

AGENDA

PLANNING COMMISSION HEARING

October 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

Barbra Powell, Planning Policy Advisor

Peter Morris, Assistant County Attorney

Dirk Smits, Planning Commission Counsel

Ilze Aguila, Sr. Administrator, Operations, Planning and Environmental Resources

Jessica McKinney, Sr. Planning Commission Coordinator

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: September 25, 2024

AGENDA

1. A PUBLIC HEARING CONCERNING AN APPLICATION SUBMITTED BY 21660 OVERSEAS HIGHWAY, LLC, REQUESTING FOR THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS TO APPROVE AN ORDINANCE AMENDING THE MONROE COUNTY TIER OVERLAY DISTRICT MAP TO CHANGE THE TIER DESIGNATION OF PROPERTY LOCATED AT 21660 OVERSEAS HIGHWAY ON CUDJOE KEY FROM TIER III-A TO TIER III, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS LOTS 10 THROUGH 16 SACARMA PLAT BOOK 2 PAGE 48 CUDJOE KEY, SAID APPLICATION RECEIVED THROUGH THE APPLICANT'S AUTHORIZED AGENT SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD AND STERLING PLLC, AND SAID PROPERTY HAVING PARCEL ID NUMBERS 00174740-000100; 00174770-000000; 00174780-000000; 00174790-000000; 00174800-000000 AND 00174810-000000; APPROXIMATE MILE MARKER 21.75. (FILE NO. 2024-016)

[STAFF REPORT](#)

[FILE](#)

[SITE PLAN](#)

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM (RM) TO COMMERCIAL (COMM), FOR PROPERTY LOCATED AT 24150 OVERSEAS HIGHWAY, SUMMERLAND KEY, LOTS 2 AND 3 AS SHOWN ON THE AMENDED PLAT OF DOBIE'S SUBDIVISION, DULY RECORDED IN PLAT BOOK 2, PAGE 135, OF THE PUBLIC RECORDS OF MONROE COUNTY, CURRENTLY HAVING PARCEL IDENTIFICATION NUMBER 00190940-000200; AS PROPOSED BY MACIEJ JARZEBOWSKI; 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 INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN AND FOR AMENDMENT TO THE FUTURE LAND USE MAP; PROVIDING FOR AN EFFECTIVE DATE.

(FILE NO. 2024-030)

[STAFF REPORT](#)

[FILE](#)

[SURVEY](#)

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 PROPERTY LOCATED AT 24150 OVERSEAS HIGHWAY, SUMMERLAND KEY, LOTS 2 AND 3 AS SHOWN ON THE AMENDED PLAT OF DOBIE'S SUBDIVISION, DULY RECORDED IN PLAT BOOK 2, PAGE 135, OF THE PUBLIC RECORDS OF MONROE COUNTY, CURRENTLY HAVING PARCEL IDENTIFICATION NUMBER 00190940-000200; AS PROPOSED BY MACIEJ JARZEBOWSKI; 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 NO. 2024-031)

[STAFF REPORT](#)

[FILE](#)

[SURVEY](#)

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

10/23/24

GROWTH MANAGEMENT COMMENTS

RESOLUTIONS FOR SIGNATURE

ADJOURNMENT