

PLANNING COMMISSION
August 25, 2021

Meeting Minutes

The Planning Commission of Monroe County conducted a hybrid virtual and in-person meeting on **Wednesday, August 25, 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	Absent
Douglas Prior, Ex-Officio Member (MCSD)	Absent
Karen Taporco, Ex-Officio Member (NASKW)	Absent

STAFF

Emily Schemper, Sr. Director of Planning and Environmental Resources
Cheryl Cioffari, Assistant Director of Planning
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, 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. John Wolfe.

CHANGES TO THE AGENDA

Ms. Ilze Aguila stated that Item 3 had been tentatively reset to the September 29 meeting and will be re-advertised; and Item 4 was requesting a continuance to the September 29 meeting to be heard before a full Board.

Motion: Commissioner Demes made a motion to continue Item 4 to the September 29, 2021 meeting. Commissioner Wiatt seconded the motion. There was no opposition. The motion passed unanimously.

APPROVAL OF MINUTES

Motion: Commissioner Neugent made a motion to approve the July 20, 2021, meeting minutes. Commissioner Wiatt seconded the motion. There was no opposition. The motion passed unanimously.

DISCLOSURE OF EX PARTE COMMUNICATIONS

No ex parte communications noted.

MEETING

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.

(10:03 a.m.) Ms. Tiffany Stankiewicz, Development Administrator, presented the staff report for the residential dwelling unit allocations 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 7 for allocation award. Affordable housing applicants for moderate income in the Lower/Upper Keys, applicants ranked 1 only. 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 Wiatt made a motion to approve. Commissioner Demes 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 APRIL 13, 2021 THROUGH JULY 12, 2021, NROGO (Quarter 4, Year 29). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.

(10:05 a.m.) Ms. Tiffany Stankiewicz, Development Administrator, presented the staff report for the NROGO non-residential dwelling unit allocations. The Planning Department is recommending approval for the three NROGO applicants from the Lower/Upper Keys and Big Pine/No Name Sub Areas 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 Wiatt gave an update on the Conch Key Affordable Housing project. Due to a public notice issue this item could not be heard today. There have also been a number of local residents who have expressed concern that some of the setback area of the project might need to address a preexisting stormwater issue that is on the road that runs 350 feet along this project. The concern is that some of this land may be needed for stormwater mitigation. The road does have an incredibly bad stormwater problem. The drain there was lost about eight years ago so there is literally no drain and the rain water stagnates and doesn't go anywhere. The idea of moving in tenants to an affordable housing project where the road that literally runs along the property is heavily flooded after every rain didn't make a lot of sense. The County is looking at clearing that drain to see if the drainage can be reestablished. If that is successful, then none of the setback area would be needed for mitigation and the project can move forward.

Mr. John Wolfe, Planning Commission Counsel, noted that Commissioner Wiatt's statements were for informational update purposes only and it would not be appropriate for the Commission to discuss the item at this time.

Mr. Peter Morris, Assistant County Attorney, announced that this would be his last Planning Commission meeting, as he has accepted a position at the Broward County Attorney's Office. Mr. Morris stated it has been an honor and wonderful, gratifying experience to work with and serve each of the Commissioners in their various capacities, as well as the staff under the excelsior leadership of Ms. Emily Schemper.

ADJOURNMENT

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