RESOLUTION # P19-21

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING NROGO ALLOCATIONS FOR THE NON-RESIDENTIAL ALLOCATION QUARTER BEGINNING APRIL 13, 2021, AND ENDING JULY 12, 2021; PURSUANT TO SECTION 138-53 OF THE MONROE COUNTY CODE

WHEREAS, the Sr. Director of Planning & Environmental Resources submitted to the Planning Commission a Non-Residential Allocation Evaluation Report, dated August 9, 2021, pursuant to the procedures outlined in Monroe County Code Section 138-53; and

WHEREAS, the Monroe County Planning Commission during a regular public meeting held on August 25, 2021, conducted a public hearing to review, discuss, and make formal motions regarding the Non-Residential Allocation Report; and

WHEREAS, the Planning Commission was presented with the following evidence:

1. The memorandum entitled Non-Residential Evaluation Report Quarter 4, Year 29 from Emily Schemper, Sr. Director of Planning & Environmental Resources, to the Monroe County Planning Commission, dated August 9, 2021;

2. The sworn testimony by the Monroe County Growth Management Division staff; and comments by John Wolfe, Esquire; and

WHEREAS, the Public was given an opportunity to speak; and

WHEREAS, based upon the evidence presented the Planning Commission makes the following Finding of Fact:

The evaluation of the rankings is accurate as presented by the Sr. Planning Director of Planning.

WHEREAS, the Planning Commission makes the following Conclusions of Law:

1. The Planning Commission hereby accepts the recommendation by the Sr. Director of Planning & Environmental Resources to approve zero Non-Residential Allocation Floor Area in the Lower Keys subarea; and

2. The Planning Commission hereby accepts the recommendation by the Sr. Director of Planning & Environmental Resources to approve Non-Residential Allocation Floor Area in the Upper Keys subarea Applicant ranked 1; and
3. The Planning Commission hereby accepts the recommendation by the Sr. Director of Planning & Environmental Resources to approve zero Non-Residential Allocation Floor Area in the Big Pine and No Name Keys subarea; and

4. The Planning Commission hereby accepts the recommendation by the Sr. Director of Planning & Environmental Resources to approve zero Non-Residential Allocation Floor Area Bank in the Big Pine and No Name Keys subarea; and

5. The Planning Commission hereby accepts recommendation by the Sr. Director of Planning & Environmental Resources to approve Lower/Upper Keys Non-Residential Allocation Floor Area Bank to Applicants ranked 1 through 2.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support the decision to APPROVE Non-Residential Allocation for Quarter 4, Year 29 as submitted by the Sr. Director of Planning & Environmental Resources.

PASSED AND ADOPTED by the Planning Commission of Monroe County, Florida, at a regular meeting held on the 25th day of August 2021.

<table>
<thead>
<tr>
<th>Non-Residential Floor Area Allocation</th>
</tr>
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<tbody>
<tr>
<td></td>
</tr>
<tr>
<td>Lower Keys</td>
</tr>
<tr>
<td>Upper Keys</td>
</tr>
<tr>
<td>Bank</td>
</tr>
<tr>
<td>Upper/Lower Keys</td>
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<tr>
<td>Bank</td>
</tr>
<tr>
<td>Big Pine/No Name Keys</td>
</tr>
<tr>
<td>Bank</td>
</tr>
<tr>
<td>Big Pine/No Name Keys</td>
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<tr>
<td>subarea</td>
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</table>

Commissioner Neugent  Yes  Yes  Yes  Yes  Yes  Yes
Commissioner Wiatt  Yes  Yes  Yes  Yes  Yes  Yes
Commissioner Ritz Absent  Absent  Absent  Absent  Absent  Absent
Commissioner Scarpelli Yes  Yes  Yes  Yes  Yes  Yes
Commissioner Demes Yes  Yes  Yes  Yes  Yes  Yes

Planning Commission of Monroe County, Florida

By Joe Scarpelli, Chairman
Signed this 25 day of August 2021.

ILZE AGUILA
Notary Public - State of Florida
Commission # HH 030716
My Comm. Expires Oct 31, 2024
Bonded through National Notary Assn.

NOTARY PUBLIC, STATE OF FLORIDA

FILED WITH THE
AGENCY CLERK

MONROE COUNTY PLANNING COMMISSION ATTORNEY
Approved As To Form

Date: 8/25/2021

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**NON-RESIDENTIAL ALLOCATION RANKING, AS APPROVED BY THE PLANNING COMMISSION**

**UPPER AND LOWER KEYS BANK - YEAR 29, QUARTER 4 (APRIL 13, 2021, 2020 TO JULY 12, 2021)**

<table>
<thead>
<tr>
<th>Rank</th>
<th>Permit #</th>
<th>Name</th>
<th>Date</th>
<th>Time</th>
<th>Key</th>
<th>Subdivision</th>
<th>Lot</th>
<th>Block</th>
<th>Req Sq Ft.</th>
<th>Total Sq Ft.</th>
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<tbody>
<tr>
<td>1</td>
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<td>7/12/2021 3:30 PM Key Largo Winston Park</td>
<td>3</td>
<td>007056</td>
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<td>0000000000</td>
<td>20300776</td>
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</table>

**TOTAL** 4,242

*Indicates a ranking sufficient to receive an allocation award.
@Indicates a ranking subject to additional reviews and approvals.
**Indicates columns giving applicants in the ROGO System prior to the effective date of the 2030 Comprehensive Plan persistence points based on the Tier Designation of the Property.
Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for persistence points pursuant to vesting provision of Ordinance 009-2007.
Amply designated green building pursuant to Monroe County Code Section 138.55.
Bldg designated green Building pursuant to Monroe County Code Section 138.55.
Total point evaluation criteria pursuant to Monroe County Code Section 138.55. Pursuant to Ordinance 521-2012 vetting point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

The Board of County Commissioners on August 25, 2021, adopted Ordinance 521-2012, which established a process for determining a ROGO allocation, which includes the establishment of a ranked list of applicants meeting the criteria of the Building Code and other life safety codes prior to issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

APPROVED AUGUST 25, 2021

RESOLUTION P19-21
## NON-RESIDENTIAL ALLOCATION RANKING
### AS APPROVED BY THE PLANNING COMMISSION

**UPPER KEYS - YEAR 29, QUARTER 4 (APRIL 13, 2021, 2020 TO JULY 12, 2021)**

<table>
<thead>
<tr>
<th>Rank</th>
<th>Parcel #</th>
<th>Name</th>
<th>Date</th>
<th>Time</th>
<th>Key</th>
<th>Subdivision</th>
<th>Lot</th>
<th>Block</th>
<th>RE#</th>
<th>Tier</th>
<th>Wetlands</th>
<th>Tier 3 adj. Tier 1 w&gt;50</th>
<th>Wetlands</th>
<th>Tier 3 adj. Tier 1 w&lt;50</th>
<th>Land</th>
<th>Flood</th>
<th>Hwy</th>
<th>Access</th>
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<th>Access</th>
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<th>Req.</th>
<th>Permits</th>
<th>Projects</th>
<th>Pers. Pts</th>
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</tbody>
</table>

*Indicates a ranking sufficient to receive an allocation award.
@ Indicates a ranking subject to additional reviews and approvals.
\* Indicates columns giving applicants in the ROGO System prior to the effective date of the 2025 Comprehensive Plan perseverance points based on the Tier Designation of the Property.

Point evaluation criteria pursuant to Monroe County Code Section 138.55.

Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to the vesting provision of Ordinance 009-2007.

Pursuant to Ordinance 021-2012, wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

The Board of County Commissioners on August 18, 2012 adopted Ordinance amending Sections 136-10, 136-28, 136-34 and 138-5 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

**APPROVED AUGUST 25, 2021**

RESOLUTION P19-21