

AGENDA

PLANNING COMMISSION HEARING

August 23, 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

Tiffany Stankiewicz, Development Administrator

Devin Tolpin, Principal Planner

Liz Lustberg, Senior 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: July 25, 2023

AGENDA

1. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR APRIL 13, 2023 THROUGH JULY 12, 2023, ROGO (Quarter 4, Year 31). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY. (FILE 2022-140)

[STAFF REPORT](#)

2. AN ORDINANCE BY MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO MONROE COUNTY LAND DEVELOPMENT CODE AMENDING CHAPTER 122 FLOODPLAIN MANAGEMENT, SECTION 122-25(b)(1)b TO AMEND CHAPTER 122 FLOODPLAIN MANAGEMENT, SECTION 122-25(b)(1)b TO ALLOW FOR 299 SQUARE FEET OR LESS OF OPAQUE BREAKAWAY CONSTRUCTION FOR ENCLOSED SPACE BELOW ELEVATED STRUCTURES IN VE AND COASTAL A FLOOD ZONES; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AMENDMENT TO AND INCORPORATION IN THE MONROE COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2023-099)

[STAFF REPORT](#)

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL MEDIUM (RM) TO MIXED USE/ COMMERCIAL (MC), FOR PROPERTY LOCATED AT 103301 OVERSEAS HIGHWAY, KEY LARGO, HAVING PARCEL IDENTIFICATION NUMBER 00472810-000000 AS PROPOSED BY JIM SAUNDERS ON BEHALF OF IRWIN HOLDINGS 103301, LLC; 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 FUTURE LAND USE MAP DESIGNATION (FLUM) MAP; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2023-081)

[STAFF REPORT](#)

[FILE](#)

[SURVEY](#)

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM IMPROVED SUBDIVISION (IS) TO MIXED USE (MU), FOR PROPERTY LOCATED AT 103301 OVERSEAS HIGHWAY, KEY LARGO, HAVING PARCEL IDENTIFICATION NUMBER 00472810-000000 AS PROPOSED BY JIM SAUNDERS ON BEHALF OF IRWIN HOLDINGS 103301, LLC; 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 2022-187)

[STAFF REPORT](#)

[FILE](#)

[SURVEY](#)

5. STOCK ISLAND MARINA VILLAGE, STOCK ISLAND OWNER, LLC, 7025 SHRIMP ROAD, STOCK ISLAND, MILE MARKER 5 OCEAN SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR A 2COP ALCOHOLIC BEVERAGE USE PERMIT, WHICH WOULD ALLOW FOR BEER AND WINE FOR SALE BY THE DRINK AND IN SEALED CONTAINERS FOR PACKAGE SALES AND A 4COP ALCOHOLIC BEVERAGE USE PERMIT, WHICH WOULD ALLOW BEER, WINE, AND LIQUOR BY THE DRINK OR IN SEALED CONTAINERS FOR CONSUMPTION ON OR OFF THE PREMISES. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER, 00123761-000800 (FILE 2023-131)

[STAFF REPORT](#)

08/23/2023

[FILE](#)
[SITE PLAN](#)
[SURVEY](#)

6. A PUBLIC HEARING TO CONSIDER AN ADMINISTRATIVE APPEAL PURSUANT TO MONROE COUNTY LAND DEVELOPMENT CODE SECTION 102-185, FILED BY NEIL HENDRICK IN HIS OFFICIAL CAPACITY AS THE SOLE PRINCIPAL OF DALK LAND, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, REQUESTING REVERSAL OF PERMIT NUMBER 09100217 REVISION F, HELD BY PETER F. GIAMPOLI, APPROVING RE-ATTACHMENT OF A POOL DECK TO REAR PORCH, CHANGING COLUMNS UNDER POOL DECK TO ROUND COLUMNS, AND CHANGING BEAM SIZE UNDER POOL DECK TO MATCH ROUND COLUMNS. (FILE 2022-142) **TO BE RESCHEDULED**

[FILE](#)

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