

DEVELOPMENT REVIEW COMMITTEE

Tuesday, October 4, 2011

Meeting Minutes

The Development Review Committee of Monroe County conducted a meeting on **Tuesday, October 4, 2011**, beginning at 10:08 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:

Townsley Schwab, Senior Director of Planning and Environmental Resources	Present
Mike Roberts, Administrator, Environmental Resources	Present

STAFF MEMBERS:

Mitch Harvey, Comprehensive Plan Manager	Present
Mayte Santamaria, Assistant Planning Director	Present
Gail Creech, Planning Commission Coordinator	Present

CHANGES TO THE AGENDA

There were no changes to the agenda.

MEETING

NEW ITEM:

1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AN AMENDMENT TO THE MONROE COUNTY 2010 COMPREHENSIVE PLAN; CREATING POLICY 101.6.7 TO ALLOW THE BOCC TO GRANT A RESIDENTIAL ALLOCATION AWARD IF A PROPERTY IS DESIGNATED TIER III SPA, IS SERVED BY A COLLECTION LINE WITHIN A CENTRAL WASTEWATER FACILITY SERVICE AREA, AND IS NOT ADJACENT TO TIER I LAND; AND TO AMEND POLICY 105.2.12 TO CORRECT A TYPOGRAPHICAL ERROR; PROVIDING FOR SEVERABILITY; DIRECTING THE DIRECTOR OF PLANNING TO FORWARD A COPY TO THE FLORIDA STATE LAND PLANNING AGENCY; PROVIDING FOR FILING WITH THE SECRETARY OF STATE; PROVIDING FOR THE INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Harvey presented the staff report. Mr. Harvey reported that this was first developed by the Growth Management Director, who tried to provide some administrative relief to the owners of

parcels in improved subdivisions who have paid an assessment for centralized sewer whether their parcel is developed or vacant. The focus is being narrowed to owners of Tier IIIA (SPA) parcels in an improved subdivision who are not adjacent to Tier I land and, once going through the ROGO system, if they reached a point where they have not received an allocation within 16 allocation periods (four years), they would be eligible to request an allocation provided they can prove that they are Tier IIIA (SPA), that they are not adjacent to an existing Tier I parcel, that they are in an improved subdivision and have paid an assessment for centralized sewer.

Mr. Harvey read Policy 101.5.10 into the record, which says, "Monroe County may grant administrative relief in the form of any or a combination of the following actions." Ms. Santamaria explained that this is almost identical to the code, except for the SPA provisions, which were not in the plan previously. The "following actions" referred to in the policy were then listed. In addition, staff recommended amending Policy 105.2.12 to correct a typographical error. Policy 105.2.12 identified Policy 106.1, which there is no such thing. It is supposed to be 101.6.1.

Mr. Roberts pointed out that Action 1C should read "Tier IIIA" instead of "Tier III." Mr. Harvey agreed. Ms. Santamaria questioned the use of both phrases "not adjacent to Tier I" and "not contiguous to Tier I" in the report. Ms. Santamaria prefers using "contiguous." Mr. Harvey agreed.

Mr. Harvey added that this policy will help a lot of property owners who may be upset that they are paying for an assessment on a piece of property that they cannot build on. Mr. Roberts suggested that the sentences in Action Number 3 be combined to read, "...as a preferred action for Tier IIIA, Special Protection Area, where the property owner has paid an assessment for a collection line within a central wastewater system..." et cetera.

Mr. Schwab wants to review the policy after the corrections have been made and have Joe Haberman review it also.

ADJOURNMENT

The Monroe County Development Review Committee meeting was adjourned at 10:17 a.m.