

# DEVELOPMENT REVIEW COMMITTEE

Tuesday, November 18, 2025

## AGENDA

The **Monroe County Development Review Committee** will conduct a **virtual** meeting on **Tuesday, November 18, 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  
Thomas Francis-Siburg, Acting Planning and Development Review Manager  
Rey Ortiz, Assistant Building Official  
Marcos Osorio, Fire Marshal  
Brian Oppenheimer, Deputy Fire Marshal  
Judy Clarke, Engineering  
Christina Gardner, Naval Air Station Key West  
Shereen Yee Fong, FDOT Representative  
Yazmin Valdez, Florida Commerce

#### STAFF MEMBERS:

Peter Morris, Assistant County Attorney  
Liz Lustberg, Senior Planner  
Janene Sclafani, Transportation Planner  
Barbara Powell, Planning Policy Advisor  
Jessica McKinney, Senior Planning Commission Coordinator

### CHANGES TO THE AGENDA

**MINUTES FOR APPROVAL:** October 21, 2025

### MEETING

**1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING THE MONROE COUNTY FUTURE LAND USE MAP DESIGNATION FROM INSTITUTIONAL (INS) TO MIXED USE / COMMERCIAL (MC), FOR ELEVEN (11) PARCELS OF LAND, DESCRIBED AS LOTS 7 THROUGH 12, AND LOTS 40 THROUGH 46, BLOCK 14, LAKE SURPRISE ESTATES SUBDIVISION, KEY LARGO, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBERS 00537590-000000, 00537600-000000, 00537610-000000, 00537620-000000, 00537630-000000, 00537640-000000, 00537980-000000, 00537960-000000, 00537940-000000, 00537930-000000, AND 00537920-000000 AS PROPOSED BY DOHERTY ROBERT M REV TRUST 02/03/2021 AND DOHERTY YVETTE REV TRUST 02/03/2021; 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 FUTURE LAND USE MAP DESIGNATION (FLUM) MAP; PROVIDING FOR AN EFFECTIVE DATE. (FILE NO. 2022-163)

[STAFF REPORT](#)

[FILE](#)

**2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** ADOPTING AMENDMENTS TO THE MONROE COUNTY 2030 COMPREHENSIVE PLAN AMENDING THE GLOSSARY, THE PRIVATE PROPERTY RIGHTS ELEMENT, THE FUTURE LAND USE ELEMENT, THE HOUSING ELEMENT, AND THE INTERGOVERNMENTAL COORDINATION ELEMENT, TO ESTABLISH A NEW ROGO ALLOCATION CATEGORY FOR MARKET-RATE WORKFORCE HOUSING AND ASSOCIATED DEFINITIONS; AMENDING THE GOALS, OBJECTIVES AND POLICIES RELATED TO THE REDISTRIBUTION OF ROGO ALLOCATIONS AS IT RELATES TO ANNUAL RATE AND PERCENTAGES AND/OR NUMBERS ASSIGNED TO DESIGNATED CATEGORIES; TO CREATE A NEW TYPE OF ROGO ALLOCATION;; AND THE ACCEPTANCE OF UP TO 900 ROGO ALLOCATIONS APPROVED AND ESTABLISHED THROUGH LEGISLATIVE CHANGES IN THE 2025 FLORIDA LEGISLATIVE SESSION; REDESIGNATE ROGO ALLOCATIONS DESIGNATED FOR ADMINISTRATIVE RELIEF TO THE ALLOCATIONS AVAILABLE FOR THE REVISED ROGO DISTRIBUTION; AND MODIFYING PURCHASE OFFERS RELATED TO ADMINISTRATIVE RELIEF; BY AMENDING 2.2 PRIVATE PROPERTY RIGHTS ELEMENT, POLICY 2.2.5; 3.1 FUTURE LAND USE ELEMENT, GOAL 101, OBJECTIVE 101.2, POLICY 101.2.1, POLICY 101.2.2, POLICY 101.2.4, OBJECTIVE 101.3, POLICY 101.3.1, POLICY 101.3.2, POLICY 101.3.3, POLICY 101.3.4, POLICY 101.3.5, POLICY 101.3.9, POLICY 101.3.10, POLICY 101.3.11, POLICY 101.3.12, OBJECTIVE 101.7, POLICY 101.7.1, POLICY 102.4.3, AND OBJECTIVE 105.2; 3.6 HOUSING ELEMENT; AND 3.13 INTERGOVERNMENTAL COORDINATION ELEMENT, POLICY 1301.7.1; 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. 2025-017)

[STAFF REPORT](#)

**3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** ADOPTING AMENDMENTS TO THE MONROE COUNTY LAND DEVELOPMENT CODE TO ESTABLISH A NEW ROGO ALLOCATION CATEGORY FOR MARKET-RATE WORKFORCE HOUSING AND ASSOCIATED DEFINITIONS; AMENDING THE CHAPTER, ARTICLES AND SECTIONS RELATED TO THE REDISTRIBUTION OF ROGO ALLOCATIONS AS IT RELATES TO ANNUAL RATE AND PERCENTAGES AND NUMBERS ASSIGNED TO DESIGNATED CATEGORIES; TO CREATE A NEW TYPE OF ROGO ALLOCATION;; AND ACCEPTANCE OF UP TO 900 ROGO ALLOCATIONS APPROVED AND ESTABLISHED THROUGH LEGISLATIVE CHANGES IN THE 2025 FLORIDA LEGISLATIVE SESSION; REDESIGNATE ALLOCATIONS DESIGNATED FOR ADMINISTRATIVE RELIEF TO THE ALLOCATIONS AVAILABLE FOR THE REVISED ROGO DISTRIBUTION; MODIFYING PURCHASE OFFERS RELATED TO ADMINISTRATIVE RELIEF; AND AMENDING SCORING CRITERIA FOR ROGO; BY AMENDING CHAPTER 101 – GENERAL PROVISIONS, SECTION 101-1 – DEFINITIONS; CHAPTER 138 – RATE OF GROWTH RESTRICTIONS (ROGO / NROGO), ARTICLE II. RESIDENTIAL RATE OF GROWTH LIMITATIONS (ROGO), AND ARTICLE III. NONRESIDENTIAL RATE OF GROWTH LIMITATIONS (NROGO); AND CHAPTER 139 – AFFORDABLE AND EMPLOYEE HOUSING; 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. 2025-018)

[STAFF REPORT](#)

**4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING MONROE COUNTY COMPREHENSIVE PLAN POLICY 701.1.6, ADOPTING THE 10-YEAR WATER SUPPLY FACILITIES WORK PLAN UPDATE TO BE CONSISTENT WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT LOWER EAST COAST WATER SUPPLY PLAN UPDATE OF 2024, 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; PROVIDING FOR AN EFFECTIVE DATE. (FILE NO. 2025-041)

[STAFF REPORT](#)

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".*