



**Kevin Madok, CPA**

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

June 1, 2021

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

To Whom It May Concern,

Attached is an electronic copy of Ordinance No. 011-2021 adopting amendments to the Monroe county Land Development Code amending Section 101-1 to modify the definition of Accessory Use or Accessory Structure, modify the definition of Dwelling Unit, delete the definition of Family, modify the definition of Household, create a definition for Kitchen, create a definition for Lock-Out Unit, modify the definition of Transient Unit, create a definition for Wet Bar; and amending Section 138-23 to address the Term Lock-Out Unit; providing for severability; providing for repeal of conflicting provisions; providing for transmittal to the State Land Planning Agency and the Secretary of State; providing for inclusion in the Monroe County Land Development Code; providing for an effective date (File 2019-099).

This Ordinance was adopted by the Monroe County Board of County Commissioners at a regular meeting, held in formal session, on May 19, 2021. 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: Pamela G. Hancock, D.C.*

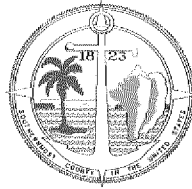
cc: Planning & Environmental  
County Attorney  
BOCC  
File

KEY WEST  
500 Whitehead Street  
Key West, Florida 33040  
305-294-4641

MARATHON  
3117 Overseas Highway  
Marathon, Florida 33050  
305-289-6027

PLANTATION KEY  
88820 Overseas Highway  
Plantation Key, Florida 33070  
305-852-7145

PK/ROTH BUILDING  
50 High Point Road  
Plantation Key, Florida 33070  
305-852-7145



**MONROE COUNTY, FLORIDA  
MONROE COUNTY BOARD OF COUNTY COMMISSIONERS**

**ORDINANCE NO. <sup>011</sup> -2021**

**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO THE MONROE COUNTY LAND DEVELOPMENT CODE AMENDING SECTION 101-1 TO MODIFY THE DEFINITION OF ACCESSORY USE OR ACCESSORY STRUCTURE, MODIFY THE DEFINITION OF DWELLING UNIT, DELETE THE DEFINITION OF FAMILY, MODIFY THE DEFINITION OF HOUSEHOLD, CREATE A DEFINITION FOR KITCHEN, CREATE A DEFINITION FOR LOCK-OUT UNIT, MODIFY THE DEFINITION OF TRANSIENT UNIT, CREATE A DEFINITION FOR WET BAR; AND AMENDING SECTION 138-23 TO ADDRESS THE TERM LOCK-OUT UNIT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2019-099)**

**WHEREAS**, pursuant to Article 8 of the Florida Constitution and Section 125.66, Florida Statutes, Monroe County possesses the police powers to enact ordinances in order to protect the health, safety, and welfare of the County's citizens; and

**WHEREAS**, the Monroe County Board of County Commissioners, at a regular meeting on February 15, 2017 in Key West, Florida, directed staff to impose a temporary moratorium upon certain development applications proposing occupancy by "three unrelated people" or "two unrelated people and any children related to either of them" of a dwelling unit or utilizing the term "lock-out," due to pending legislation; and

**WHEREAS**, the Monroe County Board of County Commissioners adopted Resolution 087-2017, at a regular meeting on March 15, 2017 in Key Largo, Florida, directing staff to process an ordinance to impose a temporary moratorium deferring the approval of new applications or received application that have not been fully approved, commencing March 15, 2017, for comprehensive plan or land development code amendments, development agreements (including 380 development agreements), and minor and major conditional use permits (excluding applications proposing only affordable housing dwelling units); with proposed occupancy by "three unrelated people" or "two unrelated people and any children related to either of them" of a dwelling unit, and applications utilizing the term "lock-out"; and

1  
2       **WHEREAS**, the Board of County Commissioners of Monroe County, at a regular meeting  
3 on July 19, 2017 in Marathon, Florida adopted Ordinance 012-2017 imposing a temporary  
4 moratorium upon certain development applications proposing occupancy by "three unrelated  
5 people" or "two unrelated people and any children related to either of them" of a dwelling unit or  
6 utilizing the term "lock-out," due to pending legislation; and  
7

8       **WHEREAS**, the Board of County Commissioners of Monroe County, at a regular meeting  
9 on August 28, 2018 in Marathon, Florida adopted Ordinance 018-2018 extending a temporary  
10 moratorium upon certain development applications proposing occupancy by "three unrelated  
11 people" or "two unrelated people and any children related to either of them" of a dwelling unit or  
12 utilizing the term "lock-out," due to pending legislation; and  
13

14       **WHEREAS**, Ordinance 018-2018 extended the moratorium through October 27, 2019;  
15 and  
16

17       **WHEREAS**, the Board of County Commissioners of Monroe County, at a regular meeting  
18 on July 17, 2019 in Marathon, Florida adopted Ordinance 027-2019 imposing a temporary  
19 moratorium upon certain development applications proposing occupancy by "three unrelated  
20 people" or "two unrelated people and any children related to either of them" of a dwelling unit or  
21 utilizing the term "lock-out," due to pending legislation; and  
22

23       **WHEREAS**, Ordinance 027-2019 extended the moratorium through November 8, 2020;  
24 and  
25

26       **WHEREAS**, the Staff is working on BOCC directed amendments related to the  
27 development of dwelling units utilizing the term "lock-out" and to an extension to the interim  
28 development ordinance for 365 days or until an ordinance amending the Comprehensive Plan and  
29 Land Development Code to add such County regulatory provisions (as necessary) is adopted and  
30 becomes effective, whichever comes first; and  
31

32       **WHEREAS**, Monroe County policies and regulations adopted in the Monroe County  
33 Comprehensive Plan and Land Development Code are to maintain public health, safety, and  
34 welfare of the citizens of the Florida Keys and to strengthen our local government capability to  
35 manage land use and development; and  
36

37       **WHEREAS**, the Monroe County Development Review Committee (DRC) reviewed and  
38 considered the proposed amendments at a regularly scheduled meeting held on July 21, 2020; and  
39

40       **WHEREAS**, at a regularly scheduled meeting held on September 23, 2020 the Monroe  
41 County Planning Commission held a public hearing for the purpose of considering the proposed  
42 amendment and provided for public comment; and  
43

44       **WHEREAS**, the Monroe County Planning Commission adopted Resolution No. P26-20  
45 recommending approval for the proposed amendment, with direction for staff to address, within  
46 the matrix included in the dwelling unit definition, the scenario of a separate entrance without a  
47 lockable internal connection; and

1  
2       **WHEREAS**, the Monroe County Board of County Commissioners is authorized by  
3 Section 125.01(1)(h), F.S., to establish, coordinate and enforce zoning and such business  
4 regulations as are necessary for the protection of the public; and  
5

6       **WHEREAS**, at a regularly scheduled meeting held on May 19, 2021, the Monroe County  
7 Board of County Commissioners held a public hearing, considered the staff report, and provided  
8 for public comment and public participation in accordance with the requirements of state law and  
9 the procedures adopted for public participation in the planning process; and  
10

11       **WHEREAS**, Monroe County policies and regulations adopted in the Monroe County  
12 Comprehensive Plan and Land Development Code are to maintain public health, safety, and  
13 welfare of the citizens of the Florida Keys and to strengthen our local government capability to  
14 manage land use and development; and  
15

16       **WHEREAS**, based upon the documentation submitted and information provided in the  
17 accompanying staff report, the Monroe County Board of County Commissioners makes the  
18 following Conclusions of Law:

- 19       1. The proposed amendment is consistent with the Goals, Objectives and Policies of the  
20 Monroe County Year 2030 Comprehensive Plan; and
- 21       2. The proposed amendment is consistent with the Principles for Guiding Development for  
22 the Florida Keys Area of Critical State Concern, Sec. 380.0552(7), F.S.; and
- 23       3. The proposed amendment is consistent with Part II of Chapter 163, Florida Statute; and
- 24       4. The proposed amendment is necessary due to new issues and the need for additional  
25 detail or comprehensiveness, as required by Section 102-158 of the Monroe County  
26 Code.  
27

28 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**  
29 **COMMISSIONERS OF MONROE COUNTY, FLORIDA:**  
30

31       **Section 1.** The Monroe County Land Development Code is hereby amended as follows:  
32  
33

Proposed Amendment: deletions are <del>stricken through</del> ; additions are shown in <u>underlined</u> .
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34  
35       **Sec. 101-1. - Definitions.**

36       The following words, terms and phrases, when used in this chapter, shall have the meanings  
37 ascribed to them in this section, except where the context clearly indicates a different meaning:  
38

39       *Accessory use or accessory structure* means a use or structure that:

- 40       (1) Is subordinate to and serves an existing principal use or principal structure; and
- 41       (2) Each individual accessory use or accessory structure as well as in total/combined, is  
42 subordinate in area (for this definition docks, pools, pool decks, driveways are  
43 excluded from the total area), extent and purpose to an existing principal use or  
44 principal structure served; and

- (3) Contributes to the comfort, convenience or necessity of occupants of the principal use or principal structure served; and
- (4) Is located on the same lot/parcel or on a lot/parcel that is under the same ownership as the lot/parcel on which the principal use or principal structure is located; and
- (5) Is located on the same lot/parcel or on a contiguous lot/parcel as an existing principal use or principal structure, excluding accessory docking facilities that may be permitted on adjacent lots/parcels pursuant to section 118-12; and
- (6) Is located in the same land use (zoning) district as the principal use or principal structure, excluding off-site parking facilities pursuant to section 114-67.

Accessory uses include the utilization of yards for home gardens, provided that the produce of the garden is for a non-commercial purpose. In no event shall an accessory use or structure be established prior to the principal use to which it is accessory. With approval from the Planning Director, an accessory use or structure may continue if its principal use or structure is discontinued or removed for redevelopment, provided that the owner is moving forward with continual development and with active concurrent permits for redevelopment of a principal use or structure. Accessory uses shall not include secondary dwelling units or lock-out units or any other habitable structures that are occupied by a separate and independent household resident.

*Dwelling unit* means one or more rooms physically arranged for occupancy by one residential household sharing common living, a kitchen (cooking), and bathroom toilet facilities. Dwelling units shall not include additional dwelling units, secondary dwelling units, lock-out units, or any other habitable structures that create a separate independent living area that are occupied by a separate and independent household, without an additional ROGO allocation or ROGO exemption. In reviewing development proposals for dwelling units, to ensure lock-out units or any other habitable structures that create a separate independent living area are not created, the proposal shall comply with the following:

Bldg. type <sup>2</sup>	Separate Entrance <sup>3</sup>	Lockable Internal Connection <sup>4</sup>	Unlockable Internal Connection <sup>5</sup>	Full Kitchen <sup>6</sup>	Wet Bar <sup>7</sup>	Full Bath <sup>8</sup>	Half Bath <sup>8</sup>	Allowed <sup>9</sup>
ACC.	<u>X</u>	<u>NA</u>	<u>NA</u>	<u>X</u>	<u>±</u>	<u>X</u>	<u>±</u>	<u>NO</u>
	<u>X</u>	<u>NA</u>	<u>NA</u>	<u>X</u>	<u>±</u>	<u>±</u>	<u>X</u>	<u>NO</u>
	<u>X</u>	<u>NA</u>	<u>NA</u>	<u>±</u>	<u>X</u>	<u>X</u>	<u>±</u>	<u>NO</u>
	<u>X</u>	<u>NA</u>	<u>NA</u>	<u>±</u>	<u>X</u>	<u>±</u>	<u>X</u>	<u>NO</u>
	<u>X</u>	<u>NA</u>	<u>NA</u>	<u>±</u>	<u>±</u>	<u>X</u>	<u>±</u>	<u>YES</u> <sup>10</sup>
ADD.	<u>X</u>	<u>X</u>	<u>±</u>	<u>X</u>	<u>±</u>	<u>X</u>	<u>±</u>	<u>NO</u>
	<u>X</u>	<u>X</u>	<u>±</u>	<u>±</u>	<u>X</u>	<u>X</u>	<u>±</u>	<u>NO</u>
	<u>X</u> <sup>11</sup>	<u>X</u>	<u>±</u>	<u>±</u>	<u>X</u>	<u>X</u>	<u>±</u>	<u>YES</u> <sup>10</sup>
	<u>X</u>	<u>X</u>	<u>±</u>	<u>±</u>	<u>X</u>	<u>±</u>	<u>X</u>	<u>NO</u>
	<u>X</u> <sup>11</sup>	<u>X</u>	<u>±</u>	<u>±</u>	<u>X</u>	<u>±</u>	<u>X</u>	<u>YES</u> <sup>10</sup>
	<u>X</u>	<u>X</u>	<u>±</u>	<u>±</u>	<u>±</u>	<u>X</u>	<u>±</u>	<u>YES</u> <sup>10</sup>
	<u>X</u>	<u>X</u>	<u>±</u>	<u>±</u>	<u>±</u>	<u>±</u>	<u>X</u>	<u>YES</u> <sup>10</sup>
	<u>±</u>	<u>X</u>	<u>±</u>	<u>±</u>	<u>X</u>	<u>X</u>	<u>±</u>	<u>YES</u> <sup>10</sup>
	<u>±</u>	<u>X</u>	<u>±</u>	<u>X</u>	<u>±</u>	<u>X</u>	<u>±</u>	<u>NO</u>

<u>X</u>	<u>:</u>	<u>:</u>	<u>:</u>	<u>X</u>	<u>X</u>	<u>:</u>	<u>NO</u>
<u>X</u>	<u>:</u>	<u>X</u>	<u>X</u>	<u>:</u>	<u>X</u>	<u>:</u>	<u>NO</u>
<u>X</u>	<u>:</u>	<u>X</u>	<u>:</u>	<u>X</u>	<u>X</u>	<u>:</u>	<u>NO</u>
<u>X</u>	<u>:</u>	<u>X</u>	<u>:</u>	<u>X</u>	<u>:</u>	<u>X</u>	<u>YES</u> <sup>10</sup>
<u>X</u>	<u>:</u>	<u>X</u>	<u>:</u>	<u>:</u>	<u>X</u>	<u>:</u>	<u>YES</u>
<u>:</u>	<u>:</u>	<u>X</u>	<u>:</u>	<u>:</u>	<u>X</u>	<u>:</u>	<u>YES</u>
<u>:</u>	<u>:</u>	<u>X</u>	<u>X</u>		<u>X</u>	<u>:</u>	<u>NO</u>

1. General Note: Not all-possible project design options are shown. As a rule of thumb, if an option allows a full kitchen, then a wet bar is also permitted in place of or in addition to a full kitchen; or, if an option allows a full bath, then a half bath is also permitted in place of or in addition to a full bath.
2. ACC. = Attached or unattached accessory addition to principal structure with no internal connection to the structure. May also be considered a lock-out unit.  
ADD. = Addition to principal structure with an internal connection to principal structure. May also be considered a lock-out unit.
3. A separate entrance is any entrance including sliding glass doors. A special exception may be made if the entrance is into an enclosed courtyard or pool area. The separate entrance shall not create lock-out units, secondary dwelling units, guest units, dormitory or any other habitable structures that create a separate independent living area.
4. A lockable internal connection exists when either household can lock out the other party.
5. An unlockable internal connection exists when one party cannot exclude the other party. An open wall is an unlockable internal connection. A door or doorway is not an unlockable internal connection. To be an unlockable internal connection, the cased opening must be 42 inches or more in width.
6. A full kitchen is any food preparation facility larger than a wet bar. Plumbing 'stub outs' shall be considered a kitchen.
7. A wet bar is a food or drink preparation area limited to a total counter surface area of 16 square feet (including a sink with design limitations of one bin and limited to one (1) square foot in size) with electricity limited to 110 volt service.
8. A full bath contains, at a minimum, a sink, toilet and bath or shower. A half bath, at a maximum, may contain a toilet and a sink.
9. YES = development proposal/design may be approved.  
NO = development proposal/design shall not be approved.
10. Requires a restrictive covenant limiting the dwelling unit to occupancy by a single household serving only as a permanent residential unit. Proposal cannot create lock-out units, secondary dwelling units, guest units, dormitory or any other habitable structures that create a separate independent living area occupied by a separate and independent household.
11. Limited to a separate entrance on a single family detached dwelling unit into an enclosed backyard, courtyard or pool area of the residence. The separate entrance shall not create lock-out units, secondary dwelling units, guest units, dormitory or any other habitable structures that create a separate independent living area.

~~Family means a person living alone, or people living together as a single household and sharing common living, cooking, and toilet facilities:~~

- ~~(1) Any number of people related by blood, marriage, adoption, guardianship, or duly authorized custodial relationship;~~
- ~~(2) three unrelated people;~~
- ~~(3) two unrelated people and any children related to either of them.~~

*Household* means all the people who occupy a housing dwelling unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household.

*Kitchen means any food preparation area larger than a wet bar, intended or designed to be used for cooking or the preparation of food. The presence of a range, oven, utility connections suitable for servicing a range or oven, and/or plumbing “stub-outs”, shall be considered as establishing a kitchen.*

Lock-out unit means any structure or room or group of rooms or portion of a single family or multi-family dwelling or transient unit which creates a separate independent living area which can be accessed and locked or keyed separately from the principal entry to a residential dwelling unit or transient unit. Lock-out units create a separate independent living area/habitable space, which shall be considered a unit (dwelling unit and/or transient unit) which requires an additional ROGO allocation or ROGO exemption and will be counted as a full unit (dwelling unit and/or transient unit) when computing the allowable density on a site.

*Transient unit* means a dwelling unit used for transient occupancy such as a hotel or motel room, a seasonal residential unit, a campground space, an institutional residential use, or a recreational vehicle space. Transient units, limited to hotel or motel rooms, may include lock-out units that meet the criteria within the definition of “Room, Hotel or Motel” and shall require an additional ROGO exemption for each lock-out unit.

Wet bar means is a food or drink preparation area limited to a total counter surface area of 16 square feet, a single one-bin sink of one square foot, and electrical service limited to 110 volt service.

\* \* \* \* \*

**Sec. 138-23. - Moratorium on New Transient Units.**

New transient residential units, such as hotel or motel rooms (and any lock-out units), seasonal residential units, or campground, recreational vehicle or travel trailer spaces, shall not be eligible for residential ROGO allocations until May 1, 2022.

**Section 2. Severability.** If any section, paragraph, subdivision, clause, sentence or provision of this ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this ordinance, but the effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence, or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

**Section 3. Conflicting Provisions.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict.

1        **Section 4. Transmittal.** This ordinance shall be transmitted to the Florida State Land  
2 Planning Agency as required by F.S. 380.05 (11) and F.S. 380.0552(9).

3  
4        **Section 5. Filing.** This ordinance shall be filed in the Office of the Secretary of the State  
5 of Florida but shall not become effective until a notice is issued by the State Land Planning Agency  
6 or Administration Commission finding the amendment in compliance with Chapter 163, Florida  
7 Statutes and after any applicable challenges have been resolved.

8  
9        **Section 6. Inclusion in the Monroe County Code.** The provisions of this Ordinance shall  
10 be included and incorporated in the Code of Ordinances of the County of Monroe, Florida, as an  
11 addition to amendment thereto, and shall be appropriately renumbered to conform to the uniform  
12 marking system of the Code.

13  
14        **Section 7. Effective Date.** This ordinance shall become as provided by law and stated  
15 above.

16  
17        **PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County,  
18 Florida, at a regular meeting held on the 19th day of May 2021.

Mayor Michelle Coldiron	Yes
Mayor <i>Pro Tem</i> David Rice	Yes
Commissioner Craig Cates	Yes
Commissioner Eddie Martinez	Absent
Commissioner Mike Forster	Yes

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BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

BY *Michelle Coldiron*  
MAYOR MICHELLE COLDIRON

ATTEST: KEVIN MADOK, CLERK

*Kevin Madok*  
AS DEPUTY CLERK

MONROE COUNTY ATTORNEY  
APPROVED AS TO FORM:

*Derek V. Howard*  
DEREK V. HOWARD  
ASSISTANT COUNTY ATTORNEY  
DATE 05-03-2021





The Florida Keys Only Daily Newspaper, Est. 1876

PO Box 1800, Key West FL 33041  
P: (305) 292-7777 ext. 219 F: (305) 295-8025  
legals@keysnews.com

MONROE CO PLANNING DEPT  
MURRY E NELSON GOVERNMENT CENTER  
102050 OVERSEAS HWY  
KEY LARGO FL 33037

Account: 138694

Ticket: 388713

### PUBLISHER'S AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF MONROE

[legal.text]

Before the undersigned authority personally appeared

MICHAEL LEWIS, who on oath says that he or she is

AN EMPLOYEE of the Key West Citizen, a daily newspaper published in Key West, in Monroe County, Florida; that the attached copy of advertisement, being a legal notice in the matter of was published in said newspaper in the issues of:

Sunday, May 2, 2021

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 every day, 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.

[Signature]  
(Signature of Affiant)

Affirmed and subscribed before me this 11th day of May 2021

[Signature]  
(Notary Public Signature)

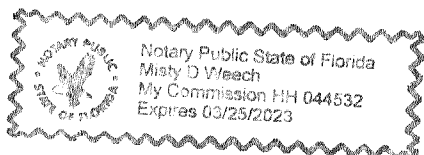
Misty Wleach  
(Notary Public Printed Name)

(Notary Seal)

My commission expires 03/25/2023

Personally Known X Produced Identification     

Type of Identification Produced     



**MONROE COUNTY BOARD OF  
COUNTY COMMISSIONERS  
NOTICE OF PUBLIC MEETING AND  
NOTICE OF PUBLIC HEARING  
NOTICE OF CHANGE TO THE  
MONROE COUNTY COMPREHENSIVE  
PLAN  
NOTICE OF CHANGE TO THE  
MONROE COUNTY LAND  
DEVELOPMENT CODE**

**MAY 19, 2021**

**NOTICE IS HEREBY GIVEN** that on **Wednesday, May 19, 2021** the **Monroe County Board of County Commissioners** will hold a Public Meeting, beginning at **09:00 AM**. The BOCC meeting will be a hybrid format with the County Commission members meeting live in Key West, while the public will be able to participate via Zoom Webinar. The following items will be considered at a **PUBLIC MEETING**:

**PUBLIC HEARINGS: 1:30 PM** (or as soon thereafter as may be heard):

**A RESOLUTION OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** RENOUNCING AND DISCLAIMING ANY RIGHT OF THE COUNTY AND PUBLIC IN AND TO THAT PORTION OF THE RIGHT-OF-WAY OF AN UNAMED ALLEY, AS SHOWN ON THE PLAT OF REVISED AMENDED PLAT OF RIVIERA VILLAGE, PLAT BOOK 2, PAGE 80, BOUNDED ON THE NORTH BY MARLIN AVE; BOUNDED ON THE WEST BY BLOCK 4, LOTS 4 AND 56-57; BOUNDED ON THE SOUTH BY DOLPHIN ROAD; AND BOUNDED ON THE EAST BY BLOCK 4, LOTS 1-8. (FILE 2020-146)

**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING POLICY 301.1.2 OF THE 2030 MONROE COUNTY COMPREHENSIVE PLAN TO REFLECT THE U.S. 1 LOS TASK FORCE RECOMMENDATIONS TO THE BOCC ON THE LEVEL OF SERVICE METHODOLOGY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2020-193)

**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** TRANSMITTING TO THE STATE LAND PLANNING AGENCY AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO THE MONROE COUNTY 2030 COMPREHENSIVE PLAN TO AMEND POLICY 501.1.7, OBJECTIVE 501.2, POLICY 501.2.1, POLICY 501.2.2, POLICY 501.2.3 AND POLICY 501.5.3 OF THE PORTS, AVIATION AND RELATED FACILITIES ELEMENT TO ALLOW AIRPORT IMPROVEMENTS, WHICH MAY IMPACT WETLAND AREAS WHEN THERE IS NO OTHER VIABLE ALTERNATIVE AVAILABLE, AT THE KEY WEST INTERNATIONAL AIRPORT AND THE FLORIDA KEYS MARATHON INTERNATIONAL AIRPORT, CONSISTENT WITH THE AIRPORT MASTER PLAN (AMP) AND AIRPORT LAYOUT PLAN (ALP) FOR EACH PUBLIC AIRPORT AND CONSISTENT WITH ALL APPLICABLE FEDERAL AND STATE PERMIT/AUTHORIZATION REQUIREMENTS, INCLUDING MITIGATION FOR ENVIRONMENTAL IMPACTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AMENDMENT TO AND INCORPORATION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2020-145)

**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** ADOPTING AMENDMENTS TO THE MONROE COUNTY 2030 COMPREHENSIVE PLAN AMENDING THE GLOSSARY TO MODIFY THE DEFINITION OF ACCESSORY USE OR ACCESSORY STRUCTURE, MODIFY THE DEFINITION OF DWELLING UNIT, DELETE THE DEFINITION OF FAMILY, MODIFY THE DEFINITION OF HOUSEHOLD, CREATE A DEFINITION FOR KITCHEN, CREATE A DEFINITION FOR LOCK-OUT UNIT, MODIFY THE DEFINITION OF TRANSIENT UNIT; CREATE A DEFINITION FOR WET BAR; AND AMENDING POLICY 101.3.5 TO ADDRESS THE TERM LOCK-OUT UNIT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2019-098)

**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** ADOPTING AMENDMENTS TO THE MONROE COUNTY LAND DEVELOPMENT CODE AMENDING SECTION 101-1 TO MODIFY THE DEFINITION OF ACCESSORY USE OR ACCESSORY STRUCTURE, MODIFY THE DEFINITION OF DWELLING UNIT, DELETE THE DEFINITION OF FAMILY, MODIFY THE DEFINITION OF HOUSEHOLD, CREATE A DEFINITION FOR KITCHEN, CREATE A DEFINITION FOR LOCK-OUT UNIT, MODIFY THE DEFINITION OF TRANSIENT UNIT, CREATE A DEFINITION FOR WET BAR; AND AMENDING SECTION 138-23 TO ADDRESS THE TERM LOCK-OUT UNIT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AMENDMENT TO AND INCORPORATION IN THE MONROE COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2019-099)

Please visit the Monroe County Website at [www.monroecounty-fl.gov](http://www.monroecounty-fl.gov) for meeting agenda updates and information regarding the various options available to the public to view the live meeting and/or to make public comments on certain agenda items.

*Pursuant to Section 286.0105 Florida Statutes, if a person decides to appeal any decision of the Board of*

PLAN  
**NOTICE OF CHANGE TO THE  
MONROE COUNTY LAND  
DEVELOPMENT CODE**

**MAY 19, 2021**

**NOTICE IS HEREBY GIVEN** that on Wednesday, May 19, 2021 the Monroe County Board of County Commissioners will hold a Public Meeting, beginning at 09:00 AM. The BOCC meeting will be a hybrid format with the County Commission members meeting live in Key West, while the public will be able to participate via Zoom Webinar. The following items will be considered at a **PUBLIC MEETING**:

**PUBLIC HEARINGS: 1:30 PM** (or as soon thereafter as may be heard):

**A RESOLUTION OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** RENOUNCING AND DISCLAIMING ANY RIGHT OF THE COUNTY AND PUBLIC IN AND TO THAT PORTION OF THE RIGHT-OF-WAY OF AN UNAMED ALLEY, AS SHOWN ON THE PLAT OF REVISED AMENDED PLAT OF RIVIERA VILLAGE, PLAT BOOK 2, PAGE 80, BOUNDED ON THE NORTH BY MARLIN AVE; BOUNDED ON THE WEST BY BLOCK 4, LOTS 4 AND 56-57; BOUNDED ON THE SOUTH BY DOLPHIN ROAD; AND BOUNDED ON THE EAST BY BLOCK 4, LOTS 1-8. (FILE 2020-146)

**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING POLICY 301.1.2 OF THE 2030 MONROE COUNTY COMPREHENSIVE PLAN TO REFLECT THE U.S. 1 LOS TASK FORCE RECOMMENDATIONS TO THE BOCC ON THE LEVEL OF SERVICE METHODOLOGY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2020-193)

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*Pursuant to Section 286.0105 Florida Statutes, if a person decides to appeal any decision of the Board of County Commissioners, with respect to any matter considered at the meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure a verbatim record of the proceedings is made, which record includes the testimony & evidence upon which the appeal is to be based.*

**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 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711."