

RESOLUTION NO. 19-11-102

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF MONTE W. GREEN FOR MAJOR CONDITIONAL USE APPROVAL TO ALLOW FOR THE ADDITION OF 8,000 SQUARE FEET OF OUTSIDE STORAGE AREA TO AN EXISTING 19,125 SQUARE FOOT MINI-STORAGE FACILITY FOR PROPERTY LOCATED AT 86430 OVERSEAS HIGHWAY ON PLANTATION KEY IN THE I (INDUSTRIAL) ZONING DISTRICT, WITH REAL ESTATE NUMBER 00091980-000000, AS LEGALLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE. (File No.: PLCUP20190017)

WHEREAS, Monte Green, LLC, (the "Applicant") has submitted an application for a Major Conditional Use pursuant to Section 30-217 of the Code of Ordinances (the "Code") of Islamorada, Village of Islands, Florida (the "Village") to allow for the addition of 8,000 square feet of outside storage area to an existing 19,125 square foot mini-storage facility on property located at 86430 Overseas Highway within the Village, as legally described herein (the "Property"); and,

WHEREAS, the Property is located within the Industrial (I) Zoning District; and

WHEREAS, the Director (the "Director") issued a Notice of Public Hearing on November 6, 2019; and,

WHEREAS, on November 21, 2019, the Village Council conducted a duly noticed public hearing regarding the Request.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and incorporated into this Resolution by this reference.

Section 2. Findings of Fact.

The Village Council, having considered the testimony and evidence presented by all parties, including Village Staff, does hereby find and determine:

(1) The Application for a Major Conditional Use **does** meet the requirements set forth in Code Section 30-217 and **has** demonstrated through competent substantial evidence that the criteria for granting the Request have been met; and

(2) The Village Council **approves** the Request submitted by the Applicant, which is attached as Exhibit "A" and incorporated herein by this reference, for the following described property:

THE WEST 255 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 63 SOUTH, RANGE 37 EAST, LESS THE WEST 245 FEET OF THE SOUTH 790 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 63 SOUTH, RANGE 37 EAST, PLANTATION KEY, MONROE COUNTY, FLORIDA., LYING NORTHERLY OF THE OVERSEAS HIGHWAY. (U.S. HIGHWAY NO. ONE).

Section 3. Conclusions of Law.

Based upon the above Findings of Fact, the Village Council does hereby make the following Conclusions of Law:

(1) The Request has been processed in accordance with the Village Comprehensive Plan and the Code; and

(2) In rendering its decision, as reflected in this Resolution, the Village Council has:

- (a) Accorded procedural due process; and
- (b) Observed the essential requirements of the law; and
- (c) Supported its decision by competent substantial evidence contained within the record.

Section 4. Effective Date.

This Resolution shall not take effect until after both thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Code; and following the thirty (30) days, this resolution shall not be effective or acted upon by the Applicant until forty-five (45) days following the rendition to the Department of Economic Opportunity (DEO), pursuant to Chapter 9J-1 of the Florida Administrative Code. During those forty-five (45) days, the DEO may appeal this resolution to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this Resolution until the appeal is resolved by agreement or order.

The foregoing resolution was offered by Vice Mayor Mike Forster, who moved its passage on first reading. This motion was seconded by Councilwoman Cheryl Meads, and upon being put to a vote, the vote was as follows:

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:

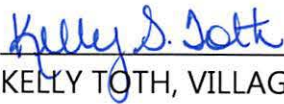
Mayor Deb Gillis	YES
Vice-Mayor Mike Forster	YES
Councilwoman Cheryl Meads	YES
Councilman Jim Mooney	YES
Councilman Ken Davis	YES

PASSED AND ADOPTED THIS 21st DAY OF NOVEMBER, 2019.



DEB GILLIS, MAYOR

ATTEST:



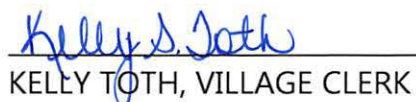
KELLY TOTH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND BENEFIT OF
ISLAMORADA, VILLAGE OF ISLANDS ONLY

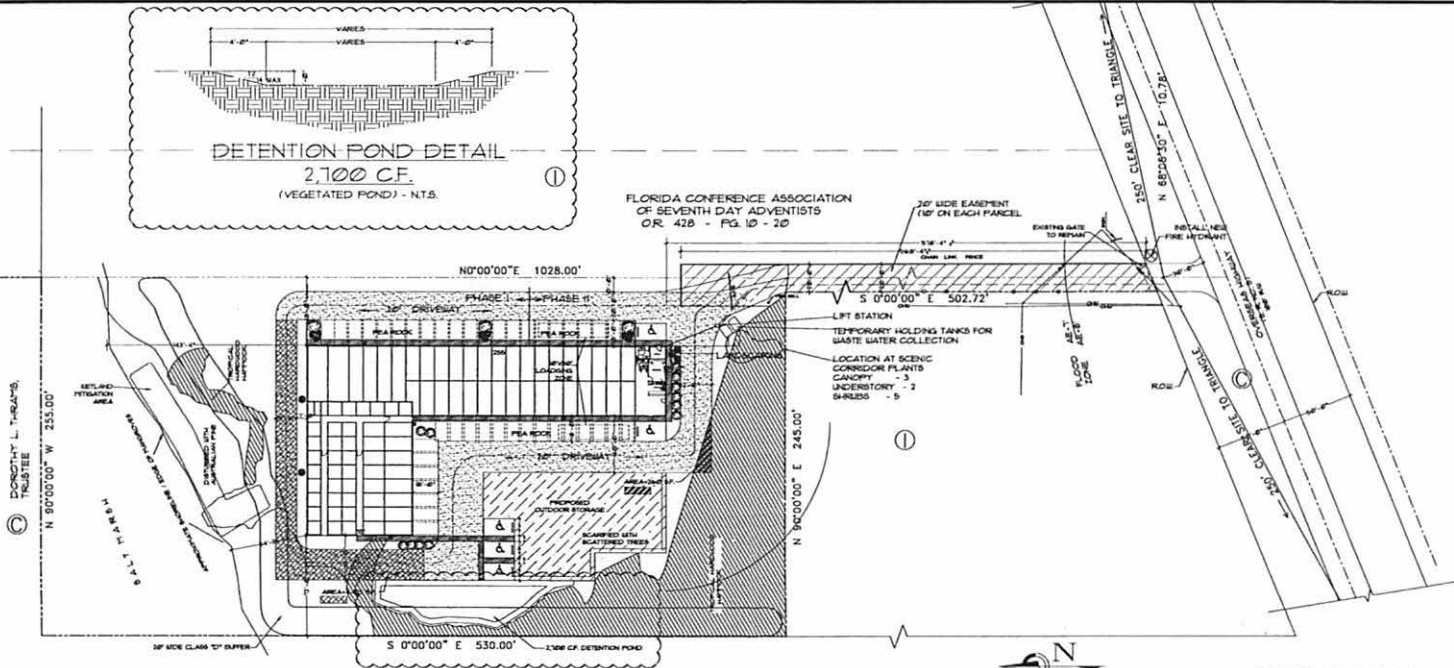
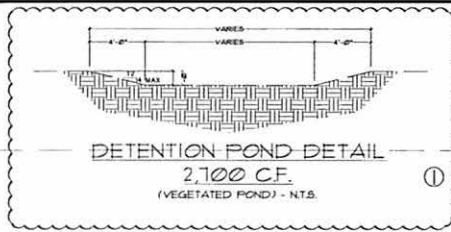


ROGET V. BRYAN, VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this 22 day of November 2019.



KELLY TOTH, VILLAGE CLERK



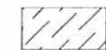
FLORIDA CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS
O.R. 428 - PG. 10 - 20

KEYS
ENGINEERING SERVICES
DANIEL L. JOHNSON, P.E. (FL) 001-881-8244
18400 OVERSEAS HIGHWAY
ISLAMORADA, FLORIDA 33636

EXISTING BUILDING SIZE = 19,125 SF.

SCOPE OF CHANGE:

43,763 SF. OF OUTDOOR STORAGE



LEGAL DESCRIPTION

THE WEST 255 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 63 SOUTH, RANGE 31 EAST, LESS THE WEST 245 FEET OF THE SOUTH 750 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 63 SOUTH, RANGE 31 EAST, PLANTATION KEY, MONROE COUNTY, FLORIDA, LYING NORTHERLY OF THE OVERSEAS HIGHWAY, (U.S. HIGHWAY NO. ONE).

1. ZONING

ZONING INDUSTRIAL
FLOOD ZONE AET-1 AEB*

○ DENOTES ADJACENT PROPERTY ZONING

2. BUILDING CLASSIFICATION

USE STORAGE
OCCUPANCY S-STORAGE
CONSTRUCTION TYPE TYPE V-UNSPRINKLED

3. LOT AREA

TOTAL AREA OF DISTURBED UPLANDS 111,625 SF = 2.21 ACRES
SALTMARSH & BUTTWOODS 18,730 SF = 0.43 ACRES
HAMMOCK 18,753 SF = 0.43 ACRES
TOTAL 159,108 SF = 3.13 ACRES
TOTAL AREA OF SCARIFIED AND DISTURBED WITH AUSTRALIAN PINE 98,867 SF = 2.1 ACRES

4. ADDITIONAL DRIVEWAY AREA 4,473 SF.

5. ADDITIONAL AREA OF HAMMOCK REMOVED 308 SF.

6. OPEN SPACE

TOTAL LOT SIZE 98,867 SF.
IMPERVIOUS AREA 53,162 SF.
OPEN SPACE RATIO 46.2%

7. SET BACKS

	MIN. ALLOWABLE	PROPOSED
FRONT (US 1)	25'-0"	57'-0"
SIDE	10'-0"	11'-0"
SIDE	10'-0"	10'-0"
REAR	25'-0"	54'-10"

8. BUILDING AREA

MAX. ALLOWABLE PROPOSED LOT COVERAGE 19,125 SF.

9. FLOOR AREA

MAX. ALLOWABLE PROPOSED UNITS / ACRE 0.25 0.167

10. PARKING

	REQUIRED	REQUIRED	PROPOSED
TOTAL: SFC/SF GROSS	1 / 1000 SF.	20	46
ACCESSIBLE SPACES		5	5

11. LANDSCAPING FOR PARKING

PLANTING AREA 2,065 SF.
CANOPY - 1
UNDERSTORY - 2
SHRUBS - 11

12. NO OUTDOOR LIGHTING PROPOSED - AREA WILL ONLY BE OPEN DURING DAYLIGHT HOURS

13. OCCUPANT LOAD

STORAGE	FLOOR AREA	AREA PER OCCUPANT	NO. OCCUPANTS
	19,125 SF	300 GROSS	64
BATHROOMS	1 UNIBX		

14. BUFFERS

- A. SCENIC CORRIDOR 10' BUFFER *
 - CANOPY - 3
 - UNDERSTORY - 2
 - SHRUBS - 5
- B. BETWEEN INDUSTRIAL & CONSERVATION ZONE *
 - CLASS "D" - 20' WIDE - 800 L.F.
 - CANOPY - 52
 - UNDERSTORY - 28
 - SHRUBS - 224

* EXISTING VEGETATION WILL BE USED WITHIN THE BUFFER AREAS

SITE PLAN

SCALE @ 1" = 40'-0"

PROPERTY ADDRESS:
86430 OVERSEAS HIGHWAY

70

12/4/17

TITLE: SITE PLAN - PHASE II
PROJECT: GREEN MINI WAREHOUSE MM 86 (BAYSIDE) ISLAMORADA, FLORIDA

DRAWING NO: C-1
PROJECT NO: D-11-200