

# AGENDA

## **PLANNING COMMISSION**

July 26, 2022

10:00 A.M.

## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

### **COMMISSION:**

Joe Scarpelli, Chair

Ron Demes, Vice Chair

George Neugent, Commissioner

David Ritz, 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

Devin Tolpin, Principal Planner

Peter Morris, Assistant County Attorney

Patrick Stevens, 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:** May 25, 2022

**AGENDA ITEMS:**

**1. LARGO MANAGEMENT COMPANY, INC., 99530 AND 99540 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 99, BAYSIDE:** 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 THE PROPOSED EXPANSION OF AN EXISTING RESTAURANT USE ISSUED BY THE SENIOR DIRECTOR OF PLANNING & ENVIRONMENTAL RESOURCES DATED SEPTEMBER 14, 2021. THE PROPERTY IS LEGALLY DESCRIBED TRACTS 13, 14, AND 15 OF THE REVISED PLAT OF SUNSET COVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 20 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, LESS THE SOUTHWESTERLY 50 FEET OF SAID TRACT 13, HAVING PARCEL IDENTIFICATION NUMBER 00504080-000000. (FILE 2021-203)

[STAFF REPORT](#)  
[FILE](#)

**2. WAYHI LLC, 40 E BEACH ROAD, TAVERNIER, FL.:** A PUBLIC HEARING CONCERNING AN ADMINISTRATIVE APPEAL PURSUANT TO SECTION 102-185 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, BY THE PROPERTY OWNER TO THE PLANNING COMMISSION CONCERNING THE PLANNING DIRECTOR'S DECISION TO DENY A BUILDING PERMIT APPLICATION TO INSTALL A 16"x12"x141' CONCRETE GRADE BEAM AND A 8"x26"x141' CONCRETE RETAINING WALL AND TO IMPORT AND SPREAD 240 CUBIC YARDS OF FILL AT 40 E BEACH ROAD, IN TAVERNIER, HAVING PARCEL IDENTIFICATION NUMBER 00446340-000000. (FILE 2021-254)

[STAFF REPORT](#)  
[FILE](#)  
[EVIDENCE BINDER](#)  
[PUBLIC COMMENT](#)

**3. COMMUNITY HEALTH OF SOUTH FLORIDA INC., 228 ATLANTIC BLVD., KEY LARGO, MILE MARKER 99:** A PUBLIC HEARING CONCERNING A REQUEST FOR VARIANCES TO THE PRIMARY FRONT, SECONDARY FRONT, AND REAR YARD SETBACK REQUIREMENTS, AND THE OFF-STREET PARKING REQUIREMENTS IN ORDER TO ACCOMMODATE THE CHANGE OF SPECIFIC USE OF AN EXISTING NONCONFORMING PROPERTY FROM GENERAL OFFICE TO MEDICAL OFFICE. THE SUBJECT PROPERTY IS LOCATED AT 228 ATLANTIC OULEVARD, KEY LARGO, AND IS LEGALLY DESCRIBED AS LOTS 228 AND 229, PORT LARGO FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 48, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00453471-002100. (FILE 2022-055)

[STAFF REPORT](#)  
[FILE](#)  
[COMBINED PLANS](#)

Please visit the Monroe County Website at [www.monroecounty-fl.gov](http://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

GROWTH MANAGEMENT COMMENTS

RESOLUTIONS FOR SIGNATURE

ADJOURNMENT