

# AGENDA

## **PLANNING COMMISSION**

August 25, 2021

**10:00 A.M.**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

#### **COMMISSION:**

Joe Scarpelli, Chair

Bill Wiatt, Vice Chair

George Neugent, Commissioner

Ron Demes, Commissioner

David Ritz, Commissioner

Douglas Pryor, Ex-Officio Member (MCSD)

Karen Taporco, Ex-Officio Member (NASKW)

#### **STAFF:**

Emily Schemper, Sr. Director of Planning and Environmental Resources

Cheryl Cioffari, Assistant Director of Planning

Mike Roberts, Assistant Director, Environmental Resources

Mayte Santamaria, Senior Planning Policy Advisor

Bradley Stein, Development Review Manager

Tiffany Stankiewicz, Development Administrator

Peter Morris, Assistant County Attorney

John Wolfe Planning Commission Counsel

Ilze Aguila, Sr. Coordinator Planning Commission

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

### **SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS**

### **SWEARING OF COUNTY STAFF**

### **CHANGES TO THE AGENDA**

### **DISCLOSURE OF EX PARTE COMMUNICATIONS**

### **APPROVAL OF MINUTES:** July 20, 2021

**AGENDA ITEMS:**

**1. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM** FOR APRIL 13, 2021 THROUGH JULY 12, 2021, ROGO (Quarter 4, Year 29). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.

(FILE 2020-109)

[STAFF REPORT](#)

**2. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE NON-RESIDENTIAL ALLOCATION SYSTEM** FOR APRIL 13, 2021 THROUGH JULY 12, 2021, NROGO (Quarter 4, 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 as follows:

**NROGO YEAR 29 Balances Available for Quarter 4**

| <b>NROGO Year 29 Balances Available for Quarter 4</b> |   |  |   |
|---|---|--|---|
|   | <b>ANNUAL NROGO</b>                     | <b>NROGO BANK</b>                                    |   |
| <b>NROGO Year 29 Balances</b>                         | <b>Year 29 Annual Allocation Amount</b> | <b>Subarea Bank Accounts (rollover from Year 28)</b> | <b>Year 29 General (Joint) Bank Total</b> |
| <b>Big Pine Key and No Name Key subarea</b>           | <b>2,390 SF</b>                         | <b>19,991</b>  | <b>N/A</b>                                |
| <b>Upper Keys subarea</b>                             | <b>22,944 SF</b>                        | <b>44,395</b>  | <b>664,637 SF*</b>                        |
| <b>Lower Keys subarea</b>                             | <b>21,749 SF</b>                        |  |   |
| <b>Totals</b>   | <b>47,083 SF</b>                        | <b>64,386</b>  | <b>664,637 SF*</b>                        |

*\*The YR 29 Bank Totals includes 20,000 SF in reserves for the Upper and Lower Key. (Ord. 020-2013) (Ord. 030-2016)*

*\*\* Includes NROGO SF from expired allocation awards.*

(FILE 2020-110)

[STAFF REPORT](#)

**3. MONROE COUNTY CONCH KEY AFFORDABLE HOUSING, 2 NORTH CONCH AVENUE, CONCH KEY, MILE MARKER 62.5:** A PUBLIC HEARING CONCERNING A REQUEST FOR VARIANCES OF FIVE (5) FEET FROM THE REQUIRED 25-FOOT PRIMARY FRONT YARD SETBACK ADJACENT THE SOUTH CONCH AVENUE RIGHT-OF-WAY, A REDUCTION OF FIVE (5) FEET FROM THE REQUIRED 15-FOOT SECONDARY FRONT YARD SETBACK ADJACENT A SECONDARY PORTION OF SOUTH CONCH AVENUE RIGHT-OF-WAY (FORMALLY A PORTION OF US-1) AND A REDUCTION OF TWO AND A HALF (2.5) FEET FROM THE REQUIRED 15-FOOT SECONDARY FRONT YARD SETBACK ADJACENT THE NORTH CONCH AVENUE RIGHT-OF-WAY OF THE SUBJECT PROPERTY. APPROVAL WOULD RESULT IN THE PRIMARY FRONT YARD SETBACK ALONG SOUTH CONCH AVENUE OF TWENTY (20) FEET, THE SECONDARY FRONT YARD SETBACK ADJACENT A SECONDARY PORTION OF SOUTH CONCH AVENUE WILL BE TEN (10) FEET AND THE SECONDARY FRONT YARD SETBACK ADJACENT NORTH CONCH AVENUE WOULD BE TWELVE AND A HALF (12.5) FEET. THE REQUESTED VARIANCES ARE REQUIRED FOR THE DEVELOPMENT OF TEN (10) DETACHED AFFORDABLE DWELLING UNITS. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTION 14, TOWNSHIP 65

SOUTH, RANGE 34 EAST, CONCH KEY, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION #00385780-000000 (FILE 2021-098) **(TO BE RESCHEDULED)**

**4. 13 PARK DRIVE, KEY LARGO, MILE MARKER 100:** A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE OF 14 FEET AND 2 INCHES TO THE REQUIRED 20 FOOT REAR NON-SHORELINE SETBACK. APPROVAL WOULD RESULT IN A SETBACK OF 5 FEET AND 10 INCHES. THE VARIANCE IS REQUESTED IN ORDER TO CONSTRUCT AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED ON THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 4, LESS THE NORTHERLY FIVE (5) FEET THEREOF, BLOCK 5, AMENDED PLAT OF KEY LARGO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 62 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00524040-000000 (FILE 2021-069)  
**(REQUEST TO CONTINUE TO SEPTEMBER 29, 2021)**

**Please visit the Monroe County Website at [www.monroecounty-fl.gov](http://www.monroecounty-fl.gov) for meeting agenda updates and information regarding the various options available to the public to view the live meeting and/or to make public comments on certain agenda items.**

*Pursuant to Section 286.0105 Florida Statutes and Monroe County Resolution 131-1992, if a person decides to appeal any decision of the Planning Commission, he or she shall provide a transcript of the hearing before the Planning Commission, prepared by a certified court reporter at the appellant's expense. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

**ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".**

**BOARD DISCUSSION**

**GROWTH MANAGEMENT COMMENTS**

**RESOLUTIONS FOR SIGNATURE**

**ADJOURNMENT 10:10 A.M.**