

DEVELOPMENT REVIEW COMMITTEE

Tuesday, January 27, 2015

MEETING MINUTES

The Monroe County Development Review Committee conducted a meeting on **Tuesday, January 27, 2015**, beginning at 1:06 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
Mayte Santamaria, Senior Director of Planning and Environmental Resources	Present
Mike Roberts, Sr. Administrator, Environmental Resources	Present

STAFF

Steve Williams, Assistant County Attorney	Present
Rey Ortiz, Planning & Biological Plans Examiner Supervisor	Present
Emily Schemper, Principal 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, with minor changes that will be submitted to Ms. Creech, of the meetings from 10/16/14, 10/21/14, 10/27/14, 10/28/14, 11/17/14 and 12/16/14.

MEETING

New Item:

1.AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM URBAN RESIDENTIAL-MOBILE HOME (URM) TO URBAN RESIDENTIAL (UR), FOR PROPERTY LOCATED AT 97801 OVERSEAS HIGHWAY, KEY LARGO, APPROXIMATE MILE MARKER 98, DESCRIBED AS PARCELS OF LAND LOCATED IN SECTIONS 5 AND 6, TOWNSHIP 62 SOUTH, RANGE 39 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00090810.000000, 00090820.000000, 00090840.000000, 00090840.000100, AND 00090860.000000, AS PROPOSED BY PL OCEAN RESIDENCE HOLDINGS, LLC; 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 AMENDMENT TO THE LAND USE DISTRICT (ZONING) MAP; POROVIDING FOR AN EFFECTIVE DATE.

(2014-165)

Ms. Schemper presented the staff report. Ms. Schemper reported that this is a request to change the zoning land use district map from Urban Residential-Mobile Home to Urban Residential for five parcels in Key Largo located around Mile Marker 98 on the ocean side. Currently the site is vacant for the most part, scarified land, with six partially constructed buildings that were supposed to be single-family dwellings, a clubhouse and a gatehouse. Any permits previously issued have expired. The new owner is requesting the map amendment in order to build a combination of market rate and affordable housing that includes some attached dwelling units, and the Urban Residential Mobile Home zoning does not permit that. The previous development on the site allowed density of 20 dwelling units. The change in density is effectively an increase of nine dwelling units. There is no change in the zero non-residential potential.

Jorge Cepero, the applicant, was present and submitted an updated number for the total acreage of 4.91, of which 4.61 acres is upland. Ms. Schemper commented that may reduce the residential density by one unit. Mr. Cepero noted the applicant is looking to build 28 market rate units and 24 affordable or work force units. Ms. Schemper further reported that this proposed development has no adverse effects on public facilities and is consistent with the comprehensive plan and the land development code as well. Staff recommended approval of the amendment from URM to UR for the five parcels.

Mr. Schwab asked for staff comments. Ms. Santamaria stated staff has recently learned from the Public Works Department the ten-year solid waste contract is in place and the County has excess capacity.

Mr. Cepero stated the addition of the work force component to this project is a priority for the applicant.

There was no public present for public comment.

ADJOURNMENT

The Development Review Committee meeting was adjourned at 1:15 p.m.