

MINUTES

DEVELOPMENT REVIEW COMMITTEE

Tuesday, April 13, 2010

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

CALL TO ORDER by Townsley Schwab

10:08am

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	present
DOT Representative	absent
Public Works Department Representative	absent

STAFF MEMBERS PRESENT:

Thomas Lloyd, Planner

MINUTES FOR APPROVAL

February 23, 2010
March 9, 2010
Motion to approve made by Debby Tedesco
Seconded by Mike Roberts
No opposition

CHANGES TO THE AGENDA

None

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 00537400.000000.

The item was tabled as the application does not meet the Monroe County Code. The application may be re-activated when a sender site is located by the applicants, meeting Monroe County Code although a new application would be required.

New Item:

2. Lakeview Gardens aka Northstar Resort, 106003 Overseas Highway (US 1), Key Largo, Mile Marker 106: A request for a major deviation to the major conditional use permit and site plan approved by Planning Commission Resolution P27-08. The subject parcels are legally described as Island of Key Largo Subdivision, Part Lots 5, 12, and 13, Section 6, Township 61 South, Range 40 East, Key Largo, Monroe County, Florida, having real estate numbers 00083970.000000 & 00083971.000000.

10:08-10:56am

Presentation by Thomas Lloyd

Discussion followed and included, but is not limited to, the following information:

It was noted that the unit count remained the same, that the Planning Board can discuss changes and the Chair will sign the new site plan along with a PC resolution, that tree replacement along buffers will be planted as discussed with Mr. Harry Delashmutt, that parking requirements will be provided per HUD requirements and will exceed Monroe County Code regulations, that wetland line change met with approvals of ACOE and SFWM, that a trail is to be built to meet mitigation fees, that the clubhouse size increased to 3,500 square feet and more amenities were added, that it will be the first gated affordable housing community, that Phase Two has the potential to build 11 market rate units although this will not occur in the near future and that compacted sand will be used for the drives that meet fire code regulations. It was noted by Joel Reed of Solaria Design, that room for a playground and trash receptacles had been established. He asked for additional information regarding interior fence heights as an 8' fence to hide the receptacles would be best. It was also noted that the Development Order for Northstar Resorts was approved March 19, 2008.

The Assistant Fire Marshal, Wally Romero, brought up overflow parking availability and Mr. Joel Reed, of Solaria Design, answered that overflow parking had been accounted for and other needs are handled by a management company. Wally Romero noted that 5 hydrants are needed for the project, and that one midway of the rectangular shape of the development would be better than on either end. He noted the hydrants should be placed where fire trucks can travel unobstructed.

ADJOURNMENT

10:57am