

MEMORANDUM

Date: July 7, 2021
To: Ms. Arianna Nesbit, CEO - Florida Keys Healthy Start Coalition Inc.
From: Owen Trepanier
Re: **Cudjoe Key Therapeutic and Educational Center
Land Use Analysis**



The following is a land use analysis of the 179,297 sq. ft., Suburban Residential-zoned , Cudjoe Key property (21695 & 21701 Asturias Lane and two adjacent parcels) for use as a Therapeutic and Educational Center; to include equine, canine, and art therapeutic modalities. The property is under contract by Florida Keys Healthy Start Coalition Inc. and is currently in the due diligence process. The contract is contingent on conditional use approval for the proposed therapy and education center.

Executive Summary: The proposed property can be used as a Therapeutic and Educational Center with Minor Conditional Use approval. The property currently has a single-family home on the property with an unenclosed barn structure. The property has the ability to add up to 22,412 sq. ft. of therapy-related fully enclosed non-residential floor area for uses directly and indirectly related and accessory to the center. Unenclosed structures, such as gazebos, carports, and shade structures are not regulated by floor area limitations.

Analysis: The property is zoned Suburban Residential ("SR"). Full SR Land Use Code attached hereto as Exhibit A.

A Therapeutic and Educational Center is a use serving the social and health needs of the community. As such the use is classified by the Monroe County Code ("MCC") as an "Institutional Use". An institutional use is defined by MCC Sec. 101-1. as "**a use that serves the religious, educational, cultural, scientific, research, social service, or health needs of the community,** including but not limited to, educational and scientific research facilities that serve the region and day care and preschool facilities."

Institutional uses are a Minor Conditional Use in the SR zoning district. A Minor Conditional Use approval is a discretionary review and approval process granted by the Planning Director. The Minor Conditional Use approval process is attached hereto as Exhibit B.