

AGENDA

PLANNING COMMISSION HEARING

February 22, 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

Jay Berenzweig, Principal Environmental Planner

Devin Tolpin, Principal Planner

Tiffany Stankiewicz, Development Administrator

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: January 25, 2023

AGENDA ITEMS:

1. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR OCTOBER 13, 2022, THROUGH JANUARY 12, 2023, ROGO (Quarter 2, Year 31). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.

(FILE 2022-140)

[STAFF REPORT](#)

2. DBA KEY LARGO FISHERIES, KLF RE, LLC, 1313 OCEAN BAY DRIVE, KEY LARGO, MILE MARKER 99 OCEAN SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR A 5COP SFS ALCOHOLIC BEVERAGE USE PERMIT, WHICH WOULD ALLOW FOR THE SALE OF BEER, WINE, AND LIQUOR FOR CONSUMPTION ON PREMISES OF THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS DESCRIBED AS PARCELS OF LAND IN SECTION 33, TOWNSHIP 61 SOUTH RANGE 39 EAST, KEY LARGO, FLORIDA, HAVING PARCEL ID NUMBERS 00502870-000000, 00497620-000000, AND 00497600-000000. (FILE 2022-233)

CONTINUED TO MARCH 29, 2023

3. DBA PINFISH ENTERTAINMENT, FLORIDA KEYS ENTERTAINMENT, LLC, UNITS 19-21, 91200 OVERSEAS HIGHWAY, TAVERNIER, MILE MARKER 91 BAY SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR A 2COP ALCOHOLIC BEVERAGE USE PERMIT, WHICH WOULD ALLOW FOR THE SALE OF BEER AND WINE FOR ON PREMISES CONSUMPTION OR PACKAGE SALES WITHIN UNITS 19-21 OF AN EXISTING SHOPPING CENTER. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTION 33, TOWNSHIP 62 SOUTH RANGE 38 EAST, TAVERNIER, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00089910-000100. (FILE 2022-247)

[STAFF REPORT](#)

[FILE](#)

[COMBINED PLANS](#)

4. HARBOR COURSE PROPERTIES, LLC; 610 CORAL LANE, HARBOR COURSE SOUTH, KEY LARGO, FL (OCEAN REEF CLUB): 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 A LETTER OF UNDERSTANDING REGARDING A SINGLE FAMILY RESIDENCE DEVELOPMENT ISSUED BY THE SENIOR DIRECTOR OF PLANNING & ENVIRONMENTAL RESOURCES DATED JULY 21, 2022. THE PROPERTY IS LEGALLY DESCRIBED AS LOT 6, BLOCK 8, HARBOR COURSE SOUTH SECTION FOUR, OCEAN REEF PLAT NO. 19, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 54 OF THE PUBLIC RECORDS OF MONROE COUNTY, FL AND A PORTION OF SECTION 19, TOWNSHIP 59 SOUTH, SECTION FOUR, OCEAN REEF PLAT NO. 19, HAVING PARCEL IDENTIFICATION NUMBER 00573720-000600. (FILE 2022-165) **CONTINUED TO MARCH 29, 2023**

5. A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION ADOPTING A RULE OF PROCEDURE PROVIDING THAT FAILURE TO FILE A TIMELY MOTION FOR REHEARING WITH THE PLANNING COMMISSION, IN ITS CAPACITY AS THE LOWER TRIBUNAL IN ADMINISTRATIVE AND/OR JUDICIAL APPEALS, PROCEEDINGS, OR ACTIONS, BRINGING TO ITS ATTENTION ANY AND ALL PUTATIVE INSUFFICIENCIES IN THE FINDINGS OF FACT, SUMMARIES, CLEAR STATEMENTS, OR CONCLUSIONS OF LAW ENTERED IN ITS WRITTEN DECISION BY EXHAUSTIVELY IDENTIFYING ANY AND ALL SUCH PUTATIVE INSUFFICIENCIES AND REQUESTING ENTRY OF A MORE COMPLETE ORDER FULLY ADDRESSING SUCH INSUFFICIENCIES, IS AND SHALL BE DEEMED A BINDING WAIVER OF SUCH ISSUE(S) AND IRREMIEDIABLE FAILURE TO PRESERVE ERROR ON SUCH GROUND(S) IN ANY APPEAL, PROCEEDING, OR ACTION, THAT SEEKS ADMINISTRATIVE OR JUDICIAL RELIEF FROM SAID WRITTEN DECISION. (FILE 2023-031)

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 10:15 am