

# AGENDA

## PLANNING COMMISSION HEARING

January 24, 2024

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, Planning & Development Review Manager

Peter Morris, Assistant County Attorney

Patrick Stevens, Planning Commission Counsel

Mayte Machado, Sr. Coordinator, Planning Commission

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: December 20, 2023

## AGENDA

~~1. 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) **AGENDA ITEM POSTPONED**~~

**2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM SPARSELY SETTLED (SS) TO SUBURBAN RESIDENTIAL (SR), FOR PROPERTY LOCATED AT 1489 BOCA CHICA ROAD, GEIGER KEY, FL, APPROXIMATE MILE MARKER 10, HAVING PARCEL IDENTIFICATION NUMBER 00141810-000000 AS PROPOSED BY ROBERT L. BEARDSLEE; 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 2023-193)**

[STAFF REPORT](#)

[FILE](#)

[SURVEY](#)

Please visit the Monroe County Website at [www.monroecounty-fl.gov](http://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 10:23 AM**