

DEVELOPMENT REVIEW COMMITTEE

Tuesday, November 29, 2011

Meeting Minutes

The Development Review Committee of Monroe County conducted a meeting on **Tuesday, November 29, 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:

Townsley Schwab, Senior Director of Planning and Environmental Resources	Present
Joe Haberman, Planning & Development Review Manager	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.

MINUTES FOR APPROVAL

Mr. Schwab approved the minutes from the September 27, 2011, October 4, 2011 and November 8, 2011 DRC meetings.

MEETING

NEW ITEMS:

1. CONSIDERATION OF A RESOLUTION TRANSMITTING TO THE STATE LAND PLANNING AGENCY AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AN AMENDMENT TO THE MONROE COUNTY 2010 COMPREHENSIVE PLAN, AMENDING POLICY 101.20.2 TO CREATE SECTION 6 INCORPORATING THE LOWER KEYS LIVABLE COMMUNIKEYS PLAN INTO THE MONROE COUNTY 2010 COMPREHENSIVE PLAN BY REFERENCE; 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 the Livable CommuniKeys Program was developed by the County to provide opportunities for local communities to refine and identify what their local issues and visions are and then have those incorporated into the comprehensive plan. The Livable CommuniKeys Plan that gets adopted then is used as a reference guide when the County is reviewing land use changes. With a Livable CommuniKeys Plan there are increased opportunities for community involvement in the decision and review process.

Mr. Harvey explained that today the Lower Keys Livable CommuniKeys Plan is being reviewed that covers the area between Mile Marker 14.2 and Mile Marker 29. This plan was initiated back in 2006. The staff planner at that time has left and the process has been stalled. The County decided to update this plan. In September 2010 a neighborhood meeting was held. A follow-up meeting in November of 2011 was also held. Comments have been received since that time, which staff has addressed.

Mr. Harvey stressed that this plan was developed by staff with community involvement and that this is a vision document that will be used by staff to review proposed changes. Mr. Harvey further explained that an appendices was created which identifies which of the goals, objectives and policies are associated with the sub-areas in the Lower Keys. This proposal is amending Monroe County Comprehensive Plan Policy 101.20.2 to add Section 6 that states the Lower Keys Livable CommuniKeys Master Plan is incorporated by reference into the Monroe County Comprehensive Plan.

Mr. Schwab explained that, because of a glitch in the advertising for the December 13, 2011 Planning Commission meeting, this proposal is being rescheduled to the last meeting in December 2011 or the January meeting of next year.

William Hunter, from Sugarloaf Shores Property Owners Association, and Bill Eardley were present. Mr. Hunter stated that the lack of the public's presence at this meeting is testimony to the comfort level of the community with the work that staff has done in this regard. Mr. Schwab pointed out the importance of Mr. Hunter and Mr. Eardley acting as conduits to the community.

Mr. Hunter stated that there continues to be concern within his community about the redevelopment of Sugarloaf Lodge and requested that he and his community be allowed to have input in this regard in the future. Mr. Hunter further requested that the 35-foot height limit be referenced in this plan for protection in the future. Mr. Harvey pointed out the redundancy, as it is included in the comp plan. Mr. Schwab stated that the addition of that language can be supported with reasoning by referring to the uniqueness of the area and pointing out that the profile of the vegetation in this area is lower than other areas. Mr. Earley expressed his appreciation of staff's efforts in this matter.

ADJOURNMENT

The Monroe County Development Review Committee meeting was adjourned at 10:25 a.m.