

Subject: RE: question

Date: Friday, August 9, 2013 at 10:20:36 AM Eastern Daylight Time

From: Santamaria-Mayte

To: Grimsley-Susan

Based on Joe's email - 22 market-rate units

Yes, can use the market rate units as vacation rentals in MU zoning district (see 134-1 below)

No transient units

Sec. 134-1. Vacation rental uses.

(a)

Special vacation rental permit.

An owner or agent is required to obtain an annual special vacation rental permit for each dwelling unit prior to renting any dwelling unit as a vacation rental, as defined in section 101-1, except as provided for under subsection (b) of this section. A special vacation rental permit is nontransferable between owners. A change of ownership of the vacation rental unit shall require the new owner or his agent to obtain a new vacation rental permit for the residential dwelling unit.

(b)

Exemptions.

A vacation rental permit is not required for the following:

(1)

A vacation rental of a dwelling unit located within a controlled access, gated community with a homeowner's or property owner's association that expressly regulates or manages vacation rental uses; or

(2)

A vacation rental of a dwelling unit within a multifamily building located within a multifamily district, which has 24 hour on-site management or 24 hour on-site supervision that has received an exemption from the planning director. To meet these site management or supervision requirements, a designated individual must be physically located within the building or within 300 feet of the subject building and must be available at all times to respond to tenants' and neighbors' complaints. To obtain an exemption under the provisions of this section, the owner or agent must submit an application to the planning department in a form prescribed by the planning director.

From: Haberman-Joe

Sent: Wednesday, May 29, 2013 4:28 PM

To: Hurley-Christine; Santamaria-Mayte; Schwab-Townsley

Subject: RE: DRAFT: Proposed Oceanside Marina Project Overview

A private applicant, represented by Pritham Singh, has approached the County with a proposal to redevelopment of Kings Pointe Marina, historically known as Oceanside Marina, an 11+ acre property located

near the southern end of Peninsular Avenue on Stock Island. Currently, the subject property is developed with a marina consisting of 96 wet slips, 22 market-rate units, a 4,500 SF restaurant, a 16,109 SF nonresidential building, a 30,090 SF boat barn, a 22,000 SF boat barn, a 748 SF dock master building, a 1,232 SF bathhouse, a 372 SF pool house, and a 102 SF guard house.

A development agreement and major conditional use permit amendment were approved in 2007 to redevelop the property; however work on the project stopped and the conditional use permit expired with the project only partially completed. Major components of the approved plan that were not carried out:

- The 30,090 SF boat barn and 1,232 SF bathhouse were to be demolished (note: agreed total SF by the county and the developer).
- The 16,109 SF nonresidential building was not demolished (note: this building is not specifically noted in past county documentation however may have been included in 30,090 SF boat barn, 16,109 SF independent by the developer)
- The 748 SF dock master building was not demolished (note: defined as having 660 SF in past county documentation, 748 SF by the developer)
- 32 new market rate units were never constructed.
- 2 new boat barns (53,040 SF total) were never constructed.
- 8 new wet slips were not permitted.
- A new 2,625 SF office/retail/bath house building was never constructed.

The developer would not retain ownership or redevelop the 22-unit condominium portion of the site or the 96 slip marina. However, as the larger site is aggregated for the purposes of development and there are parking/access agreements in place, the developer must account for the overall aggregated development's density/parking and cannot focus only the area slated for redevelopment.

In general, the proposed development would include:

- Demolish several existing structures (excluding the existing 22,000 SF boat barn, 96 wet slip marina and 22 existing attached market rate units)
- Construct 78 new attached market-rate units (to be used as vacation rentals), in addition to the 22 existing attached market rate units
- Construct a building with 5 new hotel rooms
- Construct 3 new wet slips
- Construct a new lobby/restaurant building with a 150 seat restaurant
- Construct smaller, ancillary buildings for various uses throughout

As Transferable Development Rights (TDR's) and Transferable ROGO Exemptions (TRE's) are required to complete the project in the timeframe proposed, the process for approval is more involved (note some of the applications may be allowed to be merged):

- Development agreement for overall scheme
- Development agreement to provide 21 affordable allocations to the "Summerland Palms" mobile home park on Summerland Key and establish the site as a sender site for 21 market-rate TRE's
- Development agreement to provide 17 affordable allocations to the "H&L" mobile home park on Cudjoe Key and establish the site as a sender site for 17 market-rate TRE's and 5 transient TRE's

- Development agreement to provide 8 affordable allocations to the “MacDonald” vacant site (former mobile home park) on Stock Island to construct 8 new affordable units and establish the site as a sender site for 8 market-rate TRE’s
- BOCC Resolution to reserve 46 affordable allocations pursuant to aforementioned proposed development agreements
- Major conditional use permit for development
- Minor CUP for TDR’s (sender site(s) unclear at this time) – *developer believes that TRE’S and TDR’s can come from same site, staff is still reviewing whether this can be permitted as density must remain for affordable units*
- Minor CUP to transfer 32 TRE’s to site pursuant to existing “ORC (aka Flagler Village, Stock Island)” 380 agreement
- Minor CUP to transfer 21 TRE’s to site pursuant to proposed “Summerland Palms” development agreement
- Minor CUP to transfer 22 TRE’s (17+5) to site pursuant to proposed “H&L” development agreement
- Minor CUP to transfer 8 TRE’s to site pursuant to proposed “MacDonald” development agreement

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From: Grimsley-Susan
Sent: Friday, August 09, 2013 10:08 AM
To: Santamaria-Mayte
Subject: question

At Oceanside, how many units are already there? I thought it was 22? KingsPointe.
 The 32 that are part of the 380 agreement are regular market rate that may be used for vacation rentals if the community is gated, correct? They are not transient units and neither are the ones that were Kings Pointe.



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