

# AGENDA

## PLANNING COMMISSION HEARING

July 23, 2024

10:00 A.M.

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

#### COMMISSION:

Joe Scarpelli, Chair

Ron Demes, Vice Chair

George Neugent, Commissioner

Eric Anderson, 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

Dirk Smits, Planning Commission Counsel

Jessica McKinney, Sr. Planning Commission Coordinator

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: May 21, 2024

## AGENDA

**1. BLUE CAMP FL, LLC ON BEHALF OF SUN LAZY LAKES, LLC, 311 JOHNSON ROAD, SUGARLOAF KEY, MILE MARKER 20:** 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 A PORTION OF THE COMMON AREA OF THE RV PARK. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTION 31, TOWNSHIP 66 SOUTH, RANGE 28 EAST, SUGARLOAF KEY, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00118321-000000. (FILE 2024-075).

**2. 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 VACANT PROPERTY LOCATED AT NORTH OCEAN DRIVE, KEY LARGO, DESCRIBED AS A PARCEL OF LAND IN SECTION 29, TOWNSHIP 60 SOUTH, RANGE 40 EAST, ISLAND OF KEY LARGO, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00083200-000000, AS PROPOSED BY DAVID DEHAAS GROSSECK ON BEHALF OF DONNA J. WILSON, BRIAN C. WILSON, SHELLEY W. AVIRETT AND RICHARD T. WILSON; 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 2024-014) **CONTINUED TO AUGUST 28, 2024**

**3. A PUBLIC MEETING TO DISCUSS AND OBTAIN RECOMMENDATIONS** ON A PROPOSED UPDATE TO THE TAVERNIER HISTORIC DISTRICT PRESERVATION GUIDELINES APPROVED BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO ORDINANCE NO. 019-2005 THAT IS BEING PREPARED BY ARCHAEOLOGICAL & HISTORICAL CONSERVANCY, INC., WHICH ENTERED A CONTRACT FOR THE UPDATE WITH MONROE COUNTY ON SEPTEMBER 14, 2023, PURSUANT TO A SMALL MATCHING GRANT FROM THE STATE OF FLORIDA, DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES (GRANT NO. 24.H.SM.100.003)

[PLANNING DEPARTMENT STAFF REPORT](#)  
[HISTORIC PRESERVATION COMMISSION STAFF MEMORANDUM](#)  
[NEW DESIGN GUIDELINES](#)

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**