



Kevin Madok, CPA

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

February 10, 2020

Department of State
Administrative Code & Register
500 S Bronough Street
Tallahassee FL 32399-0250

To Whom It May Concern,

Attached is an electronic copy of Ordinance No. 006-2020 amending Monroe County Land Development Code Section 138-24, Residential ROGO Allocations, to extend the time period of ROGO through 2026; 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 Code; 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 22, 2020. 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: Pamela G. Hancock, D.C.

cc: Planning & Environmental
County Attorney
BOCC
File

KEY WEST
500 Whitehead Street
Key West, Florida 33040
305-294-4641

MARATHON
3117 Overseas Highway
Marathon, Florida 33050
305-289-6027

PLANTATION KEY
88820 Overseas Highway
Plantation Key, Florida 33070
305-852-7145

PK/ROTH BUILDING
50 High Point Road
Plantation Key, Florida 33070
305-852-7145



MONROE COUNTY, FLORIDA
MONROE COUNTY BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO006-2020

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY LAND DEVELOPMENT CODE SECTION 138-24, RESIDENTIAL ROGO ALLOCATIONS, TO EXTEND THE TIME PERIOD OF ROGO THROUGH 2026; 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 CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on April 3, 2019 a community meeting was held, as required by LDC Section 102-159(b)(3), to discuss the proposed Comprehensive Plan and Land Development Code text amendments, and to provide for public participation; and

WHEREAS, the Monroe County Development Review Committee (DRC) considered and reviewed the proposed amendment at a regularly scheduled meeting held on the 28th day of May, 2019; and

WHEREAS, staff is recommending approval of the proposed amendments to the Monroe County Land Development Code, Section 138-24(a) to extend the time period of the Rate of Growth Ordinance (ROGO) through 2026; and

WHEREAS, the Monroe County Planning Commission held a public hearing on July 31, 2019, for review and recommendation on the proposed amendment; and

WHEREAS, the Monroe County Planning Commission held a public hearing on July 31, 2019, for review and recommendation on the proposed amendment, and recommended approval with changes through Resolution P33-19; and

1 **WHEREAS**, at a regularly scheduled meeting held on the 22nd day of January, 2020, the
2 Monroe County Board of County Commissioners held a public hearing, considered the staff report,
3 and provided for public comment and public participation in accordance with the requirements of
4 state law and the procedures adopted for public participation in the planning process; and
5

6 **WHEREAS**, based upon the documentation submitted and information provided in the
7 accompanying staff report, the BOCC makes the following Conclusions of Law:
8

- 9 1. The proposed amendment is consistent with the Goals, Objectives and Policies of the
10 Monroe County Year 2030 Comprehensive Plan; and
11 2. The proposed amendment is consistent with the Principles for Guiding Development
12 for the Florida Keys Area of Critical State Concern, Sec. 380.0552(7), F.S.; and
13 3. The proposed amendment is consistent with Part II of Chapter 163, Florida Statute; and
14 4. The proposed amendment is necessary due to consistency with the Comprehensive Plan
15 and the principles for guiding development, as required by Section 102-158 of the
16 Monroe County Code.

17 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
18 **COMMISSIONERS OF MONROE COUNTY, FLORIDA:**
19

20 **Section 1.** The Monroe County Land Development Code is hereby amended as follows:
21

22 Proposed Amendment (deletions are ~~stricken through~~; additions are shown in underlined).

23 **Chapter 138 – RATE OF GROWTH RESTRICTIONS (ROGO/NROGO)**
24 **ARTICLE II – RESIDENTIAL RATE OF GROWTH LIMITATION (ROGO)**
25

26 *****

27 **Sec. 138-24. Residential ROGO Allocations.**

28 (a) *Number of available annual residential ROGO allocations.* The number of market rate
29 residential ROGO allocations available in each subarea of the unincorporated county and the
30 total number of affordable residential ROGO allocations available countywide shall be as
31 follows:
32

<i>Subarea</i>	Number of Dwelling Units	
	<u>ROGO Years:</u>	<u>ROGO Years:</u>
	<u>July 13, 2020- July 12, 2021</u>	<u>July 13, 2023- July 12, 2024</u>
	<u>July 13, 2021- July 12, 2022</u>	<u>July 13, 2024- July 12, 2025</u>
	<u>July 13, 2022- July 12, 2023</u>	<u>July 13, 2025- July 12, 2026</u>
Upper Keys	61 <u>31</u>	<u>30</u>
Lower Keys	57 <u>29</u>	<u>28</u>
Big Pine and No Name Keys	8 <u>4</u>	<u>4</u>
<i>Total market rate</i>	<u>126</u> <u>64</u>	<u>62</u>
<i>Affordable Dwelling Units</i>		

Very Low, Low, and Median Incomes	360*
Moderate Incomes	350*
*Includes one annually for Big Pine Key and No Name Key	

ROGO Year	Annual Allocation	
	Market Rate	Affordable Housing
July 13, 2013- July 12, 2014	126 U: 61, L:57, BPK/NNK: 8	71
July 13, 2014- July 12, 2015	126 U: 61, L:57, BPK/NNK: 8	71
July 13, 2015- July 12, 2016	126 U: 61, L:57, BPK/NNK: 8	71
July 13, 2016- July 12, 2017	126 U: 61, L:57, BPK/NNK: 8	497 total AFH (total available immediately)
July 13, 2017- July 12, 2018	126 U: 61, L:57, BPK/NNK: 8	
July 13, 2018- July 12, 2019	126 U: 61, L:57, BPK/NNK: 8	
July 13, 2019- July 12, 2020	126 U: 61, L:57, BPK/NNK: 8	
July 13, 2020- July 12, 2021	126 64 U: 61 31, L: 57 29, BPK/NNK: 8 4	
July 13, 2021- July 12, 2022	126 64 U: 61 31, L: 57 29, BPK/NNK: 8 4	
July 13, 2022- July 12, 2023	126 64 U: 61 31, L: 57 29, BPK/NNK: 8 4	
July 13, 2023- July 12, 2024	62 U: 30, L:28, BPK/NNK: 4	
July 13, 2024- July 12, 2025	62 U: 30, L:28, BPK/NNK: 4	
July 13, 2025- July 12, 2026	62 U: 30, L:28, BPK/NNK: 4	
Total	1,260	710*
*Includes two annual affordable ROGO allocation for the Big Pine Key / No Name Key subarea <u>through the Incidental Take Permit (ITP) ending in 2023.</u>		

The State of Florida, pursuant to Administration Commission Rules, may modify the annual allocation rate. By July 12, 2018, if substantial financial support is provided by State and

1 Federal partners, the County may reevaluate the ROGO distribution allocation schedule and
2 consider an extended timeframe for the distribution of market rate allocations. If necessary,
3 Monroe County will request a Rule change from the Administration Commission to
4 authorize an alternative allocation timeframe and rate.

5
6 *****
7

8 **Section 2. Severability.** If any section, paragraph, subdivision, clause, sentence or
9 provision of this ordinance shall be adjudged by any court of competent jurisdiction to be invalid,
10 such judgment shall not affect, impair, invalidate, or nullify the remainder of this ordinance, but
11 the effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence, or
12 provision immediately involved in the controversy in which such judgment or decree shall be
13 rendered.

14
15 **Section 3. Conflicting Provisions.** All ordinances or parts of ordinances in conflict with
16 this ordinance are hereby repealed to the extent of said conflict.

17
18 **Section 4. Transmittal.** This ordinance shall be transmitted to the Florida State Land
19 Planning Agency as required by F.S. 380.05 (11) and F.S. 380.0552(9).
20

21 **Section 5. Filing.** This ordinance shall be filed in the Office of the Secretary of the State
22 of Florida but shall not become effective pursuant to Section 9 until a final order is issued according
23 to F.S. 380.05(6) by the Florida State Land Planning Agency or Administration Commission
24 approving the ordinance, and if the final order is challenged, until the challenge to the order is
25 resolved pursuant to F.S. Chapter 120.
26

27 **Section 6. Inclusion in the Monroe County Code.** The provisions of this Ordinance shall
28 be included and incorporated in the Code of Ordinances of the County of Monroe, Florida, as an
29 addition to amendment thereto, and shall be appropriately renumbered to conform to the uniform
30 marking system of the Code.
31

32 **Section 7. Effective Date.** This ordinance shall become effective contingent on
33 effectiveness of the corresponding amendments to the Monroe County Year 2030 Comprehensive
34 Plan and as provided by law and stated above.
35
36
37

38 **THIS SPACE INTENTIONALLY LEFT BLANK**

39
40 **SIGNATURES ON THE FOLLOWING PAGE**
41
42
43
44

1 **PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County,
2 Florida, at a regular meeting held on the 22nd day of January, 2020 .

3
4 Mayor Heather Carruthers Yes
5 Mayor *Pro Tem* Michelle Coldiron Yes
6 Commissioner Craig Cates Yes
7 Commissioner Sylvia Murphy Yes
8 Commissioner David Rice Yes
9

10
11 BOARD OF COUNTY COMMISSIONERS
12 OF MONROE COUNTY, FLORIDA

13
14 BY

15 *Heather Carruthers*
16 MAYOR HEATHER CARRUTHERS

17
18 ATTEST: KEVIN MADOK, CLERK

19 *Kevin Madok*

20
21 DEPUTY CLERK



FILED FOR RECORD

2020 FEB 11 AM 8:40

CLK. CIR. CL.
MONROE COUNTY, FLA.

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM:
Atty
STEVEN T. WILLIAMS
ASSISTANT COUNTY ATTORNEY
Date 1/16/20



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@keynews.com

RECEIVED

JAN 27 2020

MONROE COUNTY ATTORNEY

MONROE CO PLANNING DEPT
MURRY E NELSON GOVERNMENT CENTER
102050 OVERSEAS HWY
KEY LARGO FL 33037

Account: 138694

Ticket: 327514

PUBLISHER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MONROE

[legal.text]

Before the undersigned authority personally appeared

Misty Graves, who on oath says that he or she is

an employee of the Key West Citizen, a daily 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:

Sunday, January 5, 2020 ✓

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 every day, 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 6th day of January 2020

(Notary Public Signature)

(Notary Public Printed Name)

(Notary Seal)

My commission expires 6-27-22

Personally Known X Produced Identification

Type of Identification Produced



Sue Lynn Stamper
COMMISSION # GG232802
EXPIRES: June 27, 2022
Bonded Thru Aaron Notary

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

January 22, 2020

NOTICE IS HEREBY GIVEN that on Wednesday, January 22, 2020, the Monroe County Board of County Commissioners will hold a Public Meeting at the **Marathon Government Center, 2798 Overseas Hwy, Marathon, FL 33050** to review and receive public comment for the following items:

PUBLIC HEARINGS: 1:30 PM (or as soon thereafter as may be heard):

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY COMPREHENSIVE PLAN; ADOPTING THE 10-YEAR WATER SUPPLY PLAN UPDATE TO BE CONSISTENT WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT LOWER EAST COAST WATER SUPPLY PLAN UPDATE OF 2018; 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 2019-102)

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY LAND DEVELOPMENT CODE SECTION 101-1 TO CREATE A DEFINITION FOR MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITY AND SPECIFICALLY NOTE THAT A MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITY IS A COMMERCIAL RETAIL OR AN INSTITUTIONAL USE; 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 LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2019-133)

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO THE MONROE COUNTY LAND DEVELOPMENT CODE TO AMEND SECTION 138-22(b) AND SECTION 139-2(b) TO REVISE THE RECEIVER SITE CRITERIA FOR THE TRANSFER OF MARKET RATE EXEMPTIONS TO ANOTHER LOCATION, INCORPORATING THE BOCC DIRECTION WITHIN INTERIM DEVELOPMENT ORDINANCES ADOPTED VIA ORDINANCE 011-2017, ORDINANCE 020-2018 AND CLARIFIED VIA RESOLUTION 203-2018; 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 2019-114)

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY TIER OVERLAY DISTRICT MAP FROM TIER III-A TO TIER III FOR TWO PARCELS OF VACANT LAND LEGALLY DESCRIBED AS BLOCK 8 LOTS 17 & 18 CUTTHROAT HARBOR ESTATES CUDJOE KEY PLAT BOOK 4-PAGE 165 HAVING REAL ESTATE NO'S 00178450-000000 AND 00178460-000000; AS PROPOSED BY DANIEL IARROBINO; 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 TIER OVERLAY DISTRICT MAP; PROVIDING FOR AN EFFECTIVE DATE. (File #2019-138) See Map 2 below

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING POLICY 101.3.2 OF THE MONROE COUNTY 2030 COMPREHENSIVE PLAN TO EXTEND THE TIME PERIOD OF ROGO THROUGH 2026; 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 2019-043)

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY LAND DEVELOPMENT CODE SECTION 138-24, RESIDENTIAL ROGO ALLOCATIONS, TO EXTEND THE TIME PERIOD OF ROGO THROUGH 2026; 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 CODE; PROVIDING FOR AN EFFECTIVE DATE. (File 2019-044)

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY LAND DEVELOPMENT CODE SECTION 101-1 TO CREATE A DEFINITION FOR PUBLIC INFRASTRUCTURE AND UTILITIES; TO AMEND THE DEFINITION OF PUBLIC BUILDINGS AND USES; AND TO AMEND THE LIST OF PERMITTED AND CONDITIONAL USES WITHIN SECTIONS 130-74 THROUGH 130-103 TO INCLUDE PUBLIC INFRASTRUCTURE AND UTILITIES AS AN AUTHORIZED USE; 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 2019-045)

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY COMPREHENSIVE PLAN POLICY 101.5.25 TO PROVIDE A DENSITY BONUS ABOVE THE MAXIMUM NET DENSITY FOR AFFORDABLE HOUSING FOR A PROPERTY SUBJECT TO A SITE-SPECIFIC SUBAREA POLICY ESTABLISHED UNDER PROPOSED GOAL 111 OF THE COMPREHENSIVE PLAN; ESTABLISHING GOAL 111 AND OBJECTIVE 111.1 TO INCENTIVIZE AFFORDABLE HOUSING DENSITY BONUSES THAT EXCEED THE ESTABLISHED MAXIMUM NET DENSITY PROVIDED IN POLICY 101.5.25; AND CREATING POLICY 111.1.1 STOCK ISLAND WORKFORCE SUBAREA; ESTABLISHING THE BOUNDARY OF THE STOCK ISLAND WORKFORCE SUBAREA 1; LIMITING THE PERMITTED USES OF THE SUBAREA TO DEED RESTRICTED AFFORDABLE HOUSING DWELLING UNITS; ESTABLISHING MAXIMUM NET DENSITY FOR AFFORDABLE HOUSING, HEIGHT AND OFF-STREET PARKING REQUIREMENTS IN THE SUBAREA; AND ELIMINATING ALLOCATED DENSITY AND FLOOR AREA RATIO; FOR PROPERTIES LOCATED AT 5700 LAUREL AVENUE, 6325 FIRST STREET AND 6125 SECOND STREET, STOCK ISLAND; AS PROPOSED BY SMITH/HAWKS, PL ON BEHALF OF WRECKERS CAY APARTMENTS AT STOCK ISLAND, 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 #2018-120)

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY LAND DEVELOPMENT CODE SECTION 130-157, MAXIMUM PERMANENT RESIDENTIAL DENSITY AND REQUIRED OPEN SPACE, TO PROVIDE A DENSITY BONUS ABOVE THE MAXIMUM NET DENSITY FOR A PROPERTY SUBJECT TO A SITE-SPECIFIC SUBAREA POLICY ESTABLISHED UNDER PROPOSED GOAL 111 OF THE COMPREHENSIVE PLAN, AS PROPOSED BY SMITH/HAWKS, PL ON BEHALF OF WRECKERS CAY APARTMENTS AT STOCK ISLAND, 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 CODE; PROVIDING FOR AN EFFECTIVE DATE. (File #2019-063)

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM URBAN RESIDENTIAL MOBILE HOME (URM) TO URBAN RESIDENTIAL (UR), FOR PROPERTY LOCATED AT 6325 FIRST STREET AND 6125 SECOND STREET, STOCK ISLAND, MILE MARKER 5; AS PROPOSED BY SMITH/HAWKS, PL ON BEHALF OF WRECKERS CAY APARTMENTS AT STOCK ISLAND, 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 CODE; PROVIDING FOR AN EFFECTIVE DATE. (File #2018-121) See Map 3 below

WRECKERS CAY APARTMENTS AT STOCK ISLAND, 5700 LAUREL AVENUE, 6325 FIRST STREET AND 6125 SECOND STREET, STOCK ISLAND MILE MARKER 5: A PUBLIC HEARING CONCERNING A REQUEST FOR A DEVELOPMENT AGREEMENT BETWEEN MONROE COUNTY, FLORIDA AND WRECKERS CAY APARTMENTS AT STOCK ISLAND, LLC. THE REQUESTED AGREEMENT RELATES TO THE PROPOSED REDEVELOPMENT OF MOBILE HOME PARKS TO TWO HUNDRED EIGHTY (280) DEED-RESTRICTED AFFORDABLE DWELLING UNITS, AT A DENSITY OF 40 UNITS PER BUILDABLE ACRE. NO STRUCTURES WILL BE HIGHER THAN 38 FEET FROM GRADE, MECHANICAL EQUIPMENT AND ARCHITECTURAL FEATURES UTILIZED TO HIDE MECHANICAL EQUIPMENT, INCLUDING PARAPETS, MAY BE UP TO 44 FEET ABOVE GRADE, AND SUCH STRUCTURES MAY CONTAIN THREE (3) HABITABLE FLOORS. THE SUBJECT PROPERTY IS DESCRIBED AS THREE PARCELS OF LAND IN SECTION 35, TOWNSHIP 67, RANGE 25, STOCK ISLAND, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBERS 00124540-000000, 00124550-000000 AND 00124560-000000 (FILE 2018-147)

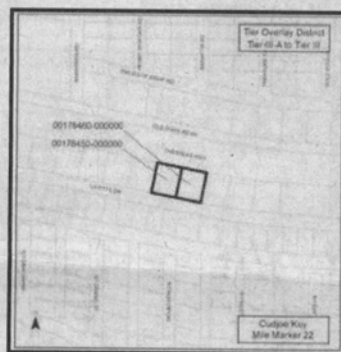
A RESOLUTION OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS RENOUNCING AND DISCLAIMING ANY RIGHT OF THE COUNTY AND PUBLIC IN AND TO THAT PORTION OF THE RIGHT-OF-WAY OF LAUREL AVENUE, AS SHOWN ON THE PLAT OF MALONEY'S SUBDIVISION OF STOCK ISLAND, PLAT BOOK 1, PAGE 55, BOUNDED ON THE NORTH BY ALL OF BLOCK 23; BOUNDED ON THE WEST BY SECOND STREET; BOUNDED ON THE SOUTH BY ALL OF BLOCK 32; AND BOUNDED ON THE EAST BY ADJACENT BAY BOTTOM AND A PARCEL OF LAND ADJACENT TO GOVERNMENT LOT 2, SECTIONS 35, 36, AND 26, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA. (FILE 2010-130)

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 MACDONALD AVENUE AND FIRST STREET, STOCK ISLAND, MONROE COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF MALONEY'S SUBDIVISION OF STOCK ISLAND, PLAT BOOK 1, PAGE 55; BOUNDED ON THE NORTH BY ALL OF BLOCK 32; BOUNDED ON THE WEST BY SECOND STREET AND ALL OF BLOCK 34; BOUNDED ON THE SOUTH BY ALL OF BLOCK 34, AND BY FIRST STREET ADJACENT TO BLOCK 34 LOT 11 AND BLOCK 33 LOT 20; AND BOUNDED ON THE EAST BY BLOCK 33 LOT 1 AND THE PLATTED SHORELINE. (FILE 2018-179)

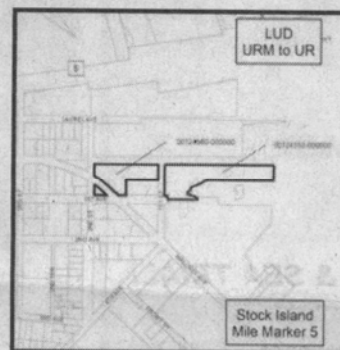
Map 1



Map 2



Map3



Copies of the above are available at the Monroe County Planning Department offices in Marathon and Key Largo during normal business hours and online at: www.monroecounty-fl.gov

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 insure 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."