

# **AGENDA**

## **PLANNING COMMISSION**

May 25, 2022

10:00 A.M.

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

#### **COMMISSION:**

Joe Scarpelli, Chair

George Neugent, Commissioner

Ron Demes, Commissioner

David Ritz, Commissioner

Rosemary Thomas, Commissioner

Douglas Pryor, Ex-Officio Member (MCSD)

Christina Gardner, 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

Devin Tolpin, Principal Planner

Matt Restaino, Senior Planner

Peter Morris, 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:** March 23, 2022

### **AGENDA ITEMS:**

05/25/2022

**1. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM** FOR JANUARY 13, 2022, THROUGH APRIL 12, 2022, ROGO (Quarter 3, Year 30). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY. (FILE 2021-189)  
[STAFF REPORT](#)

**2. LANDCO LLC, 30662 U.S. 1, BIG PINE KEY, MILE MARKER 31:** A PUBLIC HEARING CONCERNING A REQUEST FOR A TIME EXTENSION TO A MAJOR CONDITIONAL USE PERMIT AMENDMENT. THE REQUESTED APPROVAL IS REQUIRED TO ALLOW MORE TIME TO IMPLEMENT A PREVIOUSLY APPROVED AMENDMENT TO A MAJOR CONDITIONAL USE PERMIT (FILE #2010-128). THE TIME EXTENSION IS REQUESTED DUE TO DELAYS RELATED TO HURRICANE IRMA AND COVID-19. THE SUBJECT PROPERTIES ARE DESCRIBED AS THREE (3) PARCELS OF LAND IN SECTION 26, TOWNSHIP 66 SOUTH, RANGE 29 EAST, BIG PINE KEY, MONROE COUNTY, FLORIDA, PARCEL ID NUMBERS 00275410-000000, 00275430-000000, AND 00275450-000000. (FILE 2020-006)  
[STAFF REPORT](#)  
[FILE](#)

**3. SH MARINAS 6000, LLC., 6000 PENINSULAR AVENUE, STOCK ISLAND, MILE MARKER 5 OCEAN SIDE:** A PUBLIC HEARING CONCERNING A REQUEST FOR A MAJOR CONDITIONAL USE PERMIT BY SH MARINAS 6000, LLC. AS IT RELATES TO THE REDEVELOPMENT OF A MARINA WITH ONE HUNDRED AND SEVEN (107) ATTACHED RESIDENTIAL DWELLING UNITS TO BE UTILIZED AS VACATION RENTALS, UP TO FORTY-ONE (41) TRANSIENT HOTEL ROOM UNITS, THREE (3) AFFORDABLE DWELLING UNITS AND ACCESSORY STRUCTURES/USES THERETO, ON THE PROPERTY. 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 2021-195)  
[STAFF REPORT](#)  
[FILE](#)  
[COMBINED PLANS](#)  
[TRAFFIC STUDY](#)

**4. SH MARINAS 6000, LLC., 6000 PENINSULAR AVENUE, STOCK ISLAND, MILE MARKER 5.5 OCEAN SIDE:** A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE TO THE PARKING REQUIREMENTS OF LAND DEVELOPMENT CODE SECTION 114-67. APPROVAL OF THE VARIANCE WOULD PERMIT STACKED PARKING FOR VALETING OF VEHICLES. THE REQUESTED VARIANCE IS REQUIRED FOR THE REDEVELOPMENT OF AN EXISTING MARINA AND RESORT WITH ONE HUNDRED AND SEVEN (107) ATTACHED RESIDENTIAL DWELLING UNITS TO BE UTILIZED AS VACATION RENTALS, UP TO FORTY-ONE (41) TRANSIENT HOTEL ROOM UNITS, THREE (3) AFFORDABLE DWELLING UNITS AND ACCESSORY STRUCTURES/USES THERETO, ON THE PROPERTY. 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 2022-063)  
[STAFF REPORT](#)  
[FILE](#)  
[COMBINED PLANS](#)

**5. POLECAT FAMILY REVOCABLE TRUST, 85 HENRY MORGAN DRIVE, KEY LARGO, MILE MARKER 98, BAYSIDE:** A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE TO THE REAR YARD SETBACK REQUIREMENT, TO CONSTRUCT AN ADDITION TO AN EXISTING NONCONFORMING SINGLE-FAMILY RESIDENCE. THE SUBJECT PROPERTY IS LOCATED AT 85 HENRY MORGAN DRIVE, KEY LARGO, LEGALLY DESCRIBED AS LOTS 2, 3, AND 16, BLOCK 7, PIRATES COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 18 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00493710-000000 (FILE 2022-028).

**STAFF REPORT**

**FILE**

**COMBINED PLANS**

Please visit the Monroe County Website at [www.monroecounty-fl.gov](http://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** 11:40 AM