

AGENDA

PLANNING COMMISSION HEARING

April 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

Liz Lustberg, Senior Planner

Peter Morris, Assistant County Attorney

Patrick Stevens, 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: February 28, 2024

AGENDA

1. 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)

[STAFF REPORT](#)

[FILE](#)

[COMBINED PLANS](#)

~~2. GUS' TOY BOX, 104001 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 104: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE TO THE MAXIMUM SIGNAGE REQUIREMENTS AS PROVIDED IN CHAPTER 142 OF THE MONROE COUNTY LAND DEVELOPMENT CODE. APPROVAL WOULD ALLOW FOR A 75 SQUARE FOOT DOUBLE FACED GROUND MOUNTED SIGN (150 SQUARE FEET TOTAL FACE AREA), AT A HEIGHT OF 24 FEET ON THE PROPERTY. THE PROPERTY IS LEGALLY DESCRIBED AS LOTS 6 AND 7, BLOCK 7, LARGO SOUND VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 92, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00475220-000000. (FILE 2023-290) **TO BE RESCHEDULED**~~

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