

AGENDA

PLANNING COMMISSION HEARING

January 22, 2025

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

Matthew Restaino, Sr. 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: December 12, 2024

AGENDA

1. MARGARITA QUINTANA, 5630 MALONEY AVENUE, STOCK ISLAND, MILE MARKER 5: 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 AN EXISTING BREWERY. THE PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00124790-000000. (FILE NO. 2022-222)

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2. ABIT HOLDINGS, LLC, 103965, 103955, 103945, 103935, 103925 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 104: A PUBLIC HEARING CONCERNING A REQUEST FOR FOUR VARIANCES TO: 1) ACCESS STANDARDS SET FORTH IN CHAPTER 114, ARTICLE VII; 2) FRONT YARD NON-SHORELINE SETBACK REQUIREMENTS SET FORTH IN CHAPTER 131; 3) SIDE YARD DISTRICT BOUNDARY BUFFER REQUIREMENTS SET FORTH IN CHAPTER 114, ARTICLE V; AND 4) REAR YARD DISTRICT BOUNDARY BUFFER REQUIREMENTS SET FORTH IN CHAPTER 114, ARTICLE V OF THE MONROE COUNTY LAND DEVELOPMENT CODE TO ALLOW FOR: 1) AN ACCESS DRIVE TO U.S. 1 THAT IS SPACED APPROXIMATELY 68 FEET AND 7 INCHES FROM THE EXISTING CURB CUT TO THE NORTHEAST AND APPROXIMATELY 224 FEET AND 11 INCHES TO THE AVENUE B CURB CUT SOUTHWEST OF THE SUBJECT PROPERTY; 2) A FRONT YARD SETBACK OF TEN FEET; 3) NO BUFFER YARD ALONG THE NORTHEAST SIDE PROPERTY LINE; AND 4) A 10 FOOT DISTRICT BUFFER ALONG THE REAR YARD PROPERTY LINE. THE PROPERTY IS LEGALLY DESCRIBED AS LOTS 9 THROUGH 13, 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 NUMBERS 00475240-000000, 00475250-000000, 00475260-000000, 00475270-000000, AND 00475280-000000. (FILE NO. 2024-109)

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3. SCOTT SMITH REALTY LLC, 29410 RANGER AVENUE, BIG PINE KEY, MILE MARKER 29.5: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE OF 20 FEET TO THE REQUIRED 25 FOOT PRIMARY FRONT NON-SHORELINE SETBACK AS SET FORTH IN SECTION 131-1 OF THE LAND DEVELOPMENT CODE (LDC). APPROVAL WOULD RESULT IN A PRIMARY FRONT YARD SETBACK OF FIVE (5) FEET ADJACENT TO THE RANGER AVENUE RIGHT OF WAY. THE VARIANCE IS REQUESTED IN ORDER TO CONSTRUCT A POOL ON THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 22, BLOCK 4, PINE CHANNEL ESTATES, SECTION TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00248610-000000 (FILE NO. 2024-165)

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4. 95431 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 95: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE TO ACCESS STANDARDS SET FORTH IN CHAPTER 114, ARTICLE VII OF THE LAND DEVELOPMENT CODE (LDC). APPROVAL WOULD RESULT IN AN ACCESS DRIVE TO U.S. 1 THAT IS SPACED APPROXIMATELY 100 FEET TO THE CURB CUT OF HERON ROAD AND APPROXIMATELY 237 FEET TO THE CURB CUT OF DOVE ROAD. THE VARIANCE IS REQUESTED FOR THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENCE. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 2, BLOCK 2, LIME GROVE ESTATES SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGE 54, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00485240-000000. (FILE NO. 2024-197)

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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

Approval of the 2025 Planning Commissioner hearing schedule.

GROWTH MANAGEMENT COMMENTS

RESOLUTIONS FOR SIGNATURE

ADJOURNMENT