

AGENDA

PLANNING COMMISSION HEARING

November 19, 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

Liz Lustberg, Senior Planner

Thomas Francis-Siburg, Acting Development Review Manager

Matthew Restaino, Senior Planner

Janene Sclafani, Transportation Planner

Tiffany Stankiewicz, Development Administrator

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: October 22, 2025

AGENDA

1. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR JULY 15, 2025 THROUGH OCTOBER 14, 2025, ROGO (Quarter 1, Year 34). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.

(FILE NO. 2025-161)

[STAFF REPORT](#)

2. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE NON-RESIDENTIAL ALLOCATION SYSTEM FOR JULY 15, 2025 THROUGH OCTOBER 14, 2025, NROGO (Quarter 1, Year 34). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY. PURSUANT TO MONROE COUNTY LAND DEVELOPMENT 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. 2025-162)

[STAFF REPORT](#)

3. STOCK ISLAND OWNER, LLC AND KW PERRY, LLC, 7001 AND 7025 SHRIMP ROAD, STOCK ISLAND, MILE MARKER 5: A PUBLIC HEARING CONCERNING A REQUEST FOR AN AMENDMENT TO A MAJOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED FOR THE ADDITION OF THIRTY (30) TRANSIENT HOTEL ROOMS AND ASSOCIATED SITE REDEVELOPMENT. THE SUBJECT PROPERTY IS DESCRIBED AS PARCELS OF LAND IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBERS 00123761-000400 AND 00123761-000800. (FILE NO. 2023-243)

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[COMBINED PLANS](#)

4. JOINED ISLANDS INC., 21362 OVERSEAS HIGHWAY, CUDJOE KEY, MILE MARKER 21.5: A PUBLIC HEARING CONCERNING A REQUEST FOR THREE VARIANCES TO: 1) ACCESS STANDARDS SET FORTH IN CHAPTER 114, ARTICLE VII; 2) DISTRICT BOUNDARY BUFFER REQUIREMENTS SET FORTH IN CHAPTER 114, ARTICLE V; AND 3) PARKING LOT LANDSCAPING REQUIREMENTS SET FORTH IN CHAPTER 114, ARTICLE IV OF THE MONROE COUNTY LAND DEVELOPMENT CODE TO ALLOW FOR: 1) AN ACCESS DRIVE TO U.S. 1 THAT IS SPACED APPROXIMATELY 157 FEET 7 INCHES FROM THE EXISTING CONCH DRIVE CURB CUT TO THE WEST AND APPROXIMATELY 234 FEET 1 INCHES TO THE SACARMA ROAD CURB CUT EAST OF THE PROPERTY; 2) NO BUFFER YARD ALONG THE WEST SIDE PROPERTY LINE AND A TEN (10) FOOT DISTRICT BUFFER ALONG THE REAR YARD (SOUTH) PROPERTY LINE; AND 3) A REDUCTION IN THE PARKING LOT LANDSCAPING. THE PROPERTY IS DESCRIBED AS A TRACT OF LAND IN A PART OF GOVERNMENT LOT 2, SECTION 29, T.66S., R28E, BEING ON CUDJOE KEY, MONROE COUNTY FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00115840-000401. (FILE NO. 2024-111)

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5. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY COMPREHENSIVE PLAN POLICY 701.1.6, ADOPTING THE 10-YEAR WATER SUPPLY FACILITIES WORK PLAN UPDATE TO BE CONSISTENT WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT LOWER EAST COAST WATER SUPPLY PLAN UPDATE OF 2024, 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 NO. 2025-041)

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6. PIRATES COVE PROPERTIES, LLC., DOING BUSINESS AS (DBA) CUDJOE GARDENS MARINA, 477 DROST DRIVE, CUDJOE KEY, MILE MARKER 20.8, OCEAN SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR A 2APS ALCOHOLIC BEVERAGE SPECIAL USE PERMIT, WHICH WOULD ALLOW FOR THE SALE OF BEER AND WINE VIA PACKAGED SALES FOR OFF-PREMISES CONSUMPTION. THE SUBJECT PROPERTY IS DESCRIBED AS LOTS 8 AND 9, BLOCK 14, CUDJOE GARDENS THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 7, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00174600-000000. (FILE NO. 2025-195)

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[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

REVIEW AND APPROVAL OF PROPOSED 2026 PLANNING COMMISSION HEARING SCHEDULE 2026 DRAFT PC CALENDAR

GROWTH MANAGEMENT COMMENTS

RESOLUTIONS FOR SIGNATURE

ADJOURNMENT