

PLANNING COMMISSION
May 26, 2021

Meeting Minutes

The Planning Commission of Monroe County conducted a hybrid virtual and in-person meeting on **Wednesday, May 26, 2021**, beginning at 10:00 a.m.

CALL TO ORDER by Chair Scarpelli

PLEDGE OF ALLEGIANCE

ROLL CALL by Ilze Aguila

PLANNING COMMISSION MEMBERS

Joe Scarpelli, Chair	Present
Bill Wiatt, Vice Chair	Present
Ron Demes	Present
George Neugent	Present
David Ritz	Present
Douglas Prior, Ex-Officio Member (MCSD)	Absent
Karen Taporco, Ex-Officio Member (NASKW)	Absent

STAFF

Mayte Santamaria, Senior Planning Policy Advisor
Mike Roberts, Assistant Director of Environmental Resources
Bradley Stein, Development Review Manager
Tiffany Stankiewicz, Development Administrator
Frances Shockley, Vacation Rental Coordinator
Peter Morris, Assistant County Attorney
John Wolfe, Planning Commission Counsel
Ilze Aguila, Senior Coordinator Planning Commission

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

County Resolution 131-92 was read into the record by Mr. John Wolfe.

SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

Ms. Ilze Aguila confirmed receipt of all necessary paperwork.

SWEARING OF COUNTY STAFF

County staff was sworn in by Mr. Wolfe.

CHANGES TO THE AGENDA

Ms. Ilze Aguila stated that Agenda Item 3 was being withdrawn. The permit holder is now in compliance and it is no longer required to move forward on this item.

DISCLOSURE OF EX PARTE COMMUNICATIONS

There were no ex parte communications.

APPROVAL OF MINUTES

Commissioner Demes wanted to note for the record that in the minutes of the last meeting, he had been quoted as having stated the water pressure being .3 PSI per foot that had loss, and it's actually .43. Additionally, he had referred to the least term season being normally April through August, but it sometimes goes into September. And, that the roseate term was actually federally listed and not state listed.

Motion: Commissioner Wiatt made a motion to approve the April 28, 2021, meeting minutes. Commissioner Ritz seconded the motion. There was no opposition. The motion passed unanimously.

MEETING

NEW ITEM:

1. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR JANUARY 13, 2021 THROUGH APRIL 12, 2021, ROGO (Quarter 3, Year 29). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY. (FILE 2020-109)

(10:04 a.m.) Ms. Tiffiany Stankiewicz, Development Administrator, presented the staff report for the residential dwelling unit allocation for Lower and Upper Keys Sub Areas and Big Pine/No Name Key Sub Areas. The Planning Department is recommending approval for the following market rate rankings: Lower Keys applicants ranked 1 through 7 for allocation award; Big Pine and No Name Keys applicant ranked number 1, subject to mitigation availability at the time of permitting; and, Upper Keys applicants ranked 1 through 8 for allocation award. Affordable housing applicants for moderate income in the Lower/Upper Keys, applicants ranked 1 through 6. All other applications roll over to the next quarter. Staff recommends approval.

Chair Scarpelli asked for public comment. There was none. Public comment was closed. Chair Scarpelli asked for any additional questions or comments from the Commission. There were none.

Motion: Commissioner Ritz made a motion to approve. Commissioner Wiatt seconded the motion. There was no opposition. The motion passed unanimously.

2. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE NON-RESIDENTIAL ALLOCATION SYSTEM FOR JANUARY 13, 2021 THROUGH APRIL 12, 2021, NROGO (Quarter 3, Year 29). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.

Pursuant to Monroe County Code Section 138-53(e)(14), the Planning and Environmental Resources Department is providing a notification to the general public of the NROGO account balances. The balances are shown in the table included in the itemized item.

(10:06 a.m.) Ms. Tiffiany Stankiewicz, Development Administrator, presented the staff report for the NROGO non-residential dwelling unit allocation. The Planning Department is recommending approval for the one application from the Lower/Upper Keys bank for allocation award.

Chair Scarpelli asked for public comment. There was none. Public comment was closed. Chair Scarpelli asked for any additional questions or comments from the Commission. There were none.

Motion: Commissioner Demes made a motion to approve. Commissioner Wiatt seconded the motion. There was no opposition. The motion passed unanimously.

BOARD DISCUSSION

Commissioner Neugent stated he had sent an email to Mr. Peter Morris, Assistant County Attorney, and Bob Shillinger, County Attorney, concerning a question he had asked at the last meeting concerning the 1986 date, but he had not yet received a response back. Commissioner Neugent asked Mr. Morris if he had any information on why 1986 is such a magic number. Mr. Morris responded that he and Ms. Mayte Santamaria were currently working on finalizing a memorandum that should be presented for consideration for some of the general comments made at the last Planning Commission Meeting regarding the Code Section that implicates that year. Though they do not have an answer yet, that is being worked on and will be in the files for next month's meeting.

ADJOURNMENT

The Monroe County Planning Commission meeting was adjourned at 10:10 a.m.