

Agenda

PLANNING COMMISSION
SEPTEMBER 25, 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
Peter Morris, 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
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 28, 2019

MEETING

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 00554980-000000. (FILE 2018-235) **(REQUEST TO CONTINUE TO DECEMBER 18, 2019)**

2. BENJAMIN HODGERS/BENJAMIN HODGERS REV. TRUST, 610 ELMA AVE., BIG PINE KEY, FLORIDA, MILE MARKER 30 OCEAN SIDE: AN APPEAL, PURSUANT TO SECTION 102-185 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, BY THE PROPERTY OWNER TO THE PLANNING COMMISSION CONCERNING THE BUILDING PERMIT APPLICATION REVIEW BY THE PLANNING DEPARTMENT DATED JANUARY 24, 2019 IN WHICH IT WAS DETERMINED THAT THE PARCEL DID NOT HAVE DENSITY FOR THE PROPOSED DWELLING UNIT. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS THE WEST 50 FEET OF THE EAST 200 FEET OF LOT 6, BLOCK "B" TOGETHER WITH THE WEST 50 FEET OF THE SOUTH ONE-HALF OF LOT 7, BLOCK "B", ACCORDING TO THE PLAT OF PINEY POINT SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 88, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND AN ADJACENT PARCEL OF SUBMERGED LAND AND FILLED LAND, HAVING PARCEL ID NUMBER 00112000-000000. (FILE 2019-027)

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM (RM) TO MIXED USE / COMMERCIAL (MC), FOR PROPERTY LOCATED AT 1668 BOGIE ROAD, BIG PINE KEY, APPROXIMATELY MILE MARKER 30.5, AS PROPOSED BY BARLOW BUILDING CONTRACTOR, LLC; 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 2019-037) **(REQUEST TO CONTINUE TO OCTOBER 30, 2019)**

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM IMPROVED SUBDIVISION (IS) TO MIXED USE (MU), FOR PROPERTY LOCATED AT 1668 BOGIE ROAD, BIG PINE KEY, APPROXIMATELY MILE MARKER 30.5, AS PROPOSED BY BARLOW BUILDING CONTRACTOR, LLC; 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 2019-036) **(REQUEST TO CONTINUE TO OCTOBER 30, 2019)**

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 11:10AM