

DEVELOPMENT REVIEW COMMITTEE

MINUTES

July 7, 2009

PURSUANT TO Florida Statute 286.011(1), the Development Review Committee of Monroe County will conduct a meeting on July 7, 2009 beginning at 1:00 PM at the Marathon Government Center, 2nd Floor, 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER 1:04 PM by Townsley Schwab

ROLL CALL by Debby Tedesco

DRC MEMBERS:

Townsley Schwab, Senior Director of Planning and Environmental Resources	Absent
Janis Vaseris, Biologist	Present
Patricia A. Ivey, DOT Representative	Absent
Steve Zavalney, Fire Marshall	Present
Judith Clarke, Director of Engineering Services	Absent

STAFF MEMBERS PRESENTING THE FOLLOWING AGENDA ITEMS:

Joe Haberman
Mitch Harvey

CHANGES TO THE AGENDA

None

NEW ITEM:

1. Habitat for Humanity, Overseas Highway (US 1), Cudjoe Key, Mile Marker 22.5: A request for approval of a minor conditional use permit in order to develop the property with sixteen (16) deed-restricted affordable housing units, in the form of eight (8) duplexes, and associated improvements on the subject property. The subject parcel is legally described as Block 8, Lots 8, 9, 10 and 11, Cutthroat Harbor Estates (PB4-165), Cudjoe Key, Monroe County, Florida, having real estate numbers 00178350.000000, 00178360.000000, 00178370.000000 and 00178380.000000.

Read into record by Debby Tedesco 1:07pm

Staff Report presented by Joe Haberman 1:08pm

Discussion:

Janis Vaseris, Biologist 1:12pm-1:22pm

Neils Hubble for the applicant

Staff suggested:

Construct a wall against property lines to move in to allow for a buffer for scenic highway purposes

Provide private patio/backyard areas per unit

Staff recommends:

1. Submit mitigation plan
2. Provide new building elevations to show compliance

3. Revised site plan showing vehicular turn-arounds required by consulting traffic engineer
4. Class A landscaping with 100% native plants
5. Supply all coordination letters (see staff report)
6. Detailed construction plan

Comments by Fire Marshall Steve Zavalney	1:22pm-1:25pm
Comments by Ty Symroski for the applicant	1:25pm-1:33pm
Public Comment & Discussion with Staff and/or applicant/agents	
Ken Dzielak regarding rental units in the complex	1:33pm-1:44pm
Bob Calhoun	

We are negotiating with Wesley House to have 2 units as rentals for foster parents (a 3 year experiment)
 Sylvia Werling questioned why Habitat is building a residential complex in a commercial zone
 Robin Cummings suggested Habitat buy existing homes
 Warren Werling wanted to know the purpose of using out-of-county pre-fab (modular units) and suggested using local builders/construction workers

Bob Calhoun: We put out an RFP – all bidders had modular proposals

Discussion:

Ty Symroski for the applicant: We asked for accessory uses approval so we wouldn't have to go back to a public hearing. If people want a patio or a sauna they shouldn't be required to go to a public hearing.

1:49pm

Discussion regarding traffic impact on Lafitte Drive, sewers and lack of job opportunities on Cudjoe Key

1:49pm-1:54pm

Robin Cummings and Douglas Cummings

Edith Shortman

Discussion regarding qualifications/ pricing for Habitat Homes and number of families per unit

1:54pm-2:06pm

2:06pm-2:17pm

Discussion regarding the traffic study on Lafitte, Cutthroat, parking issues, and lease

2:17pm-2:32pm

2:32pm-2:43pm

Doug Blomberg of Wesley House Discussion regarding foster care, safety & fire issues

2:43pm-2:48pm

ADJOURNMENT 2:48PM