

DEVELOPMENT REVIEW COMMITTEE

Tuesday, November 19, 2013

MEETING MINUTES

The Monroe County Development Review Committee conducted a meeting on **Tuesday, November 19, 2013**, beginning at 1:04 p.m. at the Marathon Government Center, Media & Conference Room (1st floor, rear hallway), 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

ROLL CALL by Gail Creech

DRC MEMBERS

Townsley Schwab, Senior Director of Planning and Environmental Resources	Present
Mike Roberts, Sr. Administrator, Environmental Resources	Present
Joe Haberman, Planning & Development Review Manager	Present

STAFF

Mitch Harvey, Comprehensive Plan Manager	Present
Emily Schemper, Senior Planner	Present
Gail Creech, Planning Commission Coordinator	Present

CHANGES TO THE AGENDA

There were no changes to the agenda.

MINUTES FOR APPROVAL

Mr. Schwab approved the minutes of the May 28, 2013, August 27, 2013 and September 24, 2013 meetings with minor corrections previously submitted.

MEETING

New Item:

1. CONSIDERATION OF A REQUEST BY PARADISE PIT, LLC TO AMEND THE LAND USE DISTRICT MAP OF THE MONROE COUNTY LAND DEVELOPMENT CODE FROM SUBURBAN COMMERCIAL (SC), SUBURBAN RESIDENTIAL (SR), AND NATIVE AREA (NA), TO INDUSTRIAL (I), NATIVE AREA (NA), AND CONSERVATION (C), FOR PROPERTY LOCATED AT 101075 AND 101101 OVERSEAS HIGHWAY, KEY LARGO, LEGALLY DESCRIBED AS PARCELS OF LAND WITHIN SECTION 27, TOWNSHIP 61 SOUTH, RANGE 39 EAST, ON KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00087100.000500 AND 00087190.000000. (2012-141)

Ms. Schemper presented the staff report. Ms. Schemper reported that this is the land use district map amendment that corresponds with the Future Land Use Map (FLUM) amendment

previously processed for the same property. That FLUM amendment is currently being reviewed by DEO. Since the time of the FLUM amendment having been processed, two of the parcels listed on the application have been combined into one parcel. It is the same land area, but it is all under Real Estate Number 0087100.000500. Paradise Pit currently operates a light industrial business and, according to a determination of a lawful use letter in 2011 and a subsequent letter of understanding in 2012, it has been confirmed that this light industrial use is a lawful nonconforming use. The light industrial use is entirely within the suburban residential portion of the property, which is not allowed in that zoning category. The applicant has requested that the zoning map be amended to be a mixture of industrial, native area and conservation. The impact of this would be an increase in potential residential land use of six dwelling units, a decrease in potential transient residential units of 206 rooms and an increase in potential nonresidential land use of 106,635 square feet. Ms. Schemper noted that because of slight inconsistencies between the comp plan and the Land Development Code, there are about 100,000 square feet of nonresidential development potential under the zoning that would not actually be allowed under the comp plan. So that potential increase in nonresidential is even less than the listed 106,000 square feet.

Staff recommended approval with the understanding that this is contingent on the FLUM amendment becoming effective and the final adoption of this by the BOCC cannot happen until the adoption of the final FLUM amendment.

ADJOURNMENT

The Development Review Committee meeting was adjourned at 1:12 p.m.