

AGENDA

PLANNING COMMISSION

December 15, 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

Bradley Stein, Development Review Manager

Matt Restaino, Senior Planner

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: November 15, 2021

AGENDA ITEMS:

1. 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)

<https://www.monroecounty-fl.gov/DocumentCenter/View/30160/2021-059-SR-PC-111621-w-attachments>

<https://www.monroecounty-fl.gov/DocumentCenter/View/30129/2021-059-FILE>

2. SANDY SPRUNT WILDLIFE AREA, VACANT PROPERTY ALONG OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 94: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE OF THIRTY-TWO (32) FEET TO THE ACCESS STANDARDS SET FORTH IN CHAPTER 114, ARTICLE VII OF THE MONROE COUNTY LAND DEVELOPMENT CODE (LDC). APPROVAL WOULD RESULT IN ONE ACCESS DRIVE TO U.S. 1 ON THE SUBJECT PROPERTY THAT WOULD BE SPACED 368 FEET FROM THE NEAREST ACCESS FROM THE SOUTH. THE VARIANCE IS REQUESTED IN ORDER TO PROVIDE A PARKING AREA AND A PAVILION, FOR A DAY USE PARK ON THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTION 23, TOWNSHIP 62 SOUTH, RANGE 38 EAST, ON KEY LARGO, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00089000-000000. (FILE 2021-211)

[STAFF REPORT](#)

[FILE](#)

[SITE PLAN & SURVEY](#)

3. 26 EVERGREEN TERRACE, KEY HAVEN, MILE MARKER 6: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE OF 10 FEET TO THE REQUIRED 15-FOOT SECONDARY FRONT YARD, NON-SHORELINE SETBACK, WHICH IS ADJACENT TO THE NORTHWESTERN PROPERTY LINE/EVERGREEN AVENUE RIGHT-OF-WAY. APPROVAL WOULD RESULT IN A SETBACK OF 5 FEET. THE REQUESTED VARIANCE IS REQUIRED FOR THE DEVELOPMENT OF A PROPOSED PRIVATE SWIMMING POOL. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 13, IN BLOCK 4, OF KEY HAVEN – TENTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 114, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00140410-000000. (FILE 2021-106)

[STAFF REPORT](#)

[FILE](#)

4. STAFF PRESENTATION REGARDING THE "DECEMBER 1985 HABITAT CLASSIFICATION AERIAL PHOTOGRAPHS," USED BY THE COUNTY AS A GENERAL GUIDE TO HABITAT CHARACTERISTICS, SUPPLEMENTED BY RECENT AERIAL PHOTOGRAPHY AND EXISTING SITE ANALYSIS TO DETERMINE ANY INCREASES AND/OR LOSSES IN THE AMOUNT OF UPLAND NATIVE VEGETATION, AS REQUESTED BY THE PLANNING COMMISSION AT THEIR APRIL 28, 2021 MEETING.

[STAFF REPORT](#)

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