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MONROE COUNTY, FLORIDA
MONROE COUNTY BOARD OF COUNTY COMMISSIONERS
RESOLUTION NO. 508 - 2025

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**A RESOLUTION OF THE MONROE COUNTY BOARD OF
COUNTY COMMISSIONERS AMENDING RESOLUTION NO. 148-
2025, THE PLANNING & ENVIRONMENTAL RESOURCES
DEPARTMENT FEE SCHEDULE, TO PROVIDE FOR INCLUSION
OF A TECHNOLOGY FEE IN THE APPLICATION FEE FOR
APPLICATIONS SUBMITTED THROUGH THE ONLINE
APPLICATION SYSTEM.**

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WHEREAS, the Monroe County Board of County Commissioners (“Monroe County”, the “County”, “Board”, or “BOCC”) wishes to provide the citizens of the County with the best possible service in the most cost effective and reasonable manner; and

WHEREAS, the Board finds that it would be in the best interests of the general public to charge the true cost for such services, thereby placing the burden of such costs directly upon those parties deriving the benefit from such services; and

WHEREAS, the updated fee schedule prepared by the Senior Director of the Monroe County Planning & Environmental Resources Department for providing these services includes the estimated direct costs and reasonable indirect costs associated with the review and processing of planning and development approval applications and site plans, on-site biological reviews, appeals, preparation of official documentation verifying existing development rights and other processes and services; and

WHEREAS, the Board has discussed the need to adjust the fee schedule to compensate the County for resources needed in excess of the fee estimates included in the base fees; and

WHEREAS, the Planning & Environmental Resources Department is engaged in a transition to a system of online electronic application submittal in order to increase cost effectiveness and reduce the burden of paperwork on applicants, as well as professional staff; and

WHEREAS, there are ongoing costs associated with licensing and maintenance of online electronic application processing software; and

WHEREAS, the updated fee schedule includes payment by the applicant of a fraction of the anticipated ongoing costs of online electronic application processing software; and

WHEREAS, the Board conducted a public hearing on November 12, 2025, to consider approval of this Resolution; and

WHEREAS, the Board has considered all information, feedback, and/or presentation provided by County professional staff, and any and all evidence and/or testimony received as to the appropriate fee schedule;

1
2 **NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY**
3 **COMMISSIONERS OF MONROE COUNTY FLORIDA:**
4

5 **Section 1. Recitals and Legislative Intent.** The foregoing recitals, findings of fact,
6 conclusions of law, and statements of legislative intent are true and correct and are hereby
7 incorporated as if fully set forth herein.
8

9 **Section 2.** Pursuant to Land Development Code Section 102-19(g), the following
10 schedule of fees to be charged by the Planning and Environmental Resources Department to
11 persons filing text amendments, map amendments, land development permit applications, land
12 development approval applications, and land development order applications however styled, and
13 any land development order appeal however styled. The fees established shall generally be
14 nonrefundable; provided, however, the Planning Director may approve a refund of up to 50
15 percent of the fee upon good cause shown by the applicant and the finding that the refund will
16 not result in Department staff time costs or material costs already expended going unreimbursed.
17

Application	Fee
Administrative Appeals	\$1,500.00
Administrative Relief	\$1,010.00
Alcoholic Beverage Special Use Permit	\$1,260.00
Appeal ROGO or NROGO to BOCC	\$820.00
Beneficial Use	\$4,490.00
Biological Site Visit (per visit)	\$280.00
Biologist Fee (Miscellaneous-per hour)	\$60.00
Boundary Determination	\$1,200.00
Comprehensive Plan, Text Amendment (plus \$850.00 for 2nd BOCC hearing)	\$6,470.00
Comprehensive Plan, Future Land Use Map (FLUM) Amendment (plus \$850.00 for 2nd BOCC hearing)	\$6,090.00
Conditional Use, Major, New/Amendment	\$11,400.00
Conditional Use, Minor, New/Amendment	\$8,480.00
Conditional Use, Minor, Transfer Development Rights (TDR)	\$1,240.00
Conditional Use, Minor, Transfer Nonresidential Floor Area (TRE)	\$1,940.00
Conditional Use, Minor, Transfer ROGO Exemption (TRE)	\$1,740.00
Conditional Use, Minor/Major, Minor Deviation	\$1,770.00
Conditional Use, Minor/Major, Major Deviation	\$3,500.00
Conditional Use, Minor/Major, Time Extension	\$990.00
Department of Administrative Hearings (DOAH) Appeals	\$820.00
Development Agreement / 380 Agreement	\$13,460.00
Development of Regional Impact (DRI)	\$28,880.00
Dock Length Special Exception	\$1,030.00
Front Yard Setback Waiver, Administrative	\$1,250.00
Grant of Conservation Easement	\$270.00

Historic Special Certificate of Appropriateness	\$200.00
Home Occupation Special Use Permit	\$500.00
Inclusionary Housing Exemption	\$1,110.00
Inclusionary Housing Alternative Compliance	\$1,110.00
Land Development Code, Text Amendment	\$5,950.00
Land Use District Map, Map Amendment	\$5,570.00
Letter of Current Site Conditions	\$940.00
Letter of Development Rights Determination	\$2,210.00
Letter of ROGO Exemption	\$220.00
Map designation verification	\$60.00
NROGO Application - up to 10,000 SF	\$920.00
NROGO Application - 10,001-50,000 SF	\$1,260.00
NROGO Application - 50,001 SF or greater	\$1,540.00
Planning Fee (Miscellaneous-per hour)	\$50.00
Parking Agreement	\$1,010.00
Planning Site Visit	\$130.00
Platting, lot line adjustment	\$930.00
Platting, 5 lots or less	\$4,020.00
Platting, 6 lots or more	\$4,610.00
Pre-application with No Letter of Understanding	\$300.00
Pre-application with Letter of Understanding (vacant property)	\$890.00
Pre-application with Letter of Understanding (developed property)	\$1,450.00
Pre-application with Letter of Understanding only identifying the status of a nonconforming use	\$250.00
Pre-application with Letter of Understanding for new antenna-supporting structure	\$670.00
Preliminary Endangered Species Impact Assessment (SAG)	\$140.00
Public Assembly Permit	\$150.00
Dog in Restaurant Permit	\$150.00
Request for Records: Research, development approvals/permits and records (per hour)	\$50.00
Right-of-Way Abandonment	\$1,890.00
ROGO Application	\$850.00
ROGO Land Dedication Letter	\$240.00
Legislative Time Extension for Development Orders / Permits	\$250.00
Special Approval for Shoreline Setback Deviations (3 or fewer dwelling units, LDC Sec. 118-12(o)(2) and infill lots, LDC Sec. 118-12(b)(4)(c.)	\$1,000.00
Temporary Construction Staging Areas	\$530.00
Temporary Non-emergency Housing (site security for capital improvement projects)	\$560.00
Tier Map Amendment (Zoning Overlay) – Other than IS/URM Platted Lot	\$4,670.00
Tier Map Amendment (Zoning Overlay)– IS/URM Platted Lot Only	\$1,970.00

Vacation Rental Exemption (pursuant to Sec. 134-1(b))	\$180.00
Vacation Rental Permit (Initial)	\$490.00
Vacation Rental (Renewal)	\$100.00
Vacation Rental Manager License	\$110.00
Variance, Planning Commission, Signage	\$1,080.00
Variance, Planning Commission, Other than Signage	\$1,610.00
Variance, Administrative	\$1,250.00
Vested Rights Determination	\$2,250.00

1
2 Planning and Environmental Resources Department applications may be subject to the following
3 additional fees or requirements:

- 4
- 5 1. For any application that requires a public hearing(s) and/or surrounding property owner
6 notification, advertising and/or notice fees; \$245.00 for newspaper advertisement and \$3.00
7 per property owner notice.
8
 - 9 2. Affordable Housing: There shall be no application or other fees, except advertising and
10 noticing fees, for affordable housing projects, except that all applicable fees shall be charged
11 for applications for all development approvals required for any development under Sec. 139-
12 2 of the Monroe County Code and for applications for variances to setback, landscaping
13 and/or off-street parking regulations associated with an affordable housing development.
14
 - 15 3. There shall be no application or other fees, except advertising and noticing fees, for property
16 owners who apply for a map amendment to the official LUD map and/or the official FLUM,
17 if the property owner can provide satisfactory evidence that a currently, lawfully existing use
18 on the site, also existed lawfully in 1992 and was deemed nonconforming by final adoption
19 of the LUD map and/or a currently, lawfully existing use on the site, also existed lawfully on
20 the site in 1997 and was deemed nonconforming by final adoption of the FLUM. To qualify
21 for the fee exemption, the applicant must apply for a LUD and/or FLUM designation(s) that
22 would eliminate the non-conforming use created with adoption of the existing designation(s)
23 and not create an adverse impact to the community. Prior to submittal of a map amendment
24 application, the applicant must provide the evidence supporting the change and application
25 for a fee exemption with the proposed LUD map/FLUM designations to the Monroe County
26 Planning & Environmental Resources Department as part of an application for a Letter of
27 Understanding. Following a review, the Director of Planning & Environmental Resources
28 shall determine if the information and evidence is sufficient, and whether the proposed LUD
29 map and/or FLUM designations are acceptable for the fee waiver, and approve or deny the
30 fee exemption request. This fee waiver Letter of Understanding shall not obligate the staff to
31 recommend approval or denial of the proposed LUD or FLUM Category.
32
 - 33 4. Hearing fees: applicant shall pay half the cost of the hourly rate, travel and expenses of any
34 hearing officer. ~~The County is currently charged \$142.00 per hour by Department of~~
35 ~~Administrative Hearings (DOAH).~~ If the fee charged to the County is increased, the charge
36 will change proportionately. An estimated amount of one-half of the hearing officer costs as
37 determined by the County Attorney shall be deposited by the applicant along with the
38 application fee, and shall be returned to the applicant if unused.
39
 - 40 5. Base fees listed above include a minimum of (when applicable) two (2) internal staff meetings
41 with applicants; one (1) Development Review Committee meeting, one (1) Planning

1 Commission public hearing; and one (I) Board of County Commission public hearing. If this
2 minimum number of meetings/hearings is exceeded, the following fees shall be charged and
3 paid prior to the private development application proceeding through public hearings:
4

- 5 a. Additional internal staff meeting with applicant\$500.00
- 6 b. Additional Development Review Committee public hearing\$600.00
- 7 c. Additional Planning Commission public hearing\$700.00
- 8 d. Additional Board of County Commissioners public hearing\$850.00
- 9

10 The Planning Director or designee shall assure these additional fees are paid prior to hearing
11 scheduling. These fees apply to all applications filed after September 15, 2010.
12

- 13 6. Applicants for Administrative Appeal, who prevail after all appeals have been decided or
14 where the appeal period(s) has expired, shall have the Administrative Appeal application fee
15 refunded. A full refund does not require approval by the Board of County Commissioners;
16 however, if the appellant only prevails on a portion of their appeal, the Board of County
17 Commissioners shall determine the amount of the refund.
18
- 19 7. Concerning the application fees to amend the tier maps, the lesser application fee of \$1,970.00
20 is only available for applications to amend the tier designation of a single URM or IS platted
21 lot. It may not be used to amend the tier designation of more than one lot.
22
- 23 8. Applicants for any processes listed above, and reviews and waivers pursuant to Article III.
24 Parking and Loading, that are required to provide transportation studies related to their
25 development impacts shall be required to deposit a fee of \$5,000 into an escrow account to
26 cover the cost of experts hired by the Planning and Environmental Resources Department to
27 review the transportation, parking and other related studies submitted by the applicant as part
28 of the development review process or any map or text amendment submitted by a private
29 applicant. Any unused funds deposited by the applicant will be returned upon permit or
30 amendment approval. Monroe County shall obtain an estimate from the consultant they intend
31 to hire to review the transportation, parking and other related studies for accuracy and
32 methodology and if the cost for the review on behalf of Monroe County is higher than the
33 \$5,000, applicant shall remit the estimated amount. Any unused funds deposited by the
34 applicant will be returned upon permit approval.
35
- 36 9. Applicants for any processes listed above that may require a technical review or study by a
37 third-party shall bear the cost of such review. At the request of the Senior Director of Planning
38 and Environmental Resources, Applicants shall be required to deposit a fee of \$5,000 into an
39 escrow account to cover the cost of experts hired by the Planning and Environmental
40 Resources Department to review related studies and reports submitted by the applicant, or
41 conduct studies and reports required to be conducted by the County pursuant to Florida
42 Statutes or federal regulation, as part of the development review process or any map or text
43 amendment submitted by a private applicant. Any unused funds deposited by the applicant
44 will be returned upon permit or amendment approval. Monroe County shall obtain an estimate
45 from the consultant they intend to hire to review and/or conduct the required studies for
46 accuracy and methodology and if the cost for the review on behalf of Monroe County is higher
47 than the \$5,000, applicant shall remit the estimated amount. Any unused funds deposited by
48 the applicant will be returned upon permit approval.
49

1 10. Private applicants and/or appellants must and shall pay the fees for the Planning &
2 Environmental Resources Department (“Department”) to record associated development
3 approval(s), the fees for the Department to record a decision(s) arising from an application
4 and/or request for development approval, as well as the fees for the Department to record a
5 decision(s) arising from an administrative appeal(s) to the Monroe County Planning
6 Commission and and/or Florida Division of Administrative Hearings (“DOAH”). The adopted
7 Monroe County Clerk of Court (“Clerk”) Fee Schedule attached as Exhibit A. hereto, more
8 particularly the Clerk’s below-referenced operative Recording Fees, is/are hereby
9 incorporated as if fully stated herein.
10

Recording Fees

- 1. \$10.00 for the first page. \$8.50 for each additional page of the same document.
 - 2. If the document contains more than 4 names to index, there is an additional charge of \$1.00 per name.
 - 3. Documentary Stamp Tax on Deeds is \$.70 per \$100 of the Sale/Transfer amount or the balance of the mortgage, whichever is greater.
 - 4. Intangible Tax on a Mortgage is 2 mills or .002 x Mortgage amount.
- Documentary Stamp Tax on a mortgage is \$.35 per \$100 of the mortgage amount.
If you have additional questions regarding the Documentary Stamp Tax or the Intangible Tax, please contact the Florida Department of Revenue at 1-850-488-6800.

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The Department fee to record pursuant to the foregoing shall commensurately be:

- 1. \$10.00 for the first page. \$8.50 for each additional page of the same document.
- 2. If the document contains more than 4 names to index, there is an additional charge of \$1.00 per name.

11. Technology Fees: For application types listed above, a \$15 Technology Fee shall be added to the application fee for any application submitted through the online application system.

Section 3. Any other fees schedules or like provisions authorized under the Monroe County Code(s) inconsistent herewith is/are hereby repealed.

Section 4. **Construction and Interpretation.** The interpretation of this Resolution, and all provisions of the Monroe County Codes, Comprehensive Plan, floodplain management regulations, and Florida Building Code whose interpretation arises out of, relates to, or is interpreted in connection with this Resolution, these being necessary for the health, safety, and welfare of the residents of and visitors to unincorporated Monroe County, shall be liberally construed in favor of Monroe County and such interpretations shall be entitled to great weight in adversarial administrative proceedings, at trial, and on appeal.

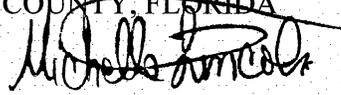
Section 5. **Severability, Partial Invalidity, and Survival of Provisions.** If any provision of this resolution, or any section, subsection, or part or portion thereof, is held to be invalid or unenforceable by any administrative hearing officer or court of competent jurisdiction, the invalidity or unenforceability of such provision, or part or portion thereof, shall neither limit nor impair the operation, enforceability, or validity of any other provisions of this resolution, or any remaining section(s), subsection(s), part(s), or portion(s) thereof. All other provisions, parts, and portions thereof shall continue unimpaired in full force and effect.

Section 6. The Clerk of the Board is hereby directed to forward one (1) certified copy of this Resolution to the Planning and Environmental Resources Department.

1 **PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County,
2 Florida, at a regular public meeting of the Board held on the 12th day of November, 2025.
3

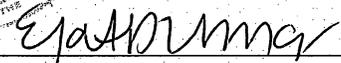
4 Mayor Michelle Lincoln, District 2 Yes
5 Mayor *Pro Tem* David Rice, District 4 Absent
6 Commissioner Craig Cates, District 1 Yes
7 Commissioner James K. Scholl, District 3 Yes
8 Commissioner Holly Merrill Raschein, District 5 Yes
9

10 BOARD OF COUNTY COMMISSIONERS OF
11 MONROE COUNTY, FLORIDA

12
13 By: 
14
15 Mayor Michelle Lincoln



20 ATTEST: KEVIN MADOK, CLERK

21
22
23 
24 AS/DEPUTY CLERK
25

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM
Date: 10/28/25

FILED FOR RECORD
2025 NOV 21 PM 1:30
CLK. CIR. CL.
MONROE COUNTY, FLA

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

Account: 423741

Ticket: 3973551

PUBLISHER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MONROE

[legal.text]

Before the undersigned authority personally appeared

_____ Jill Kelli Di Benedetto _____, 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 25, 2025

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.

Jill Kelli Di Benedetto
(Signature of Affiant)

Affirmed and subscribed before me this 28th day of October 2025

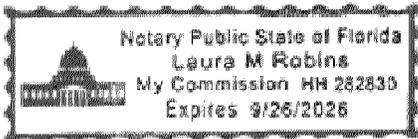
Laura M Robins
(Notary Public Signature)

_____ Laura M Robins _____
(Notary Public Printed Name) (Notary Seal)

My commission expires _____ 9/26/2026 _____

Personally Known X Produced Identification ___

Type of Identification Produced _____ (Notary Seal) _____



SPORTS

NFL

Dolphins' Hill undecided on whether to retire after injury

ALANISTHAMES
Associated Press

MIAMI GARDENS, Fla. — Miami Dolphins star receiver Tyreek Hill hasn't yet decided if he's done playing football after suffering a season-ending knee injury against the New York Jets on Sept. 29.

In an interview on the podcast of Terron Armstead, Hill's former Dolphins teammate, Hill said he'll make up his mind about his career at some point. For now, his focus is on recovering from surgery he had a couple of weeks ago to repair significant damage to

his left knee, including a torn anterior cruciate ligament.

"At the end of the day, I feel like that decision is based upon how I feel and where my mindset is at the moment," Hill said on the podcast, which was released Thursday evening. "I'm happy with the career that I've had. I love playing football. I love it, but it takes a lot. It takes a lot on you mentally, it takes a lot on you physically.

"I'm at the point now where I need to have a conversation with mom, family, everybody. Wherever my mind is at the time, the decision will be made, but

I know right now, I haven't had time to live in the moment."

Hill was hurt when he made a catch and got tackled near the Jets' sideline in the third quarter of Miami's Week 4 win. He was running toward the sideline and planted his left foot, and his knee twisted as he was getting pulled down.

The Dolphins placed him on season-ending injured reserve on Oct. 1.

"When I got tackled, I immediately tried to get up... I'd seen that my leg was crooked," Hill said. "I immediately started laughing because I've been

able to play this game for 10 years, really my entire life, and I've been blessed with great talents and great gifts. The amount of support I get from my family, it's amazing. So I really wasn't even thinking about the injury. I was thinking about the great times I've had playing this game."

Hill, 31, has played 10 NFL seasons. He posted consecutive 1,700-yard receiving campaigns in his first two years with Miami, including a league-leading 1,799 yards in 2023. The five-time All-Pro entered this season aiming to regain that elite form after

a relatively down year in 2024, when he recorded 81 catches for 959 yards — his lowest totals in both categories since 2019.

Whether Hill's decorated career — which includes a Super Bowl title with Kansas

City in 2020 — will continue remains uncertain. His contract with the Dolphins runs through next season.

"I just want to be in this moment with my family," he said. "I don't want to make any rash decisions."

NOTICE OF MEETINGS

CITY COMMISSION MEETING

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

CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE (CRA)

November 5, 2025, immediately following the City Commission meeting, as soon as the matter arises on the agenda.

NAVAL PROPERTIES LOCAL REDEVELOPMENT AUTHORITY (LRA)

November 5, 2025, immediately following the Caroline Street Corridor and Bahama Village (CRA) meeting, as soon as the matter arises on the agenda.

BOARD OF ADJUSTMENT

November 5, 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 case 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.

Steelers will edge the Packers to give Aaron Rodgers a victory over his former team

ROB MAADDI
AP Football Writer

SAN FRANCISCO (5-2) at HOUSTON (2-4)
Line: Texans minus 1 1/2
The Oilers are 4-1 with Mac Jones filling in for Brock Purdy. Christian McCaffrey is doing everything for an offense missing several receivers. Even without stars Nick Bosa and Fred Warner, San Francisco's defense excited against Atlanta. Houston's offense has held the team back while the defense has been formidable. The offensive line is still struggling to protect C.J. Stroud and the run game is lacking. The Oilers are 1-13 against the spread in their last 14 games following a win.

BEST BET: TEXANS -2.5

TAMPA BAY (5-2) at NEW ORLEANS (1-6)
Line: Buccaneers minus 4
Baker Mayfield is coming off his worst game of the season and the Buccaneers lost Mike Evans for a significant period. But they have talented playmakers to help them overcome a big loss. They just need other stars to get healthy. The struggling Saints present a bounce-back opportunity for Tampa Bay, which has won five of the last six meetings. QB Spencer Rattler is 0-6 ATS as a home underdog.

BUCCANERS: 24-17

NEW YORK JETS (0-7) at CINCINNATI (3-4)
Line: Bengals minus 6 1/2
Justin Fields or Tyrod Taylor? The Jets have been dismal no matter who is under center. Joe Flacco has rejuvenated Cincinnati's offense. But the Bengals are 2-5 ATS on the road under coach Zac Taylor with backup quarterbacks.

BENGALS: 23-18

CLEVELAND (2-5) at NEW ENGLAND (5-2)
Line: Patriots minus 7
Myles Garrett and Cleveland's top-ranked defense present a tough challenge for Drake Maye and the Patriots. Rookie RB Quinshon Johnson is coming off a three-TO game, taking pressure off rookie QB Dillon Gabriel. Maye has been outstanding for the Patriots, and Mike Vrabel has turned the team around quickly. The Browns are 0-14 straight up, 1-13 ATS when they allow three sacks or more.

PATRIOTS: 23-17

BUFFALO (4-2) at CAROLINA (3-4)
Line: Bills minus 7 1/2
Josh Allen and the Bills had an extra week to reflect on two straight losses. They'll be eager to get back on track. The Panthers have won three in a row and are unbeaten in three games at home but Bryce Young is dealing with an ankle injury.

BILLS: 27-18

CHICAGO (4-2) at BALTIMORE (1-5)
Line: Ravens minus 6 1/2
Ben Johnson has led the Bears to four straight wins. D'Andre Swift has not yielded while Caleb Williams is still inconsistent, and the defense is forcing turnovers at a fast pace with 15 in the last four games. A bye came at the right time for injury-riddled Baltimore. Lamar Jackson

should be back for the Ravens, who are big favorites despite a terrible start. Jackson has lost two straight against NFC opponents after going 2-1.

RAVENS: 29-20

MIAMI (1-6) at ATLANTA (3-3)
Line: Falcons minus 7
The Dolphins are a mess and it seems like a matter of time before coach Mike McDaniel is out. The up-and-down Falcons need to rebound again after a laddoer offensive effort vs. San Francisco. Ryan Robinson was held under 100 scrimmage yards for the first time in that game. He could go over 200 against Miami. Tua Tagovailoa is 1-10 straight up in his last 10 road games.

FALCONS: 28-18

NEW YORK GIANTS (2-5) at PHILADELPHIA (5-2)
Line: Eagles minus 7
Jason Garrett Carr Skatlebo and the Giants dominated the Eagles a couple weeks ago. Now they're coming off a devastating loss where the defense blew an 18-point lead in the final 8 minutes at Denver. Jason Hurt was flawless and the passing attack broke out against Minnesota. The Eagles are still waiting for Saquon Barkley and the run game to get going. Hurts is 28-4 straight up as a favorite at home.

EAGLES: 31-22

DALLAS (3-3-1) at DENVER (5-2)
Line: Broncos minus 3
Dak Prescott is leading the NFL's top-ranked offense. But the problem for the Cowboys is their 32nd-ranked defense. Denver has the No. 2 defense, which presents a big challenge for Prescott, Cedee Lamb and George Pickens. The Cowboys haven't defeated the Broncos since 1995.

BRONCOS: 27-22

TENNESSEE (1-6) at INDIANAPOLIS (6-1)
Line: Colts minus 14 1/2
The Titans showed some positive signs with a fast start under interim coach Mike McCoy before things fell apart last week. Cam Ward is getting sacked too much and turning the ball over. The Colts have been the NFL's biggest surprise behind Daniel Jones and Jonathan Taylor. Indianapolis has won five straight against Tennessee and has covered the spread each time.

COLTS: 29-16

WASHINGTON (3-4) at KANSAS CITY (4-3)
Line: Chiefs minus 12 1/2
Jayden Daniels is dealing with a hamstring injury for the Commanders, who would match last season's loss total if they don't cut off a major upset. Patrick Mahomes has all his playmakers, the defense is stout and the Chiefs are playing like Super Bowl contenders.

CHIEFS: 27-16

Last week: Straight up: 13-2. Against spread: 8-7. Overall: Straight up: 79-26-1. Against spread: 55-52-1. Prime-time: Straight up: 14-1-1. Against spread: 12-14. Best Bet: Straight up: 6-1. Against spread: 3-2.

Aaron Rodgers faces the Green Bay Packers for the first time when they visit the Pittsburgh Steelers on Sunday night. The four-time NFL MVP led the Packers to a Super Bowl title 15 years ago and was traded to the New York Jets in 2023.

Rodgers and the Steelers (4-2) beat the Jets in Week 1. The Packers (4-1-1) present a more difficult challenge.

The Steelers are coming off extra rest following loss of the Bengals.

Green Bay is a 3-point favorite at BetMGM Sportsbook. Pro Pkcs likes the upset after failing to get the cover on Thursday night when the Chargers beat the Vikings 37-10.

UPSET SPECIAL: STEELERS: 24-23

MONROE COUNTY BOARD OF COUNTY COMMISSIONERS

NOTICE OF PUBLIC MEETING AND NOTICE OF PUBLIC HEARING

NOVEMBER 12, 2025

NOTICE IS HEREBY GIVEN that on Wednesday, November 12, 2025, 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 Harvey Government Center, located at 1200 Truman Avenue, Key West, FL. The following item will be considered at the PUBLIC HEARING:

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

A RESOLUTION BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING RESOLUTION NO. 148-2025, THE PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT FEE SCHEDULE, TO INCLUDE AN INFORMATION TECHNOLOGY (IT) FEE TO APPLICATIONS SUBMITTED TO THE PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT, THROUGH THE ONLINE PERMITTING SYSTEM.

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."

VIVENS CABARET

AFTERPARTY

2025

BREAK OFF

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FOR RESERVATIONS CALL 305-296-3979

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