

**MINUTES**

**DEVELOPMENT REVIEW COMMITTEE**

Monday, September 21, 2009

PURSUANT TO Florida Statute 286.011(1), the Development Review Committee of Monroe County conducted a meeting on Monday, September 21, 2009 beginning at 10:00 AM at the Marathon Government Center, 1<sup>st</sup> Floor Media & Conference Room (rear hallway), 2798 Overseas Highway, Marathon, Florida.

**CALL TO ORDER** 10:04am

**ROLL CALL** by Debby Tedesco

**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	Absent
Judith Clarke, Director of Engineering Services	Absent

**STAFF MEMBERS PRESENT:**

Joe Haberman, Principal Planner	Present
Mitch Harvey, Comprehensive Plan Manager	Present
Bill Harbert, Planner	Present
Thomas Lloyd, Planner	Present
Debby Tedesco, Planning Commission Coordinator	Present

**APPROVAL OF MINUTES**

None presented

**CHANGES TO THE AGENDA**

Item #1

Agent to the applicant requested continuance to DRC October 6, 2009 meeting via email

**MEETING**

**Continued 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.

Applicant's agent requested continuance via email to October 6, 2009 DRC Meeting

**New Item:**

2. **Calusa Campground, 325 Calusa Street, Key Largo, Mile Marker 101:**

A request for approval of a minor conditional use permit by Calusa Campground Condominium Association Inc. in order to convert existing transient units into seasonal transient units and carry out related improvements to the site. The subject parcel is legally described as Calusa Campground, Section 28, Township 61 South, Range 39 East, Key Largo, Monroe County, Florida, having real estate numbers 00541810.000101 through 00541810.000471.

10:06-10:10am

Read into record by Debby Tedesco

10:10-10:33am

Presentation by Joe Haberman

Mr. Haberman noted that the Department of Community Affairs (DCA) did not appeal the original Development Agreement; however; DCA listed two conditions in their waiver letter as follows:

- 1) That 20% open space for common area is designated, and
- 2) That South Florida Water Management District (SFWMD) gives their approval of the proposal

Amanda Quirke, Esquire, agent for the applicant, acknowledged the request.

Discussion continued referring to issues brought up in an objection letter from Mr. & Mrs. Moses.

All issues in their letter were discussed.

Additionally, landscaping requirements were also discussed to meet the 20% open space requirement by DCA.

Access and refurbishing of the Calusa sign on US 1 was also discussed.

**ADJOURNMENT 10:33am**