



## ENVIRONMENTAL RESOURCES FINAL REPORT

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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 7, 2017

**SUBJECT:** Margiric Farms Agricultural Labor Housing Major Site Plan  
MJSP 620175146

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### **Background**

The Environmental Resources Department (ERD) has completed a site visit and review of the August 7, 2017 electronic resubmittal. The applicant is requesting approval of a major site plan and a conditional use in order to construct agricultural labor housing on the 20-acre parcel. A concurrent conditional use application 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.

### **Findings**

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.

A Landscape Plan prepared by McCarty & Associates, dated 8/5/2017 was provided and found to be consistent with the intent of the landscaping requirements within Land Development 7.09.03 and 7.09.04.

### **Recommendation**

ERD supports approval of the Major Site Plan 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.
- 3) Prior to issuance of a Certificate of Occupancy all Category I listed invasive species shall be eradicated from the site.

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

