

DEVELOPMENT REVIEW COMMITTEE

Tuesday, September 23, 2025

AGENDA

The **Monroe County Development Review Committee** will conduct a **virtual** meeting on **Tuesday, September 23, 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
Stephanie Reed, Senior Planner
Debra Roberts, Senior Planning Commission Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL: August 26, 2025

MEETING

ABIT HOLDINGS, LLC, 103965, 103955, 103945, 103935, AND 103925 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 104: A PUBLIC HEARING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT BY ABIT HOLDINGS, LLC. THE REQUESTED APPROVAL IS REQUIRED FOR A PROPOSED MIXED USE DEVELOPMENT CONSISTING OF TEN (10) AFFORDABLE ATTACHED DWELLING UNITS; RESTAURANT USE; COMMERCIAL RETAIL USE; AND LIGHT INDUSTRIAL USE (INDOOR STORAGE), ON THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS DESCRIBED AS LOTS 9, 10, 11, 12, AND 13, 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, HAVING PARCEL ID NUMBERS 00475240-000000, 00475250-000000, 00475260-000000, 00475270-000000 AND 00475280-000000 (FILE NO. 2024-110)

[STAFF REPORT](#)
[FILE](#)

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".