

PLANNING COMMISSION
May 31, 2017
Meeting Minutes

The Planning Commission of Monroe County conducted a meeting on **Wednesday, May 31, 2017**, beginning at 10:00 a.m. at the Marathon Government Center, 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL by Ilze Aguila

PLANNING COMMISSION MEMBERS

Denise Werling, Chair	Present
William Wiatt	Present
Teri Johnston	Present
Ron Miller	Present
Beth Ramsay-Vickrey	Present

STAFF

Mayte Santamaria, Sr. Director of Planning and Environmental Resources	Present
Steve Williams, Assistant County Attorney	Absent
Peter Morris, Assistant County Attorney	Present
John Wolfe, Planning Commission Counsel	Present
Mike Roberts, Senior Administrator, Environmental Resources	Absent
Emily Schemper, Comprehensive Planning Manager	Present
Kevin Bond, Planning & Development Review Manager	Present
Devin Tolpin, Planner	Present
Janene Sclafani, Sr. Planner	Present
Tiffany Stankiewicz, Development Administrator	Present
Ilze Aguila, Sr. Planning Commission Coordinator	Present

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

County Resolution 131-92 was read into the record by Mr. Wolfe.

SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

Ms. Aguila confirmed receipt of all necessary paperwork.

SWEARING OF COUNTY STAFF

County staff members and all potential public speakers were sworn in by Mr. Wolfe.

CHANGES TO THE AGENDA

Ms. Aguila stated the applicant had requested that Item 3 be continued to the August 30, 2017, Planning Commission Meeting. Mr. Wolfe explained to the public that the applicant is entitled

to a one-time automatic continuance, but that the Commission still needed to vote and continue it to a date certain.

Commissioner Wiatt stated that he would first like to get a feel for how many people are in the room to discuss the item so the opportunity for additional input is not lost. Chair Werling asked for those present to speak on Item 3 to raise their hand. Commissioner Wiatt asked how many were in opposition versus in support. Mr. Wolfe reminded them that the applicant was not present as they knew they were allowed one automatic continuance. Commissioner Johnston asked how many of the public present had written letters. Chair Werling informed the public that letters would continue to be received. Mr. Wolfe confirmed there would be time for submission of letters up to ten days prior to the August meeting. Commissioner Miller commented that in the past, there had been a problem with some applicants delaying items until August when a lot of the local population had gone up north and he questioned whether the applicant had a choice as to the month the item would be continued. Ms. Santamaria informed the Commission that the applicant had originally asked for a one-month continuance to July, but since the July meeting was being cancelled due to the budget meeting, the next available meeting would be August. Commissioner Johnston asked if the Commission could set the date certain and Ms. Santamaria confirmed that to be correct. Commissioner Wiatt then made a motion to continue Item 3 to the August meeting as a member of the public was attempting to speak from the floor. Chair Werling announced that questions from the floor were not generally allowed for a continuance like this. Mr. Wolfe stated that for strictly a procedural question, it could be allowed. Commissioner Miller asked if August 30 could be turned down if the Commission chose to. Chair Werling reminded him the applicant had selected July when there was no meeting being held. Commissioner Miller added that a lot of the people who live here are gone for the summer.

Mr. Don Sutton of 1621 Watson, Big Pine Key, asked if the meeting could be continued to September rather than August, as no one is here in August. Commissioner Miller agreed with him. Mr. Wolfe stated that it was unfortunate there was no July meeting for the one continuance. This item could be pushed past August but if pushed much further, there would be a risk of denying the applicant due process. September would be three months, which is quite a bit, but pushing it past that could raise due process issues. Commissioner Miller added that having a seasonal population is a unique condition and not allowing people to comment who aren't in town is also not fair. Commissioner Johnston asked what the barometer is for due process. Mr. Wolfe responded that, unfortunately, it's what a judge thinks it is. Three months, given the fact there is no meeting in July, he does not believe a judge would have a problem with. The applicant has a right to be heard in a timely manner, but Mr. Wolfe was comfortable with three months. Chair Werling asked if September would make a sizeable difference. Commissioner Miller indicated he preferred October.

Ms. Linda Hall of No Name Key suggested that three months would be October as the applicant had originally requested July. Mr. Wolfe explained that the measurement would be three months from today's hearing date, which would be September. Commissioner Ramsay-Vickrey had the public stand and sit in response to the questions of who would or would not be in town in September. Chair Werling asked if September would be a reasonable compromise. Mr. Wolfe believed that would be reasonable, and that everyone could submit written comments to ensure

they were heard. Chair Werling suggested the written comments be submitted well prior to the meeting.

Motion: Commissioner Miller made a motion to continue Item 3 to the September 27, 2017, Planning Commission Meeting. Commissioner Johnston seconded the motion. There was no opposition. The motion passed unanimously.

Chair Werling asked if there were any further changes to the agenda. Mr. Wolfe stated that though there were no changes; staff had requested Item 1 be continued as materials were not submitted in time for staff to make evaluations, but that the applicant believed otherwise and wanted to move forward. Therefore, the Commission would need to hear from both the applicant and staff. For this reason, Mr. Wolfe would read Item 1 into the record before beginning that procedural discussion.

APPROVAL OF MINUTES

Motion: Commissioner Ramsay-Vickrey made a motion to approve the April 26, 2017, meeting minutes. Commissioner Johnston seconded the motion. There was no opposition. The motion passed unanimously.

MEETING

Continued Items:

1. SOUTHCLIFF ESTATES EMPLOYEE HOUSING, 95301 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 95.3 OCEAN SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR A MAJOR CONDITIONAL USE PERMIT FOR THE PROPOSED DEVELOPMENT OF 28 ATTACHED RESIDENTIAL DWELLINGS DESIGNATED AS EMPLOYEE HOUSING. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS THE NORTHWESTERLY 720 FEET OF A PORTION OF TRACT 6, SOUTHCLIFF ESTATES (PLAT BOOK 2, PAGE 45) AND LOTS 1 AND 2, BLOCK 1, REVISED PLAT OF SUNRISE POINT (PLAT BOOK 3, PAGE 11), KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00483370-000000, 00484390-000000 AND 00484400-000000.
(FILE # 2016-217)

(10:18 a.m.) Mr. Wolfe indicated Ms. Santamaria would first state why staff wanted a continuance and then the applicant would be allowed to speak as to why they wanted to move forward. Ms. Santamaria explained that the applicant had submitted several revisions to address the comments from the last public hearing, particularly as to the driveway configuration and traffic. Staff had been unable to get comments from the County Engineer, the Fire Marshal and the consultant on the applicant's final, last-submitted changes. Further, the applicant had a voluntary community meeting on May 23, and staff did not know the results of that meeting prior to the deadline for providing any new information or changes. Therefore, staff suggests a continuance to enable them to get the full package before the Planning Commission prior to any decision.

Mr. Patrick Stevens, speaking on behalf of the applicant, requested the Commission move forward today on this item. He explained there were two issues causing the continuance. The first issue was that the applicant had attempted to put in a traffic control device to prevent left-hand turns down Snapper Lane, which they found out may or may not work. So the applicant is requesting to go back to the original submittal that had been reviewed by the Planning Department and recommended for approval back in May. The second issue was the voluntary meeting where the issue with the left-hand turn down Snapper Lane was discussed and will be addressed through a condition of the lease; i.e., anyone turning left down Snapper Lane would be in violation of the lease and given a five-day notice for eviction. Mr. Stevens explained that there would be an office manager on site and security cameras to control that. Additionally, the applicant would continue to work with staff to see if there was anything else they could do. Staff had reviewed plans as to the driveway which did meet a recommendation for approval. Through the voluntary community meeting, the applicant had taken community input and made some changes and was ready to present those things to the Commission.

Ms. Santamaria stated that staff's position remained the same. They want to fully evaluate the changes and provide the full package to the Commission. Mr. Morris added that from an appellate perspective, courts prefer to adjudicate appeals based on merit rather than procedural error, so he would concur with staff's recommendation from a legal perspective as this would provide a fuller record for the court to consider and with the possibility of appeal due to the nature of this application, would be meaningful.

Mr. Frank Pla, speaking on behalf of the applicant and Mr. Riehl specifically, who was present, indicated they did not want to continue the matter. On April 21, a revised set of drawings had been submitted. The primary changes were to move the road two foot further from the neighbors for more of a buffer and to add a parking triangle in the roadway. Based on comments received from the County Engineers, the triangle had been removed and the plans remain as they were approved before, with the only change being the movement of the road. Due to the difficulty in bringing all of the project participants together, he would like to move forward today.

Chair Werling asked for a motion or comments from the Commission, explaining that the public would not be allowed to speak. Mr. Wolfe added for benefit of the public that this was a rather unique situation and was a matter between staff and the applicant.

Commissioner Ramsay-Vickrey stated she would make a motion to uphold staff's request and postpone the item to the August meeting. Commissioner Johnston commented that from her review and what she had seen, the applicant had jumped through every hoop requested, explaining that not only is it incumbent upon the Commission to allow the public to respond and have people available, but the applicant also has that right. However, this item had elicited a level of community involvement requiring every "I" be dotted and "T" crossed, and feels that this plan should be exactly as it is anticipated to be built to allow for a very honest, open and transparent vote. She seconded the motion. Commissioner Miller commented that that they would now be doing exactly what they had decided not to do on the last agenda item, to move a meeting to August when the same conditions exist. Chair Werling believed it wasn't exactly the same. Mr. Wolfe interrupted to point out that this item could be reset to the June meeting rather than August, which was confirmed by Ms. Santamaria.

Commissioner Ramsay-Vickrey revised her motion to continue the item to the June meeting, and Commissioner Johnston accepted that change for her second. Chair Werling added that the Commission does not make light of continuing items and Commissioner Miller agreed. Commissioner Ramsay-Vickrey also noted that the Commission did not have the County Biologist available today. Commissioner Miller apologized to the public for continuing the meeting, noting that everyone is not retired and able to come to every meeting they choose. However, he agrees with the attorney as far as making a good record.

Motion: Commissioner Ramsay-Vickrey made a motion to uphold staff's request and postpone the item to the June 28, 2017, Planning Commission Meeting. Commissioner Johnston seconded the motion. There was no opposition. The motion passed unanimously.

New Items:

2. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR JANUARY 13, 2017, THROUGH APRIL 12, 2017, ROGO (3RD QUARTER YEAR 25). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.
(File 2016-164)

(10:30 a.m.) Ms. Tiffany Stankiewicz presented the report for the residential allocations. The Planning Department and Environmental Resources recommended the following market-rate rankings: Lower Keys applicants ranked 1 through 13 were recommended for allocation awards. Big Pine/No Name Key applicants 1 through 2, subject to mitigation availability were recommended for allocation awards. Upper Keys applicants 1 through 15 were recommended for allocation awards. There were no affordable housing applicants.

Chair Werling asked if there was any public comment on this topic. There was none. Public comment was closed.

Chair Werling asked the Commission for further questions, comments or a motion.

Motion: Commissioner Wiatt made a motion to approve. Commissioner Ramsay-Vickrey seconded the motion. There was no opposition. The motion passed unanimously.

4. SUSHI SAKE KEY LARGO CORP D/B/A SUSHI SAKI, 103400 OVERSEAS HIGHWAY, SUITES 108 & 109, KEY LARGO, MILE MARKER 103.4 BAYSIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR A 2COP ALCOHOLIC BEVERAGE USE PERMIT, WHICH WOULD ALLOW BEER AND WINE SALES BY THE DRINK OR IN SEALED CONTAINERS FOR CONSUMPTION ON OR OFF THE PREMISES WHERE SOLD. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 61 SOUTH, RANGE 39 EAST, MONROE COUNTY, FLORIDA, BEING A PORTION OF THE FORMER OF RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 AND TRACT "A" OF CROSS KEY WATERWAY ESTATES, SECTION TWO, AS SHOWN ON THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 60, OF THE PUBLIC

RECORDS OF MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED IN THE SUBMITTED WARRANTY DEED, KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00468472-009700.

(File 2017-056)

(10:33 a.m.) Mr. Kevin Bond presented the staff report to assist Devin Rains who was now full-time in the Key Largo office. Mr. Bond explained that this applicant was requesting a 2COP license allowing beer and wine for sale by the drink, consumption on premises, or in sealed containers for package sales. The restaurant is located in Suite 108 and 109 of the Pink Plaza in Key Largo, consisting of a mix of uses on a 3.5 acre property located in the Suburban Commercial Zoning District and the Mixed Use Commercial FLUM Category, and is within the Tier III infill area. The shopping center was built in the mid eighties and has had a number of businesses throughout the years that have had various alcohol licenses. Previously-approved licenses are listed on page three of the staff report. Staff found the request meets all of the criteria for approving an alcohol beverage use permit and recommends approval with the three conditions listed on page five of the report. The applicant's representative is also available for questions.

Chair Werling asked if the applicant wished to speak. Mr. Aurelio Aguayo stated this is their fourth location. He has been a weekender in the Keys for over 20 years and thought it would be nice to bring Sushi Sake to the area. He explained that it is more of a food establishment than beer and wine, but Sake goes hand-and-arm with the Sushi. He thanked the Commission and hoped they would be able to approve today.

Chair Werling asked for public comment. There was none. Public comment was closed.

Motion: Commissioner Johnston made a motion to approve. Commissioner Wiatt and Commissioner Miller both seconded the motion. There was no opposition. The motion passed unanimously.

5. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS TO DEFER THE APPROVAL OF NEW APPLICATIONS OR RECEIVED APPLICATIONS THAT HAVE NOT BEEN FULLY APPROVED FOR COMPREHENSIVE PLAN OR LAND DEVELOPMENT CODE AMENDMENTS, DEVELOPMENT AGREEMENTS (INCLUDING 380 DEVELOPMENT AGREEMENTS), AND MINOR AND MAJOR CONDITIONAL USE PERMITS (EXCLUDING APPLICATIONS PROPOSING ONLY AFFORDABLE HOUSING DWELLING UNITS), WITH PROPOSED OCCUPANCY BY "THREE UNRELATED PEOPLE" OR "TWO UNRELATED PEOPLE AND ANY CHILDREN RELATED TO EITHER OF THEM" OF A DWELLING UNIT, AND APPLICATIONS UTILIZING THE TERM "LOCK-OUT," COMMENCING MARCH 15, 2017, UNTIL THE BOCC CAN REVIEW AND POSSIBLY AMEND THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE REGARDING THE DEFINITIONS OF DWELLING UNIT; HOUSEHOLD; FAMILY AND THE UNDEFINED TERM "LOCK-OUT" OF A DWELLING UNIT; PROVIDING FOR EXPIRATION WITHIN 365 DAYS OF THE EFFECTIVE DATE OF AN INTERIM DEVELOPMENT ORDINANCE OR WHEN THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENTS BECOME EFFECTIVE, WHICHEVER COMES

FIRST; PROVIDING FOR SEVERABILITY; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AN EFFECTIVE DATE.

(File 2017-053)

(10:38 a.m.) Ms. Mayte Santamaria presented the staff report, explaining that staff had gone through the very long process of updating the Comprehensive Plan and Land Development Code. And in those updates, dwelling units, household and family were defined, but they had never used or defined the term “lock-out.” As a result of the Oceanside project in the Lower Keys, the BOCC asked staff to better address that for public health, safety and welfare. The BOCC had adopted a resolution in March of 2017 directing staff to have a temporary moratorium allowing staff to look at this issue with the Comp Plan and Code to figure out if this is a desired use, are there changes that need to be made, see if any definitions need to be changed or if there are any other criteria or regulations that need to be imposed to address this issue. This ordinance would impose the temporary 365-day moratorium on those uses. That would be the 380 agreement, a development agreement, and a minor or major conditional use that proposes to use any of those terms for the transfer or the use of lock-outs in their proposal.

Chair Werling asked for public comment. There was none. Public comment was closed.

Commissioner Wiatt commented that in his opinion, staff needs to be “tight” on this and not allow this in any way, shape or form. He would prefer to make it retroactive. Commissioner Johnston asked if this exempted all affordable housing projects. Ms. Santamaria indicated that was correct. Commissioner Ramsay-Vickrey noted that with all of the hard work involved in putting together the plans and code, someone is always trying to find a way around what everybody knows is the intent.

Motion: Commissioner Ramsay-Vickrey made a motion to approve. Commissioner Johnston seconded the motion. There was no opposition. The motion passed unanimously.

6. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS TO DEFER THE APPROVAL OF NEW APPLICATIONS OR RECEIVED APPLICATIONS THAT HAVE NOT BEEN FULLY APPROVED UTILIZING MONROE COUNTY CODE SECTION 139-2 (AFFORDABLE HOUSING INCENTIVE PROGRAM) TO TRANSFER ROGO EXEMPTIONS FROM MOBILE HOMES TO ANOTHER LOCATION, OR SECTION 138-22(b) TO TRANSFER OFF-SITE MARKET RATE UNITS TO ANOTHER LOCATION, COMMENCING MARCH 15, 2017, UNTIL THE LAND DEVELOPMENT CODE IS AMENDED TO LIMIT THE TRANSFER OF ROGO EXEMPTIONS FROM MOBILE HOMES TO ONLY TIER III DESIGNATED PLATTED LOTS WITHIN THE IMPROVED SUBDIVISION (IS) LAND USE DISTRICT OR THE URBAN RESIDENTIAL MOBILE-HOME (URM) LAND USE DISTRICT AND WITHIN THE SAME ROGO PLANNING SUBAREA FOR THE DEVELOPMENT OF SINGLE FAMILY DETACHED DWELLING UNITS AND THE RECEIVER PROPERTY SHALL NOT BE A WORKING WATERFRONT; AS RECOMMENDED OF THE AFFORDABLE HOUSING ADVISORY COMMITTEE AND THE BOCC; PROVIDING FOR EXPIRATION WITHIN 365 DAYS OF THE EFFECTIVE DATE OF THIS INTERIM DEVELOPMENT ORDINANCE OR WHEN THE LAND DEVELOPMENT CODE AMENDMENTS BECOME

EFFECTIVE, WHICHEVER COMES FIRST; PROVIDING FOR SEVERABILITY; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AN EFFECTIVE DATE.

(File 2017-054)

(10:41 a.m.) Ms. Mayte Santamaria presented the staff report, explaining that this is an ordinance to satisfy the BOCC's direction in the resolution adopted in March to again have a temporary moratorium. About a year ago, the Board reinvigorated the Affordable Housing Committee to try to find incentives and strategies to not only provide additional affordable housing, but to protect affordable housing. In December of 2016, the Board specifically directed staff to amend Chapter 139-2 on the mobile home incentive to be able to transfer mobile home market rate rights to another location if the mobile homes were deed restricted as affordable housing. At the March meeting, the Board also added in Section 133-22(b) which is a new provision in the Land Development Code allowing the transfer of other market rates, not associated with mobile homes, to allow that market-rate right to another location with the provision of affordable housing either on the sender site or the construction of affordable housing at another site. The Board is now directing that these transfers be postponed until the Code is amended to only allow the transfer of market-rate rights to platted Tier III lots either within the Improved Subdivision or Urban Mobile Zoning categories which allow for one unit per lot, single-family detached units, not duplexes or multi-family, and not to working waterfronts. This is also tied to the Oceanside project, although not directly. It also came from the Affordable Housing Committee, but it is similar to what was done at Oceanside as well. This again would establish the moratorium for 365 days, giving staff the opportunity to update the code.

Chair Werling asked for public comment. There was none. Public comment was closed.

Commissioner Miller asked for clarification on Section 130-60, indicating that it always says that the receiver site can only be located within a Tier III designated area and asked if this is talking about ROGO. Ms. Santamaria responded that it refers to ROGO exemptions, not development rights; so TREs versus TDRs.

Motion: Commissioner Wiatt made a motion to approve. Commissioner Ramsay-Vickrey seconded the motion. There was no opposition. The motion passed unanimously.

7. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS TO DEFER THE ACCEPTANCE AND APPROVAL OF NEW APPLICATIONS FOR THE ESTABLISHMENT OF MEDICAL MARIJUANA DISPENSING FACILITIES COMMENCING FEBRUARY 15, 2017, UNTIL SUCH TIME AS A COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT PROCESS IS COMPLETED REGARDING MEDICAL MARIJUANA DISPENSING FACILITIES AND PROVIDING FOR EXPIRATION WITHIN 365 DAYS OF THE EFFECTIVE DATE OF THIS INTERIM DEVELOPMENT ORDINANCE OR WHEN THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENTS BECOME EFFECTIVE, WHICHEVER COMES FIRST; PROVIDING FOR SEVERABILITY; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AN EFFECTIVE DATE.

(File 2017-055)

(10:46 a.m.) Ms. Mayte Santamaria presented the staff report, explaining that this is also an item not covered within the newly updated Comp Plan and Land Development Code. This stems from Amendment 2 passed in the Florida Constitution. There is now a new statutory provision providing for medical marijuana, but only allows a local government to regulate dispensing facilities, adding that we will have nothing to do with the growing or agricultural side of it. Currently, in statute, it requires the Department of Health to adopt rules in terms of any criteria that they may develop. It might be distance or number of sites. The Department of Health has not completed this yet. It is supposed to be done this July. There may be a special session in the legislature and there may be further statutory changes to address this issue which may or may not preempt us from regulating this item. So a one-year temporary moratorium is being proposed as directed by the BOCC to allow time to 1) see if there are statutory changes or rules adopted and, 2) for staff to amend the Comp Plan and Code to address this item.

Commissioner Miller asked how long she thought this would take. Ms. Santamaria responded that it depends on what the State does as the rules and statutes are not available yet to be followed. Commissioner Miller thought that if we could grow it, we could eliminate property taxes. Ms. Santamaria explained that the State had limited growing areas to seven facilities around the state which were already designated at this point in time.

Chair Werling asked for public comment. There was none. Public comment was closed.

Motion: Commissioner Ramsay-Vickrey made a motion to approve. Commissioner Johnston seconded the motion. There was no opposition. The motion passed unanimously.

BOARD DISCUSSION

Ms. Santamaria announced that July Planning Commission Meeting was officially being cancelled due to the BOCC Budget Meeting scheduled for the same day.

Chair Werling indicated she had a procedural question regarding the approval needed to postpone when continuances are asked for. Her concern was that it is impossible to publicize when something is going to be postponed ahead of a meeting. Ms. Santamaria commented that on the website, staff puts that in red text hoping that people will notice there is a request to continue. The Code could be amended to say that it's automatic, but that gives away some of the Commission's discretion. It would also be difficult when the request comes in the day of the meeting. Ms. Santamaria suggested adding a phrase to notice letters for property owners to continuously look at the website for updates. Chair Werling also suggested possibly having them call the day of the meeting. Commissioner Ramsay-Vickrey added that if the Commission had not gone along with the postponement, there would then be those who didn't show up and the item was heard. Either way, someone will be unhappy. Commissioner Johnston asked about having a short spot on Bill Becker in the morning. Ms. Santamaria responded they could try to get that.

ADJOURNMENT

The Monroe County Planning Commission meeting was adjourned at 10:55 a.m.