

DEVELOPMENT REVIEW COMMITTEE

MONDAY, MAY 20, 2024

AGENDA

The **Monroe County Development Review Committee** will conduct a **virtual** meeting on **Monday, May 20, 2024**, 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
Mike Roberts, Assistant Director, Environmental Resources
Chery Cioffari, Assistant Director of Planning
Devin Tolpin, Planning & 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
Yazmin Valdez, Department of Economic Opportunity

STAFF MEMBERS:

Peter Morris, Assistant County Attorney
Matt Restaino, Senior Planner
Barbara Powell, Senior Policy Advisor
Debra Roberts, Senior Planning Commission Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL: April 23, 2024

MEETING:

1. 92330 OVERSEAS HIGHWAY, LLC, 92330 OVERSEAS HIGHWAY, TAVERNIER, MILE MARKER 92: A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT FOR PROPERTY LEGALLY 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. THE REQUESTED APPROVAL IS REQUIRED FOR THE REDEVELOPMENT OF EIGHT (8) ATTACHED MARKET RATE DWELLING UNITS INTO SEVEN (7) ATTACHED AFFORDABLE DWELLING UNITS WITHIN AN EXISTING MIXED-USE BUILDING. (FILE 2023-169)

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2. REFRESHMENT SERVICES, INC., 5510 MACDONALD AVENUE, STOCK ISLAND, MILE MARKER 5: A PUBLIC MEETING CONCERNING A REQUEST FOR AN AMENDMENT TO A MINOR CONDITIONAL USE PERMIT FOR PROPERTY LEGALLY DESCRIBED AS LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) AND TWENTY (2), OF BLOCK THIRTY-SIX, ACCORDING TO GEORGE L. MACDONALD'S PLAT OF PART OF SAID STOCK ISLAND, RECORDED IN PLAT BOOK NUMBER 1, PAGE 55, MONROE COUNTY, FLORIDA, PUBLIC RECORDS, HAVING PARCEL IDENTIFICATION NUMBER 00124940-000000. THE REQUESTED APPROVAL IS REQUIRED FOR THE DEVELOPMENT OF A NEW 7,400 SQUARE FOOT WAREHOUSE ON PROPERTY WITH AN EXISTING LIGHT INDUSTRIAL USE. (FILE 2023-178)

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3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY TIER OVERLAY DISTRICT MAP FROM TIER I TO TIER III AS BY DAVID DEHAAS GROSSECK ON BEHALF OF DONNA J. WILSON, BRIAN C. WILSON, SHELLEY W. AVIRETT AND RICHARD T. WILSON, FOR UNDEVELOPED PROPERTY LOCATED AT NORTH OCEAN DRIVE, KEY LARGO, LEGALLY DESCRIBED AS SECTION 29 TOWNSHIP 60 RANGE 40 ISLAND OF KEY LARGO PART OF GOVERNMENT LOT 2, HAVING PARCEL ID NUMBER 00083200-000000; COUNTY ROAD 905. (FILE 2024-014)

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[SURVEY](#)

4. MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, 30447 OLEANDER BOULEVARD, BIG PINE KEY, MILE MARKER 30.5 (SENDER SITE) AND 31562 AVENUE D, BIG PINE KEY, MILE MARKER 31 (RECEIVER SITE): A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS FOR THE TRANSFER OF ONE (1) PERMANENT TRANSFERRABLE ROGO EXEMPTION (TRE) FROM THE SENDER SITE PROPERTY DESCRIBED AS LOTS 1, 2, 15, 16, AND 17, BLOCK 8, PALM VILLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 89, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00278950-000000 TO THE RECEIVER PROPERTY DESCRIBED AS LOT 15, BLOCK 22, BIG PINE COVE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 131, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00308540-000100. (FILE 2024-058)

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5. MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, 31030 AVENUE E, BIG PINE KEY, MILE MARKER 31 (SENDER SITE) AND 31574 AVENUE D, BIG PINE KEY, MILE MARKER 31 (RECEIVER SITE): A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS FOR THE TRANSFER OF ONE (1) PERMANENT TRANSFERRABLE ROGO EXEMPTION (TRE) FROM THE SENDER SITE PROPERTY DESCRIBED AS LOTS 15 AND 16, SANDS SUBDIVISION, BIG PINE KEY, AS RECORDED IN PLAT BOOK 1, PAGE 65, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00303660-000000 TO THE RECEIVER PROPERTY DESCRIBED AS LOT 17, BLOCK 22, BIG PINE COVE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 131, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00308540-000200. (FILE 2024-059)

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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: 1:58 pm

05/20/24