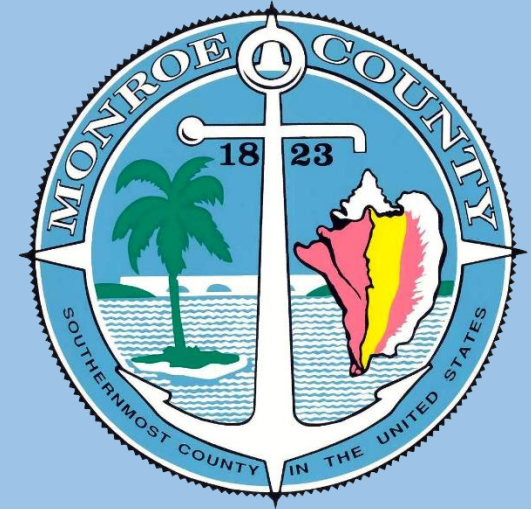


Monroe County ROGO Permit Allocation System: Recent Changes and Updates



Emily Schemper, Sr. Director of Planning and Environmental Resources

Prepared for:
Key West Association of Realtors
~~October 19,~~ **November 2,** 2021

5 Part Zoom Series Monroe County



Get to know your Department Heads



Land Authority

Christine Hurley
Exec Director

Tuesday

Oct 5th

12-12:30

Zoom

20 min

Presentation

10 min

Q&A

Code Compliance

Cynthia McPherson
Senior Director

Tuesday

Oct 12th

12-12:30

Zoom

20 min

Presentation

10 min

Q&A

Planning & Env Resources

ROGO
Emily Schemper
Senior Director

Tuesday

Oct 19th

12-12:30

Zoom

20 min

Presentation

10 min

Q&A

Building & Permitting

Ed Koconis
Admin Director BLDG
Rick Griffin
Building Official
Rev Ortiz

Tuesday

Oct 26th

12-12:30

Zoom

20 min

Presentation

10 min

Q&A

FEMA Flood Map update

Karl Bursa
Senior Admin
Floodplain Program

Tuesday

Nov 2nd

12-12:30

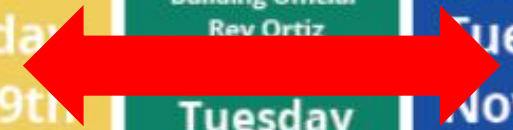
Zoom

20 min

Presentation

10 min

Q&A



Background Information: ROGO/BPAS

1972: Areas of Critical State Concern Program (ACSC) was adopted [Section 380.05, F.S.]

1979: Florida Legislature designates the Florida Keys as an ACSC.

1992: the **Rate of Growth Ordinance or ROGO** adopted.

- ROGO was implemented in order to **provide for the safety of residents in the event of a hurricane evacuation and to protect the significant natural resources of the County**, as required by the State of Florida. ROGO established a competitive permit allocation system where those applications with the highest scores are awarded building permits.

2012: Department of Economic Opportunity (DEO) completed the hurricane evacuation clearance time modeling task and found that with 10 years' worth of building permits, the Florida Keys would be at a 24-hour evacuation clearance.

- Based upon the resulting 24-hour evacuation clearance, DEO determined the remaining allocations for the Florida Keys (3,550 additional permits countywide, **1,970 of these permits were assigned to Monroe County**).
- **First time hurricane modeling shows a 24-hour permanent resident evacuation.** Indicates reaching the build-out of the Florida Keys.

County ROGO – Extended through 2026

January, 2020, County adopted ordinances to extend remaining allocations through 2026.

Beginning July 13, 2020 (ROGO YR 29), the available market rate allocations were reduced from 126/year to 64/year to extend the distribution of ROGO allocations through 2026.

- Increases time for land acquisition
- Allows time for CP and Code updates following next evacuation model (end of 2022?)

*Land Acquisition – Monroe County Land Authority:
(305)295-5180*

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 through the Incidental Take Permit (ITP) ending in 2023.		

Revised ROGO distribution extension to 2026

County ROGO – Extended through 2026

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	Number of Dwelling Units									
Subarea	ROGO YEARS: July 13, 2020—July 12, 2021 July 13, 2021—July 12, 2022 July 13, 2022—July 12, 2023					ROGO YEARS: July 13, 2023—July 12, 2024 July 13, 2024—July 12, 2025 July 13, 2025—July 12, 2026				
Upper Keys	31	Q1: 8	Q2: 8	Q3: 8	Q4: 7	30	Q1: 8	Q2: 8	Q3: 7	Q4: 7
Lower Keys	29	Q1: 8	Q2: 7	Q3: 7	Q4: 7	28	Q1: 7	Q2: 7	Q3: 7	Q4: 7
Big Pine and No Name Keys	4	Q1: 1	Q2: 1	Q3: 1	Q4: 1	4	Q1: 1	Q2: 1	Q3: 1	Q4: 1
Total market rate	64					62				

County ROGO – Competitive Points System

The ROGO Permit Allocation System is a competitive points-based system.

Point categories are in Section 138-28 of the Land Development Code (available at Municode.com)

Pro Tip: SUMMARY OF POINTS is on County Website:

Monroecounty-fl.gov

Home › Departments › County Departments › **Planning & Environmental**

Resources › ROGO/NROGO System

ROGO POINT CRITERIA SUMMARY			
POSITIVE POINTS		NEGATIVE POINTS	
Upper/Lower Keys	Big Pine Key	Upper/Lower Keys	Big Pine Key
+ 10 Tier I +20 Tier III-A +30 Tier III	+0 Tier I +10 Tier II +20 Tier III	-	-10 Development in Lower Keys - Marsh Rabbit habitat or buffer areas
+3 to +6 lot/parcel aggregation	+3 to +4 lot/parcel aggregation	-	-10 Development on No Name Key
+0.5 to +5 for land dedication	+2 to +5 for land dedication	-	-10 Development in Key Deer Corridor
+6 for market rate housing with an affordable or employee housing project	+6 for market rate housing with an affordable or employee housing project	-3 to -5 for Tier III parcels adjacent or contiguous to Tier I properties with wetlands	-3 to -5 for Tier III parcels adjacent or contiguous to Tier I properties with wetlands
+4 central wastewater system availability	+4 central wastewater system availability	-6 structure within "V" zone	-6 structure within "V" zone

POSITIVE POINTS		NEGATIVE POINTS	
Upper/Lower Keys	Big Pine Key	Upper/Lower Keys	Big Pine Key
Up to +2 for monetary payment to the County's land acquisition fund	Up to +2 for monetary payment to the County's land acquisition fund	-4 Development in CBRS	-4 Development in CBRS
+0.5 to +3 for energy and water conservation measures	+0.5 to +3 for energy and water conservation measures	-	-
+1 Perseverance Points for Tier I, II or III-A, per year for the first 4 years (+0.5 per year after the first 4 years)	+1 Perseverance Points for Tier I, II or III-A, per year for the first 4 years (+0.5 per year after the first 4 years)	-	-
+2 Perseverance Points for Tier III, per year for the first 4 years (+1 per year after the first 4 years)	+2 Perseverance Points for Tier III, per year for the first 4 years (+1 per year after the first 4 years)	-	-

Points: Land Dedication, Aggregation, \$\$ Payment

2016 Comprehensive Plan / Code Update:

Added new categories for extra ROGO points for Land Dedication and Lot Aggregation

Categories Target Both: Conservation Land AND Retirement of Density

Code also includes up to 2 points for \$ payment into the Land Acquisition Fund

- The monetary value of each point is set annually by the County based upon the estimated average fair market value of vacant, privately-owned, buildable IS/URM zoned, platted lots.

Land Dedication outside Big Pine/No Name Keys Subarea: The following points shall be assigned to allocation applications to encourage, the voluntary dedication of vacant, buildable land within Tier I designated areas, Tier II (Big Pine Key and No Name Key), Tier III-A Special Protection Areas (SPA), and parcels which contain undisturbed wetlands for the purposes of conservation, resource protection, restoration or density reduction and, if located in Tier III outside of Special Protection Areas (SPA), for the purpose of retirement of development rights or providing land for affordable housing where appropriate. Applicants can utilize lands dedicated pursuant to Policy 101.5.26; however, submerged lands (inundated by water) shall not be eligible for land dedication.		Points:
<input type="checkbox"/> +4 points per platted lot: Proposes dedication to Monroe County of one (1) vacant, legally platted lot, designated as Tier III for affordable housing , containing a minimum of 2,000 square feet of uplands. Each additional vacant, legally platted lot that meets the aforementioned requirements will earn points as specified. Number of platted lots in Tier III for Affordable Housing : _____ X 4 = _____	<input type="checkbox"/> +4 points for each acre: Proposes dedication to Monroe County of at least one (1) acre of vacant, unplatted land located within a Tier I area containing a minimum of 2,000 square feet of uplands. Each additional one (1) acre of vacant, unplatted land that meets the aforementioned requirements will earn points as specified. Number of acres in Tier I : _____ X 4 = _____	
<input type="checkbox"/> +5 points per platted lot: Proposes dedication to Monroe County of one (1) vacant, legally platted lot that meets the aforementioned requirements. Each additional vacant, legally platted lot that meets the aforementioned requirements will earn points as specified. Number of platted lots in Tier III retiring rights : _____ X 5 = _____	<input type="checkbox"/> +2 points for each platted lot: Proposes dedication to Monroe County of one (1) vacant, legally platted lot which contains undisturbed wetlands . Each additional vacant, legally platted lot that meets the aforementioned requirements will earn points as specified. Number of platted lots containing undisturbed wetlands: _____ X 2 = _____	
<input type="checkbox"/> +4 points per parcel: Proposes dedication to Monroe County of one (1) vacant, legally platted parcel that meets the aforementioned requirements. Each additional vacant, legally platted parcel that meets the aforementioned requirements will earn points as specified. Number of parcels in Tier III retiring rights : _____ X 4 = _____	<input type="checkbox"/> +2.5 points for each platted lot: Proposes dedication to Monroe County of one (1) vacant, legally platted lot, designated as Tier I , containing a minimum of 2,000 square feet of uplands and not designated as Residential Conservation or Residential Low . Each additional vacant, legally platted lot that meets the aforementioned requirements will earn points as specified. Number of platted lots in Tier I (NOT designated RC or RL) : _____ X 2.5 = _____	
<input type="checkbox"/> +1 point per platted lot: Proposes dedication to Monroe County of a vacant, legally platted lot that meets the aforementioned requirements. Each additional vacant, legally platted lot that meets the aforementioned requirements will earn points as specified. Number of platted lots in Tier I (RL) : _____ X 1 = _____	<input type="checkbox"/> +2 points for each platted lot: Proposes dedication to Monroe County of one (1) vacant, legally platted lot, designated as Tier III-A (Special Protection Area-SPA) containing a minimum of 2,000 square feet of uplands. Each additional vacant, legally platted lot that meets the aforementioned requirements will earn points as specified. Number of platted lots in Tier III-A (SPA) : _____ X 2 = _____	
<input type="checkbox"/> +0.5 points per platted lot: Proposes dedication to Monroe County of one (1) vacant, legally platted lot that meets the aforementioned requirements. Each additional vacant, legally platted lot that meets the aforementioned requirements will earn points as specified. Number of platted lots in Tier I (RC) : _____ X 0.5 = _____	<input type="checkbox"/> +2 points per parcel: Proposes dedication to Monroe County less than one (1) acre of vacant, unplatted land located within a Tier III-A area containing a minimum of 2,000 square feet of uplands. Each additional parcel with vacant, unplatted land that meets the aforementioned requirements will earn points as specified.	
<input type="checkbox"/> +2 points per parcel: Proposes dedication to Monroe County less than one (1) acre of vacant, unplatted land located within a Tier I area containing a minimum of 2,000 square feet of uplands. Each additional parcel with vacant, unplatted land that meets the aforementioned requirements will earn points as specified. Number of unplatted parcels in Tier I : _____ X 2 = _____	<input type="checkbox"/> +3 points per parcel: Proposes dedication to Monroe County of at least one (1) acre of vacant, unplatted land located within a Tier III-A area containing a minimum of 2,000 square feet of uplands. Each additional parcel with vacant, unplatted land that meets the aforementioned requirements will earn points as specified. Number of unplatted parcels in Tier III-A (SPA) : _____ X 3 = _____	

+0.5 to +5 points available for Land Dedication

County ROGO – How Many Permits Are in the Queue??

Frequently Asked Question:
“How many permits are on the waiting list?”

Pro Tip: You can access the most recently approved list of allocations, which will show those that remain “in line” on the County’s website:

[Monroecounty-fl.gov](https://www.monroecounty-fl.gov)

[Home](#) › [Departments](#) › [County](#)

[Departments](#) › [Planning &](#)

[Environmental](#)

[Resources](#) › [ROGO/NROGO](#)

[System](#)

Schedule

- [ROGO and NROGO Year 30 Schedule](#)

Quarterly ROGO Results

ROGO Year 30: July 13, 2021 - July 12, 2022

- Quarter 1 Year 30: July 13, 2021-Oct. 12, 2021
- Quarter 2 Year 30: Oct. 13, 2021-Jan. 12, 2022
- Quarter 3 Year 30: Jan. 13, 2022-April 12, 2022
- Quarter 4 Year 30: April 13, 2022-July 12, 2022

ROGO Year 29: July 14, 2020 - July 12, 2021

- Quarter 4 Year 29: [April 13, 2021-July 12, 2021](#)
- Quarter 3 Year 29: [Jan. 13, 2021-April 12, 2021](#)
- Quarter 2 Year 29: [Oct. 14, 2020-Jan. 12, 2021](#)
- Quarter 1 Year 29: [July 14, 2020-Oct. 13, 2020](#)

County ROGO – How Many Permits Are in the Queue??

MARKET RATE

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING, AS APPROVED BY THE PLANNING COMMISSION

LOWER KEYS - YEAR 29, QUARTER 4 (APRIL 13, 2021, 2020 TO JULY 12, 2021)

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Wetlands Tier 3 adj Tier 1 w/50 -3	Wetlands Tier 3 adj Tier 1 w/50 -5	Agg Pts	Land Ded Pts	Mkt EMP/AFH project +6	Flood	BAT/AWT	Bldg designed green Bldg code +3	Concrete Cistern +1	Gray water reuse +2	Solar photovoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Pers. Standing Prior to 07/13/2016	Grandfathered Vested 2 per Yr	2030 CP Allows cont Pers Pts Tier 1 or 2 **	2030 CP Allows cont Pers Pts Tier 3 **	Pers. Pts Tier 1 or 3-A First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Paymnt Acq_Fund up to 2	Total
MARKET RATE DWELLING UNITS																															
1	*	21100466 19 Sea Lore Lane LLC	5/10/2021	10:38 AM	Shark Key	Shark Key Amd. & Rev.	9	5	00159252-006500	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	35
2	*	21100649 Myers, Melissa	5/19/2021	11:54 AM	Ramrod	Breesewep Beach Estates	28 & S1/2 27	2	00201200-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	35
3	*	18200375 Lapid, Leonora	6/24/2021	11:35 AM	Duck Key	Center Island Sec 2 Pt 1 Toms Harbor	15	14	00382030-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	35
4	*	21101389 181 Amberjack LLC	7/7/2021	10:30 AM	Sugarloaf	Sugarloaf Shores Sec D	181		00165720-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	35
5	*	21101824 Meyer, Joseph & Bobbie	7/12/2021	8:36 AM	Sugarloaf	Indian Mounds Estates	15	5	00169340-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	35
6	*	20103260 Brown, Robert & Sandra	7/12/2021	11:50 AM	Sugarloaf	Sugarloaf Shores Plat 2 Sec C	79		00166600-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	35
7	*	20101906 CJR Properties-Ave F LLC	3-Dec-20	01:15 PM	Big Coppitt	Johnsenville	2	17	00153130-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	35
8		20101906 CJR Properties-Ave F LLC	3-Dec-20	01:20 PM	Big Coppitt	Johnsenville	11	17	00153220-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
9		19200325 Wolf, Daniel	22-Dec-20	09:00 AM	Duck	Center Island Sec 2 Pt1 Toms Harbor	15	5	00380170-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
10		20200257 Thorton, Jamie & Jill	7-Jan-21	01:00 PM	Duck	Plantation Island Sec 3 Pt 2 Toms Harbor	12	2	00382770-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
11		20200303 King, Jeffrey	8-Jan-21	12:01 PM	Duck	Plantation Island Sec 3 Pt 1 Toms Harbor	4	6	00383770-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
12		20101831 McGowan, Launna	12-Jan-21	08:44 AM	Shark Key	Shark Key Amd & Rev	1	1	00159252-000100	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
13		20102350 Draper, Brett & Karlie	12-Jan-21	10:40 AM	Little Torch	Jolly Roger Estates	12	19	00218130-000100	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
14		20102264 Meyer and Bournemouth 2 LLC	21-Jan-21	08:30 AM	Little Torch	Mates Beach Plat #3	77		00219750-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
15		20102672 Meyer and Bournemouth 2 LLC	21-Jan-21	08:31 AM	Little Torch	Mates Beach Plat #6	8	3	00220620-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
16		20101800 Quinn, John	1-Feb-21	12:34 PM	Cudjoe	Cudjoe Gardens	4	2	00172170-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
17		20103378 Summerland Real Estate LLC	4-Feb-21	01:04 PM	Summerland	Summerland Key Cove Add 6	6	1	00192730-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
18		20200307 Serrano, Michael	9-Feb-21	11:21 AM	Duck	Plantation Island Sec 3 Pt 1 Toms Harbor	5	8	00384090-000200	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
19		20103190 Lee, Donald & Paula	17-Feb-21	03:30 PM	Cudjoe	Cuthroat Harbor Estates	52	5	00178020-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
20		21100091 Keys Sunshine LLC	17-Mar-21	10:27 AM	Little Torch	Mates Beach No. 6	9	1	00220380-000100	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
21		20200270 RIX Investments LLC	19-Mar-21	09:03 AM	Duck	Center Island Sec 2 Pt 1 Toms Harbor	32	3	00379780-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
22		19200326 Luray White Corp	9-Apr-21	03:20 PM	Duck	Center Island Sec 2 Pt 1 Toms Harbor	1	8	00380780-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
23		21100647 Meyer and Bournemouth 2 LLC	5/7/2021	1:16 PM	Little Torch	Jolly Roger Estates	6	16	00217250-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
24		21100337 Eastern Developers Inc	5/18/2021	10:30 AM	Little Torch	Jolly Roger Estates	30	2	00215770-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
25		20102245 Garber, Linda & Walter	6/10/2021	1:55 PM	Ramrod	Breesewep Beach Estates	65	19	00206510-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
26		21100643 Meyer and Bournemouth 2 LLC	6/18/2021	2:30 PM	Ramrod	Breesewep Beach Estates	11	4	00202290-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
27		21101164 Meyer and Bournemouth LLC 2	6/18/2021	2:35 PM	Ramrod	Breesewep Beach Estates	9	14	00204910-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
28		21100740 Meyer and Bournemouth 2 LLC	7/9/2021	1:43 PM	Ramrod	Ramrod Shores 3rd Add.	21		00209971-002100	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
29		20101070 Jason Taylor LLC	10-Jul-20	10:45 AM	Cudjoe	Cuthroat Harbor Estates	12	28	00182770-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	2	0	30
30		20101747 Nurenberg, Daniel & Kim	2-Nov-20	08:30 AM	Cudjoe	Cuthroat Harbor Estates 1st Add.	8	12	00185580-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	28
31		19103942 Island Time Properties LLC	11-Jan-21	02:15 PM	Cudjoe	Cuthroat Harbor Estates 1st Add.	5	16	00186280-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	28
32		20103274 Rego, Molly	22-Jan-21	12:08 PM	Cudjoe	Cuthroat Harbor Estates 1st Add.	9 & pt rd	4	00184260-000000	3	30	0	0	0	0	0	-6	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	28
33		20103188 Martinez, Julio	10-Mar-21	07:50 AM	Cudjoe	Cuthroat Harbor Estates	18	24	00182030-000000	3	30	0	0	0	0	0	-6	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	28
34		20102503 Superstein, Norman & Madeline	16-Mar-21	03:55 PM	Cudjoe	Cuthroat Harbor Estates	5 & 6	29	00182830-000000	3	30	0	0	0	0	0	-6	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	28

Most recent Quarter:
34 were in line
7 were given allocations
= 27 remaining in the queue

PLUS any permits that come in before
next Quarter's application deadline

* Indicates a ranking sufficient to receive an allocation award.
@ Indicates a ranking subject to additional reviews and approvals.
** Indicates columns giving applicants in the ROGO System prior to the effective date of the 2030 Comprehensive Plan perseverance points based on the Tier Designation of the Property.
Point evaluation criteria pursuant to Monroe County Code Section 138.28.
Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.
Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

Transfer of ROGOs

2016 Comprehensive Plan/
Code Update:

Opened up Transfer of ROGO exemptions to Market Rate Units – must replace with an affordable unit on sender site or other site.

c. *Transfer of a market rate unit.* A lawfully established permanent market rate dwelling unit may be transferred to a receiver site and developed as a single family detached market rate dwelling unit, subject to the following:

1. The transfer of market rate ROGO exemptions may be allowed provided that one of the following is satisfied:
 - i. A 99 year deed-restricted affordable housing unit, pursuant to Sections [101-1](#) and [139-1](#), is retained or redeveloped on the sender site. If the existing dwelling unit is proposed as the deed-restricted affordable housing unit, the unit shall pass a life safety inspection conducted in a manner prescribed by the Monroe County Building Department, comply with hurricane standards established by the Florida Building Code, and habitability standards established under the Florida Landlord and Tenant Act; or
 - ii. The sender site is dedicated to Monroe County for the development of affordable housing and an in-lieu fee per unit, based on the current maximum sales price for a one-bedroom affordable unit as established under Section 139-1(a), is paid to the affordable housing trust fund; or
 - iii. A 99 year deed-restricted affordable housing unit, pursuant to Sections [101-1](#) and [139-1](#), is developed on a Tier III property (single-family residential lots or parcels) and the dwelling unit on the sender site is demolished and the sender site is restored.

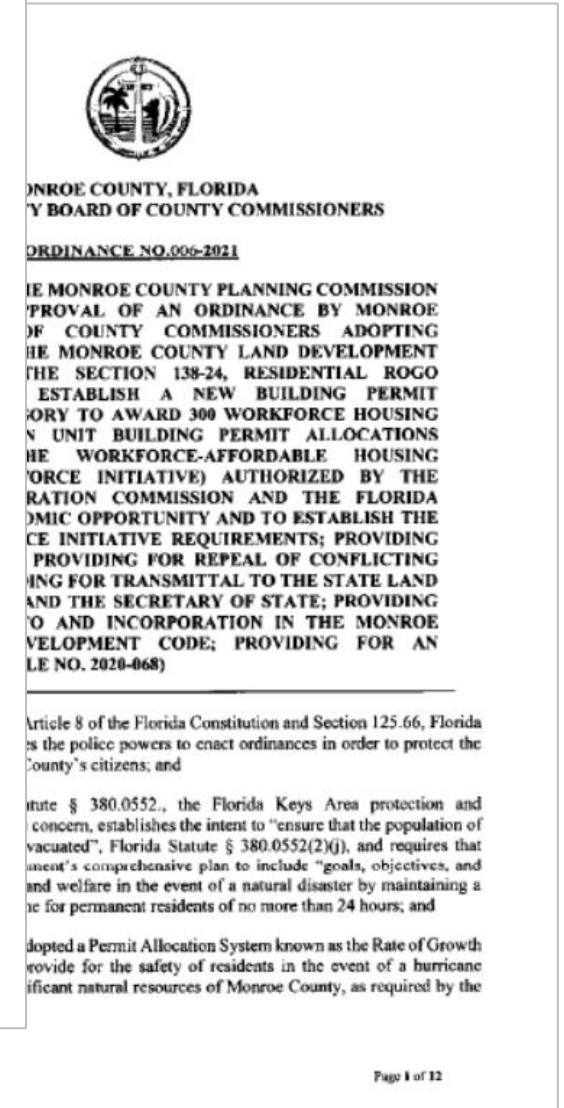
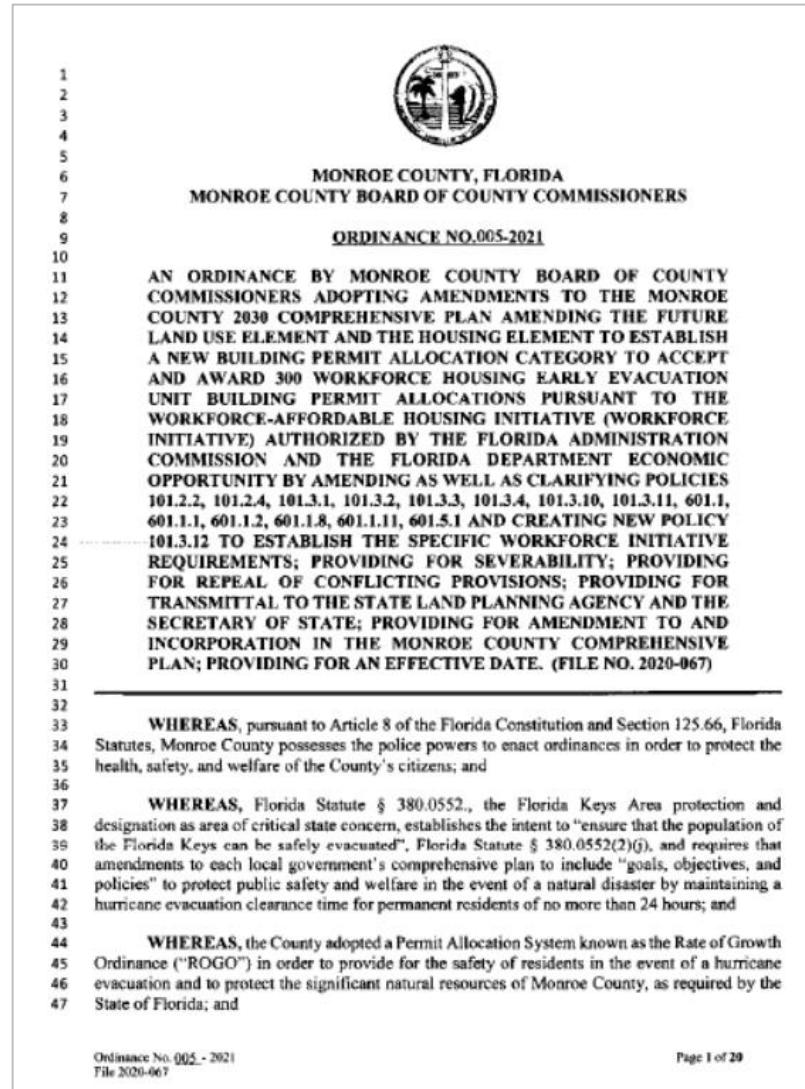
300 Workforce Housing Units – Early Evac

State of Florida Workforce Affordable Housing Initiative

In April, 2021, the County adopted Comprehensive Plan and Land Development Code amendments to accept 300 Workforce Housing early evacuation units, structured as an exchange program.

The 300 units must be exchanged for existing affordable housing ROGO allocations at multifamily sites, with the exchanged ROGO allocations going into County Administrative Relief for future use.

currently under appeal



2020 Census: Hurricane Evacuation Modeling Update

2022/2023: the Department of Economic Opportunity (DEO) and the Division of Emergency Management (DEM) will run an evacuation model after the compilation of the 2020 Census data.

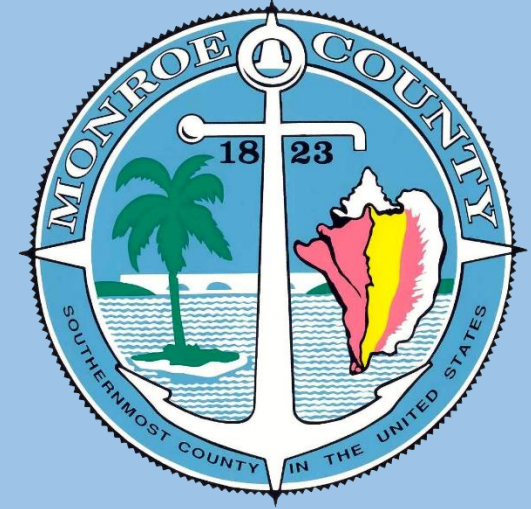
- A new **Memorandum of Understanding (MOU)** with the DEO, DEM, Marathon, Islamorada, Key West, Key Colony Beach and Layton will be required. MOU stipulates, based on professionally acceptable data and analysis, the input variables and assumptions, including regional considerations, for utilizing the Florida Keys Hurricane Evacuation Model.
- This will be the earliest timeframe that the County and other jurisdictions will be able to evaluate the results based on any population/vehicle changes, unit occupancy rate changes and other factors in the inputs and assumptions utilized within the hurricane modeling.
- Until the results of the upcoming evacuation modeling are known, the Florida Keys ACSC jurisdictions must anticipate that building permit allocations may not be authorized beyond the year 2023/2026.

Summary/Takeaways

Unincorporated Monroe County

- **64 Market Rate ROGOs available each year over next 5 years.**
- **Hurricane Evacuation Modeling 2022/2023? Unknown outcome.**
- **Land Dedication is a great option for points.**
- **Land Acquisition – MC Land Authority (305)295-5180.**
- **ROGO Coordinator:**
Tiffany Stankiewicz (305)289-2513
All Planners can also answer most ROGO questions: (305)289-2500

Thank you



Emily Schemper, Sr. Director of Planning and Environmental Resources

(305)289-2500