

Agenda

PLANNING COMMISSION
JUNE 24, 2020
10:00 A.M

CALL TO ORDER: 10:00 A.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:

Tom Coward, Chair
Bill Wiatt, Vice Chair
Ron Miller, Commissioner
Joe Scarpelli, Commissioner
Ron Demes, Commissioner

STAFF:

Emily Schemper, Sr. Director of Planning and Environmental Resources
Cheryl Cioffari, Assistant Director of Planning
Steve Williams, Assistant County Attorney
John Wolfe, Planning Commission Counsel
Mike Roberts, Assistant Director, Environmental Resources
Mayte Santamaria, Senior Planning Policy Advisor
Bradley Stein, Development Review Manager
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: MAY 27, 2020

MEETING

NEW ITEMS:

06.24.20

1. A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION ADOPTING RULES AND PROCEDURES FOR THE ADMINISTRATION AND CONDUCT OF PROCEEDINGS AND HEARINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS AND PRIOR RESOLUTIONS ESTABLISHING RULES OF PROCEDURE; PROVIDING FOR AN EFFECTIVE DATE.

2. BEARDS & BREWS, LLC, 5450 MACDONALD AVENUE, STOCK ISLAND, MILE MARKER 5: A PUBLIC HEARING CONCERNING A REQUEST FOR A 2COP ALCOHOLIC BEVERAGE SPECIAL USE PERMIT. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00125170-000000. (FILE 2019-058)

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO THE MONROE COUNTY LAND DEVELOPMENT CODE TO AMEND SECTION 101-1 AFFORDABLE HOUSING DEFINITIONS BY CREATING A DEFINITION FOR AREA MEDIAN INCOME, WORKFORCE AND WORKFORCE HOUSING; AMEND CHAPTER 139-1 TO CLARIFY THE AFFORDABLE AND EMPLOYEE HOUSING ADMINISTRATION, TO INCORPORATE NONRESIDENTIAL AND TRANSIENT INCLUSIONARY REQUIREMENTS BY PROVIDING REGULATIONS REGARDING THE PROVISION OF AFFORDABLE HOUSING FOR THE DEVELOPMENT AND REDEVELOPMENT OF NONRESIDENTIAL AND TRANSIENT USES; MODIFYING THE LINKAGE PROVISIONS; AMENDING AND/OR ADDING FOR CONSISTENCY PURPOSE RELATED PROVISIONS; 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 AND INCORPORATION IN THE MONROE COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2019-097)

4. TYLER GOODERE, 5650 LAUREL AVE, LLC, 5650 LAUREL AVENUE, STOCK ISLAND, MILE MARKER 5: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE TO THE FRONT AND PRIMARY SIDE YARD SETBACK REQUIREMENTS IN SECTION 131-1 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, THE LOADING ZONE SIZE REQUIREMENT IN SECTION 114-69 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, AND TO ELIMINATE THE CLASS C DISTRICT BOUNDARY BUFFER REQUIRED IN SECTION 114-126 OF THE MONROE COUNTY LAND DEVELOPMENT CODE. THE REQUESTED VARIANCE WOULD ALLOW FOR PARKING WITHIN THE FRONT AND SIDE YARD SETBACKS, FOR THE DEVELOPMENT OF A PROPOSED MIXED-USE BUILDING WITH 2 AFFORDABLE UNITS AND LIGHT INDUSTRIAL SPACE. THE SUBJECT PROPERTY IS DESCRIBED AS LOT FIVE IN SQUARE THIRTY-ONE, MCDONALD'S PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00124390-000000. (FILE 2019-146)

5. 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 105020, 105040, AND 105050 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 105, LEGALLY DESCRIBED AS BLOCK 3, LOTS 1-10, REVISED AMENDED PLAT OF RIVIERA VILLAGE (PLAT BOOK 2, PAGE 80), MONROE COUNTY, FLORIDA, HAVING PARCEL ID NOS. 00510550-000000, 00510560-000000, 00510570-000000, 00510590-000000, 00510610-000000 and 00510630-000000, AS PROPOSED BY ROBERT M. AND YVETTE DOHERTY, LORI STEPHENSON AND 3JL, 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 2019-191)

6. 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 105020, 105040, AND 105050 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 105, LEGALLY DESCRIBED AS BLOCK 3, LOTS 1-10, REVISED AMENDED PLAT OF RIVIERA VILLAGE (PLAT BOOK 2, PAGE 80), MONROE COUNTY, FLORIDA, HAVING PARCEL ID NOS. 00510550-000000, 00510560-000000, 00510570-000000, 00510590-000000, 00510610-000000, 00510630-000000, AS PROPOSED BY ROBERT M. AND YVETTE DOHERTY, LORI STEPHENSON AND 3JL, 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 2019-157)

7. KEY LARGO OCEAN RESORT CONDOMINIUM ASSOCIATION, INC., 94825 OVERSEAS HWY, UNITS 1-285, KEY LARGO, FL 33037 MILE MARKER 94.8 OCEAN SIDE: A PUBLIC MEETING CONCERNING A REQUEST FOR AN AMENDMENT TO A DEVELOPMENT AGREEMENT BETWEEN MONROE COUNTY, FLORIDA AND KEY LARGO OCEAN RESORT CONDOMINIUM ASSOCIATION, INC. AS IT RELATES TO THE DEVELOPMENT OF 285 PERMANENT, MARKET-RATE 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 13 AND 14, TOWNSHIP 62 SOUTH, RANGE 38 EAST, KEY LARGO, BEING PART TRACT 10 AND PART TRACT 11 OF SOUTHCLIFF ESTATES (PLAT BOOK 2, PAGE 45), MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00483401-0000000. (FILE # 2020-001)

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