

DEVELOPMENT REVIEW COMMITTEE

TUESDAY, March 28, 2023

AGENDA

The **Monroe County Development Review Committee** will conduct a **virtual** meeting on **March 28, 2023**, via Communications Media Technology (CMT), beginning at **1:00 PM**.

CALL TO ORDER

ROLL CALL

DRC MEMBERS:

Emily Schemper, Senior Director of Planning and Environmental Resources
Cheryl Cioffari, Assistant Director of Planning
Mike Roberts, Assistant Director, Environmental Resources
Bradley Stein, Development Review Manager
Rey Ortiz, Assistant Building Official
Cassy Cane, Deputy Fire Marshal
Craig Marston, Fire Marshal
Judy Clarke, Engineering
Christina Gardner, Naval Air Station Key West
Shereen Yee Fong, FDOT Representative
Barbara Powell, Department of Economic Opportunity

STAFF MEMBERS:

Peter Morris, Assistant County Attorney
Devin Tolpin, Principal Planner
Debra Roberts, Senior Planning Commission Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL: February 21, 2023

MEETING:

1. DOLPHIN RESORT (LITTLE PALM DOLPHIN RESORT DEVELOPMENT, LLC), 28550 OVERSEAS HIGHWAY, LITTLE TORCH KEY, FL 33042, MILE MARKER 28.5: A PUBLIC MEETING CONCERNING A REQUEST FOR A MAJOR CONDITIONAL USE PERMIT BY DONALD CRAIG OF SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING. ON BEHALF OF LITTLE PALM DOLPHIN RESORT DEVELOPMENT, LLC, FOR THE CONSTRUCTION OF A 38 UNIT RESORT WITH 8 EMPLOYEE DWELLING UNITS ON THE PROPERTY. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00113570-000100. (FILE 2021-248)

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[FILE](#)

[COMBINED PLANS](#)

[PUBLIC COMMENT](#)

2. AN ORDINANCE BY MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO MONROE COUNTY LAND DEVELOPMENT CODE SECTION 134-2 AMENDING THE HOME OCCUPATION SPECIAL USE PERMIT REQUIREMENTS TO BE CONSISTENT WITH CHAPTER 2021-202, LAWS OF FLORIDA, SECTIONS 102-54-58, TO CLARIFY THE CONTINUING PURPOSE, REGISTRATION, AND REQUIREMENTS OF NONCONFORMING USES/STRUCTURES, SECTIONS 101-1-4, TO CLARIFY CONTINUING DEFINITIONS, RULES OF CONSTRUCTION, PURPOSE, AND APPLICABILITY, CHAPTER 114, ARTICLES I-VII., TO CLARIFY THE CONTINUING APPLICATION OF DEVELOPMENT STANDARDS TO DEVELOPMENT, SECTIONS 118-2(d)-(e), 118-4, 118-7, 118-9-10, 118-12-13, TO CLARIFY THE CONTINUING APPLICATION OF ENVIRONMENTAL PROTECTION REGULATIONS TO DEVELOPMENT, SECTIONS 130-1-2, 130-74, 130-156, 130-165, TO CLARIFY THE CONTINUING APPLICATION OF LAND USE DISTRICT REQUIREMENTS TO DEVELOPMENT, SECTIONS 131-1, 131-3, TO CLARIFY THE CONTINUING APPLICATION OF BULK REGULATIONS TO DEVELOPMENT; 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 LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2021-115)

[STAFF REPORT](#)

3. 92330 OVERSEAS HIGHWAY, TAVERNIER, MILE MARKER 92 (SENDER SITE): A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED FOR THE TRANSFER OF SEVEN (7) MARKET RATE TRANSFERRABLE ROGO EXEMPTIONS (TREs) FROM THE SENDER SITE PROPERTY DESCRIBED AS LOTS 1, 2, 3, 4, 5 AND 6, TAVERNIER BEND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 74, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00487310-000000 TO BE HELD IN CERTIFICATE BY SUMMIT DEVELOPMENT SOUTH, LLC WITH NO DESIGNATED RECEIVER SITE. (FILE 2022-189)

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[SURVEY](#)

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY TIER OVERLAY DISTRICT MAP FROM TIER III-A TO TIER III AS REQUESTED BY SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC ON BEHALF OF MARCIEJ JARZEBOWSKI FOR A PARCEL OF LAND LEGALLY DESCRIBED AS LOTS 2 AND 3 DOBIES SUBDIVISION AMENDED PLAT SUMMERLAND KEY PLAT BOOK 2 PAGE 135 AND A PARCEL OF LAND LEGALLY DESCRIBED AS BLOCK 2 PART OF LOT 21 SUMMERLAND KEY COVE ADDITION NO 2 PLAT BOOK 4 PAGE 100 SUMMERLAND KEY AND LOT 1 DOBIES SUBDIVISION PLAT BOOK 2 PAGE 95; HAVING REAL ESTATE NOS: 00188710-000000 & 00190940-000200 (FILE 2023-008)

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5. 148 PALMETTO AVENUE, BIG PINE KEY (SENDER SITE); 31535 AVENUE C, BIG PINE KEY (SENDER SITE) AND 160, 170, 180 AND 190 SANDS ROAD, BIG PINE KEY (RECEIVER SITES): A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT, ALLOWING THE TRANSFER OF ONE (1) MARKET RATE TRANSFERRABLE RATE OF GROWTH ORDINANCE (ROGO) EXEMPTION (TRE) FROM THE SENDER SITE LOCATED AT 148 PALMETTO AVENUE, BIG PINE KEY, LEGALLY DESCRIBED AS LOTS 15 AND 16, BLOCK 3, BIG PINE KEY INC. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 4, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00256790-000000 AND ALLOWING THE TRANSFER OF THREE (3) MARKET RATE TRANSFERRABLE RATE OF GROWTH ORDINANCE (ROGO) EXEMPTIONS (TRE) FROM THE SENDER SITE LOCATED AT 31535 AVENUE C, BIG PINE KEY, LEGALLY DESCRIBED AS LOTS 1, 2, 3 AND 4, BLOCK 22, SANDS SUBDIVISION,

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 65, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00302670-000000 TO THE RECEIVER SITES, LOCATED AT 160, 170, 180 AND 190 SANDS ROAD, BIG PINE KEY, LEGALLY DESCRIBED AS LOTS 1, 2, 17 AND 18, BLOCK 2, SAM-N-JOE SUBDIVISION, BIG PINE KEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 76 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBERS 00300180-000100, 00300180-000200, 00300180-001700, 00300180-001800. (FILE 2023-065)

[STAFF REPORT](#)

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.

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".*

ADJOURNMENT: 3:10 P.M.