

**DEVELOPMENT REVIEW COMMITTEE**  
**TUESDAY, MAY 23, 2023**

**AGENDA**

The **Monroe County Development Review Committee** will conduct a **virtual** meeting on **May 23, 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  
Craig Marston, Fire Marshal  
Brian Oppenheimer, Deputy 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  
Liz Lustberg, Senior Planner  
Debra Roberts, Senior Planning Commission Coordinator

**CHANGES TO THE AGENDA**

**MINUTES FOR APPROVAL:** April 25, 2023

**MEETING:**

**FLORIGAN GROUP, LLC, CAPTAIN HOOK'S, 29675 OVERSEAS HIGHWAY, BIG PINE KEY, MILE MARKER 29.7:** A PUBLIC MEETING CONCERNING A REQUEST FOR AN AMENDMENT TO A MAJOR CONDITIONAL USE PERMIT FOR THE REMOVAL OF THE RESTRICTION OF FUEL SALES TO MARINE VESSELS, THE AMOUNT OF FUEL TO BE STORED AND THE ADDITION OF NONRESIDENTIAL FLOOR AREA TO BE USED FOR RETAIL SALES; TO BECOME EFFECTIVE ONLY UPON AMENDMENT TO THE ASSOCIATED SETTLEMENT AGREEMENT WITH THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY (DEO), IF DETERMINED BY DEO TO BE REQUIRED. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTION 27, TOWNSHIP 66 SOUTH, RANGE 29 EAST, BIG PINE KEY, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00111720-000000. (FILE 2019-223)

[STAFF REPORT](#)

[FILE](#)

[COMBINED PLANS](#)

[PUBLIC COMMENT](#)

**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING THE MONROE COUNTY FUTURE LAND USE MAP DESIGNATION FROM INSTITUTIONAL (I) TO COMMERCIAL (COMM), FOR THIRTEEN (13) PARCELS OF LAND, LEGALLY 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, 00537970-000000, 00537960-000000, 00537950-000000, 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 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 2022-163)

[STAFF REPORT](#)

[FILE](#)

[PUBLIC COMMENT](#)

[SURVEYS](#)

**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM SUBURBAN COMMERCIAL (SC) TO COMMERCIAL 1 (C1) FOR THIRTEEN (13) PARCELS OF LAND, LEGALLY 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, 00537970-000000, 00537960-000000, 00537950-000000, 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 PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AMENDMENT TO THE LAND USE DISTRICT (ZONING) MAP; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2022-164)

[STAFF REPORT](#)

[FILE](#)

**Please visit the Monroe County Website at [www.monroecounty-fl.gov](http://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:**