

MINUTES

PLANNING COMMISSION

April 14, 2010

PLANNING COMMISSION
MARATHON GOV'T CENTER
2798 OVERSEAS HIGHWAY
MARATHON, FL
MONROE COUNTY

CALL TO ORDER

10:02am

PLEDGE OF ALLEGIANCE

ROLL CALL by Debby Tedesco

COMMISSION:

Randy Wall, Chairman
Denise Werling
Jeb Hale
Jim Cameron
Elizabeth Lustberg

present
present
present
present
present

STAFF:

Townsley Schwab, Senior Director of Planning and Environmental Resources
Susan Grimsley, Assistant County Attorney
John Wolfe, Planning Commission Counsel
Mitch Harvey, Comprehensive Plan Manager
Bill Harbert, Planner
Thomas Lloyd, Planner

present
present
present
present
present
present
present

Debby Tedesco, Planning Commission Coordinator

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

10:04am

Read into record by John Wolfe

SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

SWEARING OF COUNTY STAFF

Staff sworn in by John Wolfe

APPROVAL OF MINUTES

Minutes approved for Planning Commission Hearing on March 24, 2010
Motion to approve by Commissioner Jeb Hale
Seconded by Commissioner Denise Werling
Motion was unanimously approved.

CHANGES TO THE AGENDA

Items #1 and 2

Staff requested a continuance to Planning Commission Hearing on April 23, 2010.

Motion to approve continuance was made by Commissioner Jim Cameron

Seconded by Commissioner Denise Werling

Motion was unanimously approved.

MEETING

Continued Items:

1. An Ordinance of the Board of County Commissioners of Monroe County, Florida, creating Section 130-131 of the Monroe County Land Development Code, creating the Lower Sugarloaf Key Community Center Overlay District for Real Estate Number 00118470.000000 and for portions of parcels having Real Estate numbers 00118420.000000 and 00117930.000000 described as a portion of Government Lot 3 and portion of Government Lot 4, Section 3, Township 67 South, Range 27 East and a portion of Government Lot 3, Section 34, Township 66 South, Range 27 East, Sugarloaf Key, Monroe County, Florida and a portion of Government Lot 3, Section 34, Township 66 South, Range 27 East, Sugarloaf Key, Monroe County, Florida at 17001 Overseas Highway, Lower Sugarloaf Key, at approximately Mile Marker 17.
Continued to Planning Commission April 28, 2010

2. An Ordinance of the Board of County Commissioners of Monroe County, Florida, amending the Land Use District Map designation from Destination Resort (DR), Native Area (NA) and Suburban Commercial (SC) to Mixed Use (MU) for Real Estate Number 00118470.000000 and for portions of parcels having Real Estate numbers 00118420.000000 and 00117930.000000 described as a portion of Government Lot 3 and Portion of Government Lot 4, Section 3, Township 67 South, Range 27 East and a portion of Government Lot 3, Section 34, Township 66 South, Range 27 East, Sugarloaf Key, Monroe County, Florida and a portion of Government Lot 3, Section 34, Township 66 South, Range 27 East, Sugarloaf Key, Monroe County, Florida at 17001 Overseas Highway, Lower Sugarloaf Key, at approximately Mile Marker 17.
Continued to Planning Commission April 28, 2010

New Item:

3. Lakeview Gardens aka Northstar Resort, 106003 Overseas Highway (US 1), Key Largo, Mile Marker 106: A request for a major deviation to the major conditional use permit and site plan approved by Planning Commission Resolution P27-08. The subject parcels are legally described as Island of Key Largo Subdivision, Part Lots 5, 12, and 13, Section 6, Township 61 South, Range 40 East, Key Largo, Monroe County, Florida, having real estate numbers 00083970.000000 & 00083971.000000

10:05am

Read into record by John Wolfe.

10:06-am

Thomas Lloyd presented the Staff Report in power point.

Discussion followed to include, but was not limited to, the following:

Site plan showing original approval was shown versus current site plan. It was noted that this is a major deviation and although there are technical changes to the site plan only, the Planning Director wanted the Planning Commission to be presented with the changes. This deviation was necessary to comply with FEMA requirements.

Staff recommended approval to the Planning Commission, without any new conditions as it is simply a change to the site plan.

10:14am

Joel Reed of Solaria Design Consultants for the applicant was sworn in by John Wolfe.

Discussion followed to include, but was not limited to, the following:

Mr. Reed stated that the project has HUD backed financing, and in complying with HUD rules it was noted that some FEMA maps were not correct, and a portion of the property was in an "Otherwise protected Area (OPA) of the CBRS system. It was

noted that to change this would take years, and that it was most beneficial to re-draw the line of development outside of the OPA. This would enable homeowners to be eligible for flood insurance. It was explained that the clubhouse was changed from 1,500 square feet to 3,600 square feet with added amenities and that a playground was added by the lake. Also, an elevated boardwalk was added, drives were shifted and parking spaces were reconfigured.

10:24am

Commissioner Jim Cameron asked about the parking and it was noted by Joel Reed that the parking was approved by HUD.

PUBLIC COMMENT

Ron Miller was sworn in by John Wolfe, who asked if the south and east sides of the lake would remain pristine with no motorized vehicles. Joel Reed explained that the area is under a conservation easement, that DEP owns part of the area to the east and that no motorized vehicles are permitted. It was also noted that the lake is not large enough for canoes.

Motion to approve was made by Commissioner Jeb Hale

Seconded by Commissioner Denise Werling

Motion was unanimously approved.

BOARD DISCUSSION

GROWTH MANAGEMENT COMMENTS

10:27-10:35am

The three workshops held by Keith and Schnars on April 6, 7, and 8th, 2010, were discussed. It was noted that the Key West meeting had the most attendees. It was also noted there will be another meeting held at the Sugarloaf Fire Station on Wednesday, April 21, 2010, to make sure all areas in the Keys have been covered. Commissioner Liz Lustberg asked if the public can still put their comments on the website and was answered affirmatively by Townsley Schwab who added that their opinions are noted as if they were physically at the meeting.

RESOLUTIONS FOR SIGNATURE

10:35am

John Wolfe stated that Resolution P06-10 for Little Conch Key/Walker's Island will not be signed today due to comments received this morning that need to be reviewed.

ADJOURNMENT

10:36am