

AGENDA

PLANNING COMMISSION HEARING

January 29, 2026

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

Cheryl Cioffari, Senior Administrator of Planning and Policy

Mike Roberts, Assistant Director, Environmental Resources

Thomas Francis-Siburg, Acting Development Review Manager

Liz Lustberg, Senior Planner

Barbara Powell, Planning 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: [December 17, 2025](#)

AGENDA

1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP DESIGNATION FROM INSTITUTIONAL (INS) TO MIXED USE / COMMERCIAL (MC), FOR ELEVEN (11) PARCELS OF LAND, DESCRIBED AS LOTS 7 THROUGH 12, AND LOTS 40 THROUGH 46, BLOCK 14, LAKE SURPRISE ESTATES SUBDIVISION, KEY LARGO, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBERS 00537590-000000, 00537600-000000, 00537610-000000, 00537620-000000, 00537630-000000, 00537640-000000, 00537980-000000, 00537960-000000, 00537940-000000, 00537930-000000, AND 00537920-000000 AS PROPOSED BY DOHERTY ROBERT M REV TRUST 02/03/2021 AND DOHERTY YVETTE REV TRUST 02/03/2021; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING

01/29/26

PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AMENDMENT TO THE FUTURE LAND USE MAP DESIGNATION (FLUM) MAP; PROVIDING FOR AN EFFECTIVE DATE. (FILE NO. 2022-163)

[STAFF REPORT](#)

[FILE](#)

[SURVEY](#)

[PUBLIC COMMENT](#)

2. MONROE COUNTY BOARD OF COUNTY COMMISSIONERS, 17175 AND 17145 OVERSEAS HIGHWAY, SUGARLOAF KEY, MILE MARKER 17: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE TO ACCESS STANDARDS SET FORTH IN CHAPTER 114, ARTICLE VII, A VARIANCE TO THE BUFFER YARD REQUIREMENTS IN CHAPTER 114, ARTICLE V, A VARIANCE TO FENCE HEIGHT REQUIREMENTS IN CHAPTER 114, ARTICLE I, AND A VARIANCE TO THE PARKING REQUIREMENTS IN CHAPTER 114, ARTICLE III, OF THE MONROE COUNTY LAND DEVELOPMENT CODE. APPROVAL WOULD FACILITATE THE PROPOSED SITE PLAN FOR A REPLACEMENT FIRE STATION ON PROPERTY DESCRIBED AS A TRACT OF LAND IN A PART OF GOVERNMENT LOT 3 IN SECTION 34, T 66 AND 67 S, R 27E, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBERS 00117930-000100 AND 00118480-000000. (FILE NO. 2023-189)

[STAFF REPORT](#)

[FILE](#)

[COMBINED PLANS](#)

3. MANATEE BOWLINE, LLC, 99 MORRIS AVENUE, KEY LARGO, MILE MARKER 112.5: A PUBLIC HEARING CONCERNING A REQUEST FOR AN AMENDMENT TO A DEEMED MAJOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED FOR THE REDEVELOPMENT OF THE EXISTING MARINA. THE SUBJECT PROPERTY IS DESCRIBED TRACT A OF MONROE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 140, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, CURRENTLY HAVING PARCEL IDENTIFICATION NUMBER 00573090-000000. (FILE NO. 2025-053)

[STAFF REPORT](#)

[FILE](#)

[COMBINED PLANS](#)

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM SPARSELY SETTLED (SS) TO SUBURBAN RESIDENTIAL (SR), FOR PROPERTY LOCATED AT 10 CORMORANT LANE, GEIGER KEY, DESCRIBED AS THE NORTH ½ OF LOT 8 AND ALL LOTS 9 AND 10, BLOCK 4, BOCA CHICA OCEAN SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 49, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, CURRENTLY HAVING PARCEL IDENTIFICATION NUMBER 00141680-000000; AS PROPOSED BY KIMI C. ROTHER; 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. 2025-163)

[STAFF REPORT](#)

[FILE](#)

[SURVEY](#)

5. ROEBLINGS, LLC, AND MARILYN J. ROEBLING REVOCABLE TRUST, 95325 AND 95351 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 95.3, OCEAN SIDE: CONSIDERATION OF A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING THE DEVELOPMENT OF AN AFFORDABLE HOUSINGS PROJECT OF MORE THAN 20 AFFORDABLE UNITS PURSUANT TO MONROE COUNTY LAND DEVELOPMENT CODE SECTION 139-1(B)(6)H. ON PROPERTY DESCRIBED AS PARTS OF TRACTS 5, 5A, AND 6, SOUTHCLIFF ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, AND PART OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 62 SOUTH, RANGE 38 EAST, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND ADJACENT BAY BOTTOM AND SUBMERGED LANDS, HAVING PARCEL IDENTIFICATION NUMBERS 00483360-000000 AND 00483350-000000. (FILE NO. 2025-236)

[STAFF REPORT](#)

6. SHAWN WADE HUDGINS, 2 AMARYLLIS DRIVE, KEY HAVEN, MILE MARKER 5: AN APPEAL, PURSUANT TO SECTION 102-185 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, BY THE PROPERTY OWNER TO THE PLANNING COMMISSION CONCERNING THE DENIAL OF AN ADMINISTRATIVE VARIANCE TO THE FRONT AND SIDE YARD SETBACKS, BY THE SENIOR DIRECTOR OF PLANNING & ENVIRONMENTAL RESOURCES. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 1, BLOCK 1, KEY HAVEN 2ND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 93, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00134610-000000. (FILE NO. 2025-242)

[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