

AGENDA

PLANNING COMMISSION

November 16, 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

Bradley Stein, Development Review Manager

Tiffany Stankiewicz, Development Administrator

Peter Morris, Assistant County Attorney

Derek Howard, Assistant County Attorney

John Wolfe, Planning Commission Counsel

Ilze Aguila, Planning Commission Supervisor

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: October 27, 2021

AGENDA ITEMS:

1. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR JULY 13, 2021 THROUGH OCTOBER 12, 2021, ROGO (Quarter 1, Year 30). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.

(File 2021-189)

[STAFF REPORT](#)

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM MIXED USE (MU) TO DESTINATION RESORT (DR), FOR PROPERTY LOCATED AT 6000 PENINSULAR AVE., STOCK ISLAND, MILE MARKER 5, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00127480-000000, AS PROPOSED BY SMITH / HAWKS, PL ON BEHALF OF SH MARINAS 6000, 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 2020-037)

[STAFF REPORT](#)

3. SH MARINAS 6000, LLC., 6000 PENINSULAR AVENUE, STOCK ISLAND, FL 33040 MILE MARKER 5 OCEAN SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR A DEVELOPMENT AGREEMENT BETWEEN MONROE COUNTY, FLORIDA AND SH MARINAS 6000, LLC. AS IT RELATES TO THE REDEVELOPMENT OF A MARINA WITH ONE HUNDRED AND SEVEN (107) MARKET-RATE DWELLING UNITS, UP TO FORTY-ONE (41) TRANSIENT HOTEL DWELLING UNITS AND ACCESSORY STRUCTURES/USES THERETO, ON THE PROPERTY. NO STRUCTURES WILL BE HIGHER THAN 40 FEET PURSUANT TO SECTION 131-2(B) OF THE MONROE COUNTY LAND DEVELOPMENT CODE. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTIONS 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00127480-000000 (FILE 2020-047)

[STAFF REPORT](#)

4. BANYAN GROVE RESIDENCES, LTD., 5455 MACDONALD AVENUE, STOCK ISLAND, FL 33040 MILE MARKER 5 OCEAN SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR AN AMENDMENT TO A DEVELOPMENT AGREEMENT BETWEEN MONROE COUNTY, FLORIDA AND BANYAN GROVE RESIDENCES, LTD. AS IT RELATES TO A TIME EXTENSION OF THE AGREEMENT AND TO CLARIFY THE TRANSFER OF MARKET-RATE DWELLING UNITS, AS WAS PREVIOUSLY ALLOWED UNDER LAND DEVELOPMENT REGULATIONS AT THE TIME OF THE ORIGINAL AGREEMENT. THE HEIGHT OF THE STRUCTURES IS NOT AMENDED WITH THIS REQUEST. THE SUBJECT PROPERTY IS DESCRIBED AS LOTS 5 THRU 16, AND A PORTION OF LOTS 4 AND 17, SQUARE 29, AS SHOWN ON THE PLAT OF "STOCK ISLAND MALONEY SUBDIVISION" AS RECORDED IN PLAT BOOK 1 AT PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA, HAVING PARCEL ID NUMBER 00124140-000000

(FILE 2021-027)

[STAFF REPORT](#)

5. 6-7-8, US 1, LLC, 323 OVERSEAS HWY, BIG COPPITT KEY, FLORIDA, MILE MARKER 10 GULF SIDE: A PUBLIC HEARING CONCERNING AN APPEAL, PURSUANT TO SECTION 102-185 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, BY THE PROPERTY OWNER TO THE PLANNING COMMISSION CONCERNING A LETTER OF UNDERSTANDING DATED APRIL 7, 2021 FROM THE SENIOR DIRECTOR OF PLANNING & ENVIRONMENTAL RESOURCES. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOTS 6, 7 AND 8, BLOCK 1, AMENDED PLAT OF COPPITT SUBDIVISION (A RESUBDIVISION OF PLAT BOOK 3, PAGE 116), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4 PAGE 50 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00149430-000000. (FILE 2021-080) **MONROE COUNTY REQUEST TO RESCHEDULE**

6. SERGIO VELIKOPOLJSKI, 180 POMPANO DRIVE, KEY LARGO, FLORIDA, MILE MARKER 104 OCEAN SIDE: A PUBLIC HEARING CONCERNING AN APPEAL, PURSUANT TO SECTION 102-185 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, BY THE PROPERTY OWNER TO THE PLANNING COMMISSION CONCERNING AN ADMINISTRATIVE DECISION OF THE SENIOR DIRECTOR OF PLANNING & ENVIRONMENTAL RESOURCES DATED MARCH 10, 2021, IN WHICH THE PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT DENIED THE ASSIGNED BUILDING PERMIT APPLICATION #17305163. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 7, BLOCK 10, ANGLERS PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 159, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF SUBMERGED LAND IN KEY LARGO SOUND, HAVING PROPERTY ID NUMBER 00552670-000000. (FILE 2021-059) **REQUEST TO CONTINUE TO DECEMBER 15, 2021**

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