

# DEVELOPMENT REVIEW COMMITTEE

Tuesday, May 27, 2025

## AGENDA

The **Monroe County Development Review Committee** will conduct a **virtual** meeting on **Tuesday, May 27, 2025**, via Communications Media Technology (CMT), beginning at **1:00 PM**.

### CALL TO ORDER

### ROLL CALL

#### **DRC MEMBERS:**

Devin Tolpin, Senior Director of Planning and Environmental Resources  
Mike Roberts, Assistant Director, Environmental Resources  
Cheryl Cioffari, Assistant Director of Planning  
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  
Liz Lustberg, Senior Planner  
Debra Roberts, Senior Planning Commission Coordinator

### CHANGES TO THE AGENDA

**MINUTES FOR APPROVAL:** [April 22, 2025](#)

### MEETING:

**1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING POLICY 1302.1.4 AND POLICY 1302.1.5 OF THE MONROE COUNTY 2030 COMPREHENSIVE PLAN TO AMEND THE REQUIREMENT FOR A COMMUNITY MEETING, AS REQUESTED BY THE BOCC AT THEIR FEBRUARY 19, 2025, REGULAR COMMISSION MEETING; 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. 2025-037)

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**2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING SECTIONS 102-158, 102-159, 110-3 AND 110-70 OF THE MONROE COUNTY LAND DEVELOPMENT CODE TO AMEND THE REQUIREMENT FOR A COMMUNITY MEETING, AS REQUESTED BY THE BOCC AT THEIR FEBRUARY 19, 2025, REGULAR COMMISSION MEETING; 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. 2025-038)

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**3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** ELIMINATING POLICY 301.7.2 OF THE MONROE COUNTY 2030 COMPREHENSIVE PLAN TO ALLOW US1 TO BE EXPANDED TO FOUR LANES, AS REQUESTED BY THE BOCC AT THEIR FEBRUARY 19, 2025, REGULAR COMMISSION MEETING; 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. 2025-047)

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**4. 1655 OVERSEAS HIGHWAY, MARATHON, MILE MARKER 48 (SENDER SITE) AND 113 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-0014 AND MARATHON TBR IDENTIFIER TBR 5-1655) 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 19, BLOCK 7, CENTER ISLAND, DUCK KEY- SECTION 2, 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 00380710-000000. 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. 2025-078)

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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".*