RESOLUTION # P02-21

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING NROGO ALLOCATIONS FOR THE NON-RESIDENTIAL ALLOCATION QUARTER BEGINNING OCTOBER 14, 2020, AND ENDING JANUARY 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 February 10, 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 February 24, 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 2, Year 29 from Emily Schemper, Sr. Director of Planning & Environmental Resources, to the Monroe County Planning Commission, dated February 10, 2021;

2. The sworn testimony by the Monroe County Growth Management Division staff; and comments by Thomas Wright, 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 zero Non-Residential Allocation Floor Area in the Upper Keys subarea; and

Resolution P02-21
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 NROGO Application Permit Number 20101367 for Bella Construction of Key West Inc. ranked number one (1), requesting a total of 2,099 square feet of floor area.

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 2, 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 24th day of February 2021.

<table>
<thead>
<tr>
<th>Non-Residential Floor Area Allocation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower Keys subarea</td>
</tr>
<tr>
<td>Commissioner Nuegent</td>
</tr>
<tr>
<td>Commissioner Wiatt</td>
</tr>
<tr>
<td>Commissioner Ritz</td>
</tr>
<tr>
<td>Commissioner Scarpelli</td>
</tr>
<tr>
<td>Commissioner Demes</td>
</tr>
</tbody>
</table>

Planning Commission of Monroe County, Florida

By ____________________________
Joe Scarpelli, Chairman
Signed this 24 day of February 24.

MONROE COUNTY PLANNING COMMISSION
APPROVED AS TO FORM

Thomas Wright
Date: 2/24/2021

Resolution P02-21 Page 2 of 2
<table>
<thead>
<tr>
<th>Rank</th>
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<th>Name</th>
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<th>Time</th>
<th>Key</th>
<th>Subdivision</th>
<th>Lot</th>
<th>Block</th>
<th>RE#</th>
<th>Tier</th>
<th>Des. Tier</th>
<th>Pts</th>
<th>Expan.</th>
<th>Exist</th>
<th>Wetlands</th>
<th>Tier 3 adj</th>
<th>Tier 1 w&gt;50</th>
<th>w&lt;50</th>
<th>Water</th>
<th>Conservation</th>
<th>Flood</th>
<th>Bldg</th>
<th>designed</th>
<th>Solar photovoltaic</th>
<th>Ductless A/C</th>
<th>Concrete Cistern</th>
<th>Gray water reuse</th>
<th>Water Conservation</th>
<th>BAT/ AWT</th>
<th>Paymnt Acq_Fund</th>
<th>up to 2</th>
<th>Pers. Points Tier I or 3-A</th>
<th>Pers. Points Tier 3</th>
<th>Total</th>
<th>Sq Ft</th>
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<td>Bella Construction of Key West, Inc.</td>
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<td>02:28 PM</td>
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<td>Sec 5</td>
<td>Pt Tract A</td>
<td>00156310-000100</td>
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<td>4</td>
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<td>28</td>
<td>2,956</td>
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</table>

* Indicates a ranking sufficient to receive an allocation award.
@ Indicates a ranking subject to additional review and approvals.
** Indicates a column giving applicants in the ROGO System prior to the effective date of the 2020 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 vesting provision of Ordinance 009-2007.

Pursuant to Ordinance 521-2012, wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 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.
RESOLUTION # P14-21

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING NROGO ALLOCATIONS FOR THE NON-RESIDENTIAL ALLOCATION QUARTER BEGINNING JANUARY 13, 2021, AND ENDING APRIL 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 May 12, 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 February 24, 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 3, Year 29 from Emily Schenper, Sr. Director of Planning & Environmental Resources, to the Monroe County Planning Commission, dated May 12, 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 zero Non-Residential Allocation Floor Area in the Upper Keys subarea; 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 NROGO Application Permit Number 20103282 for 5650 Laurel LLC. ranked number one (1), requesting a total of 1,875 square feet of floor area.

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 3, 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 26th day of May 2021.

<table>
<thead>
<tr>
<th>Commissioner</th>
<th>Lower Keys</th>
<th>Upper Keys</th>
<th>Big Pine/No Name Keys</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nuegent</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Watt</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Ritz</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Scarpelli</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Demes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Planning Commission of Monroe County, Florida

By _____________________________
Joe Scarpelli, Chairman
Signed this 26 day of May 2021.

Monroe County Planning Commission Attorney
Approved As To Form

______________________________
John Wolfe
Date: 5/6/2021

Resolution P14-21 Page 2 of 2
## Non-Residential Allocation Ranking

As approved by the Planning Commission

**Upper and Lower Keys Bank - Year 29, Quarter 3 (January 13, 2021 to April 12, 2021)**

<table>
<thead>
<tr>
<th>Rank</th>
<th>Permit #</th>
<th>Name</th>
<th>Date</th>
<th>Key Subdivision</th>
<th>Lot</th>
<th>Block</th>
<th>RDI</th>
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<tbody>
<tr>
<td>1*</td>
<td>20103282</td>
<td>565 Laurel LLC</td>
<td>9-Apr-21</td>
<td>Stock Island</td>
<td>5</td>
<td>31</td>
<td>00143880/00008</td>
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### Des. Tier Pts

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</thead>
<tbody>
<tr>
<td>Wetlands Tier 1 adj. &amp; Wetlands Tier 1 adj. &amp; Wetlands Tier 1 adj.</td>
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</tr>
<tr>
<td>Tier 1 adj. &amp; Wetlands Tier 1 adj. &amp; Wetlands Tier 1 adj.</td>
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<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
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<td>1</td>
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<td></td>
</tr>
</tbody>
</table>

### Point Evaluation Criteria

- **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 perseverance 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 perseverance points pursuant to vesting provision of Ordinance 009-2007.
- Pursuant to Ordinance 521-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.
- The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submission 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 May 26, 2021**

**Resolution P14-21**
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.

Non-Residential Floor Area Allocation

<table>
<thead>
<tr>
<th></th>
<th>Lower Keys</th>
<th>Upper Keys</th>
<th>Bank Upper/Lower Keys</th>
<th>Big Pine/No Name Keys</th>
<th>Bank Big Pine/No Name Keys</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commissioner Neugent</td>
<td>Yes</td>
<td>Yes</td>
<td>subarea</td>
<td>subarea</td>
<td>subarea</td>
</tr>
<tr>
<td>Commissioner Wiatt</td>
<td>Yes</td>
<td>Yes</td>
<td>subarea</td>
<td>Yes</td>
<td>subarea</td>
</tr>
<tr>
<td>Commissioner Ritz</td>
<td>Absent</td>
<td>Absent</td>
<td>Absent</td>
<td>Absent</td>
<td>Absent</td>
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<tr>
<td>Commissioner Scarpelli</td>
<td>Yes</td>
<td>Yes</td>
<td>subarea</td>
<td>Yes</td>
<td>subarea</td>
</tr>
<tr>
<td>Commissioner Demes</td>
<td>Yes</td>
<td>Yes</td>
<td>subarea</td>
<td>Yes</td>
<td>subarea</td>
</tr>
</tbody>
</table>

Planning Commission of Monroe County, Florida

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

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

[Seal of Monroe County]
NOTARY PUBLIC, STATE OF FLORIDA

Monroe County Planning Commission Attorney
Approved As To Form

Date: 8/5/2021

Resolution P19-21
### 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>Reqdkf</th>
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<tr>
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<td>20102657</td>
<td>FMH2 7/12/2021 3:30 PM Key Largo Winston Park</td>
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<td>Largo Winston Park</td>
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<td>1</td>
<td>20102657</td>
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<tr>
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<td>Upper Keys Humane Society Inc 6/1/2021 10:50 AM Key Largo Buccaneer Point</td>
<td>4</td>
<td>-</td>
<td>00496131</td>
<td>Largo Buccaneer Point</td>
<td>1</td>
<td>4</td>
<td>20380776</td>
<td>1,160</td>
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</table>

**TOTAL** 4,152

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1. Indicates a ranking sufficient to receive an allocation award.
2. @ Indicates a ranking subject to additional reviews and approvals.
3. ** Indicates columns giving applicants in the ROGO System prior to the effective date of the 2030 Comprehensive Plan perseverance points based on the Tier Designation of the Property.
4. A 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 vesting provision of Ordinance 009-2007.
- Pursuant to Ordinance 521-2012 wetland 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 Resolution 013-21 approving the ROGO System.
### 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>
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<th>Time</th>
<th>Key</th>
<th>Subdivision</th>
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<th>Block</th>
<th>RE#</th>
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<th>Tier 1 Req</th>
<th>Tier 1 Adj</th>
<th>Tier 2 Req</th>
<th>Tier 3 Req</th>
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<th>Total</th>
<th>Mkt</th>
<th>EMP/AFH</th>
<th>Pers.</th>
<th>Pers.</th>
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* 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 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 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 10, 2012 adopted Ordinance amending Sections 138-10, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submission 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 ROGO allocation is awarded.

**APPROVED AUGUST 25, 2021**

**RESOLUTION P19-21**