

AGENDA

PLANNING COMMISSION HEARING

January 25, 2023

10:00 A.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:

Joe Scarpelli, Chair

Ron Demes, Vice Chair

George Neugent, 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

Brad Stein, Development Review Manager

Devin Tolpin, Principal Planner

Peter Morris, Assistant County Attorney

Patrick Stevens, 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: December 14, 2022

AGENDA ITEMS:

1. 94111 TAVERNIER, LLC, PROPERTY ALONG OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 94.5: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE TO THE ACCESS STANDARDS SET FORTH IN CHAPTER 114, ARTICLE VII OF THE LAND DEVELOPMENT CODE. APPROVAL WOULD RESULT IN ONE ACCESS DRIVE TO U.S. 1 ON THE SUBJECT PROPERTY THAT WOULD BE SPACED TWO HUNDRED AND THIRTY (230) FEET FROM AN EXISTING CURB CUT TO THE NORTHEAST AND ONE HUNDRED AND FORTY (140) FEET TO A RIGHT OF WAY TO THE SOUTHWEST. THE VARIANCE IS REQUESTED IN ORDER TO PROVIDE ACCESS TO A PROPOSED SINGLE FAMILY DWELLING ON THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 2, BLOCK 1, SEASIDE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 97, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00491580-000000. (FILE 2022-242)

[STAFF REPORT](#)

[FILE](#)

[SURVEY](#)

2. JAVIER TRUCKING INC., 102091 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 102: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE TO ACCESS STANDARDS SET FORTH IN CHAPTER 114, ARTICLE VII OF THE MONROE COUNTY LAND DEVELOPMENT CODE. APPROVAL WOULD RESULT IN AN ACCESS DRIVE TO U.S. 1 THAT IS SPACED APPROXIMATELY 25 FEET FROM AN EXISTING CURB CUT TO THE SOUTH AND 125 FEET FROM THE LIME DRIVE CURB CUT TO THE NORTH. THE VARIANCE IS REQUESTED FOR THE DEVELOPMENT OF A LIGHT INDUSTRIAL AGGREGATE STORAGE YARD WITH AN OFFICE ON THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS ALL OF LOT 13, AND THE NORTHEASTERLY ONE HALF OF LOT 14, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS ACROSS THE SOUTHEASTERLY 10 FEET OF THE SOUTHWESTERLY ONE HALF OF LOT 14, BLOCK 5, PAMELA VILLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 125, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00464610-000000. (FILE 2022-214)

[STAFF REPORT](#)

[FILE](#)

[COMBINED PLANS](#)

3. 7-ELEVEN (DANIEL BARRY, Jr. & ARCHER BARRY), 98200 OVERSEAS HIGHWAY, KEY LARGO, FL 33037 MILE MARKER 98: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE TO ACCESS STANDARDS SET FORTH IN CHAPTER 114, ARTICLE VII OF THE MONROE COUNTY LAND DEVELOPMENT CODE BY AXIS INFRASTRUCTURE, LLC. ON BEHALF OF DANIEL & ARCHER BARRY. APPROVAL WOULD RESULT IN FOUR (4) ACCESS DRIVES ON THE SUBJECT PROPERTY THAT ARE SPACED LESS THAN THE REQUIRED DISTANCE OF 245 FEET FROM ONE ANOTHER AND ADJACENT CURB CUTS. THE VARIANCE IS REQUESTED FOR THE DEVELOPMENT OF A HIGH INTENSITY COMMERCIAL 7-ELEVEN CONVENIENCE STORE WITH 11 FUELING STATIONS, ON PROPERTY DESCRIBED AS LOTS 1 THROUGH 6, BLOCK 1, ROCK HARBOR ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 187, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00519590-000000. (FILE 2022-206)

[STAFF REPORT](#)

[FILE](#)

[COMBINED PLANS](#)

[PUBLIC COMMENT](#)

4. A PUBLIC HEARING TO CONSIDER REQUEST(S) FOR DISSOLUTION OF THE AUTOMATIC STAY, UNDER LAND DEVELOPMENT CODE SECTION 102-185(d), ASSOCIATED WITH THE ADMINISTRATIVE APPEAL FILED BY NEIL HEDRICK AS THE SOLE PRINCIPAL OF DALK LAND, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, IN CONNECTION TO REVISION F, TO PERMIT NO. 09100217, OF PETER G. GIAMPAOLI.

[Certification-to-Dissolve-Deny-Stay](#)

[Intervenors-Exhibits---Dalk-Land-LP](#)

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