

DEVELOPMENT REVIEW COMMITTEE

Monday, November 17, 2014

MEETING MINUTES

The Monroe County Development Review Committee conducted a meeting on **Monday, November 17, 2014**, beginning at 1:00 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	Absent
Mike Roberts, Sr. Administrator, Environmental Resources	Present
Joe Haberman, Planning & Development Review Manager	Present

STAFF

Mayte Santamaria, Assistant Planning Director	Present
Steve Williams, Assistant County Attorney	Present
Matt Coyle, Senior Planner	Present
Gail Creech, Planning Commission Coordinator	Present

CHANGES TO THE AGENDA

There were no changes to the agenda.

MINUTES FOR APPROVAL

Approval of the minutes from the October 28, 2014, meeting were postponed to the next DRC meeting.

MEETING

New Items:

1.Tradewinds Hammocks II, LLC Properties, Troup Road and Buttonwood Lane, Key Largo, approximate mile marker 101, and Oceanside Investors, LLC Properties, 5948, 5950 and 5970 Peninsular Avenue, Stock Island, approximate mile marker 5: A public meeting concerning a request for a minor conditional use permit. The requested approval is required for the transfer of Transferrable Development Rights (TDRs) from 15 sender sites in Key Largo to a receiver site in Stock Island. The sender sites are legally described as Block 4, Lots 1-14, a portion of Troup Road lying between Blocks 3 and 4, Industrial Acres (Plat Book 5, Page 15), Key Largo, Monroe County, Florida, having real estate numbers 00455550.0000000, 00455560.0000000, 00455570.0000000, 00455580.0000000, 00455590.0000000, 00455600.0000000, 00455610.0000000, 00455620.0000000, 00455630.0000000, 00455640.0000000, 00455650.0000000,

00455660.000000, 00455670.0000000, 00455680.0000000 and 00455681.000000. The receiver site is legally described as Block 46, Lots 30-31, portion of Lot 32, Block 60, Lots 1-3, Block 61, portions of Lots 1-3, the portion of Maloney Avenue lying between Blocks 60 and 61, a portion of Peninsular Avenue lying between Blocks 46 and 60, McDonald's Plat (also known as Maloney subdivision)(Plat Book 1, Page 55), Stock Island, Monroe County, Florida, having real estate numbers 00126210.000000, 00126220.000000, 00126230.000000, 00127420.000000 and 00127420.000100.
(File 2014-139)

Mr. Coyle presented the staff report. Mr. Coyle reported that this is a request for the transfer of development rights from 15 properties in Key Largo to the Oceanside property in Stock Island. Mr. Coyle described the zoning and size of the sender sites. The sender sites meet the habitat assessment requirement to be a TDR. The applicant is in compliance with their development rights. They meet all other requirements for transferable development rights. Staff recommended approval for 21.4 TDRs with the condition that prior to the application for a building permit the sender site shall be dedicated to the County or placed in a conservation easement prohibiting its future development. The conservation easement shall be reviewed by the Planning and Environmental Resources Department prior to its recording in the official records of the County.

There were no questions or comments from staff nor the public.

2.Oceanside Marina, 5948, 5950 and 5970 Peninsular Avenue, Stock Island, Mile Marker 5:

A request for approval of an amendment to a major conditional use permit in order to redevelop the existing marina by improving the marina's facilities, constructing up to 78 new market rate residential dwelling units, constructing up to 17 new hotel rooms, constructing a new restaurant, and carrying out associated site improvements. The subject property is legally described as Block 46, Lots 30, 31 and ½ Lot 32, Block 60, portions of Lots 1, 2 and 3, Block 61, portions of Lots 1, 2 and 3, the abandoned portion of Peninsular Avenue lying between Block 46 and Block 60, the abandoned portion of Maloney Avenue lying between Blocks 60 and 61, McDonald's Plat, also described as parcel of land in Sections 26, 34, 35 and 36, Township 67 South and Range 25 East, having real estate #'s 00126210.000000, 00126220.000000, 00126230.000000, 00127420.000000 and 00127420.000100.
(File 2014-133)

Mr. Haberman chose to address the issues directly rather than present the staff report first. Mr. Haberman stated the biggest issue is the most recent version of the site plan is showing what the applicant does not have currently. Bart Smith, Esquire, was present on behalf of the applicant and stated the most recent version has been submitted to Ms. Creech. Mr. Haberman noted that the acreage is correct currently, but if the acreage changes it would cause an issue with density. The number of 17 transient units has been corrected on the site plan. Mr. Haberman will send the Planning Commission a cover page indicating the issues that have been resolved. Mr. Haberman further noted that the site plan does not indicate what the buildings house within them. An additional new market residential dwelling unit has been requested by the applicant. Mr. Smith requested to have the 79 units approved with an added condition that the development agreement will be amended. Ms. Santamaria pointed out that the applicant does not have the

density to support 79 units without receiving the piece of the road abandonment. Mr. Haberman asked Mr. Smith if the applicant would like to continue this agenda item since a site plan over density cannot be approved. Mr. Smith chose to eliminate that unit until the applicant gets the road abandoned and the unit approved. Mr. Smith explained that unit is going to be transferred from a mobile home and a new amendment to the development agreement will be filed. Mr. Williams was asked if the 79th unit could be added with the condition it is contingent on the road being abandoned and the development agreement amendment approved. Mr. Williams will look into that further.

Mr. Smith confirmed for Ms. Santamaria that the additional TDR sender site will be preserved as affordable housing. Mr. Haberman commented that the parking calculation is unclear. Mr. Haberman suggested that the applicant take the staff report and make the parking consistent with the report. Noah Singh, a representative of the applicant, will make sure that the parking calculation is updated to match the staff report. Mr. Haberman then noted that if the road is abandoned the 15-foot setback would be decreased to ten or five feet. Mr. Haberman asked the applicant to provide a different traffic analysis with only the additional one unit as opposed to two additional units. Mr. Haberman then stated a condition has been added that the tiki bar patrons are limited to occupants of the dwelling units and the hotel. Otherwise, parking would need to be recalculated to include the tiki bar. Mr. Smith agreed to that condition. Ms. Santamaria asked for clarification on the fencing. Mr. Smith explained a gate and fence will surround the property. There will only be two access points.

Mr. Haberman informed the Committee Members that the buildings have been shifted around to accommodate the extra 17 hotel rooms. A new building has not been proposed. Mr. Haberman advised Mr. Smith to make the Fire Marshal aware that hotel rooms and regular housing are being mixed so that the appropriate fire code is used. Mr. Smith confirmed that everything is being sprinklered. Mr. Haberman asked the applicant to submit a summary in an e-mail of the location of all the hotel rooms and suggested that the transient and permanent units not be mixed together. Mr. Haberman informed the applicant that one Planning Commissioner will be absent at tomorrow's meeting and another Commissioner may have a replacement. Mr. Smith stated the applicant is prepared to go forward.

ADJOURNMENT

The Development Review Committee meeting was adjourned at 1:25 p.m.