

Planning Commission

MINUTES

September 2, 2009

PLANNING COMMISSION  
MONROE COUNTY  
September 2, 2009  
10:00 A.M.

MARATHON GOV'T CENTER  
2798 OVERSEAS HIGHWAY  
MARATHON, FL  
MONROE COUNTY, FL

**CALL TO ORDER** 10:10am

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** by Debby Tedesco 10:10:25am

**COMMISSION:**

Randy Wall, Chairman	Present
Denise Werling	Present
Jeb Hale	Present
Jim Cameron	Present
Elizabeth Lustberg	Present

**STAFF:**

Townsley Schwab, Senior Director of Planning and Environmental Resources	Present
Susan Grimsley, Ass't County Attorney	Present
John Wolfe, Planning Commission Counsel	Present
Tiffany Stankiewicz, Development Administrator	Present
Joe Haberman, Principal Planner	Present
Bill Harbert, Planner	Present
Debby Tedesco, Planning Commission Coordinator	Present

**COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL**

10:11:19–10:11:46am  
Read into record by John Wolfe

**SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS**

Received by Planning Coordinator

**SWEARING OF COUNTY STAFF**

10:11:46-10:12:08am  
Staff sworn in by John Wolfe

**APPROVAL OF MINUTES**

10:12:08-10:12am  
Motion by Commissioner Hale to approve, 2<sup>nd</sup> by Commissioner Cameron  
Minutes for Planning Commission Meeting held on July 22, 2009 were unanimously approved

## **CHANGES TO THE AGENDA**

None

## **MEETING**

### **New Items:**

**1. A public hearing to consider and finalize Dwelling Unit Allocations** in the Dwelling Unit Allocation System for the January 14, 2009 through April 13, 2009 ROGO quarter. Building permits will be allocated for all unincorporated Monroe County.

10:13:35–10:13:37am

Read into record by John Wolfe

10:13:43-10:14:12am

Staff Report was presented by Tiffany Stankiewicz. Staff recommended approval of the allocations.  
No public comments.

10:14:12-10:21:03am

Discussion

Motion to approve made by Commissioner Cameron with a second by Commissioner Werling.  
Unanimously approved

**2. A public hearing to consider and finalize the ranking of applications for Nonresidential Floor Area** for all unincorporated Monroe County for the second NROGO allocation period of Year 17 ending July 13, 2009. Building permits will be allocated for all unincorporated Monroe County.

10:21:08-10:21:28

Read into record by John Wolfe

Staff report presented by Tiffany Stankiewicz. Staff recommended approval.

No public input

Discussion

Motion to approve made by Commissioner Cameron; Second by Commissioner Werling

Unanimously approved

**3. Habitat for Humanity, Overseas Highway (US 1), Cudjoe Key, Mile Marker 22.5:** A request for approval of a minor conditional use permit in order to develop the property with sixteen (16) deed-restricted affordable housing units, in the form of eight (8) duplexes, and associated improvements on the subject property. The subject parcel is legally described as Block 8, Lots 8, 9, 10 and 11, Cutthroat Harbor Estates (PB4-165), Cudjoe Key, Monroe County, Florida, having real estate numbers 00178350.000000, 00178360.000000, 00178370.000000 and 00178380.000000.

10:26:34am

Read into record by John Wolfe

10:27:15 –12:43:44pm Entire presentation for Item #3

10:28:30-10:49:45

Staff report presented in Power Point by Joe Haberman with discussion

10:49:45am

Applicant, Bob Calhoun sworn in by John Wolfe

10:51:09-11:09:01am

Applicant addressed occupancy, development time line for the project, sweat equity, and color scheme with discussion and suggestions from the Planning Commissioners and the Planning Director.

Public Comment

11:09:33-11:14:41am

Douglas Cummings, Cudjoe resident

Sworn in by John Wolfe

Stated opposition to project due to density, (lot size and number of cars) and traffic volume.

11:14:38-11:20:33am

Elizabeth Shortman

Sworn in by John Wolfe

She stated her opposition to this project due to density, and traffic in addition to blocking a dead end street.

11:21:45-11:30:27am

Nancy Gable

Sworn in by John Wolfe

She stated her opposition to the project due to density. Joe Haberman answered with setback information regarding commercial property, versus residential property.

11:30:43-11:34:32am

Mary Tucker

Sworn in by John Wolfe

She stated concerns regarding location of buildings for safety of the children, her concerns over Habitat projects being in disrepair, and that the color scheme was not in line with the community character.

11:34:44-11:58:34am

Owen Trepanier

Sworn in by John Wolfe

He stated he is the President of Habitat for Humanity. He stated there is a Homeowner's Oversight Board at the Cudjoe Landing Project which was not the case with Big Pine Key property.

Discussion followed regarding affordability of the Cudjoe Landing project, time line of project in conjunction with central sewerage being implemented.

11:58:38-12:24:12am

Discussion regarding points made by public speakers, and time line of project in regard to building permits (and in conjunction with implementation of central sewerage in the area), in addition to color scheme recommendations.

12:24:12-12 12:25:47pm

Comments by Mr. Ty Symroski, speaking for Habitat and suggestions and recommendations by Susan Grimsley, Townsley Schwab and the Planning Board.

12:30:07-12:33:31pm

Chair Wall re-opened public comment for Ms. Gable once again.

12:33:31 For the record, Chair Wall wanted to make sure the Planning Staff met every requirement for public notice for this proposal. Answer: Affirmative

12:34:34pm

Commissioner Cameron moved to approve with conditions discussed

2 ½ yrs to apply for building permits

Then 6 month and 2 yrs to complete construction

Total of 5 yrs with the right to apply for an extension

12:34:34-12:38:17pm

Discussion between Joe Haberman and the Planning Commission regarding time extension and the time line for Habitat.

2<sup>nd</sup> Commissioner Jeb Hale

12:38:17-12:43:34pm

Discussion

12:43:34-12:43:56

Chair Wall called for a roll call vote.

Debby Tedesco called the roll:

Hale	Yes
Cameron	Yes
Wall	Yes
Lustberg	Yes
Werling	No

12:44:07-12:54:23pm

Board Discussion

Time frame of receiving information

12:54:23-1:04:48pm

Growth Management Discussion

Assistant County Attorney Susan Grimsley had 2 items for discussion:

1. She requested a continuance of Item #4 on the agenda for PC 9.23.09 meeting to the October 20<sup>th</sup> meeting and noted it would be re-advertised.
2. Senate bill 360 regarding extension requests will be honored by meeting simple criteria, such as a request in writing.

Chair Wall asked if this applied to ROGO allocations. Susan Grimsley answered that ROGO approvals are ranking approvals; however, after the permit is issued the permit can be extended for two years without losing the ROGO allocation. It could apply to some of our conditional uses and development agreements. She stated she would put some notice on the website, and in the building and planning department offices, and noted it is not the County's responsibility to notify each applicant.

Townsley Schwab spoke of the process of putting properties acquired through grants into the conservation district. He noted about 150 properties were involved, and that it was coming to the Planning Commission sometime in October.

Resolutions for signing:

P22-09 Discouragement/Density/Intensity

P24-09 Moratorium for transient units

P28-09 Cinnamon Cay/Reef Retreat FLUM

P30-09 Giampaoli Tier Map Amendment

P35-09 Wharf Bar & Grill Alcoholic Beverage Tom Wright

P42-09 ROGO Q4Yr17

P43-09 NROGO Period 2Yr17

ADJOURNMENT: 1:04:56pm