

PLANNING COMMISSION

June 25, 2025

Meeting Minutes

The Planning Commission of Monroe County conducted a hybrid virtual and in-person meeting on **Wednesday, June 25, 2025**, beginning at 10:00 a.m.

CALL TO ORDER by Chair Scarpelli

PLEDGE OF ALLEGIANCE

ROLL CALL by Ilze Aguila

PLANNING COMMISSION MEMBERS

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

STAFF

Devin Tolpin, Senior Director of Planning and Environmental Resources
Mike Roberts, Assistant Director of Environmental Resources
Cheryl Cioffari, Assistant Director of Planning
Barbara Powell, Planning Policy Advisor
Peter Morris, Assistant County Attorney
Scott Black, Planning Commission Counsel
Ilze Aguila, Senior Administrator, Operations

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

County Resolution 131-92 was read into the record by Mr. Scott Black.

SWEARING OF COUNTY STAFF

County staff members and public attendees were sworn in by Mr. Scott Black.

SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

Ms. Ilze Aguila confirmed receipt of all necessary paperwork.

CHANGES TO THE AGENDA

None.

APPROVAL OF MINUTES

Motion: Commissioner Neugent made a motion to approve the May 28, 2025 meeting minutes. Commissioner Demes seconded the motion. There was no opposition. The motion passed unanimously.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Chair Scarpelli recused himself from Item 1 as he is the design professional for Patrick Garvey, the owner of Grimal Grove and the subject property. Vice Chair Demes proceeded to chair the meeting.

MEETING

AGENDA

1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO THE MONROE COUNTY 2030 COMPREHENSIVE PLAN BY AMENDING POLICY 101.19.2 AND FIGURE 2.5 AND TABLE 2.7 OF THE BIG PINE KEY LIVABLE COMMUNIKEYS PLAN TO INCLUDE PROPERTY LOCATED AT 258 CUNNINGHAM LANE, BIG PINE, LOTS 5,6,7,8,13,14,15, AND 16 OF BLOCK 1 OF PINE HAMMOCK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 163 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND TRACK D OF PINE KEY ACRES, SECTION ONE, AS RECORDED IN O.R. BOOK 509, PAGE 1046 THROUGH 1049 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, CURRENTLY HAVING PARCEL IDENTIFICATION NUMBER 00111070-004000 AND 00250660-000000; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2024-218)

(10:03 a.m.) Vice Chair Demes first noted that there was a minor correction to the tables in the proposed ordinance which would be further noted in the staff report. Ms. Barbara Powell, Planning Policy Advisor, presented the staff report. This is an amendment to the Comprehensive Plan and the Big Pine Key and No Name Key Livable CommuniKeys Plan. The subject property at 258 Cunningham Lane is owned by Patrick Garvey. The applicant for this amendment is the Monroe County BOCC. The Comprehensive Plan change is fairly straightforward. The policy will be updated to reflect the ordinance that's passed for the Big Pine and No Name Key Livable CommuniKeys Plan. The table for 2.7 and figure in the Livable CommuniKeys Plan will be updated to include the Grimal Grove property as described, and the institutional uses that are located on Big Pine Key. One of the criteria for the institutional uses is that it has existed for twenty years and no new uses are anticipated.

The property known as Grimal Grove is a tropical fruit grove located on Big Pine Key, having a diverse collection of rare, exotic fruit trees, established by Adolph Grimal in the 1950s. The property fell into disrepair after Grimal's death until Patrick Garvey and the Growing Hope Initiative purchased the property in 2013. Mr. Garvey is currently working to revitalize the property to promote the sustainable agriculture. Staff believes the property meets the criteria for

inclusion as an institutional use. The correction that Vice Chair Demes had mentioned is in the zoning column. The FLUM was inadvertently added to the zoning instead of current zoning. Ms. Powell presented the correction.

Ms. Powell then presented an aerial of the subject property showing quite a bit of development surrounding the property which has a Tier I designation. There is a road abandonment that had been filed previously on the property where a road ran between the two parcels. Ms. Powell presented the current FLUM and zoning maps reflecting that the two properties have different FLUM and zoning categories. The right-of-way for the abandoned road running between the two properties was split between the zoning and FLUM categories, so half of the road is residential low and the other half is residential medium. Ms. Powell presented the tier map showing quite a few Tier 1 properties and some Tier IIIs surrounding the property. Much of the surrounding vacant land is in public ownership, yellow representing County ownership, blue representing Federal ownership, and green representing State ownership. Staff is requesting that the Commission include in the motion to approve to amend Table 2.7 to reflect the current zoning category for the subject property.

Vice Chair Demes asked if there were comments or questions from the Commissioners. There were none. Vice Chair Demes then asked for public comment. There was none. Public comment was closed.

Motion: Commissioner Anderson made a motion to approve. Commissioner Neugent seconded the motion. There was no opposition. Motion passed unanimously.

Chair Scarpelli resumed chairing the meeting.

BOARD DISCUSSION

Commissioner Thomas asked what had happened to the woman who had postponed her case until July. Ms. Devin Tolpin, Senior Director of Planning and Environmental Resources responded that the referenced item would likely be on the August agenda, and would be re-advertised and re-noticed.

GROWTH MANAGEMENT COMMENTS

None.

RESOLUTIONS FOR SIGNATURE

None.

ADJOURNMENT

The Monroe County Planning Commission meeting was adjourned at 10:11 a.m.