

DEVELOPMENT REVIEW COMMITTEE

Tuesday, January 21, 2025

AGENDA

The **Monroe County Development Review Committee** will conduct a **virtual** meeting on **Tuesday January 21, 2025**, 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

Cheryl 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

Barbara Powell, Senior Policy Advisor

Debra Roberts, Senior Planning Commission Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL: December 10, 2024

MEETING:

1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM (RM) TO MIXED USE COMMERCIAL (MC), FOR PROPERTY LOCATED AT 104001 OVERSEAS HIGHWAY, KEY LARGO, LOTS 1-8, BLOCK 7, LARGO SOUND VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 92, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, CURRENTLY HAVING PARCEL IDENTIFICATION NUMBERS 00475160-000000, 00475170-000000, 00475180-000000, 00475190-000000, 00475200-000000, 00475220-000000, AND 00475230-000000; AS PROPOSED BY GUSTAVO SOLIS; 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 INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN AND FOR AMENDMENT TO THE FUTURE LAND USE MAP; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2024-099)

[STAFF REPORT](#)

[FILE](#)

[SURVEY](#)

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM IMPROVED SUBDIVISION (IS) TO SUBURBAN COMMERCIAL (SC), FOR PROPERTY LOCATED AT 104001 OVERSEAS HIGHWAY, KEY LARGO, LOTS 1-8, BLOCK 7, LARGO SOUND VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 92, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, CURRENTLY HAVING PARCEL IDENTIFICATION NUMBERS 00475160-000000, 00475170-000000, 00475180-000000, 00475190-000000, 00475200-000000, 00475220-000000, AND 00475230-000000; AS PROPOSED BY GUSTAVO SOLIS; 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 2024-100)

[STAFF REPORT](#)

[FILE](#)

[SURVEY](#)

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 REQUESTED BY BRETT BILLER FOR PROPERTY LOCATED AT 305 AVENUE 'A', BIG COPPITT, LEGALLY DESCRIBED AS BLOCK 3 LOT 6 JOHNSONVILLE PLAT BOOK 1 PAGE 53 BIG COPPITT KEY, HAVING PARCEL ID NUMBER 00151350-000000; APPROXIMATE MILE MARKER 10. (FILE 2024-191)

[STAFF REPORT](#)

[FILE](#)

[SURVEY](#)

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".*