

**DEVELOPMENT REVIEW COMMITTEE**

**Tuesday, March 25, 2014**

**MEETING MINUTES**

The Monroe County Development Review Committee conducted a meeting on **Tuesday, March 25, 2014**, beginning at 1:00 p.m. at the Marathon Government Center, Media & Conference Room (1<sup>st</sup> 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
Joe Haberman, Planning & Development Review Manager	Present

**STAFF**

Mitch Harvey, Comprehensive Plan Manager	Present
Karl Bursa, 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 from the February 25, 2014 meeting.

**MEETING**

**New Items:**

**1.AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING MONROE COUNTY CODE SECTION 101-1, DEFINITIONS, AMENDING SECTION 114-19, LIVE-ABOARDS, AMENDING SECTION 138-19, RESIDENTIAL RATE OF GROWTH ORDINANCE (ROGO), REVISING PROVISIONS ADDRESSING LIVE-ABOARD VESSELS, PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.  
(File 2014-025)

Mr. Haberman stated that an after-the-fact staff report will be submitted. Mr. Haberman stated that this is an applicant-submitted text amendment intended to accomplish two things by changing three sections of code: Remove any density requirement of a live-aboard and remove

live-aboards from being subject to ROGO. The definition of “live-aboard” in this section would refer to the Florida Statute. Mr. Haberman does not object to anything that the applicant is proposing, but would make some changes. Mr. Haberman would like the definition of “live-aboard” to state, “As defined in Florida Statute 327.02,” and then include the verbatim Florida Statute definition, and then including “as may be amended in Florida Statutes.” The language in Section 114-19 regarding on-land sewage disposal systems needs to be updated to be consistent with the comp plan, where it specially refers to central wastewater. Mr. Haberman would like language included to state live-aboards can only be located in an approved marina so as not to conflict with the code and to be consistent with the Marina Siting Plan. Mr. Haberman suggested changes to the definition of “residential dwelling unit” by adding “and” before “institutional residential units,” adding “single-family” to the list of transient residential units and including other institutional residential unit exceptions other than hospital rooms. Mr. Haberman brought up the fact that the County is actively trying to site and create mooring fields and stated Section 138-19 should address live-aboards in mooring fields.

Mr. Haberman cautioned that there are going to be impacts from these changes, such as people that previously could not build are going to be able to build more because live-aboards are not using their density, as well as affecting applicants that think they have the ability to move ROGO exemptions associated with live-aboards.

Mr. Haberman will submit his recommended changes to Nicholas Batty, Esq., who was present on behalf of the applicant. Mr. Harvey noted that he would like to see the mooring field conflict resolved. Mr. Batty thanked the Committee members for this meeting.

There were no members of the public present for public comment.

#### **ADJOURNMENT**

The Development Review Committee meeting was adjourned at 1:19 p.m.