

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

OCTOBER 21, 2026

NOTICE IS HEREBY GIVEN that on **Wednesday, October 21, 2026**, the **Monroe County Board of County Commissioners** will hold a public hearing, beginning at **9:00 AM**. This meeting will be held in person at the **Marathon Government Center, located at 2798 Overseas Highway, Marathon, FL**. Remote participation is available as a courtesy but is not guaranteed. The following items will be considered at the **PUBLIC HEARING**:

PUBLIC HEARINGS: 9:00 AM (or as soon thereafter as may be heard):

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO THE MONROE COUNTY 2030 COMPREHENSIVE PLAN AMENDING THE GLOSSARY, THE PRIVATE PROPERTY RIGHTS ELEMENT, THE FUTURE LAND USE ELEMENT, THE HOUSING ELEMENT, AND THE INTERGOVERNMENTAL COORDINATION ELEMENT, TO ESTABLISH A NEW ROGO ALLOCATION CATEGORY FOR MARKET RATE WORKFORCE HOUSING AND ASSOCIATED DEFINITIONS; AMENDING THE GOALS, OBJECTIVES AND POLICIES RELATED TO THE DISTRIBUTION OF ROGO ALLOCATIONS AS IT RELATES TO ANNUAL RATE AND PERCENTAGES AND/OR NUMBERS ASSIGNED TO DESIGNATED CATEGORIES; TO CREATE A NEW TYPE OF ROGO ALLOCATION; AND THE ACCEPTANCE OF UP TO 657 ROGO ALLOCATIONS APPROVED AND ESTABLISHED THROUGH CHAPTER 2025-190, LAWS OF FLORIDA; AND MODIFYING PURCHASE OFFERS RELATED TO ADMINISTRATIVE RELIEF; BY AMENDING THE GLOSSARY AND POLICY 2.2.5, OBJECTIVE 101.2, POLICY 101.2.1, POLICY 101.2.2, POLICY 101.2.3, 101.2.4, OBJECTIVE 101.3, POLICY 101.3.1, POLICY 101.3.2, POLICY 101.3.3, POLICY 101.3.4, POLICY 101.3.5, POLICY 101.3.10, POLICY 101.3.11, POLICY 101.3.12, POLICY 101.71, POLICY 102.4.3, OBJECTIVE 105.2, POLICY 601.1.8, AND POLICY 1301.71; 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 NO. 2025-017)

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO THE MONROE COUNTY LAND DEVELOPMENT CODE TO ESTABLISH A NEW ROGO ALLOCATION CATEGORY FOR MARKET RATE WORKFORCE HOUSING AND ASSOCIATED DEFINITIONS; AMENDING THE CHAPTER, ARTICLES AND SECTIONS RELATED TO THE REDISTRIBUTION OF ROGO ALLOCATIONS AS IT RELATES TO ANNUAL RATE AND PERCENTAGES AND NUMBERS ASSIGNED TO DESIGNATED CATEGORIES; AND ACCEPTANCE AND DISTRIBUTION OF THE ROGO ALLOCATIONS, AS PROVIDED IN CHAPTER 2025-192, LAWS OF FLORIDA, MODIFYING PURCHASE OFFERS RELATED TO ADMINISTRATIVE RELIEF; AND AMENDING SCORING CRITERIA FOR ROGO AND NROGO; BY AMENDING CHAPTER 101 – GENERAL PROVISIONS, SECTION 101-1 – DEFINITIONS; CHAPTER 138 – RATE OF GROWTH RESTRICTIONS (ROGO / NROGO), ARTICLE II. RESIDENTIAL RATE OF GROWTH LIMITATIONS (ROGO), AND ARTICLE III. NONRESIDENTIAL RATE OF GROWTH LIMITATIONS (NROGO); AND CHAPTER 139 – AFFORDABLE AND EMPLOYEE HOUSING; 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 NO. 2025-018)

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