



## ENVIRONMENTAL RESOURCES DEVELOPMENT REVIEW LETTER

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**TO:** Jeff Johnson, Planning & Development Services Department

**THROUGH:** Amy Griffin, Environmental Resources Director

**FROM:** Ben Balcer, Environmental Regulations Manager

**DATE:** August 3, 2017

**SUBJECT:** Margiric Farms Agricultural Labor Housing Conditional Use  
CU 620175144

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### **Background**

The Environmental Resources Department (ERD) has completed a site visit and review of the July 28, 2017 Planning and Development Services' date-stamped resubmittal. The applicant is requesting approval of a conditional use in order to construct agricultural labor housing on the 20-acre parcel. A concurrent major site plan is currently under review for the proposed project as well.

The subject property is located approximately one (1) mile west of I-95 on the south side of Indrio Road. The applicant is proposing to permit twenty (20) dwelling units with six (6) people per unit, a maximum of 120 farm workers with a maximum stay of ten (10) months. The site contains a packing house, utilized by the onsite agricultural operation. There is no intact native habitat or vegetation located onsite, therefore, the ERD Director has granted relief from the requirement to submit an Environmental Impact Report, in accordance with Land Development Code 11.02.09.A.5.

### **Findings**

Environmental impacts for this conditional use application are being addressed through the major site plan process, which is currently under review by ERD staff. The major site plan application will address landscaping and screening, as required by the Land Development Code.

### **Recommendation**

ERD supports approval of the proposed Conditional Use with conditions as detailed below.

### **Conditions of Approval**

- 1) The issuance of County development permit does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- 2) All other applicable state or federal permits must be obtained before commencement of the development.

Please contact Ben Balcer at 772-462-2526 if you have any questions or would like to meet regarding the details of these requirements.