

# AGENDA

## PLANNING COMMISSION HEARING

May 21, 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

Tiffany Stankiewicz, Development Administrator

Stephanie Reed, Planner

Peter Morris, Assistant County Attorney

Dirk Smits, Planning Commission Counsel

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: April 24, 2024

## AGENDA

### 1. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING

UNIT ALLOCATION SYSTEM FOR JANUARY 13, 2024, THROUGH APRIL 12, 2024, ROGO (Quarter 3, Year 32).

ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY. (File 2023-183)

[STAFF REPORT](#)

**2. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE NON-RESIDENTIAL ALLOCATION SYSTEM** FOR JANUARY 13, 2024, THROUGH APRIL 12, 2024, NROGO (Quarter 3, Year 32). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.

Pursuant to Monroe County Code Section 138-53(e)(14), the Planning and Environmental Resources Department is providing a notification to the general public of the NROGO account balances. The balances are as follows:

**NROGO YEAR 32 Balances Available for Quarter 3**

<b>NROGO Year 32 Balances Available for Quarter 3</b>			
	<b>ANNUAL NROGO</b>	<b>NROGO BANK</b>	
<b>NROGO Year 31 Balances</b>	<b>Year 32, Quarter 1 Allocation Amount</b>	<b>Subarea Bank Accounts (rollover from Year 31)</b>	<b>Year 32 General Bank (1. Joint Lower &amp; Upper and 2. Big Pine/No Name) Total</b>
<b>Big Pine Key and No Name Key subarea</b>	<b>2,390 SF</b>	<b>27,133</b>	<b>27,133SF*</b>
<b>Upper</b>	<b>22,944 SF</b>	<b>40,397</b>	<b>780,559 SF*</b>
<b>Lower</b>	<b>21,749 SF</b>		
<b>Totals</b>	<b>47,083 SF</b>	<b>67,558</b>	<b>807,692 SF*</b>

\* Includes NROGO SF from expired allocation awards or corrections.  
(File 2023-184)

**STAFF REPORT**

**3. BUFFALO STEAKHOUSE AND SEAFOOD, 103360 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 103:** A PUBLIC HEARING CONCERNING A REQUEST FOR A 2COP ALCOHOLIC BEVERAGE USE PERMIT, WHICH WOULD ALLOW FOR THE SALE OF BEER AND WINE BY THE DRINK (CONSUMPTION ON PREMISES) AND IN SEALED CONTAINERS FOR PACKAGE SALES WITHIN THE INTERIOR PORTION OF AN EXISTING RESTAURANT. THE PROPERTY IS DESCRIBED AS A PORTION OF TRACT "A" OF CROSS KEY WATERWAY ESTATES, TOGETHER WITH A PORTION OF STATE ROAD 5 (U.S. HIGHWAY NO. 1) BEING 50.00 FEET IN WIDTH AND LYING SOUTHEAST OF AND CONTIGUOUS TO THE NORTHEAST 120 FEET OF THE SOUTHWEST 820 FEET OF TRACT "A", SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 60, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00468472-009711. (File 2023-241)

**STAFF REPORT**

**FILE**

**PLANS**

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** 10:30am