



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Development Review Committee
Cheryl Cioffari, AICP, Acting Sr. Director of Planning & Environmental Resources

From: Liz Lustberg, Planner
Mike Roberts, Senior Administrator of Environmental Resources

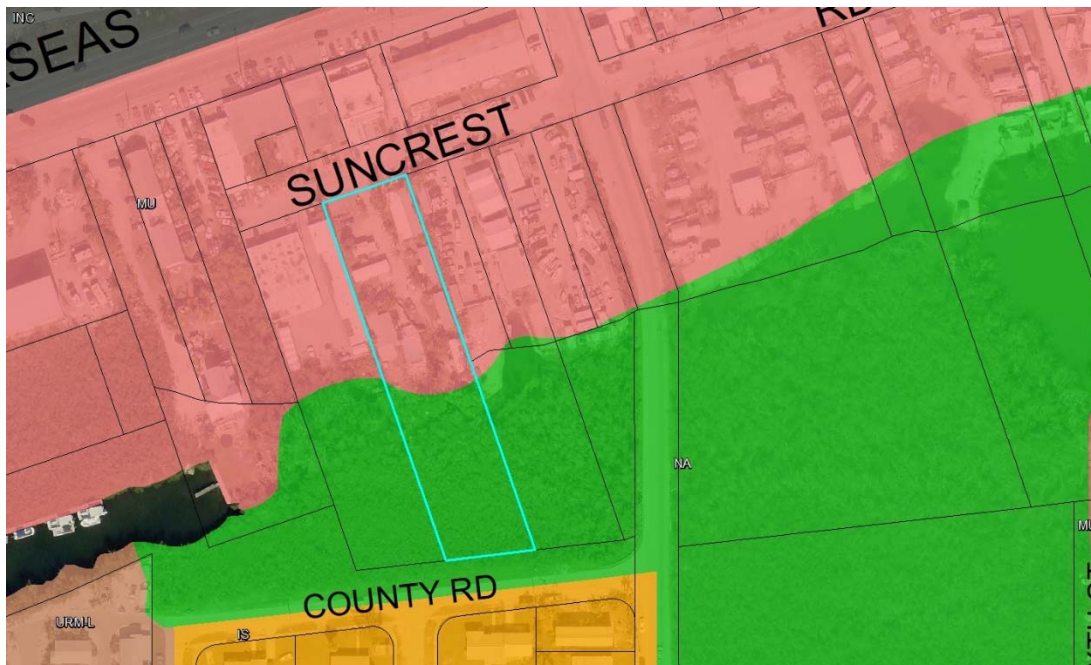
Date: August 13, 2019

Subject: *Request for a Minor Conditional Use Permit in order to develop eight (8) attached residential dwelling units designated as employee housing. The subject property is described as lots 27 & 28 Sun Krest Subdivision (Plat Book 1, Page 107), Stock Island, Monroe County, Florida, having real estate number 00132680-000000 (File # 2019-105)*

Meeting: August 27, 2019

1
2 I REQUEST
3

4 The applicant is requesting approval of a minor conditional use permit in order to develop eight
5 (8) attached residential dwelling units designated as employee housing. The proposed
6 development consists of two (2) fourplexes. All units would be 2 bedroom/2 bath dwelling
7 units. The proposed development would include 16 off-street parking spaces, landscaping, and
8 bufferyards.
9



10
11 Subject Property with Land Use District Overlaid (Aerial dated 2018)
12

1 II BACKGROUND INFORMATION:

2
3 **Address:** 5176 Suncrest Rd. Stock Island, mile marker 4.5 Ocean side

4 **Legal Description** lots 27 - 28 Sun Krest Subdivision (Plat Book 1, Page 107), Stock Island,
5 Monroe County, Florida

6 **Real Estate Number:** 00132680-000000

7 **Property Owner/Applicant:** Mobile Home Holdings Suncrest, LLC

8 **Agent:** Barton Smith, Esq. Smith Hawks, PL

9 **Size of Site:** 0.909 total acres (39,599.33 square feet) per survey; of that 0.61 acres (26,578.7
10 square feet) is upland per survey

11 **Land Use District:** Mixed Use (MU)/Native Area (NA)

12 **Future Land Use Map (FLUM) Designation:** Mixed Use/Commercial (MC) /Residential
13 Conservation (RC)

14 **Tier Designation:** III (incorrectly identified as partially Tier I on GIS maps)

15 **Existing Use:** Developed with 7 dwelling units consisting of 1-duplex and 5 mobile homes

16 **Existing Vegetation / Habitat:** Developed Land/Mangrove

17 **Community Character of Immediate Vicinity:** residential, commercial retail, light
18 industrial, and mangrove.

19
20 III RELEVANT PRIOR COUNTY ACTIONS:

21
22 Letter of Development Rights Determination, dated November 14, 2013 recognizes seven (7)
23 permanent residential dwelling units on the property.

24
25 IV REVIEW OF APPLICATION:

26
27 The parcel has both Mixed Use/Commercial and Residential Conservation future land use map
28 designations. It also has both Mixed Use and Native Area land use designations. Since all
29 proposed development is within the Mixed Use/Commercial FLUM and Mixed Use Land Use
30 District areas, only those designations are reviewed below.

31
32 Section 110-67 of the Monroe County Land Development Code (LDC) provides the standards
33 which are applicable to all conditional uses. When considering applications for a conditional
34 use permit, the Development Review Committee and Director of Planning & Environmental
35 Resources shall consider the extent to which:

36
37 (a) *The conditional use is consistent with the purposes, goals, objectives and policies of the*
38 *Comprehensive Plan and this Land Development Code:*

39
40 The proposed use is consistent with the purposes, goals, objectives and policies of the 2030
41 Comprehensive Plan and the Land Development Code.

42
43 Policies from the *Monroe County Year 2030 Comprehensive Plan* that directly pertain to
44 the proposed use include but are not limited to:

Policy 101.5.6: The principal purpose of the Mixed Use/Commercial (MC) future land use category is to provide for the establishment of mixed use commercial land use (zoning) districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment. Employee housing and commercial apartments are also permitted. In addition, Mixed Use/Commercial land use districts are to establish and conserve areas of mixed uses, which may include maritime industry, light industrial uses, commercial fishing, transient and permanent residential, institutional, public, and commercial retail uses.

This future land use category is also intended to allow for the establishment of mixed use development patterns, where appropriate. Various types of residential and nonresidential uses may be permitted; however, heavy industrial uses and similarly incompatible uses shall be prohibited. The County shall continue to take a proactive role in encouraging the preservation and enhancement of community character and recreational and commercial working waterfronts.

In order to protect environmentally sensitive lands, the following development controls shall apply to all hammocks, pinelands, and disturbed wetlands within this land use category:

1. only low intensity commercial uses shall be allowed;
2. a maximum floor area ratio of 0.10 shall apply to nonresidential development; and
3. maximum net residential density shall be zero.

Policy 101.5.25: Monroe County hereby adopts the following density and intensity standards for the future land use categories, which are shown on the FLUM and described in Policies 101.5.1 - 101.5.20 [F.S. Section 163.3177(6)(a)1.].

Future Land Use Densities and Intensities				Minimum Open Space Ratio ^(c)
Future Land Use Category And Corresponding Zoning	Residential ^(d)		Nonresidential	
	Allocated Density ^(a) (per upland acre)	Maximum Net Density ^{(a) (b)} (per buildable acre)	Maximum Intensity (floor area ratio)	
Mixed Use/Commercial (MC) ^{(f)(g)} (SC, UC, DR, RV, MU and MI zoning)	1 du (DR, MU, MI) 3 du (SC) 6 du (UC) Commercial Apartments (RV) ^(h) 5—15 rooms/spaces	2 du (MI) 6-18 du (SC) ^(k) 12 du (UC) 12—18 du (MU) ^(k) 18 du (DR) 10—25 rooms/spaces	0.10—0.45 (SC, UC, DR, MU) <2,500 SF (RV) 0.30—0.60 (MI)	0.20

Policy 601.1.4: All affordable housing projects which receive development benefits from Monroe County, including but not limited to ROGO allocation award(s) reserved for affordable housing, maximum net density, or donations of land, shall be required to maintain the project as affordable for a period of 99 years pursuant to deed

1 restrictions or other mechanisms specified in the Land Development Code, and
2 administered by Monroe County or the Monroe County Housing Authority.

3
4 (b) *The conditional use is consistent with the community character of the immediate vicinity*
5 *of the parcel proposed for development:*

6
7 The community character of the immediate vicinity is a mix of uses including: residential,
8 commercial retail, light industrial, and vacant land. The proposed use is consistent with the
9 community character.

10
11 (c) *The design of the proposed development minimizes adverse effects, including visual*
12 *impacts, of the proposed use on adjacent properties:*

13
14 The proposed development provides the required setbacks to reduce impacts to adjacent
15 natural areas (wetlands and open water). In addition, the re-development incorporates
16 swales to intercept and treat stormwater prior to discharge.

17
18 (d) *The proposed use will have an adverse impact on the value of surrounding properties:*

19
20 It is not anticipated that the proposed development will have an adverse impact on the value
21 of the surrounding properties.

22
23 (e) *The adequacy of public facilities and services:*

24
25 1. *Roadways:*

26
27 Localized Impacts & Access Management: The site currently has vehicular access onto
28 Suncrest Road, and the applicant is not proposing any new access.

29
30 The Public Works Department shall review any proposed work within County public
31 rights-of-way. The applicant has proposed to keep the drive in its current location. The
32 driveway is proposed to be gravel. The Department maintains the right to request
33 revisions as it carries out its review of any application for an access permit. It is the
34 responsibility of the applicant to obtain all required permits before starting work.

35
36 Level of Service (LOS): According to the 2017 U.S. 1 Arterial Travel Time and Delay
37 Study, Segment 1 of U.S. 1 (between the Cow Key Bridge and Key Haven Boulevard)
38 had a level of service of "B" and has a maximum reserve capacity of 1,348 trips.
39 Therefore, a traffic study is not required.

40
41 2. *Drainage/Stormwater:* The applicant has submitted drainage plans with the
42 Conditional Use application. A stormwater management plan (not submitted with this
43 application) consistent with the requirements of Monroe County Land Development
44 Code Section 114-3(h) must be submitted at time of building permit application.
45 Additionally, the submitted plans must be revised to provide the required stormwater
46 management for the entire site, not only the new impervious surface.

- 1 3. *Sanitary Sewer*: The property has access to central wastewater. A letter of coordination
2 with Key West Resort Utilities dated May 14, 2019 was submitted with the application.
3 The letter states that sewage from parcel is already treated by KWRU and that KWRU
4 has the capacity and agrees to treat wastewater generated by the proposed development.
5
6 4. *Potable Water*: The applicant coordinated with the Florida Keys Aqueduct Authority.
7 A letter of coordination with Florida Keys Aqueduct Authority dated April 10, 2019
8 was submitted with the application. The letter states there is a 4 inch water main on
9 Suncrest Road and a 4 inch water main running thru the property.
10
11 5. *Solid Waste*: The site plan shows the location of the proposed dumpster and its 3-sided
12 enclosure. A letter of coordination with Monroe County Solid Waste dated May 13,
13 2019 was submitted with the application.
14
15 6. *Emergency Management*: The applicant has submitted a letter of coordination from
16 the Office of the Fire Marshal, dated May 23, 2019. Comments were provided to the
17 applicant based on plans dated April 24, 2019. The proposed development will be
18 reviewed independently for full compliance under a building permit application.
19

20 (f) *The applicant for conditional use approval has the financial and technical capacity to*
21 *complete the development as proposed and has made adequate legal provision to*
22 *guarantee the provision and development of any improvements associated with the*
23 *proposed development:*
24

25 Staff has no evidence to support or disprove the applicant’s financial and technical
26 capacity. No legal provisions related to open space or other improvements are required by
27 the County LDC.
28

29 (g) *The development will adversely affect a known archaeological, historical, or cultural*
30 *resource:*
31

32 The proposed redevelopment will not adversely affect a known archaeological, historical,
33 or cultural resource.
34

35 (h) *Public access to public beaches and other waterfront areas is preserved as part of the*
36 *proposed development:*
37

38 There is no public access to waterfront areas that is affected by the proposed development.
39

40 (i) *The proposed use complies with all additional standards imposed on it by the particular*
41 *provision of this Land Development Code authorizing such use and by all other applicable*
42 *requirements:*
43

44 1. Residential Rate of Growth Ordinance (ROGO) (Section 138-19 – Section 138-28): *In*
45 *compliance upon approval of ROGO allocation awards.*
46

1 There are seven (7) existing residential dwelling units on the property. Eight (8) new
2 affordable employee housing dwelling units are proposed. ROGO allocation awards
3 for one (1) employee housing dwelling unit is required prior to the issuance of a
4 building permit.

5
6 Monroe County Comprehensive Plan Policy 601.1.4 states: “All affordable housing
7 projects which receive development benefits from Monroe County, including but not
8 limited to ROGO allocation award(s) reserved for affordable housing, maximum net
9 density, or donations of land, shall be required to maintain the project as affordable for
10 a period of 99 years pursuant to deed restrictions or other mechanisms specified in the
11 Land Development Code, and administered by Monroe County or the Monroe County
12 Housing Authority.”

- 13
14 2. Non-Residential Rate of Growth Ordinance (NROGO) (Section 138-47 – Section 138-
15 56): *Not applicable*

16
17 The proposed development plan does not include any non-residential use.

- 18
19 3. Purpose of the MU District (Section 130-40): *In compliance.*

20
21 The purpose of the MU district is to establish or conserve areas of mixed uses, including
22 commercial fishing, resorts, residential, institutional, and commercial uses, and
23 preserve these as areas representative of the character, economy and cultural history of
24 the Florida Keys.

- 25
26 4. Permitted and Conditional Uses (Section 130-88): *In compliance upon approval of the*
27 *required Minor CUP and adherence to conditions of approval.*

28
29 In the MU district, attached and detached dwellings involving six to 18 units,
30 designated as employee housing as provided for in [section 139-1](#), may be permitted
31 with a minor conditional use permit.

32
33 Pursuant to LDC Section 139-1(a)(1)a. – Notwithstanding the density limitations
34 in [Section 130-157](#), the owner of a parcel of land shall be entitled to: Develop
35 affordable and employee housing as defined in [Section 101-1](#), on parcels of land
36 classified ... as Mixed Use (MU) at an intensity up to a maximum net residential
37 density of 18 dwelling units per acre.

38
39 Pursuant to LDC Section 101-1, *Employee housing* means an attached or detached
40 dwelling unit that is intended to serve as affordable, permanent housing for working
41 households, which derive at least 70 percent of their household income from gainful
42 employment in the county and meet the requirements for affordable housing as defined
43 in this section and as per [section 139-1](#).

1 The proposed use is consistent with the requirements of LDC Section 130-88 for
2 attached residential dwelling units designated as employee housing in the MU land use
3 district and requires a minor conditional use permit.
4

5 5. Required Open Space (LDC Sec. 130-157): *In compliance.*
6

7 In the MU district, there is a general required open space ratio (OSR) of at least 0.20
8 or 20%. According to the site plan, the property consists of 39,599.33 square feet of
9 total area, 26,578.7 square feet of which is upland in MU zoning. Therefore, 5,315.74
10 square feet of upland is required to remain as open space. According to the site plan,
11 the total proposed open space is 28,670 square feet, including the submerged lands.
12 This leaves 15,649.73 square feet of upland as open space. The open space ratio of on
13 the upland portion of the property is proposed to be 0.589. The amount of open space
14 proposed exceeds the minimum required.
15

16 6. Maximum Residential Density and Nonresidential Land Use Intensities (LDC Sections
17 130-157, 139-1 & 130-164): *In compliance.*
18

19 The proposed development plan is for eight (8) attached residential dwelling units
20 designated as employee housing.
21

22 Pursuant to LDC Section 139-1(a)(1)a. – Notwithstanding the density limitations
23 in [Section 130-157](#), the owner of a parcel of land shall be entitled to: Develop
24 affordable and employee housing as defined in [Section 101-1](#), on parcels of land
25 classified ... as Mixed Use (MU) at an intensity up to a maximum net residential
26 density of 18 dwelling units per acre.
27

28 According to the site plan (sheet A1.0.0), the total parcel area is 39,599.33 square feet.
29 The total upland area is 26,578.7 square feet. The calculation of buildable area is: total
30 upland of 26,578.7 square feet, minus the required 20% open space of 5,315.74 square
31 feet, equals 21,262.96 square feet (0.488 acres) of buildable area.
32

33 In the MU district, the maximum net density allowed for employee housing is as
34 follows:
35

<i>Land Use</i>	<i>Maximum Net Density</i>	<i>Net Buildable Area</i>	<i>Maximum DUs</i>	<i>Proposed DUs</i>	<i>Potential Used</i>
Employee Housing	18 DU / Buildable Area	0.488 acres	8.8	8	91.1%

36 The proposed development plan for eight (8) attached residential dwelling units
37 designated as employee housing is consistent with the maximum residential density
38 allowed.
39
40

41 7. Required Setbacks (LDC Sections 131-1): *In compliance.*
42

In the MU district, the required non-shoreline setbacks are as follows:

<i>Land Use District/ Land Use</i>	<i>Primary Front Yard (ft.)</i>	<i>Secondary Front Yard (ft.)</i>	<i>Primary Side Yard (ft.)</i>	<i>Secondary Side Yard (ft.)</i>	<i>Rear Yard (ft.)</i>
MU	15	15	10	5	10

The subject property is located on Suncrest Road. The property has no Secondary Front Yard setbacks. A 10-foot Primary Side yard setback is proposed on the eastern property line. A 5-foot Secondary Side yard setback is proposed along the western property line. The only items indicated within these setbacks are a swale and six utility poles.

8. Shoreline Setback (Section 118-12): *In compliance.*

A portion of the western property line runs along a dredged area. Pursuant to LDC Section 118-12(b)(1), along lawfully altered shorelines including manmade canals, channels, and basins, principal structures shall be set back at least 20 feet as measured from the mean high water (MHW) line, except as allowed in subsection (b)(2) of this section.

The site plan demonstrates compliance with the required shoreline setback.

9. Maximum Height (Section 131-2): *In compliance*

No structure or building shall be developed that exceeds a maximum height of 35 feet, except as provided for in Sec. 131-2(b). The two new structures have a proposed height of 30'-7" above the crown of road elevation of 3.68' (NGVD 29). This is consistent with the survey provided.

The proposed height does not exceed a maximum height of 35 feet.

10. Surface Water Management Criteria (Section 114-3): *In compliance with conditions.*

Sheet C-5.0 (Paving, Grading & Drainage Plan) by Weiler Engineering dated 4/19/2019 indicates treatment only for new impervious surface. The plans do not depict any existing stormwater management facilities. The provision for treating only new impervious surface is restricted to single family and duplex residences. The drainage plans should be revised to demonstrate compliance with the stormwater quantity and quality requirements of Chapter 114-3. In addition, a stormwater management plan was not submitted with the application.

LDC Section 114-3:

(b)*Applicability.* Projects discharging to impaired waters or to Outstanding Florida Waters (OFW) are subject to additional requirements for mitigation of pollutant loads. Single-family and duplex residences are required to observe best management practices (BMP's) as identified in the sections of the county's manual of stormwater management practices clearly labeled as applicable to

1 single-family and duplex residences and are subject only to the criteria,
2 administrative procedures, and maintenance/retrofitting requirements identified
3 in subsection (d) of this section and other applicable provisions of the
4 Comprehensive Plan and this Land Development Code. All other applications
5 for a county building permit are subject to all the criteria established in this
6 section, except those identified in subsection (c).
7

8 11. Wastewater Treatment Criteria (Section 114-4): *In compliance*
9

10 The property has access to central wastewater. A letter of coordination with Key West
11 Resort Utilities dated May 14, 2019 was submitted with the application. The letter
12 states that sewage from parcel is already treated by KWRU and that KWRU has the
13 capacity and agrees to treat wastewater generated by the proposed development.
14

15 12. Floodplain Management (Sections 122-1 – 122-6): *Full compliance to be determined*
16 *upon building permit application review.*
17

18 The site is designated primarily within AE-9 flood zone on the Federal Emergency
19 Management Agency (FEMA) flood insurance rate maps, with a sliver within the AE-
20 8 flood zone. All new structures must be built to floodplain management standards that
21 meet or exceed those for flood protection. Full compliance to be determined upon
22 building permit application review
23

24 13. Energy Conservation Standards (Section 114-45): *Full compliance to be determined*
25 *upon building permit application review.*
26

27 Not enough information was provided to determine if the development proposal
28 includes the following required energy conservation measures: prohibition of deed
29 restrictions or covenants that would prevent or unnecessarily hamper energy
30 conservation efforts; installation of energy-efficient lighting for streets, parking areas,
31 recreation areas, and other interior and exterior public areas; use of energy-efficient
32 features in window design; use of operable windows and ceiling fans; and installation
33 of energy-efficient appliances and equipment.
34

35 14. Potable Water Conservation Standards (Section 114-46): *Full compliance to be*
36 *determined upon building permit application review.*
37

38 The applicant coordinated with the Florida Keys Aqueduct Authority. A letter of
39 coordination with Florida Keys Aqueduct Authority dated April 10, 2019 was
40 submitted with the application. The letter states there is a 4-inch water main on Suncrest
41 Road and a 4 inch water main running thru the property.
42

43 15. Environmental Design Criteria and Mitigation Standards (Section 118-6, 118-7 & 118-
44 8): *In Compliance*
45

The subject parcel is a scarified lot with little vegetation. Since the parcel does not contain native habitat, an existing conditions report is not required for development approval (LDC Section 118-2). The removal of any listed threatened or endangered native plant species; any regionally important native plant species; any native plant species that reaches reproductive maturity at less than four (4) inches DBH as identified in LDC Section 118-2(c); and any other native plant species with a diameter at breast height DBH of four inches or greater shall require payment to the Monroe County Environmental Land Management and Restoration Fund in an amount sufficient to replace each removed plant or tree on a 2:1 basis, as determined in accordance with subsection (b).

16. Required Off-Street Parking (Section 114-67): *In compliance with conditions.*

The development would be subject to the following off-street parking requirements:

<i>Specific Use Category</i>	<i>Minimum Required Number of Parking Spaces Per indicated Unit of Measure</i>	<i>Proposed Quantity</i>	<i>Required Spaces</i>	<i>Proposed Spaces</i>
Multifamily residential developments	2.0 spaces per each 1-bedroom dwelling unit; 2.0 spaces per each 2-bedroom dwelling unit; and 3.0 spaces per each 3 or more bedroom dwelling unit	Eight 2-bedroom dwelling units	16 spaces	16 spaces

A minimum of 16 off-street parking spaces is required and 16 spaces are proposed, at 8.5' by 18'. No ADA accessible spaces are proposed. The design and dimensions of the proposed parking spaces and aisles comply with LDC Section 114-67(b). Wheel stops are not indicated. Pursuant to LDC Section 114-67(j), "all impervious surface parking spaces shall be clearly marked by striping or other markings acceptable to the Planning Director. All pervious and impervious surface parking spaces shall have a wheel stop, bumper blocks or similar barriers where the front of the parking space is adjacent a building, required yard or required landscaping, to designate each parking space." Therefore, wheel stops are required for the twelve spaces adjacent to landscaping.

17. Required Loading and Unloading Spaces (Section 114-69): *Not applicable.*

18. Required Landscaping (Sections 114-99 –114-105): *In compliance with conditions.*

The site plan provided does not quantify the gross vehicular area associated with parking. It appears that the proposed landscaping meets the Code requirements of LDC Section 114-100, however this cannot be verified without the requested calculations.

19. Scenic Corridors & Bufferyards (Sections 114-124 –114-130, 130-93): *In compliance with conditions.*

1 A Class B District Boundary buffer is required per LDC Section 114-126 between the
2 Native Area (NA) and Mixed Use (MU) land use districts. The required buffer is not
3 included on the plans.
4

5 20. Outdoor Lighting (Sections 114-159 – 114-162): *Full compliance to be determined*
6 *upon building permit application review.*
7

8 No outdoor lighting has been proposed. Any proposed outdoor lighting is not being
9 reviewed as part of this application. It shall be reviewed independently for compliance
10 as an accessory use under a building permit application. A photometric plan would be
11 required.
12

13 21. Signs (Sections 142-1 – 142-7): *Not Applicable*
14

15 No Signage has been proposed. Signage is not being reviewed as part of this
16 application. Any proposed signage shall be reviewed independently for compliance as
17 an accessory use under a building permit application.
18

19 22. Access Standards (Sections 114-195 –114-201): *Compliance to be determined prior to*
20 *Conditional Use Approval.*
21

22 The site currently has vehicular access onto Suncrest Road, and the applicant is not
23 proposing any new access.
24

25 The Public Works Department shall review any proposed work within County public
26 rights-of-way. The applicant has proposed to keep the drive in its current location. The
27 driveway is proposed to be gravel. The Department maintains the right to request
28 revisions as it carries out its review of any application for an access permit. It is the
29 responsibility of the applicant to obtain all required permits before starting work.
30

31 A clear sight triangle is indicated on the site plan [Ref. LDC Section 114-201].
32

33 23. Solid Waste / Recycling (Section 114-14): *In compliance.*
34

35 Any multi-family development shall make adequate provision for a recycling collection
36 area. For multi-family residential developments of 3 to 10 dwelling units, there shall
37 be a minimum collection area of at least 144 square feet. The site plan shows a dumpster
38 shielded on three sides, labeled as 144 square feet.
39

40 24. Accessibility (Chapter 533, Florida Statutes): *Full compliance to be determined upon*
41 *submittal to Building Department.*
42

43 All standards and requirements of the American with Disabilities Act (ADA) must be
44 met.
45

46 26. Inclusionary Housing Requirements (LDC Section 139-1(b)): *Not applicable.*

1 The proposed employee housing uses are exempt from the inclusionary housing
2 requirements, pursuant to LDC Section 139-1(b)(3)a.
3

4 **V RECOMMENDED ACTION:**
5

6 Pursuant to LDC Section 110-69(b), an application for a minor conditional use permit shall be
7 reviewed by the Development Review Committee (DRC). At the meeting, DRC members shall
8 make comment on the application and responsible Planning and Environmental Resources
9 Department staff shall provide their staff report(s) to the Planning Director. The applicant shall
10 provide any additional information requested by the DRC within six (6) months of the date of
11 the DRC meeting when the application was considered. If such information is not received
12 within this timeframe, the application will be deemed withdrawn.
13

14 Prior to issuance of the Development Order for the requested Minor CUP, the Applicant shall
15 submit the corrections and additional information requested in this memorandum including
16 bringing the following items into compliance with the LDC:
17

- 18 1. A revised Paving Grading and Drainage plan meeting the water quantity and water quality
19 requirements of Chapter 114-3 must be provided prior to approval.
20
- 21 2. A revised site plan identifying the gross vehicular area associated with the parking areas
22 and the area (in square feet) of the parking lot landscaping must be submitted prior to
23 approval.
24
- 25 3. Wheel stops shall be indicated on the twelve parking spaces adjacent to landscaping.
26
- 27 4. Indicate the required Class B District Boundary Buffer between the Native Area (NA) and
28 Mixed Use (MU) zoning districts. [Ref. Code Section 114-126].
29

30 **Following submission of the corrections and information listed above, Staff recommends**
31 **APPROVAL of the requested Minor Conditional Use Permit, with the following conditions:**
32
33

- 34 1. ROGO allocation awards for one (1) employee housing dwelling unit is required prior
35 to the issuance of a building permit, pursuant to LDC Chapter 138, Article II.
36
- 37 2. Affordable deed restrictions must be in place prior to building permit issuance.
38
- 39 3. Employee housing dwelling units are restricted to households meeting the income and
40 employment requirements of LDC Section 139-1(a)(6)b. Employee housing units are
41 restricted to households that derive at least 70% of their household income from gainful
42 employment in the County and meet the adjusted gross annual income limits for median
43 income as defined in LDC Section 101-1.
44

- 1 4. A minor conditional use permit is not a final approval for certain development. The
2 applicant shall obtain a building permit(s) for any improvement requiring such an
3 approval.
4
- 5 5. The scope of work has not been reviewed for compliance with Florida Building Code.
6 Prior to the issuance of Building Permits, new development and structures shall be
7 found in compliance by the Monroe County Building Department, Floodplain
8 Administrator, and the Office of the Fire Marshal.
9
- 10 6. The Public Works Division shall review any proposed work within County public
11 rights-of-way and the Division maintains the right to request revisions as it carries out
12 its review of any application for an access permit. It is the responsibility of the applicant
13 to obtain all required permits before starting work.
14

15 VI PLANS REVIEWED:

- 16
- 17 1. Site Plan, signed and sealed by Michael J. Giarullo, Weiler Engineering Corporation, dated
18 7/15/2019 on plans, and received July 23, 2019.
- 19 2. Elevations Plan, signed and sealed by Michael J. Giarullo, Weiler Engineering
20 Corporation, dated 4/24/19, and received 6/14/19.
- 21 3. Paving, Grading, Drainage Plan, signed and sealed by Michael J. Giarullo, Weiler
22 Engineering Corporation, dated 4/24/10, and received 6/14/19.
- 23 4. Floor Plan from Palm Harbor Homes, sheets A1.01 and A1.02, included in the file received
24 5/16/19.
- 25 5. Boundary Survey by Florida Keys Land Surveying, Eric A. Isaacs, Surveyor, field work
26 date 1/8/19, received 5/16/19.