

AGENDA

PLANNING COMMISSION SPECIAL HEARING

April 14, 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

Peter Morris, Assistant County Attorney

Hunter O'Conner, Planning Commission Counsel

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

AGENDA

1. BLACKSTONE GROUP TAVERNIER 925, L.L.C. AND VC TAVERNIER, LLC, 92501 OVERSEAS HIGHWAY, TAVERNIER, MILE MARKER 92: A PUBLIC HEARING CONCERNING A REQUEST FOR A MAJOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED FOR THE PROPOSED DEVELOPMENT OF 86 ATTACHED DEED RESTRICTED AFFORDABLE WORKFORCE DWELLING UNITS, A 49,340 SQUARE FOOT NONRESIDENTIAL COMMERCIAL RETAIL STRUCTURE AND AN INSTITUTIONAL USE IN THE FORM OF 350 SQUARE FEET OF OFFICE SPACE. THE SUBJECT PROPERTY IS DESCRIBED AS PARCELS OF LAND IN SECTION 27, TOWNSHIP 62 SOUTH, RANGE 38 EAST, TAVERNIER, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBERS 00089490-000000 AND 00490250-000000. (FILE 2022-012)

[STAFF REPORT](#)

[FILE](#)

[COMBINED PLANS](#)

[PUBLIC COMMENT \(FILES 2022-012 & 2024-041\)](#)

[TRAFFIC STUDY DEC 2024](#)

[TRAFFIC IMPACT](#)

[CRASH REPORT](#)

[MITIGATION ANALYSIS](#)

[TRUCK PATH ANALYSIS](#)

[CLEAR SIGHT TRIANGLE ANALYSIS](#)

2. BLACKSTONE GROUP TAVERNIER 925, L.L.C. AND VC TAVERNIER, LLC, 92501 OVERSEAS HIGHWAY, TAVERNIER, MILE MARKER 92: 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 ONE ACCESS DRIVE TO U.S. 1. THAT IS SPACED LESS THAN THE REQUIRED 400 FEET BETWEEN CURB CUTS. THE VARIANCE IS REQUESTED TO FACILITATE THE DEVELOPMENT OF 86 ATTACHED DEED RESTRICTED AFFORDABLE WORKFORCE DWELLING UNITS, A 49, 340 SQUARE FOOT NONRESIDENTIAL COMMERCIAL RETAIL STRUCTURE AND AN INSTITUTIONAL USE IN THE FORM OF 350 SQUARE FEET OF OFFICE SPACE. THE SUBJECT PROPERTY IS DESCRIBED AS PARCELS OF LAND IN SECTION 27, TOWNSHIP 62 SOUTH, RANGE 38 EAST, TAVERNIER, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBERS 00089490-000000 AND 00490250-000000. (FILE 2025-010)

[STAFF REPORT](#)

[FILE](#)

[COMBINED PLANS](#)

3. BLACKSTONE GROUP TAVERNIER 925, L.L.C. AND VC TAVERNIER, LLC, 92501 OVERSEAS HIGHWAY, TAVERNIER, MILE MARKER 92: A PUBLIC HEARING CONCERNING A REQUEST FOR A DEVELOPMENT AGREEMENT BETWEEN MONROE COUNTY AND BLACKSTONE GROUP TAVERNIER 925, L.L.C. AND VC TAVERNIER, LLC. THE REQUESTED AGREEMENT RELATES TO THE DEVELOPMENT OF 86 ATTACHED DEED RESTRICTED AFFORDABLE WORKFORCE DWELLING UNITS, A 49,340 SQUARE FOOT NONRESIDENTIAL COMMERCIAL RETAIL STRUCTURE AND AN INSTITUTIONAL USE IN THE FORM OF 350 SQUARE FEET OF OFFICE SPACE. NO STRUCTURES WILL BE HIGHER THAN 38 FEET. THE SUBJECT PROPERTY IS DESCRIBED AS PARCELS OF LAND IN SECTION 27, TOWNSHIP 62 SOUTH, RANGE 38 EAST, TAVERNIER, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBERS 00089490-000000 AND 00490250-000000. (FILE 2024-041)

[STAFF REPORT](#)

[FILE](#)

[COMBINED PLANS](#)

[PUBLIC COMMENT \(FILES 2022-012 & 2024-041\)](#)

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