

# DEVELOPMENT REVIEW COMMITTEE

Monday, February 24, 2025

## AGENDA

The **Monroe County Development Review Committee** will conduct a **virtual** meeting on **Monday, February 24, 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  
Matthew Restaino, Senior Planner  
Liz Lustberg, Senior Planner  
Debra Roberts, Senior Planning Commission Coordinator

### CHANGES TO THE AGENDA

**MINUTES FOR APPROVAL:** [January 21, 2025](#)

### MEETING:

**1. AN ORDINANCE OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** ADOPTING AMENDMENTS TO THE MONROE COUNTY 2030 COMPREHENSIVE PLAN AMENDING THE FUTURE LAND USE ELEMENT AND THE HOUSING ELEMENT TO MODIFY THE REQUIREMENTS RELATED TO THE 300 KEYS AFFORDABLE WORKFORCE HOUSING INITIATIVE EARLY EVACUATION UNIT BUILDING PERMIT ALLOCATIONS CREATED BY THE GOVERNOR OF FLORIDA, ATTORNEY GENERAL OF FLORIDA, CHIEF FINANCIAL OFFICER OF FLORIDA, AND FLORIDA AGRICULTURE COMMISSIONER ACTING IN THEIR CAPACITY AS THE FLORIDA ADMINISTRATION COMMISSION BY REMOVING THE 1-FOR-1 TAKINGS AND BERT HARRIS ACT LIABILITY REDUCTION EXCHANGE REQUIREMENT BY AMENDING, AS WELL AS CLARIFYING, POLICIES 101.2.2, 101.2.4, 101.3.1, 101.3.2, 101.3.3, 101.3.4, 101.3.10, 101.3.11, 101.3.12, 601.1, 601.1.1, 601.1.2, 601.1.8, 601.1.11, 601.5.1; 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 COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE. (FILE NO. 2024-213)

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**2. AN ORDINANCE OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** ADOPTING AMENDMENTS TO THE MONROE COUNTY LAND DEVELOPMENT CODE AMENDING SECTION 138-24, RESIDENTIAL ROGO ALLOCATIONS, TO MODIFY THE REQUIREMENTS RELATED TO THE 300 KEYS AFFORDABLE WORKFORCE HOUSING INITIATIVE EARLY EVACUATION UNIT BUILDING PERMIT ALLOCATIONS CREATED BY THE GOVERNOR OF FLORIDA, ATTORNEY GENERAL OF FLORIDA, CHIEF FINANCIAL OFFICER OF FLORIDA, AND FLORIDA AGRICULTURE COMMISSIONER ACTING IN THEIR CAPACITY AS THE FLORIDA ADMINISTRATION COMMISSION BY REMOVING THE 1-FOR-1 TAKINGS AND BERT HARRIS ACT LIABILITY REDUCTION EXCHANGE REQUIREMENT; 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 NO. 2024-215)

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**3. BELLA CONSTRUCTION OF KEY WEST INC., 35 DIAMOND DRIVE, BIG COPPITT KEY, MILE MARKER 11:** A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED FOR THE DEVELOPMENT OF A PROPOSED 2,240 SQUARE FOOT GARAGE STRUCTURE, A LIGHT INDUSTRIAL USE. THE PROPERTY IS DESCRIBED AS A PARCEL OF LAND BEING A PORTION OF TRACT A AS SHOWN ON THE PLAT OF PORPOISE POINT SECTION FIVE, RECORDED IN PLAT BOOK 5, PAGE 119, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00156310-000100. (FILE 2021-214)

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[COMBINED PLANS](#)

**4. BLACKSTONE GROUP TAVERNIER 925, L.L.C. AND VC TAVERNIER, LLC, 92501 OVERSEAS HIGHWAY, TAVERNIER, MILE MARKER 92:** A PUBLIC MEETING CONCERNING A REQUEST FOR A MAJOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED FOR THE PROPOSED DEVELOPMENT OF A COMMERCIAL RETAIL USE AND INSTITUTIONAL OFFICE SPACE FOR A LOCAL NONPROFIT WITH UP TO 49,900 SQUARE FEET OF NONRESIDENTIAL FLOOR AREA AND 86 ATTACHED, DEED RESTRICTED AFFORDABLE WORKFORCE DWELLING UNITS. THE SUBJECT PROPERTY IS DESCRIBED AS PARCELS OF LAND IN SECTION 27, TOWNSHIP 62 SOUTH, RANGE 38 EAST, TAVERNIER, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBERS 00089490-000000 AND 00490250-000000. (FILE 2022-012)

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**5. BLACKSTONE GROUP TAVERNIER 925, L.L.C. AND VC TAVERNIER, LLC, 92501 OVERSEAS HIGHWAY, TAVERNIER, MILE MARKER 92:** A PUBLIC MEETING CONCERNING A REQUEST FOR A DEVELOPMENT AGREEMENT BETWEEN MONROE COUNTY AND BLACKSTONE GROUP TAVERNIER 925, L.L.C. AND VC TAVERNIER, LLC. THE REQUESTED AGREEMENT RELATES TO THE DEVELOPMENT OF 86 ATTACHED DEED RESTRICTED AFFORDABLE WORKFORCE DWELLING UNITS AND UP TO 49,900 SQUARE FEET OF NONRESIDENTIAL FLOOR AREA. NO STRUCTURES WILL BE HIGHER THAN 38 FEET. THE SUBJECT PROPERTY IS DESCRIBED AS PARCELS OF LAND IN SECTION 27, TOWNSHIP 62 SOUTH, RANGE 38 EAST, TAVERNIER, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBERS 00089490-000000 AND 00490250-000000. (FILE 2024-041)

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**6. 11100 OVERSEAS HIGHWAY, MARATHON, MILE MARKER 53 (SENDER SITE) AND 198 KEY HAVEN ROAD, MILE MARKER 5 (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 MARKET RATE TRANSFERRABLE ROGO EXEMPTION (TRE) (COUNTY TRE IDENTIFIER #ILA-0012 AND MARATHON TBR IDENTIFIER TBR DP-21-19-01) FROM THE SENDER SITE PROPERTY DESCRIBED AS A PARCEL OF LAND COMPRISED OF PART OF LOTS 1, 2, 3, AND 4, BLOCK 1, KEY COLONY SUBDIVISION # 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 10, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00334490-000200 TO A RECEIVER SITE DESCRIBED AS LOT 1, BLOCK 2, KEY HAVEN EIGHTH-ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 61, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE COUNTY OF MONROE BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 327, PAGE 136, HAVING PARCEL IDENTIFICATION NUMBER 00138670-000000. THE TRANSFER OF THE TRE FROM MARATHON TO THE UNINCORPORATED COUNTY IS AUTHORIZED PURSUANT TO THE INTERLOCAL AGREEMENT BETWEEN MONROE COUNTY AND THE CITY OF MARATHON RATIFIED ON JUNE 19, 2019.(FILE NO. 2024-158)

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**7. 1655 OVERSEAS HIGHWAY, MARATHON, MILE MARKER 48 (SENDER SITE) AND 123 N. BAHAMA DRIVE, DUCK KEY, MILE MARKER 61 (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 MARKET RATE TRANSFERRABLE ROGO EXEMPTION (TRE) (COUNTY TRE IDENTIFIER #ILA-0011 AND MARATHON TBR IDENTIFIER TBR 13-1655) FROM THE SENDER SITE PROPERTY DESCRIBED AS A PARCEL OF LAND IN SECTION 09, TOWNSHIP 66 SOUTH, RANGE 32 EAST, MARATHON, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00326650-000000 TO THE RECEIVER SITE DESCRIBED AS LOT 21, BLOCK 8, CENTER ISLAND, DUCK KEY- SECTION 2- PART 1 TOMS HARBOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 82, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA HAVING PARCEL IDENTIFICATION NUMBER 00380980-000000. TRANSFER OF THE TRE FROM MARATHON TO THE UNINCORPORATED COUNTY IS AUTHORIZED PURSUANT TO THE SECOND CORRECTED INTERLOCAL AGREEMENT BETWEEN MONROE COUNTY AND THE CITY OF MARATHON APPROVED AUGUST 15, 2018.(FILE NO. 2024-225)

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**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".*