

AGENDA

PLANNING COMMISSION HEARING

September 28, 2022

10:00 A.M.

Please click the link below to join the webinar:

<https://mcbocc.zoom.us/j/84422438337>

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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

Cheryl Cioffari, Assistant Director of Planning

Mike Roberts, Assistant Director, Environmental Resources

Brad Stein, Development Review Manager

Devin Tolpin, Principal Planner

Liz Lustberg, Senior Planner

Peter Morris, Assistant County Attorney

John Wolfe, 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: August 24, 2022

AGENDA ITEMS:

1. KLF RE, LLC., 1313 OCEAN BAY DRIVE, KEY LARGO, FL 33037 MILE MARKER 99 OCEAN SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR AN AMENDMENT TO A MAJOR CONDITIONAL USE PERMIT BY KLF RE, LLC., FOR THE EXPANSION OF A RESTAURANT USE AND SITE IMPROVEMENTS ON THE PROPERTY. THE SUBJECT PROPERTY IS DESCRIBED AS LOTS 1, 2, 3, 4 AND 5, IN BLOCK 9, IN KEY LARGO BEACH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 22, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND 1, 2, 3, 4 AND 5, BLOCK 1, IN AMENDED AND EXTENDED PLAT OF KEY LARGO OCEAN SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 18, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND TRACT, L, TRACT M, TRACT N, AND THE EAST 5 FEET OF TRACT A, AND PART OF LAKE LARGO, OF KEY LARGO BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 149, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBERS 00502870-000000, 00497620-000000, AND 00497600-000000. (FILE 2021-166)

2. ALBERT AND WANDA CASARETTO, 700 GROUPEL LANE, KEY LARGO, MILE MARKER 95: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE UP TO 18 FEET AND 1 INCH FROM THE FRONT YARD SETBACK REQUIREMENT SET FORTH IN SECTION 131-1 OF THE MONROE COUNTY LAND DEVELOPMENT CODE (LDC). APPROVAL WOULD RESULT A MINIMUM FRONT YARD SETBACK OF 6 FEET AND 11 INCHES, WITH OTHER PORTIONS OF THE STRUCTURE AT VARYING DISTANCES FROM THE FRONT PROPERTY LINE, IN ORDER TO CONSTRUCT A REPLACEMENT SINGLE FAMILY RESIDENCE ON THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS THE SOUTHEAST ½ OF LOT 1, RAE'S CUDA CANAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 186, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND THE EAST FIVE (5) FEET OF LOT 2, AND THE WEST ½ OF LOT 1, RAE'S CUDA CANAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 186, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00483470-000000 (FILE 2021-196)

3. CHARLES G. MILLER SR, 457 DROST DR. CUDJOE KEY, MILE MARKER 21: A PUBLIC HEARING CONCERNING A REQUEST FOR A 5COP SFS ALCOHOLIC BEVERAGE USE PERMIT, WHICH WOULD ALLOW FOR BEER, WINE, AND LIQUOR FOR SALE BY THE DRINK (CONSUMPTION ON PREMISES) AND NO PACKAGE SALES. THE SUBJECT PROPERTY IS DESCRIBED AS LOT 6 AND 7 BLOCK 14 CUDJOE GARDENS THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 7, ALL OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00174590-000000. (FILE 2021-221)

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 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