

# **AGENDA**

## **PLANNING COMMISSION**

October 27, 2021

10:00 A.M.

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

#### **COMMISSION:**

Joe Scarpelli, Chair

Bill Wiatt, Vice Chair

George Neugent, Commissioner

Ron Demes, Commissioner

David Ritz, Commissioner

Douglas Pryor, Ex-Officio Member (MCSD)

Karen Taporco, Ex-Officio Member (NASKW)

#### **STAFF:**

Emily Schemper, Sr. Director of Planning and Environmental Resources

Cheryl Cioffari, Assistant Director of Planning

Mike Roberts, Assistant Director, Environmental Resources

Mayte Santamaria, Senior Planning Policy Advisor

Bradley Stein, Development Review Manager

Devin Tolpin, Principal Planner

Liz Lustberg, Senior Planner

Peter Morris, Assistant County Attorney

Thomas Wright, Planning Commission Counsel

Ilze Aguila, Planning Commission Supervisor

### **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 29, 2021

## **AGENDA ITEMS:**

**1. 13 PARK DRIVE, KEY LARGO, MILE MARKER 100:** A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE OF 14 FEET AND 2 INCHES TO THE REQUIRED 20 FOOT REAR NON-SHORELINE SETBACK. APPROVAL WOULD RESULT IN A SETBACK OF 5 FEET AND 10 INCHES. THE VARIANCE IS REQUESTED IN ORDER TO CONSTRUCT AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED ON THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 4, LESS THE NORTHERLY FIVE (5) FEET THEREOF, BLOCK 5, AMENDED PLAT OF KEY LARGO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 62 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00524040-000000 (FILE 2021-069) **ITEM HAS BEEN POSTPONED**

**2. ELK INVESTMENTS OF MIAMI, LLC, BLUE HARBOR DRIVE, KEY LARGO, MILE MARKER 93, OCEANSIDE:** A PUBLIC HEARING CONCERNING AN APPEAL, PURSUANT TO SECTION 102-185 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, BY THE PROPERTY OWNER TO THE PLANNING COMMISSION CONCERNING A LETTER OF UNDERSTANDING REGARDING DEVELOPMENT OF A DWELLING UNIT ISSUED BY THE SENIOR DIRECTOR OF PLANNING & ENVIRONMENTAL RESOURCES DATED JUNE 14, 2021. THE PROPERTY CONSISTS OF A PORTION OF TRACT "A" ACCORDING TO THE PLAT OF BLUE WATER TRAILER VILLAGE, SECTION 4, PLAT BOOK 6, PAGE 100, OF THE OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00489136-018717. (FILE 2021-119)

[STAFF REPORT](#)

[FILE](#)

[PETITIONERS EXHIBITS](#)

**3. THE DOCK STOCK ISLAND, LLC, 6840 FRONT STREET, STOCK ISLAND, MILE MARKER 4:** A PUBLIC HEARING CONCERNING A REQUEST FOR A 5COP SFS ALCOHOLIC BEVERAGE USE PERMIT, WHICH WOULD ALLOW RESTAURANT SALES OF BEER, WINE, AND LIQUOR BY THE DRINK (CONSUMPTION ON PREMISES) AND NO PACKAGE SALES, ON PROPERTY LOCATED AT 6840 FRONT STREET, STOCK ISLAND, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00123540-000000. (FILE 2021-148)

[STAFF REPORT](#)

[FILE](#)

[COMBINED PLANS](#)

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*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** 11:52 a.m.

10.27.21