

AGENDA

PLANNING COMMISSION HEARING

July 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

Mike Roberts, Assistant Director, Environmental Resources

Brad Stein, Development Review Manager

Devin Tolpin, Principal Planner

Peter Morris, 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: May 24, 2023

AGENDA

1. CWI KEYS HOTEL, LLC, 798 DUCK KEY DRIVE, DUCK KEY, MILE MARKER 61, OCEANSIDE: 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 DEVELOPMENT RIGHTS DETERMINATION (LDRD) ISSUED BY THE SENIOR DIRECTOR OF PLANNING & ENVIRONMENTAL RESOURCES, DATED MARCH 8, 2023. THE PROPERTY IS LEGALLY DESCRIBED AS LOT 20, BLOCK 2, LESS THE EASTERLY 31.46 FEET, SECTION 1- PART 1, INDIES ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 82 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00377380-000000.

(FILE 2023-084)

[STAFF REPORT](#)

[FILE](#)

2. LAZY LOBSTER, LLC DBA THE LAZY LOBSTER, 102770 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 102: A PUBLIC HEARING CONCERNING A REQUEST FOR A 6COP ALCOHOLIC BEVERAGE USE PERMIT, WHICH WOULD ALLOW FOR THE SALE OF BEER, WINE, AND LIQUOR FOR ON PREMISES CONSUMPTION WITHIN AN EXISTING RESTAURANT. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOTS 4, 5, 6, AND 7, BLOCK 12, TWIN LAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 160, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBERS 00549600-000000, 00549610-000000, AND 00549640-000000. (FILE 2022-146)

[STAFF REPORT](#)

[FILE](#)

[COMBINED PLANS](#)

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 11:18 am