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**From:** Cioffari-Cheryl  
**Sent:** Tuesday, October 23, 2018 11:59 AM  
**To:** Roberts-Debra  
**Subject:** FW: Sugarloaf School Housing Project

Debra,  
Please add to file 2018-139.

Thanks,

Cheryl Cioffari, AICP  
*Comprehensive Planning Manager*  
305-289-2506

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**From:** huntermarybill@bellsouth.net [mailto:[huntermarybill@bellsouth.net](mailto:huntermarybill@bellsouth.net)]  
**Sent:** Tuesday, October 23, 2018 7:38 AM  
**To:** 'Philip Frank' <[keysphil@gmail.com](mailto:keysphil@gmail.com)>; [gjones@florida-law.com](mailto:gjones@florida-law.com); 'Stuart Schaffer' <[sfschaffer@gmail.com](mailto:sfschaffer@gmail.com)>; [uppersugarloaf@gmail.com](mailto:uppersugarloaf@gmail.com); 'Vera Vasek - USRA' <[president@uppersugarloaf.org](mailto:president@uppersugarloaf.org)>  
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**Subject:** RE: Sugarloaf School Housing Project

Folks,  
I agree with Phil, that was a good community meeting last night. Thank you!

Looking closer at my suggestion of changing the Educational overlay to allow small amounts of affordable housing, I acknowledge Cheryl's caution about increasing County wide density (thank you). I also realize that of the three schools in unincorporated Monroe, Key Largo mirrors the Sugarloaf FLUM/Zoning but Big Pine academy is already MC/SC. There is not that much efficiency in tightening up a change to the Education FLUM.

I also realize the proposed FLUM change from E to MC increases allocated density and (I think) runs afoul of Policy 101.5.26 as Cheryl mentioned.

### **Policy 101.5.26**

In order to continue to implement the Florida Keys Carrying Capacity Study, Monroe County shall promote the reduction in overall County residential density and the preservation of Monroe County's native habitat by enacting legislation which implements the following policy statements for private applications for future land use map amendments which increase allowable residential allocated density. Private application(s) means those applications from private entities with ownership of the upland development and parcel(s) of land or includes private upland development on County-owned land.

While I personally dislike evading this policy by using 'sub area policies' to enable Max Net density (used by affordable housing) there have been applications proposing this arrangement (Shrimp Farm, Cudjoe Palms, Wreckers Cay).

If this type of sub area policy is ultimately deemed appropriate, I agree with Phil. It could be a solution for Sugarloaf and could be used in Key Largo down the road.

Bill Hunter

**From:** Philip Frank <[keysphil@gmail.com](mailto:keysphil@gmail.com)>  
**Sent:** Monday, October 22, 2018 7:06 PM  
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**Subject:** Sugarloaf School Housing Project

Thanks for the meeting tonight, you did a nice presentation.

I believe only one person in the room was actually opposed to the idea of some housing at the school. The rest of us just want to minimize uncertainty. I would encourage you to look at the Sub Area Policy approach, that way we can specify what is needed and not have a moving target causing ongoing disruption to the community.

Please cc all to this email regarding plans as you move forward. The "[uppersugarloaf@gmail.com](mailto:uppersugarloaf@gmail.com)" is our island association.

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