

MINUTES

DEVELOPMENT REVIEW COMMITTEE

Tuesday June 8, 2010

PURSUANT TO Florida Statute 286.011(1), the Development Review Committee of Monroe County will conduct a meeting on Tuesday, June 8, 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

10:08am

ROLL CALL by Debby Tedesco

DRC MEMBERS:

Townsley Schwab, Senior Director of Planning and Environmental Resources	present
Michael Roberts, Sr. Administrator Environmental Resources	present at 10:27am
DOT Representative	absent
Steve Zavalney, Captain, Prevention	absent
Wally Romero, Assistant Fire Marshal	absent
Public Works Department Representative	absent

STAFF MEMBERS

Joe Haberman, Current Principal Planner	present
Steven Biel, Sr. Planner	present
Bill Harbert, Planner	present

CHANGES TO THE AGENDA

Item 2 to be heard first
Item 1 to be heard at 11:30 am

Minutes from April 27, 2010 approved
Minutes from 5.11.2010 approved

MEETING

NEW ITEMS:

Transferable Development Rights, Section 130-160

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 on the northwest corner of Oceanview Drive and Seaside Avenue, Key Largo to a receiver site at the end of Summerland Road, Key Largo. The sender site is legally described as Block 1, Lot 21, Seaside Subdivision, PB1-97, Key Largo, Monroe County, Florida, real estate number 00491680.000000. 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.

Continued to 11:30am (Heard last)

LAND USE DISTRICT AMENDMENT Section 102-158 of the Monroe County Code

2. Newman Trust Property, aka Tropic Palms Trailer Park, 6125 Second Street, Stock Island, Mile Marker 5: A request for approval to amend the land use district designation from Urban Residential Mobile Home- Limited (URM-L) to Urban Residential (UR). The subject property is legally described as Block 34, Lots 1-10 and 16-20, MacDonald's Plat, PB1-55, Stock Island, Monroe County, Florida, having Real Estate No. 00124560.000000.

10:11am
Read into record by Debby Tedesco

10:11am-

Staff Report was presented by Joe Haberman

Presentation included, but was not limited to the following:

Mr. Haberman noted twenty-five permanent ROGO exemptions are on the property as directed by Townsley Schwab, Planning Director, it was noted that urban residential high falls under the same Future Land Use Map (FLUM) and there are a range in densities such as Park Village and Lucky's Landing which were changed to UR, and he noted that Pines & Palms changed from URM-L to URM so noted that changes are not unprecedented.

10:22am-10:33am

"Ginny" Adele V. Stones, attorney for the applicant asked regarding the distinctions and Joe Haberman replied noting the staff report highlight the different uses. He further explained the URM-L allows medium density of one unit per platted lot or seven units per buildable acres. He said URM allows twelve units per buildable acre but needed thirty per cent (30%) inclusionary housing.

Mitch Harvey noted DCA does not want to increase demand on hurricane evacuation and has sufficient capacity for utilities. They do not want any net increase in units. Mr. Harvey noted that these units came from an existing system.

Joe Haberman offered clarification and stated if the applicant requests a change to URM he did not foresee any problems with DCA; however if applicant request a change to UR, DCA will have to address the density. Joe Haberman said that page ten (10) of the staff report includes basic density calculations. He said UR allows development to modular homes but the must be elevated. He noted with the change to URM new mobile homes can be added without elevation as well as it allows attached housing with less setback requirements.

10:33am

Joe Haberman stated that with our informal approval today to change designation to URM, we would agree to twenty-five non-conforming units, and density is not an issue.

Ms Stones asked if units would have to be elevated as of approval date, and Joe Haberman answered no, the units would be legal non-conforming, but would also be subject to the FEMA 50-50 rule.

10:37am-10:39am

Ms. Stones noted Lucky's Landing changed to UR to have attached structures, and suggested the item be continued to another DRC meeting so she had time to review the staff report which had been given to her at the meeting.

Joe Haberman noted the advantage to UR is you can build attached units; however, you also have to comply with thirty per cent (30%) affordable housing requirement, and would not receive any more market rate units, as well as having slightly different setback requirements.

Continued to June 22, 2010 meeting

Adjourned at 10:48am to re-convene at 11:30am

Reconvened at 11:45am

NEW ITEMS:

Moved to be heard at 11:30am

Transferable Development Rights, Section 130-160

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 on the northwest corner of Oceanview Drive and Seaside Avenue, Key Largo to a receiver site at the end of Summerland Road, Key Largo. The sender site is legally described as Block 1, Lot 21, Seaside Subdivision, PB1-97, Key Largo, Monroe County, Florida, real estate number 00491680.000000. 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.

11:46am

Read into record by Debby Tedesco

Dean Parkinson as owner of the sender site was present as well as John Jabro, attorney for the applicant. Staff Report was presented by Steven Biel. Presentation followed and included, but was not limited to the following: Mr. Biel noted In order for Mr. Moore, the applicant, to construct a single family dwelling he needed to add more density, he noted all cases against the sender site would be resolved before approval is given, and that staff recommended approval of the transfer with a Unity of Title and application for a building permit.

Townsley Schwab asked Steven Biel the nature of the code enforcement cases. Mr. Biel answered there are three (3) cases for the June 24th, 2010 code enforcement hearing regarding an abandoned vehicle, trash & debris, a liveaboard, mowing, sheds and a pool which are all repeat violations on a scarified lot.

John Jabro noted the pool is above ground-type and the liveaboard is moving his houseboat.

Mike Roberts asked the Tier designation on the receiver site and Steven Biel answered it was in Tier 3.

Mr. Jabro noted that he had just received the staff report yesterday, and wanted to go to another hearing to be better informed. Joe Haberman said the application could be advertised for the June 2nd, 2010 meeting.

Mike Roberts asked what was the Tier Development Review Committee designation and Joe Haberman answered that it will remain in Tier 3, but that some density had been removed.

12:08 pm

Mike Roberts noted only forty per cent (40%) of the yard can be cleared and asked to have the real estate numbers sent to him when and if any additional sites were selected.

Continued to July 13th, 2010 meeting

Adjourned

12: 08pm