

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 NOTICE OF CHANGE TO THE MONROE COUNTY FUTURE LAND USE MAP

JUNE 10, 2026

NOTICE IS HEREBY GIVEN that on **Wednesday, June 10, 2026**, the **Monroe County Board of County Commissioners** will hold a public hearing, beginning at **9:00 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 **Murray Nelson Government Center, located at 102050 Overseas Highway, Key Largo, FL**. 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 OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO THE MONROE COUNTY 2030 COMPREHENSIVE PLAN AMENDING THE FUTURE LAND USE ELEMENT AND THE HOUSING ELEMENT TO MODIFY THE REQUIREMENTS RELATED TO THE 300 KEYS AFFORDABLE WORKFORCE HOUSING INITIATIVE EARLY EVACUATION UNIT BUILDING PERMIT ALLOCATIONS CREATED BY THE GOVERNOR OF FLORIDA, ATTORNEY GENERAL OF FLORIDA, CHIEF FINANCIAL OFFICER OF FLORIDA, AND FLORIDA AGRICULTURE COMMISSIONER ACTING IN THEIR CAPACITY AS THE FLORIDA ADMINISTRATION COMMISSION BY REMOVING THE 1-FOR-1 TAKINGS AND BERT HARRIS ACT LIABILITY REDUCTION EXCHANGE REQUIREMENT BY AMENDING, AS WELL AS CLARIFYING, POLICIES 101.2.2, 101.2.4, 101.3.1, 101.3.2, 101.3.3, 101.3.4, 101.3.10, 101.3.11, 101.3.12, 601.1, 601.1.1, 601.1.2, 601.1.8, 601.1.11, 601.5.1; 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. 2025-220)

AN ORDINANCE OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO THE MONROE COUNTY LAND DEVELOPMENT CODE AMENDING SECTION 138-24, RESIDENTIAL ROGO ALLOCATIONS, TO MODIFY THE REQUIREMENTS RELATED TO THE 300 KEYS AFFORDABLE WORKFORCE HOUSING INITIATIVE EARLY EVACUATION UNIT BUILDING PERMIT ALLOCATIONS CREATED BY THE GOVERNOR OF FLORIDA, ATTORNEY GENERAL OF FLORIDA, CHIEF FINANCIAL OFFICER OF FLORIDA, AND FLORIDA AGRICULTURE COMMISSIONER ACTING IN THEIR CAPACITY AS THE FLORIDA ADMINISTRATION COMMISSION BY REMOVING THE 1-FOR-1 TAKINGS AND BERT HARRIS ACT LIABILITY REDUCTION EXCHANGE REQUIREMENT; 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. 2025-221)

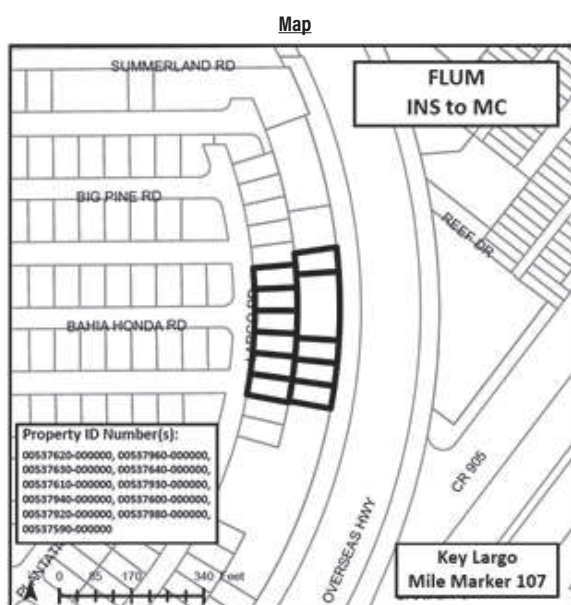
A PUBLIC HEARING CONCERNING A RESOLUTION BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE TAVERNIER HISTORIC DISTRICT PRESERVATION GUIDELINES, INITIALLY APPROVED PURSUANT TO ORDINANCE NO. 019-2005, PURSUANT TO MONROE COUNTY LAND DEVELOPMENT CODE SECTION 130-129.

A PUBLIC HEARING CONCERNING A RESOLUTION BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS RENOUNCING, DISCLAIMING AND ABANDONING ANY AND ALL RIGHT OF THE PUBLIC AND BOCC TO A PORTION OF RIGHT-OF-WAY LOCATED ON A PORTION OF AN UNNAMED 15 FOOT WIDE ALLEY RIGHT-OF-WAY SITUATED WITHIN THE PAMELA VILLA PLAT, AS RECORDED IN PLAT BOOK 3, PAGE 125, OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA, WHICH IS BOUNDED ON THE WEST BY LOT 13, BLOCK 5, BOUNDED ON THE SOUTH BY UNNAMED ALLEY WAY, BOUNDED ON THE EAST BY LOTS 11 AND 17, BLOCK 5, AND BOUNDED ON THE NORTH BY LOT 12, BLOCK 5, MONROE COUNTY, FLORIDA. (FILE NO. 2025-199)

A PUBLIC HEARING TO CONSIDER A REQUEST FOR ADMINISTRATIVE RELIEF FOR VICTOR & ALINA ALPIZAR, FOR PROPERTY LOCATED AT 22944 DIRK LANE, CUDJOE KEY, DESCRIBED AS LOT 2, BLOCK 1, CUTTHROAT HARBOR ESTATES 1ST ADDITION, CUDJOE KEY, PLAT BOOK 5, PAGE 60, MONROE COUNTY, FLORIDA HAVING PARCEL IDENTIFICATION NUMBER 00183950-000000, AT APPROXIMATE MILE MARKER 23.

A PUBLIC HEARING TO CONSIDER A REQUEST FOR ADMINISTRATIVE RELIEF FOR DAVID PARKER COX, FOR PROPERTY LOCATED AT 101 S BAHAMA DRIVE, DUCK KEY, DESCRIBED AS LOT 3, BLOCK 17, CENTER ISLAND SECTION 2 PART 2 TOMS HARBOR, DUCK KEY, PLAT BOOK 5, PAGE 82, MONROE COUNTY, FLORIDA HAVING PARCEL IDENTIFICATION NUMBER 00382290-000000, AT APPROXIMATE MILE MARKER 61.

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP DESIGNATION FROM INSTITUTIONAL (INS) TO MIXED USE / COMMERCIAL (MC), FOR ELEVEN (11) PARCELS OF LAND, DESCRIBED AS LOTS 7 THROUGH 12, AND LOTS 40 THROUGH 46, BLOCK 14, LAKE SURPRISE ESTATES SUBDIVISION, KEY LARGO, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBERS 00537590-000000, 00537600-000000, 00537610-000000, 00537620-000000, 00537630-000000, 00537640-000000, 00537980-000000, 00537960-000000, 00537940-000000, 00537930-000000, AND 00537920-000000 AS PROPOSED BY DOHERTY ROBERT M REV TRUST 02/03/2021 AND DOHERTY YVETTE REV TRUST 02/03/2021; 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 FUTURE LAND USE MAP DESIGNATION (FLUM) MAP; PROVIDING FOR AN EFFECTIVE DATE. (FILE NO. 2022-163) **See map below**



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."