

MINUTES

DEVELOPMENT REVIEW COMMITTEE

Tuesday July 27, 2010

PURSUANT TO Florida Statute 286.011(1), the Development Review Committee of Monroe County will conduct a meeting on Tuesday, July 27, 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 by Townsley Schwab

10:10am

ROLL CALL by Debby Tedesco

DRC MEMBERS:

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

STAFF MEMBERS

Mitch Harvey, Comprehensive Plan Manager (joined after roll call)	present
Joe Haberman, Current Principal Planner	present

APPROVAL OF MINUTES

None

CHANGES TO THE AGENDA

None

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than ten (10) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".

MEETING

CONTINUED ITEM:

1. **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 Mobile Home (URM). 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.

10:12-10:23am

Read into record by Debby Tedesco

Staff report presented by Joe Haberman

Ginny Stones, attorney for applicant and applicant Tom Newman were present.

Discussion ensued and included, but was not limited to the following:

Joe Haberman noted the change of designation to Urban Residential-Mobile (URM) from the original request of Urban Residential (UR). He noted that with the new designation request there is no prospect for any new density which allowed staff to recommend approval to the Planning Commission. He noted to the applicant's attorney that

a transfer of some units can occur to give detached dwelling availability; however, he noted that affordable housing must be built prior to the market rate units. He also noted to the applicant that the ability to elevate to 35' would be lost in this designation. He also noted to the applicants units can be removed to provide more open space if needed. He and Townsley Schwab noted sprinklers may be required by the time this project is ready to go forward, which would have to be determined by the Fire Marshal and which may become standard for all residential units in the future.

Townsley Schwab noted this project would be scheduled for the Planning Commission (PC) meeting on September 8th, 2010, and for the Board of County Commissioners (BOCC) meeting scheduled on October 20th and 21st, 2010 in Key West. Ms. Stones inquired if the PC decision is binding to the BOCC GS and was answered in the negative by Townsley Schwab who added it is a recommendation only.

ADJOURNMENT

10:25am