

# AGENDA

## PLANNING COMMISSION HEARING

May 28, 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

Tiffany Stankiewicz, Development Administrator

Isabella McLain, Planner

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

APPROVAL OF MINUTES: Special Hearing held on [April 14, 2025](#) and [April 23, 2025](#)

## AGENDA

**1. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM** FOR JANUARY 14, 2025 THROUGH APRIL 14, 2025, ROGO (Quarter 3, Year 33). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY. (File 2024-140)

[STAFF REPORT](#)

**2. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE NON-RESIDENTIAL ALLOCATION SYSTEM** FOR JANUARY 14, 2025 THROUGH APRIL 14, 2025, NROGO (Quarter 3, Year 33). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY. Pursuant to Monroe County Code Section 138-53(e)(13), the Planning and Environmental Resources Department is providing a notification to the general public of the NROGO account balances. (File 2024-141)

[STAFF REPORT](#)

**3. NEW DUCK KEY MARINA, 1254 GREENBRIAR ROAD, DUCK KEY, MILE MARKER 61:** A PUBLIC HEARING CONCERNING A REQUEST FOR A 2APS ALCOHOLIC BEVERAGE USE PERMIT, WHICH WOULD ALLOW FOR THE PACKAGE SALE OF BEER AND WINE IN SEALED CONTAINERS FOR OFF PREMISES CONSUMPTION, FROM A PORTION OF AN EXISTING MARINA. THE PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTION 21, TOWNSHIP 65 SOUTH, RANGE 34 EAST, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00099140-000100. (File 2024-221)

[STAFF REPORT](#)

[FILE](#)

[SURVEY](#)

**4. 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) **(Continued from April 14<sup>th</sup>, 2025 Special Meeting)**

[STAFF REPORT](#)

[FILE](#)

[COMBINED PLANS PART 1](#)

[COMBINED PLANS PART 2](#)

[COMBINED PLANS PART 3](#)

[PLANNING COMMISSION COMBINED PLAN SET](#)

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

[TRAFFIC STUDY DEC 2024](#)

[TRAFFIC IMPACT](#)

[CRASH REPORT](#)

[MITIGATION ANALYSIS](#)

[TRUCK PATH ANALYSIS](#)

[CLEAR SIGHT TRIANGLE ANALYSIS](#)

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**