

MINUTES

DEVELOPMENT REVIEW COMMITTEE

August 4, 2009

PURSUANT TO Florida Statute 286.011(1), the Development Review Committee of Monroe County will conduct a meeting on August 4, 2009 beginning at 1:00 PM at the Marathon Government Center, 2nd Floor, 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER by Townsley Schwab

1:04pm

ROLL CALL by Gail Creech

DRC MEMBERS:

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

STAFF MEMBERS PRESENT:

Mitch Harvey, Comprehensive Plan Manager
Joe Haberman, Principal Planner
Bill Harbert, Planner
Tim Richard, Planner, was present after the Roll Call
Debby Tedesco, Planning Commission Coordinator
Gail Creech, Staff Assistant

CHANGES TO THE AGENDA

None

MEETING

NEW ITEM:

1. Evans Financial Services, Ltd. Property, 5 Transylvania Ave. Key Largo, Mile Marker 102: A request for approval of a minor conditional use permit in order to establish a private school within an existing structure of approximately 3,000 square feet of floor area. The property is legally described as Block 2, Lots 2-8, Anglers Park Shores (PB1-148), Key Largo, Monroe County, Florida having real estate number 00468600.000000.

1:06pm

Read into record by Gail Creech

1:07-1:15pm

Staff report presented by Bill Harbert

Staff concerns:

1. Needed: 2 signed & sealed, revised full size site plan showing:
 - a. Removal of structures
 - b. Construction of a bike rack prior to the school opening
 - c. Relocation or removal of loading zones that are not in compliance.
 - d. Construction of handicap access to front door (smooth surface) presently a rough surface

Staff recommends approval with conditions:

1. No food preparation on site

2. No outdoor amplification
3. Traffic letter needed

1:15–1:22pm

A discussion regarding the restrictive definition of “no food preparation” with subsequent delivery trucks to the premises ended with the Planning Director suggesting to the applicant and agent for the applicant, Donna Bosold of the Craig Company, that the final Development Order will be so worded as to provide the applicant with a working solution for all parties.

1:22-1:55pm

Discussion between the Fire Marshal, Steve Zavalney and Donna Bosold regarding the difference between zoning classifications IS (Institutional such as a day care center) and Educational (which is for a K-12 school) ended in a disagreement of the terminology.

It was noted by staff to the applicant that any increase in attendance would require the applicant to provide a new traffic study and parking analysis.

Further discussion between staff and applicant was regarding a time line they could follow to open the school as early as possible.

ADJOURNMENT 1:55pm