

AGENDA

PLANNING COMMISSION HEARING

August 27, 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

Barbara Powell, Planning Policy Advisor

Tiffany Stankiewicz, Development Administrator

Jay Berenzweig, Principal Environmental Planner

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: [July 22, 2025](#)

AGENDA

1. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR APRIL 15, 2025 THROUGH JULY 14, 2025, ROGO (Quarter 4, Year 33). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY. (FILE NO. 2024-140)

[STAFF REPORT](#)

2. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE NON-RESIDENTIAL ALLOCATION SYSTEM FOR APRIL 15, 2025 THROUGH JULY 14, 2025, NROGO (Quarter 4, 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 NO. 2024-141)

[STAFF REPORT](#)

3. 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 KEY, DESCRIBED AS LOT 6, SQUARE 3 JOHNSONVILLE SUBDIVISION, BIG COPPITT KEY, MONROE COUNTY, FLORIDA, AS RECORDED IN PUBLIC RECORDS AT PLAT BOOK 1, PAGE 53, OF THE MONROE COUNTY, FLORIDA, CURRENTLY BEARING PARCEL IDENTIFICATION NUMBER 00151350-000000; APPROXIMATE MILE MARKER 10. (FILE NO. 2024-191) (FILE NO. 2024-191)

[STAFF REPORT](#)

[FILE](#)

[SURVEY](#)

4. LITTLE PALM DOLPHIN RESORT DEVELOPMENT, LLC, 28550 OVERSEAS HIGHWAY, LITTLE TORCH KEY, MILE MARKER 28, OCEANSIDE: A PUBLIC HEARING CONCERNING AN APPEAL, PURSUANT TO SECTION 102-185 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, BY AN ADVERSELY AFFECTED PARTY, PIRATES SAVING PARADISE, INC., TO THE PLANNING COMMISSION, CONCERNING A MINOR DEVIATION TO A MAJOR CONDITIONAL USE PERMIT APPROVED BY THE SENIOR DIRECTOR OF PLANNING & ENVIRONMENTAL RESOURCES, DATED MAY 6, 2025. THE PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, CURRENTLY BEARING PROPERTY IDENTIFICATION NUMBER 00113570-000000. (FILE NO. 2025-110)

[STAFF REPORT](#)

[FILE](#)

[ANSWER BRIEF WITH ATTACHMENTS](#)

[PUBLIC COMMENT](#)

5. ANGLERS CLUB MEMBERS ASSOCIATION, INC., 50 CLUBHOUSE ROAD, KEY LARGO, FL 33037, OFF CR 905: A PUBLIC HEARING CONCERNING A REQUEST FOR A TEN (10) YEAR TIME EXTENSION TO THE MAJOR DEVELOPMENT ORDER ORIGINALLY MEMORIALIZED BY THE ZONING BOARD RESOLUTION # MD NO. 32-86 AND MOST RECENTLY EXTENDED THROUGH PLANNING COMMISSION RESOLUTION NO. P26-15, FOR PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE PARCEL CURRENTLY OWNER BY ANGLERS CLUB MEMBERS ASSOCIATION, INC. AND DESCRIBED AS PART OF GOVERNMENT LOTS 1 AND 2, SECTION 13, TOWNSHIP 59 SOUTH, RANGE 40 EAST, KEY LARGO, FLORIDA AND HAVING PARCEL IDENTIFICATION NUMBER 00080020-000300.(FILE NO. 2025-084)

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6. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING CHAPTER 122, FLOODPLAIN MANAGEMENT, OF THE MONROE COUNTY LAND DEVELOPMENT CODE TO ELIMINATE THE 299 SQUARE FOOT SIZE RESTRICTION OF ENCLOSED AREAS BELOW ELEVATED BUILDINGS, ELIMINATE THE REQUIRED INSPECTIONS OF ENCLOSED AREAS BELOW ELEVATED RESIDENTIAL STRUCTURES PRIOR TO THE TRANSFER OF OWNERSHIP, AND ELIMINATE THE FLOODPLAIN CERTIFICATE OF COMPLIANCE PROGRAM, AS REQUESTED BY THE BOCC AT THEIR APRIL 16, 2025, REGULAR COMMISSION MEETING; 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 AMENDMENT TO AND INCORPORATION IN THE MONROE COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE. (FILE NO. 2025-072)

[STAFF REPORT](#)
[FILE](#)

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 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