



# Council Communication

**To:** Mayor and Village Council

**Through:** Maria Aguilar, Village Manager  
Cheryl Cioffari, Director of Planning

**From:** Susan V. Sprunt, Environmental Planner

**Date:** September 11, 2014

**SUBJECT:** **Update Discussion on follow up for Affordable Housing Inventory List/Biological Assessment**

---

## **Background**

During the Village Manager Reports and Updates of the April 10, 2014 Village Council Meeting under TAB 1 (A), there were discussions regarding the affordable housing inventory list of properties currently owned by the Village. The item under discussion involved the biological assessments that had been conducted on three properties included in the Affordable Housing Inventory and currently under review by the Village of Islamorada Workforce/Affordable Housing Citizens Advisory Committee.

The three properties discussed on April 10, 2014 were:

- (1) Parcel ID: 00093420-005401 (between Old Highway and Harbor Drive),
- (2) Parcel ID: 00417250-000000 (corner of Monroe Drive and Orlando Drive); and
- (3) Parcel ID: 00416520-000000 (Sebring Drive).

A biological assessment had been conducted on all three properties and a brief biological description of each parcel was given as Attachment C. All three properties contained tropical hardwood hammock (**Attachment 1**).

At the end of the discussion, Director of Planning Cheryl Cioffari clarified that the direction to staff is to discuss limiting uses for property donated to the Village and develop a clear in-take procedure to specify if the lots would be donated to conservation or used for affordable housing.

Village Council then gave direction to staff to complete a biological assessment for the remaining properties on the Affordable Housing Inventory list. Ten parcels are currently on the inventory list; eight of which are vacant (Table 1).

**Table 1. Vacant Property Inventory List (IVOI Resolution 13-04-17)**

<b>Parcel ID number</b>	<b>Location</b>	<b>Existing Condition</b>
00093420-005401	Harbor Drive/ Old Hwy – Plantation Key	Tropical Hardwood Hammock*
00411290-000000	Coral Rd - Plantation Key	Tropical Hardwood Hammock
00413470-000000	Corner Royal Lane/U.S. 1 - Plantation Key	Tropical Hardwood Hammock
00413480-000000	U.S. 1 - bayside - Plantation Key	Tropical Hardwood Hammock
00413870-000000	corner Coconut Lane & U.S. 1 - Plantation Key	Tropical Hardwood Hammock
00414410-000000	U.S.1 - bayside - Plantation Key	Tropical Hardwood Hammock
00416520-000000	Sebring Drive - Plantation Key	Tropical Hardwood Hammock*
00417250-000000	Corner of Monroe and Orlando Drive - Plantation Key	Tropical Hardwood Hammock*

\*Parcels discussed at 10 April 2014 Village Council Meeting.

Staff has completed the field work and biological assessments requested on the remaining five vacant properties (**Attachment 2**). All vacant parcels listed above are documented as tropical hardwood hammock. Tropical hardwood hammock is an environmentally sensitive native upland habitat afforded protection in over twelve Policies within Islamorada’s Comprehensive Plan and within Division 4. Environmental Standards of the Land Development Regulations.

Development criteria within this habitat type are based primarily on habitat size, location and zoning designation. All eight parcels listed above are located within the Residential single-family (R1) zoning district within the Residential Medium (RM) Future Land Use Map (FLUM) category. As such, parcels within the RM future land use category that obtain a score of high or moderate quality on the required Habitat Analysis, and are one-half acre or less in size, shall receive an automatic low quality classification provided the applicant submits a conservation easement on the undeveloped portion of the parcel [code Section 30-1613(i)]. All eight parcels are less than one-half acre and would qualify as low-quality hammock based on the zoning designation. Therefore, each of these parcels would be limited to a maximum clearing of 50% of the lot (including the required construction impact zone) with the remaining 50% of the parcel placed under a conservation easement to ensure the long-term protection of the remaining habitat [code Section 30-1613(i)].

**Budget Impact:**

There is no anticipated budget impact.

**Staff Impact:**

Staff impact will be determined by the direction of the Council.

**Recommendation:**

It is recommended the Village Council not utilize lots donated to the Village through ROGO and BPAS determined to be tropical hardwood hammock for the development of affordable housing.



## Memorandum

To: Jay Berenzweig, Planner; Cheryl Cioffari, Director of Planning

From: Susan V. Sprunt

Date: 06 March 2014

Re: Biological assessment for three lots

(1) Parcel ID: 00093420-005401; (2) Parcel ID: 00417250-000000; and

(3) Parcel ID: 00416520-000000

---

As requested please find the biological assessment for each of the above referenced properties:

**Site Assessment:**

(1) Parcel ID: 00093420-005401:

Site conditions: This parcel has a closed canopy of vegetation and is a mix of disturbed vegetation and tropical hardwood hammock. The disturbed portion is adjacent to the Old State Road (old highway) and the existing development to the southeast and comprises approximately 3,900 square feet. It appears that this area was cleared in the past and has “grown back in” with non-native vegetation. The remaining tropical hardwood hammock is intact and in excellent condition.

Habitat Evaluation: The habitat evaluation score listed the parcel as low quality, mostly due to the number of invasive species and the amount of disturbance on the site.

(2) Parcel ID: 00417250-000000:

Site conditions: This parcel has a closed canopy of vegetation and is tropical hardwood hammock. There is no disturbance within the habitat. The property is located on a corner and there has been slight encroachment along Monroe Drive due to recent trenching of the sewer lines, however the majority of the tropical hardwood hammock habitat is intact and in excellent condition.

Habitat Evaluation: The habitat evaluation score listed the parcel as moderate quality, mostly due to the adjacent parcels along the Overseas Highway increasing the overall hammock size.

(3) Parcel ID: 00416520-000000:

Site conditions: This parcel has a closed canopy of vegetation and is tropical hardwood hammock. There is no disturbance within the habitat. The habitat is intact and in excellent condition.

Habitat Evaluation: The habitat evaluation score listed the parcel as low quality, mostly due to the fact it is not adjacent to any larger parcels of hammock.

**Recommendations:** The least environmentally sensitive property of the three evaluated is parcel (1) 00093420-005401. The remaining two parcels contain completely intact tropical hardwood hammock and both remaining parcels are in excellent condition.





## Memorandum

To: Cheryl Cioffari, Director of Planning

From: Susan V. Sprunt

Date: 12 June, 2014

Re: Biological assessment for five lots

(1) Parcel ID: 00413870-000000, (2) Parcel ID: 00413480-000000, (3) Parcel ID: 00413870-000000, (4) Parcel ID: 00414410-000000, and (5) 00411290-000000.

---

As requested please find the biological assessment for each of the above referenced properties:

**Site Assessment:**

(1) Parcel ID: 00413870-000000:

Site conditions: The majority of this parcel contains a closed canopy of vegetation consisting of tropical hardwood hammock. Adjacent to Coconut Lane there was a small section (5 feet X 10 feet) of non-native vegetation found, tree climbing cactus. The remaining habitat within the parcel does not contain any disturbance and is in excellent condition.

Habitat Evaluation: The habitat evaluation score listed the parcel as low quality, mostly due to the adjacent parcels along the Overseas Highway increasing the overall hammock size.

(2) Parcel ID: 00413480-000000:

Site conditions: The majority of this parcel contains a closed canopy of vegetation consisting of tropical hardwood hammock. There is a small section (15 feet X 10 feet) adjacent to U.S. 1 that currently has a population of non-native vegetation growing in a very "low spot" or depression. The remaining habitat within the parcel does not contain any disturbance and is in excellent condition.

Habitat Evaluation: The habitat evaluation score listed the parcel as moderate quality, mostly due to the adjacent parcels along the Overseas Highway increasing the overall hammock size.

(3) Parcel ID: 00413470-000000:

Site conditions: The majority of this parcel contains a closed canopy of vegetation consisting of tropical hardwood hammock. Adjacent to Royal Lane there was a small section (5 feet X 10 feet) of non-native vegetation found, mostly in the right-of-way. The remaining habitat within the parcel does not contain any disturbance and is in excellent condition.

Habitat Evaluation: The habitat evaluation score listed the parcel as high quality, mostly due to the adjacent parcels along the Overseas Highway increasing the overall hammock size.

(4) Parcel ID: 00414410-000000:

Site conditions: This parcel has a closed canopy of vegetation and is tropical hardwood hammock. There is no disturbance within the habitat.

Habitat Evaluation: The habitat evaluation score listed the parcel as high quality, mostly due to the adjacent parcels along the Overseas Highway increasing the overall hammock size.

(5) Parcel ID: 00411290-000000:

Site conditions: The majority of this parcel contains a closed canopy of vegetation consisting of tropical hardwood hammock. There is a small section (15 feet X 15 feet) in the rear property section that currently has a population of non-native vegetation growing in a very old pile of debris. The remaining habitat within the parcel does not contain any disturbance and is in excellent condition.

Habitat Evaluation: The habitat evaluation score listed the parcel as moderate quality, mostly due to the adjacent parcels along the Overseas Highway increasing the overall hammock size.