

## MINUTES

### DEVELOPMENT REVIEW COMMITTEE

Tuesday, October 6, 2009

PURSUANT TO Florida Statute 286.011(1), the Development Review Committee of Monroe County will conduct a meeting on Tuesday, October 6, 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** by Townsley Schwab, Director of Planning

**10:02AM**

**ROLL CALL** by Debby Tedesco, Coordinator

**DRC MEMBERS:**

Townsley Schwab, Senior Director of Planning and Environmental Resources	Present
Janis Vaseris, Biologist	Present
Patricia A. Ivey, DOT Representative	Absent
Wally Romero, Fire Marshall (present after roll call)	Present
Judith Clarke, Director of Engineering Services	Absent

**STAFF MEMBERS PRESENT:**

Mitch Harvey, Comprehensive Plan Manager  
Kathy Grasser, Comprehensive Planner  
Joe Haberman, Principal Planner  
Beth Bergh, Land Steward  
Thomas Lloyd, Planner (present after roll call)  
Debby Tedesco, Coordinator

**APPROVAL OF MINUTES**

DRC 8.4.9  
DRC 8.18.9  
DRC 9.21.9  
Approved

**CHANGES TO THE AGENDA**

Item #1 request continuance to DRC Meeting October 19, 2009 by email Memorandum from Agent dated 10.1.9

## 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.

10:04am

Item was continued to October 19, 2009 DRC Meeting

**NEW ITEMS:**

**2. A Resolution recommending approval by Mr. Peter Bacheler, Hershoff, Lupino & Yagel, LLP on behalf of MDJ Investments, LLC to amend the future land use map (FLUM)** from Residential Low (RL) to Mixed Use / Commercial (MC) of property legally described as Thompson's subdivision, Key Largo, PB1-147 lots 13-18, Monroe County, Florida, having real estate number 00440100.000000

**A Resolution recommending approval by Mr. Peter Bacheler, Hershoff, Lupino & Yagel, LLP on behalf of MDJ Investments, LLC to amend the land use district (LUD) designation** from Sub Urban Residential (SR) to Sub Urban commercial (SC) of property legally described as Thompson's subdivision, Key Largo PB1-147 lots 13-18, Monroe County, Florida, having real estate number 00440100.000000

10:05am

Read into record by Debby Tedesco

10:06-10:12:10am

Staff report presented by Kathy Grasser

Staff recommends approval of FLUM & LUD Changes

Applicants were present

10:12:10-10:16am

Comments from Biologist, Janis Vaseris

10:16:42-10:20:12am

Applicants were available for questions

10:20:12-10:22:34am

Staff input

10:22:34-10:24:14am

Discussion regarding Planning fees

**3. Monroe County Owned Conservation Lands – Various sites throughout the Keys:** A request for approval of amendments to the Future Land Use Map (FLUM) designation from Mixed Use / Commercial (MC) to Conservation (C) for parcels having Real Estate Numbers 00111260-000000, 00111270-000000, 00111880-000030 (part), 00111880-000300 (part), 00111890-000000 (part), 00111940-000000 (part), 00177000-000000; from Residential Conservation (RC) to Conservation (C) for parcels having Real Estate Numbers 00115510-000600, 00115520-002300 (part), 00117530-000000 (part), 00117560-000000 (part), 00516800-000000 (part), from Residential High (RH) to Conservation (C) for parcels having Real Estate Numbers 00111880-000030 (part), 00111890-000000 (part), 00111940-000000 (part), 00481320-000000 (part), 00481340-000000 (part); from Residential Low (RL) to Conservation (C) for parcels having Real Estate Numbers 00111880-000300 (part), 00115520-002300 (part), 00118110-000200, 00177340-000000, 00177350-000000 (part), 00200680-000500, 00200680-000800, 00200680-000900, 00200680-001000, 00481320-000000 (part), 00481340-000000 (part), 00516800-000000 (part), 00516830-000000, 00517080-000000, 00519320-000000; and from Residential Medium (RM) to Conservation (C) for parcels having Real Estate Numbers 00117530-000000 (part), 00117560-000000 (part), 00169770-000000, 00169840-000000, 00169850-000000, 00170270-000000 to 00170350-000000, 00170670-000000 to 00170780-000000, 00170910-000000 to 00170960-000000, 00171160-000000 to 00171220-000000, 00171240-000000 to 00171270-000000, 00177350-000000 (part), 00177400-000000, 00177610-000000, 00177620-000000, 00177960-000000, 00316370-000000, 00316380-000000, 00442620-000000 to 00442730-000000, 00551580-000000 to 00552010-000000 in accordance with Policy 101.4.15 of the Monroe County Year 2010 Comprehensive Plan. The subject parcels (127 total parcels) were purchased utilizing funding from the Florida Communities Trust (FCT), are located throughout the Keys and are currently used as conservation lands. No change in use is proposed. The amendments are being requested by the Monroe County Land Steward to create conformity between the FLUM and the current use, as required by the grant agreement with the FCT.

**Monroe County Owned Conservation Lands – Various sites throughout the Keys:** A request for approval of amendments to the Land Use District (LUD) designation from Commercial Fishing District (CFD) to Conservation District (CD) for parcels having Real Estate Numbers 00442620-000000 to 00442640-000000; from Improved

Subdivision (IS) to Conservation District (CD) for parcels having Real Estate Numbers 00117530-000000 (part), 00117560-000000 (part), 00169770-000000, 00169840-000000, 00169850-000000, 00170270-000000 to 00170350-000000, 00170670-000000 to 00170780-000000, 00170960-000000, 00171160-000000 to 00171220-000000, 00171240-000000 to 00171270-000000, 00177000-000000, 00177400-000000, 00177610-000000, 00177620-000000, 00177960-000000, 00316370-000000, 00316380-000000, 00442650-000000 to 00442730-000000, 00551580-000000 to 00552010-000000; from Improved Subdivision / Duplex (IS-D) to Conservation District (CD) for parcels having Real Estate Numbers 00481320-000000, 00481340-000000; from Native Area (NA) to Conservation District (CD) for parcels having Real Estate Numbers 00117530-000000 (part), 00117560-000000 (part), 00170910-000000 to 00170950-000000; from Suburban Commercial (SC) to Conservation District (CD) for parcels having Real Estate Numbers 00111260-000000, 00111270-000000, 00111880-000030, 00111880-000300, 00111890-000000, 00111940-000000; from Suburban Residential (SR) to Conservation District (CD) for parcels having Real Estate Numbers 00115510-000600, 00115520-002300, 00177340-000000, 00177350-000000, 00200680-000500, 00200680-000800, 00200680-000900, 00200680-001000 00516800-000000, 00516830-000000, 00517080-000000, 00519320-000000; from Suburban Residential Limited (SRL) to Conservation district (CD) for a parcel having Real Estate Number 00118110-000200 in accordance with Sec. 130-28 of the Monroe County Code. The subject parcels (127 total parcels) were purchased utilizing funding from the Florida Communities Trust (FCT), are located throughout the Keys and are currently used as conservation lands. No change in use is proposed. The amendments are being requested by the Monroe County Land Steward to create conformity between the LUD map and the current use, as required by the grant agreement with the FCT.

10:24:30am

Read into record by Debby Tedesco

10:30-10:39am

Staff Report presented by Kathy Grasser

10:39:44-10:40am

Staff discussion

**ADJOURNMENT** by Townsley Schwab, Director of Planning

**10:40 AM**