MONROE COUNTY, FLORIDA
MONROE COUNTY BOARD OF COUNTY COMMISSIONERS
ORDINANCE NO. ___-2019

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY COMPREHENSIVE PLAN AS A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, CREATING POLICY 107.1.8 SUGARLOAF SCHOOL WORKFORCE HOUSING SUBAREA; ESTABLISHING THE BOUNDARY OF THE SUGARLOAF SCHOOL WORKFORCE HOUSING SUBAREA; LIMITING THE PERMITTED USES OF THE SUBAREA TO DEED RESTRICTED AFFORDABLE HOUSING DWELLING UNITS; LIMITING MAXIMUM NET DENSITY FOR AFFORDABLE HOUSING IN THE SUBAREA; AND ELIMINATING ALLOCATED DENSITY AND FLOOR AREA RATIO FOR A 2.81-ACRE PORTION OF PROPERTY LOCATED AT 255 CRANE BOULEVARD ON SUGARLOAF KEY AS PROPOSED BY THE SCHOOL BOARD OF MONROE COUNTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2019-038)

WHEREAS, on March 1, 2019, the Planning and Environmental Resources Department received an application from the School Board of Monroe County, Florida (the “Applicant”) to amend the Monroe County Year 2030 Comprehensive Plan to create Policy 107.1.8 Sugarloaf School Workforce Housing Area that would provide additional development restrictions on the subject parcel, including a limitation that the only permitted use on the property would be affordable housing and accessory uses to accompany a proposed Future Land Use Map (FLUM) amendment from Education (E) to Mixed Use / Commercial (MC) for a 2.81-acre portion of property located at 255 Crane Boulevard on Sugarloaf Key.

WHEREAS, the Monroe County Development Review Committee (DRC) considered the proposed amendments at a regularly scheduled meeting held on the 23rd day of April, 2019; and

WHEREAS, on April 23, 2019, the Monroe County Development Review Committee (DRC) reviewed the proposed amendment; and
WHEREAS, the Monroe County Planning Commission held a public hearing on the 29th
day of May, 2019, for review and recommendation on the proposed Comprehensive Plan text
amendment; and

WHEREAS, the Monroe County Planning Commission adopted Resolution No. P20-19
recommending to the BOCC approval, as discussed during the Planning Commission hearing, of
the proposed amendment; and

WHEREAS, the proposed text amendment qualifies as a small-scale comprehensive plan
amendment pursuant to Section 163.3187, Florida Statutes, for which the BOCC holds one public
hearing to consider the adoption of the proposed comprehensive plan amendment, and considers
the staff report, staff recommendation, and the testimony given at the public hearing; and

WHEREAS, at a regular meeting held on the 21st day of August, 2019, the Monroe County
Board of County Commissioners held a public hearing to consider adoption of the proposed text
amendment, considered the staff report and provided for public comment and public participation
in accordance with the requirements of state law and the procedures adopted for public
participation in the planning process;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
COMMISSIONERS OF MONROE COUNTY, FLORIDA:

Section 1. The text of the Monroe County Comprehensive Plan is hereby amended as follows
(deletions are shown struck through; additions are shown underlined):

Policy 107.1.8 Sugarloaf School Workforce Housing Subarea

Development in the Sugarloaf School Workforce Housing Subarea shall be subject to the
provisions applicable to the Mixed Use / Commercial (MC) Future Land Use Map Designation,
as set forth by the Monroe County Year 2030 Comprehensive Plan, and the Suburban
Commercial (SC) Land Use District (Zoning) category.

The following additional restrictions shall apply:

1. Notwithstanding the maximum density set forth by Policy 101.5.25, the Maximum Net
Density of the Sugarloaf School Workforce Housing Area shall be 20 affordable
dwelling units.

2. Nonresidential uses shall be prohibited. Accessory uses to the residential development,
such as recreational facilities, shall be permitted.

3. The maximum floor area ratio (FAR) for all nonresidential uses within the subarea shall
be zero.

4. For consistency with Policy 101.5.26, in order to implement the Florida Keys Carrying
Capacity Study and maintain the overall County allocated density and the preservation
of native habitat, the allocated density for the Sugarloaf School Workforce Housing Subarea shall be zero (0).

5. There shall be no maximum net density standard available for market rate dwelling units or transient units.

6. All new residential units developed within the subarea shall be subject to the ROGO permit allocation system.

7. The Boundary of the Sugarloaf School Workforce Housing Subarea shall include approximately 2.81 acres of upland, and is legally described as:

A part of Government Lot 2, Section 36, Township 66 South, Range 27 East, Sugarloaf Key, Monroe County, Florida, being more particularly described as follow:

COMMENCING at the Northeast corner of said Section 36, thence N89°47’35”W along the North line of the said Section 36 for a distance of 1550.96 feet to the Northeast corner of lands described in Official Records Book 2350, at Page 420 of the Public Records of Monroe County, Florida, said point bearing S89°47’35”E along the said North line of Section 36 a distance of 1089.00 feet measured from the East Right of Way line of Crane Boulevard; thence S00°11’12”W along the East boundary line of the said lands described in Official Records Book 2350, at Page 420 of the Public Records of Monroe County, Florida, for a distance of 65.66 feet to the Point of Beginning of the parcel of land hereinafter described.; thence S00°11’12”W along the previously described course for a distance of 334.34 feet to the Southeast corner of lands described in Official Records Book 2350, at Page 420 of the Public Records of Monroe County, Florida, for a distance of 366.27 feet to a point; thence N00°11’12”E for a distance of 334.34 feet to appoint; thence S89°47’35”E for a distance of 366.27 feet back to the Point of Beginning. Said parcel of land contains 122,458.33 square feet, more or less.
Section 2. Severability. If any section, subsection, sentence, clause, item, change, or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such validity.

Section 3. Repeal of Inconsistent Provisions. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict.

Section 4. Filing and Effective Date. This ordinance shall be filed in the Office of the Secretary of the State of Florida and shall become effective as provided by law.

Section 5. Inclusion in the Comprehensive Plan. The text amendment shall be incorporated in the Monroe County Comprehensive Plan. The numbering of the foregoing amendment may be renumbered to conform to the numbering in the Monroe County Comprehensive Plan.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the 21st day of August, 2019.

Mayor Sylvia Murphy, District 5
Mayor Pro Tem Danny L. Kolhage, District 1
Commissioner Michelle Coldiron, District 2
Commissioner Heather Carruthers, District 3
Commissioner David Rice, District 4

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY
Mayor Sylvia Murphy

(SEAL)

ATTEST: KEVIN MADOK, CLERK

DEPUTY CLERK

Ordinance ____-2019
File 2019-038