

DEVELOPMENT REVIEW COMMITTEE

Tuesday, April 26, 2016

MEETING MINUTES

The Monroe County Development Review Committee conducted a meeting on **Tuesday, April 26, 2016**, beginning at 1:02 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
Kevin Bond, Planning & Development Review Manager	Present

STAFF

Steve Williams, Assistant County Attorney	Present
Peter Morris, Assistant County Attorney	Present
Devin Rains, Senior Planner	Present
Janene Sclafani, Planner	Present
Gail Creech, Sr. 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 December 15, 2015, with no changes.

MEETING

New Items:

1. Mattress Firm, 99550 Overseas Highway, Key Largo, Mile Marker 99.5: A public meeting concerning a request for a Minor Conditional Use Permit. The requested approval is required for the development of a proposed 3,588-square-foot, low-intensity commercial retail use. The subject property is legally described as a parcel of land in Section 33, Township 61 South, Range 39 East, Key Largo, Monroe County, Florida, having real estate number 00088220-000000.
(File 2016-020)

Mr. Bond presented the staff report. Mr. Bond reported that this is a minor conditional use permit for a proposed 3,588-square-foot Mattress Firm store, considered a low intensity

commercial retail use, within a Suburban Commercial district. All of the existing development on the site would be demolished and the property redeveloped with this new store. Along with the store the property would be developed with all of the required parking, loading areas, circulation, stormwater retention areas, as well as required buffers and landscaping. Staff has reviewed the minor conditional use for compliance and, with a few exceptions that will be outlined in staff's recommendation, the minor conditional use permit was found to be in compliance. Staff is recommending approval with conditions. Mr. Bond then outlined those conditions as reflected in the staff report. Mr. Roberts noted that the stormwater plans look fine on the second resubmittal and the only other outstanding issue with the landscaping is the current landscape plan still does not include any canopy trees on the US-1 major street buffer, which five trees are required. Mr. Bond continued to report that the agent authorization is still unresolved and will need to be cleared up before the initial use permit is issued. Three neighbors have contacted staff with concerns about preserving the existing trees on the property as much as possible that help serve as a buffer. Mr. Roberts pointed out that those existing trees appear to be where the stormwater pond will be. Mr. Roberts asked the applicant to confer with the landscape architect about that and reminded the applicant that any retained vegetation counts towards the landscaping requirement and the mature trees would be preferable to new plantings, if possible. Mr. Bond added that is assuming the existing trees are not invasive trees that would have to be removed anyway by code. Mr. Bond suggested adding a condition of preserving the existing trees on the property, if practicable.

Ms. Santamaria asked for public comment. Jose Martinez, the applicant's civil engineer, and Patricia Silver, Esquire, were present on behalf of the applicant.

Dottie Moses, President of the Island of Key Largo Federation, voiced concern about the loading space. Ms. Moses stated this area is very congested and there are a lot of nonconforming businesses in this area already. The proposed development is near traffic lights and a crosswalk. Ms. Moses showed a photograph of the area. Ms. Santamaria explained a loading zone of a slightly smaller dimension will be located on the property because it is a showroom only and a smaller box truck will be making deliveries. The loading zone has been reviewed for accessibility by the solid waste trucks. Mr. Bond clarified that on the plans a certain area looks like an eleventh parking space, but it is actually part of the turn-around space in the loading zone. Ms. Moses asked whether the proposed stormwater would minimize the setbacks or landscape requirements. Mr. Roberts explained there is no provision in the code for any kind of reduction in the required treatment. There will be a landscape buffer between the residents and the commercial businesses that neighbor this property. Mr. Robert then explained in detail the type of stormwater system that will be used on this property.

Mr. Martinez assured Ms. Moses that this is a furniture showroom only and the showrooms are only changed about three times a year. Ms. Moses replied that what this property may become in the future under a new owner is a concern. Ms. Moses showed more photographs of congestion in the area. Mr. Bond pointed out that the existing properties were businesses built way before current code, whereas this project is designed to meet current code and will not contribute to the congestion problem. Staff has coordinated with the fire department, Sheriff's department, as well as the solid waste department to make sure the trucks have adequate access to the property.

The applicant will have to get a permit from FDOT for access to US-1 because the County does not handle right-of-way permitting.

Ms. Santamaria asked for further public comment. There was none.

Ms. Santamaria asked if the applicant would be amenable to another condition regarding the preservation of any existing trees. Ms. Silver replied affirmatively. “Any and all existing noninvasive trees shall be preserved to the maximum extent practicable” was added as a condition by staff. Ms. Santamaria reiterated that staff is recommending approval.

ADJOURNMENT

The Development Review Committee meeting was adjourned at 1:20 p.m.