

MINUTES

DEVELOPMENT REVIEW COMMITTEE

Tuesday, February 23, 2010

PURSUANT TO Florida Statute 286.011(1), the Development Review Committee of Monroe County will conducted a public meeting on Tuesday, February 23, 2010 beginning at 10:00 AM at the Marathon Government Center, Media & Conference Room (1st floor, rear hallway), 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

10:08 A.M.

ROLL CALL

DRC MEMBERS:

Townsley Schwab, Senior Director of Planning and Environmental Resource	present
Michael Roberts, Senior Administrator of Environmental Resources	absent
Steve Zavalney, Captain, Fire Prevention	absent
Wally Romero, Assistant Fire Marshal	absent
DOT Representative	absent
Public Works Department Representative	absent

STAFF MEMBERS PRESENT:

Joe Haberman, Current Principal Planner
Thomas Lloyd, Planner
Kathy Grasser, Comprehensive Planner

Approval of Minutes

DRC December 1, 2009
DRC January 12, 2010
DRC January 26, 2010

CHANGES TO THE AGENDA

Item #1 Applicant requested continuance to DRC 3.9.10.

HEARING

NEW ITEMS:

1. **Moore Property, Key Largo, Approximate Mile Marker 105:** A request for a minor conditional use permit for the transfer of development rights from a sender site at 104980 Overseas Hwy., Key Largo to a receiver site at the end of Summerland Road, Key Largo. The sender site is legally described as Block 4, Lots 1-5, Revised Amended Plat of Riviera Village, PB2-80, Key Largo, Monroe County, Florida, real estate number 00511220.000000. The receiver site is legally described as Block 13, Lot 1, Lake Surprise Estates, PB4-162, Key Largo, Monroe County, Florida, real estate number 00537400.000000.

Item read into record by Debby Tedesco, and Item is continued to DRC 3.9.10

2. **6-7-8 US 1, LLC,** Block 1, Lots 6, 7, and 8, Coppitt Subdivision Amended Plat, Big Coppitt Key, Mile Marker 9.5 (Gulf side): A request for approval of a minor conditional use permit to allow a light industrial/medium intensity commercial retail use on the site. The Applicant is proposing to construct two (2) 2,500 square foot buildings in two phases. The subject parcel is legally described as Block 1, Lots 6, 7, and 8, Coppitt Subdivision Amended Plat (PB4-50), Big Coppitt Key, Monroe County, Florida, having real estate numbers 00149430.000000, 00149440.000000, and 00149450.000000.

Mr. Don Craig for the applicant was present
Mr. George Horn, architect was present
Mr. Gary Burchfield, tenant was present

10:07am

Read into record by Debby Tedesco

10:12-10:17am

Staff Report presented by Thomas Lloyd

10:17-10:33am

Discussion followed and included issues regarding mitigation, access road and the Fire Marshall's comments, suggestion by Joe Haberman to make the access road a one-way, and per Townsley Schwab to be coordinated through Trish Smith (transportation planner) with FDOT. Mr. Craig requested notification when decision by FDOT is reached.

10:33-10:51 am

Discussion resumed regarding NROGO, grade, parking and handicap access. It was noted that a bike rack is needed. Joe Haberman noted the staff report is to be amended to approve a 3 year time extension, 3 years from date of recording which is now in effect in the Monroe County Code.

It was noted traffic reports from URS consultant are needed to approve each separate use

Joe Haberman suggested to Mr. Craig to have the applicant combine the buildings to one Real Estate Number to enable the applicant to receive the NROGO allocations at one time.

2. A DRAFT RESOLUTION BY THE PLANNING AND ENVIRONMENTAL RESOURCES STAFF CREATING SECTION 130-131 OF THE MONROE COUNTY LAND DEVELOPMENT CODE; CREATING THE LOWER SUGARLOAF KEY COMMUNITY CENTER, FOR PROPERTY LEGALLY DESCRIBED AS Y67703-08 SUGARLOAF KEY PART LOT 3 HAVING REAL ESTATE NUMBER 00118470.000000, A PORTION OF SECTION 3 TOWNSHIP 67 RANGE 27 Y67703-03 SUGARLOAF KEY PART LOT 3 & PART LOT 4 HAVING REAL ESTATE NUMBER 00118420.000000, AND A PORTION OF SECTION 34 TOWNSHIP 66 RANGE 27 Y66734-02 SUGARLOAF KEY, PART LOT 3 HAVING REAL ESTATE NUMBER 00117930.000000, A PORTION OF SECTION 3 TOWNSHIP 67 RANGE 27 Y67703-03 SUGARLOAF KEY PART LOT 3 & PART LOT 4 HAVING REAL ESTATE NUMBER 00118420.000000, AND A PORTION OF SECTION 34 TOWNSHIP 66 RANGE 27 Y66734-02 SUGARLOAF KEY, PART LOT 3 HAVING REAL ESTATE NUMBER 00117930.000000

Mr. Lloyd A. Good, Jr. owner of property, present

10:56am

Read into record by Debby Tedesco

Staff Report presented by Kathy Grasser who stated the Mixed Use district allows great density; the creation of an overlay district limits the density.

10:59am

Townsley Schwab stated that several community meetings were held. The result was that Mr. Good wanted what the community wanted which was to keep the Lodge to its original developmental character. He wanted to change from DR, because if some natural occurrence happened he wouldn't be able to rebuild. This overall character must remain the same.

11:02-11:32 am

Discussion regarding units per acre, footprint, existing market rate residential units (2), zoning suggestions, Community Center to include the fire station so the Overlay District created is not one single owner. It was unanimously agreed that the direction of the development must continue to be in accordance with community character.

It was suggested to bring this to the Growth Management Director, Christine Hurley for her input on the zoning change before any approval can be adopted.

ADJOURNMENT

11:33am