

AGENDA

PLANNING COMMISSION HEARING

September 24, 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

Liz Lustberg, Senior 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: [August 27, 2025](#)

AGENDA

1. 307 OVERSEAS HIGHWAY, BIG COPPITT KEY, MILE MARKER 10: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE OF EIGHT (8) FEET AND EIGHT (8) INCHES TO THE REQUIRED TEN (10) FOOT PRIMARY SIDE YARD SETBACK, WHICH IS ADJACENT TO THE WESTERN PROPERTY LINE. APPROVAL WOULD RESULT IN A PRIMARY SIDE YARD SETBACK OF ONE (1) FOOT AND FOUR (4) INCHES FROM THE WESTERN PROPERTY LINE TO THE VEHICLE PARKING, LOADING SPACE, AND BICYCLE PARKING FOR A PROPOSED MIXED-USE DEVELOPMENT. THE SUBJECT PROPERTY IS DESCRIBED AS LOT 17, BLOCK 1, AMENDED PLAT OF COPPITT SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 50, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, CURRENTLY HAVING PARCEL IDENTIFICATION NUMBER 00149540-000000. (FILE 2025-151)

STAFF REPORT

FILE

SURVEY

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