

MINUTES

DEVELOPMENT REVIEW COMMITTEE

Tuesday, March 9, 2010

DEVELOPMENT REVIEW COMMITTEE
MARATHON GOVERNMENT CENTER
MEDIA & CONFERENCE ROOM
2798 OVERSEAS HIGHWAY
MARATHON, FLORIDA
MONROE COUNTY

CALL TO ORDER by Townsley Schwab

10:00am

ROLL CALL by Debby Tedesco

DRC MEMBERS:

Townsley Schwab, Senior Director of Planning and Environmental Resources	present
Michael Roberts, Senior Administrator of Environmental Resources	present
Steve Zavalney, Captain, Fire Prevention	absent
Wally Romero, Assistant Fire Marshal	absent
DOT Representative	absent
Public Works Department Representative	absent

STAFF MEMBERS PRESENT:

Ronda Norman, Director of Code Enforcement
Mitch Harvey, Comprehensive Plan Manager
Joe Haberman, Current Principal Planner
Steven Biel, Sr. Planner
Bill Harbert, Planner
Thomas Lloyd, Planner

CHANGES TO THE AGENDA

Item #1 continued to April 13, 2010 by staff due to a telephone conversation at approximately 9:20am with John Jabro, Esq. He stated that his clients, John & Wendi Moore will be changing their original application. Per Joe Haberman, it will be a significant change and will be in line with the staff report which recommended denial based on an incompatible and therefore, inappropriate Sender site.

Townsley Schwab noted that his (Mr. Jabro's) absence speaks volumes to his intentions without having anything in writing.

Joe Haberman stated that Mr. Jabro and his clients presently do not have a Sender site. Joe Haberman suggested that they will have to contact people on the old TDR list.

Meeting

Continued Item:

1. Moore Property, Key Largo, Approximate Mile Marker 105: A request for a minor conditional use permit for the transfer of development rights from a sender site at 104980 Overseas Hwy., Key Largo to a receiver site at the end of Summerland Road, Key Largo. The sender site is legally described as Block 4, Lots 1-5, Revised Amended Plat of Riviera Village, PB2-80, Key Largo, Monroe County, Florida, real estate number 00511220.000000. The receiver site is

legally described as Block 13, Lot 1, Lake Surprise Estates, PB4-162, Key Largo, Monroe County, Florida, real estate number 00537400.000000.

Townsley Schwab said it would be continued to the April 13th, 2010 DRC Meeting. He noted that Planning Staff may be advised of new developments by then, including a request from the applicant to continue the item.

New Item:

2. Proposed Aqua Ranch, Part Lot 1, Section 33/34, Township 64, Range 35, Long Key, Mile Marker 69: A request for approval of a minor conditional use permit to allow a mixed use development consisting of medium-intensity commercial retail and institutional uses. The proposal involves the construction of approximately 1,760 square feet of nonresidential floor area, accessory dock structures and associated site improvements in three phases. The subject parcel is legally described as Part Lot 1, Section 33/34, Township 64, Range 35, Long Key, Monroe County, Florida, having Real Estate Number 00098530.000200.

10:08am

Read into record by Debby Tedesco
Staff Report presented by Bill Harbert

Bill Harbert noted that changes to the site plan required a new hearing today. He noted there is a Code case in force.

10:13am

Mike Roberts noted that although Monroe County Code requires a Class E 30' buffer, space at this facility cannot accommodate a 30' buffer. He stated that after meeting with the applicants, it was agreed by all parties that plant requirements for a Class E buffer could instead be spread over the entire property.

10:15-10:20am

Bill Harbert mentioned that the applicants want to use the existing billboard for signage but noted that Joe Haberman said that it gets an approval as an accessory structure in the Building Department phase, after the conditional use phase.

Discussion of staff report including but not limited to the four proposed phases of development, permits are valid for three years from the date of the recording of the Development Order, and letters of support.

Staff recommended approval with conditions listed on the last page of the staff report including, but not limited to, receipt of a traffic study, DOT approval for access, and South Florida Water Management approval.

10:20-10:50am

Discussion with staff & applicant followed.

Joe Haberman asked the applicants if they have the Fire Marshall's approval and was answered affirmatively. The applicant noted that the Fire Marshall wanted city water installed on the property from the City of Layton as presently there is no water access.

Some items that were discussed were a wall for storm water, pavers to absorb some run-off, a proposed loading zone, rain barrels for watering native plants, redundancies in site plan to be removed, labels for all the shrubs to be put on the site plan, and the legend of the site plan must agree with the plan itself. The size of the drive, the apparent lack of ADA parking with room for a van, and lack of a permanent gate, were all topics in question.

Joe Haberman noted to the applicants that Building Department permits are necessary to satisfy Code Enforcement's issues. He stated the Conditional Use approval does not satisfy Code Enforcement.

It was noted by Townsley Schwab that discussions with staff will follow.

ADJOURNMENT

10:50am