

AGENDA

PLANNING COMMISSION HEARING

September 27, 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

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: August 23, 2023

AGENDA

1. MOBILE HOMES HOLDINGS COCO, LLC, 21585 OLD STATE ROAD 4A, CUDJOE KEY, MILE MARKER 21.6: A PUBLIC HEARING CONCERNING A REQUEST FOR AN AMENDMENT TO A MAJOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED FOR THE REDEVELOPMENT OF A TOTAL OF FORTY-SIX (46) AFFORDABLE DWELLING UNITS. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 30 SACARMA, A SUBDIVISION OF GOVERNMENT LOTS 3 AND 4 IN SECTION 29, TOWNSHIP 66 SOUTH, RANGE 28 EAST, CUDJOE KEY, MONROE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 48 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00174960-000000. (FILE 2023-033)

[STAFF REPORT](#)

[FILE](#)

[COMBINED PLANS](#)

09/27/2023

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL HIGH (RH) TO MIXED USE/COMMERCIAL (MC), FOR TWO (2) PARCELS OF LAND, LEGALLY DESCRIBED AS LOTS 3 AND 4, WATERS EDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 184, OF THE RECORDS OF MONROE COUNTY, FLORIDA, APPROXIMATE MILE MARKER 5, HAVING PARCEL IDENTIFICATION NUMBERS 00132370-000000 AND 00132380-000000, AS PROPOSED BY MONROE COUNTY; 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 AND FOR AMENDMENT TO THE FUTURE LAND USE MAP; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2023-124)

[STAFF REPORT](#)

[FILE](#)

[SURVEY](#)

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM URBAN RESIDENTIAL MOBILE HOME (URM) TO SUBURBAN COMMERCIAL (SC) FOR TWO (2) PARCELS OF LAND, LEGALLY DESCRIBED AS LOTS 3 AND 4, WATERS EDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 184, OF THE RECORDS OF MONROE COUNTY, FLORIDA, APPROXIMATE MILE MARKER 5, HAVING PARCEL IDENTIFICATION NUMBERS 00132370-000000 AND 00132380-000000, AS PROPOSED BY MONROE COUNTY; 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 2023-136)

[STAFF REPORT](#)

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[SURVEY](#)

4. TPG PARMERS FL, LLC, 565 BARRY AVENUE, LITTLE TORCH KEY, MILE MARKER 28.5, BAYSIDE: 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 PARCEL 1: LOTS 5, 6, 7, 8, 9, 10, AND 11, MATE'S BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 131; PARCEL 2: LOT 13, LESS THE WEST 5 FEET THEREOF; AND LOT 14 LESS THE WEST 5 FEET THEREOF, MATE'S BEACH PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 80; PARCEL 3: A PORTION OF UPLAND (PARCEL 5807) MORE PARTICULARLY DESCRIBED IN THE DEED RECORDED IN BOOK 3036, PAGE 125 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBERS 00218810-000000 AND 00219090-000000. (FILE 2023-083)

[STAFF REPORT](#)

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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".*

09/27/2023

BOARD DISCUSSION

GROWTH MANAGEMENT COMMENTS

RESOLUTIONS FOR SIGNATURE

ADJOURNMENT 11:52AM