



## Kevin Madok, CPA

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Clerk of the Circuit Court & Comptroller – Monroe County, Florida

May 27, 2025

Department of State  
Administrative Code & Register  
500 S Bronough Street  
Tallahassee FL 32399-0250

To Whom It May Concern,

Attached is a copy of Ordinance No. 011-2025 of the Board of County Commissioners of Monroe County, Florida, amending Section 2-429 of the Monroe County Code; clarifying that voting conflicts do not apply to government official sitting on advisory boards when presented with matters regarding their own governmental agency; providing for repeal of all Ordinances inconsistent herewith; providing for incorporation into the Monroe County Code of Ordinances; and providing for an effective date.

This Ordinance was adopted by the Monroe County Board of County Commissioners at a regular meeting, held in formal session, on May 21, 2025. Should you have any questions please feel free to contact me at (305) 292-3550.

Respectfully Submitted,

Kevin Madok, CPA, Clerk of  
the Circuit Court & Comptroller &  
ex-officio to the Monroe County  
Board of County Commissioners  
*by: Liz Yongue, Deputy Clerk*

cc: County Administrator  
County Attorney  
MuniCode  
BOCC  
File

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KEY WEST  
500 Whitehead Street  
Key West, Florida 33040

MARATHON  
3117 Overseas Highway  
Marathon, Florida 33050

PLANTATION KEY  
88770 Overseas Highway  
Plantation Key, Florida 33070

**ORDINANCE 011 -2025**

**AN ORDINANCE OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING SECTION 2-429 OF THE MONROE COUNTY CODE; CLARIFYING THAT VOTING CONFLICTS DO NOT APPLY TO GOVERNMENT OFFICIAL SITTING ON ADVISORY BOARDS WHEN PRESENTED WITH MATTERS REGARDING THEIR OWN GOVERNMENTAL AGENCY; PROVIDING FOR REPEAL OF ALL ORDINANCES INCONSISTENT HERewith; PROVIDING FOR INCORPORATION INTO THE MONROE COUNTY CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, in 2009 the Board of County Commissioners (BOCC) created *Section 2-429 Voting conflicts; members of advisory and quasi-judicial boards* of the Monroe County Code (“Code”) when it approved *Ordinance No. 014-2009*, which imposed more stringent voting conflicts than F.S. 112.3143 by creating a voting conflict for members of advisory board who are also members of outside organizations (including both non-profit and for-profit companies); and

**WHEREAS**, the BOCC adopted *Ordinance No. 028-2018* which revised *Sec. 2-429* to exclude advisory board members that sit on an advisory board due to his or her *ex officio* status as a government official from the voting conflict provisions; and

**WHEREAS**, it is the intent, and this ordinance further clarifies that government officials should not have a voting conflict even if they sit on an advisory board unrelated to their government official status when a matter regarding their own governmental agency is presented; and

**WHEREAS**, in order to clarify the intent of the ordinance, the language in the Code is being revised as set forth herein;

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA:** (the revisions are noted as underlined text for added text and ~~strike-through text~~ for deleted text)

**SECTION 1:** Section 2-429 shall be amended to read as follows:

- (a) No members of any board performing quasi-judicial functions and/or members of an advisory board, except when the advisory board member ~~sits on the advisory board due to his or her ex officio status as~~ is a government official who is voting on a matter regarding their own governmental agency, shall vote on any matter presented to an advisory board or quasi-judicial board on which the person sits if the board member will be directly affected by the action of the board on which the member serves or the board member has any of the following relationships with any of the persons or

- entities appearing before the board: (i) officer, director, partner, of counsel, consultant, employee, fiduciary or beneficiary; or (ii) stockholder, bondholder, debtor or creditor.
- (b) Any such contract, agreement or business engagement entered in violation of this section shall render the transaction voidable at the election of the Monroe County Board of County Commissioners.

**SECTION 2: SEVERABILITY.** If any portion of this ordinance is for any reason held invalid or declared to be unconstitutional, inoperative or void, such holding shall not affect the remaining portions of this ordinance. If this ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstances, such holding shall not affect its applicability to any other person, property or circumstances.

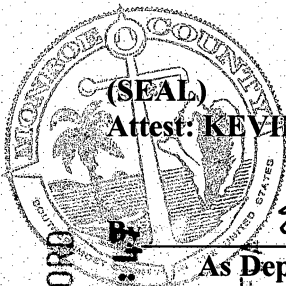
**SECTION 3: CONFLICT WITH OTHER ORDINANCES.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict.

**SECTION 4: INCLUSION IN CODE OF ORDINANCES.** The provisions of this ordinance shall be included and incorporated in the Code of Ordinances of the County of Monroe, Florida, as an addition or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

**SECTION 5: TRANSMITTAL AND EFFECTIVE DATE.** This Ordinance shall be filed with the Department of state and shall be effective as provided in section 125.66(2), Florida Statutes.

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida, at a regular meeting of said Board held on the 21<sup>st</sup> day of May 2025.

Mayor James K. Scholl, District 3	<u>Yes</u>
Mayor Pro Tem Michelle Lincoln, District 2	<u>Yes</u>
Commissioner Craig Cates, District 1	<u>Yes</u>
Commissioner David Rice, District 4	<u>Yes</u>
Commissioner Holly Merrill Rachein, District 5	<u>Yes</u>



(SEAL)  
Attest: KEVIN MADOK, Clerk

*Eyad D Umar*  
As Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

By *James K. Scholl*  
Mayor/Chairperson

FILED FOR RECORD

2025 MAY 27 AM 11:43

CLK. CIR. CL.  
MONROE COUNTY, FL

MONROE COUNTY ATTORNEY  
APPROVED AS TO FORM  
*Christine Limbert-Barrows*  
CHRISTINE LIMBERT-BARROWS  
SR. ASSISTANT COUNTY ATTORNEY  
DATE: 5/5/25

MONROE CO ATTORNEY  
1111 12TH ST STE 408  
KEY WEST FL 33040

Account: 420264

Ticket: 3959366

PUBLISHER'S AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF MONROE

Before the undersigned authority personally appeared

\_\_\_\_\_ Jill Kelli Di Benedetto \_\_\_\_\_, who on oath says that he or she is

The legal advertising representative of the Key West Citizen, a five day newspaper published in Key West, in Monroe County, Florida; that the attached copy of advertisement, being a legal notice in the matter of NOI Voting Conflict-Govt Officials was published in said newspaper in the issues of:

Thursday, May 8, 2025

Affiant further says that the Key West Citizen is a newspaper published in Key West, in said Monroe County, Florida and that the said newspapers has heretofore been continuously published in said Monroe County, Florida Tuesday thru Saturday weekly, and has been entered as periodicals matter at the post office in Key West, in said Monroe County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Jill Kelli Di Benedetto  
(Signature of Affiant)

Affirmed and subscribed before me this 8th day of May 2025

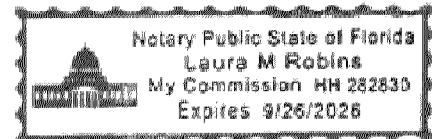
Laura M Robins  
(Notary Public Signature)

\_\_\_\_\_ Laura M Robins \_\_\_\_\_ (Notary Seal)

My commission expires \_\_\_\_\_ 9/26/2026 \_\_\_\_\_

Personally Known X Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_ (Notary Seal) \_\_\_\_\_



NOTICE OF INTENTION TO CONSIDER  
ADOPTION OF COUNTY ORDINANCE

NOTICE IS HEREBY GIVEN TO WHOM IT MAY CONCERN that on May 21, 2025, at 9:00 A.M. or as soon thereafter as the matter may be heard, at the Harvey Government Center, 1200 Truman Avenue, Key West, Florida, the Board of County Commissioners of Monroe County, Florida, intends to consider adopting the following ordinance:

AN ORDINANCE OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING SECTION 2-429 OF THE MONROE COUNTY CODE; CLARIFYING THAT VOTING CONFLICTS DO NOT APPLY TO GOVERNMENT OFFICIAL(S) SITTING ON ADVISORY BOARDS WHEN PRESENTED WITH MATTERS REGARDING THEIR OWN GOVERNMENTAL AGENCY/AGENCIES; PROVIDING FOR REPEAL OF ALL ORDINANCES INCONSISTENT HERewith; PROVIDING FOR INCORPORATION INTO THE MONROE COUNTY CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed ordinance may be inspected by the public at the Monroe County website by viewing the agenda packet for the May 21, 2025, meeting, which will be posted beginning on May 16, 2025 at: <http://monroecountyfl.iqm2.com/citizens/default.aspx>. The ordinance may also be viewed at the Monroe County Attorney's office at 1111 12 th St. Ste. 408 Key West, FL 33040.

The public can participate in the May 21, 2025, meeting of the Board of County Commissioners of Monroe County, FL by attending in person or via Zoom. The Zoom link can be found in the agenda at <http://monroecountyfl.iqm2.com/citizens/default.aspx>.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30a.m.—5:00p.m., prior to the scheduled meeting; if you are hearing or voice-impaired, call "711". Live Closed-Captioning is available via our web portal @ <http://monroecountyfl.iqm2.com/Citizens/Default.aspx> for meetings of the Monroe County Board of County Commissioners.

Dated at Key West, Florida, this 10th day of May, 2025.  
(SEAL) KEVIN MADOK, Clerk of the Circuit Court and  
Ex Officio Clerk of the Board of County Commissioners of Monroe County, Florida  
05/08/25 - KWC  
420264 3959366

**Notice of Foreclosure**

NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following: TIMESHARE OWNERSHIP INTEREST in Beach House described as: Unit 24, Week 27 Beach House a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1510, Page 225, Public Records of Monroe County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration"). The default giving rise to these proceedings is the failure to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Monroe County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default, and any junior interpleditor may redeem its interest. For a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2,086.37, plus interest (calculated by multiplying \$1.15 times the number of days that have elapsed since May 2, 2025), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued.

Michael E. Carleton, Esq.  
Jamm Hernandez, Esq.  
Jordan A. Zepetello, Esq.  
an Trustee pursuant to Fla. Stat. §722.82  
P. O. Box 155028  
Columbus, OH 43215-5028  
Telephone: 41-404-9266  
Telex: 614-220-5613  
NOTICE ID: 1019435  
05/08/25, 05/15/25 - KWC

IN THE CIRCUIT COURT OF THE 15TH JUDICIAL CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA  
CASE NO. 24-CA-00033-K

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR LHMOR MORTGAGE TRUST 2022-RT1, MORTGAGE-BACKED NOTES, SERIES 2022-RT1, Plaintiff,  
v.  
VBC Investment Group LLC, a Georgia Limited Liability Company, THIRGO PERERA, an individual, LEPIRE BUILDERS, INC., a Florida Corporation, UNKNOWN TENANT #1, UNKNOWN TENANT #2, Defendants

**AMENDED NOTICE OF FORECLOSURE SALE**  
NOTICE IS HEREBY GIVEN pursuant to an Order dated April 3, 2025 entered in Civil Case No. 24-CA-00033-K in Circuit Court of the 15th Judicial Circuit in and for Monroe County, Florida, wherein

**Notice of Foreclosure**

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR LHMOR MORTGAGE TRUST 2022-RT1, MORTGAGE-BACKED NOTES, SERIES 2022-RT1, Plaintiff and VBC Investment Group LLC, a Georgia Limited Liability Company, THIRGO PERERA, an individual, LEPIRE BUILDERS, INC., a Florida Corporation are Defendants. Kevin Madok, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 AM at the Monroe County Courthouse, 500 Whitehead Street, Key West, FL 33040 in accordance with Chapter 45, Florida Statutes on May 23, 2025 the following described property at 1st lot 14th in said Final Judgment, to-wit:

**LOT 9, BLOCK 15, OF A RESUBDIVISION OF SQUARES 21 AND 23 OF TRACT 23, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 10, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA**  
Property Address: 1108 Duncan Street, Key West, FL 33040

**ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.**

**THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE, OR CHANGE THE TIME OF SALE. THIS SHALL BE PUBLISHED AS PROVIDED HEREIN.**

Kevin Madok  
CLERK OF THE CIRCUIT COURT  
Monroe County, Florida  
Shonda M. Madok  
DEPUTY CLERK OF COURT  
05/01/25, 05/08/25 - KWC  
05473, 053137

**Public Meeting**

The Key West Citizen Review Board will hold its next meeting on May 15, 2025. The meeting will be held at 5:00 p.m. in the City Commission Chambers and is open to the public.  
05/08/25 - KWC  
419853, 395986

**MONROE COUNTY SCHOOL DISTRICT**  
The School Board will hold a Regular Business Meeting on Tuesday, May 13, 2025, commencing at approximately 8:00 PM. A Public Hearing for Policies and Job Descriptions are also included on the agenda. The meeting will take place at Coral Shores High School, Media Center located at 89501 Old Hwy, Tavernier, FL 33070.

Citizens who wish to address the Board on any agenda item prior to action must register to speak during the CIT-

**Public Meeting**

zen input segment of the meeting. To register please call (305) 293-1400 ext. 53392 by 2:00 PM on the day of the meeting. Upon arrival, speakers are required to complete the Speaker's Form.

Individuals requesting accommodations under the Americans With Disabilities Act (ADA) should call (305) 293-1400 ext. 53392 with their request at least five (5) business days prior to the meeting and complete a speaker's card specifying the required accommodation.

The meeting will be broadcasted live at: [www.keyschools.com/schoolboard-meetings](http://www.keyschools.com/schoolboard-meetings).

If a person decides to appeal against any decision made by the Board with respect to any matter considered at the meeting, they may need to arrange for a verbatim record of the proceedings if a stenographer is not present.

Theresa Axford, Superintendent  
05/08/25 - KWC  
425264, 3959871

**COMPETITIVE SOLICITATION / PUBLIC MEETING / BID OPENING**

NOTICE IS HEREBY GIVEN TO PROSPECTIVE BIDDERS THAT THE Monroe County School District will be receiving bids and having public meetings for the following:

RFP 2025007 - Trumbo Affordable Workforce Housing  
Interests - 07/405 @ 10:00 AM  
Monroe County School District, Administration Building, 241 Trumbo Rd., Key West, FL 33040

Specifications and proposal documents may be accessed by going to the Monroe County School District e-procurement Portal at [www.procurement.openingo.com/portal/keyschools-mcisd](http://www.procurement.openingo.com/portal/keyschools-mcisd) or by going to KeySchools.com.

All bids must be received electronically on or before dates specified in the bid documents. The Monroe County School District reserves the right, at its sole discretion, to accept or reject any and all bids and to waive informality or irregularities when it is in the best interest of the Board to do so.

Please contact Taylor Gandolfo, Buyer, with any questions regarding this bid at [Taylor.Gandolfo@keyschools.com](mailto:Taylor.Gandolfo@keyschools.com) or (305) 293-1400 ext 53382.  
05/08/25 - KWC  
422137, 3959925

**COMPETITIVE SOLICITATION / PUBLIC MEETING / BID OPENING**

NOTICE IS HEREBY GIVEN TO PROSPECTIVE BIDDERS THAT THE Monroe County School District will be receiving bids and having public meetings for the following:

RFP 2025009 - Roofing Maintenance

**Public Meeting**

Services - Open 5/28/25 @ 9:00 am  
Monroe County School District, Administration Building, 241 Trumbo Rd., Key West, FL 33040

Specifications and proposal documents may be accessed by going to the Monroe County School District e-procurement Portal at [www.procurement.openingo.com/portal/keyschools-mcisd](http://www.procurement.openingo.com/portal/keyschools-mcisd) or by going to KeySchools.com

All bids must be received electronically on or before dates specified in the bid documents. The Monroe County School District reserves the right, at its sole discretion, to accept or reject any and all bids and to waive informality or irregularities when it is in the best interest of the Board to do so.

Please contact Taylor Gandolfo, Buyer, with any questions regarding this bid at [Taylor.Gandolfo@keyschools.com](mailto:Taylor.Gandolfo@keyschools.com) or (305) 293-1400 ext 53382.  
05/08/25, 05/10/25 - KWC

**NOTICE OF MEETING**

The Selection Committee for RFP #25-011 Water Quality Monitoring Program for City of Key West will meet for storage, fees, repairs, improvements, or other work-related storage charges, and for expenses necessary for preparation of the vessel or expenses reasonably incurred in the sale allowed pursuant to Florida Statute 328.17, subject to any and all recorded mortgages. As if written is true and guaranteed.

CASE #1507 2007 IEF HIN: IEF35455607  
Owner: Christine Westroff Peel  
1518 SE Cypress Glen Way Stuart, FL 34959  
Lienor information & Sale Location: Riva Yachts South Inc. 6816 Riva Motorsports and Marine of the Keys, Key Largo 33037  
Overseas Hwy/Key Largo, FL 33037  
Ph: 305-451-3320 Total Lien \$37053.62

**Notice of Sale**

Any person(s) claiming any interest(s) in the above vessel should contact Riva Yachts South Inc. 6816 Riva Motorsports and Marine of the Keys 305-451-3320  
05/01/25, 05/08/25 - KWC  
428430, 3959388

**NOTICE OF PUBLIC AUCTION**

Auction to be held on 05/13/25 at 9:00am in All American Towing & Tire Inc. 10180E Overseas Hwy, Key Largo 33037 in accordance to FL Statute Section 112.18 for unpaid towing & storage.

1993 ADDA BOAT TRAILER  
VIN: B9JAU814NEB012  
05/08/25 - KWC  
419995, 3959853

City of Key West Purchasing Dept.  
05/08/25 - KWC  
419853, 3959925

Notice of Self Storage Sale  
Please take notice Monarch Properties LLC Key West located at 2600 N Roosevelt Rd Key West FL 33040 intends to hold a sale to sell the property stored at the facility by the below list of Occupants who are in default at an Auction. The sale will occur as an on-line auction via [www.storageauctions.com](http://www.storageauctions.com) on 5/16/25 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Paul Allen unit #1170, Joshua Easterday unit #2106, Ceina Data Cue unit #2126, Rafael Gloria unit #2117, Kip Mueller unit #2478, Derek Karevicius unit #3035, John Young unit #324. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
05/01/25, 05/08/25 - KWC  
436242, 3959897

Notice of Public Sale  
Notice is hereby given that on May 27, 2025 at 10:00 AM the following vessel may be sold at public sale for the amount owed on each vessel to satisfy the lien. For storage fees, dockage fees, repairs, improvements, or other work-related storage charges, and for expenses necessary for preparation of the vessel or expenses reasonably incurred in the sale allowed pursuant to Florida Statute 328.17, subject to any and all recorded mortgages. As if written is true and guaranteed.

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Overseas Hwy/Key Largo, FL 33037  
Ph: 305-451-3320 Total Lien \$37053.62

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05/01/25, 05/08/25 - KWC  
428430, 3959388

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05/08/25 - KWC  
419995, 3959853

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05/01/25, 05/08/25 - KWC  
436342, 3959809

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05/01/25, 05/08/25 - KWC  
428430, 3959388

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1993 ADDA BOAT TRAILER  
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05/08/25 - KWC  
419995, 3959853

City of Key West Purchasing Dept.  
05/08/25 - KWC  
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05/01/25, 05/08/25 - KWC  
428430, 3959388

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419853, 3959925

Notice of Self Storage Sale  
Please take notice Monarch Properties LLC Key West located at 2600 N Roosevelt Rd Key West FL 33040 intends to hold a sale to sell the property stored at the facility by the below list of Occupants who are in default at an Auction. The sale will occur as an on-line auction via [www.storageauctions.com](http://www.storageauctions.com) on 5/16/25 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Eric Brown unit #0642, Oriana Molina unit #256, Lynn Clark unit #6024, Andrea Coronado unit #6073, Chanel Renier unit #5313. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
05/01/25, 05/08/25 - KWC  
436342, 3959809

Notice of Public Sale  
Notice is hereby given that on May 27, 2025 at 10:00 AM the following vessel may be sold at public sale for the amount owed on each vessel to satisfy the lien. For storage fees, dockage fees, repairs, improvements, or other work-related storage charges, and for expenses necessary for preparation of the vessel or expenses reasonably incurred in the sale allowed pursuant to Florida Statute 328.17, subject to any and all recorded mortgages. As if written is true and guaranteed.

CASE #1507 2007 IEF HIN: IEF35455607  
Owner: Christine Westroff Peel  
1518 SE Cypress Glen Way Stuart, FL 34959  
Lienor information & Sale Location: Riva Yachts South Inc. 6816 Riva Motorsports and Marine of the Keys, Key Largo 33037  
Overseas Hwy/Key Largo, FL 33037  
Ph: 305-451-3320 Total Lien \$37053.62

Any person(s) claiming any interest(s) in the above vessel should contact Riva Yachts South Inc. 6816 Riva Motorsports and Marine of the Keys 305-451-3320  
05/01/25, 05/08/25 - KWC  
428430, 3959388

Notice of Public Auction  
Auction to be held on 05/13/25 at 9:00am in All American Towing & Tire Inc. 10180E Overseas Hwy, Key Largo 33037 in accordance to FL Statute Section 112.18 for unpaid towing & storage.

1993 ADDA BOAT TRAILER  
VIN: B9JAU814NEB012  
05/08/25 - KWC  
419995, 3959853

City of Key West Purchasing Dept.  
05/08/25 - KWC  
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**Intent to Consider Ordinance**

**NOTICE OF INTENTION TO CONSIDER ADOPTION OF COUNTY ORDINANCE**  
NOTICE IS HEREBY GIVEN TO WHOM IT MAY CONCERN that on May 21, 2025, at 5:00 AM, or as soon thereafter as the matter may be heard, at the Hearings Government Center, 1500 Truman Avenue, Key West, Florida, the Board of County Commissioners of Monroe County, Florida, intends to consider adopting the following ordinance: