



Kevin Madok, CPA

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

December 2, 2022

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 023-2022 by the Monroe County Board of County Commissioners approving a small scale Comprehensive Plan Amendment to the 2030 Monroe County Comprehensive Plan, pursuant to Florida Statutes Section 163.3187, approving an amendment to Comprehensive Plan Policy 107.1.7 Coco Palms Affordable Housing Subarea to increase the maximum net density and to modify the permitted as-of-right uses and conditional uses for property located at 21585 Old State Road 4A, Cudjoe Key, currently having Property Identification Number 00174960-000000, as proposed by Mobile Homes Holdings Coco, LLC; and to accompany a proposed amendment to the Future Land Use Map (FLUM) from Mixed Use / Commercial (MC) to Residential High (RH); providing for severability; providing for repeal of conflicting provisions; providing for inclusion in the 2030 Monroe County Comprehensive Plan; 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 November 15, 2022. Should you have any questions please feel free to contact me at (305) 292-3550.

Respectfully Submitted,

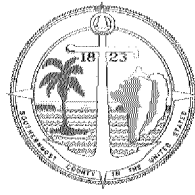
Kevin Madok, CPA, Clerk of
the Circuit Court & Comptroller &
ex-officio to the Monroe County
Board of County Commissioners
by: Liz Yongue, Deputy Clerk

cc: Planning and Environmental Resources
County Administrator
County Attorney
BOCC
File

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



MONROE COUNTY, FLORIDA
MONROE COUNTY BOARD OF COUNTY COMMISSIONERS
ORDINANCE NO. 023 -2022

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO THE 2030 MONROE COUNTY COMPREHENSIVE PLAN, PURSUANT TO FLORIDA STATUTES SECTION 163.3187, APPROVING AN AMENDMENT TO COMPREHENSIVE PLAN POLICY 107.1.7 COCO PALMS AFFORDABLE HOUSING SUBAREA TO INCREASE THE MAXIMUM NET DENSITY AND TO MODIFY THE PERMITTED AS-OF-RIGHT USES AND CONDITIONAL USES FOR PROPERTY LOCATED AT 21585 OLD STATE ROAD 4A, CUDJOE KEY, CURRENTLY HAVING PROPERTY IDENTIFICATION NUMBER 00174960-000000, AS PROPOSED BY MOBILE HOMES HOLDINGS COCO, LLC; AND TO ACCOMPANY A PROPOSED AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) FROM MIXED USE / COMMERCIAL (MC) TO RESIDENTIAL HIGH (RH); PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR INCLUSION IN THE 2030 MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 11, 2022, the Monroe County Planning and Environmental Resources Department ("Department") received an application from Bart Smith of Smith Hawks PL on behalf of Mobile Homes Holdings Coco, LLC ("the Applicant") to amend the Monroe County Future Land Use Map ("FLUM") from Mixed Use / Commercial ("MC") to Residential High ("RH") for a portion of property located at 21585 Old State Road 4A on Cudjoe Key ("subject property" or the "property"); and

WHEREAS, the Applicant has also requested a corresponding Land Use District ("LUD") map amendment for the subject property from Suburban Commercial ("SC") to Urban Residential ("UR"), and a text amendment to the Monroe County Comprehensive Plan ("Comp. Plan" or "CP") to amend Comp. Plan Policy 107.1.7 Coco Palms Affordable Housing Subarea to increase the maximum net density and to modify the permitted as-of-right uses and conditional uses, maintaining the limitation that the only permitted use on the property remains affordable housing and accessory uses; and

WHEREAS, on September 1, 2022, the Applicant held a community meeting, as required by Monroe County Land Development Code ("LDC" or "Code") Sections 102-158(a) and 102-159(b), to discuss the proposed Comp. Plan text amendment, and corresponding proposed Future

1 Land Use Map (“FLUM”) and Land Use District (“LUD”) Map amendments, and provide for
2 public participation; and
3

4 **WHEREAS**, the Monroe County Development Review Committee (“DRC”) considered
5 the proposed text amendment at a regularly scheduled meeting held on the 23rd day of August,
6 2022; and
7

8 **WHEREAS**, the professional staff memorandum for the DRC meeting dated August 15,
9 2022, completed by Cheryl Cioffari, A.I.C.P., Assistant Director of Planning, and Devin Tolpin,
10 A.I.C.P., C.F.M., Principal Planner, requests updated data and analysis be provided to support the
11 requested increase for affordable housing on the property; and
12

13 **WHEREAS**, the Applicant submitted updated data and analysis for the proposed
14 amendments to the Comprehensive Plan, Future Land Use Map, and Land Use District Map to
15 support the request for an increase in density for affordable housing on the property; and
16

17 **WHEREAS**, the Monroe County Planning Commission (“Planning Commission”) held a
18 public hearing on the 26th day of October, 2022, for review and recommendation on the proposed
19 Comprehensive Plan text amendment; and
20

21 **WHEREAS**, the Planning Commission adopted a resolution recommending BOCC
22 approval with the Department’s recommended changes, as discussed during the Planning
23 Commission hearing, of the proposed amendment; and
24

25 **WHEREAS**, the proposed text amendment qualifies as a small-scale Comprehensive Plan
26 amendment pursuant to Florida Statutes § Section 163.3187, for which the Monroe County Board
27 of County Commissioners (“BOCC”, “Board”, “Monroe County”, or the “County”) shall hold one
28 (1) public hearing to consider the adoption of the proposed Comprehensive Plan amendment, and
29 considers the Department’s professional staff report, the Department’s professional staff
30 recommendation, and the testimony given at the public hearing; and
31

32 **WHEREAS**, at a regular meeting held on the 15th day of November, 2022, the BOCC held
33 a public hearing to consider adoption of the proposed text amendment, considered the
34 Department’s professional staff report, the Department’s professional staff recommendation, and
35 provided for public comment and public participation in accordance with the requirements of state
36 law and the procedures adopted for public participation in the planning process; and
37

38 **WHEREAS**, the BOCC was presented with the following documents and other
39 information relevant to the request, which by reference is hereby incorporated as part of the record
40 of said hearing:
41

- 42 1. The Department’s professional staff report prepared by Cheryl Cioffari, Assistant
43 Director Planning, and Devin Tolpin, Principal Planner, dated October 26, 2022;
- 44 2. Sworn testimony of Monroe County Planning and Environmental Resources
45 Department professional staff; and

3. Advice and counsel of Peter H. Morris, Assistant County Attorney, and Robert B. Shillinger, County Attorney.

WHEREAS, based upon the information and documentation submitted, the BOCC makes the following findings of fact and conclusions of law:

1. The proposed amendment is consistent with the Goals, Objectives and Policies of the Monroe County Year 2030 Comprehensive Plan; and
2. The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area of Critical State Concern, Sec. 380.0552(7), F.S.; and
3. The proposed amendment is consistent with Part II of Chapter 163, Florida Statute.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA:

Section 1. **Recitals and Legislative Intent.** The foregoing prefatory recitals and determinations are true and correct and are hereby incorporated as if fully stated herein.

Section 2. The text of the Monroe County Comprehensive Plan is hereby amended as follows (deletions are shown ~~stricken through~~; additions are shown underlined):

Policy 107.1.7: Coco Palms Affordable Housing Subarea

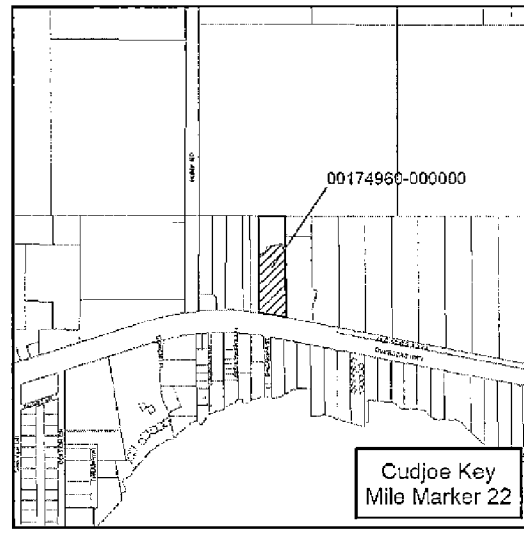
The purpose of Coco Palms Affordable Housing Subarea is to implement applicable goals, objectives, and policies of the Comprehensive Plan to promote and facilitate development of affordable housing to meet the needs of Monroe County.

1. Boundary. The Coco Palms Affordable Housing Subarea shall include the upland portion of the property having Real Estate Number 00174960-000000, which consists of approximately 2.30 acres of upland, and is legally described as follows (upland portion):

LEGAL DESCRIPTION (Upland):

A portion of Lot 30 Sacarma a subdivision of Government Lots 3 and 4 in Section 29, Township 66 South, Range 28 East, Cudjoe Key, Monroe County, Florida, recorded in Plat Book 2, Page 48 of the Public Records of Monroe County, Florida, and being more particularly described as follows: BEGIN at the Southwest corner of said Lot 30; thence N 00°28'49" W along the Westerly Line of said Lot 30 for a distance of 431.51 feet; thence N 49°54'16" E a distance of 6.89 feet; thence N 62°43'59" E a distance of 17.84 feet; thence N 74°45'27" E for a distance of 25.07 feet; thence N 52°36'11" E for a distance of 6.04 feet; thence N 18°29'29" E for a distance of 10.62 feet; thence N 13°02'59" E for a distance of 26.10 feet; thence N 51°09'27" E for a distance of 8.57 feet; thence N 76°25'20" E for a distance of 49.23 feet; thence N 83°33'07" E for a distance of 20.97 feet; thence N 71°51'34" E for a distance of 29.93 feet; thence S 75°26'35" E for a distance of 8.32 feet;

1 thence S 36°22'15" E for a distance of 16.80 feet; thence S 12°41'11" E for a distance of
2 31.84 feet; thence S 13°57'59" E for a distance of 38.49 feet; thence S 26°21'12" E for a
3 distance of 5.72 feet to the Easterly Line of said Lot 30; thence S 00°28'49" E along the
4 said Easterly Line of said Lot 30 for a distance of 464.64 feet to the Southeast corner of
5 said Lot 30; thence N 79°07'38" W along the South Line of said Lot 30 (also being the
6 Northerly Right-of-Way Line of Old State Road 4A) for a distance of 91.48 feet to a point
7 of curvature of a curve concave to the South; thence in a Westerly direction along the curve,
8 having a radius of 2025.86 feet; a Central angle of 03°09'58", a chord bearing of N
9 80°42'37" W and a chord length of 111.93 feet, for an arc distance of 111.95 feet to the
10 Point of Beginning. Containing 100,371 sq. ft. or 2.3 Acres, more or less.



- 11
- 12 2. Land Use Designations. The Coco Palms Affordable Housing Subarea shall be subject to
13 all regulations applicable to the ~~Mixed Use/Commercial (MC)~~ Residential High (RH)
14 Future Land Use Map designation and the ~~Suburban Commercial (SC)~~ Urban Residential
15 (UR) Land Use District (Zoning) category, as well as the additional restrictions set forth in
16 this Policy. Where conflicts may arise, the specific restriction in this Sub Area Policy shall
17 supersede the general criteria applicable to the underlying Future Land Use designation
18 and Land Use District (Zoning) Category. In no case shall the subarea policy allow
19 development potential greater than the underlying FLUM category or Land Use (Zoning)
20 District.
- 21
- 22 3. Density Provisions.
- 23
- 24 a. For consistency with Policy 101.5.26, in order to implement the Florida Keys
25 Carrying Capacity Study and maintain the overall County allocated density and the
26 preservation of native habitat, the allocated density for the Coco Palms Affordable
27 Housing Subarea shall be zero (0).
- 28 b. There shall be no maximum net density standard available for market-rate dwelling
29 units or transient units.

- c. The maximum floor area ratio (F.A.R.) for all nonresidential uses within the subarea shall be zero.
- d. In accordance with Policy 101.5.25, the following density and intensity standards shall be applicable to the Coco Palms Affordable Housing Subarea.

Estimated Maximum Development Potential						
Land Use	Allocated Density	Maximum Net Density	Gross Upland Area of Site	Open Space Ratio	Buildable Area	Development Potential
Market Rate Dwelling Units	0 du/acre	N/A	N/A	N/A	N/A	0du/acre
Affordable Dwelling Units	0 du/acre	18 du/buildable acre <u>25 du/buildable acre</u>	2.30 acres*	0.20	1.84	33 du* <u>46 du*</u>
Transient Units	0 du/acre	0 du/acre	N/A	N/A	N/A	0 du/acre
Nonresidential Uses	0.0 FAR	N/A	N/A	N/A	N/A	0 sf

*~~101,958 sf~~ 101,958 sf (2.3 acres) per survey by ~~Frederick H. Hildebrandt, Island Surveying, Inc., dated 12/5/17~~ Eric Isaacs, Florida Keys Land Surveying, dated 09/20/2022.

4. Only the land uses listed below shall be permitted within the Coco Palms Affordable Housing Subarea.
- a. Permitted as of right.
- Deed restricted attached or detached affordable dwelling units involving less than six units, designated as employee housing as provided for in LDC Section 139-1;
 - Accessory Uses;
 - Replacement of deed-restricted affordable dwelling units (mobile homes) which are as of the effective date of this Policy subject to Chapter 723, Florida Statutes, in the event of substantial damage or destruction, for so long as such deed-restricted affordable dwelling units (mobile homes) are subject to Ch. 723, Florida Statutes; and
 - Non-conforming mobile homes existing as of the date of this policy may remain so long as they are not substantially damaged or destroyed. All current occupants may remain under their current leases. Upon expiration of any mobile home lease, in order to obtain a new lease, the tenant(s) must meet the qualifications for affordable employee housing.

- 1 b. Permitted as a minor conditional use subject to the standards and procedures set
2 forth in the Monroe County Land Development Code Chapter 110, Article III.
3 i. Attached or detached dwellings involving six to 18 units, designated as
4 employee housing as provided for in LDC Section 139-1.
5 c. Permitted as a major conditional use subject to the standards and procedures set
6 forth in Monroe County Land Development Code Chapter 110, Article III:
7 i. Attached or detached dwellings involving more than 18 units, designated
8 as employee housing as provided for in LDC Section 139-1.
9 d. Permitted and Conditional use limitations.
10 i. All residential units constructed within the subarea shall be deed-restricted
11 affordable in accordance with Policy 601.1.4;
12 ii. No market-rate housing shall be allocated, assigned, transferred to the
13 Coco Palms Affordable Housing Subarea, or otherwise developed within
14 the Coco Palms Affordable Housing Subarea;
15 iii. Properties within the Coco Palms Affordable Housing Subarea shall not
16 be eligible sender sites for affordable housing ROGO exemptions or
17 TRES;
18 iv. No other residential or nonresidential uses shall be permitted within the
19 subarea; and
20 v. All new residential units developed within the subarea shall be subject to
21 the ROGO permit allocation system and after development of the ~~sixteen~~
22 thirteen (13) new units the resulting ~~thirty-three (33)~~ forty-six (46) units
23 shall consist of a maximum of ~~nineteen (19)~~ twenty-four (24) moderate
24 income, ~~seven (7)~~ eleven (11) median income and ~~seven (7)~~ eleven (11)
25 low-income affordable allocations. Once the ~~sixteen (16)~~ thirteen (13) new
26 employee housing units are developed, the affordable housing income
27 restrictions may be reconfigured within the property so as to ensure
28 occupant(s) can meet the income requirements for the unit occupied.
29

30 **Section 3.** **Construction and Interpretation.** The construction and interpretation of this
31 ordinance and all Monroe County Comprehensive Plan provision(s), Florida
32 Building Code, Florida Statutes, and Monroe County Code provision(s) whose
33 interpretation arises out of, relates to, or is interpreted in connection with this
34 ordinance shall be liberally construed and enforced in favor of Monroe County, and
35 shall be construed in favor of the BOCC and such construction and interpretation
36 shall be entitled to great weight in adversarial administrative proceedings, at trial,
37 bankruptcy, and on appeal.
38

39 **Section 4.** **No Liability.** Monroe County expressly reserves and in no way shall be deemed to
40 have waived, for itself or for its officer(s), employee(s), or agent(s), any sovereign,
41 governmental, and any other similar defense, immunity, exemption, or protection
42 against any suit, cause-of-action, demand, or liability.
43

1 **Section 5. Severability.** If any provision of this ordinance, or any part or portion thereof, is
2 held to be invalid or unenforceable by any administrative hearing officer or court
3 of competent jurisdiction, the invalidity or unenforceability of such provision, or
4 any part or portion thereof, shall neither limit nor impair the operation,
5 enforceability, or validity of any other provision of this ordinance, or any remaining
6 part(s) or portion(s) thereof. All other provisions of this ordinance, and remaining
7 part(s) or portion(s) thereof, shall continue unimpaired in full force and effect.
8

9 **Section 6. Repeal of Inconsistent Provisions.** All ordinances in conflict with this ordinance
10 are hereby repealed to the extent of said conflict. The repeal of an ordinance herein
11 shall not repeal the repealing clause of such ordinance or revive any ordinance
12 which has been repealed thereby.
13

14 **Section 7. Filing and Effective Date.** This ordinance shall be filed in the Office of the
15 Secretary of the State of Florida and shall become effective as provided by law.
16

17 **Section 8. Inclusion in the Comprehensive Plan.** The text amendment shall be incorporated
18 in the Monroe County Comprehensive Plan. The numbering of the foregoing
19 amendment may be renumbered to conform to the numbering in the Monroe County
20 Comprehensive Plan.
21

22 **PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County,
23 Florida, at a regular meeting held on the 15th day of November, 2022
24

25	Mayor Craig Cates	<u>Yes</u>
26	Mayor Pro Tem Holly Merrill Raschein	<u>Yes</u>
27	Commissioner Michelle Lincoln	<u>Yes</u>
28	Commissioner James K. Scholl	<u>Yes</u>
29	Commissioner David Rice	<u>Yes</u>



30
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36
37
38 ATTEST: KEVIN MADOK, CLERK
39
40
41

Kevin Madok
AS DEPUTY CLERK

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

By: _____

Craig Cates
Mayor Craig Cates

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM

Peter Morris
PETER MORRIS
ASSISTANT COUNTY ATTORNEY

Date: 10/29/22

FILED FOR RECORD
2022 DEC -2 PM 5:20
CLERK CIR. CL.
MONROE COUNTY, FL



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
102050 OVERSEAS HWY
KEY LARGO FL 33037

Account: 423741

Ticket: 3868211

PUBLISHER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MONROE

[legal.text]

Before the undersigned authority personally appeared

_____Melinda Prescott_____, 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 _____ was published in said newspaper in the issues of:

Saturday, October 29, 2022

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.

Melinda Prescott

(Signature of Affiant)

Affirmed and subscribed before me this 3rd day of November 2022

Laura M Robins

(Notary Public Signature)

_____Laura M Robins_____

(Notary Public Printed Name)

My commission expires _____9/26/2026_____

Personally Known X Produced Identification _____

Type of Identification Produced _____ (Notary Seal)_____



NATION / WORLD

Blackouts worsen in Ukraine; fighting rages on many fronts

BY ANDREW MELDRUM
The Associated Press

KYIV, Ukraine — Relentless Russian attacks on energy infrastructure prompted Ukrainian authorities on Friday to announce worsening blackouts around the country's largest cities, with Kyiv's mayor warning that the capital's power grid is working in "emergency mode" with energy supplies down as much as 50% from pre-war levels.

Meanwhile, the Russian president sought to dispel criticism of a chaotic call-up of 300,000 reservists for service in Ukraine by ordering his defense minister to make sure they're properly trained and equipped for battle.

In the Kyiv region, as winter looms, the latest damage to utilities would mean outages of four or more hours a day, according to Ukrenergo, the state operator of Ukraine's high-voltage transmission lines.

But Gov. Oleksiy Kuleba warned "more severe and longer shutdowns will be applied in the coming days."

Kyiv Mayor Vitali Klitschko said the city's power grid was operating in "emergency mode" and added he hoped Ukrenergo would find ways to address the shortage "in two to three weeks."

The former boxing world champion also said new air defense equipment has been deployed in the Ukrainian capital to help defend against Russian drone and missile attacks on energy facilities.

In the Kharkiv region, home to Ukraine's second-largest city of the same name, Gov. Oleg Synehubov said daily one-hour power outages would begin Monday.

Officials across the country have urged people to conserve by reducing electricity consumption during peak hours and avoiding the use of high-voltage appliances.

Ukrainian President Volodymyr Zelenskyy said last week that 30% of Ukraine's power stations had been destroyed since Russia launched the first wave of targeted infrastructure strikes on Oct. 10.

In Moscow, Russian President Vladimir Putin told Defense Minister Sergei Shoigu that the thousands of reservists who were recently called up need the right training and equipment so "people feel confident when they need to go to combat."

Shoigu told Putin that 82,000 reservists had been deployed to Ukraine, while 218,000 others were still being trained. He said there were no immediate plans to round up more, but Putin's mobilization order left the door open for a future military call-up.

Putin's effort to beef up the number of troops along the 620-mile front line followed recent setbacks, including a Russian withdrawal from the Karkiv region. The mobilization, however, fueled scores of protests in Russia and prompted hundreds of thousands of men to flee the country.

Activists and reports by Russian media and The Associated Press said many of the draftees were inexperienced, were told to procure basic items such as medical kits and flak jackets themselves, and did not receive training before they were sent to fight. Some were killed within days of being called up.



MONROE COUNTY BOARD OF COUNTY COMMISSIONERS NOTICE OF PUBLIC MEETING AND NOTICE OF PUBLIC HEARING

NOTICE OF CHANGE TO MONROE COUNTY COMPREHENSIVE PLAN NOTICE OF CHANGE TO MONROE COUNTY LAND DEVELOPMENT CODE NOTICE OF CHANGE TO MONROE COUNTY CODE OF ORDINANCES NOTICE OF CHANGE TO MONROE COUNTY FUTURE LAND USE MAP NOTICE OF CHANGE TO MONROE COUNTY LAND USE DISTRICT (ZONING) MAP

NOVEMBER 15, 2022

NOTICE IS HEREBY GIVEN that on Tuesday, November 15, 2022, the Monroe County Board of County Commissioners will hold a Public Meeting, beginning at 09:00 AM. The BOCC meeting will be held in hybrid format, allowing the public to attend either via Zoom Webinar or in person. The in-person meeting will be held at the Harvey Government Center, located at 1200 Truman Avenue, Key West, FL 33040. The following items will be considered at the PUBLIC HEARING:

PUBLIC HEARINGS: 09:00 AM (or as soon thereafter as may be heard):

AN ORDINANCE BY MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO MONROE COUNTY LAND DEVELOPMENT CODE AMENDING SECTION 101-1 DEFINITIONS, TO UPDATE FLOODPLAIN MANAGEMENT DEFINITIONS, TO REPEAL AND REENACT CHAPTER 122 FLOODPLAIN MANAGEMENT, TO ADOPT AN UPDATED CHAPTER 122 FLOODPLAIN MANAGEMENT TO BE CONSISTENT WITH THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT, BUREAU OF MITIGATION, STATE FLOODPLAIN MANAGEMENT OFFICE'S MODEL FLOODPLAIN MANAGEMENT ORDINANCE WHICH IS WRITTEN TO EXPLICITLY RELY ON AND BE COORDINATED WITH THE FLOOD PROVISIONS IN THE FLORIDA BUILDING CODE, MEETING THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) REQUIREMENTS AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY IN 2019, INCLUDING DESIGNATING A FLOODPLAIN ADMINISTRATOR, ADOPTING PROCEDURES AND CRITERIA FOR DEVELOPMENT IN FLOOD HAZARD AREAS, AND FOR OTHER PURPOSES; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; 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 2019-093)

AN ORDINANCE BY MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO MONROE COUNTY LAND DEVELOPMENT CODE SECTION 138-25 APPLICATION PROCEDURES FOR RESIDENTIAL ROGO, SECTION 138-28 EVALUATION CRITERIA (ROGO), SECTION 138-52 APPLICATION PROCEDURES FOR NROGO, AND SECTION 138-55 EVALUATION CRITERIA (NROGO), TO REQUIRE UPDATED SCORES BASED ON THE UPDATED FEMA FLOOD INSURANCE RATE MAPS AND TO REQUIRE PLAN REVISIONS PRIOR TO PERMIT ISSUANCE DEMONSTRATING FULL COMPLIANCE WITH THE CURRENT FLORIDA BUILDING CODE AND THE UPDATED FEMA FLOOD INSURANCE RATE MAPS FOR PERMITS REQUIRING A ROGO OR NROGO ALLOCATION; 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 2019-094)

AN ORDINANCE BY MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO THE 2030 MONROE COUNTY COMPREHENSIVE PLAN POLICY 101.5.32 TO AMEND THE HEIGHT LIMIT TO 40FT, AFTER THE ADOPTION AND ON THE EFFECTIVE DATE OF UPDATED FEMA FLOOD INSURANCE RATE MAPS, FOR LAWFULLY ESTABLISHED EXISTING RESIDENTIAL BUILDINGS AND NEW RESIDENTIAL BUILDINGS (INCLUDES SUBSTANTIAL IMPROVEMENTS) IN ORDER FOR THESE BUILDINGS TO ELEVATE TO OR MAINTAIN THE REQUIRED ELEVATION BASED ON THE FLORIDA BUILDING CODE AND UPDATED FEMA FLOOD INSURANCE RATE MAPS; 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 2019-095)

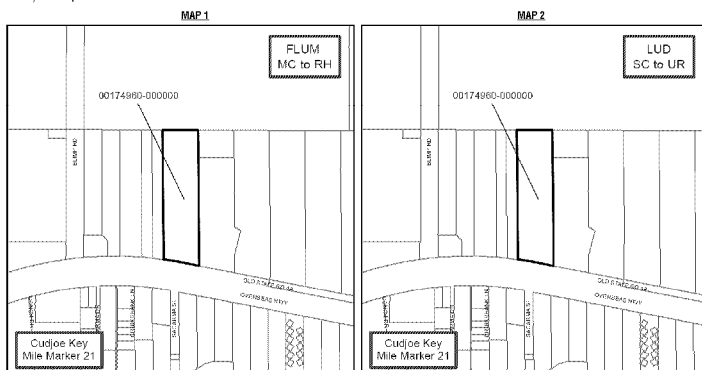
AN ORDINANCE BY MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO MONROE COUNTY LAND DEVELOPMENT CODE SECTION 131-2, MAXIMUM HEIGHT, TO AMEND THE HEIGHT LIMIT TO 40FT, AFTER THE ADOPTION AND ON THE EFFECTIVE DATE OF UPDATED FEMA FLOOD INSURANCE RATE MAPS, FOR LAWFULLY ESTABLISHED EXISTING RESIDENTIAL BUILDINGS AND NEW RESIDENTIAL BUILDINGS (INCLUDES SUBSTANTIAL IMPROVEMENTS) IN ORDER FOR THESE BUILDINGS TO ELEVATE TO OR MAINTAIN THE REQUIRED ELEVATION BASED ON THE FLORIDA BUILDING CODE AND UPDATED FEMA FLOOD INSURANCE RATE MAPS; 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 2019-096)

AN ORDINANCE BY MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO THE MONROE COUNTY CODE OF ORDINANCES CHAPTER 6 - BUILDINGS AND CONSTRUCTION, ARTICLE II - BUILDING CODE, AMENDMENTS ARE PROPOSED TO UPDATE THE PURPOSE AND SCOPE, ADD DEFINITIONS, ADDRESS THE ADMINISTRATION OF THE BUILDING DEPARTMENT INCLUDING THE BUILDING OFFICIALS' AUTHORITY AND DUTIES (INCLUDING THE PROVISIONS OF CH. 122 OF THE MONROE COUNTY LAND DEVELOPMENT CODE (PART II OF THIS CODE) AS THE DESIGNATED FLOODPLAIN ADMINISTRATOR), UPDATE THE REFERENCES TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND FOR CLARIFICATION AND OTHER PURPOSES; TO ADOPT TECHNICAL AMENDMENTS TO THE FLORIDA BUILDING CODE; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AMENDMENT TO AND INCORPORATION IN THE MONROE COUNTY CODE OF ORDINANCES; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF STATE AND FOR AN EFFECTIVE DATE.

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE 2030 MONROE COUNTY COMPREHENSIVE PLAN AS A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, AMENDING POLICY 107.1.7 CDDO PALMS AFFORDABLE HOUSING SUBAREA TO INCREASE THE MAXIMUM NET DENSITY AND TO MODIFY THE PERMITTED AS-OF-RIGHT USES AND CONDITIONAL USES FOR PROPERTY LOCATED AT 21585 OLD STATE ROAD 4A, CUDJOE KEY, HAVING PARCEL IDENTIFICATION NUMBER 00174960-000000, AS PROPOSED BY SMITH HAWKS, PLLC, ON BEHALF OF MOBILE HOMES HOLDINGS COCO, LLC, AND TO ACCOMPANY A PROPOSED AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) FROM MIXED USE / COMMERCIAL (MC) TO RESIDENTIAL HIGH (RH), PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR INCLUSION IN THE 2030 MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2022-084)

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP AS A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, FROM MIXED USE COMMERCIAL (MC) TO RESIDENTIAL HIGH (RH), FOR PROPERTY LOCATED AT 21585 OLD STATE ROAD, CUDJOE KEY, MILE MARKER 21, LEGALLY DESCRIBED AS LOT 30 SACRAMA, A SUBDIVISION OF GOVERNMENT LOTS 3 AND 4 IN SECTION 29, TOWNSHIP 66 SOUTH, RANGE 28 EAST (PLAT BOOK 2, PAGE 48), MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00174960-000000, AS PROPOSED BY MOBILE HOMES HOLDINGS COCO, LLC, CONTINGENT ON ADOPTION AND EFFECTIVENESS OF AMENDMENTS TO COMPREHENSIVE PLAN POLICY 107.1.7 TO INCREASE THE MAXIMUM NET DENSITY AND TO MODIFY THE PERMITTED AS-OF-RIGHT USES AND CONDITIONAL USES ON THE SUBJECT PROPERTY, 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 AND FOR AMENDMENT TO THE FUTURE LAND USE MAP; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2022-085) See Map 1 below

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM SUBURBAN COMMERCIAL (SC) TO URBAN RESIDENTIAL (UR), FOR PROPERTY LOCATED AT 21585 OLD STATE ROAD, CUDJOE KEY, MILE MARKER 21, LEGALLY DESCRIBED AS LOT 30 SACRAMA, A SUBDIVISION OF GOVERNMENT LOTS 3 AND 4 IN SECTION 29, TOWNSHIP 66 SOUTH, RANGE 28 EAST (PLAT BOOK 2, PAGE 48), MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00174960-000000, AS PROPOSED BY MOBILE HOMES HOLDINGS COCO, LLC, CONTINGENT ON ADOPTION AND EFFECTIVENESS OF AMENDMENTS TO COMPREHENSIVE PLAN POLICY 107.1.7 TO INCREASE THE MAXIMUM NET DENSITY AND TO MODIFY THE PERMITTED AS-OF-RIGHT USES AND CONDITIONAL USES ON THE SUBJECT PROPERTY; 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 THE LAND USE DISTRICT (ZONING) MAP; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2022-086) See Map 2 below



AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS UPDATING THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS TABLE FOR FISCAL YEARS 2023-2027, LOCATED WITHIN THE CAPITAL IMPROVEMENTS ELEMENT OF THE MONROE COUNTY YEAR 2030 COMPREHENSIVE PLAN, PURSUANT TO FLORIDA STATUTE § 163.317(3), PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR FILING WITH THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY YEAR 2030 COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2022-160)

Please visit the Monroe County Website at 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 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. - 5:30 p.m., no later than five (5) calendar days prior to the scheduled meeting. If you are hearing or voice impaired, call "711."

The Key West Citizen (#887)

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