

AGENDA

PLANNING COMMISSION HEARING

December 12, 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

Stephanie Reed, Planner

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: November 13, 2024

AGENDA

1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY TIER OVERLAY DISTRICT MAP FROM TIER I TO TIER III AS REQUESTED BY SUZANNE & SERGIO RUBIO FOR PROPERTY LOCATED AT 227 CANAL STREET, TAVERNIER, LEGALLY DESCRIBED AS BLOCK 8 LOT 10 AND SOUTH ½ OF LOT 9 OCEAN PARK VILLAGE PLAT BOOK 4 PAGE 14 KEY LARGO, FL, HAVING PARCEL ID NUMBER 00446670-000000; APPROXIMATE MILE MARKER 93. (FILE 2024-170)

APPLICATION WITHDRAWN

[STAFF REPORT](#)

[FILE](#)

[SURVEY](#)

2. PUBLIX SUPER MARKETS, INC., 101499 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 101, OCEAN SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR A 3APS ALCOHOLIC BEVERAGE USE PERMIT, WHICH WOULD ALLOW FOR BEER, WINE AND LIQUOR PACKAGE SALES FOR OFF PREMISES CONSUMPTION. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND BEING A PORTION OF TRACT "A" OF THE PLAT "TRADEWINDS" AS RECORDED IN PLAT BOOK 7, AT PAGE 42 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00454611-000100. (FILE 2024-185)

[STAFF REPORT](#)

[FILE](#)

[SITE PLAN](#)

3. MARK AND RUTH ANN KNOWLES, 104120 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 104, BAY SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE TO THE FENCE HEIGHT REQUIREMENTS SET FORTH IN CHAPTER 114, ARTICLE I OF THE MONROE COUNTY LAND DEVELOPMENT CODE IN ORDER TO CONSTRUCT A 6-FOOT-TALL FENCE WITH AN 18 FOOT WIDE, 6-FOOT-TALL GATE WITHIN THE FRONT YARD SETBACK. THE PROPERTY IS DESCRIBED AS LOT 9, BAY-WOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 102, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00439670-000000. (FILE 2024-127)

[STAFF REPORT](#)

[FILE](#)

[SITE PLAN](#)

4. A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION ADOPTING RULES AND PROCEDURES FOR THE ADMINISTRATION AND CONDUCT OF PROCEEDINGS AND HEARINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

[PROPOSED AMENDMENTS](#)

5. RATIFICATION OF PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT ADMINISTRATIVE RULE OF PROCEDURE NO. 01-24; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

[ADMINISTRATIVE RULE 01-24](#)

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 purposes, 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