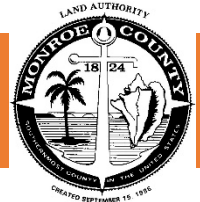


# MONROE COUNTY LAND AUTHORITY WILLING SELLER ACQUISITION PROGRAMS

[HTTPS://WWW.MONROECOUNTY-FL.GOV/LANDAUTHORITY:](https://www.monroecounty-fl.gov/landauthority)



## Conservation Land

Mark Rosch – 305-295-5180

The Conservation Land Program purchases lands to protect the natural environment and preserve wildlife habitats.



## Density Reduction

Mark Rosch – 305-295-5180

The Density Reduction Program purchases lands that do not consist of significant habitat, to retire density where the lot or parcel being purchased has at least 1 Transferable Development Right (TDR).

- Lands that have a TDR gives a property owner what they need to apply for a Rate of Growth Ordinance (ROGO) allocation.
- Lands are typically located in Improved Subdivision (IS) or Urban Residential Medium (URM) subdivisions, but they can be in other zoning categories as long as they have at least 1 TDR.



## FEMA Flood Mitigation Assistance (FMA)

Mike Lalbachan – 305-453-8796

The FMA annual program purchases homes from willing sellers to eliminate future flood risk.

- No income eligibility for participants
- Property Owner must have flood insurance through National Flood Insurance Program (NFIP)
- After purchase, the County may only use the land as green space, recreational, or stormwater/flood infrastructure
- Funding is available on an annual basis; however, it takes 2-3 years to complete purchase
- County pays match amount required for acquisition
- County recovers the Rate of Growth Ordinance (ROGO) allocation when they demolish the home



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## Less than Fee

Cynthia Guerra – 305-453-8756

The Less than Fee Program purchases Development Rights from owners of lots zoned IS, IS-M and URM adjacent to the seller's primary residence. Property owners can continue to use the land for accessory structures permitted by county land use regulations, such as a pool, open yard, or garage.

- Upon sale, owners must execute a restrictive covenant agreeing to unify the parcels and agreeing to never seek a ROGO allocation or permit to develop any habitable space.
- Adjacency is defined as: a parcel of land sharing a boundary with another parcel of land at one or more points of intersection.
- Currently there is a waiting list of applicants the County is processing.
- The Board of County Commissioners established the prioritization for the program, which at this time is eligible lots on BPK and NNK.
- To apply for this program go to: [www.monroecounty-fl.gov/LessThanFee-Program](http://www.monroecounty-fl.gov/LessThanFee-Program)

Potentially eligible Less Than Fee parcel:



Potential allowable uses on Less Than Fee parcel (pool and shed):



## Voluntary Home Buyout Program

Cynthia Guerra – 305-453-8756

The Voluntary Home Buyout Program purchases property damaged by Hurricane Irma, to eliminate future flood risk and assist vulnerable populations in low-moderate income areas.

- Income information required for participants
- After purchase, the County may only use the land as green space, passive recreation, or to restore natural floodplain functions
- There are prioritization criteria for ranking of parcels for purchase.
- [www.monroecounty-fl.gov/homebuyout](http://www.monroecounty-fl.gov/homebuyout)

