

Policy 107.1.8: Sugarloaf 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 follows:

COMMENCING at the Northeast corner of 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 continue 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 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 a point; 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.