

# AGENDA

## PLANNING COMMISSION HEARING

April 26, 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

Liz Lustberg, Senior Planner

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: February 22, 2023

**1. 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)

[STAFF REPORT](#)

[FILE](#)

[COMBINED PLANS](#)

**2. 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)

[STAFF REPORT](#)

[FILE](#)

**3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING MONROE COUNTY COMPREHENSIVE PLAN, ESTABLISHING GOAL 112, OBJECTIVE 112.1, POLICY 112.1.1, OBJECTIVE 112.2 AND POLICY 112.2.1, TO CREATE SITE-SPECIFIC DEVELOPMENT STANDARDS, DEVIATIONS AND EXEMPTIONS FOR OCEAN REEF, AS PROPOSED BY SMITH HAWKS PL, ON BEHALF OF OCEAN REEF CLUB, INC. AND OCEAN REEF COMMUNITY ASSOCIATION, INC.; 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; PROVIDING FOR AN EFFECTIVE DATE (FILE 2019-142)

[STAFF REPORT](#)

[FILE](#)

[PUBLIC COMMENT](#)

**4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING MONROE COUNTY CODE TO AMEND SECTION 130-141 TO CREATE THE OCEAN REEF OVERLAY DISTRICT AND ESTABLISH A PURPOSE AND INTENT, BOUNDARY, EXEMPTIONS FOR NONCONFORMING USES AND STRUCTURES, EXEMPTIONS FROM DEVELOPMENT STANDARDS ESTABLISHED WITHIN CHAPTER 114, AND MODIFICATIONS TO SETBACKS FOR ACCESSORY STRUCTURES AS PROPOSED BY SMITH/HAWKS PL ON BEHALF OF OCEAN REEF CLUB, INC. 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 CODE; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2019-025)

[STAFF REPORT](#)

[FILE](#)

**5. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP TO APPLY THE OCEAN REEF OVERLAY DISTRICT FOR PROPERTIES LOCATED AT 100 ANCHOR DRIVE, 30 OCEAN REEF DRIVE, 90 ANDROS ROAD, 101 ANDROS ROAD, BEACH ROAD, OCEAN REEF DRIVE, 301 OCEAN REEF DRIVE, 650 BEACH ROAD, 314 ANCHOR DRIVE, 1 DOCKSIDE LANE, 31 OCEAN REEF DRIVE, 2 DOCKSIDE DRIVE, 395 S. HARBOR DRIVE, 100 COUNTRY CLUB ROAD, 120 NIRVANA LANE, 100 NIRVANA LANE, 314 ANCHOR DRIVE, TORCHWOOD LANE; KEY LARGO, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBERS 00572797-003600, 00572795-001000, 00570460-000000, 00570450-000000, 00569510-000000, 00569500-000000, 00569470-000100, 00569490-000000, 00569470-000000, 00569480-000000, 00569482-000000, 00081780-000300, 00081760-000100, 00081760-000000, 00081880-000100, 00081760-000200, 00081740-000500, 00081720-000000, 00081710-000000, AND 00572797-003800; AS PROPOSED OCEAN REEF CLUB, INC., YACHTSMAN INN LAND, LLC, OR BUSINESS CENTER, LLC, GOLF MANOR I A CONDOMINIUM AND RACQUET CLUB AT OCEAN REEF INC.; 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 2020-088)

[STAFF REPORT](#)

[FILE](#)

**6. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING THE MONROE COUNTY TIER OVERLAY DISTRICT MAP FROM TIER III-A TO TIER III AS REQUESTED BY SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC ON BEHALF OF MARCIEJ JARZEBOWSKI FOR A PARCEL OF LAND LEGALLY DESCRIBED AS LOTS 2 AND 3 DOBIES SUBDIVISION AMENDED PLAT SUMMERLAND KEY PLAT BOOK 2 PAGE 135 AND A PARCEL OF LAND LEGALLY DESCRIBED AS BLOCK 2 PART OF LOT 21 SUMMERLAND KEY COVE ADDITION NO 2 PLAT BOOK 4 PAGE 100 SUMMERLAND KEY AND LOT 1 DOBIES SUBDIVISION PLAT BOOK 2 PAGE 95; HAVING REAL ESTATE NOS: 00188710-000000 & 00190940-000200 (FILE 2023-008)

[STAFF REPORT](#)

[FILE](#)

[PUBLIC COMMENT](#)

**7. TPG PARMERS FL, LLC, 565 BARRY AVENUE LITTLE TORCH KEY, MILE MARKER 29:** A PUBLIC HEARING CONCERNING A REQUEST FOR A 2 APS ALCOHOLIC BEVERAGE USE PERMIT, WHICH WOULD ALLOW FOR BEER AND WINE FOR SALE BY THE PACKAGE ONLY FOR REGISTERED GUESTS STAYING AT THE PARMER'S RESORT. THE SUBJECT PROPERTY IS DESCRIBED AS LOTS 5, 6, 7, 8, 9, 10, AND 11 MATE'S BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 131, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00218810-000000. (FILE 2023-043)

[STAFF REPORT](#)

[FILE](#)

[FILE](#)

**8. MARY JANE'S ADDICTION, LLC, 22864 OVERSEAS HIGHWAY, CUDJOE KEY, MILE MARKER 23:** A PUBLIC HEARING CONCERNING A REQUEST FOR A 2COP ALCOHOLIC BEVERAGE SPECIAL USE PERMIT, WHICH WOULD ALLOW BEER AND WINE FOR SALE BY THE DRINK (CONSUMPTION ON PREMISES) AND IN SEALED CONTAINERS FOR PACKAGE SALES. THE SUBJECT PROPERTY IS DESCRIBED AS LOTS 11 AND 12, BLOCK 1, OF CUDJOE OCEAN SHORES, A SUBDIVISION OF A PART OF THE EAST ½ OF THE SE ¼ OF SECTION 28, A PART OF GOVERNMENT LOT 2, SECTION 27, AND ALL OF GOVERNMENT LOTS 2 AND 3, SECTION 34, ALL IN TOWNSHIP 66 SOUTH, RANGE 28 EAST, ON CUDJOE KEY, MONROE COUNTY FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 107, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00186990-000000. (FILE 2023-049)

[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**