



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Development Review Committee; and Devin Tolpin, AICP, CFM, Senior Director of Planning and Environmental Resources

From: Barbara Powell, Planning Policy Advisor

Date: February 27, 2026

Subject: An Ordinance by the Monroe County Board of County Commissioners amending the Monroe County Land Use District (Zoning) Map from Sparsely Settled (SS) to Suburban Residential (SR), for property located at 8 Parrot Lane, Geiger Key, approximate Mile Marker 10.5, described as Lots 8, 9, and 10, Block 1, Boca Chica Ocean Shores, according to the plat thereof as recorded in Plat Book 5 at Page 49 of the Public Records of Monroe County, Florida, having Parcel Identification Numbers 00141230-000000, 00141240-000100 and 00141250-000000.

File: 2025-240
Meeting: March 24, 2026

I REQUEST

On November 24, 2025, the Planning and Environmental Resources Department received an application from Tina Garcia (Agent) on behalf of Miguel Garcia (the Applicant), to amend the Land Use District (Zoning) Map from Sparsely Settled (SS) to Suburban Residential (SR), for property located at 8 Parrot Lane, Geiger Key (“the Property”).



Existing Zoning Map Designation



Proposed Zoning Map Designation

II BACKGROUND INFORMATION

Site Information:

Location: MM 10.5, Geiger Key

Address: 8 Parrot Lane

Description: Lots 8, 9, and 10, Block 1, Boca Chica Ocean Shores, according to the plat thereof as recorded in Plat Book 5 at Page 49 of the Public Records of Monroe County, Florida.

Parcel Identification Numbers: 00141230-000000, 00141230-000100, and 00141250-000000

Owner/Applicant: Miguel A. Garcia

Size of Property: 0.46 acres (19,825 square feet)

FLUM Designation: Residential Low (RL)

Land Use District: Sparsely Settled (SS)

Military Installation Area of Impact (MIAI): Yes

Tier Designation: III

Flood Zones: AE10 & VE10

CBRS: No

Existing Use: Single-family residence

Existing Vegetation/Habitat: Developed Land with mangroves along the edge of the terminal of the canal

Community Character of Immediate Vicinity: Adjacent land uses include RV, restaurant uses to the south (Geiger Key Marina), single-family uses to the west, and publicly owned vacant land to the north and across the canal to the east (US Navy/Federally-owned).

The Property is currently developed with a single family residence and accessory uses and structures. The Property has a Future Land Use Map (FLUM) designation of Residential Low (RL) and Land Use District (Zoning) Map of Sparsely Settled (SS). The Applicant states the reason for the proposed map amendment is to allow for a change in the Required Minimum Open Space Ratio from 0.80 (80%) in Sparsely Settled to 0.50 (50%) in Suburban Residential (SR). Further, the Applicant asserts the amendment would allow consistent residential use and future redevelopment that aligns with surrounding neighborhood zoning and the existing land use pattern within Boca Chica Ocean Shores, and to come into compliance with open space. The Applicant's full explanation and justification of the proposed map amendment is included in the file for the application (File #2025-240).

Staff has reviewed the Applicants' position and supporting documentation, and concurs the request identifies a new issue and provides an opportunity to eliminate a lawfully existing nonconformity. Staff are also reviewing the proposed amendment for consistency with State Statutes, Rules, and internal consistency with the Comprehensive Plan, and balancing all these items and policy issues.

Community Meeting and Public Participation

In accordance with LDC Section 102-159(a), a community meeting is required to be held. The virtual meeting was held on February 23, 2026, to discuss the proposed Land Use District (Zoning)

Map amendment and provide for public participation. There were no comments from the members of the public in attendance.

Prior Relevant BOCC Action

The 1973-86 Zoning Maps indicate the Property was at least partially within the RU-1 Single Family Residential zoning category. The 1973-86 zoning, RU-1 Single Family Residential District permitted residential uses per Section 19-194 of the 1973-86 Monroe County Code, as depicted below.

This district is intended to provide residential areas consisting of lots having an area of at least eight thousand (8,000) square feet and including in said district, lots having less than eight thousand (8,000) square feet which were single family residential lots of record at the time of passage of this ordinance. Such substandard lots may be occupied by a single family dwelling and its accessory building provided the minimum setback provisions contained in subparagraph (g) of this section are conformed with.

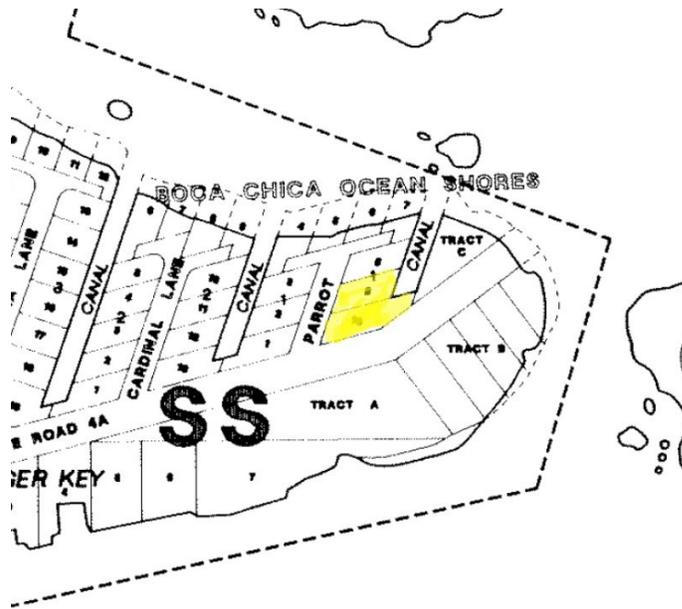
The 1986 Pattison Zoning Maps indicate the Property was within the Sparsely Settled (SS) district.

1986 Pattison Zoning Map –Property (approximate location highlighted), SS District



The 1988 “Craig” Zoning (Land Use) District Maps (effective in 1992) indicate the Property was within the Sparsely Settled (SS) district. These maps were most recently certified through BOCC Resolution No. 222-2007 in an administrative update to the Monroe County Land Use District Maps, making the maps available in digital form on June 20, 2007.

1988 Craig Zoning Map –Properties (highlight), SS District



III. AMENDMENT REVIEW

The Property currently has a Land Use District (Zoning) designation of Sparsely Settled (SS) and a Future Land Use Map (FLUM) designation of Residential Low (RL).

LUD Comparisons

Existing

LDC Section 130-49.- Purpose of the Sparsely Settled District (SS)

The purpose of the SS district is to establish areas of low-density residential development where the predominant character is native or open space lands.

Proposed

LDC Section 130-47.- Purpose of the Suburban Residential District (SR)

The purpose of the SR district is to establish areas of low- to medium-density residential uses characterized principally by single-family detached dwellings. This district is predominated by development; however, natural and developed open space creates an environment defined by plants, spaces and over-water views.

The Property is currently developed with a single family residence (detached dwelling) with surrounding single family residential properties in addition to natural areas and open space. An aerial view of the Property (outlined in red) and surrounding areas is pictured below.



Permitted and Conditional Uses

The table on the following page provides a comparison of the permitted and conditional uses of the existing Zoning District as compared to the amended Zoning District. Those uses that differ in the proposed SR zoning are in **red**. This table is for the purpose of providing a summary only. The full lists of permitted and conditional uses within both the SS and SR Zoning Districts are included as Attachments 1 and 2 to this Report.

Relevant Permitted and Conditional Uses of SS Zoning and SR Zoning (ref. LDC Sections 130-96& 130-94)			
Zoning District	As of Right Uses	Minor Conditional Uses	Major Conditional Uses
SS (existing)	Detached Dwellings Beekeeping Home-occupations Accessory Uses Collocations on existing antennas Satellite earth stations (as accessory) Wastewater nutrient reduction cluster systems Public infrastructure and utilities	Attached dwelling units (4 or less) Parks Public buildings and uses Stealth wireless communication facilities (as accessory) Satellite earth stations (as accessory)	Attached dwellings Agricultural uses
SR (proposed)	Detached Dwellings Vacation rental use (with permit)	Attached dwelling units (4 or less)	Attached dwellings

	Parks (excluding tennis courts and pools) Beekeeping Home-occupations Accessory Uses Collocations on existing antennas Satellite earth stations (accessory) Wastewater nutrient reduction cluster systems Public infrastructure and utilities	Parks Public buildings and uses Institutional uses Stealth wireless communication facilities (as accessory) Satellite earth stations (as accessory)	Institutional Uses Agricultural uses Campgrounds & RV Parks
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Maximum Density and Intensity by Land Use (Zoning) District

The table below provides a comparison of the development potential for residential, transient and commercial development of the existing Zoning District as compared to the amended Zoning District.

Section 130-156(b) of the Land Development Code states: “The density and intensity provisions set out in this section are intended to be applied cumulatively so that no development shall exceed the total density limits of this article. For example, if a development includes both residential and commercial development, the total gross amount of development shall not exceed the cumulated permitted intensity of the parcel proposed for development.”

Maximum Allocated Density and Intensity by Land Use District (Zoning) Map Designation

Existing Zoning	Type	Adopted Standards	Development potential based upon Property
Sparsely Settled Residential (SS) Total Upland Area: 0.46 acres (19,825 square feet) 0.09 buildable acres (0.36 ac – 0.8 open space ratio)	Residential Allocated Density	0.5 DU/gross acre	0 units
	TDR/Market Rate Residential Max Net Density	N/A	0 units
	Affordable Residential Max Net Density	N/A	0 units
	Transient Allocated Density	0 rooms or spaces /acre	0 rooms/spaces
	Nonresidential Maximum Intensity	0.2 FAR	3,965 sf
Proposed Zoning	Type	Adopted Standards	Development potential

			based upon Property
Suburban Residential (SR) Total Upland Area: 0.46 acres (19,825 square feet) 0.23 buildable acres (0.23 ac – 0.5 open space ratio)	Residential Allocated Density	0.5 du/gross acre	0 units
	TDR/Market Rate Residential Max Net Density	5.0 DU/buildable acre	1 unit
	Affordable Residential Max Net Density	5.0 DU/buildable acre	1 unit
	Transient Allocated Density	0 rooms or spaces /acre	0 rooms/spaces
	Nonresidential Maximum Intensity	<2,500 SF (per 130-94)* 0.25 FAR	4,956 sf*
Net Change in Development Potential Based on Zoning	Residential Market Rate Allocated: 0 units (no change)		
	TDR/Market Rate Residential Max Net: +1 unit		
	Affordable Residential Max Net: +1 unit affordable		
	Transient Allocated: 0 rooms/spaces (no change)		
	Nonresidential: +991.25 sf*		
<p>*Per Land Development Code Section 130-94, only lawfully established nonresidential uses in the SR land use district which were rendered nonconforming by the 2010 Comprehensive Plan, but listed as permitted uses in the land development regulations that were in effect immediately prior to the institution of the 2010 Comprehensive Plan (pre-2010 LDRs, Section 9-206) and lawfully existed on such lands on January 4, 1996, which are damaged or destroyed may be permitted to be redeveloped, make substantial improvements, or be reestablished as an amendment to a major conditional use, subject to the standards and procedures set forth in chapter 110, article III.</p>			

The above table provides an approximation of the development potential for residential, transient and commercial development.

As shown in the blue portion of the table, the proposed Zoning amendment would result in no increase in permanent allocated residential development potential; an increase in one (1) unit maximum net density residential potential for market rate units with the use of TDRs; an increase in one (1) unit of affordable residential development potential; maintain a development potential of 0 rooms or spaces for transient units; and an increase in nonresidential development potential of 991.25 square feet.

Pursuant to Land Development Code Section 130-163, property owners whose land contains a lawfully established dwelling unit that was in existence before January 4, 1996, are permitted to

replace the unit and it shall not be considered nonconforming to density. Therefore, regardless of the zoning district, the previously existing unit would be permitted to be replaced under either the existing or proposed land use district.

Any proposed new residential use would be subject to the requirements of Chapter 138 of the Land Development Code related to the Residential Rate of Growth Ordinance (ROGO/NROGO) permit process. Any proposed affordable dwelling units would need to obtain a ROGO allocation (affordable ROGO allocations may be available) prior to issuance of a building permit.

Compatibility with the Surrounding Area

- a. Existing Vegetation/Habitat: Developed Land
- b. Existing Tier Designation: III
- c. Number of Listed Endangered or Threatened Species: One – marsh rabbit buffer
- d. Existing Use: Single-Family Residence and accessory uses and structures
- e. Community Character of Immediate Vicinity: Adjacent land uses include single-family uses to the south and east, and vacant land to the north and west (US Navy-owned) across the canal

The Property that is the subject of this request highlighted in red in the map below. It should be noted that there are two properties (overlaid in bright yellow below) within the same platted subdivision that are located within the Suburban Residential (SR) Land Use District. The Zoning of these properties were amended from SS to SR through BOCC Ordinance Nos. 017-2018 and 014-2024. A third property (outlined in purple below) was amended from SS to SR during the February 28, 2026 BOCC meeting through Ordinance No. 007-2026.



The proposed Zoning amendment is not anticipated to adversely impact the community character of the surrounding area.

IV. CONSISTENCY WITH THE MONROE COUNTY YEAR 2030 COMPREHENSIVE PLAN AND THE MONROE COUNTY LAND DEVELOPMENT CODE

A. The proposed amendment is consistent with the Goals, Objectives and Policies of the Monroe County Year 2030 Comprehensive Plan. Specifically, it furthers:

Goal 101: Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources.

Objective 101.5

Monroe County shall regulate future development and redevelopment to maintain and enhance the character of the community and protect natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map.

Policy 101.5.2

The principal purpose of the Residential Low (RL) future land use category is to provide for low-density residential development in partially developed areas with substantial native vegetation. Low intensity public and low intensity institutional uses are also allowed.

Policy 101.5.25

Monroe County hereby adopts the following density and intensity standards for the future land use categories, which are shown on the FLUM and described in Policies 101.5.1 - 101.5.20.

Future Land Use Densities and Intensities				Minimum Open Space Ratio ^(c)
Future Land Use Category and Corresponding Zoning	Residential ^(l)		Nonresidential	
	Allocated Density ^(a) (per upland acre)	Maximum Net Density ^{(a) (b)} (per buildable acre)	Maximum Intensity (floor area ratio)	
* * *				
Residential Low (RL) (SS, SR, and SR-L zoning)	0.50 du 0 rooms/spaces	3 du (SR-L) 5 du (SR) or 1 du/lot (SR) ^(m) N/A (SS) N/A	0.25	0.50 (SR, SR-L) 0.80 (SS)

Notes:

- (a) The allocated densities for submerged lands, salt ponds, freshwater ponds, and mangroves shall be 0 and the maximum net density bonuses shall not be available.
- (b) The Maximum Net Density is the maximum density allowable with the use of TDRs, or for qualifying affordable housing development. TDRs can be utilized to attain the density between the allocated density standard up to the maximum net density standard. Deed restricted affordable dwelling units may be built up to the maximum net density without the use of TDRs. "N/A" means that maximum net density bonuses shall not be available. Buildable acres means the portion of a parcel of land that is developable and is not required open space.
- (c) Additional open space requirements may apply based on environmental protection criteria; in these cases, the most restrictive requirement shall apply.

- (d) Future land use categories of Agriculture/Aquaculture, Education, Institutional, Preservation, Public Buildings/Lands, and Public Facilities, which have no directly corresponding zoning, may be used with new or existing zoning districts as appropriate.
- (e) Within the Mainland Native future land use district, campground spaces and nonresidential buildings shall only be permitted for educational, research or sanitary purposes.
- (f) For properties consisting of hammocks, pinelands or disturbed wetlands within the Mixed Use/ Commercial and Mixed Use/ Commercial Fishing future land use categories, the maximum floor area ratio shall be 0.10 and the maximum net density bonuses shall not be available.
- (g) A mixture of uses shall be maintained for parcels designated as MI zoning district that are within the MC future land use category. Working waterfront and water dependent uses, such as marina, fish house/market, boat repair, boat building, boat storage, or other similar uses, shall comprise a minimum of 35% of the upland area of the property, adjacent to the shoreline, pursuant to Policy 101.5.6.
- (h) In the RV zoning district, commercial apartments shall be allowed, not to exceed 10% of total spaces allowed or in existence on the site, whichever is less.
- (i) The allocated density for the CFSD-20 zoning district (Little Torch Key) shall be 1 dwelling unit per acre, or 1 dwelling unit per parcel for those parcels existing as of September 15, 1986, whichever is less, and the maximum net density bonuses shall not be available. Residential density shall be allowed in addition to the permitted nonresidential uses and intensity (i.e., density and intensity shall not be counted cumulatively).
- (j) Within IS subdivisions with primarily single family residential units, IS-D zoning may be used with a RM future land use designation for platted lots which have a duplex that was lawfully established prior to September 15, 1986.
- (k) The maximum net density shall be 25 du/buildable acre for the UR zoning district and shall be 18 du/buildable acre for the MU and SC zoning district for development where all units are deed restricted affordable dwelling units. For the UR zoning district market rate housing may be developed as part of an affordable or employee housing project with a maximum net density not exceeding 18 du/buildable acre.
- (l) Vessels, including live-aboard vessels, or associated wet slips are not considered dwelling units and do not count when calculating density.
- (m) Within the Residential Low future land use category, the maximum net density for platted lots of less than 0.40 gross acres within the SR zoning district shall be 1 dwelling unit per platted lot, provided all of the following conditions are met:
 - 1) The parcel must be one full platted lot shown on a plat approved by the County and duly recorded prior to January 2, 1996;
 - 2) The platted lot may not be identified for any other use or purpose on the plat (e.g., "park," "common area," etc.);
 - 3) The platted lot must have a Tier designation of Tier III;
 - 4) Notwithstanding Policy 101.13.2, the maximum net density may only be reached with the transfer of one (1) full TDR to the SR lot, regardless of the size of the lot and the allocated density assigned to it;
 - 5) The TDR must meet all requirements and procedures specified in Policy 101.13.3 and Section 130-160 of the Land Development Code;
 - 6) TDRs under this provision may not be transferred into noise zones of 65 DNL or greater; and
 - 7) The subject parcel must comply with Policy 301.2.5 regarding legal access.
- (n) Within the Residential Medium future land use category, the allocated density within the IS zoning district shall be 1 dwelling unit per parcel for parcels that meet all of the following conditions:
 - 1) The parcel boundaries must have been established in their current configuration prior to September 15, 1986, except for de minimis changes (no more than 10% of the parcel's area) to the parcel boundaries made after September 15, 1986, but prior to August 12, 1992, which did not create another buildable parcel;
 - 2) The applicant must provide sufficient evidence that the parcel boundaries were established before September 15, 1986 (such as one or more of the following: boundary survey, deed, etc.);
 - 3) The parcel may not be identified for any other use or purpose on a plat (e.g. "park," "common area," etc.);
 - 4) The subject parcel may not be a fractional portion of a platted lot;
 - 5) The subject parcel must have a minimum of 2,000 sf of upland that is not reserved as an access easement or designated purpose other than residential use;
 - 6) The parcel must have a Tier designation of Tier III;
 - 7) The subject parcel must include all infrastructure (potable water, adequate wastewater treatment and disposal wastewater meeting adopted LOS, etc., except paved roads); and
 - 8) The subject parcel must comply with Policy 301.2.5 of the Comprehensive Plan regarding legal access.

(o) Density increase above the max net density provided may be permitted for a property within a site-specific policy subarea under Goal 111.

Policy 101.5.29

Notwithstanding the density limitations set forth in Policy 101.5.25, land upon which a lawfully established residential dwelling unit exists shall be entitled to a density of one dwelling unit per each recognized lawfully established unit. Such lawfully-established dwelling unit(s) shall not be considered as nonconforming as to the density provisions of Policy 101.5.25 and the Monroe County Code.

Goal 102: Monroe County shall direct future growth to lands which are most suitable for development and shall encourage conservation and protection of environmentally sensitive lands (wetlands, beach berm and tropical hardwood hammock).

Policy 105.2.1

Monroe County shall designate all lands outside of mainland Monroe County, except for the Ocean Reef planned development, into three general categories for purposes of its Land Acquisition Program and smart growth initiatives in accordance with the criteria in Policy 205.1.1. These three categories are: Natural Area (Tier 1); Transition and Sprawl Reduction Area (Tier II) on Big Pine Key and No Name Key only; and Infill Area (Tier III). The purposes, general characteristics, and growth management approaches associated with each tier are as follows:

3. Infill Area (Tier III): Any defined geographic area, where a significant portion of land area is not characterized as environmentally sensitive as defined by this Plan, except for dispersed and isolated fragments of environmentally sensitive lands of less than four acres in area, where existing platted subdivisions are substantially developed, served by complete infrastructure facilities, and within close proximity to established commercial areas, or where a concentration of nonresidential uses exists, is to be designated as an Infill Area. New development and redevelopment are to be highly encouraged, except within tropical hardwood hammock or pineland patches of an acre or more in area, where development is to be discouraged. Within an Infill Area are typically found: platted subdivisions with 50 percent or more developed lots situated in areas with few sensitive environmental features; full range of available public infrastructure in terms of paved roads, potable water, and electricity; and concentrations of commercial and other nonresidential uses within close proximity. In some Infill Areas, a mix of nonresidential and high-density residential uses (generally 8 units or more per acre) may also be found that form a Community Center.

Policy 105.2.2

Monroe County shall maintain overlay map(s) designating geographic areas of the County as one of the Tiers in accordance with the guidance in Policy 105.2.1, which shall be incorporated as an overlay on the zoning map(s) with supporting text amendments in the Land Development Regulations. These maps are to be used to guide the Land Acquisition Program and the smart growth initiatives in conjunction with the Livable CommuniKeys Program (Policy 101.19.1).

Objective 108.2

Monroe County shall consider the protection of public health, safety and welfare as a principal objective of compatible land use planning on lands adjacent to or closely proximate to the Boca Chica airfield of NASKW.

Policy 108.2.2

Density and intensity standards and land uses established by the Future Land Use Element and Future Land Use Map, on the effective date of this policy, for properties located within the MIAI overlay shall be recognized and allowed to develop to the maximum development potential pursuant to the standards existing on the effective date of this policy.

Policy 108.2.3

Monroe County and Naval Air Station Key West (NASKW) recognize the existing density and intensity, as of the effective date of this policy, established by the Future Land Use Element and Future Land Use Map for property adjacent to or closely proximate to NASKW. NASKW has indicated that it will not object to the issuance of development orders, within the MIAI, if properties have development rights on Future Land Use Map, Land Use District (Zoning) Map, approved development agreements or Section 380.032, F.S. agreements with the State Land Planning Agency. NASKW may provide comments and suggest measures to mitigate potential impacts.

B. The proposed amendment is consistent with the provisions and intent of the Monroe County Land Development Code.

In accordance with LDC Section 102-158(d)(7)b., the BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of the following factors:

1. Changed projections (e.g., regarding public service needs) from those on which the text of boundary was based;

Per the Applicants: Since the original zoning designation (Suburban Special (SS) [sic]) was applied, Monroe County's public service infrastructure on Geiger Key has significantly improved. i Water, wastewater, and electrical utilities have been expanded and modernized to serve existing residential areas.

These infrastructure upgrades support additional residential use consistent with surrounding RS properties. The improved service capacity and availability eliminate the prior limitations that justified the SS zoning, making RS zoning appropriate and compatible with current conditions.

2. Changed assumptions (e.g., regarding demographic trends);

Per the Applicants: When the Suburban Special (SS) [sic] zoning was originally established, Geiger Key and the Boca Chica area were characterized by limited residential growth and restricted infrastructure.

Over time, Monroe County has experienced a steady increase in permanent residents and workforce housing needs, particularly in areas close to Key West. The demographic trend has shifted from seasonal or limited-use properties toward full-time residential occupancy.

The requested change to Residential Single-Family (RS) [sic] reflects this demographic shift, allowing the property to serve as stable housing consistent with the neighborhood's evolving residential character.

3. Data errors, including errors in mapping, vegetative types and natural features described in Volume I of the plan;

Per the Applicants: The existing zoning map identifies the subject parcels under the Suburban Special (SS) [sic] category, which appears to be based on outdated data regarding environmental sensitivity and vegetative cover.

Updated site inspections and the current signed and sealed boundary survey show that the lots are upland, previously cleared, and partially developed with structures and paved areas. No significant native vegetation or sensitive natural features remain on the site.

The prior mapping likely overstated environmental constraints, resulting in an inaccurate zoning designation. Correcting this data error by rezoning to Residential Single-Family (RS) will align the map with current on-site conditions and actual land use suitability.

4. New issues;

Per the Applicants: Since the adoption of the current Suburban Special (SS) [sic] zoning, new planning and policy considerations have emerged regarding infill housing, resilience, and conformity with surrounding development.

Monroe County has recognized the importance of encouraging appropriate infill residential use in existing platted subdivisions that already have established infrastructure and access. The subject lots are surrounded by active single-family residences and have direct access to public utilities and roadways.

In addition, updated coastal resilience standards and the completion of centralized wastewater infrastructure have resolved many of the limitations that once constrained development in this area. These new issues support reclassification of the property to Residential Single-Family (RS) [sic] to promote consistent and sustainable neighborhood growth.

5. Recognition of a need for additional detail or comprehensiveness; or

Per the Applicants: The existing Suburban Special (SS) [sic] zoning designation does not accurately reflect the current use, development pattern, or infrastructure capacity of the Boca Chica Ocean Shores subdivision. The zoning map lacks the necessary detail and comprehensiveness to differentiate between undeveloped environmentally sensitive areas and improved residential parcels such as these.

Updating the zoning to Residential Single-Family (RS)[sic] would provide greater regulatory clarity and consistency for both property owners and Monroe County staff when evaluating building permits, setbacks, and redevelopment potential.

This amendment enhances the comprehensiveness of the County's zoning framework by aligning it with current land conditions, established infrastructure, and the built residential character of the surrounding community.

6. Data updates.

Per the Applicants: Updated property surveys, aerial imagery, and Monroe County GIS data confirm that the subject parcels are fully platted, partially developed, and served by modern public infrastructure, including water, electric, and the completed central wastewater system.

These current datasets supersede older mapping and environmental information that formed the basis for the original Suburban Special (SS) [sic] designation. The revised data show that the property no longer meets the criteria for low-intensity or environmentally constrained zoning.

Amending the zoning to Residential Single-Family (RS) [sic] incorporates the most up-to-date data available and ensures that the County's land-use maps accurately represent existing site conditions and service capacity.

In accordance with LDC Section 102-158(d)(5)c., in no event shall an amendment be approved which will result in an adverse community change to the planning area in which the proposed development is located or to any area in accordance with a Livable Communikeys Master Plan pursuant to findings of the board of county commissioners.

Per the Applicants:

The proposed amendment will not result in any adverse community change within the Boca Chica Ocean Shores neighborhood or the broader Geiger Key planning area. The requested zoning (Residential Single-Family- RS) [sic] is consistent with the established residential character of the surrounding parcels, most of which are already zoned and developed for single-family use.

The amendment will not increase density, intensity, or traffic beyond what the area's existing infrastructure can support. Instead, it promotes uniform zoning, code compliance, and compatible residential development that respects the Livable CommuniKeys master plan's goals of orderly growth, neighborhood stability, and environmental stewardship.

Rezoning RS [sic] will bring the property into alignment with current conditions and community expectations, enhancing clarity and predictability for both the property owner and Monroe County without any negative impact to adjacent properties or the community.

The proposed map amendment is not anticipated to result in an adverse community change to the planning area and is consistent with the Stock Island/ Key Haven Livable CommuniKeys Master Plan.

Military Installation Area of Impact (MIAI)

The subject property is located in the Military Installation Area of Impact (MIAI), however there is no increase in allocated density. The subject property is outside Accident Potential Zones (APC) I and II, as shown on the map below.



V. RECOMMENDATION

Staff recommends approval of the proposed Zoning amendment from Sparsely Settled (SS) to the Suburban Residential (SR) Land Use District for the Property.

VI. EXHIBITS:

- 1. 11" X 17" Map Series LUD Amendment
- 2. Permitted and Conditional Uses in SR (LDC Section 130-94)
- 3. Permitted and Conditional Uses in SS (LDC Section 130-96)
- 4. Draft Ordinance
- 5. Exhibit 1 to Draft Ordinance

**LUD
SS to SR**

PARROT LN

Geiger Rd

Property ID Number(s):

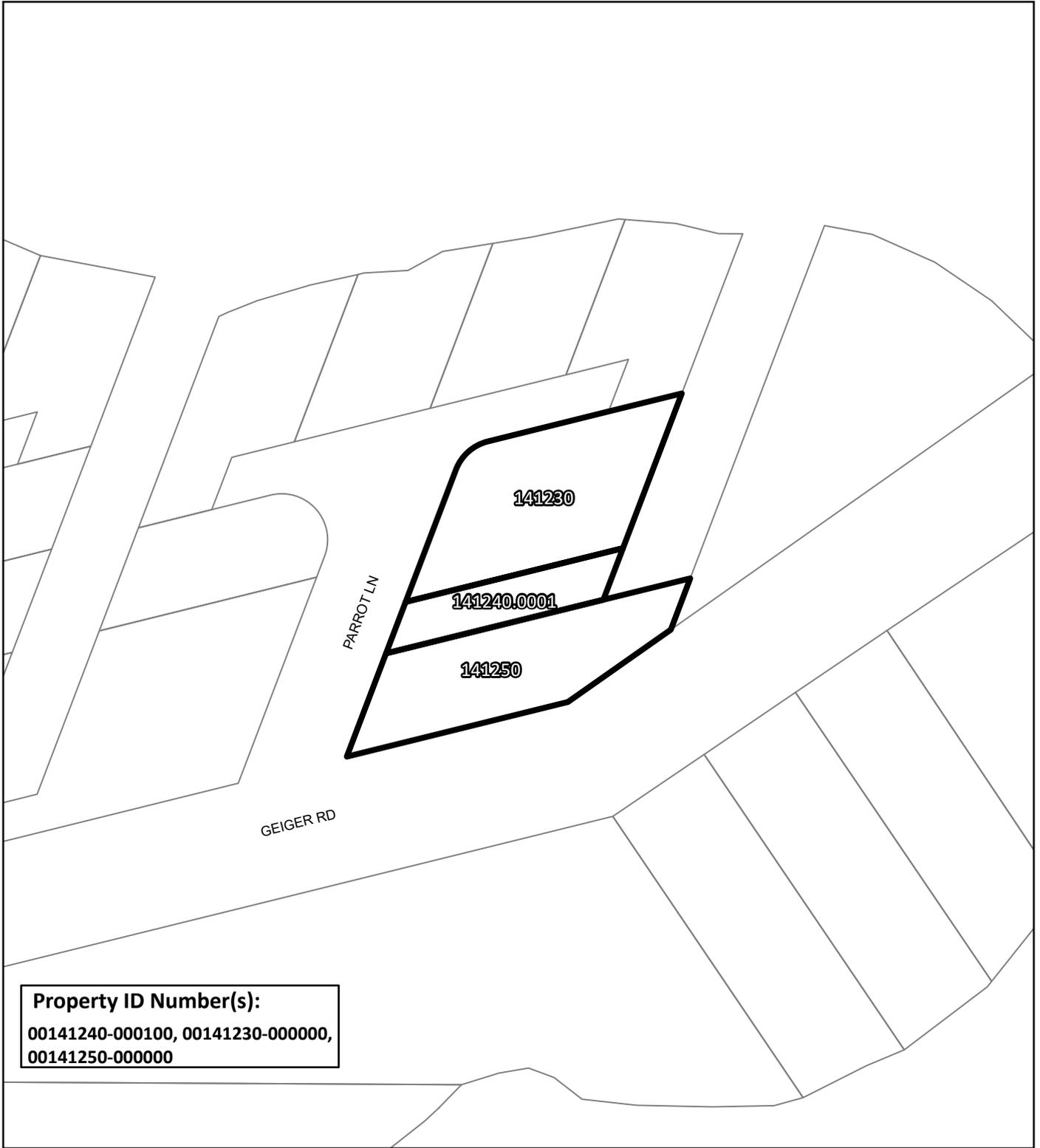
00141240-000100, 00141230-000000,
00141250-000000

N

0 40 80 160 Feet



**Geiger Key
Mile Marker 10**



Property ID Number(s):
00141240-000100, 00141230-000000,
00141250-000000

**The Monroe County Land Use District is amended
as indicated above.**

Land Use change of three parcels of land in Geiger Key from Sparsely Settled Residential District (SS) to Suburban Residential District (SR).



Sec. 130-94. Suburban Residential District (SR).

- (a) The following uses are permitted as of right in the suburban residential district:
- (1) Detached dwellings;
 - (2) Parks, excluding tennis courts and swimming pools;
 - (3) Beekeeping;
 - (4) Home occupations—Special use permit required;
 - (5) Accessory uses;
 - (6) Vacation rental use if a special vacation rental permit is obtained under the regulations established in section 134-1;
 - (7) Replacement of an existing antenna-supporting structure pursuant to section 146-5(b);
 - (8) Collocations on existing antenna-supporting structures, pursuant to section 146-5(c);
 - (9) Satellite earth stations less than two meters in diameter, as accessory uses, pursuant to section 146-5(f);
 - (10) Wastewater nutrient reduction cluster systems that serve less than ten residences; and
 - (11) Public infrastructure and utilities, provided that:
 - a. The parcel(s) proposed for development shall be separated from any established residential use by a class C bufferyard. As determined by the Planning Director, the bufferyard may be required on all property lines adjacent to an established residential principal use to screen the use from view.
 - b. A solid fence may be required upon determination by the Planning Director.
- (b) The following uses are permitted as minor conditional uses in the suburban residential district, subject to the standards and procedures set forth in chapter 110, article III:
- (1) Attached dwelling units, provided that:
 - a. The total number of units does not exceed four per building;
 - b. The structures are designed and located so that they are visually compatible with established residential development within 250 feet of the parcel proposed for development; and
 - c. The parcel proposed for development is separated from any established detached residential use by a class C bufferyard;
 - (2) Parks, including community tennis courts and swimming pools, provided that:
 - a. The parcel of land proposed for development does not exceed five acres;
 - b. The parcel proposed for development is separated from any established residential use by a class C bufferyard; and
 - c. All outside lighting is designed and located so that light does not shine directly on any established residential use;
 - (3) Public buildings and uses, provided that:
 - a. The parcel proposed for development is separated from any established residential use by a class C bufferyard; and
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- b. Access to U.S. 1 is by way of:
 - 1. An existing curb cut;
 - 2. A signalized intersection; or
 - 3. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - (4) Institutional uses, provided that:
 - a. The parcel proposed for development is separated from any established residential uses by a class C bufferyard; and
 - b. Access to U.S. 1 is by way of:
 - 1. An existing curb cut;
 - 2. A signalized intersection; or
 - 3. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - (5) Stealth wireless communications facilities, as accessory uses, pursuant to section 146-5(e); and
 - (6) Satellite earth stations greater than or equal to two meters in diameter, as accessory uses, pursuant to section 146-5(f).
 - (c) The following uses are permitted as major conditional uses in the suburban residential district, subject to the standards and procedures set forth in chapter 110, article III:
 - (1) Attached dwelling units, provided that:
 - a. The structures are designed and located so that they are visually compatible with established residential development within 250 feet of the parcel proposed for development; and
 - b. The parcel proposed for development is separated from any established residential use by a class C bufferyard;
 - (2) Institutional residential uses, provided that:
 - a. The parcel proposed for development is separated from any established residential use by a class C bufferyard; and
 - b. Access to U.S. 1 is by way of:
 - 1. An existing curb cut;
 - 2. A signalized intersection; or
 - 3. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - (3) Agricultural uses, provided that:
 - a. The parcel proposed for development is separated from any established residential use by at least a class C bufferyard; and
 - b. All outside storage areas are screened from adjacent uses by solid fence, wall or hedge at least six feet in height;
 - (4) Campgrounds and recreational vehicle parks, provided that:

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- a. The parcel proposed for development has an area of at least five acres;
 - b. If the use involves the sale of goods and services, other than the rental of camping sites, such use does not exceed 1,000 square feet and is designed to serve the needs of the campground; and
 - c. The parcel proposed for development is separated from all adjacent parcels of land by at least a class C bufferyard;
- (d) The following lawfully established nonresidential and transient uses in the suburban residential land use district, which were rendered nonconforming by the 2010 Comprehensive Plan, but listed as permitted uses in the land development regulations that were in effect immediately prior to the institution of the 2010 Comprehensive Plan (pre-2010 LDRs, Section 9-206) and lawfully existed on such lands on January 4, 1996, which are damaged or destroyed may be permitted to be redeveloped, make substantial improvements, or be reestablished as an amendment to a major conditional use, subject to the standards and procedures set forth in chapter 110, article III.
- (1) Commercial retail, office, or any combination thereof, of low and medium intensity, and of less than 2,500 square feet of floor area, provided that:
- a. The parcel of land on which the commercial retail use is to be located abuts the right-of-way of U.S. 1, or a dedicated right-of-way to serve as a frontage road for U.S. 1;
 - b. The commercial retail use does not involve the sale of petroleum products;
 - c. The commercial retail use does not involve the outside storage or display of goods or merchandise with the exception that outside sales and display for nurseries may be permitted with the stipulation that required open space and required bufferyards may not be used for display and sales;
 - d. The structure in which the commercial retail use is to be located is separated from the U.S. 1 right-of-way by a class C bufferyard;
 - e. The structure in which the commercial retail use is to be located is separated from any existing residential structure by a class C bufferyard;
 - f. No signage other than one identification sign of no more than four square feet shall be placed in any yard or on the wall of the structure in which the commercial retail use is to be located except for the yard or wall that abuts the right-of-way for U.S. 1; and
 - g. The use is limited in intensity, floor area, density and to the type of use that existed on January 4, 1996, or limited to the permitted uses and/or the provisions for minor or major conditional uses allowed in the pre-1996 LDRs for this district, whichever is more restrictive;
- (2) Marinas, provided that:
- a. The parcel has continuous access to water of depths of at least four (4) feet below mean sea level at mean low tide;
 - b. The use does not involve the sale of goods and services other than private clubs, sport fishing charters, boat dockage and storage;
 - c. All boat storage is limited to surface storage on trailers or skids and no boat or other equipment is stored on any elevated rack, frame or structure;
 - d. Vessels docked or stored shall not be used for live-aboard purposes;
 - e. All outside storage areas are screened from adjacent uses by a solid fence, wall or hedge at least six (6) feet in height;
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- f. Each nonwaterside perimeter setback of the parcel proposed for development must have a class C bufferyard within a side yard setback of ten feet; and
 - g. The use is limited in intensity, floor area, density and to the type of use that existed on January 4, 1996, or limited to the permitted uses and/or the provisions for minor or major conditional uses allowed in the pre-1996 LDR's for this district, whichever is more restrictive.
- (3) Hotels of fewer than 12 rooms, provided that:
- a. The parcel proposed for development has an area of at least two acres;
 - b. All signage is limited to that permitted for a residential use;
 - c. The parcel proposed for development is separated from any established residential use by at least a class C bufferyard; and
 - d. The use is compatible with land uses established in the immediate vicinity of the parcel proposed for development; and
 - e. The use is limited in intensity, floor area, density and to the type of use that existed on January 4, 1996, or limited to the permitted uses and/or the provisions for minor or major conditional uses allowed in the pre-1996 LDR's for this district, whichever is more restrictive.

(Ord. No. 006-2016, § 1(Exh. 1), 4-13-2016; Ord. No. 010-2020, § 1, 2-19-2020, eff. 6-4-2020)

Sec. 130-96. Sparsely Settled Residential District (SS).

- (a) The following uses are permitted as of right in the sparsely settled residential district:
 - (1) Detached dwellings;
 - (2) Beekeeping;
 - (3) Home occupations—Special use permit required;
 - (4) Accessory uses;
 - (5) Tourist housing uses, including vacation rental uses are prohibited;
 - (6) Collocations on existing antenna-supporting structures, pursuant to section 146-5(c);
 - (7) Satellite earth stations less than two meters in diameter, as accessory uses, pursuant to section 146-5(f);
 - (8) Wastewater nutrient reduction cluster systems that serve less than ten residences; and
 - (9) Public infrastructure and utilities, provided that:
 - a. The parcel(s) proposed for development shall be separated from any established residential use by a class C bufferyard. As determined by the Planning Director, the bufferyard may be required on all property lines adjacent to an established residential principal use to screen the use from view.
 - b. A solid fence may be required upon determination by the Planning Director.
- (b) The following uses are permitted as minor conditional uses in the sparsely settled residential district, subject to the standards and procedures set forth in chapter 110, article III:
 - (1) Attached dwelling units, provided that:
 - a. The total number of units does not exceed four (4); and
 - b. The structures are designed and located so that they are visually compatible with established residential development within 250 feet of the parcel proposed for development;
 - (2) Parks, including community tennis courts and swimming pools, provided that:
 - a. The parcel of land proposed for development does not exceed five acres;
 - b. The parcel proposed for development is separated from any established residential use by a class C bufferyard; and
 - c. All outside lighting is designed and located so that light does not shine directly on any established residential use;
 - (3) Public buildings and uses, provided that:
 - a. The parcel proposed for development is separated from any established residential use by a class C bufferyard; and
 - b. The parcel of land proposed for development is at least two acres;
 - (4) Parks, excluding tennis courts and swimming pools;
 - (5) Stealth wireless communications facilities, as accessory uses, pursuant to section 146-5(e); and

- (6) Satellite earth stations greater than or equal to two meters in diameter, as accessory uses, pursuant to section 146-5(f).
- (c) The following uses are permitted as major conditional uses in the sparsely settled residential district, subject to the standards and procedures set forth in chapter 110, article III:
 - (1) Attached dwelling units, provided that:
 - a. The structures are designed and located so that they are visually compatible with established residential development within 250 feet of the parcel proposed for development; and
 - b. The parcel proposed for development is separated from any established residential use by a class C bufferyard; and
 - (2) Agricultural uses, provided that:
 - a. The use is compatible with land uses established in the immediate vicinity of the parcel proposed for development;
 - b. The parcel proposed for development is separated from any established residential uses by at least a class C bufferyard; and
 - c. All outside storage areas are screened from adjacent uses by a solid fence, wall or hedge at least six feet in height;
- (d) The following lawfully established nonresidential uses in the Sparsely Settled land use district, which were rendered nonconforming by the 2010 Comprehensive Plan, but listed as permitted uses in the land development regulations that were in effect immediately prior to the institution of the 2010 Comprehensive Plan (pre-2010 LDRs, Section 9-208) and lawfully existed on such lands on January 4, 1996, which are damaged or destroyed may be permitted to be redeveloped, make substantial improvements, or be reestablished as an amendment to a major conditional use, subject to the standards and procedures set forth in chapter 110, article III:
 - (1) Marinas, provided that:
 - a. The parcel has continuous access to water of depths of at least four (4) feet below mean sea level at mean low tide;
 - b. The use does not involve the sale of goods or services other than sport fishing charters, boat dockage and storage;
 - c. All boat storage is limited to surface storage on trailers or skids and no boat or other equipment is stored on any elevated rack, frame or structure;
 - d. Vessels docked or stored shall not be used for live-aboard purposes;
 - e. All outside storage areas are screened from adjacent uses by a solid fence, wall or hedge at least six (6) feet in height;
 - f. Each nonwaterside perimeter setback of the parcel proposed for development must have a class C bufferyard within a side yard setback of ten feet; and
 - g. The use is limited in intensity, floor area, density and to the type of use that existed on January 4, 1996, or limited to the permitted uses and/or the provisions for minor or major conditional uses allowed in the pre-1996 LDRs for this district, whichever is more restrictive;
 - (2) Solid waste facility, provided that:
 - a. The parcel of land is at least 40 upland acres;

- b. All landfill activity occurs no closer than 150 feet to any property line and at least a class F buffer is provided within this setback;
- c. No fill shall exceed 35 feet in height from the original grade of the property;
- d. Such operations fully comply with F.S. Section 403.702 et seq.;
- e. A future reclamation plan for the landfill site is presented;
- f. The incinerator is located so that its operations do not adversely affect surrounding properties;
- g. Road access to the site from U.S. 1 is limited to traffic serving the landfill; and
- h. The use is limited in intensity, floor area, density and to the type of use that existed on January 4, 1996, or limited to the permitted uses and/or the provisions for minor or major conditional uses allowed in the pre-1996 LDRs for this district, whichever is more restrictive.

(Ord. No. 006-2016, § 1(Exh. 1), 4-13-2016; Ord. No. 010-2020, § 1, 2-19-2020, eff. 6-4-2020)



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MONROE COUNTY, FLORIDA
MONROE COUNTY BOARD OF COUNTY COMMISSIONERS
ORDINANCE NO. ____ - 2026

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AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM SPARSELY SETTLED (SS) TO SUBURBAN RESIDENTIAL (SR), FOR PROPERTY LOCATED AT 8 PARROT LANE, GEIGER KEY, LOTS 8, 9, AND 10, BLOCK 1, BOCA CHICA OCEAN SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGE 49 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NOS. 00141230-000000, 00141240-000100 AND 00141250-000000; AS PROPOSED BY MIGUEL GARCIA; 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 LAND USE DISTRICT (LUD) MAP; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2025-240)

WHEREAS, on November 24, 2025, the Planning and Environmental Resources Department received an application from Tina Garcia (Agent) from TLC Permit Service, on behalf of Miguel Garcia (the Applicant), to amend the Land Use District (Zoning) Map from Sparsely Settled (SS) to Suburban Residential (SR), for property located at 8 Parrot Lane, Geiger Key, described as Lots 8, 9, and 10, Block 1, Boca Chica Ocean Shores, according to the plat thereof as recorded in Plat Book 5 at Page 49 of the Public Records of Monroe County, Florida, having Parcel Identification Numbers 00141230-000000, 00141240-000100 and 00141250-000000; and

WHEREAS, on February 23, 2026, the Applicants held a community meeting, as required by Monroe County Land Development Code (“LDC” or “Code”) Section 102-159(a) to discuss the proposed Land Use District (Zoning) Map amendment, and provide for public participation; and

WHEREAS, the Monroe County Development Review Committee (DRC) considered the proposed amendment at a regularly scheduled meeting held on Month ##, 2026; and

WHEREAS, on Month ##, 2026, the Chair of the DRC signed Resolution No. DRC ##-26 recommending approval of the proposed Land Use District (Zoning) amendment; and

1 **WHEREAS**, the Monroe County Planning Commission held a public hearing on Month
2 ##, 2026, for review and recommendation on the proposed Land Use District (Zoning) Map
3 amendment; and
4

5 **WHEREAS**, the Monroe County Planning Commission adopted Resolution No. XX-XX
6 recommending to the Monroe County Board of County Commissioners _____ of the proposed
7 Zoning amendment; and
8

9 **WHEREAS**, at a regularly scheduled meeting on _____, the BOCC held a public hearing
10 to consider adoption of the proposed Zoning amendment;
11

12 **WHEREAS**, the Monroe County BOCC made the following findings of fact and
13 conclusions of law:
14

- 15 1. The proposed Zoning amendment is based on the factors listed in LDC Section 102-
16 159(d)(7)b.
- 17 2. The proposed Zoning is not anticipated to adversely impact the community character
18 of the surrounding area;
- 19 3. The proposed Zoning is not anticipated to adversely impact the Comprehensive Plan
20 adopted Level of Service (LOS);
- 21 4. The proposed amendment is consistent with the Goals, Objectives and Policies of the
22 Monroe County Year 2030 Comprehensive Plan; and
- 23 5. The proposed amendment is consistent with the Principles for Guiding Development
24 for the Florida Keys Area of Critical State Concern, Sec. 380.0552(7), F.S.; and
- 25 6. The proposed amendment is consistent with Part II of Chapter 163, Florida Statute; and
26

27
28 **NOW, THEREFORE, BE IT ORDAINED BY THE MONROE COUNTY BOARD OF**
29 **COUNTY COMMISSIONERS:**
30

31 **Section 1.** The Land Use District Map of the Monroe County Land Development Code is amended
32 as follows:
33

34 The property located at 8 Parrot Lane, Geiger Key, described as Lots 8, 9, and 10,
35 Block 1, Boca Chica Ocean Shores, according to the plat thereof as recorded in Plat
36 Book 5 at Page 49 of the Public Records of Monroe County, Florida, having Parcel
37 Identification Numbers 00141230-000000, 00141240-000100 and 00141250-
38 000000, is changed from Sparsely Settled (SS) to Suburban Residential (SR); and
39 as shown on Exhibit 1, attached hereto and incorporated herein.
40

41 **Section 2. Severability.** If any section, subsection, sentence, clause, item, change, or provision of
42 this ordinance is held invalid, the remainder of this ordinance shall not be affected by such validity.
43

44 **Section 3. Repeal of Inconsistent Provisions.** All ordinances or parts of ordinances in conflict
45 with this ordinance are hereby repealed to the extent of said conflict.
46

1 **Section 4. Transmittal.** This ordinance shall be transmitted to the Florida State Land Planning
2 Agency as required by F.S. 380.05(11) and F.S. 380.0552(9).
3

4 **Section 5. Filing.** This ordinance shall be filed in the Office of the Secretary of the State of Florida
5 but shall not become effective until approved by the Florida State Land Planning Agency and, if
6 appealed, until the appeal is resolved pursuant to Chapter 120 of the Florida Statutes.
7

8 **Section 6. Inclusion on the Monroe County Code's Official Land Use District Map.** The
9 provisions of this Ordinance shall be included and incorporated on to the Official Land Use District
10 Map of Monroe County.
11

12 **PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County,
13 Florida, at a regular meeting held on the ____ day of _____, _____.
14

15 Mayor Michelle Lincoln, District 2 _____
16 Mayor *Pro Tem* David Rice, District 4 _____
17 Commissioner Craig Cates, District 1 _____
18 Commissioner James K. Scholl, District 3 _____
19 Commissioner Holly Merrill Raschein, District 5 _____
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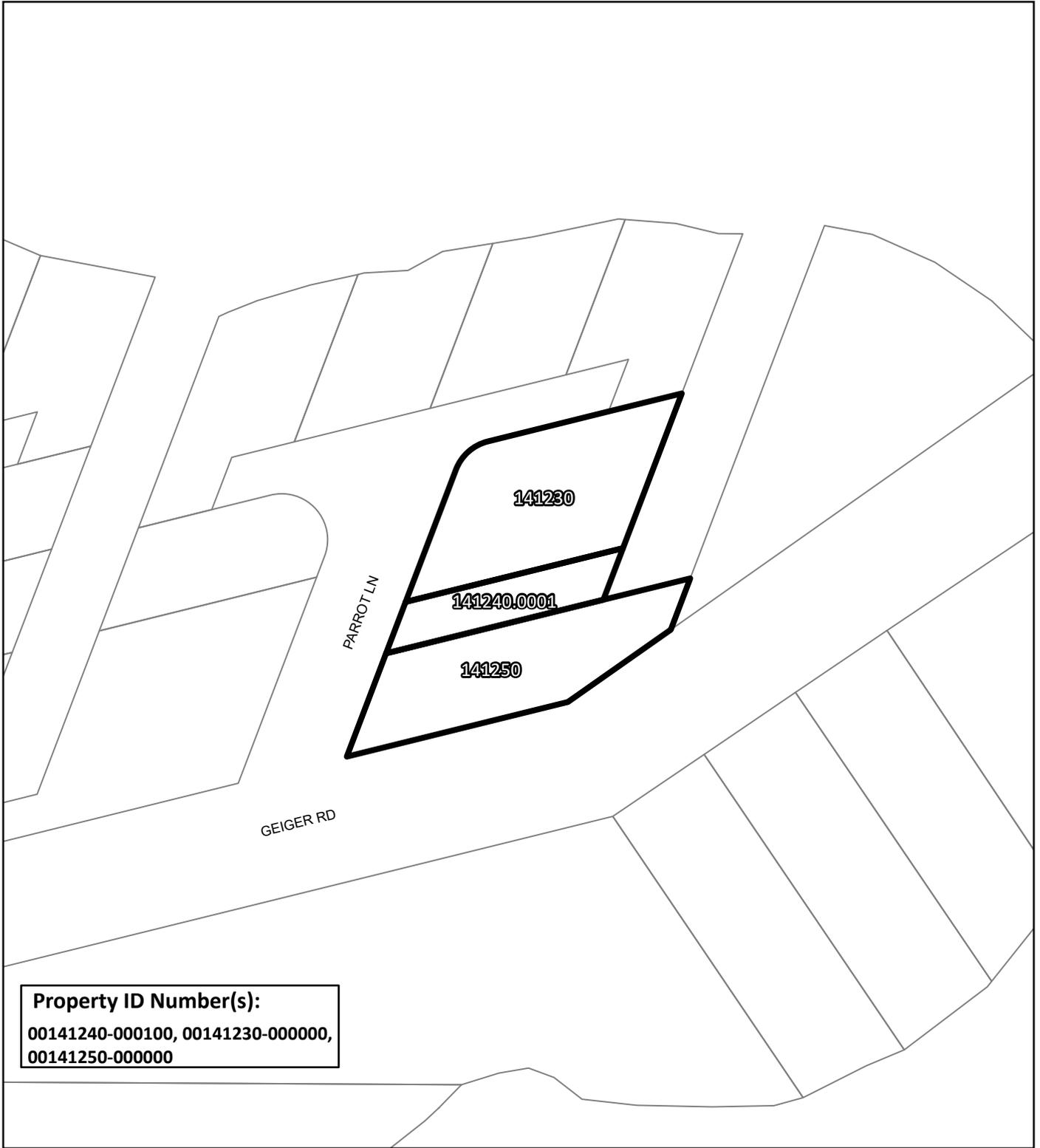
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23 BOARD OF COUNTY COMMISSIONERS
24 OF MONROE COUNTY, FLORIDA
25

26 BY _____
27 MAYOR MICHELLE LINCOLN
28

29 (SEAL)

30
31 ATTEST: KEVIN MADOK, CLERK
32

33 _____
34 AS DEPUTY CLERK
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Property ID Number(s):
00141240-000100, 00141230-000000,
00141250-000000

**The Monroe County Land Use District is amended
as indicated above.**

Land Use change of three parcels of land in Geiger Key from Sparsely Settled Residential District (SS) to Suburban Residential District (SR).

