

**DEVELOPMENT REVIEW COMMITTEE**

**Tuesday, December 15, 2015**

**MEETING MINUTES**

The Monroe County Development Review Committee conducted a meeting on **Tuesday, December 15, 2015**, beginning at 1:02 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**

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

**STAFF**

Steve Williams, Assistant County Attorney	Present
Peter Morris, Assistant County Attorney	Present
Matt Coyle, Principal Planner	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 October 27, 2015, and November 16, 2015, with no changes.

**MEETING**

**New Items:**

**1. Islander Village, 5030 Fifth Avenue, Stock Island, Mile Marker 4:** A public meeting concerning a request for an Amendment to a Major Conditional Use Permit. The requested approval is required for the proposed removal of Condition #3 of Planning Commission Resolution No. P35-05, which required the applicant to construct and maintain a bus shelter. The subject property is legally described as being part of Block 59, Maloney Subdivision, according to the plat thereof, as recorded in Plat Book 1 at Page 55, of the Public Records of Monroe County, Florida, and adjacent submerged lands, and as having real estate numbers 0127400-000000, 00127400-000100, 00127400-000120, 00127400-000121, 00127400-000122, 00127400-000123, 00127400-000124, 00127400-000125, 00127400-000126, 00127400-000127,

00127400-000128, 00127400-000129, 00127400-000132, 00127400-000133, 00127400-000134, 00127400-000135, 00127400-000136, 00127400-000138, 00127400-000139, 00127400-000140, 00127400-000141, 00127400-000142, 00127400-000143, 00127400-000144, 00127400-000145, 00127400-000146, 00127400-000147, 00127400-000148, 00127400-000149, 00127400-000171, 00127400-000172, 00127400-000173, 00127400-000174, 00127400-000175, 00127400-000176, 00127400-000177, 00127400-000178, 00127400-000179, 00127400-000180, 00127400-000181, 00127400-000182, 00127400-000183, 00127401-010910, 00127401-010920, 00127401-010930, 00127401-010940, 00127401-010950, 00127401-010970, 00127401-010980, 00127401-010990, 00127401-011000, 00127401-011090, 00127401-011100.

Mr. Bond presented the staff report. Mr. Bond reported that this is a request for an amendment to a major conditional use permit. The original conditional use was granted back in 2005 for the development of 111 residential units at what is now called The Islander Village Project. The conditional use approval was conditioned with several conditions, one being the owner was required to construct and maintain a bus shelter in association with that development project. In 2007 there was discussion of the bus shelter not being in an ideal location or no longer wanted by the City of Key West because this property is located on Stock Island where Key West Transit operates the bus. The condition was never removed in 2007. To rectify that the owners have now applied for the amendment to the major conditional use permit. The applicant has submitted both old and more recent correspondence from the City of Key West Transit Director and the advertising firm who maintains all of the bus shelters for Key West Transit. The letters state that they do not want a new bus stop located on this development because it is two blocks from their existing bus route and the bus shelter operator does not see a financial reason for it. Therefore, the applicant is requesting to remove Condition Number 3 of Planning Commission Resolution Number P35-05 and Mr. Bond recommended approval of that request. Ms. Santamaria clarified that the Transit Director, Norman Whitaker, cited a lack of a safe turnaround making providing a route deviation unfeasible, and also because there is a bus stop two blocks away.

Ms. Santamaria asked for public comment.

Gigi Varnum, resident of Key West, asked how many people that live in Islander Village would be taking that bus if there were a stop there. Mr. Bond responded that there is an existing bus stop two blocks from Islander Village served by four different bus routes. The applicant has learned from City of Key West Transit that they do not want to alter the route from where it is located two blocks away. Ms. Varnum commented there must have been a reason for the condition at the inception of the project. Ms. Santamaria stated at that time it was to reduce the total amount of trips on the road associated with the development as a whole. Mr. Bond added that the staff report from the original application referred to criteria in the code having to do with coordinating with other local governments on conditional uses and the local government now does not want it.

Ms. Santamaria asked for further comment from staff or the public. There was none.

### **ADJOURNMENT**

The Development Review Committee meeting was adjourned at 1:09 p.m.