



**MONROE COUNTY, FLORIDA**  
**MONROE COUNTY BOARD OF COUNTY COMMISSIONERS**  
**ORDINANCE NO. 001 -2022**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, AMENDING ARTICLE VII. OF CHAPTER 2 OF THE MONROE COUNTY CODE, AMENDING ARTICLE VII TITLE FROM LAND ACQUISITION PROGRAM TO LAND ACQUISITION AND DISPOSITION (RESALE) PROGRAM, CREATING DIVISION 1. MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, MAINTAINING SECTION 2-395 THROUGH 2-407, RESERVING SECTION 2-408 THROUGH 2-415, CREATING DIVISION 2. CONTIGUOUS DISPOSITION (RESALE) PROGRAM, CREATING SECTIONS 2-416 THROUGH 2-418 PRESCRIBING DISPOSITION STANDARDS AND PROCEDURES TO BE USED IN CONVEYING DEED RESTRICTED REAL PROPERTY TO CONTIGUOUS PROPERTY OWNERS, RESERVING SECTION 2-418 THROUGH 2-420, CREATING DIVISION 3. NEIGHBORHOOD DISPOSITION (RESALE) PROGRAM, CREATING SECTIONS 2-421 THROUGH 2-422 PRESCRIBING DISPOSITION STANDARDS AND PROCEDURES TO BE USED IN CONVEYING DEED RESTRICTED REAL PROPERTY TO PROPERTY OWNERS ASSOCIATIONS, CREATING SECTION 2-423 REVENUE, INDICATING WHERE SALE PROCEEDS WILL BE DEPOSITED, RESERVING SECTIONS 2-424 THROUGH 2-427, CREATING DISPOSITION PROGRAMS UNDER THE COUNTY'S DENSITY REDUCTION ACQUISITION PROGRAM; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AMENDMENT TO AND INCORPORATION IN THE MONROE COUNTY CODE OF ORDINANCES; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF STATE AND FOR AN EFFECTIVE DATE.**

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**WHEREAS**, in 2016, the Board of County Commissioners (the "County" or "Board") initiated a Density Reduction Program to purchase non-conservation land (typically Tier 3) with residential development rights (at least one (1) Transferable Development Right (TDR)) from private owners for the limited purpose of retiring the property's development rights in anticipation of the State's expected cessation of new development once the current pool of Rate of Growth Ordinance (ROGO) allocations is exhausted; and

**WHEREAS**, the goals of the County's Density Reduction Program are to 1) reduce ongoing development pressures and the resulting effect on hurricane evacuation clearance times, 2) reduce the

demands on public facilities and infrastructure, and 3) protect property owner rights, thus ultimately avoiding unnecessary costs associated with defending property rights claims; and

**WHEREAS**, since 2016, the County, in cooperation with the Monroe County Land Authority, has purchased and will continue to purchase density reduction parcels throughout unincorporated Monroe County; and

**WHEREAS**, the County finds that reselling parcels purchased under the Density Reduction Program with deed restrictions that prohibit owners from seeking a permit for a residential dwelling unit is a cost effective method of achieving the County's density reduction goals; and

**WHEREAS**, F.S. 125.35(3) authorizes the County to adopt an ordinance prescribing disposition standards and procedures to be used by the County in selling and conveying any real property as alternatives to F.S. 125.35(1) & (2) as long as the County provides standards and procedures that provide at a minimum:

- (a) Establishment of competition and qualification standards upon which disposition will be determined.
- (b) Reasonable public notice of the intent to consider disposition of County property and the availability of copies of the standards. Reasonableness of the notice is to be determined by the efficacy and efficiency of the means of communication used.
- (c) Identification of the form and manner by which an interested person may acquire County property.
- (d) Types of negotiation procedures applicable to the selection of a person to whom County properties may be disposed.
- (e) The manner in which way interested persons will be notified of the board's intent to consider final action at a regular meeting of the board on the disposition of a property and the time and manner for making objections.
- (f) Adherence in the disposition of real property to the governing comprehensive plan and zoning ordinances; and

**WHEREAS**, the County desires to create a Disposition Program, in accordance with F.S. 125.35(3) to provide for the resale of real property to contiguous homeowners or Property Owners Associations, subject to deed restrictions prohibiting establishment of a dwelling unit; and

**WHEREAS**, Monroe County policies and regulations adopted in the 2030 Monroe County Comprehensive Plan and Land Development Code are to maintain public health, safety, and welfare of the citizens of the Florida Keys and to strengthen our local government capability to manage land use and development; and

**WHEREAS**, the disposition of density reduction program parcels with deed restrictions, as described herein, is consistent with Policies 102.4.3 and 102.4.5 of the 2030 Monroe County Comprehensive Plan; and

**WHEREAS**, pursuant to Article 8, Section 1 of the Florida Constitution and Section 125.01, Florida Statutes, Monroe County possesses the powers to enact ordinances in order to protect the health, safety, and welfare of the County's citizens.

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

**Section 1:** The “Whereas” clauses set forth above are incorporated herein as findings by the Board.

**Section 2:** The text of Article VII of the Monroe County Code is hereby amended as follows (deletions are shown ~~stricken through~~; additions are shown (underlined):

ARTICLE VII. LAND ACQUISITION AND DISPOSITION (RESALE) PROGRAM

**Section 3:** Division 1 is hereby created to read as follows:

DIVISION 1. - MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY

**Section 4:** Sections 2-395 through 2-407 are maintained as written.

**Section 5:** Sections 2-408 through 2-415 are Reserved.

**Section 6:** Division 2 is hereby created to read as follows:

DIVISION 2. – CONTIGUOUS DISPOSITION (RESALE) PROGRAM

**Section 7:** Section 2-416 of the Monroe County Code is hereby created to read as follows:

Sec. 2-416. - Contiguous Disposition (Resale) Program Definitions and Standards.

(1). Definitions. In Sections 2-416 through 2-423 of the Code, the following terms are defined as follows:

(a) “Accessory uses” and “accessory structures” shall have the meaning provided in Section 101-1 of the Land Development Code;

(b) “Contiguous” shall mean parcels of land sharing a common border at more than a single point of intersection.

(2) Standards. The County may, at the Board’s sole discretion, initiate by resolution the sale of real property belonging to the County to contiguous residential property owners in accordance with the following standards:

(a) The County determines the desire to dispose of parcels of real property belonging to the County;

(b) The County finds that it is in the best interest of the County to offer a parcel for accessory uses and/or accessory structures permitted by the Comprehensive Plan and Land Development Code.

(c) The parcel to be disposed of is of use to one or more contiguous residential property owners who have already built and currently have an existing residential structure as its principal structure/use.

(d) Purchasers shall be prohibited from seeking a permit for a residential dwelling unit on the parcel, based on the overriding public interest of:

a. reducing hurricane evacuation clearance times;

- b. reducing the demands on public facilities and infrastructure; and/or
- c. protecting property owner rights, thus avoiding unnecessary costs associated with defending property rights claims;
- (e) The parcel shall be deed restricted to prohibit prospective purchasers, their heirs, successors, and assigns from seeking:
  - a. a permit for the construction of a residential dwelling unit;
  - b. points in the Rate of Growth Ordinance (ROGO) application process for receiving a ROGO allocation; and/or
  - c. new accessory structures with habitable space;
- (f) The deed restriction shall not prohibit the construction of accessory structures without habitable space, if allowed by the County codes; nor
- (g) The parcel shall be combined with the parcel containing the principal structure by recording a unity of title in the official records of Monroe County, Florida; and
- (h) The County shall set a minimum purchase price based upon an appraisal of the parcels to be offered for sale based on the parcels' value without development rights.
- (i) Notwithstanding the standards set above, the following parcels are ineligible for this disposition program:
  - (a) Parcels containing protected habitat, acquired as conservation land, or being managed as conservation land;
  - (b) Parcels dedicated to the County for ROGO points for conservation purposes;
  - (c) Parcels owned by Monroe County Comprehensive Plan Land Authority; and
  - (d) Parcels purchased with grant funds requiring conservation or requiring County ownership in perpetuity.

**Section 8: Section 2-417 of the Monroe County Code is hereby created to read as follows:**

Sec. 2-417. - Contiguous Disposition (Resale) Program Process:

- (a) Notice of the County's interest in disposing of eligible parcels shall be sent to owners of contiguous properties by certified mail to the name and address on file with the Monroe County Property Appraiser. The notice shall establish deadline, at least 30 days from the date of the notice, for bidders to respond on a bid form to be provided by the County that indicates:
  - a. The bidder's interest in purchasing the parcel(s) being offered for disposition;
  - b. The minimum bid price established by the County;
  - c. The amount of the bid to purchase the parcel(s);
  - d. The bidder's willingness and ability to close in 6 months; and
  - e. A statement that if the highest qualified bidder does not close on the transaction within 180 days from the County's acceptance of the bid, the County may at its sole discretion move to next lowest bidder.

- (b) If the County is disposing of two or more contiguous parcels, then all homeowners of any contiguous parcel being sold shall be considered eligible buyers and shall be noticed of the pending disposition and invited to bid.
- (c) The bid form shall contain a statement attested to by each prospective bidder that the bidder agrees as a condition of the bid that:
  - a. Each parcel being sold will be subject to a deed restriction prohibiting the construction of a residential dwelling unit on the parcel and shall only be used consistent with the Comprehensive Plan and Land Development Code for accessory uses and structures;
  - b. Each parcel being sold shall be combined by unity of title with the contiguous property with the existing principal residential use;
  - c. A bid will not be considered if it does not meet or exceed the minimum purchase price established by the County by resolution;
  - d. The bid will not be considered without a bid deposit a minimum of 10% of total bid(s); and
  - e. A successful bidder forfeit his, her, or their right under the bid if he, she, and/or they fail to close within 180 days of the County's acceptance of the bid.
- (d) The County may accept the highest bid or may reject all bids. If the highest bidder does not purchase and close on the parcel, the County shall have the authority to consider the next highest bidder, provided the bid meets or exceeds the minimum purchase price established.
- (e) All property owners eligible to submit a bid on a particular parcel of property eligible for disposition under this ordinance shall be notified by regular mail of the date, time, and location of the meeting when the BOCC is scheduled to make a final decision regarding disposition of that parcel. That notice shall inform recipients of the time and manner for making objections.

**Section 9:** Sections 2-418 through 2-420 are Reserved.

**Section 10:** Division 3 is hereby created to read as follows:

DIVISION 3. – NEIGHBORHOOD DISPOSITION (RESALE) PROGRAM

**Section 11:** Section 2-421 of the Monroe County Code is hereby created to read as follows:

Section 2-421. - Neighborhood Disposition (Resale) Program Standards

The County may the Board's sole discretion initiate by resolution the disposal of qualifying property to a Property Owners Association in terms determined by the Board to be in the best interests of the County, subject to the following conditions and limitations:

- (a) The Board is satisfied that there is an active Property Owners Association;

- (b) The Board determines that it is in the best interest of the County to offer a parcel for neighborhood uses, as permitted by the Comprehensive Plan and Land Development Code, to that Property Owners Association;
- (c) The parcel shall be deed restricted to prohibit prospective purchasers from seeking:
  - a. A permit for the construction of a residential dwelling unit;
  - b. Points in the Rate of Growth Ordinance (ROGO) application process for receiving a ROGO allocation;
  - c. New accessory structures with habitable space; and/or
  - d. To sell the property without County Consent;
- (d) Accessory Structures without habitable space are permitted, if allowed by the County codes;
- (e) The parcel shall be deed restricted with a reverter clause, so that if the Property Owners Association dissolves and/or fails to maintain the property, the County may at exercise the reverter clause;
- (f) Once transferred, the parcel shall be managed by an active Property Owners Association; and
- (g) Other terms and conditions that the County deems just and proper under which it will contemplate the transfer of ownership to the Property Owners Association.
- (j) The above notwithstanding, the following parcels are ineligible for this disposition program:
  - (a) Parcels containing protected habitat, acquired as conservation land, or being managed as conservation land;
  - (b) Parcels dedicated to the County for ROGO points for conservation purposes;
  - (c) Parcels owned by Monroe County Comprehensive Plan Land Authority; and
  - (d) Parcels purchased with grant funds requiring conservation or requiring County ownership in perpetuity.

**Section 12: Section 2-422 of the Monroe County Code is hereby created to read as follows:**

Section 2-422. – Neighborhood Disposition (Resale) Program Process

- (a) Notice shall be sent of the intended action to dispose of eligible parcels, to all Property Owners' Associations active in a neighborhood in which the property exists.
- (b) Notice of the County's interest in disposing of eligible parcels shall be sent to all applicable Property Owners Associations having jurisdiction over the subject parcel by certified mail to the registered agent listed with the Department of State. The notice shall establish deadline, at least 30 days from the date of the notice, for the Property Owners Association to respond on a form to be provided by the County that indicates:
  - a. The Property Owner's Association interest in purchasing the parcel(s) being offered for disposition;
  - b. The minimum bid price established by the County;

- c. The amount of the Property Owners Association's bid to purchase the parcel; and
  - d. Any other terms determined by the Board;
- (c) The Notice shall inform prospective Property Owners Associations seeking to acquire a parcel that it shall agree in writing at the time of the transfer that:
- a. Each parcel being conveyed will be subject to a deed restriction prohibiting the construction of a residential dwelling unit on the parcel, prohibiting the resale of the parcel without County consent, and shall only be used consistent with the Comprehensive Plan and Land Development Code for neighborhood uses and structures;
  - b. The Property Owners' Association (Association) shall maintain the property and that the parcel shall be subject to a reverter clause providing that the parcel may return to County ownership if the Association dissolves and/or fails to properly maintain the parcel, in which case the parcel shall revert back to the County; and
  - c. The Board shall retain the option to decide whether it wants to exercise the reverter or not.
- (d) If a Property Owners Association submits a bid in response to the notice, County staff shall agenda an item for the Board's consideration at a BOCC meeting that will be held no more than 40 miles distance from the subject parcel.
- (e) All property owners and Property Owners Associations eligible to submit a bid on a particular parcel of property eligible for disposition under this ordinance shall be notified by regular mail of the date, time, and location of the meeting when the BOCC is scheduled to make a final decision regarding disposition of that parcel. That notice shall inform recipients of the time and manner for making objections.
- (f) Before the County may exercise the reverter, the following must occur:
- a. The Board shall authorize the exercise of the reverter clause;
  - b. The County must notify the Association by certified mail sent to the Registered Agent on record with the Secretary of State, indicating the maintenance deficiencies, providing an opportunity to cure, and indicating the intent to exercise the reverter if not cured;
  - c. The County must notify the property owners in the subdivision(s) affiliated with the Property Owners Association, using the most recent address recorded with the Monroe County Property Appraiser of same of the Board's intention to exercise the reverter; and
  - d. The County shall publish a notice in a newspaper authorized by statute to publish legal notices in the County, providing notice of the intent to exercise the reverter.
- (g) In the event of an exercise of the reverter, the Association shall execute a deed to the County for the subject property. If the Association does not produce a deed to the County for the subject property, then the County may seek a court order confirming the reversion has occurred.

**Section 13:** Section 2-423 of the Monroe County Code is hereby created to read as follows:

Sec. 2-423. - Revenue

Any revenue derived from the disposition/sale of parcels shall be deposited to Fund 316, the fund used to pay for land acquisitions under the density reduction and/or Less than Fee programs.

**Section 14: Sections 2-424 through 2-427 are Reserved.**

**Section 15: Severability.** If any section, subsection, sentence, clause, or provision of this ordinance is held by a court of competent jurisdiction to be invalid, the remainder of this ordinance shall not be affected by such invalidity.

**Section 16: Conflict.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict.

**Section 17: Inclusion in the Monroe County Code of Ordinance.** The provisions of this Ordinance shall be included and incorporated in the Code of Ordinances of the County of Monroe, Florida, as an addition to amendment thereto, and shall be appropriately renumbered to conform to the uniform marking system of the Code.

**Section 18: Effective Date.** This Ordinance shall be filed with the Department of State and shall be effective as provided in F.S. 125.66(2).

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida, at a regular meeting of said Board held on the 21<sup>st</sup> day of January, 2022.

Mayor David Rice  
Mayor *pro tem* Craig Cates  
Commissioner Michelle Coldiron  
District 3 Commissioner, *vacant*  
Commissioner Holly Merrill Rashein

Yes  
Yes  
Yes  
Vacant  
Yes



(SEAL)  
ATTEST: KEVIN MADOK, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

FILED FOR RECORD  
2022 JAN 31 PM 2:56  
CLERK  
MONROE COUNTY, FL

BY: *Kevin Madok*  
As Deputy Clerk

BY: *David Rice*  
Mayor David Rice

APPROVED AS TO FORM AND LEGAL SUFFICIENCY BY:  
Robert B. Shillinger, Monroe County Attorney

**Robert B. Shillinger**  
Digitally signed by Robert B. Shillinger  
DN: cn=Robert B. Shillinger, o=Monroe County BOCC, ou=Monroe County Attorney, email=shillinger-bob@monroecounty-fl.gov, c=US  
Date: 2022.01.31 12:42:15 -05'00'

# THE CITIZEN

KEY WEST

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@keysnews.com

MONROE CO ADMIN/BOCC  
THE HISTORIC GATO BUILDING  
1100 SIMONTON ST SUITE 2-205  
KEY WEST FL 33040

Account: 423273

Ticket: 3824681

## PUBLISHER'S AFFIDAVIT

### STATE OF FLORIDA COUNTY OF MONROE

Before the undersigned authority personally appeared

MICHAEL LEWIS, who on oath says that he or she is

AN EMPLOYEE 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 Ordinance 1.21 was published in said newspaper in the issues of:

Saturday, January 8, 2022

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.

(Signature of Affiant)

Affirmed and subscribed before me this 12th day of January 2022

(Notary Public Signature)

(Notary Public Printed Name)

(Notary Seal)

My commission expires 6/27/22

Personally Known X Produced Identification     

Type of Identification Produced     

### NOTICE OF INTENTION TO CONSIDER ADOPTION OF COUNTY ORDINANCE

NOTICE IS HEREBY GIVEN TO WHOM IT MAY CONCERN that on January 21, 2022, at 1:30 P.M., or as soon thereafter as the matter may be heard, at the Monroe County Government Center, 2798 Overseas Hwy., Marathon, Florida, the Board of County Commissioners of Monroe County, Florida, intends to consider adopting the following ordinance:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, AMENDING ARTICLE VII. OF CHAPTER 2 OF THE MONROE COUNTY CODE, AMENDING ARTICLE VII TITLE FROM LAND ACQUISITION PROGRAM TO LAND ACQUISITION AND DISPOSITION (RESALE) PROGRAM, CREATING DIVISION 1. MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, MAINTAINING SECTION 2-395 THROUGH 2-407, RESERVING SECTION 2-408 THROUGH 2-415, CREATING DIVISION 2. CONTIGUOUS DISPOSITION (RESALE) PROGRAM, CREATING SECTIONS 2-416 THROUGH 2-418 PRESCRIBING DISPOSITION STANDARDS AND PROCEDURES TO BE USED IN CONVEYING DEED RESTRICTED REAL PROPERTY TO CONTIGUOUS PROPERTY OWNERS, RESERVING SECTION 2-418 THROUGH 2-420, CREATING DIVISION 3. NEIGHBORHOOD DISPOSITION (RESALE) PROGRAM, CREATING SECTIONS 2-421 THROUGH 2-422 PRESCRIBING DISPOSITION STANDARDS AND PROCEDURES TO BE USED IN CONVEYING DEED RESTRICTED REAL PROPERTY TO PROPERTY OWNERS ASSOCIATIONS, CREATING SECTION 2-423 REVENUE, INDICATING WHERE SALE PROCEEDS WILL BE DEPOSITED, RESERVING SECTIONS 2-424 THROUGH 2-427, CREATING DISPOSITION PROGRAMS UNDER THE COUNTY'S DENSITY REDUCTION ACQUISITION PROGRAM; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AMENDMENT TO AND INCORPORATION IN THE MONROE COUNTY CODE OF ORDINANCES; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF STATE AND FOR AN EFFECTIVE DATE.

grated page that includes the Agenda and Agenda Backup.

If a citizen has a Roku device, they can search for and add "MCTV" to their personal lineup. Monroe County's "MCTV" is also provided via the Monroe County mobile apps for iOS and Android and through our streaming web portal @ <https://monroe-fl.vod.castus.tv/vod/?live=ch1&nav=live>.

Citizens can listen to audio-only from their phones by dialing (646) 518-9805 or (669) 900-6833 and, when prompted, enter the Webinar ID 871 5570 8442 followed by the # key.

The public can comment during the live Public Hearing either by phoning in or by connecting to the live Zoom webinar link using the following instructions:

- a) To comment on an item by phone: Dial (646) 518-9805 or (669) 900-6833 and, when prompted, enter the Webinar ID 871 5570 8442 followed by the # key, then \*9 to "Raise your Hand" to be recognized by the Zoom webinar host.
- b) To comment on an item using the live Zoom webinar link: Open this live Zoom webinar link @ <https://www.monroecounty-fl.gov/BOCCMeetingJan21> (that also appears in both the published Agenda and Agenda Packet). When prompted, enter your email address and name to join the webinar. When the Mayor calls for speakers on the item(s) on which you wish to comment, or when the Board is nearing your item(s) as the meeting progresses, select the "Raised Hand" feature that appears at the bottom of the Zoom webinar screen to be recognized by the Zoom webinar host.

The Zoom webinar host will request the item # on which you wish to speak and enable your participation when the Mayor calls for public speakers on your item. To report problems with the broadcast or participation in the Zoom webinar, please call (305) 872-8831.

The public can participate in the January 21, 2022, meeting of the Board of County Commissioners of Monroe County, FL by attending in person or via Communication Media Technology ("CMT") using a Zoom Webinar platform by following the detailed instructions below. The public is strongly encouraged to watch the meeting on Monroe County's MCTV on Comcast Channel 76, AT&T U-verse Channel 99 or on the County's web portal @ <http://monroecountyfl.com2.com/Citizens/Default.aspx>. Simply select the "Watch Live" banner to view the live meeting with live closed-captioning on an inte-

Pursuant to Section 286.0105, Florida Statutes, notice is given that if a person decides to appeal any decision made by the Board with respect to any matter considered at such hearings or meetings, he will need a record of the proceedings, and that, for such purpose, he 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.

ADA ASSISTANCE: If you are a person with a disability who needs special



**Suelynn Stamper**  
COMMISSION # GG232802  
EXPIRES: June 27, 2022  
Bonded Thru Aaron Notary

*accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30a.m.—5:00p.m., prior to the scheduled meeting; if you are hearing or voice-impaired, call "711". Live Closed-Captioning is available via our web portal @ <http://monroecounty-fl.iqm2.com/Citizens/Default.aspx> for meetings of the Monroe County Board of County Commissioners.*

Dated at Key West, Florida, this 6th day of December, 2021.

KEVIN MADOK, Clerk of the Circuit Court and ex officio Clerk of the Board of County Commissioners of Monroe County, Florida  
1/8/22 Key West Citizen



## Kevin Madok, CPA

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

January 31, 2022

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. 001-2022 amending Article VII of Chapter 2 of the Monroe County Code, amending Article VII title from Land Acquisition Program to Land Acquisition and Disposition (Resale) Program, Creating Division 1 Monroe County Comprehensive Plan Land Authority, maintaining Section 2-395 through 2-407, reserving Section 2-408 through 2-415, creating Division 2 Contiguous Disposition (Resale) Program, creating Sections 2-416 through 2-418 prescribing disposition standards and procedures to be used in conveying deed restricted real property to contiguous property owners, reserving Section 2-418 through 2-420, creating Division 3 Neighborhood Disposition (Resale) Program, creating Sections 2-421 through 2-422 prescribing disposition standards and procedures to be used in conveying deed restricted real property to property owners associations, creating Section 2-423 Revenue, indicating where sale proceeds will be deposited, reserving Sections 2-424 through 2-427, creating disposition programs under the County's Density Reduction Acquisition Program; providing for severability; providing for repeal of conflicting provisions; providing for amendment to and incorporation in the Monroe County Code Ordinances; providing for transmittal to the Department of State and 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 21, 2022. 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: County Administrator  
County Attorney  
BOCC  
File

Planning & Environmental  
Land Authority

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



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

January 31, 2022

Honorable Kevin Madok  
Clerk of the Circuit Court  
Monroe County  
500 Whitehead Street, Suite 101  
Key West, Florida 33040

Attention: Pamela Hancock

Dear Mr. Madok:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Monroe County Ordinance No. 001-2022, which was filed in this office on January 31, 2022.

Sincerely,

Anya Owens  
Program Administrator

AO/lb

**From:** [Municode Ords Admin](#)  
**To:** [Pamela G. Hancock](#)  
**Subject:** RE: Monroe County, FL Code of Ordinances - 2008(14298) OrdBank  
**Date:** Thursday, February 3, 2022 6:34:55 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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We have received your file.

-

Thank you and have a nice day.

Ords Administrator  
[Municodeords@civicplus.com](mailto:Municodeords@civicplus.com)  
1-800-262-2633  
P.O. Box 2235  
Tallahassee, FL 32316

When available, please send all documents in WORD format to [Municodeords@civicplus.com](mailto:Municodeords@civicplus.com).  
However, if WORD format is not available, we welcome any document format including PDF.

**SVj (she/her/hers)**

Production Support Specialist Supplement Department • **Municode**

[civicplus.com](http://civicplus.com) | [municode.com](http://municode.com)

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**municode**  
POWERED BY CIVICPLUS

Powering and Empowering Local Governments

**From:** Pamela G. Hancock <[phancock@monroe-clerk.com](mailto:phancock@monroe-clerk.com)>  
**Sent:** Monday, January 31, 2022 2:04 PM  
**To:** State of Florida <[CountyOrdinances@dos.myflorida.com](mailto:CountyOrdinances@dos.myflorida.com)>  
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