

AGENDA

PLANNING COMMISSION HEARING

December 17, 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

Thomas Francis-Siburg, Active Development Review Manager

Stephanie Reed, Senior Planner

Matthew Restaino, Senior Planner

Derek Howard, Senior Assistant County Attorney

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: [November 19, 2025](#)

AGENDA

1. MONROE COUNTY BOARD OF COUNTY COMMISSIONERS, 44800 OVERSEAS HIGHWAY, PIGEON KEY, MILE MARKER 45: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE TO GATE HEIGHT AND WIDTH REQUIREMENTS IN CHAPTER 114, ARTICLE I, OF THE MONROE COUNTY LAND DEVELOPMENT CODE. APPROVAL WOULD RESULT IN THE INSTALLATION OF A DOUBLE SWING GATE THAT IS 8 FEET, 7 INCHES IN HEIGHT AND 18 FEET, 8 INCHES WIDE ON PROPERTY DESCRIBED AS ALL OF PIGEON KEY, AN ISLAND APPROXIMATELY 5.31 ACRES LOCATED AT MILE MARKER 45, ALONG THE OLD SEVEN MILE BRIDGE, LOT 1, SECTION 13, TOWNSHIP 66 SOUTH, RANGE 31 EAST, TALLAHASSEE MERIDIAN, AS RECORDED IN OFFICIAL

[STAFF REPORT](#)

[FILE](#)

[COMBINED PLANS](#)

2. RAYMOND VAZQUEZ, SR., 17210 ANGELFISH LANE, SUGARLOAF KEY, MILE MARKER 17, OCEANSIDE: A PUBLIC HEARING CONCERNING AN APPEAL, PURSUANT TO SECTION 102-185 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, FILED BY SMITH HAWKS, PL, ON BEHALF OF RAYMOND VAZQUEZ, SR., THE PROPERTY OWNER, TO THE PLANNING COMMISSION, CONCERNING MONROE COUNTY PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT'S APRIL 30, 2025 DETERMINATION OF FAILED BIOLOGICAL INSPECTION FOR PERMIT NO. SFDUP-2022-0012. THE PROPERTY IS DESCRIBED AS LOT 49, IN SECTION B OF SUGARLOAF SHORES, A SUBDIVISION OF PART OF GOVERNMENT LOTS 1, GOVERNMENT LOT 2 AND GOVERNMENT LOT 3, AND ALL IN SECTION 3, TOWNSHIP 67 SOUTH, RANGE 27 EAST, ON SUGARLOAF KEY, MONROE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 158, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, CURRENTLY BEARING PARCEL IDENTIFICATION NUMBER 00163680-000000. (FILE NO. 2025-108)

[STAFF REPORT](#)

[FILE](#)

3. SWIFT EDDY CORP, 32 ED SWIFT ROAD AND THREE (3) VACANT PARCELS ALONG ED SWIFT ROAD, BIG COPPITT KEY, MILE MARKER 10, GULF SIDE: A PUBLIC HEARING CONCERNING AN APPEAL, PURSUANT TO SECTION 102-185 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, FILED BY VAN D. FISCHER, ESQ., ON BEHALF OF SWIFT EDDY CORP., THE PROPERTY OWNER, SEEKING TO OVERTURN A DETERMINATION OF THE SENIOR DIRECTOR OF THE MONROE COUNTY PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT MEMORIALIZED IN A LETTER OF UNDERSTANDING DATED APRIL 23, 2025, REGARDING THE ESTABLISHED DENSITY ON FOUR (4) PARCELS OF LAND ON ED SWIFT ROAD, BIG COPPITT KEY. THE PROPERTY IS DESCRIBED AS FOUR PARCELS OF LAND ALONG ED SWIFT ROAD, BIG COPPITT KEY LOCATED IN SECTION 22, TOWNSHIP 67 SOUTH, RANGE 26 EAST, MONROE COUNTY, FLORIDA, CURRENTLY BEARING PARCEL IDENTIFICATION NUMBERS 00121150-000000, 00121150-000100, 00121150-000200, AND 00121150-000300. (FILE NO. 2025-113)

[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

REVIEW AND APPROVAL OF PROPOSED 2026 PLANNING COMMISSION HEARING SCHEDULE

GROWTH MANAGEMENT COMMENTS

RESOLUTIONS FOR SIGNATURE

ADJOURNMENT