

AGENDA

DEVELOPMENT REVIEW COMMITTEE

July 7, 2009

PURSUANT TO Florida Statute 286.011(1), the Development Review Committee of Monroe County will conduct a meeting on July 7, 2009 beginning at 1:00 PM at the Marathon Government Center, 2<sup>nd</sup> Floor, 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

ROLL CALL

DRC MEMBERS:

Townsley Schwab, Senior Director of Planning and Environmental Resources

Janis Vaseris, Biologist

Patricia A. Ivey, DOT Representative

Steve Zavalney, Fire Marshall

Judith Clarke, Director of Engineering Services

STAFF MEMBERS PRESENTING THE FOLLOWING AGENDA ITEMS:

Joe Haberman

CHANGES TO THE AGENDA

MEETING

NEW ITEM:

1. Habitat for Humanity, Overseas Highway (US 1), Cudjoe Key, Mile Marker 22.5: A request for approval of a minor conditional use permit in order to develop the property with sixteen (16) deed-restricted affordable housing units, in the form of eight (8) duplexes, and associated improvements on the subject property. The subject parcel is legally described as Block 8, Lots 8, 9, 10 and 11, Cutthroat Harbor Estates (PB4-165), Cudjoe Key, Monroe County, Florida, having real estate numbers 00178350.000000, 00178360.000000, 00178370.000000 and 00178380.000000.

[29049 FILE.pdf](#)

[29049 Site plans & survey.pdf](#)

[29049 SR DRC 07.07.09.pdf](#)

-  
ADJOURNMENT

File #: 29049

Owner's Name: Habitat for Humanity

Agent: Bob Calhoun

Type of Application: Minor Conditional Use...

Key: Cudjoe Key

RE #:  
00178350-000000  
00178360  
00178370  
00178380

**Additional Information added to File 29049**

**End of Additional Information For File 29049**

29049

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for a Major Conditional Use Permit / Amendment to a Major Conditional Use Permit

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review

Major Conditional Use Permit Application Fee: \$10,014.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Technology Fee: \$20.00

Date of Submittal: \_\_\_/\_\_\_/\_\_\_  
Month Day Year

Property Owner:

Monroe County  
Name

1100 Simon ton St.  
Mailing Address (Street, City, State, Zip Code)

Key West, FL 33040  
294-4641  
Daytime Phone

Email Address

Agent (if applicable):

Bob Colhoun, Executive Dir.  
Name Habitat for Humanity

30320 Overseas Highway  
Mailing Address (Street, City, State, Zip Code)

Big Pine, FL 33043  
872-4456  
Daytime Phone

execdirector@habitatlowerkeys.org  
Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

8 8, 9, 10 & 11 Cutthroat Harbor Estates Cudjoe PB4-169  
Block Lot Subdivision Key

00178350, 000000, 360, 370, 380  
Real Estate (RE) Number Alternate Key Number

Between US 1 + LaFitte Dr / Approximately 2.2425 LaFitte MM 22.5  
Street Address (Street, City, State, Zip Code) Approximate Mile Marker

APPLICATION

Land Use District Designation(s): SC  
Present Land Use of the Property: Vacant  
Proposed Land Use of the Property: 8 duplexes, affordable  
Total Land Area: 50,000 sq. ft.

If non-residential or commercial floor area is proposed, please provide:

0 Total number of non-residential buildings  
NA Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

8 Total number of residential buildings  
0 Total number of permanent, market-rate units  
16 Total number of permanent, affordable / employee housing units  
0 Total number of transient units (hotel rooms, recreational vehicle / campground spaces)

Has a previous application been submitted for this site within the past two years? Yes \_\_\_ No X

All of the following must be submitted in order to have a complete application submittal:  
(Please check as you attach each required item to the application)

- Complete major conditional use permit application (unaltered and unbound);
- Correct fee (check or money order to Monroe County Planning & Environmental Resources);
- Proof of ownership (i.e. Warranty Deed);
- Current Property Record Card(s) from the Monroe County Property Appraiser;
- Location map;
- Photograph(s) of site from adjacent roadway(s);
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 16 sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat);
- Written description of project;
- Environmental Designation Survey (prepared in accordance with Monroe County Code); NA
- Community Impact Statement (prepared in accordance with Monroe County Code);
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 16 sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
  - Date, north point and graphic scale;

## APPLICATION

- Boundary lines of site, including all property lines and mean high-water lines;
- Land use district of site and any adjacent land use districts;
- Flood zones pursuant to the Flood Insurance Rate Map(s);
- Locations and dimensions of all existing and proposed structures and drives;
- Type of ground cover (i.e. concrete, asphalt, grass, rock); *See landscape plan*
- Adjacent roadways;
- Setbacks as required by the land development regulations;
- Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- Calculations for open space ratios, floor area ratios, residential density and parking;
- Location and type of outdoor lighting;
- Extent and area of wetlands, open space areas and landscape areas;
- Location of solid waste storage;
- Location of sewage treatment facilities;
- Location of existing and proposed fire hydrants or fire wells; *None proposed*
- Floor Plans for all proposed structures and for any existing structures to be redeveloped – 16 sets** (drawn at an appropriate standard architectural scale and including handicap accessibility features);
- Elevations for all proposed structures and for any existing structures to be modified – 16 sets** (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure);
- Landscape Plan by a Florida registered landscape architect – 16 sets** (may be shown on the site plan; however, if a separate plan, must drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the landscaping plan should include the following:
  - Date, north point and graphic scale;
  - Boundary lines of site, including all property lines and mean high-water lines;
  - Locations and dimensions of all existing and proposed structures and drives;
  - Open space preservation areas;
  - Existing natural features;
  - Size and type of buffer yards including the species, size and number of plants;
  - Parking lot landscaping including the species, size and number of plants;
  - Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced; *None on site*
  - Transplantation plan (if required); *Not necessary*
- Conceptual Drainage Plan – 16 sets** (with drainage calculations; existing and proposed topography; all drainage structures; retention areas; drainage swales; and existing and proposed permeable and impermeable areas;
- Traffic Study, prepared by a licensed traffic engineer;**
- Construction Management Plan**, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging);
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property.** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included;
- Letters of Coordination are required from the following:**
  - Florida Keys Aqueduct Authority (FKAA);
  - Florida Keys Electric Cooperative (FKEC) or Keys Energy Services;
  - Monroe County Office of the Fire Marshal;

APPLICATION

- Monroe County Health Department;
- Monroe County Solid Waste Management;
- Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day;

If applicable, the following must be submitted in order to have a complete application submittal:

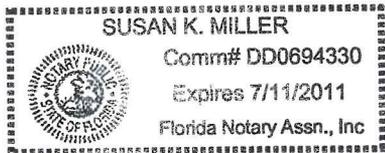
- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property) *see BOCC resolution*
- Vegetation Survey or Habitat Evaluation Index** (please contact Monroe County Environmental Resources prior to application submittal to determine if this documentation is necessary) *see landscape plan*
- Construction Phasing Plan**
- Additional Letters of Coordination** may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:
  - NA*  Key Largo Wastewater Treatment District (KLWTD)
  - South Florida Water Management District (SFWMD)
  - Florida Department of Transportation (FDOT)
  - Florida Department of Environmental Protection (FDEP)
  - NA*  Florida Department of State, Division of Historic Resources
  - NA*  Florida Game and Freshwater Fish Commission (FGFCC)
  - NA*  U.S. Army Corps of Engineers (ACOE)
  - U.S. Fish and Wildlife Service (USFW)

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: *[Signature]* Date: 4/21/09

Sworn before me this 21<sup>st</sup> day of April, 2009



*[Signature]*  
Notary Public  
My Commission Expires 7/11/11

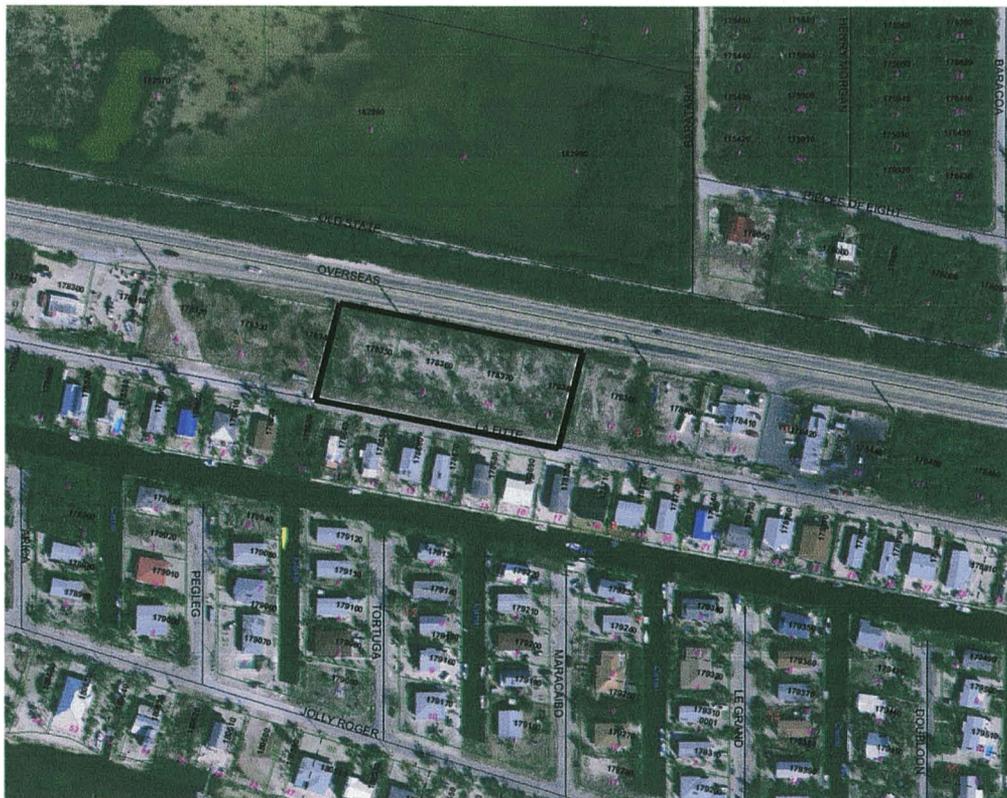
Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

# Contents

Habitat for Humanity – Minor Conditional Use Application  
MM 22.5 Bayside, Cudjoe Key on La Fitte Drive between US 1 and LaFitte Dr.  
16 homes in Two Duplexes

Application Form.....	4 pages
Location Maps, Aerial Photograph, photos of property.....	3 pages
Photographs of Houses across La Fitte Drive.....	1 page
Narrative.....	1 of 17 pages
ROGO Units.....	1 of 17 pages
Special Request.....	1 of 17 pages
Site Characteristics.....	2 of 17 pages
Consistency Statement.....	4 of 17 pages
Traffic Analysis.....	14 of 17 pages
Construction Management & Construction Phasing.....	17 of 17 pages
Traffic Study by Crossroads engineering.....	Attachment 1. 8 pages
Letters of Coordination, Responses & follow up letters.....	Attachment 2. 26 pages
Owners of Property within 300 foot radius.....	Attachment 3. 2 pages
Property Record Cards.....	Attachment 4. 8 pages
Deed.....	Attachment 5. 1 pages
BOCC Packet of 12/19/07 for selection of Habitat for developer.....	Attachment 6. 7 pages
BOCC Resolutions Reserving ROGO allocations.....	Attachment 6. 7 pages
Site Plan & Conception Drainage Plan.....	Attached
Floor Plan.....	Attached
Building Elevations.....	Attached
Landscape Plan.....	Attached

Project Location. Cudjoe Key. MM 22.5. La Fitte Drive





Street Frontage looking east. March 20, 2008. Photo by Ty Symroski



Street Frontage looking west. March 20, 2008. Photo by Ty Symroski



# HABITAT FOR HUMANITY

**OVERSEAS HIGHWAY  
CUDJOE KEY, FL 33042**

*Handwritten signature*  
4/9/09

**NEW CONSTRUCTION  
AND DEVELOPMENT**

**PLANNING SUBMISSION  
APRIL 8, 2009**

RECEIVED  
APR 8 2009  
BY: 29049

**mbi | k2m**  
ARCHITECTURE, INC.

1001 Whitehead St., Unit 101  
Key West, Florida 33040  
Tel: 305-294-4011  
Fax: 305-294-7412  
Email: [smaloney@mbi-k2m.com](mailto:smaloney@mbi-k2m.com)  
URL: [www.mbi-k2m.com](http://www.mbi-k2m.com)  
PROF. REG. AA26001059



**CIVIL ENGINEER:**  
Perez Engineering & Development  
1010 Kennedy Drive, Suite 400  
Key West, Florida 33040  
Telephone: 305.293.9440  
Fax: 305.296.0243  
Allen E. Perez, P.E.  
Florida PE No. 51468

## SUBMISSIONS

12/03/2008: DD REVIEW  
01/28/2009: CONSTRUCTION COMMITTEE REVIEW  
03/20/2009: PLANNING SUBMISSION REVIEW  
04/08/2009: PLANNING SUBMISSION

HABITAT FOR HUMANITY

Project No. MK-08106 Phase: CONSTRUCTION REVIEW

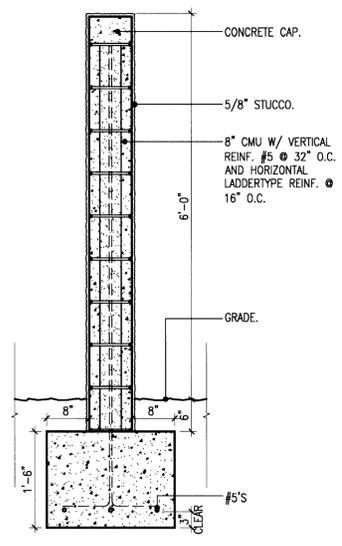
COVER SHEET

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DATE: 04/08/2009

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SITE DATA			
Density Calculations			
Site Size	50,000sq.ft. = 1.148 acres		
Building Area (Site size less required 20% openspace)	0.80 x 1.148 acres = 0.918 acres		
Maximum Net Density allowed per buildable area (for employee housing)	18 DU/acre		
Total Number of Units Allowed	16.53		
Units Proposed	16.00		
Parking Calculations			
Standard	Required	Proposed	
Parking: 1.5 per multifamily unit	24	32 (2 front to back under each unit) There also will be additional space in the actual driveway of each unit.	
Open Space Calculations			
	Impervious (Square Feet)	Pervious (Square Feet)	Total (Square Feet)
Total Site			50,000
	Building Area	13,505	
	Wall Area	466	
	Slab Area	380	
	Drive Area (gravel)	9,664	
Total Developed Area	14,351	9,664	24,015
Total Open Space			25,985(51.9%)
Open Space Required			10,000



**NOTE**

OUTDOOR LIGHTING LIMITED TO NORMAL OUTSIDE HOUSEHOLD LIGHTS ABOVE DOORS AND ALONG STAIRS.

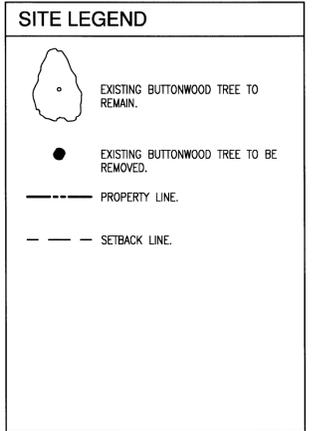
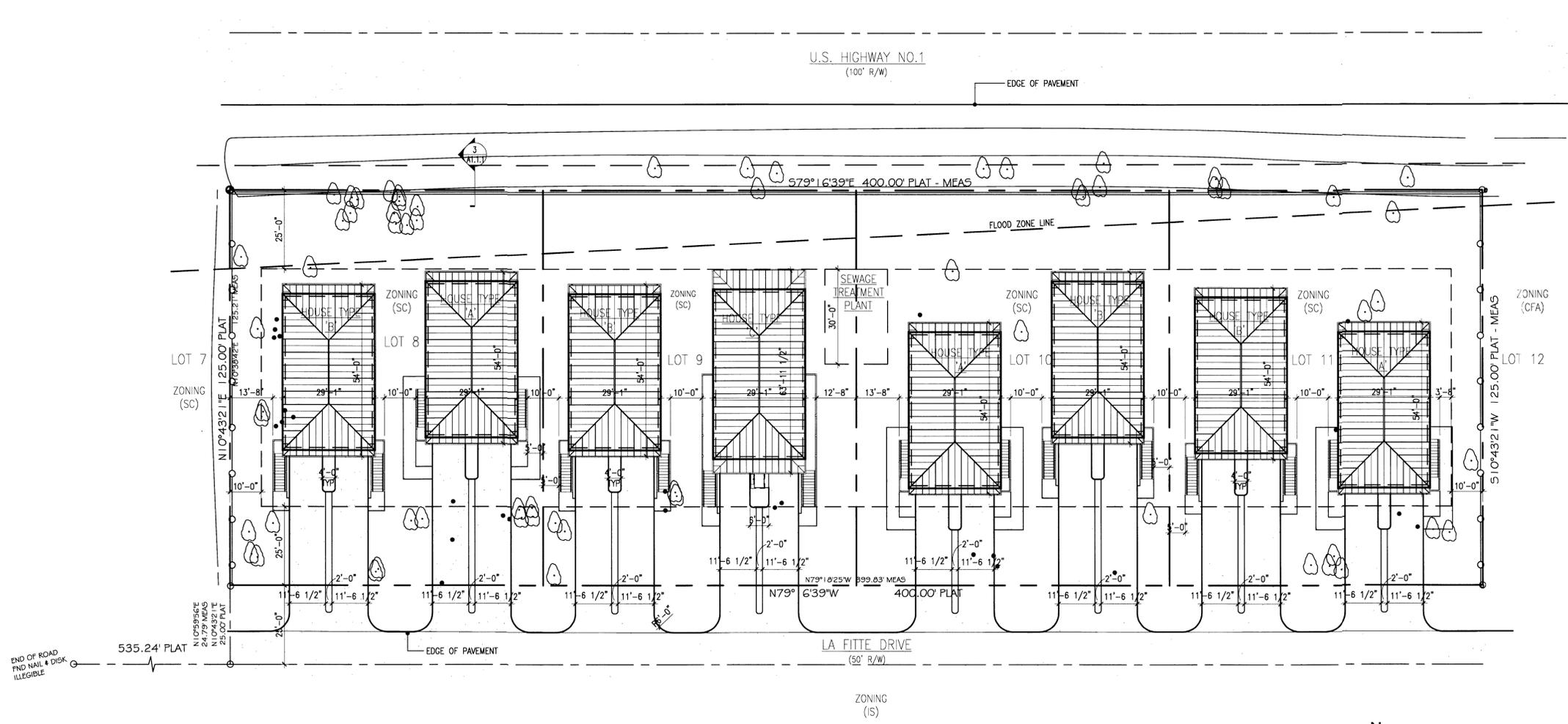
INDIVIDUAL GARBAGE AND RECYCLING CONTAINERS WILL BE ALLOCATED FOR EACH UNIT AND KEPT UNDER EXTERIOR STAIRS.

EACH UNIT WILL HAVE IT'S OWN INDIVIDUAL MAILBOX.

**3 WALL DETAIL**  
 SCALE: 3/4"=1'-0"

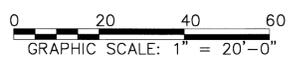
**2 GENERAL NOTES**  
 SCALE: N.T.S.

Seal:  
  
 Consultants:  
 Revisions:  
 12/03/2008 DD REVIEW  
 01/28/2009 CONSTRUCTION COMMITTEE REVIEW  
 03/20/2009 PLANNING SUBMISSION REVIEW  
 04/08/2009 PLANNING SUBMISSION



**HABITAT FOR HUMANITY - CUDJOE KEY**  
 OVERSEAS HIGHWAY  
 CUDJOE KEY, FL 33042  
**HABITAT FOR HUMANITY - LOWER KEYS**  
 30233 OVERSEAS HWY., BIG PINE, FL 33043

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**1 ARCHITECTURAL SITE PLAN**  
 SCALE: 1"=20'-0"

PLOTTED: 4/8/2009 3:57 PM  
 Drawing Size: 24x36 Project #: MK-08106  
 Drawn By: BM Checked By: SCM  
 Title: ARCHITECTURAL SITE PLAN  
 Sheet Number:  
**A1.1.1**  
 Date: APRIL 08, 2009  
 ©2008 by mbi | k2m Architecture, Inc.

Seal:

Handwritten signature and date: 4/19/09

Consultants:

Revisions:

Table with 2 columns: Date, Description. Includes entries for 1/25/2008, 01/28/2009, 03/26/2009, and 04/02/2009.

HABITAT FOR HUMANITY - CUDJOE KEY OVERSEAS HIGHWAY CUDJOE KEY, FL 33042 HABITAT FOR HUMANITY - LOWER KEYS 30233 OVERSEAS HWY., BIG PINE, FL 33043

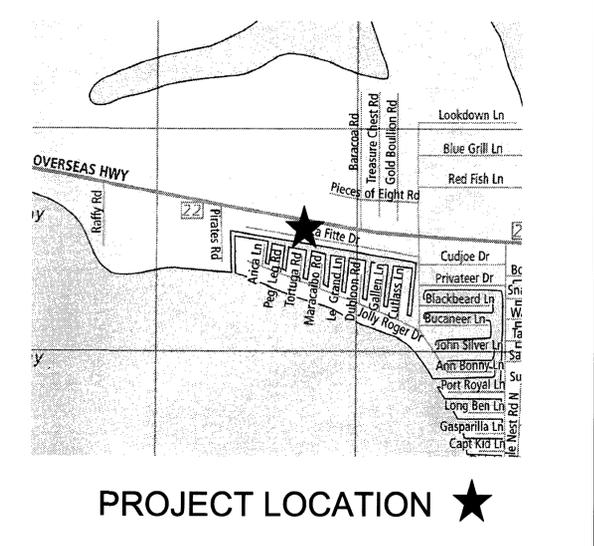
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CODE INFORMATION

DRAWING INDEX

Table with columns: ISSUED FOR, GENERAL, CIVIL, LANDSCAPE, ARCHITECTURAL. Includes drawing numbers like A0.1.1, C-1, L-1, A2.1.1, etc.

LOCATION MAP



PROJECT LOCATION

MATERIAL DESIGNATIONS

Table with columns: PLAN/SECTION, Material Name, Symbol. Includes Earth, Insulation, Concrete, Wood, etc.

SYMBOLS

Table with columns: Symbol, Description. Includes window numbers, wall types, door numbers, revision numbers, etc.

Table with columns: Letter, Abbreviation, Description. Includes sections A through Y.

NOTE: ARCHITECTURAL DRAWING ABBREVIATIONS, SYMBOLS AND LEGEND OF MATERIALS SHOWN ON THIS DRAWING APPLY TO ARCHITECTURAL DRAWINGS. THEY HAVE NOT NECESSARILY BEEN EDITED TO DELETE ITEMS WHICH DO NOT APPLY TO THIS CONTRACT

ABBREVIATIONS

Table with columns: Letter, Abbreviation, Description. Includes sections A through Y.

DESIGN TEAM INFORMATION

Table with columns: ARCHITECT, SITE/CIVIL. Lists mbi|k2m Architecture Inc. and Perez Engineering & Development, Inc.

Table with columns: Drawing Size, Project #, Drawn By, Checked By. Lists 24x36, MK-08106, BM, SCM.

TITLE: COVER SHEET DRAWING INDEX CODE, SYMBOLS, LOCATION MAP

SHEET NUMBER:

A0.1.2

DATE: APRIL 08, 2009

Seal:  


Consultants:  
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Revisions:

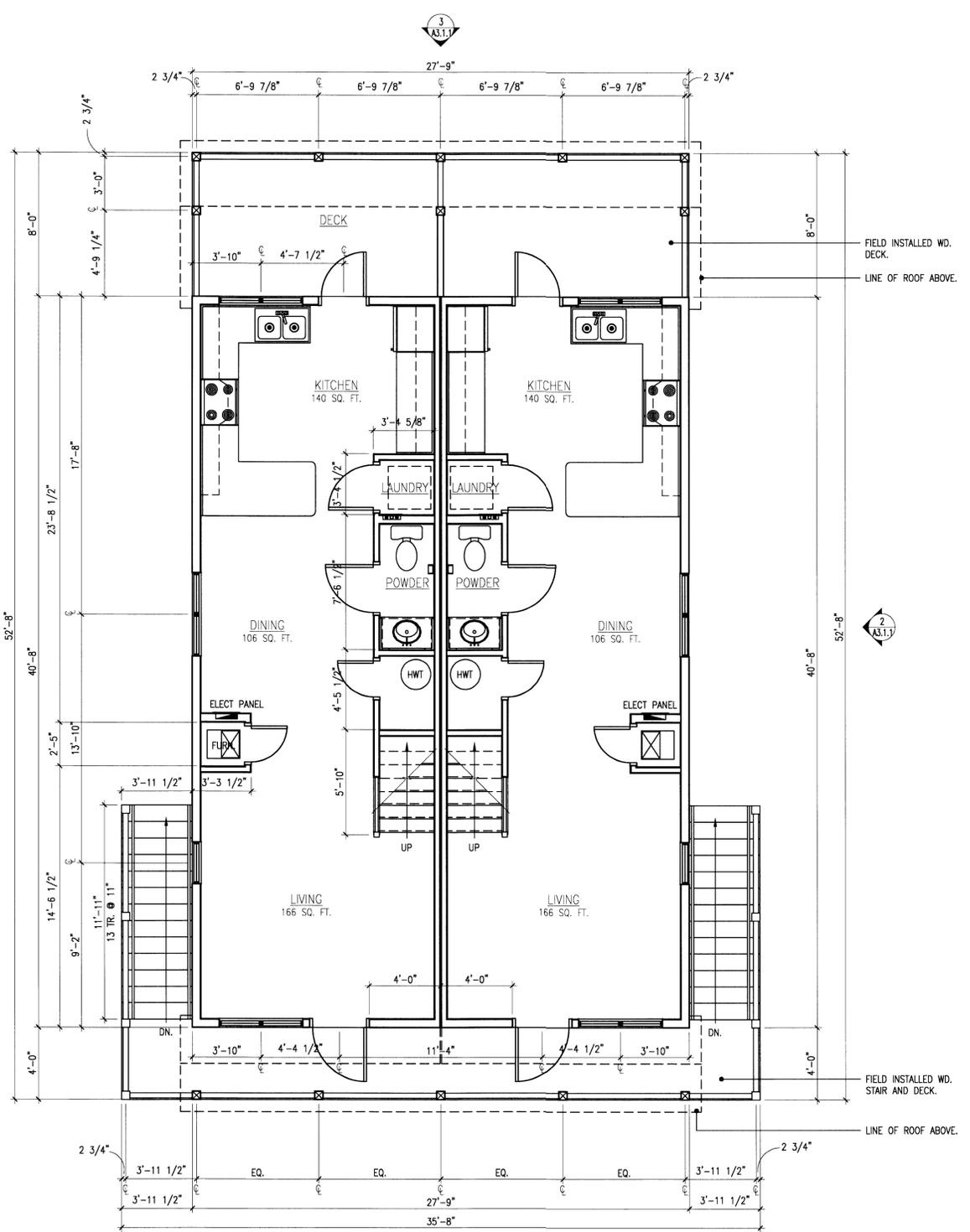
10/03/2008	DO REVIEW
01/28/2009	CONSTRUCTION COMMITTEE REVIEW
03/20/2009	PLANNING SUBMISSION REVIEW
04/08/2009	PLANNING SUBMISSION

**HABITAT FOR HUMANITY - CUDJOE KEY**  
 OVERSEAS HIGHWAY  
 CUDJOE KEY, FL 33042  
**HABITAT FOR HUMANITY - LOWER KEYS**  
 30233 OVERSEAS HWY., BIG PINE, FL 33043

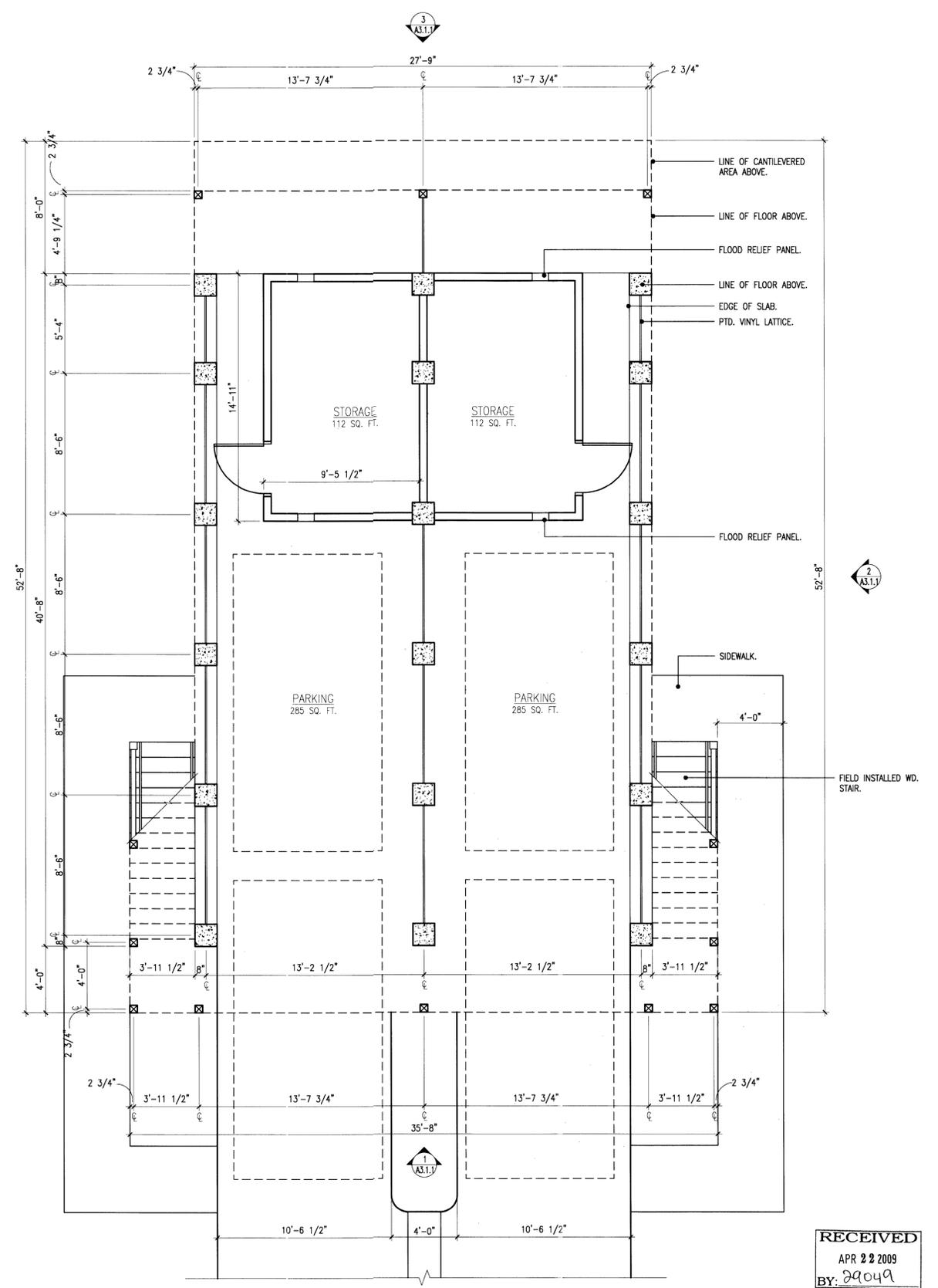
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 Project #: MK-08106  
 Checked By: SCM

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 HOUSE TYPE 'A'  
 GROUND FLOOR PLAN,  
 FIRST FLOOR PLAN

Sheet Number:  
**A2.1.1**  
 Date: APRIL 08, 2009  
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**2**  
 A2.1.1  
**FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"



**1**  
 A2.1.1  
**GROUND FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

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Consultants:

Revisions:

10/03/2008	DD REVIEW
01/28/2009	CONSTRUCTION COMMITTEE REVIEW
03/20/2009	PLANNING SUBMISSION REVIEW
04/08/2009	PLANNING SUBMISSION

**HABITAT FOR HUMANITY - CUDJOE KEY**  
 OVERSEAS HIGHWAY  
 CUDJOE KEY, FL 33042

**HABITAT FOR HUMANITY - LOWER KEYS**  
 30233 OVERSEAS HWY., BIG PINE, FL 33043

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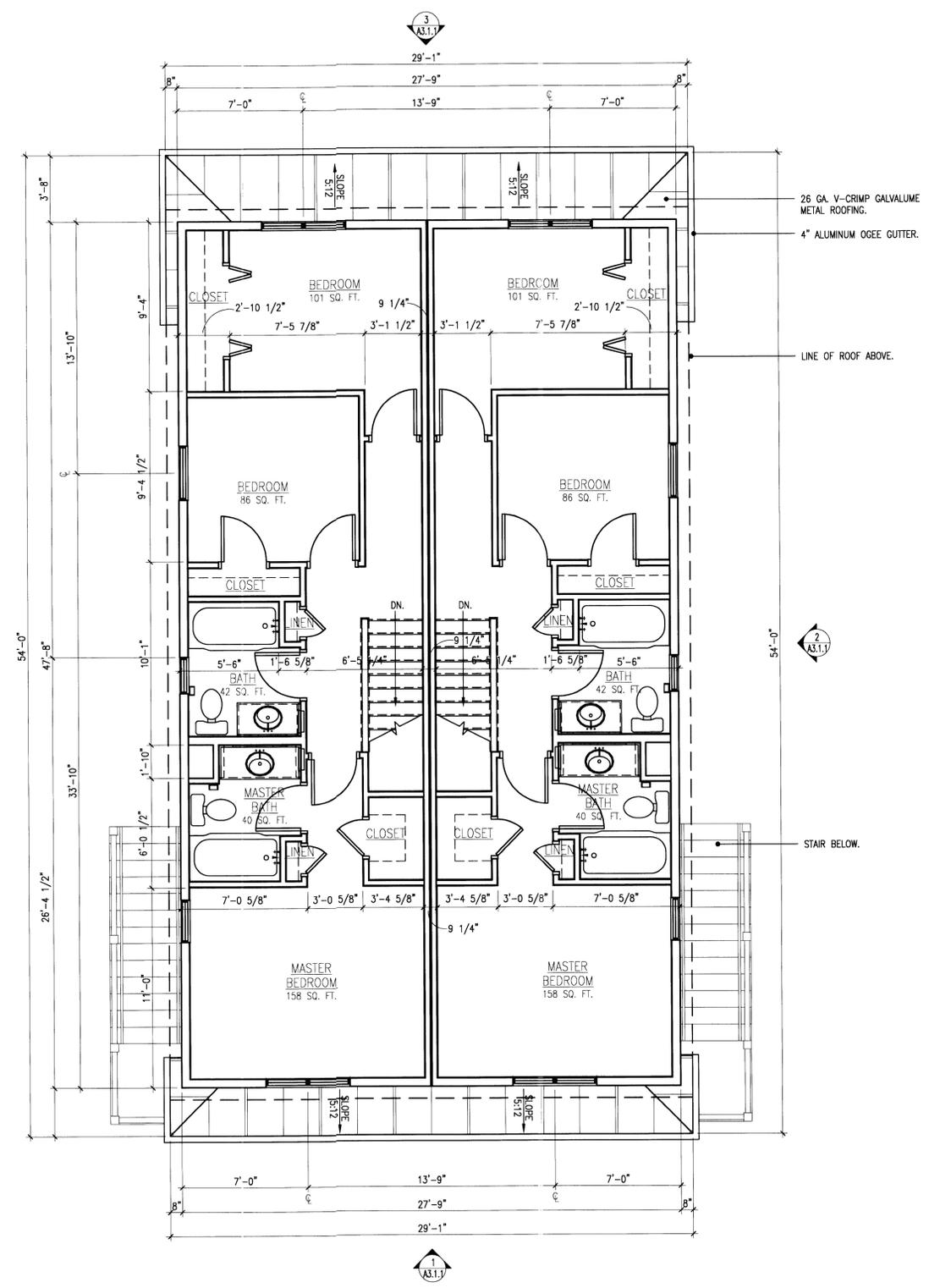
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24x36	MK-08106
Drawn By:	Checked By:
SJ	SCM

Title:  
**HOUSE TYPE 'A'  
 SECOND FLOOR PLAN,  
 ROOF PLAN**

Sheet Number:

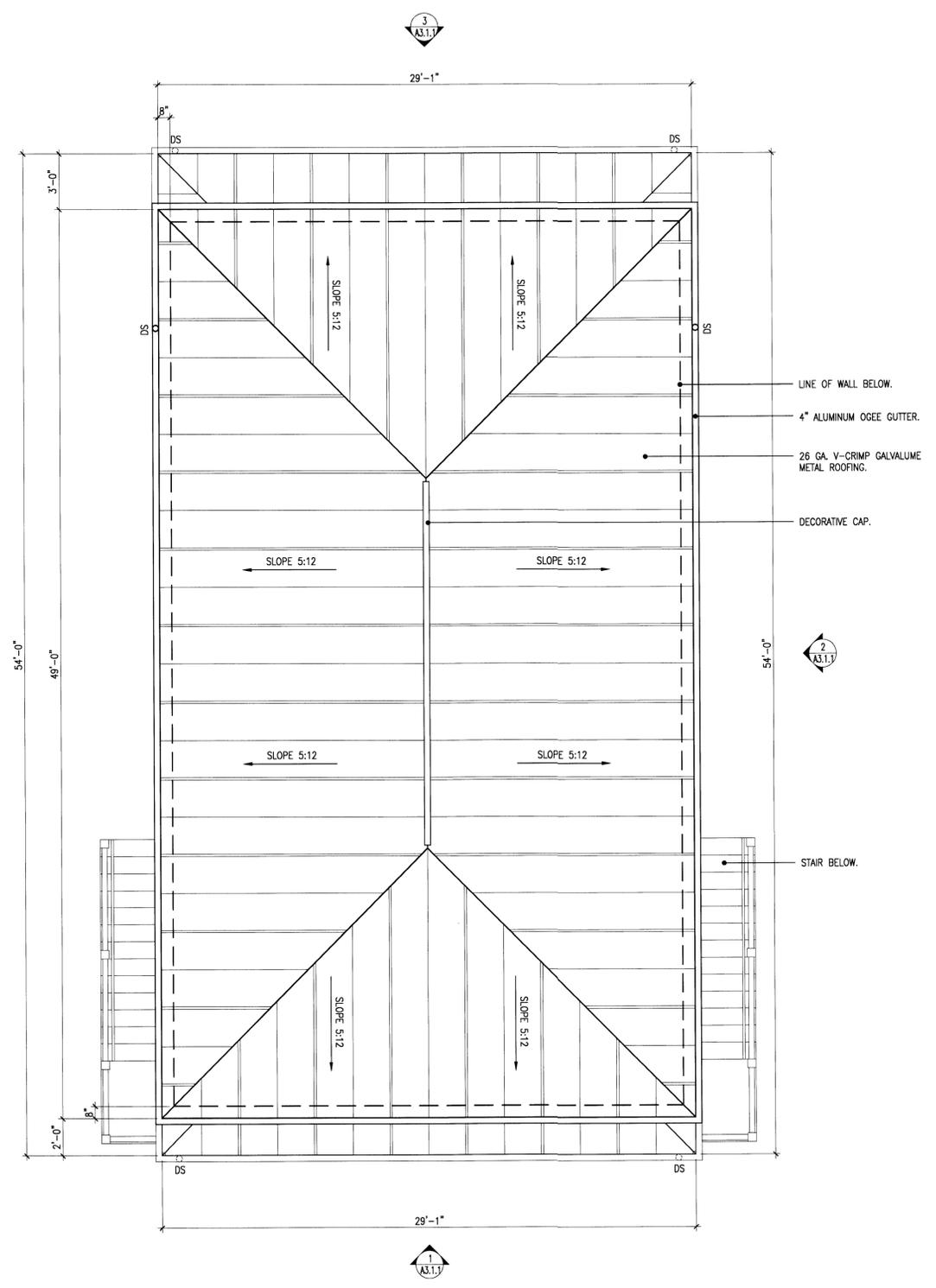
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**1**  
 A2.1.2 **SECOND FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

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**2**  
 A2.1.2 **ROOF PLAN**  
 SCALE: 1/4"=1'-0"

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 Consultants:

Revisions:

10/03/2008	DD REVIEW
01/28/2009	CONSTRUCTION COMMITTEE REVIEW
03/20/2009	PLANNING SUBMISSION REVIEW
04/08/2009	PLANNING SUBMISSION

**HABITAT FOR HUMANITY - CUDJOE KEY**  
 OVERSEAS HIGHWAY  
 CUDJOE KEY, FL 33042

**HABITAT FOR HUMANITY - LOWER KEYS**  
 30233 OVERSEAS HWY., BIG PINE, FL 33043

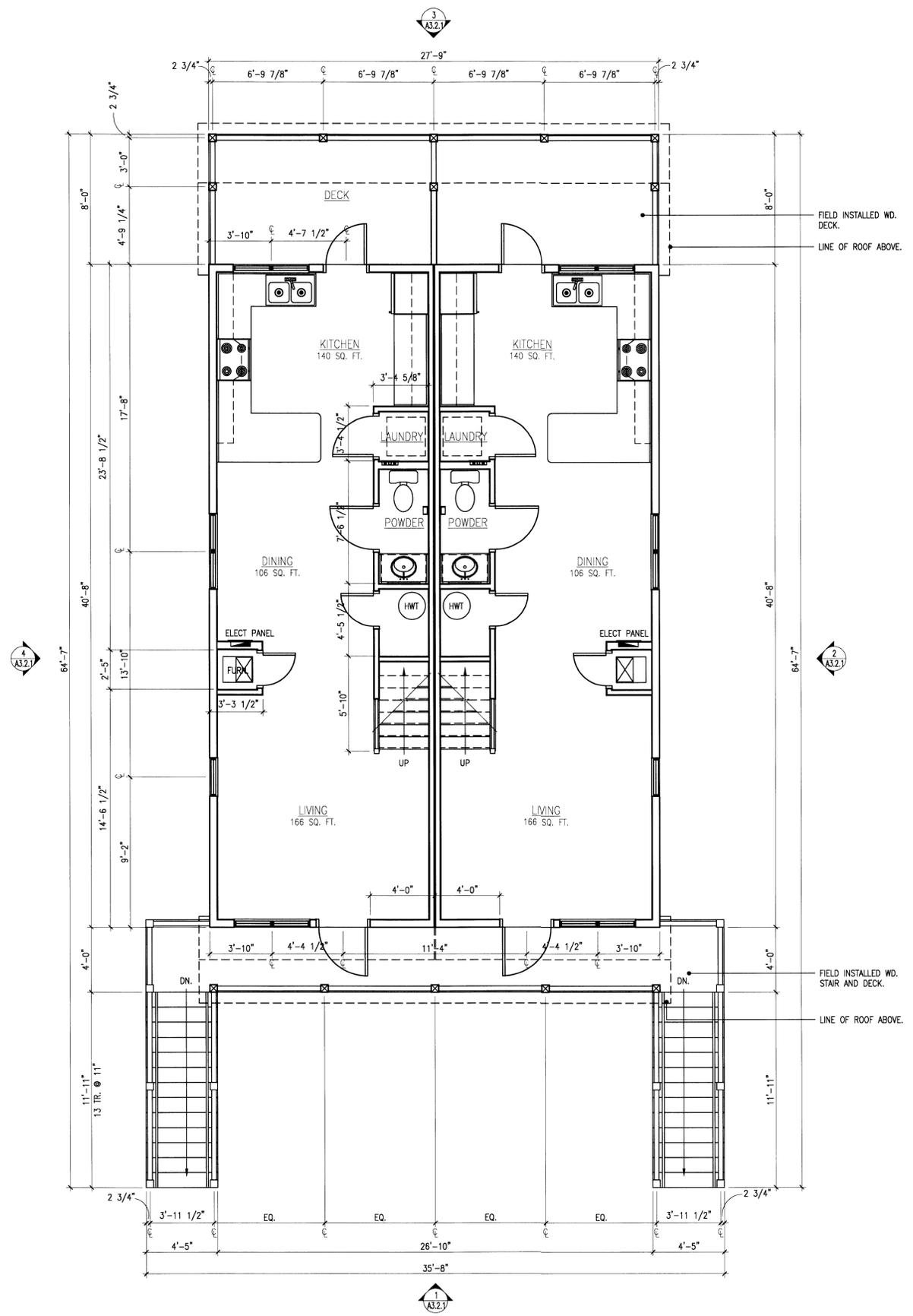
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 Checked By: SCM

Title:  
**HOUSE TYPE 'B'  
 GROUND FLOOR PLAN,  
 FIRST FLOOR PLAN**

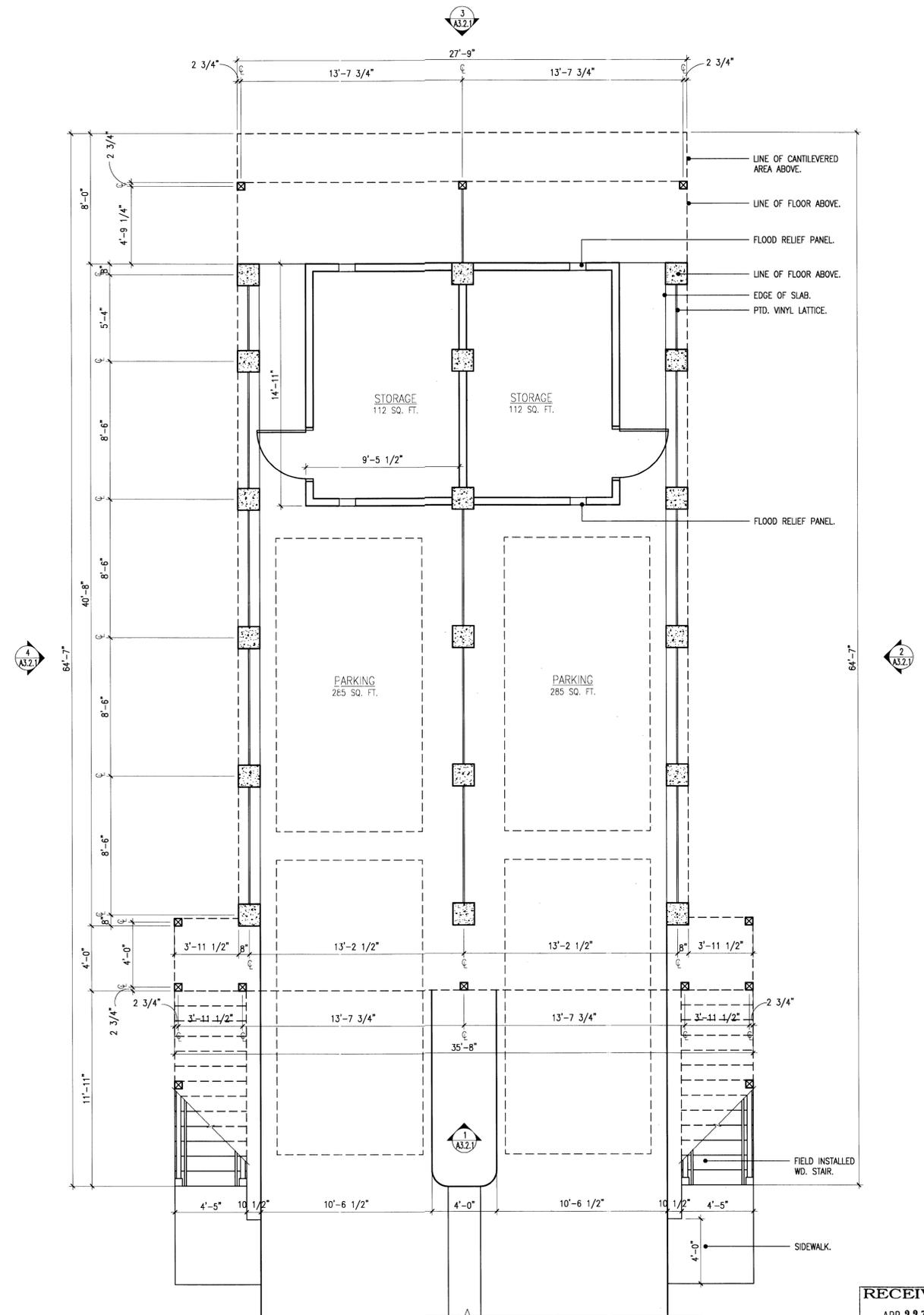
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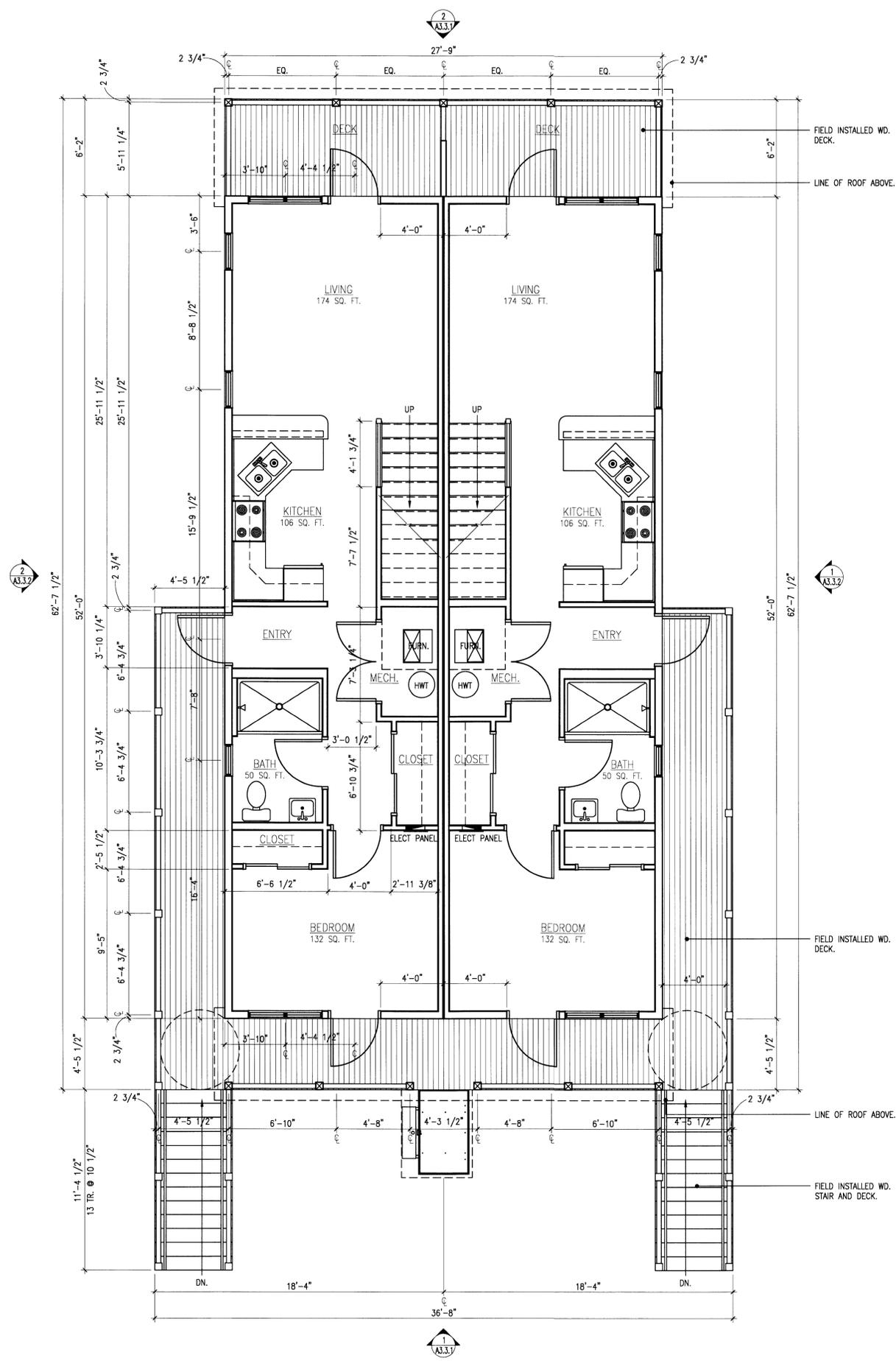


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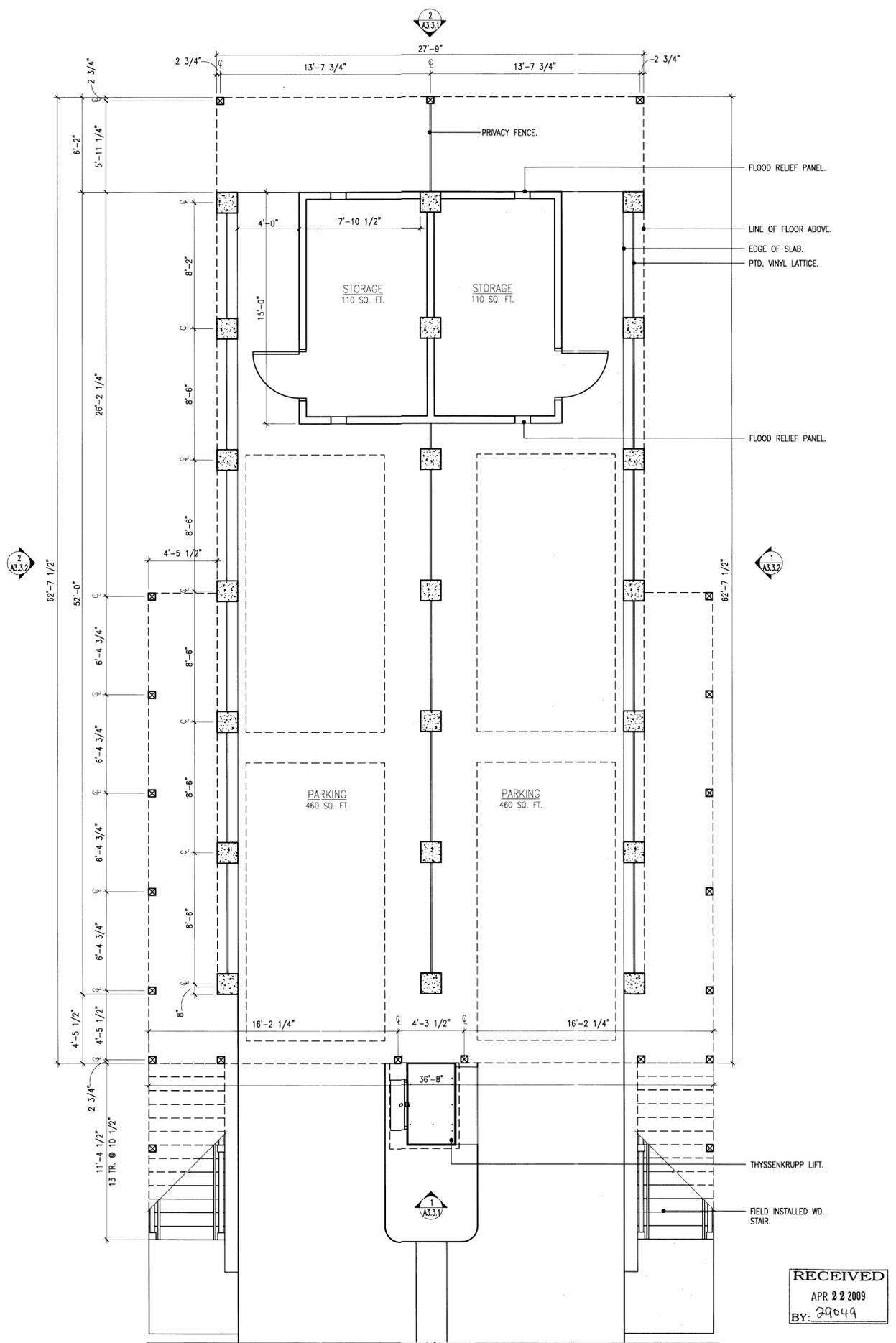


**1**  
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**GROUND FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

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 BY: 29049



**2**  
A2.3.1 **FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**1**  
A2.3.1 **GROUND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

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APR 22 2009  
BY: 29049

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*[Signature]*  
4/19/09

Consultants:

Revisions:

12/23/2008	DD REVIEW
01/28/2009	CONSTRUCTION COMMITTEE REVIEW
03/20/2009	PLANNING SUBMISSION REVIEW
04/08/2009	PLANNING SUBMISSION

**HABITAT FOR HUMANITY - CUDJOE KEY**  
OVERSEAS HIGHWAY  
CUDJOE KEY, FL 33042

**HABITAT FOR HUMANITY - LOWER KEYS**  
30233 OVERSEAS HWY., BIG PINE, FL 33043

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Project #: MK-08106  
Drawn By: SJ  
Checked By: SCM

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GROUND FLOOR PLAN,  
FIRST FLOOR PLAN**

Sheet Number:  
**A2.3.1**  
Date: APRIL 08, 2009  
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*[Signature]*  
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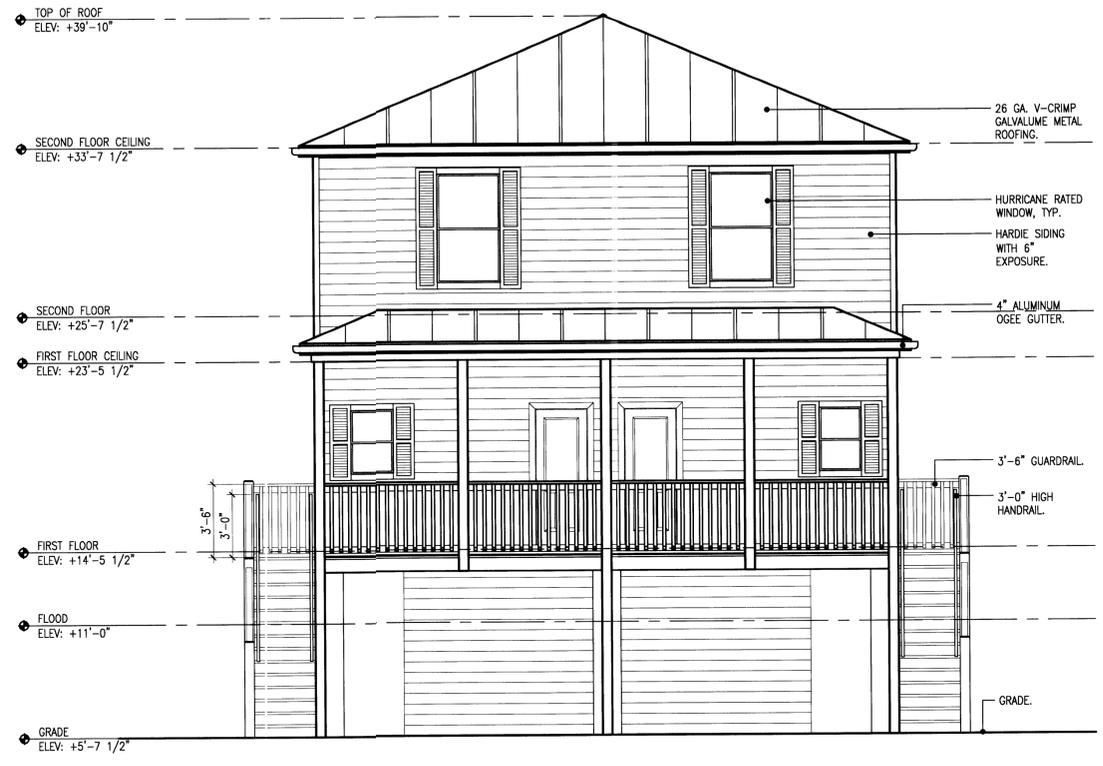
Consultants:

Revisions:

1/26/2009	ED REVIEW
3/19/2009	CONSTRUCTION COMMITTEE REVIEW
3/22/2009	PLANNING SUBMISSION REVIEW
3/26/2009	PLANNING SUBMISSION



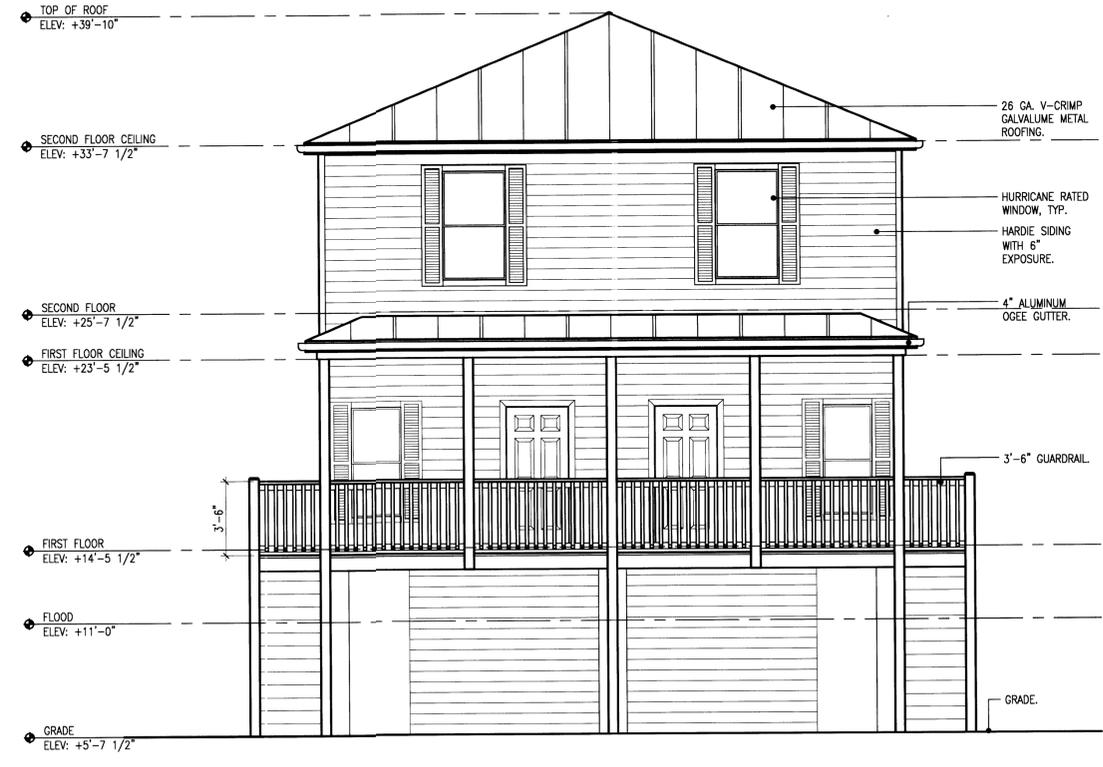
**4** EXTERIOR ELEVATION  
A3.1.1 SCALE: 1/4"=1'-0"



**3** EXTERIOR ELEVATION  
A3.1.1 SCALE: 1/4"=1'-0"



**2** EXTERIOR ELEVATION  
A3.1.1 SCALE: 1/4"=1'-0"



**1** EXTERIOR ELEVATION  
A3.1.1 SCALE: 1/4"=1'-0"

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HABITAT FOR HUMANITY - CUDJOE KEY  
OVERSEAS HIGHWAY  
CUDJOE KEY, FL 33042  
HABITAT FOR HUMANITY - LOWER KEYS  
30233 OVERSEAS HWY., BIG PINE, FL 33043

PLOTTED: 4/17/2009 11:51 AM

Drawing Size	Project #:
24x36	MK-08106
Drawn By:	Checked By:
BM	SCM

Title:  
HOUSE TYPE 'A'  
EXTERIOR ELEVATIONS

Sheet Number:

**A3.1.1**

Date: APRIL 08, 2009  
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Seal:  

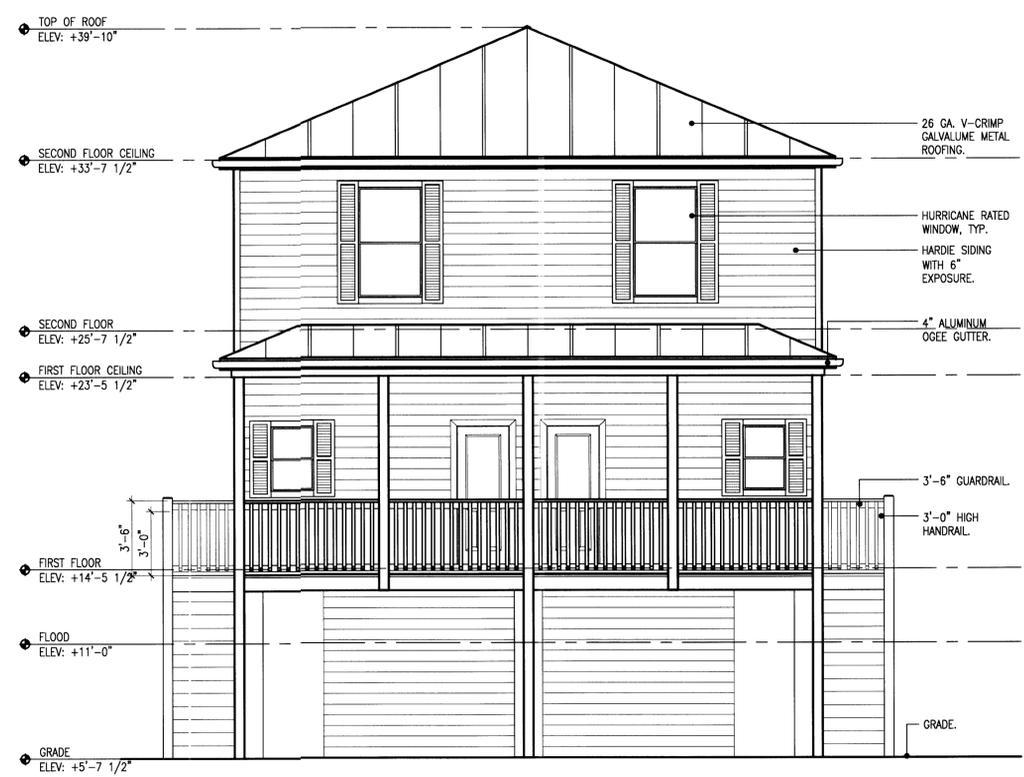

Consultants:

Revisions:

12/03/2008	DD REVIEW
01/28/2009	CONSTRUCTION COMMITTEE REVIEW
03/20/2009	PLANNING SUBMISSION REVIEW
04/08/2009	PLANNING SUBMISSION



**4** EXTERIOR ELEVATION  
 A3.2.1 SCALE: 1/4"=1'-0"



**3** EXTERIOR ELEVATION  
 A3.2.1 SCALE: 1/4"=1'-0"



**2** EXTERIOR ELEVATION  
 A3.2.1 SCALE: 1/4"=1'-0"



**1** EXTERIOR ELEVATION  
 A3.2.1 SCALE: 1/4"=1'-0"

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 30233 OVERSEAS HWY., BIG PINE, FL 33043

PLOTTED: 4/17/2009 11:53 AM  
 Drawing Size: 24x36 Project #: MK-08106  
 Drawn By: BM Checked By: SCM

Title:  
 HOUSE TYPE 'B'  
 EXTERIOR ELEVATIONS

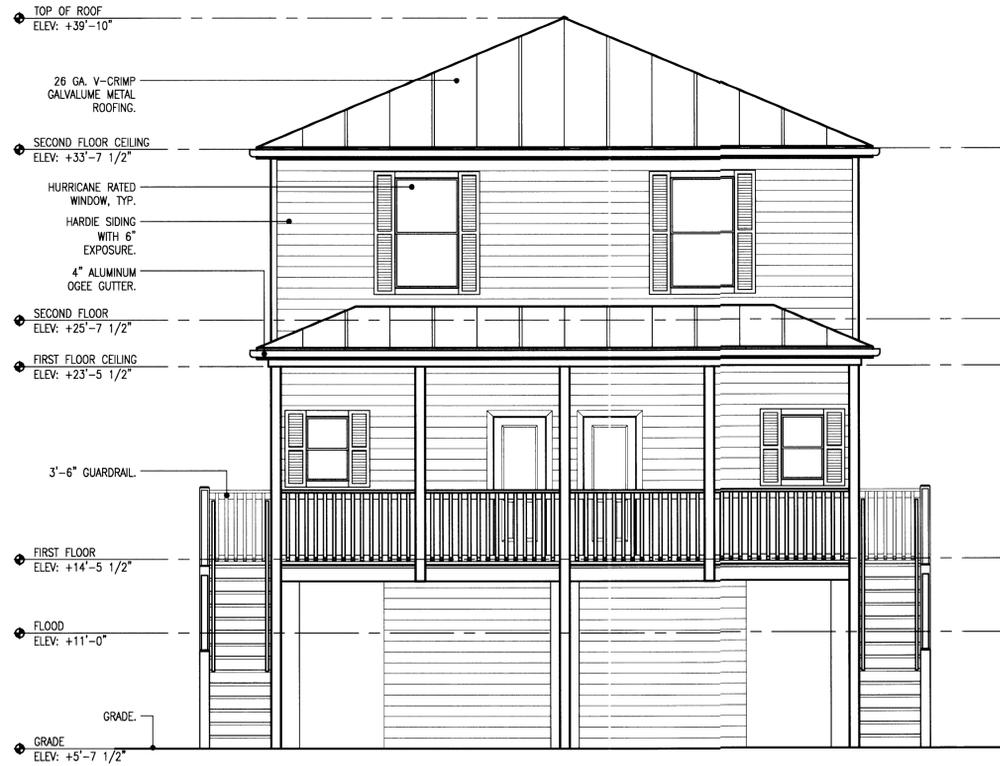
Sheet Number:  
**A3.2.1**  
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Consultants:

Revisions:

12/03/2008	DD REVIEW
01/28/2009	CONSTRUCTION COMMITTEE REVIEW
03/20/2009	PLANNING SUBMISSION REVIEW
04/08/2009	PLANNING SUBMISSION



**2** EXTERIOR ELEVATION  
 A3.3.1 SCALE: 1/4"=1'-0"



**1** EXTERIOR ELEVATION  
 A3.3.1 SCALE: 1/4"=1'-0"

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HABITAT FOR HUMANITY - CUDJOE KEY  
 OVERSEAS HIGHWAY  
 CUDJOE KEY, FL 33042  
 HABITAT FOR HUMANITY - LOWER KEYS  
 30233 OVERSEAS HWY., BIG PINE, FL 33043

PLOTTED: 4/17/2009 11:54 AM

Drawing Size 24x36	Project # MK-08106
Drawn By: BM	Checked By: SCM

Title:  
 HOUSE TYPE 'C'  
 EXTERIOR  
 ELEVATIONS

Sheet Number:

**A3.3.1**

Date: APRIL 08, 2009

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**2**  
 A3.3.2 EXTERIOR ELEVATION  
 SCALE: 1/4"=1'-0"



**1**  
 A3.3.2 EXTERIOR ELEVATION  
 SCALE: 1/4"=1'-0"

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Revisions:

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04/08/2009	PLANNING SUBMISSION

HABITAT FOR HUMANITY - CUDJOE KEY  
 OVERSEAS HIGHWAY  
 CUDJOE KEY, FL 33042

HABITAT FOR HUMANITY - LOWER KEYS  
 30233 OVERSEAS HWY., BIG PINE, FL 33043

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Drawing Size: 24x36	Project #: MK-08106
Drawn By: BM	Checked By: SCM

Title:  
 HOUSE TYPE 'C'  
 EXTERIOR ELEVATIONS

Sheet Number:  
**A3.3.2**  
 Date: APRIL 08, 2009  
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**Water Quantity - Predevelopment**

Project Area	A = 1.148	ac	50,000	sf
Pervious Area	1.148	ac	50,000	sf
Impervius Area	0.000	ac	0	sf
% Impervius	0.00%			
Rainfall for 25yr/24hr event	P <sub>24</sub> = 8	in		
Rainfall for 25yr/3day event	P <sub>72</sub> = 10.87	in		
Depth to Water Table	2	ft		
Predeveloped Available Storage	2.5	in		
Soil Storage	S = 2.50	in		
Q <sub>pre</sub> = $\frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q <sub>pre</sub> = 5.63	in		
Runoff Volume from 25 year/ 1 day storm	$\sqrt{25yr/24hr}$ = 6.46	ac-in		

**Water Quantity - Postdevelopment**

Project Area	A = 1.148	ac	50,000	sf
Pervious Area	0.816	ac	35,548	sf
Impervius Area	0.332	ac	14,452	sf
% Impervius	28.9%			
Rainfall for 25yr/24hr event	P <sub>24</sub> = 8	in		
Rainfall for 25yr/3day event	P <sub>72</sub> = 10.87	in		
Depth to Water Table	2	ft		
Developed Available Storage	1.88	in		
Soil Storage	S = 1.34	in		
Q <sub>post</sub> = $\frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q <sub>post</sub> = 6.59	in		
Runoff Volume from 25 year/ 1 day storm	$\sqrt{25yr/24hr}$ = 7.57	ac-in		

**Postdevelopment - Predevelopment**

Q<sub>pre-post</sub> = Q<sub>post</sub> - Q<sub>pre</sub> = 0.97 in

Pre/Post Volume = Q<sub>pre-post</sub> X A = 1.111 ac-in = 4,034 cf

**Water Quality**

Project Area	1.148	ac	50,000	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.305	ac	13,307	sf
Pavement/Walkways	0.026	ac	1,145	sf
Pervious area	0.816	ac	35,548	sf
Site area for Water Quality (Total area - (water surface + roof area))	0.842	ac	36,693	sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.026	ac	1,145	sf
% Impervius	3%			
A) One inch of runoff from project area	1.148	ac-in		
B) 2.5 inches times percent impervius (2.5 x percent impervius x (site area - surface water))	0.090	ac-in		

**Comparison of Water Quality Methods**

1.148	>	0.090
ac-in		ac-in

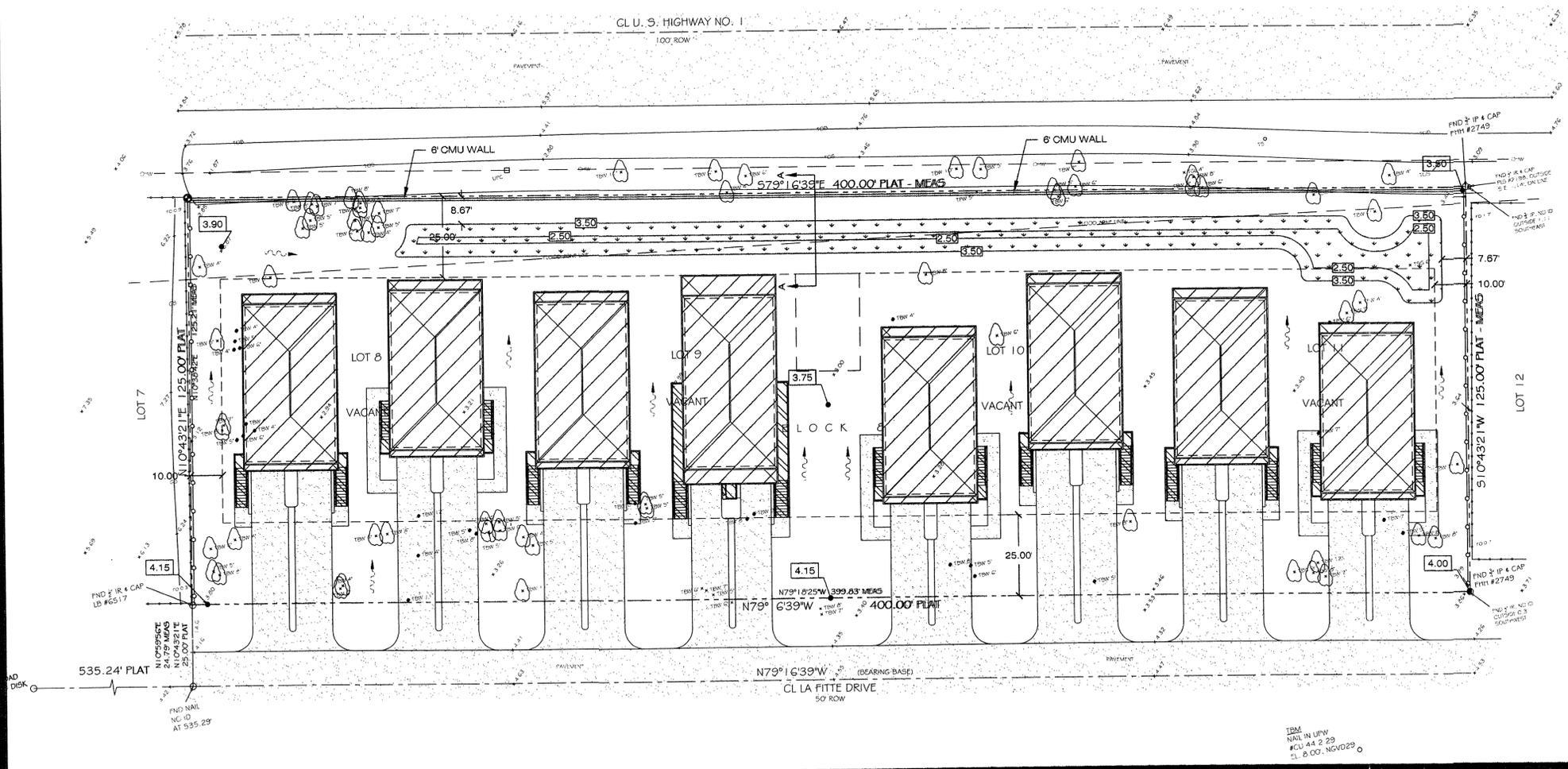
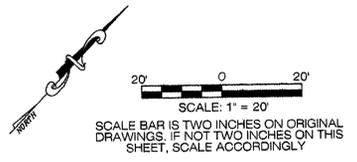
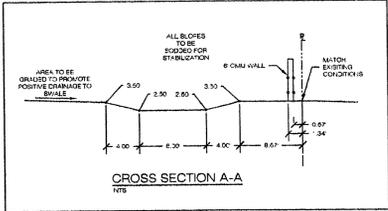
**Water Quality vs Water Quality**

1.111	<	1.148
ac-in		ac-in

**Pretreatment Volume Required (50% Credit due to Dry Retention)** = 0.574 ac-in = 2,083 cf

**Pond Volume Provided for Pretreatment** = 0.834 ac-in = 2,903 cf

Bottom of Bank	2.5	901	0.021	-
Top of Bank	3.5	3705	0.085	2,303
Total				2,303
				2,303
				2,083



**LEGEND**

- Project Line
- Site Fence
- Existing Grade
- Proposed Grade
- Stormwater Pond
- Stormwater Flow
- Roof Area
- Impervius Area
- Ex. Buttonwood to Remain

NOTE: LEGEND SYMBOLS ARE NOT TO SCALE

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CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT

KEY WEST OFFICE  
1010 EAST KENNEDY DRIVE, SUITE 400  
KEY WEST, FLORIDA 33040  
TEL: (305) 259-9440 FAX: (305) 259-0243

TAMPA OFFICE  
401 EAST FRANKLIN ROAD, SUITE 140  
TAMPA, FLORIDA 33607  
TEL: (813) 579-1616 FAX: (813) 289-0710

**PEREZ ENGINEERING & DEVELOPMENT, INC.**  
CERTIFICATE OF AUTHORIZATION No. 8879

APR 16, 2009

REVISIONS:

1	ORIGINAL	MARCH 2009
2		
3		
4		
5		
6		

HABITAT FOR HUMANITY - CUDJOE KEY OVERSEAS HWY.

HABITAT FOR HUMANITY  
CUDJOE KEY, FL 33042  
CONCEPTUAL DRAINAGE PLAN

JOB NO. 091007  
DRAWN RTM  
DESIGNED AEP  
CHECKED AEP  
QC  
SHEET

C-1





## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

*We strive to be caring, professional and fair*

To: The Development Review Committee and Townsley Schwab, Senior Director of Planning & Environmental Resources

From: Joseph Haberman, Principal Planner 

Date: June 26, 2009

Subject: *Request for a Minor Conditional Use Permit for a 16 Affordable Housing Unit Development, to be located at mile marker 22.5 of the Overseas Highway (US 1), Cudjoe Key, Real Estate Nos. 00178350.000000, 00178360.000000, 00178370.000000 and 00178380.000000*

---

**Meeting: July 7, 2009**

---

1 I REQUEST:

2  
3 The applicant is requesting approval of a minor conditional use permit in order to develop the  
4 property with sixteen (16) deed-restricted affordable housing units, in the form of eight (8)  
5 duplexes, and associated improvements on the subject property.  
6



23  
24  
25  
26  
27  
28

Subject Property (outlined in blue) (2006)

As a note, the applicant submitted a major conditional use permit application. However, the proposed development only requires a minor conditional use permit. The applicant applied for the major conditional use permit so that the Planning Commission would hold

1 a public hearing in order to provide surrounding residents with an additional opportunity  
2 to provide input. In that this request was made by the applicant and the action would  
3 only result in an additional level of review than required by the Land Development Code,  
4 staff shall schedule the application of the minor conditional use permit for consideration  
5 by the Planning Commission following the DRC meeting.  
6

7 Location:

8 Address: Overseas Highway (US 1), Cudjoe Key, mile marker 22.5 (ocean side)

9 Legal Description: Block 8, Lots 8, 9, 10 and 11, Cutthroat Harbor Estates (PB4-165)

10 Real Estate (RE) Numbers: 00178350.000000, 00178360.000000, 00178370.000000 and  
11 00178380.000000  
12

13 Applicant:

14 Owner: Monroe County

15 Lessee: Habitat for Humanity of Key West and the Lower Florida Keys

16 Agent: Bob Calhoun, Habitat for Humanity of Key West and the Lower Florida Keys  
17

18  
19  
20  
21  
22  
23  
24 **II RELEVANT PRIOR COUNTY ACTIONS:**

25  
26 The subject property was conveyed to the Monroe County Comprehensive Land Authority on  
27 August 19, 2005.  
28

29 On October 19, 2005, the BOCC authorized the Housing & Community Development  
30 Department to advertise a Request for Qualifications (RFQ) for contractors to build  
31 workforce rental units on a parcel between US 1 and La Fitte Drive on Cudjoe Key. On  
32 April 19, 2006, the BOCC granted approval to negotiate a contract with Carlisle  
33 Development Group to develop affordable and employee workforce housing on the Cudjoe  
34 parcel; however notice was received on November 2, 2006 of the Carlisle Development  
35 Group's withdrawal from the program. The RFQ was re-advertised on May 2, 2007 and a  
36 Request for Proposals (RFP) was issued to the approved housing development services  
37 providers on September 5, 2007. There was only a single respondent for the Cudjoe parcel,  
38 Habitat for Humanity of Key West and the Lower Florida Keys.  
39

40 The BOCC passed and adopted Resolution No. 273-2006 on July 19, 2006. The resolution  
41 reserved 69 affordable ROGO allocations for the four-parcel "Carlisle" project for one year  
42 from the date of the resolution (one parcel of which is the subject Cudjoe parcel).  
43

44 The BOCC passed and adopted Resolution No. 184-2007 on May 16, 2007. The resolution  
45 continued the reservation of 69 affordable ROGO allocations for the four Monroe County  
46 owned parcels from the date of the resolution (one parcel of which is the subject Cudjoe  
47 parcel).  
48

49 The BOCC passed and adopted Resolution No. 047-2008 on February 20, 2008. The  
50 resolution reserved 10 affordable ROGO allocations for the four-parcel Monroe County  
51 projects from the date of the resolution (one parcel of which is the subject Cudjoe parcel).

1  
2 III BACKGROUND INFORMATION:  
3

- 4 A. Size of Site: 50,000 ft<sup>2</sup> (1.15 acres)  
5 B. Land Use District: Suburban Commercial (SC)  
6 C. Future Land Use Map (FLUM) Designation: Mixed Use / Commercial (MC)  
7 D. Tier Designation: Tier 3  
8 E. Flood Zone: part AE – EL 10 and part AE – EL 11  
9 F. Existing Use: Vacant  
10 G. Existing Vegetation / Habitat: Predominately scarified with several areas of hammock  
11 H. Community Character of Immediate Vicinity: Mixed Use: Commercial and Commercial  
12 Fishing along the US 1 corridor and single-family residential along La Fitte Drive  
13

14 IV REVIEW OF APPLICATION:  
15

16 MCC §110-67 provides the standards which are applicable to all conditional uses. When  
17 considering applications for a conditional use permit, the Development Review Committee  
18 and Director of Planning & Environmental Resources shall consider the extent to which:  
19

- 20 A. *The conditional use is consistent with the purposes, goals, objectives and standards of the*  
21 *comprehensive plan and the land development regulations:*  
22

23 The proposed use is consistent with the purposes, goals, objectives and standards of the  
24 comprehensive plan and the land development regulations.  
25

26 Policies from the Monroe County Year 2010 Comprehensive Plan that directly pertain to  
27 the proposed use include:  
28

29 Policy 101.4.5: The principal purpose of the MC land use category is to provide  
30 for the establishment of commercial zoning districts where various types of  
31 commercial retail and office may be permitted at intensities which are consistent  
32 with the community character and the natural environment. Employee housing  
33 and commercial apartments are also permitted. This land use category is also  
34 intended to allow for the establishment of mixed use development patterns, where  
35 appropriate. Various types of residential and non-residential uses may be  
36 permitted; however, heavy industrial uses and similarly incompatible uses shall be  
37 prohibited. In order to protect environmentally sensitive lands, the following  
38 development controls shall apply to all hammocks, pinelands, and disturbed  
39 wetlands within this land use category: 1) only low intensity commercial uses  
40 shall be allowed; 2) a maximum floor area ratio of 0.10 shall apply; and 3)  
41 maximum net residential density shall be zero.  
42

43 Policy 101.5.3: In order to encourage a compact form of non-residential growth,  
44 the Permit Allocation System shall limit and direct new non-residential  
45 development primarily to areas designated as Tier III under Goal 105 not located

1 within a designated Special Protection Area and provide incentives for  
2 redevelopment of existing developed and vacant infill sites.

3  
4 Policy 101.2.4: Monroe County shall allocate at least 20 percent of residential  
5 (non-transient) growth to affordable housing units as part of the Permit Allocation  
6 System. Any portion of the 20 percent allocation not used for affordable housing  
7 shall be retained and be made available for affordable housing from ROGO year  
8 to ROGO year. Affordable housing eligible for this separate allocation shall meet  
9 the criteria specified in Policy 601.1.7, but shall not be subject to the competitive  
10 Residential Permit Allocation and Point System in Policy 101.5.4. The parcel  
11 proposed for affordable housing shall not be located within an area designated as  
12 Tier I as set forth under Goal 105 or within a Tier III Special Protection Area as  
13 set forth in Policy 205.1.1.

14  
15 Policy 601.1.7: All affordable housing projects which receive development  
16 benefits from Monroe County, including but not limited to affordable housing  
17 points in the Permit Allocation System and donations of land, shall be required to  
18 maintain the project as affordable on a long-term basis pursuant to deed  
19 restrictions or other mechanisms specified in the Land Development Regulations,  
20 and administered by Monroe County or the Monroe County Housing Authority.  
21 For the purposes of developing such Land Development Regulations, the  
22 following guidelines shall apply: "Moderate Income" is the amount which  
23 represents 120 percent of the median annual household income for Monroe  
24 County. "Low Income" is the amount which represents 80 percent of the median  
25 annual household income for Monroe County. "Very Low Income" is the amount  
26 which represents 50 percent of the median annual household income for Monroe  
27 County. "Cost-burdened" describes a household which pays a monthly rent or  
28 monthly mortgage payment, including taxes and insurance that exceeds 30  
29 percent of the median annual household income for Monroe County.

30  
31 *B. The conditional use is consistent with the community character of the immediate vicinity:*

32  
33 A multi-family residential development would be compatible with neighboring  
34 properties, an area which is composed of a mixture of commercial retail, commercial  
35 fishing and single-family residential uses. Therefore, the proposed development would  
36 be consistent with the community character of the immediate vicinity.

37  
38 *C. The design of the proposed development minimizes adverse effects, including visual*  
39 *impacts, on adjacent properties:*

40  
41 The currently vacant site would be developed with eight (8) duplexes. The site is located  
42 between La Fitte Drive and US 1. There are several single-family residences located on  
43 the lots to the south of La Fitte Drive. A surrounding property owner has submitted an  
44 objection to the density of the proposed project.

1 The applicant is proposing to construct all of the buildings using architectural features  
2 that provide visual interest. Similar design guidelines and materials are proposed for all  
3 of the proposed structures, which will make the development cohesive.  
4

5 In addition, as part of the redevelopment, existing trees shall be preserved and new trees  
6 and other landscaping elements shall be introduced to the site. Therefore, the proposed  
7 development minimizes adverse effects, including visual impacts, on adjacent properties.  
8

9 *D. The proposed use will have an adverse impact on the value of surrounding properties:*

10 There is no evidence indicating that the proposed development will have an adverse  
11 impact on the value of the surrounding properties.  
12  
13

14 *E. The adequacy of public facilities and services:*

15 1. Roads:

16 *Localized Impacts & Access Management:* Access to and from the development shall  
17 be approved by the county's traffic consultant and the Florida Department of  
18 Transportation (FDOT) (See section I-22, Access Standards).  
19

20 *Level of Service (LOS):* A traffic evaluation shall be approved by the county's traffic  
21 consultant.  
22  
23

24 2. Stormwater: The applicant shall coordinate with the Public Works Division, and, if  
25 necessary, the South Florida Water Management District (SFWMD) to determine  
26 compliance with all applicable regulations (See section I-9, Surface Water  
27 Management Criteria).  
28

29 3. Sewer: The applicant shall coordinate with the Florida Department of Health, Florida  
30 Department of Environmental Protection and/or the Florida Keys Aqueduct Authority  
31 to determine compliance with all applicable regulations (See section I-10, Wastewater  
32 Treatment Criteria).  
33

34 4. Emergency Management: The applicant shall coordinate with the Office of the Fire  
35 Marshal to determine compliance with the Florida Fire Prevention Code, the Florida  
36 Building Code, the National Fire Protection Code (NFPA 1) and the Life Safety Code  
37 (NFPA 101). As of the date of this report, no letter of coordination has been  
38 provided.  
39

40 *F. The applicant has the financial and technical capacity to complete the development as  
41 proposed:*  
42

43 There is no evidence to support or disprove the applicant's financial and technical  
44 capacity. However, Habitat for Humanity of Key West and the Lower Florida Keys has  
45 successfully developed several similar projects in the past and was awarded the right to  
46 develop the subject parcel following a competitive RFP process.

1  
2 G. *The development will adversely affect a known archaeological, historical or cultural*  
3 *resource:*

4  
5 The proposed development will not adversely affect a known archaeological, historical or  
6 cultural resource.

7  
8 H. *Public access to public beaches and other waterfront areas is preserved as part of the*  
9 *proposed development:*

10  
11 The property is land-locked. Therefore, the proposed development will not have an  
12 adverse impact on public access to a waterfront area.

13  
14 I. *The project complies with all additional standards imposed on it by the Land*  
15 *Development Regulations:*

16  
17 1. **Residential Rate of Growth Ordinance (ROGO) (§138-19 – §138-28):**  
18 ***Compliance to be determined.***

19  
20 This application includes the addition of 16 new dwelling units to the site and thereby  
21 requires 16 affordable ROGO allocations from the ROGO permit allocation system.  
22 In the application, it is asserted by the applicant that the necessary ROGO allocations  
23 have been reserved for this project.

24  
25 BOCC Resolution 047-2008 reserved 10 affordable ROGO allocations for four  
26 different Monroe County projects, one of which is the subject Cudjoe parcel.  
27 However, Resolution 047-2008 expired one year from its effective date, February 20,  
28 2008.

29  
30 Previously, BOCC Resolutions 273-2006 and 184-2007 reserved 69 affordable  
31 ROGO allocations for four different Monroe County projects, one of which is the  
32 subject Cudjoe parcel; however those resolutions are also expired. Furthermore,  
33 some of the 69 previously-reserved allocations have been utilized by the other three  
34 projects.

35  
36 In any event, even if all 10 affordable ROGO allocations remain available for this  
37 project, the project would require an additional six (6) affordable ROGO allocations.

38  
39 2. **Non-Residential Rate of Growth Ordinance (NROGO) (§138-47 – §138-56):** *Not*  
40 *applicable.*

41  
42 3. **Purpose of the SC District (§130-43):** *In compliance.*

43  
44 The purpose is to establish areas for commercial uses designed and intended primarily  
45 to serve the needs of the immediate planning area in which they are located.  
46

1           4. **Permitted Uses (§130-93): *Compliance to be determined.***

2  
3           This application includes the addition of 16 new dwelling units to the site; however in  
4           the application, the units are often referred to only as affordable housing units.  
5           Affordable housing units that are not additionally classified and regulated as  
6           employee housing units or commercial apartments are not permitted in the SC  
7           District. Based on discussions from prior pre-application meetings, it is assumed by  
8           staff that the applicant understands this additional requirement and is interested in  
9           constructing 16 employee housing units.

10  
11           Attached residential dwellings involving six (6) to 18 units, designated as employee  
12           housing as provided for in MCC §130-161, may be permitted with a minor  
13           conditional use permit. Employee housing means a dwelling unit that is intended to  
14           serve as affordable, permanent housing for working households, which derive at least  
15           70 percent of their household income from gainful employment in Monroe County  
16           and meet the requirements for affordable housing as per MCC §101-1 and §130-161.

17  
18           5. **Residential Density and Maximum Floor Area Ratio (§130-157, §130-162 & §130-  
19           164): *In compliance.***

20

Land Use	Max Net Density	Size of Site (upland)	Max Allowed	Proposed	Potential Used
Employee Housing	18 units / buildable acre	1.15 acres (0.92 buildable acres)	16.6 units	16 units	96.4 %

21  
22           Pursuant to MCC §130-161(a), a SC parcel may be developed with employee housing  
23           up to a maximum net residential density of 18 dwelling units per acre. Further, for  
24           employee housing, the maximum net residential density allowed per district shall not  
25           require transferable development rights (TDRs).

26  
27           6. **Required Open Space (§118-9, §118-12, §130-157, §130-162 & §130-164): *In  
28           compliance.***

29  
30           There is a required open space ratio of 0.20 or 20 percent. In total, the property  
31           consists of approximately 50,000 ft<sup>2</sup> of upland area. Therefore, at least 10,000 ft<sup>2</sup>  
32           of the total land area must remain open space. The site plan indicates that there would  
33           be 25,985 ft<sup>2</sup> of total open space.

34  
35           7. **Minimum Yards (§118-12 & §130-186): *In compliance.***

36  
37           The required non-shoreline setbacks are as follows: Front yard – 25 feet; Rear yard –  
38           10 feet; and Side yard – 10/15 feet.

39  
40           The site is a double frontage lot and a 25-foot setback is required along both the La  
41           Fitte and US 1 right-of-ways. A 10-foot setback is required along one of the side  
42           yards and a 5-foot setback is required along the other; however staff prefers that the

1 applicant maintain a 10-foot setback along both side yards. The site plan shows  
2 compliance with these requirements and preferences.

3  
4 Since the four lots are contiguous and the site is being developed under a single  
5 application and common theme, there are no setback requirements along the interior  
6 lot lines. However, the site plan must be in compliance with all fire separation  
7 requirements as determined by the Office of the Fire Marshal.

8  
9 **8. Maximum Height (§130-187): *Not in compliance.***

10  
11 Elevations indicate that the building height of Housing Type 'A', 'B' and 'C' would  
12 be 39 feet, 10 inches. Furthermore, on the elevations, grade is not indicated as pre-  
13 existing.

14  
15 Pursuant to the Land Development Code, no structure or building shall be developed  
16 that exceeds a maximum height of 35 feet. However, any hotel or affordable housing  
17 unit may be developed to a height of three stories over parking or a maximum of 44  
18 feet, whichever is lower, measured from grade level, if constructed to meet wind load  
19 resistances of 150 miles per hour and a binding commitment is signed that such  
20 facilities will be used as official hurricane shelters in accordance with specifications  
21 of the county department of civil defense. Affordable housing structures exceeding 35  
22 feet in height must be allocated proportionately to low- and moderate-income  
23 households according to identified demand.

24  
25 Although this land development regulation is in place, it is in direct conflict with  
26 Policy 101.4.24 of the Year 2010 Comprehensive Plan, a document which supersedes  
27 the Land Development Code.

28  
29 Policy 101.4.24 states in order to preserve the existing community character and  
30 natural environment, Monroe County shall limit the height of structures including  
31 landfills to 35 feet. Exceptions will be allowed for appurtenances to buildings,  
32 transmission towers and other similar structures.

33  
34 **9. Surface Water Management Criteria (§114-3): *Compliance to be determined by the***  
35 ***Public Works Division and/or SFWMD prior to issuance of a building permit.***

36  
37 A conceptual drainage plan was provided. SFWMD provided a letter of coordination  
38 on October 8, 2008. The letter states that the project would qualify for a No Notice  
39 General Environmental Resource Permit.

40  
41 The Monroe County Project Management Department reviewed the project and  
42 provided a memo requesting additional submittal requirements and revisions to the  
43 conceptual drainage plan.  
44

1 10. Wastewater Treatment Criteria (§114-5): *Compliance to be determined by Florida*  
2 *Department of Health, Florida Department of Environmental Protection and/or*  
3 *Florida Keys Aqueduct Authority prior to the issuance of a building permit.*

4  
5 No letter of coordination relating to wastewater treatment has been provided.

6  
7 11. Fencing (§114-20): *Compliance to be determined upon submittal to Building*  
8 *Department.*

9  
10 The site plan shows fencing or a wall around the property; however it provides  
11 inadequate information to determine compliance with all of the applicable fencing  
12 regulations. Therefore, the proposed fencing is not being reviewed as part of this  
13 application. If the applicant intends to construct new fencing, it shall be reviewed  
14 independently for compliance under a building permit application.

15  
16 12. Floodplain Management (§122-1 – §122-6): *Compliance to be determined upon*  
17 *submittal to Building Department.*

18  
19 The site is designated partially within AE – EL 10 and AE – EL 11 flood zones on the  
20 Federal Emergency Management Agency (FEMA)'s flood insurance rate maps. All  
21 new structures must be built to floodplain management standards that meet those for  
22 flood protection.

23  
24 13. Energy Conservation Standards (§114-45): *Compliance to be determined upon*  
25 *submittal to Building Department.*

26  
27 The development proposal includes the installation of native plants, trees and other  
28 vegetation, which will reduce the requirements for water and maintenance; the  
29 installation of several shade trees, which will provide shade for plaza and parking  
30 areas and the provision of structural shading.

31  
32 14. Potable Water Conservation Standards (§114-46): *Compliance to be determined*  
33 *upon submittal to Building Department.*

34  
35 FKAA provided a letter of coordination on September 5, 2008.

36  
37 15. Environmental Design Criteria and Mitigation Standards (§118-6, §118-7 & §118-8):  
38 ***Compliance to be determined.***

39  
40 16. Required Parking (§9.5-114-67): *In compliance.*

41  
42 The following off-street parking requirements apply: each unit shall require one and a  
43 half (1.5) off-street parking spaces. Therefore, 24 total parking spaces shall be  
44 required.

1 According to the site plan, each residence would have two (2) parking spaces located  
2 underneath each unit. There will also be space in the private drives for additional  
3 parking.  
4

5 17. Required Loading and Unloading Spaces (§114-69): *In compliance.*  
6

7 18. **Required Landscaping (§114-99 – §114-105): *Compliance to be determined.***  
8

9 Since the parking area is to contain six (6) or more spaces, a class “A” landscaping  
10 standard is required. There is no exemption for residential uses. No parking lot  
11 landscaping is indicated or otherwise shown on the landscape plan.  
12

13 19. **Required Bufferyards (§114-124 – §114-130): *Compliance to be determined.***  
14

15 A class “C” major street bufferyard is required along the property line adjacent to US  
16 1. A class “C” bufferyard with a width of 25 feet is shown on the landscape plan.  
17

18 A class “G” land use district bufferyard would be required along the eastern property  
19 line (the adjacent property is designated as Commercial Fishing Area-CFA). A class  
20 “G” bufferyard with a width of five (5) feet is shown on the landscape plan.  
21

22 A class “D” land use district bufferyard would be required along the southern  
23 property line (the adjacent properties are designated as Improved Subdivision-IS). A  
24 class “D” bufferyard with a width of 25 feet is shown on the landscape plan.

25 According to the landscape plan, only 70 percent of the required number will be  
26 native plants. Pursuant to BOCC Resolution 074-1994, it is the policy of Monroe  
27 County to use only native plantings in any County landscape project. Although the  
28 site is not being developed by the County, its development is in part subsidized by the  
29 county in terms of its leasing the property to the applicant and waiving application  
30 and impact fees. Furthermore, the County shall maintain ownership of the parcel.  
31

32 20. Outdoor Lighting (§114-159 – §114-163): *Compliance to be determined upon*  
33 *submittal to Building Department.*  
34

35 The proposed outdoor lighting is not being reviewed as part of this application. It  
36 shall be reviewed independently for compliance as an accessory use under a building  
37 permit application.  
38

39 21. Signs (§142-1 – §142-7): *Compliance to be determined upon submittal to Building*  
40 *Department.*  
41

42 22. **Access Standards (§114-195 – §114-201): *Compliance to be determined.***  
43

44 Access to and from the development would be from eight (8) new double drives  
45 (separated by two (2) foot medians) along La Fitte Drive. There would be no access  
46 directly to US 1. The county’s traffic consultant had no comments concerning access

1 other than the site plan needs to show clear site triangles. Site triangles are not shown  
2 on the site plan.  
3

4 VMS Inc., on behalf of FDOT, provided a letter of coordination on October 12, 2008.  
5 The letter states the applicant must apply for a FDOT Drainage Connection Permit  
6 and that the department must review and approve the drainage system plans before  
7 construction starts. In addition, regarding the installation of a pedestrian gate for  
8 access to US 1, the department states for safety reasons this type of access is not  
9 allowed.

10  
11 A traffic study by Crossroads Engineering indicates that the development would  
12 generate 94 daily trips. The county's traffic consultant determined that Segment 6 of  
13 US 1 has adequate reserve capacity to accommodate the projected trips.  
14

15 23. Chapter 533, Florida Statutes: *Compliance to be determined upon submittal to*  
16 *Building Department.*  
17

18 Other Issues:

- 19  
20 1. A surrounding property owner has submitted a written objection to the density of the  
21 proposed project. Prior to providing a recommendation of approval or denial of the  
22 project as proposed, staff is interested in hearing public input at the DRC meeting.  
23  
24 2. The applicant submitted building elevations indicating that the duplexes would be  
25 built utilizing architectural features that are common to the Key West area. Staff is  
26 very supportive of introducing these elements to the structures in that these features  
27 would provide visual interest. Furthermore, the variations in façade elements would  
28 reduce the apparent mass of the attached townhouse structures.  
29

30 However, the applicant has not indicated the coloring of structures. Staff requests  
31 that the color scheme be consistent with the Cudjoe Key area, which is not  
32 necessarily the same as the Key West area, and that the colors utilized for this project,  
33 particularly that of the siding, are muted tones that tie into community character.  
34

- 35 3. Staff shall not require, but suggests that private outdoor areas be provided for each of  
36 the individual occupants. These areas should be directly adjacent to the units and be  
37 enclosed with a solid fences, walls or landscaping. These private areas would provide  
38 occupants with outdoor spaces that cannot be encroached upon or otherwise utilized  
39 by other residents, an amenity that is available to each of the adjacent single-family  
40 residential properties.  
41  
42 4. There is a proposed wall along the perimeter of the site. Due to scenic corridor issues  
43 and to reduce the effects of noise from US 1 vehicular traffic on the residences, staff  
44 requests that the proposed wall along the US 1 property line always remain a solid  
45 fence or wall in order to screen the residences. Furthermore, to reduce the visual

1 effects of a wall along the scenic corridor, staff requests that this wall or solid fence  
2 be moved slightly inward and placed between the required bufferyard landscaping.  
3

4 5. According to the application, all of the employee housing units would be owner-  
5 occupied. However, due to the need of affordable rental units in the County, staff  
6 shall only require that the occupants meet the requirements for employee housing;  
7 therefore, renting of the units shall not be prohibited by this minor conditional use  
8 permit. It is unknown if renting of the units is prohibited by Habitat for Humanity's  
9 requirements and rules.

10  
11 6. The applicant is requesting an extended 5-year timeframe to assure that the sewer is  
12 completed and the project will be able to hook up to it.  
13

14 Unless otherwise specified in the approved conditional use approval, application for a  
15 building permit(s) shall be made within six (6) months of the date of the approval of  
16 the conditional use, and all required certificates of occupancy shall be procured  
17 within two (2) years of the date of issuance of the initial building permit, or the  
18 conditional use approval shall become null and void with no further action required  
19 by the county.  
20

21 Staff does not support an extension of effectively three (3) years in that  
22 documentation stating that the sewer would not be available for five (5) years was not  
23 submitted and a detailed phasing plan was not submitted. Furthermore, a five (5) year  
24 timeframe could result in a perpetual construction zone adjacent to several developed  
25 single-family properties thus affecting safety and the occupants' quality of life.  
26

27 In order to give the applicant some additional time due to potential issues with the  
28 sewer, staff does support an extension of the six (6) month building permit  
29 requirement to one (1) year and an extension of the subsequent two (2) year  
30 certificate of occupancy requirement to three (3) years. However, staff requests that  
31 building construction shall not commence until as late as possible in order to avoid  
32 the long-term existence of partially constructed buildings. If necessary, time  
33 extensions may be requested to the planning commission in the future.  
34

35 **V RECOMMENDED ACTION:**  
36

37 In the event that the minor conditional use permit is granted, staff shall recommend that the  
38 following conditions are applied. In addition, if found necessary following the consideration  
39 of public input, staff reserves the right to request additional conditions.  
40

41 A. Prior to a public hearing by the planning commission, the applicant shall submit a  
42 mitigation plan showing that the Environmental Design Criteria and Mitigation  
43 Standards of the Land Development Code shall be met.  
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- B. Prior to a public hearing by the planning commission, the applicant shall provide new building elevations showing compliance with Policy 101.4.24 of the Year 2010 Comprehensive Plan.
- C. Prior to the issuance of a development order, the applicant shall submit a revised site plan showing clear sight triangles.
- D. A class "A" landscaping standard is required but not provided. Prior to the issuance of a development order, a) the applicant shall receive a variance to the landscaping requirements in accordance with §102-187 of the Monroe County Code or b) the applicant shall revise the site plan to show that all landscaping regulations shall be met.
- E. According to the landscape plan, only 70 percent of the required number will be native plants. Prior to the issuance of a development order, the applicant shall revise the landscape plan to show that all of the required landscaping be native plantings. Additional, non-required landscaping may be non-native, as allowed in the Land Development Code.
- F. Prior to the issuance of a development order, the site plan and landscape plan shall be revised to show some landscaping between the proposed wall and US 1.
- G. Prior to the issuance of a building permit, colors utilized for the siding of the buildings shall be approved by the Director of Planning & Environmental Resources.
- H. Prior to the issuance of a building permit, the applicant shall receive all required permits and approvals from the Florida Department of Environmental Protection, South Florida Water Management District, Florida Department of Health, the Florida Department of Transportation and the Florida Keys Aqueduct Authority.
- I. Prior to the issuance of a building permit, the proposed development and structures shall be found in compliance by the Monroe County Building Department, the Monroe County Floodplain Administrator and the Monroe County Office of the Fire Marshal.
- J. The employee housing units shall be deed restricted as affordable employee housing as set forth in §130-161 of the Monroe County Code. Occupants of the employee housing unit must meet all requirements for occupancy of employee housing and affordable housing as set forth in the deed restriction and Monroe County Code.
- K. Accessory structures that do not alter any aspect of the approved development or landscaping on the site plan and landscape plan may be permitted in the future without an amendment to the minor conditional use permit. However, such accessory structures shall be compliant with the regulations of the Monroe County Code and require a building permit if determined necessary by the Building Department.

1 L. All outdoor lighting installed on the site shall be residential in nature and appearance.  
2

3 VI PLANS REVIEWED:  
4

- 5 A. Architectural Site Plan (A1.1.1) by mbi | k2m Architecture Inc., dated April 8, 2009;  
6 B. Landscape Plan (L-1) by mbi | k2m Architecture Inc., dated April 8, 2009;  
7 C. House Type 'A' Ground Floor Plan / First Floor Plan (A2.1.1) by mbi | k2m Architecture  
8 Inc., dated April 8, 2009;  
9 D. House Type 'A' Second Floor Plan / Roof Plan (A2.1.2) by mbi | k2m Architecture Inc.,  
10 dated April 8, 2009;  
11 E. House Type 'B' Ground Floor Plan / First Floor Plan (A2.2.1) by mbi | k2m Architecture  
12 Inc., dated April 8, 2009;  
13 F. House Type 'B' Second Floor Plan / Roof Plan (A2.2.2) by mbi | k2m Architecture Inc.,  
14 dated April 8, 2009;  
15 G. House Type 'C' Ground Floor Plan / First Floor Plan (A2.3.1) by mbi | k2m Architecture  
16 Inc., dated April 8, 2009;  
17 H. House Type 'C' Second Floor Plan / Roof Plan (A2.3.2) by mbi | k2m Architecture Inc.,  
18 dated April 8, 2009;  
19 I. House Type 'A' Exterior Elevations (A3.1.1) by mbi | k2m Architecture Inc., dated April  
20 8, 2009;  
21 J. House Type 'B' Exterior Elevations (A3.2.1) by mbi | k2m Architecture Inc., dated April  
22 8, 2009;  
23 K. House Type 'C' Exterior Elevations (A3.3.1 & A3.3.2) by mbi | k2m Architecture Inc.,  
24 dated April 8, 2009;  
25 L. Conceptual Drainage Plan (C-1) by Perez Engineering & Development, Inc., dated March  
26 2009;  
27 M. Boundary Survey by R.E. Reese, P.A., dated April 9, 2008