

RESOLUTION NUMBER: 830

WHEREAS, The School Board of Monroe County, Florida (“The School Board”) continues to attempt to attract and retain qualified employees to maintain and increase student achievement; and

WHEREAS, the Florida Legislature has enacted Florida Statute 1001.43(12), which states:

AFFORDABLE HOUSING.—A district school board may use portions of school sites purchased within the guidelines of the State Requirements for Educational Facilities, land deemed not usable for educational purposes because of location or other factors, or land declared as surplus by the board to provide sites for affordable housing for teachers and other district personnel and, in areas of critical state concern, for other essential services personnel as defined by local affordable housing eligibility requirements, independently or in conjunction with other agencies as described in subsection (5); and

WHEREAS, the School Board has identified various owned properties that could potentially be developed into affordable, workforce, and key-employee housing; and

WHEREAS, a portion of the School Board’s property at the Sugarloaf School, on Upper Sugarloaf Key, could be surplused and developed into workforce housing upon amendment of the current Future Land Use Map (“F.L.U.M.”) designation of “Education,” which permits no residential units to exist on the site; and

WHEREAS, the School Board is currently advocating an amendment of the FLUM designation of the Sugarloaf Property to “Mixed-Use,” which permits the development of a maximum of up to 18 affordable housing units per buildable acre; and

WHEREAS, the School Board held a Community Meeting to discuss the proposed FLUM amendment on October 22, 2018, at which the local Sugarloaf community voiced concerns about the maximum density of residential development permitted by the proposed amendment; and

WHEREAS, the School Board does not anticipate that the demand for workforce housing on the Sugarloaf property will exceed 20 units; and

WHEREAS, the School Board desires to memorialize its intent to restrict development on the Sugarloaf Property exclusively to affordable workforce housing of a maximum density of 20 units, and solidify that intent via pursuit of a Policy in the Monroe County Year 2030 Comprehensive Plan creating the Sugarloaf School Workforce Housing Sub-Area;

BE IT RESOLVED, by the School Board of Monroe County, Florida, in a public meeting duly called and assembled:

1. That the above referenced WHEREAS clauses are hereby incorporated into this resolution.
2. That the Monroe County School Board does hereby recommend and support the development of no more than twenty (20) affordable workforce housing units on the Sugarloaf Property.
3. That the Monroe County School Board does hereby agree to restrict development of the Sugarloaf Property to exclusively affordable workforce housing.
4. That the Monroe County School Board does hereby agree to memorialize these restrictions via pursuit of the Sugarloaf School Workforce Housing Sub-Area Policy.

**PASSED AND DULY ADOPTED** this 26th day of February, 2018

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Bobby Highsmith  
Chairman  
School Board of Monroe County, Florida

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Mr. Mark T. Porter  
Superintendent  
School Board of Monroe County, Florida