL NROGO	NROGO BANK	
NROGO Year 27 Balances Available for Quarter 4	Year 27 Annual Allocation Amount	Subarea Bank Accounts (rollover from Year 26)	Year 27 General (Joint) Bank Total
Big Pine Key and No Name Key subarea	2,390 SF	15,211	N/A
Upper Keys subarea	12,944 SF	29,018	576,815 SF*
Lower Keys subarea	20,657 SF		
Totals	35,991 SF	44,229	576,815 SF*

**The YR 27 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 2018-129)

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY TIER OVERLAY DISTRICT MAP FROM TIER I TO TIER III AS REQUESTED BY RAFAEL AND GLORIA GONZALEZ FOR A PARCEL OF VACANT LAND LEGALLY DESCRIBED AS BLOCK 3 LOT 15 LARGO HI-LANDS, PLAT BOOK 4 PAGE 89, KEY LARGO, HAVING REAL ESTATE NO. 00533190-000000; AS PROPOSED BY THE MONROE COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL RESOURCES; 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 TIER OVERLAY DISTRICT MAP; PROVIDING FOR AN EFFECTIVE DATE. (FILE #2019-071)

4. ROBERT AND LOURDES VILA, 27146 SHANNAHAN ROAD, RAMROD KEY, MILE MARKER 27: AN APPEAL, PURSUANT TO SECTION 102-185 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, BY THE PROPERTY OWNER TO THE PLANNING COMMISSION CONCERNING THE DENIAL OF AN ADMINISTRATIVE VARIANCE TO THE FRONT YARD SETBACK, BY THE SENIOR DIRECTOR OF PLANNING & ENVIRONMENTAL RESOURCES. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 12, BLOCK 5, RAMROD SHORES MARINA SECTION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 22, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00210811-005800. (FILE 2019-111) **Continued to October 30, 2019**

5. WINN-DIXIE STORES LEASING, LLC, 105300 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 105: A PUBLIC HEARING CONCERNING THE REQUEST FOR A 3 BPS ALCOHOLIC BEVERAGE USE PERMIT, WHICH WOULD ALLOW FOR BEER, WINE, AND LIQUOR PACKAGE SALES FOR OFF PREMISES CONSUMPTION. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 61 SOUTH, RANGE 39 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, BEING A PORTION OF LOT 21 OF THE MODEL LAND CO. PLAT AS RECORDED IN PLAT BOOK 1 AT PAGE 68 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA HAVING PARCEL IDENTIFICATION NUMBER 00084260-000300. (FILE #2019-120)

6. STOCK ISLAND MARINA VILLAGE, 7001-7075 SHRIMP ROAD, STOCK ISLAND, MILE MARKER 5: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE OF 22 FEET, 9 INCHES TO THE REQUIRED 25-FOOT FRONT NON-SHORELINE SETBACK, WHICH IS ADJACENT TO SHRIMP ROAD. APPROVAL WOULD RESULT IN A SETBACK OF 2 FEET, 3 INCHES. THE REQUESTED VARIANCE IS REQUIRED FOR THE DEVELOPMENT OF A PROPOSED PARKING LOT LIGHTING. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTION 35, TOWNSHIP 67, RANGE 25, STOCK ISLAND, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBERS 00123761-000600, 00123761-000700, 00123761-000800 (FILE 2019-117)

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 : 11:13AM