

PLANNING COMMISSION
April 23, 2025

Meeting Minutes

The Planning Commission of Monroe County conducted a hybrid virtual and in-person meeting on **Wednesday, April 23, 2025**, beginning at 10:00 a.m.

CALL TO ORDER by Vice Chair Demes

PLEDGE OF ALLEGIANCE

ROLL CALL by Jessica McKinney

PLANNING COMMISSION MEMBERS

Joe Scarpelli, Chair	Absent
Ron Demes, Vice Chair	Present
George Neugent, Commissioner	Absent
Eric Anderson, Commissioner	Present
Rosemary Thomas, Commissioner	Present
Douglas Pryor, Ex-Officio Member (MCSD)	Absent
Christina Gardner, Ex-Officio Member (NASKW)	Present

STAFF

Devin Tolpin, Senior Director of Planning and Environmental Resources
Mike Roberts, Assistant Director of Environmental Resources
Cheryl Cioffari, Assistant Director of Planning
Peter Morris, Assistant County Attorney
Hunter O'Connor, Planning Commission Counsel
Jessica McKinney, Senior Planning Commission Coordinator

Vice Chair Demes announced that he would be the acting Chairman today's as, in Mr. Peter Morris lingo, Chair Scarpelli had an exigent emergent requirement that precluded his attendance this morning.

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

County Resolution 131-92 was read into the record by Mr. Hunter O'Connor.

SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

Ms. Jessica McKinney confirmed receipt of all necessary paperwork.

SWEARING OF COUNTY STAFF

County staff members and public attendees were sworn in by Mr. Hunter O'Connor.

CHANGES TO THE AGENDA

None.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

APPROVAL OF MINUTES

Motion: Commissioner Anderson made a motion to approve the March 26, 2025 meeting minutes. Commissioner Thomas seconded the motion. There was no opposition. The motion passed unanimously.

MEETING

AGENDA ITEMS

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)

(10:03 a.m.) Ms. Natalie Liz, the applicant, apologized for not being present in person, and requested that this item be continued to the scheduled meeting in July. She has written a certified letter as directed by the Land Acquisition and Planning Administrator for the Acquisition and Restoration Counsel. It is going to cost them money to keep this lot on the list just to maintain it between two developed parcels. Their next regularly-scheduled meeting is on June 13, 2025, and they must go through these formal steps to remove the parcel from the list. The extension would allow her to meet with Planning Commission in July. She has certified notice with signature confirmation of the meeting which needs to be completed prior to moving forward on this item with the Planning Commission.

Acting Chair Demes stated that the Planning Commission had previously heard the staff report on this item and asked if there was a motion to continue this item to the July 22, 2025 meeting. Mr. Peter Morris, Assistant County Attorney, interjected that while it is probably academic, but to ensure that the Commission does not run afoul of the Sunshine Law requirements, that the opportunity for public comment should be offered. There was no one present in the gallery, and IT confirmed there were no public speakers present on Zoom.

Motion: Commissioner Thomas made a motion to continue this item to the July 22, 2025 meeting. Commissioner Anderson seconded the motion. There was no opposition. Motion passed unanimously.

BOARD DISCUSSION

None.

GROWTH MANAGEMENT COMMENTS

None.

RESOLUTIONS FOR SIGNATURE

None.

ADJOURNMENT

The Monroe County Planning Commission meeting was adjourned at 10:07 a.m.