

AGENDA

PLANNING COMMISSION HEARING

December 20, 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

Cheryl Cioffari, Assistant Director of Planning

Devin Tolpin, Principal Planner

Liz Lustberg, Senior Planner

Peter Morris, Assistant County Attorney

John Wolfe, Planning Commission Counsel

Mayte Machado, Sr. Coordinator, Planning Commission

Iize 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: November 15, 2023

AGENDA

1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY TIER OVERLAY DISTRICT MAP FROM TIER I TO TIER III, AS REQUESTED BY PAUL LAROCHELLE ON BEHALF OF PROPERTY DEVELOPMENT AND ACQUISITION, LLC, FOR PROPERTY LOCATED AT 5304 3RD AVENUE, APPROXIMATE MILE MARKER 5, LOT 11, BLOCK 53, STOCK ISLAND, PLAT BOOK 1, PAGE 55, HAVING PARCEL ID NUMBER 00126700-000000; 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 2023-192)

12/20/23

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL MEDIUM (RM) TO COMMERCIAL (COMM), FOR PROPERTIES LOCATED AT 106309, 106319, 106329, AND 106339 OVERSEAS HIGHWAY, KEY LARGO, FL, APPROXIMATE MILE MARKER 106, HAVING PARCEL IDENTIFICATION NUMBERS 00538470-000000, 00538460-000000, 00538450-000000, AND 00538440-000000 AS PROPOSED BY ISLAND CONSTRUCTION MANAGEMENT, INC. ON BEHALF OF DEL SOL POINT, 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 2023-086)

[STAFF REPORT](#)

[FILE](#)

[COMBINED SURVEYS \(Items 2 & 3 \)](#)

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM IMPROVED SUBDIVISION (IS) TO COMMERCIAL 1 (C1), FOR PROPERTIES LOCATED AT 106309, 106319, 106329, AND 106339 OVERSEAS HIGHWAY, KEY LARGO, FL, APPROXIMATE MILE MARKER 106, HAVING PARCEL IDENTIFICATION NUMBERS 00538470-000000, 00538460-000000, 00538450-000000, AND 00538440-000000 AS PROPOSED BY ISLAND CONSTRUCTION MANAGEMENT, INC. ON BEHALF OF DEL SOL POINT, 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 2023-087)

[STAFF REPORT](#)

[FILE](#)

4. LITTLE PALM DOLPHIN RESORT DEVELOPMENT, LLC, 28550 OVERSEAS HIGHWAY, LITTLE TORCH KEY, MILE MARKER 28.5: A PUBLIC HEARING CONCERNING A REQUEST FOR A NON-USE VARIANCE REDUCING THE NUMBER OF 14' X 55' BOAT RAMP PARKING SPACES REQUIRED BY LAND DEVELOPMENT CODE SECTION 114-67(c) FROM SIX (6) SPACES TO ZERO (0) SPACES. THE REQUESTED VARIANCE IS ASSOCIATED WITH THE DEVELOPMENT OF A HOTEL USE. 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 2023-045) **CONTINUED TO JANUARY 24, 2024. TO BE READVERTISED AND RE-NOTICED**

5. STOCK ISLAND OWNER LLC AND KW PERRY LLC, 7001 AND 7025 SHRIMP RD. STOCK ISLAND, MILE MARKER 5: A PUBLIC HEARING CONCERNING A REQUEST FOR A MAJOR DEVIATION TO A MAJOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED TO REDUCE THE OPEN SPACE. THE SUBJECT PROPERTY IS DESCRIBED AS PARCELS OF LAND IN SECTION 35, TOWNSHIP 67 SOUTH, AND RANGE 25 EAST, HAVING PARCEL ID NUMBERS 00123761-000400 AND 00123761-000800.
(FILE 2023-134) **CONTINUED TO JANUARY 24, 2024. TO BE READVERTISED AND RE-NOTICED**

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 10:39am