



## Kevin Madok, CPA

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

January 23, 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 002-2025 by the Monroe County Board of County Commissioners amending Policy 212.3.2 of the Monroe County Comprehensive Plan to include additional language to permit Marinas as an allowed use on parcels that are both within Unit 57 of the Coastal Barrier Resources System and located within the Safe Harbor Community Center Overlay District as requested by JK YD, LLC; 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.

This Ordinance was adopted by the Monroe County Board of County Commissioners at a regular meeting, held in formal session, on January 15, 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*

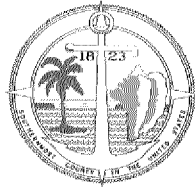
cc: Planning and Environmental Resources  
County Administrator  
County Attorney  
BOCC  
File

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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



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

**ORDINANCE NO. 002 - 2025**

**AN ORDINANCE APPROVING AN AMENDMENT TO POLICY 212.3.2 OF THE MONROE COUNTY COMPREHENSIVE PLAN TO INCLUDE ADDITIONAL LANGUAGE TO PERMIT MARINAS AS AN ALLOWED USE ON PARCELS THAT ARE BOTH WITHIN UNIT 57 OF THE COASTAL BARRIER RESOURCES SYSTEM AND LOCATED WITHIN THE SAFE HARBOR COMMUNITY CENTER OVERLAY DISTRICT AS REQUESTED BY JKDY, LLC; 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.<sup>1</sup>**

**WHEREAS**, the State of Florida has by administrative rule and statutorily designated Monroe County the State's only countywide Area of Critical State Concern pursuant to Florida Administrative Code Rule 28-29.002 and Florida Statutes § 380.0552(3); and

**WHEREAS**, the State by administrative rule, pursuant to Florida Administrative Code Rule 28-20.019(5), requires that all "development" in Monroe County "shall" be consistent with the Monroe County Comprehensive Plan; and

**WHEREAS**, the Monroe County Comprehensive Plan, by and through its requirement that "all planning and development within the Florida Keys must be consistent with Sections 380.05 and 380.0552, F.S., Principles for Guiding Development", requires that all "development" must be consistent with the State's statutory Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

**WHEREAS**, accordingly, all "development" in Monroe County "must" be consistent with the State's statutorily adopted Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

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<sup>1</sup> Monroe County Planning and Environmental Resources Department File No. 2024-244.

1       **WHEREAS**, on or about October 12, 2023, the Monroe County Planning and  
2 Environmental Resources Department (“Department”) received an application from Smith Hawks  
3 P.L. acting as an authorized agent for JK YD, LLC (the “Applicant”) requesting to amend Monroe  
4 County Comprehensive Plan Policy 212.3.2 to permit marinas as an allowed use within Unit 57 of  
5 the Coastal Barrier Resource System, said Application’s submission apparently being part of an  
6 effort to potentially allow for the possible future development of a marina on a parcel on Shrimp  
7 Road, Stock Island, currently having Monroe County Property Appraiser’s Office property  
8 identification number (“Parcel ID No.”) 00123720-000400; and  
9

10       **WHEREAS**, on May 22, 2024, a concept meeting was held, as required by Monroe County  
11 Land Development Code (“LDC”) Section 102-158(d)(3), to discuss the proposed Comprehensive  
12 Plan and Land Development Code text amendments, and it was determined that the proposed  
13 amendment would not have a County-wide impact and a Community Meeting would not be  
14 required in accordance with LDC Section 102-159(b); and  
15

16       **WHEREAS**, the Applicant has submitted a corresponding text amendment to the Monroe  
17 County Land Development Code proposing to amend LDC Section 118-15(5) to permit marinas  
18 as an allowed use within Unit 57 of the Coastal Barrier Resource System; and  
19

20       **WHEREAS**, the Monroe County Development Review Committee (“DRC”) reviewed and  
21 considered the proposed amendment at a regularly scheduled meeting held on July 22, 2024; and  
22

23       **WHEREAS**, the Monroe County Planning Commission (“Planning Commission” or  
24 “PC”) held a public hearing on the 28<sup>th</sup> day of August 2024, for review and recommendation on  
25 the proposed Comprehensive Plan text amendment; and  
26

27       **WHEREAS**, based upon the information and documentation submitted, the Planning  
28 Commission made the following findings of fact and conclusions of law:  
29

- 30       1. The proposed amendment is consistent with the Goals, Objectives and Policies of the  
31       Monroe County Year 2030 Comprehensive Plan; and
- 32       2. The proposed amendment is consistent with the Principles for Guiding Development  
33       for the Florida Keys Area of Critical State Concern, Sec. 380.0552(7), F.S.; and
- 34       3. The proposed amendment is consistent with Part II of Chapter 163, Florida Statute;  
35

36       **WHEREAS**, the Monroe County Planning Commission adopted PC Resolution No. P16-  
37 24 recommending approval with changes as discussed during the hearing of the proposed  
38 amendment; and  
39

40       **WHEREAS**, at a regular meeting held on the 16<sup>th</sup> day of October 2024, the Monroe County  
41 Board of County Commissioners held a public hearing to consider the transmittal of the proposed  
42 text amendment, considered the Monroe County Planning and Environmental Resources  
43 Department’s professional staff report and professional staff presentation, and provided for public  
44 comment and public participation in accordance with the requirements of state law and the  
45 procedures adopted for public participation in the planning process; and  
46

1       **WHEREAS**, at the October 16, 2024, public hearing, the BOCC considered the subject  
2 Ordinance and approved transmittal of the proposed text amendment to the State Land Planning  
3 Agency; and  
4

5       **WHEREAS**, the State Land Planning Agency reviewed the amendment and issued an  
6 Objections, Recommendations and Comments (“ORC”) Report on December 20, 2024, received  
7 by the County on or about December 20, 2024; and  
8

9       **WHEREAS**, the ORC Report did identify two comments; and  
10

11       **WHEREAS**, Monroe County Planning and Environmental Resources Department  
12 professional staff have addressed the comments received as part of the ORC Report and has  
13 updated the proposed amendment language to address those comments; and  
14

15       **WHEREAS**, the County has 180 days from the date of receipt of the ORC to adopt the  
16 proposed amendment, adopt the amendment with changes or not adopt the amendment; and  
17

18       **WHEREAS**, at a regularly scheduled meeting on the 15<sup>th</sup> day of January 2025, the Monroe  
19 County Board of County Commissioners (“BOCC”, “Board”, “Monroe County”, or the “County”)  
20 held a duly noticed public hearing to consider adoption of the proposed Comprehensive Plan text  
21 amendment;  
22

23       **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**  
24 **COMMISSIONERS OF MONROE COUNTY, FLORIDA:**  
25

26       **Section 1.**     **Recitals.** The foregoing findings of fact and conclusions of law are true and correct  
27 and are hereby incorporated as if fully stated herein.  
28

29       **Section 2.**     The Monroe County BOCC accepts all of the analysis, findings of fact, and  
30 conclusions of law in the December 23, 2024-dated Monroe County Planning and  
31 Environmental Resources Department professional staff report accompanying this  
32 BOCC agenda item stating that it is for meeting date January 15, 2025, provided to  
33 the Board by and through Senior Director Emily Schemper, A.I.C.P.,<sup>2</sup> C.F.M.,<sup>3</sup> and  
34 Planning Policy Advisor Barbara Powell, and hereby adopts all of the analysis,  
35 findings of fact, and conclusions of law in the Department’s professional staff  
36 report as the BOCC’s own analysis, findings of fact, and conclusions of law, and  
37 incorporates said professional staff report as if fully set forth herein.  
38

39       **Section 3.**     The text of the Monroe County Comprehensive Plan is hereby amended as follows  
40 (Deletions are shown ~~strike through~~; additions are shown underlined):  
41  
42

43                               \*\*\*\*\*  
44

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<sup>2</sup> American Institute of Certified Planners (A.I.C.P.) Certification.

<sup>3</sup> Association of State Floodplain Managers (A.S.F.M.) – Certified Floodplain Manager (C.F.M.).

1       **Policy 212.3.2**

2       The development of new marina facilities shall be located in areas where maximum  
3       physical advantages exist and where no unreasonable or excessive impacts are foreseen on  
4       marine resources. Proposed new marina facilities shall meet the following requirements:

5                               \*\*\*\*\*

- 6           5. Quality of upland areas and degree of alteration necessary. Marinas shall not be  
7           sited on lands designated as Tier I or Tier III-A, if clearing is proposed. Marina  
8           development shall not adversely impact the upland area of, or adjacent to, a  
9           proposed marina site. Additionally, marinas shall not be permitted on offshore  
10          islands or on units of the Coastal Barrier Resources System (CBRS).  
11          Notwithstanding the preceding sentence, marinas may be permitted on parcels that  
12          are both within Unit 57 of the Coastal Barrier Resources System (CBRS) and  
13          located within the Safe Harbor Community Center Overlay District.

14                               \*\*\*\*\*

15  
16  
17       **Section 4.**       As provided by Florida Statutes § 125.022(6), the issuance of a development permit  
18       or development order by a county does not in any way create any rights on the part  
19       of the applicant to obtain a permit from a state or federal agency and does not create  
20       any liability on the part of the county for issuance of the permit if the applicant fails  
21       to obtain requisite approvals or fulfill the obligations imposed by a state or federal  
22       agency or undertakes actions that result in a violation of state or federal law.

23  
24       **Section 5.**       As provided by Florida Statutes § 125.022(6), all other applicable state or federal  
25       permits must be obtained before commencement of development.

26  
27       **Section 6.**       The Monroe County BOCC hereby ordains that the interpretation of this ordinance  
28       and all provisions of the Monroe County Comprehensive Plan, Florida Building  
29       Code, Florida Statutes, floodplain management regulations, and Monroe County  
30       Codes whose interpretation arises out of, relates to, or is interpreted in connection  
31       with this ordinance shall be liberally construed and enforced in favor of the Monroe  
32       County BOCC, and such interpretation shall be entitled to great weight in  
33       adversarial administrative proceedings, at trial, in bankruptcy, and on appeal.

34  
35       **Section 7.**       **Inconsistency, Partial Invalidity, Severability, and Survival of Provisions.** If  
36       any provision of this Ordinance, or part or any portion thereof, is held to be invalid  
37       or unenforceable in or by any administrative hearing officer or court of competent  
38       jurisdiction, the invalidity or unenforceability of such provision, or any part or  
39       portion thereof, shall neither limit nor impair the operation, enforceability, or  
40       validity of any other provision of this Ordinance, or any remaining part(s) and/or  
41       portion(s) thereof. All other provisions of this Ordinance, and remaining part(s)  
42       and/or portion(s) thereof, shall continue unimpaired in full force and effect.

43  
44       **Section 8.**       **Conflicting Provisions.** All ordinances or parts of ordinances in conflict with this  
45       Ordinance are hereby repealed to the extent of said conflict. The repeal of an

ordinance herein shall not repeal the repealing clause of such ordinance or revive any ordinance which has been repealed thereby.

**Section 9. Transmittal.** This ordinance shall be transmitted by the Director of Planning to the State Land Planning Agency pursuant to Chapter 163 and 380, Florida Statutes.

**Section 10. Filing and Effective Date.** This ordinance shall be filed in the Office of the Secretary of the State of Florida but shall not become effective until a notice is issued by the State Land Planning Agency or Administration Commission finding the amendment in compliance with Chapter 163, Florida Statutes and after any applicable challenges have been resolved.


**Section 11. Inclusion in the Comprehensive Plan.** The text amendment shall be incorporated in the Monroe County Comprehensive Plan. The numbering of the foregoing amendment may be renumbered to conform to the numbering in the Monroe County Comprehensive Plan.

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the 15<sup>th</sup> day of January, 2025.

Mayor James K. Scholl, District 3	<u>Yes</u>
Mayor <i>Pro Tem</i> 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 Raschein, District 5	<u>Yes</u>

BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

By:

  
Mayor James K. Scholl

MONROE COUNTY ATTORNEY  
APPROVED AS TO FORM  
Date: 12/28/24



ATTEST: KEVIN MADOK, CLERK

  
AS DEPUTY CLERK

FILED FOR RECORD  
2025 JAN 23 PM 3:54  
CLK CLK CL  
MONROE COUNTY FLA

KEYS CITIZEN  
Many Islands One Voice

The Florida Keys Only Daily Newspaper, Est. 1876  
PO Box 1800, Key West FL 33041  
P: (941) 206-1025 F: (305) 294-0768  
legals@keysnews.com

MONROE CO PLANNING/ENVIRONMENTAL  
RES  
102050 OVERSEAS HWY  
KEY LARGO FL 33037

Account: 423741

Ticket: 3947966

PUBLISHER'S AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF MONROE

[legal.text]

Before the undersigned authority personally appeared

\_\_\_\_\_Amber Douglas\_\_\_\_\_, 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, December 28, 2024

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.



(Signature of Affiant)

Affirmed and subscribed before me this 30th day of December 2024



(Notary Public Signature)

\_\_\_\_\_Jill Kelli Di Benedetto\_\_\_\_\_  
(Notary Public Printed Name)

My commission expires \_\_\_\_\_8/19/2027\_\_\_\_\_

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

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



## FROM PAGE 1A

**Water**/from A1

evening session to have commissioners vote on a disposition of the item. Then, a motion was made by Vice Mayor Lisette Carey and seconded by Commissioner Aaron Castillo that the resolution be postponed to Jan. 7, 2025. The motion carried, with Kaufman as the lone vote in dissent.

Before the evening session vote, Kaufman questioned the postponement and asked for clarification.

Attorney Ramsingh explained, "I need to dig into the ILA. I need to dig into the grants. I need to dig into all of these things that came up in the last few days to determine our options. So if there is holdover, which I know in the legal world there is a concept of holding over,

that we could still rely on until January, I would rather than and have a safe motion to postpone, to preserve the issue. That's all it is."

Kaufman asked, "But with postponement, how does the college operate without insurance, without an ILA in place? That's what I have been asking. Do they have insurance in place, are they operating, and does the city require the insurance in order to operate and therefore, maybe, they don't terminate for de facto reasons?"

Ramsingh replied, "Those are all the concepts I need to dig into. I need a few days to give you an answer."

In the week following the meeting, the City Commission received a letter from Dr. Jonathan Gueverra, president and

CEO of The College of the Florida Keys, to terminate the Interlocal Agreement between the college and the city. The letter, dated Dec. 16, states the college and city entered into an agreement on April 19, 2023, and the term of the ILA has expired. In his letter, Gueverra requests that the commission refrain from placing consideration of the ILA on the agenda for the January meeting, or on any future agenda. The letter does not give a reason for the cancellation.

In his letter of reply, Ramsingh said, "The City Commission for the City of Key West did not make a motion to terminate this agreement with CFK, nor does it have a desire to eliminate water-quality testing, nor has any desire been expressed to me to rescind the requirements of

Sec. 80-3 by ordinance."

He emphasized that one of the things that came up in the days before the Dec. 12 meeting was concern over the paragraph 5 of the 2024 agreement that decreases the water-quality testing from bi-weekly to monthly.

The ILA that was up for consideration by the City Commission on December 12th was a 2.5-year agreement," Ramsingh's letter said, "whereas the prior ILA was for approximately 11 months. The 2023 ILA that was approved via Resolution 23-106 calls for annual extensions. The proposal last week was not an annual extension contemplated by the 2023 ILA, and Sec. 80-3. Additionally, on page 11 of the 'Grant #2' that was attached to the 2023 ILA, the agreement anticipates bi-weekly

deployments/testing for each of the eight areas of concern around the island. However, paragraph 5 of the proposed 2024 agreement decreases water-quality testing from bi-weekly to monthly. In fact, Commissioner Carey inquired of [CFK Chief Science and Research Officer] Dr. [Patrick] Rice if the water quality had improved thus far under the prior agreement(s), to which there was no real clear answer and to me at least it would stand to reason that decreasing water-quality testing or focusing on one area of concern and not others would not be a step in the right direction."

In an interview with The Keys Citizen, Ramsingh said, "The city has zero intention of canceling the water-quality monitoring." He explained that there is no one in particular the commission has in mind, and they will follow the ordinance, which says they must have "a certified, independent, qualified water-monitoring expert, or governmental entity to be identified by resolution annually."

Although Ramsingh's letter asking them to

reconsider was received by the college, CFK's decision remains final, according to Vice President of Academic Affairs Dr. Brittany Snyder. Snyder spoke on behalf of Gueverra, who was out of the country during the holidays.

"The college was awarded an EPA grant that includes water-quality monitoring aspects to it, and the college intends to continue with that grant. We can do our own data collection in areas that do not require an ILA with the city," Snyder said.

And that information is available to the public, she said.

"The college was already doing water-quality monitoring and since a few of their academic programs highlight stewardship of the waters in the Florida Keys, they were already aware of the importance of continued water-quality monitoring."

"We are doing it for academic purposes," Snyder said, "just to have students acquire the experience they need. Our motivation is consistent with our vision."

katrina.nichols@keysnews.com

**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 THE LAND DEVELOPMENT CODE  
NOTICE OF CHANGE TO MONROE COUNTY FUTURE LAND USE MAP  
NOTICE OF CHANGE TO MONROE COUNTY TIER OVERLAY DISTRICT MAP**

January 15, 2025

NOTICE IS HEREBY GIVEN that on **Wednesday, January 15, 2025**, the **Monroe County Board of County Commissioners** will hold a public hearing, beginning at **10:00 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 **Marathon Government Center, located at 2798 Overseas Highway, Marathon, FL**. The following items will be considered at the **PUBLIC HEARING**:

**PUBLIC HEARINGS: 10:00 AM (or as soon thereafter as may be heard):**

**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING POLICY 212.3.2 OF THE MONROE COUNTY 2030 COMPREHENSIVE PLAN TO INCLUDE ADDITIONAL LANGUAGE TO PERMIT MARINAS AS AN ALLOWED USE ON PARCELS THAT ARE BOTH WITHIN UNIT 57 OF THE COASTAL BARRIER RESOURCES SYSTEM AND LOCATED WITHIN THE SAFE HARBOR COMMUNITY CENTER OVERLAY DISTRICT, AS PROPOSED BY JKTY, LLC, 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 NO. 2023-244)**

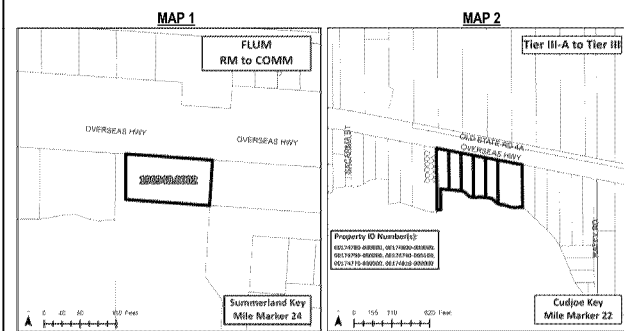
**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY LAND DEVELOPMENT CODE SECTION 108-15(5) MARINA SITING CRITERIA, TO INCLUDE ADDITIONAL LANGUAGE TO PERMIT MARINAS AS AN ALLOWED USE ON PARCELS THAT ARE BOTH WITHIN UNIT 57 OF THE COASTAL BARRIER RESOURCES SYSTEM AND LOCATED WITHIN THE SAFE HARBOR COMMUNITY CENTER OVERLAY DISTRICT, AS PROPOSED BY JKTY, LLC; 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 LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE. (FILE NO. 2023-245)**

**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM DENSITY TO COMMERCIAL (COMM) FOR PROPERTY LOCATED AT 2450 OVERSEAS HIGHWAY, SUMMERLAND KEY, LEGALLY DESCRIBED AS A PORTION OF LOT 1, DOBIE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, DULY RECORDED IN PLAT BOOK 2, PAGE 95, AND A PORTION OF LOT 2, BLOCK 2, SUMMERLAND COVE, ADDITION 2, ACCORDING TO THE PLAT THEREOF, DULY RECORDED IN PLAT BOOK 4, PAGE 100, OF THE PUBLIC RECORDS OF MONROE COUNTY, CURRENTLY HAVING PARCEL IDENTIFICATION NUMBER 0070940-00000; AS PROPOSED BY MACEL JARZEBOWSKI; 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 NO. 2024-030) **See Map 1 below****

**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 MELALEUCA STREET, AS SHOWN ON THE PLAT OF LUCK KEY, SECTION 4 PLAT BOOK 5, PAGE 62, BOUNDED ON THE NORTH BY LOTS 74-76, BLOCK 1; BOUNDED ON THE WEST BY EAST SEAVIEW DRIVE; BOUNDED ON THE SOUTH BY LOTS 77-79, BLOCK 1; AND BOUNDED ON THE EAST BY LOTS 76 AND 77, BLOCK 1. (FILE NO. 2023-286)**

**A PUBLIC HEARING CONCERNING AN APPLICATION SUBMITTED BY 21660 OVERSEAS HIGHWAY, LLC, REQUESTING FOR THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS TO APPROVE AN ORDINANCE AMENDING THE MONROE COUNTY TIER OVERLAY DISTRICT MAP TO CHANGE THE TIER DESIGNATION OF PROPERTY LOCATED AT 21660 OVERSEAS HIGHWAY ON CUDJOE KEY FROM TIER III-A TO TIER III, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS LOTS 10 THROUGH 16 SACARMA PLAT BOOK 2, PAGE 49 CUDJOE KEY, SAID APPLICATION RECEIVED THROUGH THE APPLICANT'S AUTHORIZED AGENT SPOI ISWOOD, SPOI ISWOOD AND STEHLING PLLC, AND SAID PROPERTY HAVING PARCEL ID NUMBERS 0074740-000000; 0074770-000000; 0074780-000000; 0074790-000000; 0074800-000000 AND 0074800-000000; APPROXIMATE MILE MARKER 21.75. (FILE NO. 2024-016). **See Map 2 below****

**AN ORDINANCE BY THE MONROE COUNTY COMMISSIONERS DEFERRING THE ACCEPTANCE OF OR RECEIPT OF OR APPROVAL OF NEW MAHVEI HALL AND AFFORDABLE HOUSING APPLICATIONS BEYOND JANUARY 15TH, 2025, ROGOS AWARDS BEYOND Y3 Q2, ROGOS APPLICATION REVISIONS BEYOND JANUARY 15TH, 2025, REMAINING AFFORDABLE HOUSING ROGOS RESERVATIONS, AND APPLICATIONS FOR ADMINISTRATIVE HELPER ROGOS AWARDS BEYOND JANUARY 15TH, 2025, UNTIL THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS CAN REVIEW AND POSSIBLY AMEND THE MONROE COUNTY LAND DEVELOPMENT CODE AND/OR COMPREHENSIVE PLAN REGARDING THE ALLOCATION AND PERMITTING OF RESIDENTIAL DEVELOPMENT; PROVIDING FOR EXPLANATION IN NO MORE THAN 365 DAYS OF THE DATE OF THIS INTERIM DEFERRING ORDINANCE OR WHEN THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENTS BECOME EFFECTIVE, WHICHEVER COMES FIRST; PROVIDING FOR SEVERABILITY; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AN EFFECTIVE DATE.**



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 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".



**NOTICE OF A PUBLIC MEETING  
FLORIDA KEYS AQUEDUCT  
AUTHORITY**

FLORIDA KEYS AQUEDUCT AUTHORITY  
1100 Kennedy Drive  
Key West, FL 33040

TUESDAY, JANUARY 7, 2025

Regular Meeting  
11:00 a.m.

The purpose of the Regular Meeting is for the Board to take action on routine business matters for the Authority and to receive reports on operational aspects of the organization.

All agendas and supporting documentation can be viewed on our web site @ [www.fkaa.com](http://www.fkaa.com), or is available upon request from FKA, Pam Albary, Director of Executive Department, 1100 Kennedy Drive, Key West, FL 33040, (305) 295-2205, [palbary@fkaa.com](mailto:palbary@fkaa.com).

**ADA ASSISTANCE:** If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the Florida Keys Aqueduct Authority, by phoning (305) 295-2205.

www-0946705-1

**NOTICE OF MEETINGS**

**CITY COMMISSION MEETING**

Morning Session: January 7, 2025 at 9:00 AM  
Evening Session: January 7, 2025 at 5:00 PM  
City Commission Chambers, City Hall, 1300 White Street, Key West

**CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE (CRA)**

January 7, 2025, immediately following the City Commission meeting, as soon as the matter arises on the agenda.

**NAVAL PROPERTIES LOCAL REDEVELOPMENT AUTHORITY (LRA)**

January 7, 2025, immediately following the Caroline Street Corridor and Bahama Village (CRA) meeting, as soon as the matter arises on the agenda.

**BOARD OF ADJUSTMENT**

January 7, 2025, immediately following the Naval Properties Local Redevelopment Authority (LRA) meeting, as soon as the matter arises on the agenda.

If agenda items are not completed on the same day, the meeting will be recessed until 5:00 p.m. the following day or the same day as the cases may be.

**ADA Assistance:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act. Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Pursuant to ES 286.0105, notice is given that if a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings, and that, for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

www-0946705-1



March 3, 2025

The Honorable Jim Scholl  
Mayor, Monroe County  
1100 Simonton Street  
Key West, Florida 33040

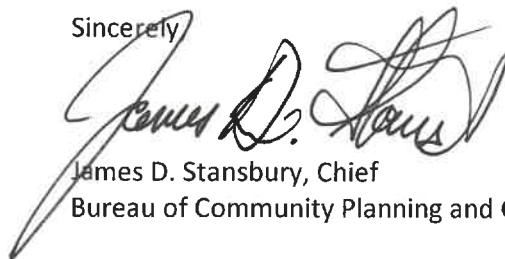
Dear Mayor Scholl,

The Florida Department of Commerce (FloridaCommerce) has completed its review of the comprehensive plan amendment for Monroe County adopted by Ordinance No. 002-2025 on January 15, 2025 (Amendment No. 24-04ACSC), which was received and determined complete on January 27, 2025. We have reviewed the amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), and have determined that the adopted amendment meets the requirements of Chapter 163, Part II, F.S., for compliance, as defined in section 163.3184(1)(b), F.S. FloridaCommerce is therefore issuing a Notice of Intent to find the comprehensive plan amendment "In Compliance." A copy of the Notice of Intent is enclosed and will be posted on FloridaCommerce's Internet website. You may access the Notice of Intent at: <http://floridajobs.force.com/orc>.

FloridaCommerce's Notice of Intent to find a plan amendment "In Compliance" is deemed to be a final order if no timely petition challenging the amendment has been filed. If this plan amendment is challenged by an affected person, the amendment will not become effective until FloridaCommerce or the Administration Commission enters a final order determining the amendment to be "In Compliance."

If you have any questions concerning this review, please contact Joshua Pelfrey, Planning Analyst, by telephone at (850)-717-8549 or by email at [Joshua.Pelfrey@commerce.fl.gov](mailto:Joshua.Pelfrey@commerce.fl.gov).

Sincerely,



James D. Stansbury, Chief  
Bureau of Community Planning and Growth

JDS/jp

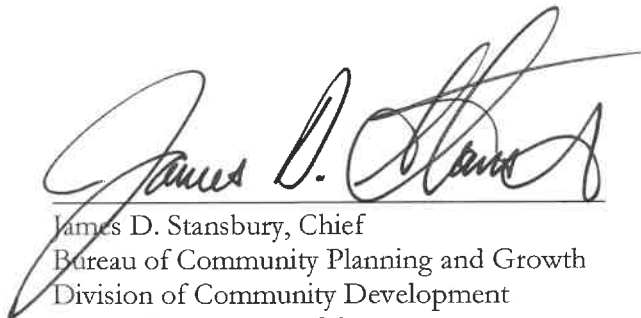
Enclosure: Notice of Intent

cc: Cheryl Cioffari, AICP Assistant Director of Planning, Monroe County  
Isabel Cosio Carballo, MPA, Executive Director, South Florida Regional Planning Council

FLORIDA DEPARTMENT OF COMMERCE  
THE STATE LAND PLANNING AGENCY  
NOTICE OF INTENT TO FIND THE  
MONROE COUNTY  
COMPREHENSIVE PLAN AMENDMENT  
IN COMPLIANCE  
DOCKET NO. 24-04ACSC-NOI-44-01-(A)-(I)

The Florida Department of Commerce (“Department”) gives notice of its intent to find the Amendment to the Comprehensive Plan for Monroe County, adopted by Ordinance No. 002-2025 on January 15, 2025, IN COMPLIANCE, pursuant to Section 163.3184(4), F.S.

If a timely petition challenging the Amendment is not filed within thirty (30) days after the local government adopted the Amendment, the Amendment become effective upon the posting of this Notice of Intent on the Department’s Internet Website. If a timely petition is filed, the Amendment does not become effective until the Department or the Administration Commission enters a final order determining that the Amendment is in compliance.

A handwritten signature in black ink, appearing to read "James D. Stansbury", is written over a horizontal line.

James D. Stansbury, Chief  
Bureau of Community Planning and Growth  
Division of Community Development  
Florida Department of Commerce  
107 East Madison Street  
Tallahassee, Florida 32399