

AGENDA

PLANNING COMMISSION HEARING

October 22, 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

Barbara Powell, Senior Policy Advisor

Peter Morris, Assistant County Attorney

Hunter O'Connor, 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: September 24, 2025

AGENDA

1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM (RM) TO COMMERCIAL (COMM), FOR PROPERTY LOCATED AT 106261, 106271, AND 106281 OVERSEAS HIGHWAY, KEY LARGO, DESCRIBED AS LOTS 18-20, BLOCK 3, OCEAN ISLE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 14, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, CURRENTLY HAVING PARCEL IDENTIFICATION NUMBERS 00538800-000000, 00538810-000000, AND 00538820-000000; AS PROPOSED BY FLO-GROWN HOME BUYERS, LLC; 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 AND FOR AMENDMENT TO THE FUTURE LAND USE MAP; PROVIDING FOR AN EFFECTIVE DATE. (FILE NO. 2025-069)

[STAFF REPORT](#)

[FILE](#)

[SURVEY](#)

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM IMPROVED SUBDIVISION (IS) TO COMMERCIAL-1 (C1), FOR PROPERTY LOCATED AT 106261, 106271, AND 106281 OVERSEAS HIGHWAY, KEY LARGO, DESCRIBED AS LOTS 18-20, BLOCK 3, OCEAN ISLE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 14, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, CURRENTLY HAVING PARCEL IDENTIFICATION NUMBERS 00538800-000000, 00538810-000000, AND 00538820-000000; AS PROPOSED BY FLO-GROWN HOME BUYERS, LLC; 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 THE LAND USE DISTRICT (LUD) MAP; PROVIDING FOR AN EFFECTIVE DATE. (FILE NO. 2025-070)

[STAFF REPORT](#)

[FILE](#)

[SURVEY](#)

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING POLICIES 101.5.30, 101.5.31, 101.5.32, 101.5.33, 101.5.34 AND THE GLOSSARY OF THE MONROE COUNTY 2030 COMPREHENSIVE PLAN TO INCREASE THE MAXIMUM HEIGHT OF RESIDENTIAL STRUCTURES FROM 35 FEET TO 42 FEET, AMEND THE DEFINITIONS OF GRADE AND HEIGHT, REVISE THE STRUCTURES THAT ARE LISTED AS EXCEPTIONS TO THE MAXIMUM HEIGHT RESTRICTION, AND ALLOW FOR ADDITIONAL HEIGHT RELATED TO AIRPORTS AS APPROVED BY THE FAA AND IN ACCORDANCE WITH THE ADOPTED AIRPORT MASTER PLAN, AS REQUESTED BY THE BOCC AT THEIR JUNE 18, 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 COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE. (FILE NO. 2025-080)

[STAFF REPORT](#)

[FILE](#)

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING SECTIONS 101-1 AND 131-2 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, TO CLARIFY APPLICABILITY, AMEND THE DEFINITIONS OF GRADE AND HEIGHT; TO INCREASE THE MAXIMUM HEIGHT OF RESIDENTIAL STRUCTURES FROM 35 FEET TO 42 FEET; TO REVISE THE STRUCTURES THAT ARE LISTED AS EXCEPTIONS TO THE MAXIMUM HEIGHT RESTRICTION, AND ALLOW FOR ADDITIONAL HEIGHT RELATED TO AIRPORTS AS APPROVED BY THE FAA AND IN ACCORDANCE WITH THE ADOPTED AIRPORT MASTER PLAN, AS REQUESTED BY THE BOCC AT THEIR JUNE 18, 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

**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