

MINUTES

DEVELOPMENT REVIEW COMMITTEE

Tuesday, May 11, 2010

Development Review Committee of Monroe County
Tuesday, May 11, 2010 10:00 AM
Marathon Government Center,
Media & Conference Room (1st floor, rear hallway),
2798 Overseas Highway,
Marathon, Florida

CALL TO ORDER by Debby Tedesco/Joe Haberman

10:05am

ROLL CALL by Debby Tedesco

DRC MEMBERS:

Joe Haberman, Principal Planner, Acting Development Review Committee Chair	present
Townsley Schwab, Senior Director of Planning and Environmental Resources	absent
Michael Roberts, Senior Administrator of Environmental Resources	present after roll call
Steve Zavalney, Captain, Fire Prevention	absent
Wally Romero, Assistant Fire Marshal	absent
DOT Representative	absent
Public Works Department Representative	absent

STAFF MEMBERS:

Michael Roberts, Sr. Administrator of Environmental Resources	present after roll call
Joe Haberman, Principal Planner	present
Thomas Lloyd, Planner	present

MINUTES FOR APPROVAL

None

CHANGES TO THE AGENDA

Item #2 A request to be heard last (heard as Item #4) was made by Joel Reed, Solaria Design and Consulting, Agent for Applicant, Blue Water Workforce Housing, LLC. The agenda was changed accordingly to meet his request.

Item #3 same

Item #4 heard as Item #1

Item #1 (continued item) to Item #2

MEETING

Continued Item:

1. An Ordinance by the Monroe County Board of County Commissioners amending Monroe County Code Section 138-23, Moratorium on New Transient Units, to revise the date in which the moratorium shall expire; providing for severability; providing for repeal of conflicting provisions; providing for transmittal to the Department of Community Affairs and the Secretary of State; providing for codification; providing for an effective date.

10:08-10:44am

This item was heard as Item #2 See "Changes to the Agenda" above.

Read into record by Debby Tedesco

Joe Haberman stated that although this was a continued item it was not discussed at a Development Review Committee (DRC) Meeting; however, It was moved at a previous DRC meeting on April 27, 2010, that the Land Development Regulations (LDR) Section 138-23 would follow the Comprehensive Plan Policy 101.2.6 (See Item #4 below, heard as Item #2 and see "Changes to the Agenda" above)

Joe Haberman stated the LDR Section 138-23 of the Moratorium on transient units, has lapsed; however, the Comprehensive Plan Policy has not lapsed. This item is being heard to change the expiration date of the LDR Section 138-23 of December 31, 2008 to December 31, 2011 which would then become the same expiration date as the Comprehensive Plan Policy.

No staff comment
No public comment

New Items:

2. Blue Water Work Force Housing, Overseas Highway (US 1) between Burton and Oleander Drives, Tavernier, Mile Marker 92.6: A request for approval of a major conditional use permit in order to develop the property with thirty-six (36) deed-restricted employee housing units and associated improvements. The subject parcel is legally described as Tract C, Blue Water Trailer Village Section 1 (PB5-104), Key Largo, Monroe County, Florida, having real estate number 00488730.000000.

10:48-12:17am

Heard as item #4 (See "Changes to the Agenda" above)

Read into record by Debby Tedesco

Staff report was presented by Joe Haberman who noted conditions to be included in the staff report for the Planning Commission should be discussed in detail at this meeting and reduced to as few possible for the Planning Commissioners to consider.

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

"Employee Housing" versus "Workforce Housing", neighborhood compatibility, Tavernier standards and guidelines, masonry versus wood frame construction, skylights and glass doors for lighting, private courtyards with gates for each unit, landscaping, buffers, fencing, parking, curbs, trash enclosure and recycling, drainage, fire marshal approval of hydrants at time of building permit stage, setback variance, bike rack, masonry wall surrounding the property, FDOT involvement, traffic study, site plan modification including walkways, landscaping, ADA compatibility, new fee reduce to \$317 from \$10,351, flood zone, and community Impact statement.

11:25am

Mike Roberts presented landscaping possibilities to Eduardo Fernandez, architect. Mike Roberts noted to Mr. Fernandez that if 100% of the minimum landscaping requirements were met, Mr. Roberts would be able to approve non-native plants such as the Royal Palms Mr. Fernandez envisioned.

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY CODE SECTION 130-92, TO PERMIT EMPLOYEE HOUSING, COMMERCIAL APARTMENTS AND VACATION RENTAL USE OF NONCONFORMING DWELLING UNITS; TO CLARIFY ACCESSORY USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS AND THE SECRETARY OF STATE; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

10:34-10:44am

This item remained as Item #3 (See "Changes to the Agenda" above)

Read into record by Debby Tedesco

Staff report was presented by Bill Harbert

Joe Haberman stated this item was introduced to clarify language and definitions; however, it does not allow creation of any new density.

A brief discussion followed which included, but was not limited to the following:

Availability of a list of all RV districts in Monroe County, that no new market rate units can be created in the RV district, that although there is the existence of market rate units zoned RV they are already legal, non-conforming units, they can be re-built, and the ability to live in the unit year round remains intact.

4. AN ORDINANCE OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING POLICY 101.2.6 OF THE MONROE COUNTY 2010 COMPREHENSIVE PLAN REGARDING THE MORATORIUM FOR TRANSIENT UNITS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ALL ORDINANCES INCONSISTENT HERewith; DIRECTING THE PLANNING DIRECTOR TO FORWARD A COPY TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS; PROVIDING FOR FILING WITH THE SECRETARY OF STATE; PROVIDING FOR THE INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

10:09-10:29am

Heard as Item #1(See "Changes to the Agenda" above)

Read into record by Debby Tedesco

Mr. Haberman stated this is a request to the Board of County Commissioners to extend the moratorium for transient units from an expiration date of July 31, 2010 to an expiration date of December 31, 2011 to enable staff to continue to look into other possibilities. No comments from staff.

Joel Reed, Planning Consultant from Solaria Design was present as was Planning Consultant Sandra Walters, of Sandra Walters Consultants were present and added comment.

Discussion followed which included, but was not limited to the following:

The need for more data analysis, options regarding transient units and ROGO units, a group meeting to include Tourist Development Council representatives (TDC), the lodging association, staff and consultants which could present a good mix of different points of

view to help staff, occupancy rates, possibility of incorporating this into the Evaluation Appraisal Report (EAR) Plan, and that regarding occupancy, different socio-economic issues were evident in different areas of the Keys.

ADJOURNMENT

12:26pm