



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Development Review Committee and
Emily Schemper, AICP, CFM, Acting Senior Director of Planning & Environmental Resources

From: Cheryl Cioffari, AICP, Comprehensive Planning Manager

Date: September 12, 2018

Subject: An Ordinance by the Monroe County Board of County Commissioners amending the Monroe County Land Use District (Zoning) Map from Urban Residential Mobile Home (URM) to Mixed Use (MU), for property located at 5650 E. Laurel Ave., Stock Island, approximately Mile Marker 5 legally described Block 31, Lot 5, Maloney Subdivision, Plat Book 2, Page 55 of the Public Records of Monroe County, Florida, having Parcel ID 00124390-000000, as proposed by 5650 Laurel, LLC (File 2018-141)

Meeting: September 26, 2018

I REQUEST

On July 5, 2018, the Planning and Environmental Resources Department received an application from 5650 Laurel, LLC “the Applicant,” to amend the Land Use District (Zoning) Map from Urban Residential Mobile Home (URM) to Mixed Use (MU), for property located at 5650 E. Laurel Ave., Stock Island.



Existing Zoning Map Designation



Proposed Zoning Map Designation

II BACKGROUND INFORMATION

Site Information:

Location: MM 5, Stock Island

Address: 5650 E. Laurel Ave.

Description: Lot 5, Block 31, Maloney Subdivision, Stock Island, recorded in Plat Book 2 at Page 55 of the Public Records of Monroe County, Florida.

Parcel ID Number: 00124390-000000

Owner/Applicant: 5650 Laurel, LLC

Size of Property: 0.14 acres (6,250 SF per Monroe County Property Appraiser)

FLUM Designation: Mixed Use / Commercial (MC)

Land Use District: Urban Residential Mobile Home (URM)

Tier Designation: III

Flood Zone: AE (EL 9)

CBRS: No

Existing Use: Single-family residence and accessory uses and structures.

Existing Vegetation/Habitat: Developed Land

Community Character of Immediate Vicinity: Adjacent land on all sides has a FLUM designation of MC. Surrounding uses include light industrial marine and auto repair services, commercial retail, an animal hospital and mobile home residential uses.

The property currently has a Land Use District (Zoning) designation of Urban Residential Mobile Home (URM) and a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC). The property was within the BU-2 (medium business district) land use district prior to September 15, 1986. With the adoption of the Comprehensive Plan's FLUM in 1997, the property was given the current FLUM designation of Mixed Use / Commercial (MC).



Habitat Type

The property is currently developed with a mobile home and accessory structures and uses. The property received a determination of one (1) residential dwelling unit that is exempt from the Residential Rate of Growth Ordinance (ROGO) in July 2018. The property contains developed land habitat.

The Applicant states that the reason for the proposed amendment is "Current zoning is not consistent with the area. Mixed-Use zoning surrounds the property. The reason for the proposed land use change would bring the property into proper zoning." The Applicant's full explanation and justification of the proposed amendments is included in the file for the application (File #2018-141).

Staff has reviewed the Applicants' position and supporting documentation, and concurs the request identifies a new issue and provides an opportunity to eliminate a lawfully existing nonconformity. Staff is also reviewing the proposed amendment for consistency with State Statutes, Rules, internal consistency with the Comprehensive Plan and balancing all these items and policy issues.

Community Meeting and Public Participation

In accordance with LDC Section 102-159(a), a community meeting was held on August 29, 2018 at 5:30 PM to discuss the proposed Land Use District (Zoning) Map amendment and to provide for public participation.

III. AMENDMENT REVIEW

Maximum Allocated Density and Intensity by Land Use District (Zoning) Map Designation

Existing Zoning	Type	Adopted Standards	Development potential based upon density
Urban Residential Mobile Home (URM) Total Upland Area: 0.14 acres 6,250 sf 1 platted lot 0.13 buildable acres (0.14 ac – 0.2 open space ratio)	Residential Allocated Density	1 DU/lot	1 unit
	TDR/Market Rate Residential Max Net Density	N/A	0 units
	Affordable Residential Max Net Density	N/A	0 units
	Transient Allocated Density	5 rooms or spaces /acre	0 rooms/spaces
	Nonresidential Maximum Intensity	0	0 sf
Proposed Zoning	Type	Adopted Standards	Development potential based upon density
Mixed Use (MU) Total Upland Area: 0.14 acres 6,250 sf 0.11 buildable acres (0.14 ac – 0.2 open space ratio)	Residential Allocated Density	1 du/gross acre	0 units
	TDR/Market Rate Residential Max Net Density	12 DU/buildable acre	1 unit
	Affordable Residential Max Net Density	18 DU/buildable acre	2 units
	Transient Allocated Density	10 rooms or spaces /acre	1 room/space
	Nonresidential Maximum Intensity	0.15 - 0.40 FAR	2,500 sf*
Net Change in Development Potential Based on Zoning	Residential Market Rate Allocated: -1 unit		
	TDR/Market Rate Residential Max Net: +1 unit		
	Affordable Residential Max Net: +2 unit affordable		
	Transient Allocated: +1 rooms/spaces (no change)		

Nonresidential: +2,500 sf

The above table provides an approximation of the development potential for residential, transient and commercial development. Section 130-156(b) of the Land Development Code states: “The density and intensity provisions set out in this section are intended to be applied cumulatively so that no development shall exceed the total density limits of this article. For example, if a development includes both residential and commercial development, the total gross amount of development shall not exceed the cumulated permitted intensity of the parcel proposed for development.”

As shown in the blue portion of the table, the proposed Zoning amendment would result in a decrease of one (1) unit in permanent allocated residential development potential; an increase in one (1) unit maximum net density residential potential for market rate units with the use of TDRs; an increase in two (2) units of affordable residential maximum net development potential; an increase in development potential of 1 room/space for transient units; and an increase in nonresidential development potential of 2,500 square feet.

Any proposed new residential use would be subject to the requirements of Chapter 138 of the Land Development Code related to the Residential Rate of Growth Ordinance (ROGO/NROGO) permit process. Any proposed affordable dwelling units would need to obtain a ROGO allocation (affordable ROGO allocations may be available) prior to issuance of a building permit. The property received a determination of one (1) residential dwelling unit that is exempt from the Residential Rate of Growth Ordinance (ROGO) in July 2018.

Compatibility with the Surrounding Area

- a. Existing Vegetation/Habitat: Developed Land
- b. Existing Tier Designation: III
- c. Number of Listed Endangered or Threatened Species: none
- d. Existing Use: mobile home and accessory uses and structures
- e. Community Character of Immediate Vicinity: Adjacent land on all sides has a FLUM designation of MC. Surrounding uses include light industrial marine and auto repair services, commercial retail, an animal hospital and mobile home residential uses.

The proposed Zoning amendment is not anticipated to adversely impact the community character of the surrounding area and is consistent with the Mixed Use / Commercial (MC) Future Land Use Map designation of the property and surrounding area.

Concurrency Analysis (Comprehensive Plan Policy 101.1.1)

Traffic Circulation (Comprehensive Plan Policy 301.1.1)

The subject property is located on Stock Island with nearest access to US1 via 3rd Street at approximate mile marker 5. The 2017 US 1 Arterial Travel Time and Delay Study for Monroe County indicates levels of service (LOS) of “B” for Segment 1 (Stock Island, mm 4.0-5.0), with 1,986 reserve trips. U.S 1 is required to maintain a LOS of “C” in order to support development.

The proposed zoning amendment would result in a decrease of one (1) dwelling unit in permanent residential development potential, an increase in one (1) room/space in transient residential

development potential, and increase in two (2) units of affordable residential max net development potential and an increase in nonresidential development potential of 2,500 sf. At the time of any development approval on the site, traffic concurrency will be reviewed and must maintain a LOS of “C” on Segment 1 of US1. The proposed zoning amendment is not anticipated to adversely impact the Traffic Circulation LOS.

Potable Water (Comprehensive Plan Policy 701.1.1)

Florida Keys Aqueduct Authority’s water treatment facility in Florida City has a maximum water treatment design capacity of 29.8 million gallons per day (MGD) and is capable of treating up to 23.8 MGD. There are also two saltwater Reserve Osmosis (RO) plants, located on Stock Island and Marathon, which are able to produce potable water under emergency conditions. The RO desalination plants have design capacities of 2.0 and 1.0 MGD of water, respectively. The annual average daily demand in Monroe County is 17.76 MGD.

The proposed FLUM amendment could result in a net increase in demand from this site of up to 448 gallons per day if developed to its maximum residential intensity. Currently there is sufficient capacity for such an increase.

Solid Waste (Comprehensive Plan Policy 801.1.1)

Monroe County has a contract with Waste Management authorizing the use of in-state facilities through September 30, 2024; thereby, providing the County with approximately six (6) more years of guaranteed capacity for solid waste. Currently, there is adequate capacity for solid waste generation. All commercial solid waste is handled by private contract.

Sanitary Sewer (Comprehensive Plan Policy 901.1.1)

The property currently has a connection to the Key West Resort Utilities sewer system. Per Policy 901.1.1, the adopted capacity LOS for sanitary sewer in Monroe County is 167 gpd/EDU. The proposed LUD amendment would increase the maximum net residential density for affordable housing on the site to two (2) dwelling units, which would increase the required flow to 334 gallons per day.

The proposed LUD is not anticipated to adversely impact the LOS for traffic, potable water, solid waste and sanitary sewer.

IV. CONSISTENCY WITH THE MONROE COUNTY YEAR 2030 COMPREHENSIVE PLAN, THE LIVABLE COMMUNIKEYS PLAN AND THE MONROE COUNTY LAND DEVELOPMENT CODE

A. The proposed amendment is consistent with the Goals, Objectives and Policies of the Monroe County Year 2030 Comprehensive Plan, assuming the corresponding FLUM and Subarea Policy are adopted and become effective. Specifically, it furthers:

Goal 101: Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources.

Objective 101.1

Monroe County shall ensure that all development and redevelopment taking place within its boundaries does not result in a reduction of the level-of-service requirements established and adopted by this comprehensive plan. Further, Monroe County shall ensure that comprehensive plan amendments include an analysis of the availability of facilities and services or demonstrate that the adopted levels of service can be reasonably met. [F.S. § 163.3177; F.S. § 163.3180]

Objective 101.5

Monroe County shall regulate future development and redevelopment to maintain and enhance the character of the community and protect natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map.

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.

In order to preserve and promote recreational and commercial working waterfront uses, as defined by [Section] 342.07, F.S., the following criteria shall apply to all lands designated with the Maritime Industries (MI) land use (zoning) district within this land use category:

1. When a mixture of uses is proposed for parcels designated as MI land use (zoning) district, working waterfront and water dependent uses, such as marina, fish house/market, boat repair, boat building, boat storage, or other similar uses but excluding transient uses, shall be preserved by maintaining a minimum of 35% of the upland area of the property for those uses.

To incentivize additional preservation of recreational and commercial working waterfront uses, the following shall be available:

- i. For the preservation of 36—50% of the upland area of property for working waterfront and water dependent uses, up to 20,000 square feet of nonresidential floor area from the NROGO bank shall be provided to the property; and
 - ii. For the preservation of 50% or more of the upland area of property for working waterfront and water dependent uses, the residential density on the property may be developed pursuant to the maximum net density standard without the use of TDRs.
2. Parcels within the MI zoning district that have existing wet slips shall preserve at least 20% of the wet slips for vessels involved with recreational and commercial working waterfront uses, excluding live-aboard vessels solely used as a residence and not for navigation.
 3. Parcels within the MI zoning district creating new wet slips shall preserve at least 10% of the wet slips for vessels involved with recreational and commercial working waterfront uses, excluding live-aboard vessels solely used as a residence and not for navigation.
 4. The preservation of dockage for recreational and commercial working waterfront uses shall be documented on the final development plan and shall be a written condition of any permit approval.
 5. For permanent residential development, parcels within the MI zoning district shall be limited to commercial apartments or employee housing. Commercial apartment means an attached or detached residential dwelling unit located on the same parcel of land as a nonresidential use that is intended to serve as permanent housing for the owner or employees of that nonresidential use. The term does not include a tourist housing use or vacation rental use.
 6. The preservation of a public access walkway, and a public access boat launch if one already exists, shall be required for all parcels with direct access to the water. Consideration shall be given to security and the physical constraints of the parcel. The public access walkway shall be documented on the final development plan to link a continuous walkway and shall be a written condition of any permit approval.
 7. Parcels within the MI zoning district shall be limited to commercial retail uses of less than 5,000 square feet of floor area. (Ord. No. 032-2012)

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.

Future Land Use Densities and Intensities				Minimum Open Space Ratio ^(c)
Future Land Use Category And Corresponding Zoning	Residential ^(l)		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)	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

	5—15 rooms/spaces			
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Notes:

- (a) The allocated densities for submerged lands, salt ponds, freshwater ponds, and mangroves shall be 0 and the maximum net density bonuses shall not be available.
- (b) The Maximum Net Density is the maximum density allowable with the use of TDRs, or for qualifying affordable housing development. TDRs can be utilized to attain the density between the allocated density standard up to the maximum net density standard. Deed restricted affordable dwelling units may be built up to the maximum net density without the use of TDRs. “N/A” means that maximum net density bonuses shall not be available. Buildable acres means the portion of a parcel of land that is developable and is not required open space.
- (c) Additional open space requirements may apply based on environmental protection criteria; in these cases, the most restrictive requirement shall apply.
- (d) Future land use categories of Agriculture/Aquaculture, Education, Institutional, Preservation, Public Buildings/Lands, and Public Facilities, which have no directly corresponding zoning, may be used with new or existing zoning districts as appropriate.
- (e) Within the Mainland Native future land use district, campground spaces and nonresidential buildings shall only be permitted for educational, research or sanitary purposes.
- (f) For properties consisting of hammocks, pinelands or disturbed wetlands within the Mixed Use/ Commercial and Mixed Use/ Commercial Fishing future land use categories, the maximum floor area ratio shall be 0.10 and the maximum net density bonuses shall not be available.
- (g) A mixture of uses shall be maintained for parcels designated as MI zoning district that are within the MC future land use category. Working waterfront and water dependent uses, such as marina, fish house/market, boat repair, boat building, boat storage, or other similar uses, shall comprise a minimum of 35% of the upland area of the property, adjacent to the shoreline, pursuant to Policy 101.5.6.
- (h) In the RV zoning district, commercial apartments shall be allowed, not to exceed 10% of total spaces allowed or in existence on the site, whichever is less.
- (i) The allocated density for the CFSD-20 zoning district (Little Torch Key) shall be 1 dwelling unit per acre, or 1 dwelling unit per parcel for those parcels existing as of September 15, 1986, whichever is less, and the maximum net density bonuses shall not be available. Residential density shall be allowed in addition to the permitted nonresidential uses and intensity (i.e., density and intensity shall not be counted cumulatively).
- (j) Within IS subdivisions with primarily single family residential units, IS-D zoning may be used with a RM future land use designation for platted lots which have a duplex that was lawfully established prior to September 15, 1986.
- (k) The maximum net density shall be 25 du/buildable acre for the UR zoning district and shall be 18 du/buildable acre for the MU and SC zoning district for development where all units are deed restricted affordable dwelling units. For the UR zoning district market rate housing may be developed as part of an affordable or employee housing project with a maximum net density not exceeding 18 du/buildable acre.
- (l) Vessels, including live-aboard vessels, or associated wet slips are not considered dwelling units and do not count when calculating density.

Goal 102: Monroe County shall direct future growth to lands which are most suitable for development and shall encourage conservation and protection of environmentally sensitive lands (wetlands, beach berm and tropical hardwood hammock).

Policy 105.2.1

Monroe County shall designate all lands outside of mainland Monroe County, except for the Ocean Reef planned development, into three general categories for purposes of its Land Acquisition Program and smart growth initiatives in accordance with the criteria in Policy 205.1.1. These three categories are: Natural Area (Tier 1); Transition and Sprawl Reduction Area (Tier II) on Big Pine Key and No Name Key only; and Infill Area (Tier III). The purposes, general characteristics, and growth management approaches associated with each tier are as follows:

* * *

3. Infill Area (Tier III): Any defined geographic area, where a significant portion of land area is not characterized as environmentally sensitive as defined by this Plan, except for dispersed and isolated fragments of environmentally sensitive lands of less than four acres in area, where existing platted subdivisions are substantially developed, served by complete infrastructure facilities, and within close proximity to established commercial areas, or where a concentration of nonresidential uses exists, is to be designated as an Infill Area. New development and redevelopment are to be highly encouraged, except within tropical hardwood hammock or pineland patches of an acre or more in area, where development is to be discouraged. Within an Infill Area are typically found: platted subdivisions with 50 percent or more developed lots situated in areas with few sensitive environmental features; full range of available public infrastructure in terms of paved roads, potable water, and electricity; and concentrations of commercial and other nonresidential uses within close proximity. In some Infill Areas, a mix of nonresidential and high-density residential uses (generally 8 units or more per acre) may also be found that form a Community Center.

Policy 105.2.2

Monroe County shall maintain overlay map(s) designating geographic areas of the County as one of the Tiers in accordance with the guidance in Policy 105.2.1, which shall be incorporated as an overlay on the zoning map(s) with supporting text amendments in the Land Development Regulations. These maps are to be used to guide the Land Acquisition Program and the smart growth initiatives in conjunction with the Livable CommuniKeys Program (Policy 101.19.1).

Objective 108.2

Monroe County shall consider the protection of public health, safety and welfare as a principal objective of compatible land use planning on lands adjacent to or closely proximate to the Boca Chica airfield of NAS KW. (Ord. No. 012-2012, DEO 12-1ACSC-NOI-4401-(A)—(I), eff. 7-19-2012)

Policy 108.2.2

Density and intensity standards and land uses established by the Future Land Use Element and Future Land Use Map, on the effective date of this policy, for properties located within the MIAI overlay shall be recognized and allowed to develop to the maximum development potential pursuant to the standards existing on the effective date of this policy. (Ord. No. 012-2012, DEO 12-1ACSC-NOI-4401-(A)—(I), eff. 7-19-2012)

Livable CommuniKeys Plan

Comprehensive Plan Policy 101.19.1 states, “Monroe County shall develop, maintain, and update periodically, as appropriate, with public input, the Livable CommuniKeys Community Master Plans.” These “CommuniKeys Plans” implement a vision that was developed by the local community.

In 2007, the BOCC adopted Policy 101.19.2(5) which incorporated the Stock Island/Key Haven Livable CommuniKeys Plan (LCP) into the Monroe County Comprehensive Plan. Goal Two of the

LCP is to “Direct future residential and commercial activities to areas most suitable in the Planning Area.” The analysis of needs for this goal includes the following:

The Future Land Use Map serves as a guide for future land utilization and compliance of land uses with the policies set forth in the Comprehensive Plan. There are instances on Stock Island and Key Haven where the land use zoning district and/or the FLUM does not correspond with current land use. This results in nonconforming uses and structures. On a site-by-site basis, nonconformities create difficulties in reconciling appropriate redevelopment proposals in the context of current land use zoning district and the FLUM.

The MU zoning, which allows for both commercial and residential uses, does not adequately inherently protect commercially utilized land from being converted to residential use. Similarly, the MU zoning does not adequately protect residentially utilized land from being converted to commercial use. There is a community-wide need to be sure there is enough appropriately zoned land to accommodate future growth and redevelopment for residential and commercial utilization.

Action Item 2.1.1 of the LCP states: *Initiate and complete a land use classification reevaluation plan for Stock Island.*

Action Item 2.3.1 of the LCP states: *Continue to recognize land use districts and FLUM categories as the regulatory tool used for evaluating individual proposals for compliance with land development standards such as type of use and intensity of use.*

The proposed LUD map amendment is consistent with Action Items 2.1.1 and 2.3.1, as it continues to recognize the current FLUM category of the subject property, and reevaluates the land use classification of the subject property based on the adopted FLUM for Stock Island and resolves an existing inconsistency.

B. The proposed amendment is consistent with the provisions and intent of the Monroe County Code Land Development Code.

In accordance with MCC §102-158(d)(5)b., the BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of the following factors:

1. Changed projections (e.g., regarding public service needs) from those on which the text of boundary was based;

Per the Applicant: “The current zoning is not consistent with the area The FLUM designation of the property is compatible with mixed-use. The area is mostly commercial.”

2. Changed assumptions (e.g., regarding demographic trends);

Per the Applicant: None.

3. Data errors, including errors in mapping, vegetative types and natural features described in Volume I of the plan;

Per the Applicant: None.

4. New issues;

Per the Applicant: “New owner would like to build a commercial property / affordable housing for the community.”

The subject property’s current FLUM designation of MC was adopted after the property’s current Zoning designation of URM. The URM Zoning district is not consistent with the MC FLUM. The proposed Zoning map amendment is necessary to be consistent with the adopted FLUM designation on the property. Note, Sections 163.3194 and 163.3201, F.S., require land development regulations to be consistent with and implement the Comprehensive Plan.

The proposed land use district of Mixed Use (MU) would allow for the development of affordable housing dwelling units on the property.

5. Recognition of a need for additional detail or comprehensiveness; or

Per the Applicant: None.

The subject property’s current Zoning designation of URM is inconsistent with the site’s current adopted FLUM designation of MC. The proposed Zoning designation of MU is consistent with the MC FLUM and is also consistent with the existing MU and Urban Commercial (UC) Zoning designations of the majority of land in the immediate vicinity of the subject property. The proposed Zoning amendment is therefore necessary to be consistent with the existing FLUM designation of MC. Note, Florida Statute Sections 163.3194 and 163.3201 require land development regulations to be consistent with and implement the Comprehensive Plan.

6. Data updates.

Per the Applicant: None.

In accordance with MCC §102-158(d)(5)c., in no event shall an amendment be approved which will result in an adverse community change to the planning area in which the proposed development is located or to any area in accordance with a livable communities master plan pursuant to findings of the board of county commissioners.

Per the Applicant: “This property is surrounded by commercial use. This change will conform to the intent of the future land use or FLUM and the Stock Island Master Plan. Our intent is to fit in with the neighborhood.”

The subject property is adjacent to commercial, light industrial, and high density residential uses, and currently has a Future Land Use Map designation of Mixed Use/Commercial. It is anticipated that the

proposed Zoning map amendment for the site will not result in an adverse community change to the surrounding area.

The proposed Zoning map amendment is also consistent with Action Items 2.1.1 and 2.3.1 of the Stock Island/Key Haven Livable CommuniKeys Plan, as it continues to recognize the current FLUM category of the subject property, and reevaluates the land use classification of the subject property based on the adopted FLUM for Stock Island and resolves an existing inconsistency.

V. RECOMMENDATION

Staff recommends approval of the proposed Zoning amendment from URM to MU.