

DEVELOPMENT REVIEW COMMITTEE

Monday, November 16, 2015

MEETING MINUTES

The Monroe County Development Review Committee conducted a meeting on **Monday, November 16, 2015**, 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

Mayte Santamaria, Senior Director of Planning and Environmental Resources	Present
Mike Roberts, Senior Administrator, Environmental Resources	Present
Emily Schemper, Comprehensive Planning Manager	Present
Kevin Bond, Planning & Development Review Manager	Present

STAFF

Steve Williams, Assistant County Attorney	Present
Devin Rains, Senior Planner	Present
Gail Creech, Planning Commission Coordinator	Present

CHANGES TO THE AGENDA

There were no changes to the agenda.

MINUTES FOR APPROVAL

Ms. Santamaria approved the meeting minutes of July 28, 2015, August 25, 2015, and September 29, 2015.

MEETING

New Items:

1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY COMPREHENSIVE PLAN, CREATING POLICY 107.1.5 KEY LARGO MIXED USE AREA 2, TO PROVIDE LIMITATIONS ON DEVELOPMENT AND SPECIFIC RESTRICTIONS; TO ACCOMPANY A PROPOSED AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) FROM RESIDENTIAL LOW (RL) TO MIXED USE/COMMERCIAL (MC); FOR PROPERTY LOCATED AT 97770 AND 97702 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 98, DESCRIBED AS PARCELS OF LAND IN SECTION 6, TOWNSHIP 62 SOUTH, RANGE 39 EAST, ISLAND OF KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00091000.000000 AND 00091020.000000; AS PROPOSED BY SEE

THE SEA OF KEY LARGO, INC. AND COCONUT BAY OF KEY LARGO, INC.; 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 INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE. (File 2015-170)

Ms. Schemper presented the staff report. Ms. Schemper reported that this particular application is for a site-specific subarea policy text amendment to the comprehensive plan that is to accompany a proposed FLUM amendment. The map amendment is proposed from residential low to mixed use/commercial to eliminate a nonconforming existing hotel use not allowed in the RL category. This map amendment has been transmitted to the State and their ORC report revealed no objections. This subarea policy is being proposed to address the mitigation requirement under the discouragement policy for the increase in residential development potential for permanent residential units. The applicant is not intending to develop more residential units, so they are proposing the subarea policy to not increase the density for permanent residential units. Ms. Schemper noted that the current discouragement policy also requires mitigation for the nonresidential increase, so this amendment will have to be adopted after the comp plan is adopted.

Ms. Schemper further reported that the applicant proposed the following language. "Development in the Key Largo Mixed Use Area 2 shall be subject to regulations applicable to the mixed use/commercial future land use designation as well as the additional restrictions set out below: Number 1, Maximum commercial floor area ratio of .30; Number 2, There shall be no additional residential dwelling units; and, Number 3, Future residential units limited to transient dwelling units only." After reviewing the language staff is recommending the following: "Development in the Key Largo Mixed Use Area 2 shall be subject to regulations applicable to the mixed use/commercial future land use designation as well as the additional restrictions set out below consistent with Policy 101.4.20 in order to implement the Florida Keys Carrying Capacity Study, maintain the overall County density and the preservation of native habitat. This site/property shall not increase its allocated density and allowable development potential for permanent residential units. The following development control shall apply: Number 1, The allocated density for permanent residential uses on the site shall remain 0.50 dwelling units per acre." Ms. Schemper explained that keeping the residential density at .5 dwelling units per acre, which is the current residential density under the RL FLUM category, eliminates the increase in residential development potential. Staff feels that the restrictions proposed by the applicant regarding a maximum commercial floor area and limiting all future residential units to transient were unnecessary. Staff is recommending approval of staff's amended language to accompany the FLUM amendment.

Ms. Santamaria clarified for Mr. Bond that this site-specific amendment is to cap the density exactly the same as it was so there is no increase and no requirements to mitigate.

David de Haas, present on behalf of the applicant, expressed his displeasure with the direction that the State is steering Monroe County in general with the comp plan and the regulations because it is not well thought out. Mr. de Haas then thanked staff for their effort in helping with

this zoning amendment. Mr. de Haas asked for confirmation that nothing the applicant is requesting in this amendment will prevent the applicant from retaining their existing density. Ms. Santamaria replied that staff recognizes the density is protected provided it is lawfully established.

ADJOURNMENT

The Monroe County Development Review Committee meeting was adjourned at 1:10 p.m.