

# AGENDA

## PLANNING COMMISSION HEARING

April 23, 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:**

Devin Tolpin, Sr. Director of Planning and Environmental Resources

Mike Roberts, Assistant Director, Environmental Resources

Cheryl Cioffari, Assistant Director of Planning

Peter Morris, Assistant County Attorney

Dirk Smits, 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

**APPROVAL OF MINUTES:** [March 26, 2025](#)

## AGENDA

**1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING THE MONROE COUNTY TIER OVERLAY DISTRICT MAP FROM TIER I TO TIER III AS REQUESTED BY BRETT BILLER FOR PROPERTY LOCATED AT 305 AVENUE 'A', BIG COPPITT, LEGALLY DESCRIBED AS BLOCK 3 LOT 6 JOHNSONVILLE PLAT BOOK 1 PAGE 53 BIG COPPITT KEY, HAVING PARCEL ID NUMBER 00151350-000000; APPROXIMATE MILE MARKER 10. (FILE 2024-191)

**STAFF REPORT**

**FILE**

**SURVEY**

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 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**