

DEVELOPMENT REVIEW COMMITTEE

Tuesday, December 16, 2025

AGENDA

The **Monroe County Development Review Committee** will conduct a **virtual** meeting on **Tuesday, December 16, 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
Matthew Restaino, Senior Planner
Barbara Powell, Planning Policy Advisor
Jessica McKinney, Senior Planning Commission Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL: [November 18, 2025](#)

MEETING

1. JOINED ISLANDS INC., 21362 OVERSEAS HIGHWAY, CUDJOE KEY, MILE MARKER 21.5 OCEANSIDE: A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED IN ORDER TO ADD 378 SQUARE FEET OF NONRESIDENTIAL FLOOR AREA AND SEVEN (7) FUELING STATIONS TO AN EXISTING CONVENIENCE STORE, RESULTING IN A HIGH INTENSITY COMMERCIAL RETAIL USE WITH 2,500 SQUARE FEET OF FLOOR AREA. THE SUBJECT PROPERTY IS DESCRIBED AS A TRACT OF LAND IN A PART OF GOVERNMENT LOT 2, SECTION 29, T.66S., R28E, BEING ON CUDJOE KEY, MONROE COUNTY FLORIDA, HAVING PARCEL ID NUMBER 00115840-000401. (FILE NO. 2024-112)

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2. MANATEE BOWLINE, LLC, 99 MORRIS AVENUE, KEY LARGO, MILE MARKER 112.5: A PUBLIC MEETING CONCERNING A REQUEST FOR AN AMENDMENT TO A DEEMED MAJOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED FOR THE REDEVELOPMENT OF THE EXISTING MARINA. THE SUBJECT PROPERTY IS DESCRIBED TRACT A OF MONROE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 140, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, CURRENTLY HAVING PARCEL ID NUMBER 00573090-000000. (FILE NO. 2025-053)

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3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM SPARSELY SETTLED (SS) TO SUBURBAN RESIDENTIAL (SR), FOR PROPERTY LOCATED AT 10 CORMORANT LANE, GEIGER KEY, DESCRIBED AS THE NORTH ½ OF LOT 8 AND ALL LOTS 9 AND 10, BLOCK 4, BOCA CHICA OCEAN SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 49, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, CURRENTLY HAVING PARCEL IDENTIFICATION NUMBER 00141680-000000; AS PROPOSED BY KIMI C. ROTHER; 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 2025-163)

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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".*