

AGENDA

PLANNING COMMISSION

September 29, 2021

10:00 A.M.

CALL TO ORDER

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

Mayte Santamaria, Senior Planning Policy Advisor

Devin Tolpin, Principal Planner

Bradley Stein, Development Review Manager

Peter Morris, Assistant County Attorney

John Wolfe 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: August 25, 2021

AGENDA ITEMS:

1. 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 RUSSELL A. YAGEL, ESQ. FOR A PARCEL OF LAND LEGALLY DESCRIBED AS LOTS 1 THROUGH 14, SQUARE I, ELDORADO HEIGHTS, PLAT BOOK I PAGE 203 AND A PARCEL OF LAND IN SECTION 32, TOWNSHIP 61 SOUTH, RANGE 39 EAST AND A PARCEL OF SUBMERGED LAND IN THE BAY OF FLORIDA IN SECTION 32, TOWNSHIP 61 SOUTH, RANGE 39 EAST; HAVING REAL ESTATE NO: 00088170-000000 (FILE 2021-038)

[FILE](#)

[COMBINED SURVEYS](#)

[PUBLIC COMMENT](#)

[STAFF REPORT](#)

2. GREY PROPERTIES, LLC, VACANT LAND, BUTTONWOOD DRIVE, KEY LARGO, MILE MARKER 100: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE OF NINE FEET FROM THE REQUIRED 25-FOOT PRIMARY FRONT YARD SETBACK ADJACENT THE BUTTONWOOD DRIVE RIGHT-OF-WAY AND A VARIANCE OF TEN FEET FROM THE REQUIRED 20-FOOT REAR YARD SETBACK ADJACENT THE NORTHERN PROPERTY LINE OF THE SUBJECT PROPERTY. IF APPROVED, THE REQUIRED PRIMARY FRONT YARD SETBACK WOULD BE SIXTEEN FEET AND THE REQUIRED REAR YARD SETBACK WOULD BE TEN FEET. THE VARIANCES ARE REQUESTED IN ORDER TO CONSTRUCT A SINGLE-FAMILY RESIDENCE. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 13, BLOCK 1, OF LAZY LAGOON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 126 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00496640-000000 (FILE 2021-041)

[STAFF REPORT](#)

[FILE](#)

[COMBINED PLANS](#)

[ITEMS 2 & 3 PUBLIC COMMENT](#)

3. GREY PROPERTIES, LLC, 249 BAY DRIVE, KEY LARGO, MILE MARKER 100: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE OF NINE FEET FROM THE REQUIRED 25-FOOT PRIMARY FRONT YARD SETBACK ADJACENT THE BAY DRIVE RIGHT-OF-WAY AND A VARIANCE OF TEN FEET FROM THE REQUIRED 20-FOOT REAR YARD SETBACK ADJACENT THE SOUTHERN PROPERTY LINE OF THE SUBJECT PROPERTY. IF APPROVED, THE REQUIRED PRIMARY FRONT YARD SETBACK WOULD BE SIXTEEN FEET AND THE REQUIRED REAR YARD SETBACK WOULD BE TEN FEET. THE VARIANCES ARE REQUESTED IN ORDER TO CONSTRUCT A SINGLE-FAMILY RESIDENCE. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 12, BLOCK 1, OF LAZY LAGOON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 126 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00496630-000000 (FILE 2021-042)

[STAFF REPORT](#)

[FILE](#)

[COMBINED PLANS](#)

4. 13 PARK DRIVE, KEY LARGO, MILE MARKER 100: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE OF 14 FEET AND 2 INCHES TO THE REQUIRED 20 FOOT REAR NON-SHORELINE SETBACK. APPROVAL WOULD RESULT IN A SETBACK OF 5 FEET AND 10 INCHES. THE VARIANCE IS REQUESTED IN ORDER TO CONSTRUCT AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED ON THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 4, LESS THE NORTHERLY FIVE (5) FEET THEREOF, BLOCK 5, AMENDED PLAT OF KEY LARGO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 62 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00524040-000000 (FILE 2021-069)

[REQUEST TO CONTINUE](#)

5. MONROE COUNTY CONCH KEY AFFORDABLE HOUSING, 2 NORTH CONCH AVENUE, CONCH KEY, MILE MARKER

62.5: A PUBLIC HEARING CONCERNING A REQUEST FOR VARIANCES OF FIVE (5) FEET FROM THE REQUIRED 25-FOOT PRIMARY FRONT YARD SETBACK ADJACENT THE SOUTH CONCH AVENUE RIGHT-OF-WAY, A REDUCTION OF FIVE (5) FEET FROM THE REQUIRED 15-FOOT SECONDARY FRONT YARD SETBACK ADJACENT A SECONDARY PORTION OF SOUTH CONCH AVENUE RIGHT-OF-WAY (FORMALLY A PORTION OF US-1), A REDUCTION OF TWO AND A HALF (2.5) FEET FROM THE REQUIRED 15-FOOT SECONDARY FRONT YARD SETBACK ADJACENT THE NORTH CONCH AVENUE RIGHT-OF-WAY OF THE SUBJECT PROPERTY AND A REDUCTION OF TEN (10) FEET FROM THE REQUIRED TWENTY-FOOT REAR YARD SETBACK REQUIREMENT. APPROVAL WOULD RESULT IN THE PRIMARY FRONT YARD SETBACK ALONG SOUTH CONCH AVENUE OF TWENTY (20) FEET, THE SECONDARY FRONT YARD SETBACK ADJACENT A SECONDARY PORTION OF SOUTH CONCH AVENUE WILL BE TEN (10) FEET, THE SECONDARY FRONT YARD SETBACK ADJACENT NORTH CONCH AVENUE WOULD BE TWELVE AND A HALF (12.5) FEET AND THE REAR YARD SETBACK WOULD BE TEN (10) FEET. THE REQUESTED VARIANCES ARE REQUIRED FOR THE DEVELOPMENT OF TEN (10) DETACHED AFFORDABLE DWELLING UNITS. THE SUBJECT PROPERTY IS DESCRIBED AS PARCELS OF LAND IN SECTION 14, TOWNSHIP 65 SOUTH, RANGE 34 EAST, CONCH KEY, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBERS 00385780-000000 & 00385780-000400. (FILE 2021-098)

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[SURVEY](#)

[SITE PLAN](#)

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 01:21 P.M.