

DEVELOPMENT REVIEW COMMITTEE

Tuesday, August 26, 2025

AGENDA

The **Monroe County Development Review Committee** will conduct a **virtual** meeting on **Tuesday, August 26, 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
Debra Roberts, Senior Planning Commission Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL: [June 24, 2025](#)

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 COMMERCIAL (COMM), FOR PROPERTY LOCATED AT 106261, 106271, AND 106281 OVERSEAS HIGHWAY, KEY LARGO, DESCRIBED AS LOTS 18-20, BLOCK 3, OCEAN ISLE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 14, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, CURRENTLY HAVING PARCEL IDENTIFICATION NUMBERS 00538800-000000, 00538810-000000, AND 00538820-000000; AS PROPOSED BY FLO-GROWN HOME BUYERS, LLC; 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 NO. 2025-069)

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[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 COMMERCIAL-1 (C1), FOR PROPERTY LOCATED AT 106261, 106271, AND 106281 OVERSEAS HIGHWAY, KEY LARGO, DESCRIBED AS LOTS 18-20, BLOCK 3, OCEAN ISLE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 14, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, CURRENTLY HAVING PARCEL IDENTIFICATION NUMBERS 00538800-000000, 00538810-000000, AND 00538820-000000; AS PROPOSED BY FLO-GROWN HOME BUYERS, LLC; 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 (LUD) MAP; PROVIDING FOR AN EFFECTIVE DATE. (FILE NO. 2025-070)

[STAFF REPORT](#)

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[SURVEY](#)

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING POLICIES 101.5.30, 101.5.31, 101.5.32, 101.5.33, 103.5.34 AND THE GLOSSARY OF THE MONROE COUNTY 2030 COMPREHENSIVE PLAN TO INCREASE THE MAXIMUM HEIGHT OF RESIDENTIAL STRUCTURES FROM 35 FEET TO 42 FEET, AMEND THE DEFINITION OF GRADE, REVISE THE STRUCTURES THAT ARE LISTED AS EXCEPTIONS TO THE MAXIMUM HEIGHT RESTRICTION, AND ALLOW FOR ADDITIONAL HEIGHT RELATED TO AIRPORTS AS APPROVED BY THE FAA AND IN ACCORDANCE WITH THE ADOPTED AIRPORT MASTER PLAN, AS REQUESTED BY THE BOCC AT THEIR JUNE 18, 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. 2025-080)

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4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING SECTIONS 101-1 AND 131-2 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, TO CLARIFY APPLICABILITY, AMEND THE DEFINITIONS OF GRADE AND HEIGHT; TO INCREASE THE MAXIMUM HEIGHT OF RESIDENTIAL STRUCTURES FROM 35 FEET TO 42 FEET; TO REVISE THE STRUCTURES THAT ARE LISTED AS EXCEPTIONS TO THE MAXIMUM HEIGHT RESTRICTION, AND ALLOW FOR ADDITIONAL HEIGHT RELATED TO AIRPORTS AS APPROVED BY THE FAA AND IN ACCORDANCE WITH THE ADOPTED AIRPORT MASTER PLAN, AS REQUESTED BY THE BOCC AT THEIR JUNE 18, 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. 2025-081)

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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".*