

DEVELOPMENT REVIEW COMMITTEE

Tuesday, February 22, 2011

Meeting Minutes

The Development Review Committee of Monroe County conducted a meeting on **Tuesday, February 22, 2011**, beginning at 10:06 a.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:

Joe Haberman, Planning and Development Review Manager	Present
Steven Biel, Senior Planner	Present

STAFF MEMBERS:

Rich Jones, Marine Resources Manager	Present
Gail Creech, Planning Commission Coordinator	Present

CHANGES TO THE AGENDA

There were no changes to the agenda.

MEETING

NEW ITEM:

1. The Wharf Bar & Grill, 25163 Overseas Highway (US 1), Summerland Key, Mile Marker 25: A request for a minor conditional use permit in order to establish a new waterfront dining area (aka outdoor seating area) and other water-dependent uses within the required shoreline setback. The subject property is legally described as Lots 1 through 6, Summerland Yacht Harbor (PB2-142), Summerland Key, Monroe County, Florida, having real estate number 00194560.000000.

(10:09) Mr. Haberman stated that there is no staff report, but that after this meeting one will be drafted and given to the applicant to review before issuing any development order. The purpose of this meeting was described as being for the applicant to show the appropriate amount of parking in order to have the area used as outdoor seating approved and to get a freezer room approved as a food service area.

Frank Greenman, Esquire, was present on behalf of the applicant, Melodye Reger, who was also present. The outdoor seating area to be calculated to determine conformity with parking requirements was outlined by Mr. Greenman. Mr. Haberman stated that staff is okay with the outdoor seating as long as the conditional use application is submitted and it is shown that the parking is adequate. The two conditions proposed by staff will be that no kitchen activities can occur in the freezer room and the proposal must be approved by the Flood Plain manager. Mr. Greenman assured staff that there will be no cooking facilities in the freezer room.

Mr. Jones will confer with Mike Roberts, Environmental Resources manager, regarding the water monitoring for the outdoor seating. Different possible barriers to be used around the outdoor seating area to protect water quality were discussed. Mr. Greenman suggested signage prohibiting guests from feeding the fish and/or birds. Mr. Jones liked the idea of netting around the outdoor seating.

Mr. Haberman explained to Ms. Reger how the Geiger Key project differs from the proposed project. Mr. Haberman asked Mr. Greenman to make clear on the plans where the outdoor seating area will be, and added that the more conditions the applicant is willing to accept in terms of mitigating pollution around the outdoor seating area, the less restrictive staff can be with the water monitoring.

Mr. Haberman stated that the Director of Planning makes the ultimate determination on the application and then described the appeals process to the applicant.

ADJOURNMENT

The Development Review Committee meeting was adjourned at 10:31 a.m.