

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

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.

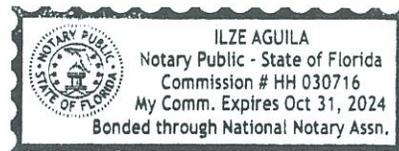
PASSED AND ADOPTED by the Planning Commission of Monroe County, Florida, at a regular meeting held on the 24th day of February 2021.

Non-Residential Floor Area Allocation

	Lower Keys subarea	Upper Keys subarea	Big Pine/No Name Keys subarea
Commissioner Nuegent	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Commissioner Wiatt	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Commissioner Ritz	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Commissioner Scarpelli	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Commissioner Demes	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>

Planning Commission of
Monroe County, Florida

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



Ilze Aguilá
NOTARY PUBLIC, STATE OF FLORIDA

Monroe County Planning Commission Attorney
Approved As To Form

Thomas Wright
Thomas Wright

Date: 2/24/2021

FILED WITH THE

FEB 24 2021

AGENCY CLERK

**NON-RESIDENTIAL ALLOCATION RANKING,
AS APPROVED BY THE PLANNING COMMISSION
UPPER AND LOWER KEYS BANK - YEAR 29, QUARTER 2 (OCTOBER 14, 2020 TO JANUARY 12, 2021)**

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Expan. Exist +4	Wetlands Tier 3 adj Tier 1 w>50 -3	Wetlands Tier 3 adj Tier 1 w<50 -5	Land Ded Pts	Flood	Hwy. Access (eliminates) +3	Hwy. Access (no new) +2	200% Native w/ri buffer/park areas +1	25% of native listed as threat or endanger +1	Water Conserva tion +1	Bldg designed green Bldg code +3	Solar photovoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Concrete Cistern +1 (2,000 gpd)	Gray water reuse +2	BAT/AWT	Mkt EMP/AFH project (Max. 4) +2	Paymnt Acq_Fund up to 2	Communit y Center +5	Pers. Pts Tier 1 or 3-A First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Total	Requested Sq Ft.			
1	*	20101367	Bella Construction of Key West, Inc.	27-Oct-20	02:28 PM	Big Coppitt	Porpoise Point Sec 5	Pt Tract A	00156310-000100	3	20	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	28	2,099

* 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 perservance 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 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 Schemper, 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.

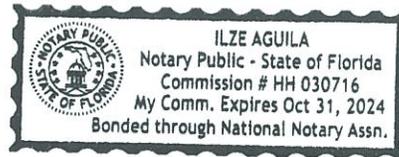
Non-Residential Floor Area Allocation

Lower Keys Upper Keys Big Pine/No Name Keys

	<u>subarea</u>	<u>subarea</u>	<u>subarea</u>
<i>Commissioner Nuegent</i>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<i>Commissioner Wiatt</i>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<i>Commissioner Ritz</i>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<i>Commissioner Scarpelli</i>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<i>Commissioner Demes</i>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>

Planning Commission of
Monroe County, Florida

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



Ilze Aguilá
NOTARY PUBLIC, STATE OF FLORIDA

Monroe County Planning Commission Attorney
Approved As To Form

John Wolfe
John Wolfe
Date: 5/26/2021

FILED WITH THE

MAY 26 2021

AGENCY CLERK

**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)**

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Expan. Exist +4	Wetlands Tier 3 adj Tier 1 w>50 -3	Wetlands Tier 3 adj Tier 1 w<50 -5	Land Ded Pts	Flood	Hwy. Access (eliminates) +3	Hwy. Access (no new) +2	200% Native w/tn bufferyards/park ing areas +1	25% of native listed as threat or endanger +1	Water Conserva tion +1	Bldg designed green Bldg code +3	Solar photovoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Concrete Cistern +1 (2,000 gal)	Gray water reuse +2	BAT/ AWT	Mkt EMP/AFH project (Max. 4) +2	Paymnt Acq_Fund up to 2	Community Center +5	Pers. Pts Tier 1 or 3-A First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Total	Requested Sq Ft.		
1	*	20103282	5650 Laurel LLC	9-Apr-21	12:57 PM	Stock Island	Maloney Subd	5	31	00124390-000000	3	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	24	1,875

* 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 perservance 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 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 # 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.

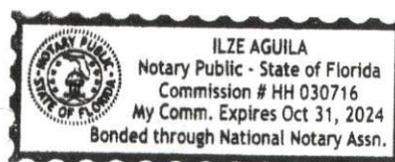
PASSED AND ADOPTED by the Planning Commission of Monroe County, Florida, at a regular meeting held on the 25th day of August 2021.

Non-Residential Floor Area Allocation

	Lower Keys	Upper Keys	Bank Upper/Lower Keys	Big Pine/No Name Keys	Bank Big Pine/No Name Keys
	<u>subarea</u>	<u>subarea</u>	<u>subarea</u>	<u>subarea</u>	<u>subarea</u>
<i>Commissioner Neugent</i>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<i>Commissioner Wiatt</i>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<i>Commissioner Ritz</i>	<u>Absent</u>	<u>Absent</u>	<u>Absent</u>	<u>Absent</u>	<u>Absent</u>
<i>Commissioner Scarpelli</i>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<i>Commissioner Demes</i>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>

Planning Commission of
Monroe County, Florida

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



Ilze Aguilá
NOTARY PUBLIC, STATE OF FLORIDA

Monroe County Planning Commission Attorney
Approved As To Form

John Wolfe
Date: 8/25/2021

FILED WITH THE

AUG 25 2021

AGENCY CLERK

**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)**

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Expan. Exist +4	Wetlands Tier 3 adj Tier 1 w>50 -3	Wetlands Tier 3 adj Tier 1 w<50 -5	Land Ded Pts	Flood	Hwy. Access (eliminates) +3	Hwy. Access (no new) +2	200% Native w/in bufferyards/park ing areas +1	25% of native listed as threat or endanger +1	Water Conserva tion +1	Bldg designed green Bldg code +3	Solar photovoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Concrete Cistem +1 (2,000 gal)	Gray water reuse +2	BAT/ AWT	Mkt project (Max. 4)	EMP/AFH +2	Paymnt Acq_Fund up to 2	Community Center +5	Pers. Pts Tier 1 or 3-A First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Total	Requested Sq Ft.		
1	* 20102607	FMH2	7/12/2021	3:30 PM	Key Largo	Winston Park	3	1	00545380-000000	3	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	24	3,082
2	* 20300776	Upper Keys Humane Society Inc	6/1/2021	10:50 AM	Key Largo	Buccaneer Point	1	4	00496131-009500	3	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	24	1,160
																			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 perservice 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 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 Buidling Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded

**NON-RESIDENTIAL ALLOCATION RANKING,
AS APPROVED BY THE PLANNING COMMISSION
UPPER KEYS -YEAR 29, QUARTER 4 (APRIL 13, 2021, 2020 TO JULY 12, 2021)**

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Expan. Exist +4	Wetlands Tier 1 w>50 -3	Wetlands Tier 3 adj Tier 1 w<50 -5	Land Ded Pts	Flood	Hwy. Access (eliminates) +3	Hwy. Access (no new) +2	200% Native w/in bufferyards/parking areas +1	25% of native listed as threat or endanger +1	Water Conservation +1	Bldg designed green Bldg code +3	Solar photovoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Concrete Cistern +1 (2,000 gal)	Gray water reuse +2	BAT/ AWT	Mkt EMP/AFH project +2 (Max. 4)	Paymnt Acq_Fund up to 2	Community Center +5	Pers. Pts Tier 1 or 3-A First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Total	Requested Sq Ft.			
1	21300521	RFC Investment Inc	7/12/2021	3:38 PM	Key Largo		Pt Lt 42		00087600-000100	3-A	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	14	2,459

* Indicates a ranking sufficient to receive an allocation award.
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 ** 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 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