

# MINUTES

## DEVELOPMENT REVIEW COMMITTEE

August 18, 2009

PURSUANT TO Florida Statute 286.011(1), the Development Review Committee of Monroe County conducted a meeting on August 18, 2009 beginning at 10:00 AM at the Marathon Government Center, 1<sup>st</sup> Floor Conference Room (rear hallway) 2798 Overseas Highway, Marathon, Florida.

**CALL TO ORDER** by Townsley Schwab 10:09am

**ROLL CALL** by Debby Tedesco

**DRC MEMBERS:**

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

**STAFF MEMBERS PRESENTING THE FOLLOWING AGENDA ITEMS:**

Joe Haberman, Principal Planner

Susan Grimsley, Assistant County Attorney	Present
Mitch Harvey, Comp Plan Manager	Present
Bill Harbert, Planner	Present

**CHANGES TO THE AGENDA**

Item #1 to be continued to DRC meeting September 21, 2009

### MEETING

**NEW ITEM:**

**1. Spottswood Partners Inc. Property, Overseas Highway (US 1), Stock Island, Mile Marker 5:** A request for approval of a major conditional use permit. The proposed redevelopment involves the construction of a commercial retail building consisting of 14,129 ft<sup>2</sup> non-residential floor area; the construction of seven (7) residential dwelling units; and the carrying out of several miscellaneous site improvements. The subject parcel is legally described as Square 29 and Block 26, Lots 5-16, part Lot 4, part Lot 17, Maloney subdivision (PB1-55), also known as Parcels A and B; a vacated portion of East Laurel Avenue; and a vacated portion of Fourth Street, Stock Island, Monroe County, Florida, having real estate number 00124140.000000.

Mitch Harvey for Monroe County stated that per a telephone conversation this morning with Barb Mitchell, Agent, it was requested by the agent to continue this to the second meeting in September (September 21, 2009). This request will be followed up in writing.

**2.Circle K, 1190 Overseas Highway (US 1), Big Coppitt Key, Mile Marker 11: A request for approval of an amendment to a major conditional use permit in order to redevelop the existing gas station and convenience store** by removing the three (3) existing fuel pumps with two (2) dispensers per pump; constructing five (5) new fuel pumps with two (2) dispensers per pump; demolishing the existing canopy; constructing a new canopy; improving the existing convenience store building; and carrying out associated site improvements. The subject property is legally described as Tracts B and C, Porpoise Point Section Two (PB5-111), Big Coppitt Key, Monroe County, Florida, having real estate numbers 00154890.000000 and 00154880.000000.

Item #2 was heard as 1st item

10:11-10:57am

Read into record by Debby Tedesco  
Staff Report presented by Joe Haberman

10:58to11:08are

Discussion regarding the Staff Report between staff and Agent for the applicant (Circle K) Bob Webster of MDM Construction:  
Canopy and Building Permit  
Time Frames and appeal periods  
Traffic maneuverability  
Written justification of additional pumps  
Construction phasing plan  
Generators  
Landscaping

11:09am

**EXHIBITS 1** (Big Coppitt store) and 2 (Tavernier Store) Circle K Agent authorization letters

11:10 to 11:16am

Staff's summary to applicant was to provide a final site plan with 7 copies of which 2 are signed & sealed. Additionally, landscape plan, floor plans, and a vehicle maneuverability plan are required.

**3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING MONROE COUNTY SECTION 110-72 CONCERNING RECORDING OF CONDITIONAL USES FOR CLARIFICATION; AMENDING SECTION 110-73 REGARDING EXTENSIONS OF CONDITIONAL USES AND PROVIDING CONSISTENCY WITH SECTION 110-72 TIME PERIODS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS AND THE SECRETARY OF STATE; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE

11:18 to 11:23am

Read into record by Debby Tedesco

Discussion among staff with recommendation for a 3 year building permit, then apply for extensions, with the time period beginning with the date of recording by the Clerk's office.

**4. AN ORDINANCE OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING SECTION 102-21 OF THE MONROE COUNTY CODE; UPDATING THE QUALIFICATIONS AND DUTIES OF THE DIRECTOR OF PLANNING; ELIMINATING SPECIFIC JOB DESCRIPTIONS FOR OTHER POSITIONS; AMENDING THE DUTIES OF THE DEVELOPMENT REVIEW COMMITTEE; DELETING OBSOLETE PROVISIONS; PLACING THE DUTIES OF THE BUILDING OFFICIAL IN ONE LOCATION IN CHAPTER 6 OF THE MONROE COUNTY CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

11:24-11:44am

Read into record by Debby Tedesco

Discussion among staff with recommendations for a Resolution to the Planning Commission included:

All job descriptions removed, except Planning Director

Attendance should be required of all DRC Members

Meeting once a month

Public input at DRC Meetings to be permitted

**ADJOURNMENT 11:44am**