

Monroe County

ROGO Permit Allocation System

Emily Schemper, AICP, CFM
Sr. Director of Planning and Environmental Resources

Monroe County BOCC
Special Meeting
March 20, 2024



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 showed a 24-hour permanent resident evacuation.** Indicated 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 2023?)

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	
<u>July 13, 2023- July 12, 2024</u>	<u>62</u> <u>U: 30, L:28, BPK/NNK: 4</u>	
<u>July 13, 2024- July 12, 2025</u>	<u>62</u> <u>U: 30, L:28, BPK/NNK: 4</u>	
<u>July 13, 2025- July 12, 2026</u>	<u>62</u> <u>U: 30, L:28, BPK/NNK: 4</u>	
Total	1,260	710*
*Includes two annual affordable ROGO allocation for the Big Pine Key / No Name Key subarea <u>through the Incidental Take Permit (ITP) ending in 2023.</u>		

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.

As of March 2024:	<u>Upper Keys</u>	74 Market Rate remaining, through July 2026
	<u>Lower Keys</u>	70 Market Rate remaining, through July 2026
	<u>Big Pine/No Name Key</u>	10 Market Rate remaining, through July 2026
	<u>Administrative Relief Pool</u>	144 market rate + 300 early evac. for Admin Relief use (approx.)
	Total remaining	598 market rate (approx.)

Subarea	Number of Dwelling Units										
	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	4

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

How many permits are on the waiting list?

Most recently approved list of allocations, which will show those that remain “in line,” is posted on the County’s website:

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

Home › Departments › County

Departments › [Planning &](#)

[Environmental](#)

[Resources](#) › [ROGO/NROGO](#)

[System](#)

Quarterly ROGO Results

ROGO Year 32: July 13, 2023 - July 12, 2024

- [Quarter 1 Year 32: July 13, 2023-Oct. 12, 2023](#)
- [Quarter 2 Year 32: Oct. 13, 2023-Jan. 12, 2024](#)
- [Quarter 3 Year 32: Jan. 13, 2024-April 12, 2024](#)
- [Quarter 4 Year 32: April 13, 2024-July 12, 2024](#)

ROGO Year 31: July 13, 2022 - July 12, 2023

- [Quarter 1 Year 31: July 13, 2022-Oct. 12, 2022](#)
- [Quarter 2 Year 31: Oct. 13, 2022-Jan. 12, 2023](#)
- [Quarter 3 Year 31: Jan. 13, 2023-April 12, 2023](#)
- [Quarter 4 Year 31: April 13, 2023-July 12, 2023](#)

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](#)

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)

SUMMARY OF POINTS is on County Website:

Monroecounty-fl.gov

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[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	+0 Tier I		-10
+20 Tier III-A	+10 Tier II	-	Development in Lower Keys - Marsh Rabbit habitat or buffer areas
+30 Tier III	+20 Tier III		
+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.
(currently \$75,727/point)

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 additional vacant, legally platted lot that meets the aforementioned requirements. 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 = _____	<p>+0.5 to +5 points available for Land Dedication</p>
<input type="checkbox"/> +5 points per platted lot: Proposes dedication to Monroe County of one (1) minimum of 2,000 square feet of uplands, designated as Tier III for the retirement of development rights. 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 parcel with a minimum of 2,000 square feet of uplands, designated as Tier III for the retirement of development rights. Each additional vacant 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 located within a Tier I area, designated as Residential Low containing a minimum of 2,000 additional vacant, legally platted lot that meets the aforementioned requirements. 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 located within a Tier I area, designated as Residential Conservation 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 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 = _____	

Points: Land Dedication

To CONFIRM # of Land Dedication Points:

Request letter prior to purchase

Letter of ROGO Land Dedication

- Prepared by County Biologist
- Requires authorization from current landowner
- Apply with Planning & Env. Resources Department

APPLICATION FOR LETTER OF ROGO LAND DEDICATION is available on County Website:

Monroecounty-fl.gov

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Departments › **Planning &**

Environmental

Resources › Forms &

Applications

Environmental

- **Environmental Resources Application**

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Environmental Resources Services Application

An application must be deemed complete and in compliance with the Monroe County Code by the staff prior to the item being processed.

<input type="checkbox"/> Letter of Current Site Conditions <i>(Pertains to development of a vacant property)</i> \$940.00 per letter	<input type="checkbox"/> Letter of ROGO Land Dedication <i>(Pertains to dedication of property for ROGO Points on another site)</i> \$240.00 per letter – one per lot/parcel
<input type="checkbox"/> Preliminary Endangered Species Impact Assessment \$140.00	<input type="checkbox"/> Wetland Delineation <i>(Pertains to properties containing wetland with split habitat groups)</i> \$280.00 site visit + \$60.00 per hour
<input type="checkbox"/> Biological Site Visit <i>(Attach description of requested services)</i> \$280.00 per visit	<input type="checkbox"/> Biologist Fee (Miscellaneous) <i>(Attach description of requested services)</i> \$60.00 per hour
<input type="checkbox"/> Existing Conditions Report <i>(As detailed in Code Section 118-2)</i> \$280.00 site visit + \$60.00 per hour	<input type="checkbox"/> Keys Wetland Evaluation Procedure (KEYWEP) <i>(As detailed in Code Section 118-10(d)(6)a.)</i> \$280.00 site visit + \$60.00 per hour
<input type="checkbox"/> Special Approval for Shoreline Setback Deviations <i>(As detailed in Code Section 118-12(b)4(c) for principal structures, and 118-12(o)(2) for accessory structures serving three or fewer dwelling units)</i> \$1,000.00	

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.

Transfers must be within same subarea, or from BPK/NNK to Lower Keys, and must go to platted single family lots (IS or URM zoning).

TRE Application (with fees listed):
Monroecounty-fl.gov

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[Environmental Resources](#) › [Forms](#)

[& Applications](#)

Transfer of TDR/TRE/NROGO Exemptions

- [TRE Transfer Application](#)
- [NROGO Floor Area-Transfer Application](#)
- [TDR Transfer of Development Rights Application](#)

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:

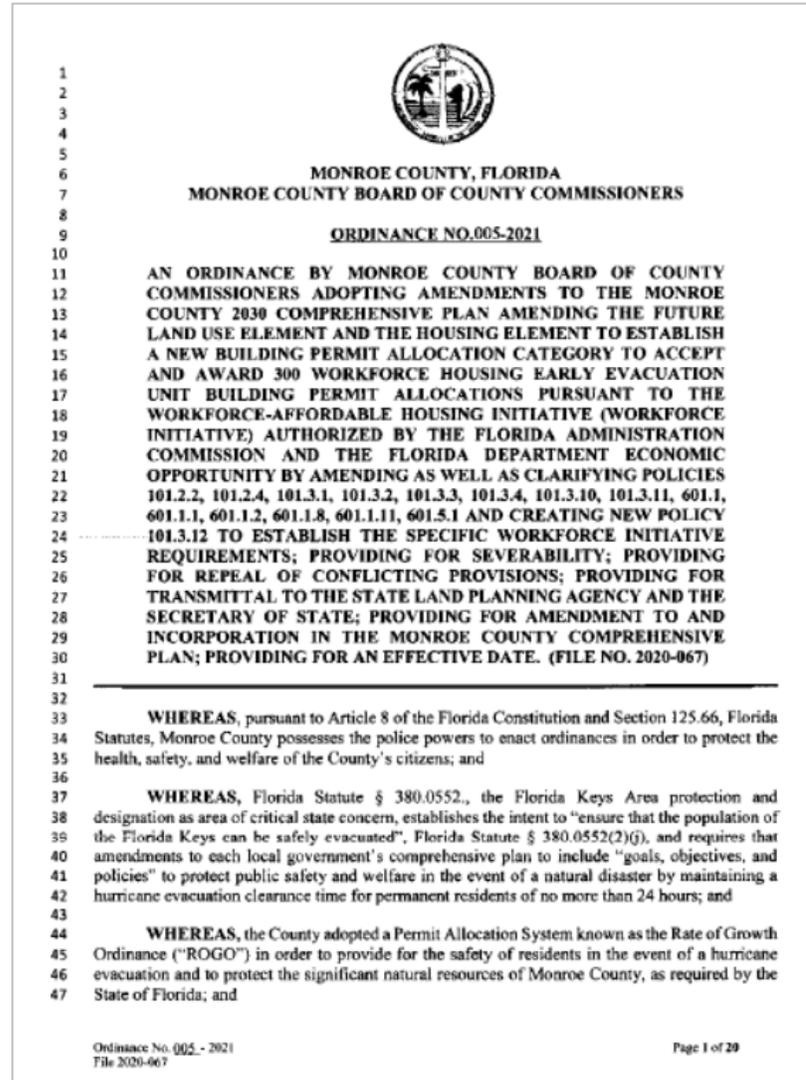
1. The transfer of market rate ROGO exemptions may be allowed provided that one of the following is satisfied:
 - i. A 99 year deed-restricted affordable housing unit, pursuant to Sections [101-1](#) and [139-1](#), is retained or redeveloped on the sender site. If the existing dwelling unit is proposed 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.**



2020 Census: Hurricane Evacuation Modeling Update

2023: the Florida Department of Commerce (formerly Department of Economic Opportunity; formerly Department of Community Affairs) and the Division of Emergency Management (DEM) ran an updated hurricane evacuation model based on 2020 Census and other relevant data.

Clearance Times Summary

Deliverable 5: Baseline Modeling			Phases	Florida Keys Including Key West		Florida Keys Excluding Key West	
				Mobile Homes in Phase 2 (hours)	Mobile Homes in Phase 1 (hours)	Mobile Homes in Phase 2 (hours)	Mobile Homes in Phase 1 (hours)
Baseline Modeling	Shows baseline - does not include additional prospective allocations		Phase 2	26.0	24.0	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
Deliverable 6: Prospective Modeling for Future Allocations							
S1	3,550 Allocations	Distribute based on county/municipality population size	Phase 2	27.5	25.5	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
S2	3,550 Allocations	Distribute based percentage of vacant lands per county/municipality	Phase 2	28.0	26.0	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
S3	3,550 Allocations	Distribute based on current allocations: (1,970-Monroe, 300-Marathon, 280-Islamorada, 910-Key West, 30-Layton, 60-Key Colony Beach)	Phase 2	28.0	26.0	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
S4	Minimal Allocations (11 allocations/yr)	Distributes Monroe County (5); Marathon (2); Islamorada (2); Key West (2 – affordable only)	Phase 2 (10 Years Growth)	26.5	24.0	15.5	15.5
			Phase 2B (20 Years Growth)	26.5	24.0	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
S5	One Unit/Vacant Lot	Distributes 7,954 units	Phase 2	31.0	28.5	17.0	16.5
			Phase 1	15.5	15.5	15.0	15.0

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2020 Census: Hurricane Evacuation Modeling Update

FL Commerce's reference to **7,954** units was based on the number of **privately-owned vacant parcels** within the Florida Keys (unincorporated MC, Islamorada, Layton, Key Colony Beach, Marathon, Key West).

From the State of Florida's *Florida Keys Hurricane Evacuation Modeling Report*, December 2023:

Table 20 Allocations per Area Distributed as One Unit/Vacant Lot – Scenario 5

AREA	1 UNIT PER VACANT LOT
Key West	84
Unincorporated Monroe County	6,086
Marathon	764
Islamorada	971
Key Colony Beach	39
Layton	10
	7,954

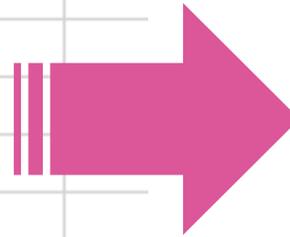
2020 Census: Hurricane Evacuation Modeling Update

Further analysis of UNINCORPORATED MC PARCELS indicates that a significant portion of those parcels may be already restricted by protected habitat and/or existing zoning density standards.

**Monroe County (unincorporated) Private Vacant Land
Data Sent to DEO for Hurricane Modeling Oct 2023:**

Tier	
I	3023
II	223
III	2551
III-A	122
Military	3
No Tier	164

Total 6,086



Monroe County (unincorporated) Private Vacant Land

*Removed Submerged, Mangrove, and Protected Wetlands

*Removed Parcels with less than 1 unit of density per Zoning/FLUM

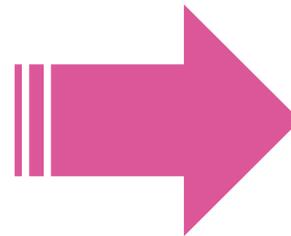
Not limited by habitat/Policy 102 AND has 1 or more density rights	
Tier 1	398
Tier II	165
Tier III	1553
Tier III-A	96
No Tier	8
military	0
TOTAL	2220

2020 Census: Hurricane Evacuation Modeling Update

FL Commerce's reference to **7,954** units was based on the number of **privately-owned vacant parcels** within the Florida Keys (unincorporated MC, Islamorada, Layton, Key Colony Beach, Marathon, Key West).

Further analysis indicates that a significant portion of those parcels may be **already restricted by protected habitat and/or existing zoning density standards.**

Key West	84
Unincorporated Monroe County	6,086
Marathon	764
Islamorada	971
Key Colony Beach	39
Layton	10
	7,954



Key West	??
Unincorporated Monroe County	2,220
Marathon	556
Islamorada	221
Key Colony Beach	n/a
Layton	??
	????

Hurricane Evacuation Clearance Time

Clearance Times Summary

Deliverable 5: Baseline Modeling			Phases	Florida Keys Including Key West		Florida Keys Excluding Key West	
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			Phase 1	15.5	15.5	15.0	15.0
S3	3,550 Allocations	Distribute based on current allocations: (1,970-Monroe, 300-Marathon, 280-Islamorada, 910-Key West, 30-Layton, 60-Key Colony Beach)	Phase 2	28.0	26.0	15.5	15.5
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Strategies to Retire Development Rights

Current Efforts/Initiatives to Retire Development Rights:

- Land Dedication ROGO Points – current level of competition has increased applicants' dedication of land. Last Quarter: 11 applications on list with land dedication parcel(s).
- Lot Aggregation ROGO Points
- ROGO Points Payment to the Land Acquisition Fund – funding for land acquisition
- Extended current ROGO to 2026 – additional time/competition for land dedication, land aggregation, points payment to the Land Acquisition Fund, land acquisition, and other retirement of TDRs.
- Land Acquisition Programs: MCLA

Efforts/Initiatives to Retire Development Rights in Progress (previously directed by BOCC):

- Contiguous Land Merger Ordinance
- Abandonment of unimproved platted ROW in undeveloped subdivisions
- Establishment of urban service district(s)

Monroe County Land Authority Land Acquisition Programs

Christine Hurley, AICP
Monroe County Land Authority, Executive Director

**Prepared for:
Monroe County Board of County Commissioners
March 20, 2024**

Density Reduction (Unincorporated)

Paunece Scull – 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.
- Lands are then offered to adjacent neighbors or Property Owner Associations, under a [Resale Program](#), for purchase without any development rights, to be used for non-habitable accessory structures or pools.

Funding: Infrastructure Sales Tax

(304 Fund in Unincorporated Monroe) and ROGO Dedication Point Fund

The Board of County Commissioners set aside \$7.5 Million + for this program over the past 6 years, which Land Authority Manages under an Interlocal Agreement with the County. Over \$1.1 Million was added to the fund from ROGO Dedication Point Fund (158). This brings the total investment to \$8.6 Million to date.

Since 2016, 25 Transferable Development Rights (TDRs) were purchased at a cost of \$1,633,563.

To date, all funds have been expended, with approximately \$385,264 remaining.

Density Reduction Acquisitions by Fiscal Year	
Year	Number of Lots
2017	7
2018	7
2019	7
2020	1
2021	0
In response to the pandemic, Density Reduction activities were suspended in April 2020, and authorized to resume in October 2021.	
2022	1
2023	1
2024 YTD	1*
Total:	25*

* Another Density Reduction purchase is scheduled to close on March 18, 2024

Resale Program (Unincorporated)

Paunece Scull – 305-295-5180



The Resale Program resells lands purchased under the Density Reduction program to adjacent neighbors or Property Owner Associations

- Created by Ordinance under F.S. 125.35 (1)(a).
- Sold without development rights, to be used for non-habitable accessory structures or pools.
- Revenue from Sales are cycled back into the Density Reduction Program.
- Deed Restrictions are recorded so land has no development rights and cannot be granted a ROGO allocation for a dwelling unit.
- Eliminates maintenance of vacant property

Revenue to Fund 316

Through an Interlocal Agreement between the County and Land Authority, the Land Authority manages this program.

Since 2016, 14 parcels were sold through the end of FY 23 generating \$547,094 in revenue.

Density Reduction Resales by Fiscal Year	
Year	Number of Lots
2020	8
2021	3
2022	2
2023	1
2024 YTD	0
Total:	14

MONROE COUNTY LAND AUTHORITY - WILLING SELLER ACQUISITION PROGRAMS

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

Less than Fee

(Unincorporated)

Paunece Scull– 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 non-habitable accessory structures permitted by county land use regulations, such as a pool, open yard, or garage. No income eligibility for participants.

- 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 detached habitable space.
- Currently there is a waiting list of 190 applicants the County is processing with a need of an estimated \$10,640,000.
- The Board of County Commissioners established the prioritization for the program, which at this time is eligible lots on BPK and NNK, whereby the owners' primary structure is wholly located on one lot, with the vacant LTF lot completely vacant.

Funding: Infrastructure Sales Tax

The Monroe County Board of County Commissioners have set aside \$7.5 Million + for this program and the Less than Fee Program over the past 6 years, which Land Authority Manages under an Interlocal Agreement between the County and Land Authority. Further, Over \$1.1 Million has been added to the fund from ROGO Dedication Point Fund (158).

Since 2016 the County has retired 95 development rights for approximately \$5,070,000.

During FY25, additional funds should be added to continue this program. See Funding Request of \$2,838,000 plus rollover of \$385,264 explained in Memorandum: Forecast of FY25 Funding Needed for Density Reduction (DR), Less Than Fee (LTF), and DEP MOU Reimbursements Programs – Fund 316

Less Than Fee Acquisitions by Year	
Year	Number of Lots
2018	3
2019	47
2020	23
2021	2
In response to the pandemic, LTF activities were suspended in April 2020, and authorized to resume in October 2021.	
2022	3
2023	10
2024	7
Total:	95

During FY25, additional funds should be added to continue these programs:

Funding Request of \$2,838,000 plus rollover of \$385,264 explained in Memorandum: Forecast of FY25 Funding Needed for Density Reduction (DR), Less Than Fee (LTF), and DEP MOU Reimbursements Programs – Fund 316

- \$500,000 for Density Reduction represents 5 transactions at approximately \$99,000 each.
- \$2,688,000 for Less Than Fee represents 48 LTF transactions at approximately \$56,000 each.

MONROE COUNTY LAND AUTHORITY - WILLING SELLER ACQUISITION PROGRAMS

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

Conservation Land (Keyswide, including Cities)

Mark Rosch – 305-295-5180

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

MCLA pre-acquires lands in Florida Forever and resells to State of Florida Department of Environmental Protection (DEP).

The Land Authority can purchase lands within Cities, especially if they are in Florida Forever and seek reimbursement from the State of Florida. Purchases must be approved by Monroe County Land Acquisition Advisory Committee and the Land Authority Governing Board. Local Governments have adopted resolutions outlining the property they are seeking the Land Authority to purchase.

Funding:

- ½ cent Tourist Impact Tax (bed tax)
- Park Surcharge Fees on admissions to State Parks in incorporated area

380.0685 State park in area of critical state concern in county which creates land authority; surcharge on admission and overnight occupancy.—The Department of Environmental Protection shall impose and collect a surcharge of 50 cents per person per day, or \$5 per annual family auto entrance permit, on admission to all state parks in areas of critical state concern located in a county which creates a land authority pursuant to s. 380.0663(1), and a surcharge of \$2.50 per night per campsite, cabin, or other overnight recreational occupancy unit in state parks in areas of critical state concern located in a county which creates a land authority pursuant to s. 380.0663(1); however, no surcharge shall be imposed or collected under this section for overnight use by nonprofit groups of organized group camps, primitive camping areas, or other facilities intended primarily for organized group use. Such surcharges shall be imposed within 90 days after any county creating a land authority notifies the Department of Environmental Protection that the land authority has been created. The proceeds from such surcharges, less a collection fee that shall be kept by the Department of Environmental Protection for the actual cost of collection, not to exceed 2 percent, shall be transmitted to the land authority of the county from which the revenue was generated.

- Reimbursement from FDEP/Florida Forever/Stewardship Funds

