

AGENDA

PLANNING COMMISSION HEARING

October 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 Rains, Planning and Development Permit Services Manager
Liz Lustberg, Senior Planner
Stephanie Reed, Planner
Peter Morris, Assistant County Attorney
John Wolfe, Planning Commission Counsel
Ilze Aguila, Sr. Administrator, Operations, Planning and Environmental Resources

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: September 27, 2023

AGENDA

1. PUBLIX SUPER MARKETS, INC., ON BEHALF OF KIR KEY LARGO 022, LLC, 101499 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 101, OCEAN SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR A 2APS ALCOHOLIC BEVERAGE USE PERMIT, WHICH WOULD ALLOW FOR BEER AND WINE PACKAGE SALE FOR OFF PREMISES CONSUMPTION. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND BEING A PORTION OF TRACT "A" OF THE PLAT "TRADEWINDS" AS RECORDED IN PLAT BOOK 7, AT PAGE 42 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00454611-000100. (FILE 2023-195)

[STAFF REPORT](#)

[FILE](#)

[SITE PLAN](#)

[SURVEYS](#)

2. TINDAHAN THE LITTLE ASIAN STORE, SHIPS WAY INC., 29 AND 33 SHIPS WAY, BIG PINE KEY, MILE MARKER 29.6: A PUBLIC HEARING CONCERNING A REQUEST FOR A 2APS ALCOHOLIC BEVERAGE SPECIAL USE PERMIT, WHICH WOULD ALLOW BEER AND WINE FOR SALE IN SEALED CONTAINERS FOR PACKAGE SALES. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTION 27, TOWNSHIP 66 SOUTH, RANGE 29 EAST, BIG PINE KEY, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00111880-000400. (FILE 2023-228)

[STAFF REPORT](#)

[FILE](#)

[SURVEY](#)

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY TIER OVERLAY DISTRICT MAP FROM TIER I TO TIER III, FOR A PORTION OF THE PROPERTY LOCATED AT 18 KAY DRIVE, KEY LARGO, MILE MARKER 101, DESCRIBED AS A STRIP OF LAND 125 FEET WIDE LYING IN SECTION 21, TOWNSHIP 61, RANGE 39 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, BEING PART OF TRACT 7, AND PART OF TRACT 8, LARGO SOUND-TARPON BASIN PROPERTIES, PLAT BOOK 4, PAGE 130, HAVING PARCEL ID 00086580-000000, AS PROPOSED BY RAFAEL BEZANILLA; 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 TIER OVERLAY DISTRICT MAP; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2023-135)

[STAFF REPORT](#)

[FILE](#)

[COMBINED SURVEYS](#)

[PUBLIC COMMENT](#)

4. DOLPHIN RESORT (LITTLE PALM DOLPHIN RESORT DEVELOPMENT, LLC), 28550 OVERSEAS HIGHWAY, LITTLE TORCH KEY, FL 33042, MILE MARKER 28.5: A PUBLIC HEARING CONCERNING A REQUEST FOR A MAJOR CONDITIONAL USE PERMIT BY DONALD CRAIG OF SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING ON BEHALF OF LITTLE PALM DOLPHIN RESORT DEVELOPMENT, LLC, FOR THE CONSTRUCTION OF A 38 UNIT RESORT WITH 8 EMPLOYEE DWELLING UNITS ON THE PROPERTY. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00113570-000100. (FILE 2021-248)

[STAFF REPORT](#)

[FILE - PART 1](#)

[FILE - PART 2](#)

[FILE - PART 3](#)

[PUBLIC COMMENT](#)

[WRITTEN PROTESTS](#)

5. A PUBLIC HEARING TO CONSIDER AN ADMINISTRATIVE APPEAL PURSUANT TO MONROE COUNTY LAND DEVELOPMENT CODE SECTION 102-185, FILED BY NEIL HEDRICK 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, REGARDING 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)

[STAFF REPORT](#)

[APPELLANTS EVIDENCE-BINDER 1](#)

[APPELLANTS EVIDENCE BINDER 2](#)

[INTERVENERS EXHIBITS](#)

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