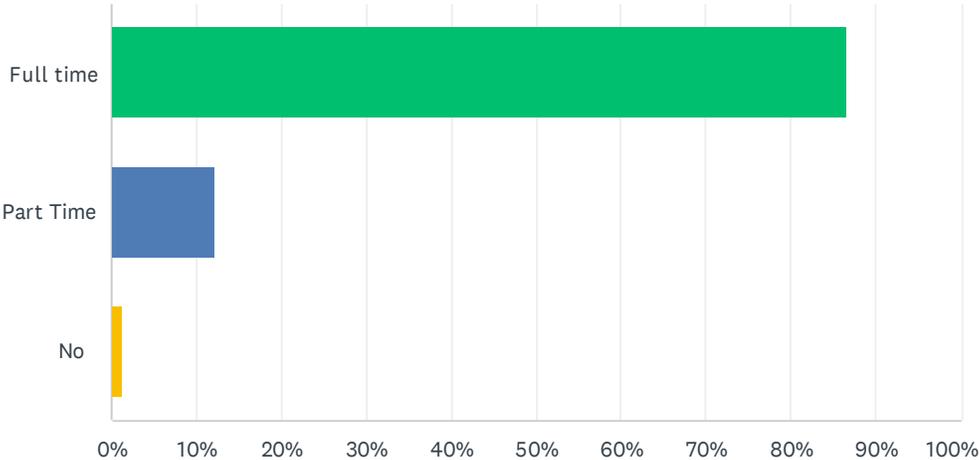


# Q1 Are you a resident of Monroe County?

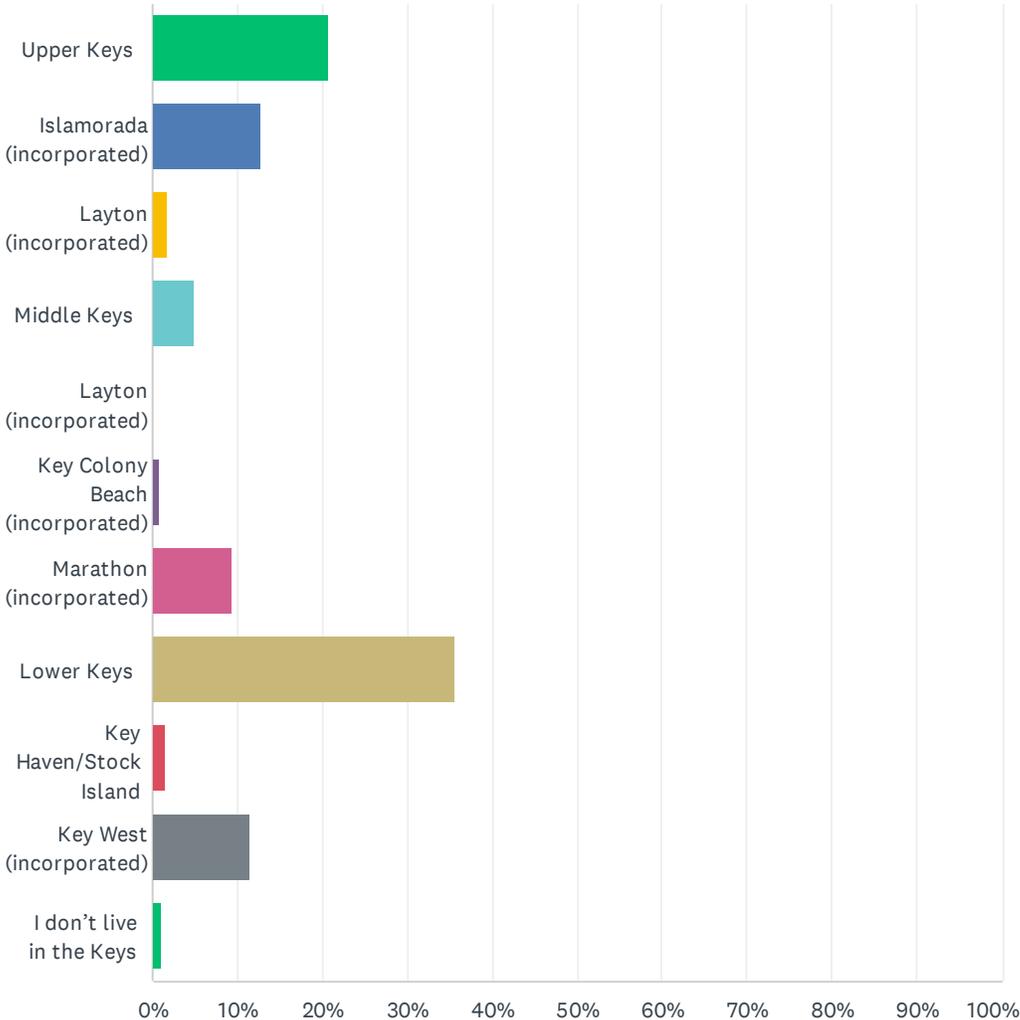
Answered: 1,134 Skipped: 0



ANSWER CHOICES	RESPONSES
Full time	86.60% 982
Part Time	12.08% 137
No	1.32% 15
TOTAL	1,134

## Q2 Where do you live in the Keys?

Answered: 1,134 Skipped: 0

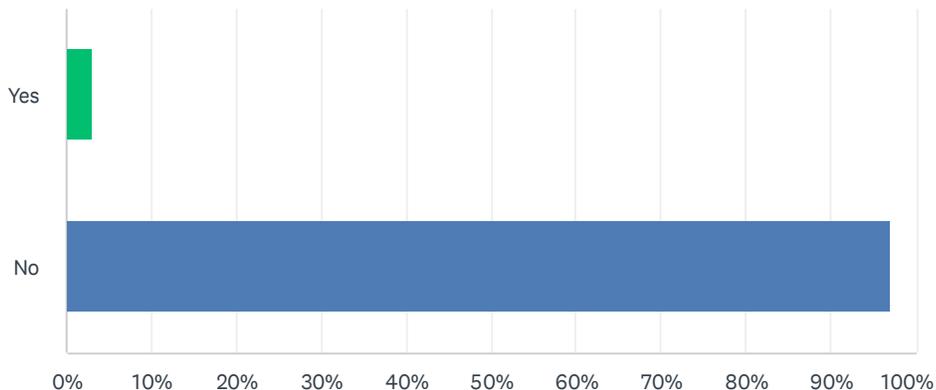


Future of Growth and Updates to ROGO/BPAS Survey #4- Legal Considerations

ANSWER CHOICES	RESPONSES	
Upper Keys	20.72%	235
Islamorada (incorporated)	12.70%	144
Layton (incorporated)	1.68%	19
Middle Keys	4.94%	56
Layton (incorporated)	0.00%	0
Key Colony Beach (incorporated)	0.79%	9
Marathon (incorporated)	9.35%	106
Lower Keys	35.71%	405
Key Haven/Stock Island	1.50%	17
Key West (incorporated)	11.55%	131
I don't live in the Keys	1.06%	12
<b>TOTAL</b>		<b>1,134</b>

**Q3 Have you completed this survey (Survey #4- Legal Considerations) previously? If yes, please do not complete again. If you are unsure, please answer no and proceed; but do not submit if you realize you have answered the questions previously. Thank you!**

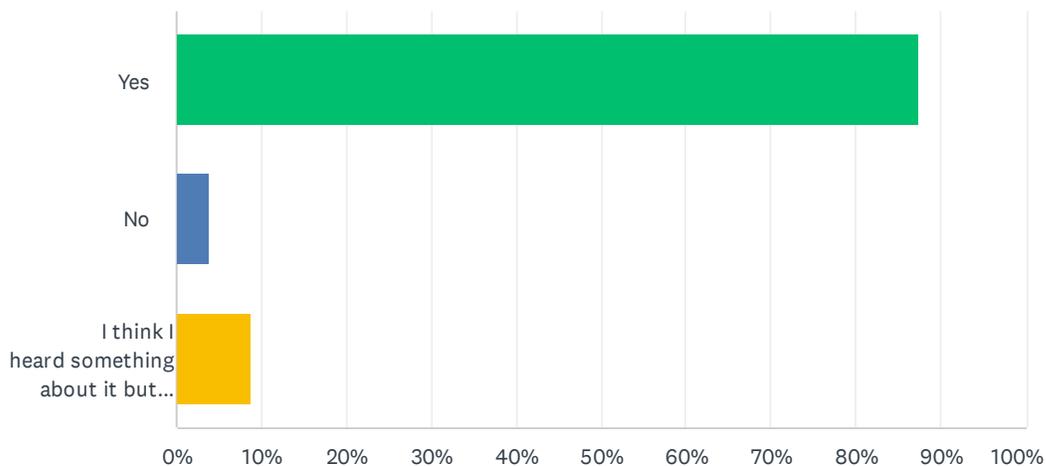
Answered: 1,134 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	2.91% 33
No	97.09% 1,101
TOTAL	1,134

### Q4 Are you aware that Monroe County is currently discussing and seeking public input on the potential for future growth in the Florida Keys based, in part, on updated Hurricane evacuation modeling?

Answered: 1,134 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	87.48%	992
No	3.79%	43
I think I heard something about it but not sure	8.73%	99
<b>TOTAL</b>		<b>1,134</b>

## Q5 How informed do you feel on the future of ROGO (the County’s Rate of Growth Ordinance which is sometimes referred to as BPAS in the cities) in the Florida Keys and the current discussions surrounding it?

Answered: 1,134 Skipped: 0

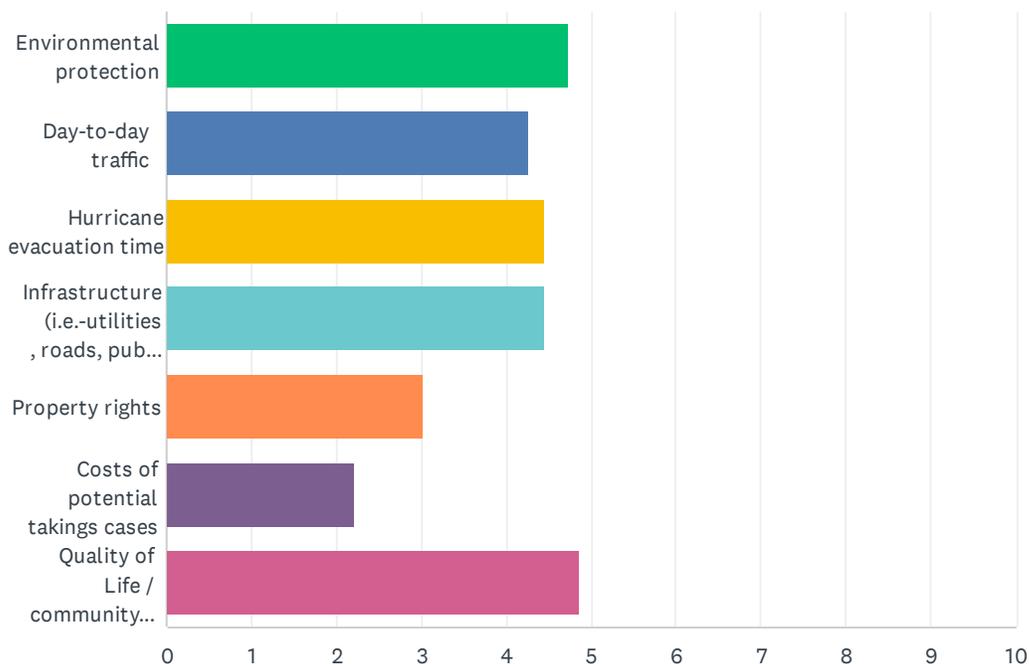
**3.3**   
average rating



	NOT INFORMED	(NO LABEL)	SOMEWHERE IN THE MIDDLE	(NO LABEL)	VERY INFORMED	TOTAL	WEIGHTED AVERAGE
☆	9.26% 105	8.64% 98	42.33% 480	22.84% 259	16.93% 192	1,134	3.30

Q6 Please rank the following in order of importance, in your opinion, as factors for the BOCC to consider in its discussion and decision-making regarding additional residential development (additional ROGO/BPAS allocations) in the Florida Keys. (1 being most important and 7 being least important)

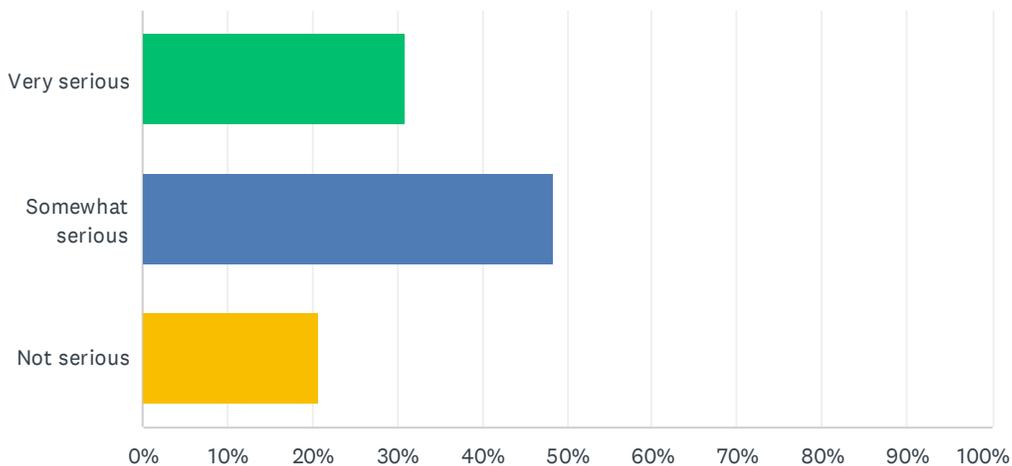
Answered: 1,134 Skipped: 0



	1	2	3	4	5	6	7	TOTAL	SCORE
Environmental protection	23.37% 265	18.17% 206	18.34% 208	13.93% 158	10.14% 115	7.14% 81	8.91% 101	1,134	4.74
Day-to-day traffic	10.76% 122	17.46% 198	17.72% 201	18.87% 214	18.52% 210	9.44% 107	7.23% 82	1,134	4.26
Hurricane evacuation time	16.93% 192	17.46% 198	17.11% 194	15.17% 172	16.31% 185	9.35% 106	7.67% 87	1,134	4.45
Infrastructure (i.e.-utilities, roads, public services, etc.) expansion costs	10.41% 118	18.43% 209	20.55% 233	20.46% 232	20.11% 228	7.14% 81	2.91% 33	1,134	4.46
Property rights	9.70% 110	4.67% 53	7.14% 81	9.44% 107	13.76% 156	36.33% 412	18.96% 215	1,134	3.02
Costs of potential takings cases	3.26% 37	5.47% 62	3.53% 40	6.08% 69	8.73% 99	24.07% 273	48.85% 554	1,134	2.21
Quality of Life / community character	25.57% 290	18.34% 208	15.61% 177	16.05% 182	12.43% 141	6.53% 74	5.47% 62	1,134	4.87

## Q7 In your opinion, how serious is the regulatory takings concern in Monroe County?

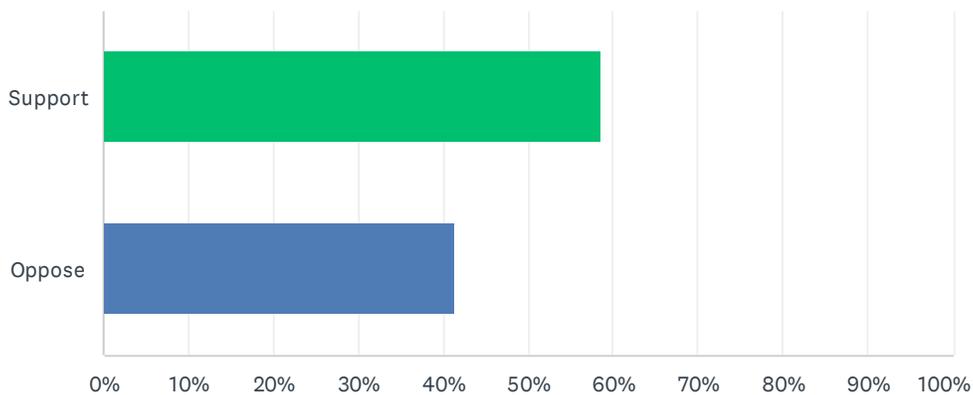
Answered: 1,134 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very serious	30.95%	351
Somewhat serious	48.32%	548
Not serious	20.72%	235
<b>TOTAL</b>		<b>1,134</b>

## Q8 Would you generally support or oppose allowing such limited non-residential uses in order to preserve ROGOs existing limit on residential development in the Florida Keys?

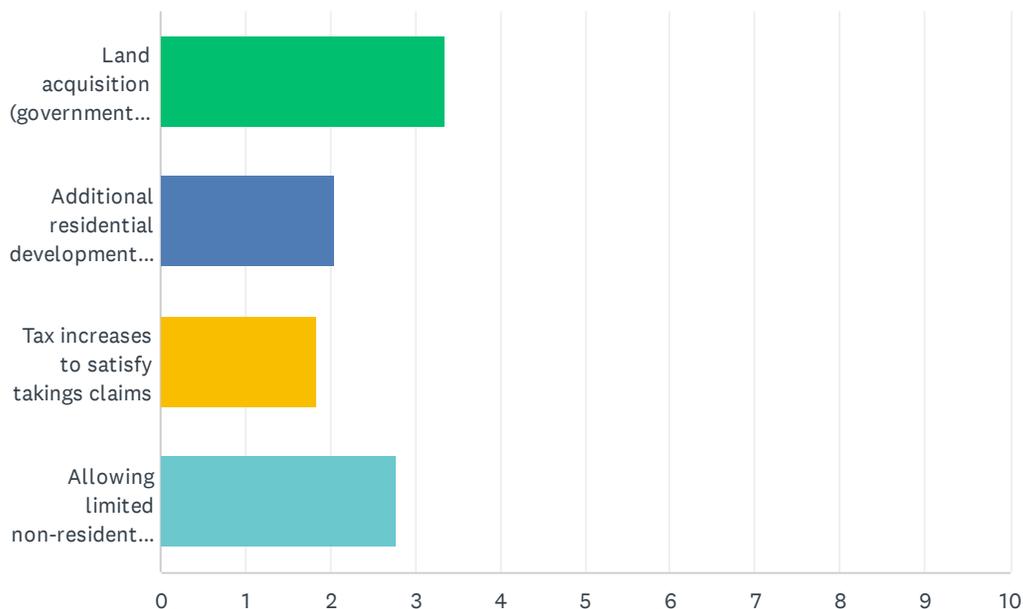
Answered: 1,134 Skipped: 0



ANSWER CHOICES	RESPONSES	
Support	58.64%	665
Oppose	41.36%	469
TOTAL		1,134

### Q9 Please rank the following methods for reducing takings claims according to your preference. (1 being your most preferred and 4 being your least preferred).

Answered: 1,134 Skipped: 0



	1	2	3	4	TOTAL	SCORE
Land acquisition (government purchase of vacant private land from willing sellers)	55.73% 632	27.16% 308	12.70% 144	4.41% 50	1,134	3.34
Additional residential development (through additional ROGO allocations)	14.46% 164	15.96% 181	29.98% 340	39.59% 449	1,134	2.05
Tax increases to satisfy takings claims	4.41% 50	18.61% 211	32.89% 373	44.09% 500	1,134	1.83
Allowing limited non-residential uses on vacant lots	25.40% 288	38.27% 434	24.43% 277	11.90% 135	1,134	2.77

## Q10 Please share any additional feedback you have on the issue of 'takings' and private property rights as they relate to the future of ROGO/BPAS in the Florida Keys that has not been covered in the previous questions.

Answered: 461 Skipped: 673

#	RESPONSES	DATE
1	I do not understand the up/down arrows on this survey. There is no 1 thru 7 and 1 thru 4 option. I do not know which is a yes or no option. Does anyone at the county level ever read their own surveys before they send them out? This survey is not good. Needs to be sent out again correctly.	9/14/2024 12:14 PM
2	We own 6 properties in Monroe County	9/14/2024 11:31 AM
3	Stop developing the Keys. The unique character of the Keys is being destroyed by over development.	9/14/2024 8:24 AM
4	It is flatly not a credible argument to claim that the specter of future takings claims makes it imperative to expand residential development above and beyond the existing ROGO allocation system. Expand the number of uses available on properties and that risk is virtually eliminated.	9/13/2024 11:59 PM
5	Don't increase number of ROGO allocations then avoid takings claims by instituting a super slow distribution of them. Making landowners wait 30 years for a permit. Yes this would allow time to beef up infrastructure, but I still think this would be wrong to do to a land owner with a dream of owning a home here. Gives false hope and is deceitful.	9/13/2024 11:57 PM
6	Question #9 doesn't give enough rational choices, such as "accessory residential uses" which might include storage sheds, garages, boat storage within a neighborhood, and other limited-invasive uses such as beekeeping. My opinion is people that purchased vacant property in Monroe Co (except Key West) after 1992 are land speculators. If you bought land here from '93-on, ROGO was in place and you took your chances on developing that property. There was adequate time to apply for permits early on, and the later you purchased and/or applied, the less chance you had to receive a permit. An informed buyer/investor could maximize their chances by selecting more competitive properties, but this was still a speculation game, somewhat like musical chairs. The music must stop soon, and there aren't enough chairs!	9/13/2024 10:49 PM
7	The state and county should be protecting the environment and the quality of life to actual residents rather than selling out developers and TDC. Although concerned about traffic, infrastructure do not want widened roads and stop lights which will further destroy the community character, environment and add unnamed cost to widen roads etc. But the last 15+ years the state and county have been systematically destroying the area with development, light pollution on land/water, traffic. If there is sea level rise why make excuses to keep adding development. The keys have already been built out. Get rid of vacation rentals then maybe there would be housing for residents. The keys do not need to be Miami, Orlando, Dallas, Chicago with high density and commercial development everywhere.	9/13/2024 10:06 PM
8	The current number of people and development in the Keys is already barely supportable. The current situation is taxing our utilities and if there were another mass evacuation due to a natural disaster it would be even more chaotic than it was during Irma when there was no gas and a ton of traffic.	9/13/2024 8:20 PM
9	Many of these buildable lots would be developed for seasonal homes..or could be. Seasonal (say December to May) is outside of Hurricane Season. Has there been a survey to understand how many current "residences" are occupied year round versus seasonally? Could lot owners be offered the opportunity to build seasonal residents only and have that incorporated in their deeds in exchange for a property tax reduction to reflect their seasonal restriction (obviously such developed lots would have a lower market value so perhaps the reduced taxes (say 50%) would be a win for both sides.	9/13/2024 6:25 PM

## Future of Growth and Updates to ROGO/BPAS Survey #4- Legal Considerations

10	No easy solution but the Keys are a place of beauty and expanding the population will compromise that.	9/13/2024 1:05 PM
11	Asking locals to pay for low income housing by charging ridiculous amounts of money for permits should be considered a crime. It feels like blackmail, sounds like blackmail, it is Blackmail! I have one employee and they want \$285,000.00 for a steel bldg to be built on my existing biz and property. REDICULOUS	9/13/2024 12:03 PM
12	We are built out. We have a ROGO plan in place. Use it.	9/13/2024 11:35 AM
13	We need to protect the environment of the Keys. When it is gone, it is gone forever and there is no replacing it!	9/13/2024 11:21 AM
14	I would much rather pay owners for their property rights than to spend money on legal costs. The traffic in the Keys is horrendous. It doesn't matter how many times you reject the traffic study because "this or that" affected the results - traffic sucks and greatly reduces our quality of living. More people = more traffic. If you can magically figure out how to accommodate them and not create havoc w traffic, then I support more ROGOs.	9/13/2024 11:18 AM
15	Since the Rogo has been in effect for over twenty years property owners had more than enough time get required permits for building or to decide against purchase. We need to enforce the laws in existence. Their should not be many reasonable takings suites and each one that is reasonably brought should be dealt with independently.	9/13/2024 10:15 AM
16	The Florida Keys environment cannot support much more development. The county should begin a program to purchase undeveloped parcels that have the potential for development to create greenspace. It would be much better to manage this land acquisition through purchases rather than through lawsuits which cost everyone even more money. Additional development risks the character of the Keys upon which the tourism economy is based. TDC funding should be used to support land acquisition to make parks and other spaces for visitors and residents to recreate.	9/13/2024 9:37 AM
17	The government should give the property owners their money back at the price they paid adjusting for inflation but not the over inflated value of today's market	9/13/2024 9:08 AM
18	Safety first because if you can be sued to build you can be sued for a non safe evacuations, especially resulting in the loss of life.	9/13/2024 8:28 AM
19	Monroe county should consider land swaps for residential lots. For example if a owner owns a high quality hardwood hammock lot then the county should offer to trade the high quality lot for a lower quality lot that has many invasive trees on it. In my neighborhood the county bought many low quality lots while new house have been built by clearing hardwood hammock lots.	9/13/2024 7:20 AM
20	At every opportunity turning properties into green areas	9/12/2024 11:33 PM
21	Build no more	9/12/2024 9:43 PM
22	The limited availability of ROGO/BPAS allocations has been widely publicized for quite some time. Anyone who purchased vacant land knowing that there was a possibility that the property could be unbuildable should have no claim for takings damages.	9/12/2024 7:54 PM
23	Take all property. No more growth!	9/12/2024 7:40 PM
24	The environmental group is to harsh on property owners, building department has no leeway way to strict	9/12/2024 6:28 PM
25	Takings claims on property purchased after the implementation of ROGO are bogus. If an owner purchased a property with no building right, they knew about the risk they were incurring. The fact that they chose to accept that risk is not the fault of the municipality. Furthermore, there are building rights available for purchase and transfer. Penalizing the entire population of the county to benefit a single property owner who chose to gamble on a vacant lot with no building right is not fair or appropriate.	9/12/2024 5:27 PM
26	1.The county has taxed these property owners for years while denying them building permits. Let them build & increase tax base. 2.Hurricane evacuation is based on total population NOT seasonal population. The snow birds aren't here during hurricane season. 3.US1 traffic levels can be reduced by a non-resident toll for non-commercial vehicles. 4. Gov't purchase or takings of land makes residents pay the cost of bad government. Rowell's Marina cost too much & wasn't developed for like five years. Residents paid too much for county vehicle	9/12/2024 5:03 PM

## Future of Growth and Updates to ROGO/BPAS Survey #4- Legal Considerations

parking lot. 5. Do you want a bee colony in the middle of your neighborhood? How are going to control mosquitoes, if spraying kills the bees? 6. Placing commercial buildings in neighborhoods zoned residential. Violates the purpose of zoning laws. You don't allow school buses inside neighborhoods, but you'd increase traffic in crowded local roads.

27	There should have been and should not be allowing corporation buy up rogo allot for the additional development of hotels, etc. Rogo allotments should be for the residential development. Not commercial hotel development.	9/12/2024 4:58 PM
28	The idea of making mobile home parks leave early is ludicrous. These are the folks least able to afford being out of their homes and also the folks leaned on to close up our workplaces. This is not equitable. This is absurd.	9/12/2024 4:24 PM
29	We full	9/12/2024 4:17 PM
30	Another important consideration for planning/limiting future residential development and for allocating ROGÓ points , in addition to hurricane evacuation time and environmental protection, is the availability of an adequate water supply since potable water is pumped to the Keys from Florida City	9/12/2024 4:11 PM
31	Some of the lots have been owned for many years and not built on. Perhaps there should be a limit on keeping a lot and not building on it, with no taking claim allowed.	9/12/2024 3:34 PM
32	Please do not ruin the paradise which we have, for the sake of money. The keys provide a unique atmosphere, which is unlike anywhere in the US. My biggest concerns, involves the strain on infra-structure, which is already concerning. We have done everything we can to increase water pressure at our home, and it's still half of the mainland. Please preserve our paradise and keep the keys "island vibe", which is why we all live here.	9/12/2024 3:00 PM
33	thinking that a mandatory 49 hour evac for workforce housing is unrealistic. Every boss expects staff to storm prep the business THEN their homes THEN evac? That far in advance? Many bosses would say - you won't have a job if you return.	9/11/2024 9:24 PM
34	The ROGO plan has already failed to maintain the character and beauty of the Keys. Development has exceeded the environment's ability to survive, you have squander an irreplaceable gift.	9/11/2024 6:25 PM
35	The problem is the Florida - Bert Harris - law that requires compensation if development is not allowed. That law is inconsistent with protecting human life in the Keys. Change the law to be consistent with the reality of hurricane evacuation from the Keys. Property rights should not be put above human life.	9/11/2024 11:10 AM
36	Look at the issue we have in the Keys taking into consideration the growth of south Florida as a whole, the current traffic, and current and increasing degradation of life for residents. The answer is right in front of us.	9/11/2024 6:15 AM
37	More transparency, more community updates.	9/10/2024 8:56 PM
38	The ROGO process is much too complicated. The ordinary person who wants to built cannot compete against the developers who have the money to buy there way into a permit!	9/10/2024 8:25 PM
39	This ROGO issue goes back decades and people who bought property without a permit and also didn't apply for one knew the consequences. We may be able to come up with some equitable solution. Purchase of lots by Monroe County should be primary to preserve the quality of life and environment. All else should be voted on by the current permanent residents who want to maintain their quality of life.	9/10/2024 5:16 PM
40	I would prefer to see the county take the smallest possible number of ROGOS, while maintaining the 24 hour evacuation standard, then dribble them out very slowly over 20 years or more while purchasing as many lots as possible AND stick to the plan and not give the ROGOS away to gated VR properties. In fact, only issue them for Affordable WFH. I would consider very limited non-residential use of vacant lots but I do not trust the county to enforce the limited use and so bee keeping would turn into land clearing and livestock farming, storage will turn into junk yards, sheds will turn into habitable space, or nuisance businesses and residential neighborhoods will be impacted negatively.	9/10/2024 4:07 PM
41	there seems to be no will to stop new development in the Keys.The cost of adding more to utilities and infrastructure to residents is not mentioned.Needs to be an actual cap on rogo's	9/10/2024 4:04 PM

## Future of Growth and Updates to ROGO/BPAS Survey #4- Legal Considerations

42	We are already overcrowded and this is not something that has suddenly developed. We have all known for years this day was coming. Buy the property back and preserve what little we have left of our "small town" islands and the surrounding waters.	9/10/2024 3:11 PM
43	we're already overdeveloped for the existing infrastructure. we don't need additional residents.	9/10/2024 1:54 PM
44	Takings isn't a one-way street whereby the County is the villain and the property owners the innocent victims. Property owners who purchased property when ROGO was in effect understood they were taking a time-based risk that their property may never be developed due to lack of available permits. For property purchased prior to ROGO, I'm fully supportive of county-based compensation. For post-ROGO purchases, I support no county compensation or makeshift alternative uses. All future property purchases should include a hold harmless agreement with the County that clearly limits the County's liabilities on this issue, while also ensuring unscrupulous individuals or corporations don't start buying properties with the sole intent to file takings suits, not develop the land.	9/10/2024 10:03 AM
45	I had my lot 18 years before building a house. I paid for 18 years of taxes and upkeep without benefit. I was told non residents got 1 point per year for perseverance. At the time to apply for a permit I was told that the points system had been stopped, and needed to pay for more points at the last minute. There does not seem to be rational procedure now. How the county and communities deal with this is suspect.	9/9/2024 8:28 PM
46	Why aren't you asking State for relief since we are deemed an area of critical concern.	9/9/2024 3:50 PM
47	Irma was and is a wake up call to everyone. The keys are overbuilt . I love my community and that's why I'm here. Does it take another hurricane to realize the impact on the current tax payers that live here year round.	9/9/2024 3:08 PM
48	I don't believe in taking private property without proper compensation. There will be a lot of money spent, on both sides by government and property owners, to agree on a fair price of property value. We will all be affected by this no matter how it plays out. How much can our community take with the cost of living continuing to go up? As far as non-residential uses goes, more info would be needed.	9/9/2024 12:57 PM
49	We do not believe that residential development on vacant lots will be productive for hurricane and other issues. Landowners have known about ROGO for some time and should be either bought out by government or develop their land for non-residential use.	9/9/2024 11:43 AM
50	we can't afford to raise the taxes anymore. you are pushing locals out	9/9/2024 10:28 AM
51	Slow down the development rate. It has been insanely hyper-fast over the last four years. Government has created panic building with ROGO depletion estimates.	9/8/2024 10:46 PM
52	It is my opinion that a person or family with middle class income could not afford to build a house in Monroe County. Most likely the house will be built by a wealthy person who will build it as a 2nd home or investment property and use it partially for themselves and as a vacation rental (vacation rental income is higher than renting to a person that works in the County). Adding more ROGOs serves no purpose to the residents who live in Monroe County. Three houses next to my home have sold in the last 2 years by residents who lived here full time and worked here, now sit empty until rented for vacationers. My street in lower Keys is supposed to only allow 29 day rentals, but that is not what the property owners are doing. To report the property owner, you risk retaliation. It would be best for the County to disallow vacation rentals and stop allowing houses to be built that will become vacation rentals.	9/8/2024 8:40 PM
53	A limited additional rogo could work. Stopping large scale housing developments is more important. Capping the number of visitors is more likely to help with traffic and charging an entry fee to all vehicles would be better The residents are not the issues here the tourists are	9/8/2024 8:34 PM
54	While I do not live in the keys, I am a private owner of a vacant residential lot. The land has been in my family for over 65 years. We've tried over several years, unsuccessfully, to get onto the BPAS list. We were basically told it was a moot point after 2023. We very much want to build on our land and are in favor of future ROGO/BPAS issuance.	9/8/2024 7:56 PM
55	Individual "private property" rights should not be paramount in the 21st century -IMO	9/8/2024 4:33 PM
56	I have a rogo exemption now and do not want to lose my rights to build a replacement home.	9/8/2024 4:20 PM
57	The current uncertainty over development rights has forced property owners to start developing their vacant lots even when they don't want to. The best way to postpone development is to	9/8/2024 11:03 AM

## Future of Growth and Updates to ROGO/BPAS Survey #4- Legal Considerations

give some certainty that vacant lots will be able to be developed in the future.

58	The zoning/land use as was in effect when the landowner purchased the vacant land. Land owners are not guaranteed that rezoning or waivers will allow them to build in the future. If they knew the chances of obtaining a ROGO/BPAS was slim, they should not be able to file a "takings" claim.	9/7/2024 9:57 PM
59	Many people dream of living in the Keys for their retirement - that right should be preserved.	9/7/2024 9:04 PM
60	People who bought lots knew the process. We shouldn't have to pay for the fact they waited so long to build, or took a chance they wouldn't be able to. Protecting the environment, infrastructure and not extending evacuating times should be a top priority. There is never much time when storms are coming, they shift and move quickly!	9/7/2024 6:34 PM
61	The Keys are an environmentally sensitive area. Why would we allow more building when we are protecting the Key Deer, Wood Rat, indigo snake, etc. THE KEYS ARE FULL! Let the daytrippers pay for the infrastructures that need replacing. They pay nothing to come down and rape the seas and leave their trash.	9/7/2024 5:29 PM
62	As a full time resident, it saddens me to see so many houses vacant most of the year, if not all the time. Too bad the county can't work with owners to rent them. The idea of the county purchasing empty lots for other uses or to get owners to do something with them is good. I just don't want a lot of places built and then we can't enjoy life here.	9/7/2024 4:53 PM
63	The keys current population is at the max for our existing roads and infrastructure. New home building needs to stop.	9/7/2024 1:07 PM
64	You need to protect owners land rights also we need to improve our numbers to be able to build for middle class in monroe county. Middle class is disappearing here.	9/7/2024 1:07 PM
65	My personal feeling is people know that this has been going on for a decade & if they haven't moved on it one of three things... they're dead, the family doesn't understand it because they're not in Florida, or they're waiting for an opportunity for the government to pay them for their land	9/7/2024 1:04 PM
66	To clarify non residential use does not include more commercial use in residential areas. Non residential use such as private boat, Auto and RV storage on undeveloped lots might help with congestion on residential lots and public right of way's	9/7/2024 12:15 PM
67	Waste water treatment is an issue	9/7/2024 8:51 AM
68	Development, whether residential or otherwise, is no longer desirable in the Lower Keys due to environmental concerns, traffic, destruction of native habitat, pollution, lack of infrastructure.	9/6/2024 6:38 PM
69	What do the utility companies have to say? electric , water, sewage, Fdot	9/6/2024 6:14 PM
70	One life lost because of inadequate evacuation times is worth more than all your alternatives offered in this survey. The other alternatives may offer "us" all some forms of sovereign immunity from suits but the BOCC/City Comm/State and their Reps are merely hiding behind this fig leaf as an excuse. The limits of ROGO have been KNOWN for many years. It is not a new concern. It may have been ignored, but those owners of lands "with standing" to bring a takings case have had much time to have used the permits that have been out there for years. Their failure to pursue a permit timely has not been recently "court-tested" as to how their untimeliness may mitigate if not otherwise preclude their late application. Is this a matter of law or equity? Do the "supposed" applicants showing up now so late in addition to qualifying fully, have "clean hands" such that they may receive the "takings" reward? Maybe not? Ask some of the lawyers on your payroll. The limitations on "other uses" is so poorly defined with an "etc." as listed above is not very useful. One person's "use" is another's eyesore or vacation rental game play. Property rights were known for years, another Hurricane Donna will kill us all. The PhD's in meteorology advise not only of more but more powerful and much faster developing storms. Modeling is not a guarantee. Modeling may look good for politicians but not so good for the car with kids stuck in a 8 hour line of traffic in the Keys let alone the 10 hour line in South Dade or Alligator Alley's additional 5 hours, assuming in the models all lanes open and few accidents/breakdowns and unlimited fuel. Better to raise taxes now than budget body bags with the toe tag(s) of a newly granted ROGO permit(s).	9/6/2024 5:40 PM
71	Stick to the current rogo allocations. County purchase of land from owners and offer a resell option to neighboring property owners for use for purposes like using the property to put in a pool etc but no building.	9/6/2024 4:11 PM

## Future of Growth and Updates to ROGO/BPAS Survey #4- Legal Considerations

72	Stick to the current evacuation plan allowance of allocations.	9/6/2024 4:08 PM
73	I have 3 contiguous lots with a house built on one in the Breeseswept Beach development. I should be able to build on one of the other lots as water and sewer are right on the road. The lot is dry and is at the height of the road. I should not have to jump through hoops like Rogo. I have plenty of cash to build a very nice hurricane-proof house on the lot better than most houses in the neighborhood. I want to build a house not get a reduced cash payment for property I want to keep.	9/6/2024 3:08 PM
74	The County should buy vacant wooded lots to preserve conservation areas rather than steal significant portions of people's property by requiring conservation easements.	9/6/2024 11:42 AM
75	Question 8 is ridiculously too broad and therefore worthless. To use beekeeping and a potential medical facility in same sentence makes me question the competence of whoever put survey together. It also makes me question weather this is truly a survey or rather a way to get data to justify a predetermined outcome.	9/6/2024 11:18 AM
76	Anyone who purchased vacant property after the rogo system had been established should have been aware of the limited availability for building. The approach that rogo has removed their ability to build is wrong It was always there.	9/6/2024 10:28 AM
77	We cannot allow more allocations. Not a single one.	9/6/2024 9:57 AM
78	Is it possible to offer the owners of vacant land economic incentive to deed restrict their land to affordable housing, so that if they did develop it would have to be deed restricted affordable?	9/6/2024 9:24 AM
79	Stop over building key west & the keys !!!!	9/6/2024 8:30 AM
80	Taxing homesteaded residents to pay for takings cases is an appalling idea. We didn't create the problem. We suffer the brunt of the over-development. Don't demand that we also shoulder the greed of outsiders and developers to pave over our islands, diminish our lifestyles and destroy this fragile ecosystem. If the county needs to tax to pay for potential takings cases, then tax the non-homesteaded folks and the non-local developers.	9/6/2024 8:12 AM
81	All land owners have their property at some level of speculation that they will be able to use it or profit from it in some sense by its development. There is no guarantee that they will make a profit from it. All property ownership is Speculative so no one should be guaranteed a profit or even to be able to recoup their investment. We have issues arise every day due to too many users being in our small area. STOP All development. Only allow tear down and rebuild from now on. The way that Affordable Housing is being addressed here in the Keys is a joke. Crack down on private short term rental properties. Building 6-10 units here and there will never meet the demand. Developers and property managers make too much profit from rentals where they claim it to be affordable. It is all a Joke and is almost meaningless.	9/5/2024 10:51 PM
82	Monroe County has already limited private property rights and the use of these platted and zoned vacant single-family lots (ROGO system, no camping in vacant lots by owners, no docks on vacant lots, etc.). Lots zoned for single family homes were platted decades ago and the owners of these lots reasonably assume that a single-family home can be built there as that is how it is platted and zoned. It is reasonable for owners to assume the right to build a home in a neighborhood full of homes. Property owners purchased these properties under the assumption that they would be able to build on them eventually within a reasonable amount of time. The ROGO system has been implemented for the past 34 years to slow growth (it has worked), but if it gets even more restrictive it will leave property owners with no way to use their property and may also contribute to takings litigation. Large multi-family developments and hotels (short stay properties) cause more of a burden on county resources than these empty developable single-family lots.	9/5/2024 5:53 PM
83	I see boarding house activity in my residential neighborhood to include short term rentals. I realize this is attractive to workers because of the high costs of housing. But they are also bringing more vehicles than a normal family would have occupying those homes. I have noticed that code enforcement has taken a "hands - off" approach to illegal vacation rentals. No longer allowing residents making the complaint to remain anonymous. At least enforcement levying fines on landlords of the illegal rentals would help with funds to mitigate takings cases. I am sure these same landlords are not submitting Monroe County bed taxes. This topic is interwoven with ROGO. This lobster season was out of control with short term rental tenants that are almost all un-safe boat operators. I live in Cudjoe Gardens neighborhood and have been on Cudjoe Key for almost 40 years. I have witnessed the degradation in our quality of life	9/5/2024 5:41 PM

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and environment both on the land and local waters. The majority of the time it is the human residents and visitors causing the damages and just like code enforcement there is not enough resources dedicated to enforcing and protecting our delicate Florida Keys islands and reefs.

84	Support both land acquisition and limited non-residential uses on vacant lots DEPENDING on how administered. The implementation details determine the viability of those approaches.	9/5/2024 5:25 PM
85	Obviously with 3,000 buildable lots and an available ROGO allocation of 220 there will need to be changes made to the 24 hour evacuation plan. While some of these lots can be bought by the county or transformed into other uses there will still be quite a few buildable lots that will be left. I am an owner of 1 of these lots and contacted Monroe County to see what would be paid to relinquish the building rights and was told that they were not able to offer more than 90k. The offers will have to be increased dramatically for the county to attain the more desirable lots without litigation.	9/5/2024 5:22 PM
86	Where is the environmental impact information related to increasing development or using lots for "non residential use". I feel there is a great lack of information in the survey regarding the environment	9/5/2024 5:07 PM
87	It cannot be that big of a deal since the BOCC is giving away a block of Rogos set aside to protect against takings liability	9/5/2024 3:35 PM
88	The Keys are or soon will be at sustainable maximum capacity. Do not allow a greater number of ROGO units and let's stop changing the assumptions of the 24 hour evacuation model. Let's face reality and finalize a strategy to conclude this matter.	9/5/2024 3:30 PM
89	I firmly believe that the present evacuation survey is flawed. We already exceed the 24 hr requirement. The present infrastructure is already over tasked. Now add in all the road projects in work and proposed like the 18 mile stretch repave. There is no way we can meet the 24 hr rule with those projects included	9/5/2024 2:59 PM
90	more affordable housing.	9/5/2024 1:12 PM
91	I'm a brand new transplant here to CudJoe Key, so much to learn.	9/5/2024 12:22 PM
92	if someone bought a lot to sit on for years then they intended it to be investment they should have sold when they expected allocations were being limited. i'd sell my investment stocks if i knew conditions called for it. why is this much different.	9/5/2024 11:58 AM
93	Either way, there IS great cost to the county: infrastructure improvements to handle the additional residents, which is ongoing OR the cost lawsuits, which is one and done. LIMIT ROGOs and put this issue to rest	9/5/2024 11:56 AM
94	If a lot is platted it should be able to be built on; otherwise you are taking someone's property and need to compensate them.	9/5/2024 11:00 AM
95	Maybe the CURRENT Original owners of the lots that were purchased prior to ROGO could be compensated, but after ROGO went into place, people buying lots knew the risk and assumed the risk not being able to build on their property. Why should the rest of the county taxpayers have to "buy them out". Also, the bigger concern with this is the huge developments that are going in. That is really what needs to be addressed with our county. The appearance of these developers paying off the people who make the decision to let them build is very clear to most of the people in Monroe County.	9/5/2024 10:35 AM
96	If property was purchased without the guarantee of obtaining rogo, it should be valued as an indevelopable piece of land.	9/5/2024 10:33 AM
97	STOP BUILDING NOW	9/5/2024 10:24 AM
98	People who own undeveloped property in the Keys have had fair warnings for years that building could be a problem. Government land acquisition is a good solution. The Keys have a very fragile environment and cannot sustain any more building of single family homes. Affordable housing is a different story.	9/5/2024 10:22 AM
99	Should require ROGO info and acknowledgement at time of property sales so new owners aren't blindsided by ROGO rules if they aren't from here.	9/5/2024 10:19 AM
100	We have enough! Charge visitors and let the homeowners, even those with 2nd homes alone. You are running people out !	9/5/2024 10:13 AM

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101	N/A	9/5/2024 10:11 AM
102	I like the idea of bees or natural use of vacant lots but when its lumped in with storage sheds and "commercial" structures I have a hard time supporting it. Can you make that 2 separate options?	9/5/2024 10:10 AM
103	In 1993 i purchased a lot on BPK I immediatly contracted with a builder and my home was CO'd in late 1994. I moved here in 1995. Vacant land is a risk and to hold on to it in any area (not just the keys) can lead to potential loss of ability to build. If someone has not applied for a residential building permit after 10 years of ownership they should not receive the same compensation as an owner who has been persevering in the ROGO/BPAS process. Length of ownership should be taken into consideration when offering compensation for acquisition. The longer owned the less the compensation should be if no attempt has been initiated to enter ROGO/BPAS. Moratoriums on building are not kept a secret in the KEYS people are responsible for doing due diligence before purchasing real estate period!!	9/5/2024 10:04 AM
104	There is ecological value to keeping a vacant lot undeveloped. It would be ideal if such lots could be purchased by the county and retained in perpetuity for ecological and climate benefits.	9/5/2024 9:56 AM
105	We now have too much construction, leaning to rental properties, which is ruining the keys. Ie sea glass development. & the largest property in grassy key. This encourages short term rentals which negates why many residents have located here. It will cause a nightmare when we need to evacuate for a hurricane. I haven't had too much confidence of our current good old bubba leadership. Ie the disgrace over missing control substances I. The Marathon County Trauma star debacle!!!	9/5/2024 9:17 AM
106	Need to limit growth in the Florida Keys. We are already overbuilt for our pristine area and to many tourists.	9/5/2024 9:15 AM
107	I want degrowth of corporate entities in The Florida Keys. If the government buys the vacant lots from willing sellers I would not want the land to ever be used for private purposes or development. It should be left in its natural state or for public parks etc.	9/5/2024 8:51 AM
108	Not sure!	9/5/2024 8:50 AM
109	Need to be transparent about traffic studies. We failed.	9/5/2024 8:46 AM
110	Our infrastructure cannot support current population.	9/5/2024 8:44 AM
111	Unless at the time of purchase of said lot the county has spelled out requirements upfront, the owner should not be penalized after the fact.	9/5/2024 8:42 AM
112	ROGO is not allowing the younger generation to live in the keys. Driving home rates up	9/5/2024 8:37 AM
113	The Florida Keys "Lifestyle" will be extinct if we can not curb growth, traffic, sufficient Healthcare facilities, environmental concerns.....	9/5/2024 8:30 AM
114	Limit growth to workforce housing and full time residents.	9/5/2024 7:43 AM
115	News stories saying weather issues will be greater and more frequent says to me that allowing the evacuation time to increase goes against what is happening and threatens to create more dangerous situations	9/5/2024 7:32 AM
116	We already have issues with cost of infrastructure maintenance. If we allow more building it should be charged at a premium so additional money can be put in a fund to pay for upgraded infrastructure to support growth. Tax payers should not be funding this growth and necessary improvements. It would be the new cost to build on undeveloped lots in the keys.	9/5/2024 7:01 AM
117	please limit the development of properties in the Keys	9/5/2024 6:53 AM
118	No More Building, The Beautiful Environment is paying the price	9/5/2024 6:45 AM
119	The ROGO system doesn't appear to take into account the number of vacant homes and vacation rentals in the Florida Keys - especially during hurricane season - when considering hurricane evacuation. I think it's worth considering separating an actual full-time residential dwelling from a vacation home/rental within the ROGO process, whether through deed restrictions or county code enforcement.	9/5/2024 6:45 AM
120	This whole issue is due to poor leadership in our local governments. All this should've been	9/5/2024 6:21 AM

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addressed and taken care of decades ago.

121	I think the County needs to focus on the quality of life of its residents. A key component of that is traffic. It needs to be better managed. Also, the traffic lights (e.g., in Marathon) need to be synchronized to ease congestion. The technology for synchronizing the lights as been around since the 70s! Why do we still go one block, stop for a light. Go another block and stop for the next light? This situation leads to frustration and a waste of gas. It would be "green" and greatly appreciated if the County could address this issue. Easing the traffic flow would be a huge win for the Keys' leaders and citizens. P.S. The City of LA did this a number of years ago. If LA can do it, why can't the Keys?	9/5/2024 12:40 AM
122	Adaptation to climate change - with the rising of the sea levels I believe we need to stop allowing new residential development. We need to protect the Florida Keys. Affordable Housing - not mentioned and should not be allowed as it is not affordable anyways. As home owners in our 30s, we need Monroe County Communications team to spread the word through the use of Social Media to reach out to the public.	9/4/2024 11:35 PM
123	Keys are being OVERDEVELOPED STOP	9/4/2024 11:30 PM
124	Property owners should have the right to decide what they want to do with their property. Whether residential or commercial development. This foolishness has been going on since 1973.	9/4/2024 10:33 PM
125	This survey is poor and not adequate. Bottom line ROGO has been a moving target for several + years now. It's time to make a tough decision and close further building/construction within the keys. Only ROGO exempt lots can be built on. This is not new news and planning should have been done to support pay outs for future lawsuits pertaining to land owners who will not be able to obtain a ROGO permit. I do not support making exceptions for alternate uses of these properties, I do not support extending a hurricane evacuation time, which we cannot meet at 24 hours. ROGO needs a date and does not need an extension with extra permits attached. The keys is overbuilt and the current infrastructure, bridges, water need critical attention. Electric is favorably but future planning needs continually pushed to ensure lifecycle and systems adequate maintenance & upgrades. Please stop ROGO do not extend anymore permits, Tallahassee provides environmental funds for land by backs, so adjust the color of money and include this into the balance sheets for future payouts. Taxes if levied will be minimal at 8000 properties with set aside money from Tallahassee. Lastly when I read this survey and it suggest county attorneys are favorable to a manageable risk posture, it reads we are lazy and don't want to fight. Write a contract and get attorneys to help, mange this and don't cave with the easy answer, which will be providing 8000 additional ROGOS and extending hurricane Evac times. That's not a fix and will only COMPOUND infrastructure issues we cannot address at the current growth. Thanks.	9/4/2024 9:57 PM
126	If somebody's had property here that had no house on it I don't think they have the right to build anything on it if they haven't tried to do so by now. You bought an empty lot and that's what you have. It's not taking if there's nothing to take. If you won't let them build a house there. Why would it make sense to allow them to build a medical office there?	9/4/2024 9:54 PM
127	I believe they need to stop the building, and I don't believe at this time you could get everyone off the island in time no matter how many hours they have. You can't get off or on the island now look what happened the other day when the sewer line broke. You need to stop the building .	9/4/2024 9:38 PM
128	Use vacant lots for parks and native plants	9/4/2024 9:34 PM
129	I think that TDC funds should be used to buy vacant lots, and fight takings suits	9/4/2024 9:30 PM
130	Our infrastructure cannot support more development in the keys. We need to support our police, EMS, teachers and workers. They need more economical places to live...rent or buy. That is a necessity for us to live in our paradise.	9/4/2024 9:19 PM
131	The fear of lawsuits shouldn't be a driver of rogo policy. It is not a given that many people will sue, and a property can only be sued over once. This perceived danger will eventually burn itself out. Long term planning and the environment is more important.	9/4/2024 8:48 PM
132	We are over crowded already and a extremely strained on our road ways and businesses.	9/4/2024 8:34 PM
133	Stop the building.	9/4/2024 8:21 PM
134	The idea of using alternative uses to residential is absolutely absurd! The idea of buying out	9/4/2024 7:59 PM

## Future of Growth and Updates to ROGO/BPAS Survey #4- Legal Considerations

property owners is equally absurd and not cost effective. Let people build on their lots and fend for themselves on evacuating, stop trying to be "big brother"!

135	Perhaps undeveloped land in the keys could be swapped for state owned property elsewhere .	9/4/2024 7:56 PM
136	These forms are a step in the right direction to get an idea of locals opinions. But the keys have taken a sad turn to prioritize tourists and tourist trap business' over supporting and caring for locals and the environment. There's enough hotels and tourist traps. Start focusing solely on the locals and the environment that your currently destroying	9/4/2024 7:54 PM
137	24-hour evacuation limit has long been exceeded. Population measures are inaccurate. The ROGO to limit evac time seems a ploy to control development. Keep ROGO without hiding behind evac limits, especially since it is already exceeded by the existing measures.	9/4/2024 7:38 PM
138	Using the recent sewage incident in Tavernier, our infrastructure just can't handle another 3,000 homes. This isn't the first time this incident has occurred. Our roads and bridges are in decline due to the excessive number of cars and trucks on the road. The hurricane evacuation time is already stretched to the limit. Our quality of life is also hampered. Locals generally hunker down during times of high volume. Many schedule trips to do errands or grocery shopping on off peak times. Many working class people don't have that convenience. And the answer doesn't mean another grocery store should be built. We don't need more restaurants either. Businesses are already short handed and can't find people to fill the many positions available. That includes medical facilities - additional population will decrease the quality care. Environmentally our area will also be impacted. There are already many restrictions in place concerning our beautiful waters. More boats, more pollutants, more fishing will have a negative effect on the reefs. More people on land or sea will require more law enforcement and emergency services. Of course this would provide the opportunity for more jobs but we already have a shortage. I could go on... in my opinion allowing any more development is detrimental to everything we love about the Keys.	9/4/2024 7:23 PM
139	I support non-residential uses such as boat, parking, shed, beekeeping, etc. I do not support allowing businesses on this property.	9/4/2024 6:53 PM
140	The biggest threat to the keys is the fact that we have an inadequate two-lane road in and out of the keys the priority for the keys should be at least a second set of lanes leaving the keys. This should be the priority with all the construction in South Dade. we will never be able to evacuate the keys	9/4/2024 6:37 PM
141	No more ROGO!	9/4/2024 6:30 PM
142	I think the takings liability is overestimated by County staff and this survey.	9/4/2024 6:07 PM
143	We are in a unique environment here. It seems public safety concerns could get some type of state funds to purchase properties to keep evacuations to 24 hrs. Our unique geography was not considered when the takings clause was created. Something has to give. There is only so much roadway to get out of here when it hits the fan.	9/4/2024 6:07 PM
144	When it comes to limited non-residential "uses" there is a big difference between putting a bee hive next to a home and having boat trailers and storage sheds next to a home. There would have to be a pretty robust structure of neighboring use approval based on "what" the use would be. If the "uses" support the micro local neighborhood and the majority approves the use, then yes I would support it.	9/4/2024 5:57 PM
145	We are over built, stop destroying the environment	9/4/2024 5:38 PM
146	I am against any new development in the Keys, hurricane evacuation times will not meet the 24 hour deadline, new development will add additional strain to an already fragile ecosystem.	9/4/2024 5:32 PM
147	ROGO/BPAS is all a gentrification scam to push working class out of the keys or live in slave quarters via the so called "affordable" housing BS and habitat for humanity.	9/4/2024 5:19 PM
148	Takings cases are a real threat to taxpayers. The costs will exceed \$1 Billion. Anyone who thinks otherwise is not familiar with existing State Law - FL Statutes CH 70, Bert Harris Act or the recent ruling by the 3rd DCA on the Shands Case in Marathon. Anyone diminishing the Takings Liabilities is minimizing individual Property Rights which does not square with case law in Florida. The basis for the 24 hour evacuation time in ROGO/BPAS has never been established and is arbitrary. Miami-Dade currently has an evacuation time of over 50 hours. How does that reconcile with Monroe County ?	9/4/2024 5:10 PM

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149	The county knew this was a problem for years. The people who bought the vacant lots knew time was limited. Why do the rest of us have to suffer with daily traffic, burst sewer pipes, or commercial use as their next door neighbor?	9/4/2024 5:05 PM
150	Question #9 is really putting the cart before the horse - talking about increasing taxes before the first ROGO-related Takings claim has even happened. Where is the information about the County's very reasonable defenses against takings in all of your descriptions above?	9/4/2024 4:59 PM
151	This survey is written with bias!	9/4/2024 4:52 PM
152	Do more surveys like this. The first 3 were a joke.	9/4/2024 4:35 PM
153	This is a biased "survey" with a predicted outcome and zero scientific value. It should not used for ANY discussion making whatsoever.	9/4/2024 4:29 PM
154	1) Take amount of building rights required to "eliminate" taking case liabilities! 2) for most dry lot properties, require majority to be "owner-occupied"; and the rest to be deed restricted affordable housing. 3) for waterfront lots: allow all permitted uses currently in LDR's and code 4) Spread-out number of permits awarded per year to a 25-40 year time frame to allow to infrastructure upgrades to be funded and built/completed.	9/4/2024 4:28 PM
155	This is something everyone has seen coming, especially Monroe County. The lack of planning from the county does not constitute a duty of the citizen. Those previously, and currently, in office should be partially liable for "takings" cases. Infrastructure improvements should be completed before more ROGO rights are to be provided.	9/4/2024 4:01 PM
156	enough with the increased residential properties... enough. Traffic is ridiculous now and there is NO WAY everyone is getting out in enough time if there's an evacuation.	9/4/2024 3:56 PM
157	Not sure about Florida law, but have gone through this in NJ with wetlands issues. As long as the land had some value it was not a taking as towns have the right to zone. Innovative things like transferring of development rights to more suited land to build multifamily in more appropriate areas etc. This provided opportunity for low and moderate income families or employee housing etc. This would add to total number of housing units but would direct the increase more toward community needs. We don't need more huge houses blocking the view of the water, we need places for workers in our community.	9/4/2024 3:55 PM
158	I'm more concerned with condos and hi-rise bldgs bringing too many people than I am with single residential lots being built upon. One new family vs. 100s in condos. Need to address that problem.	9/4/2024 3:50 PM
159	I would think any one who purchased a lot in the Florida Keys were aware of the building restrictions regarding ROGO/BPAS. They should have been made fully aware of the risks. This is not the first time a moratorium on construction was suggested. You may get a rush on land purchases if you offer compensation for a lot that cannot be built on creating unnecessary expenses for the cities and the county.	9/4/2024 3:37 PM
160	Our infrastructure can not support additional homes and hotels. The sewers are literally exploding.	9/4/2024 3:22 PM
161	Stop all of this building. My house is on the ground which leaves me vulnerable to being wiped out in a flood. Too much traffic. Too many buildings and NEVER add a special election to slip in the theft of waterfront properties - like the one downtown. I voted but only 3-4k people voted and only 2k made all of that nonsense in Key West happen. You also are about to have a whole lot of homes for sale. Watch	9/4/2024 3:22 PM
162	Too late now leave ROGO the way it is- County is just going to have to get sued and held accountable. Focus on making the Keys a nicer place for the existing residents. Just like they adopted FEMA flood guidelines, now we have no habitable downstairs or affordable housing. Who even adopted the arbitrary 299sqft. rule that they are now looking at changing to allow bigger downstairs? Just leave it the way it is. Where are our Manny Diaz landscape trees like Miami Dade has beautifying all up and down the roads? I've read the whole Comprehensive plan whoever agreed to what was in it should be fired it has the city center of key largo located at Wheatons Junkyard is versus sticking it over by Pennekamp with all the nice restaurants and majority of residential neighborhoods are or more logically Downtown Port Largo. The county should take responsibility for there share of the county stormwater plan since they are the biggest offender of stormwater per there own plan not residential homes who carry the biggest burden. And how come we sold the county park to Riviera Village for \$10.00? I	9/4/2024 3:17 PM

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personally would have paid more for it if given the opportunity or left it a county park. Why isn't Rowells Park Finished? Why is the miami dade bus running on and off the road cutting people off? Couldn't come up with a better plan? Why not tunnels under US1 for pedestrian crossings? Sarasota has them. We can dig up the sewer water lines over and over but can't build a tunnel. I think this ROGO thing is the least of anybody's worry.

163	Asking keys residents to PAY for low income housing is BLACKMAIL. NO MATTER HOW YOU LOOK AT IT!	9/4/2024 2:51 PM
164	What will need to be done, will need to be done to preserve the Keys. I believe we are at the limit of residents. Our yearly tourist surges adds to the problem. Less tourists/ more residents? Or less residents, I more tourists??	9/4/2024 2:32 PM
165	I see no reason a single single-family home cannot be built if the county would stop allowing investors to come in and build 3 to 4 story rental units for tourist. The actual residence would be able to build on their property. I see no limits to the county, stopping investors from building more resorts and hotels just take a look in North Marathon at what they're doing a single family home has minimal impact on Hurricane evacuation, four stories of 20 Apartments or condos	9/4/2024 2:29 PM
166	We do not need to build more in the keys. We are maxed out already and it is effecting our daily lives.	9/4/2024 2:25 PM
167	Gov has no business on private land. That being said, no more development. If you want to control it, own it. Otherwise, ensure the safety of your constituents by any just means. Fascism is not just means.	9/4/2024 2:18 PM
168	This is an issue of life and death. Storms are getting stronger, developing more quickly and acting more unpredictably. NOTHING is more important than this. We already have accepted more ROGOs under the unenforceable fallacy that these people will evacuate earlier. Please put safety (people's lives) first.	9/4/2024 1:48 PM
169	From everything I have read, it seems you are overstating the properties at risk of a takings lawsuit. This survey seems duplicitous.	9/4/2024 1:43 PM
170	Current infrastructure can not support current population	9/4/2024 1:29 PM
171	1. If you enforced zoning laws and eliminated short term rentals the demand for further housing would be greatly reduced. 2. If you stopped allowing moving development rights from a trailer park to mega mansions you would also reduce the need for more affordable housing	9/4/2024 12:08 PM
172	Unfortunately, takings lawsuits will be nothing compared to lawsuits from not being able to exit the keys during a major storm event.	9/4/2024 10:33 AM
173	Please limit additional resorts and private home expansion in the lower keys. The hurricane evacuation time is already at its limit. Please exercise extreme caution regarding further human population growth.	9/4/2024 10:05 AM
174	I don't like any of the selection answers on question #9. We are at capacity, we don't have enough time to evacuate and most certainly no more commercial/hotel development.	9/4/2024 9:37 AM
175	Each option above is a bad choice. The community shouldn't be on the hook (taxes increase, where else would the money come from to purchase) for a situation that the county created by not sticking to the original rogo limitations. It never seems that the county officials work to better the community for the residents but cater more to big business and developers, (I am pro business but more interested in our standard of living.). Everyone who has ever purchased in Monroe county should have been made aware of the ROGO, and if a lot has been sitting undeveloped, ex lets say 10 years, they forfeit the right to build. It's not the neighborhoods fault they didn't build and they shouldn't be burdened by vacant land owners who waited too long. Overall opinion, STOP building and work to beautify and create a wonderful living community. Truthfully the Keys, especially along the HWY, look awful these days.	9/4/2024 9:03 AM
176	Thank you.	9/4/2024 3:28 AM
177	This survey appears to be slanted against the allocation of additional Rogo permits? The questions are leading, and you don't talk about the added cost of taking cases to individuals or taxes, except in the very last question, Again there's no quantitative number with it, which I think is important as you will drive the existing families out of the keys as you drive expenses up through additional taxes. These permits can be tailored to long time year-round working class individuals and should be done that way.	9/3/2024 8:39 PM

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178	-create offers for neighbors of vacant lands to purchase and less-than-fee the vacant land adjacent to theirs. Offer a combined tax rate for both parcels so it doesn't cost additional tax to assume the vacant land and it doesn't allow for any future residential builds. -set an end date for building rights. Any vacant land purchased after a determined date will not be allowed to be built on for the life of that property. This will stop the continuous purchases and sales of vacant land which then sets the county up for potential taking claims in the future. Be absolutely transparent in future vacant lot sales about the surrendering of building rights. Add something in the property card or deed so that regardless of how the property is conveyed, it is disclosed and clear in future sales. That would stop future claims from taking place.	9/3/2024 6:57 PM
179	We need more businesses like a target and planet fitness. A lot of gouging otherwise since the prices in the keys are too high	9/3/2024 6:24 PM
180	Compare takings versus your family lives at risk during hurricanes instead of \$ risk. Publicize evacuation contingency plans in case of an emergency.	9/3/2024 6:21 PM
181	Stop the expansion of the population. It is destroying the environment look at the changes just in the last couple of years	9/3/2024 6:11 PM
182	Perhaps waiving fees associated with the sale of an unbuildable property- appraisal, etc. Tax incentives for donating property to the community/schools, etc.	9/3/2024 4:54 PM
183	No--MORE Building..PLEASE.	9/3/2024 2:44 PM
184	why did the county not think about these things 20-30 years ago when ROGO was in its infancy and property was much cheaper?	9/3/2024 12:27 PM
185	Sue the realtors who sold them the property in the first place... then move on. they knew when they purchased. how is the infrastructure going to take care of those who live here full time?	9/3/2024 12:23 PM
186	One important aspect of this whole discussion that I have never seen addressed is this: how LIKELY is it that any "takings" cases will succeed? It seems like anyone who has purchased a lot since the beginning of the ROGO system was taking a risk that they would never be able to build a home on that lot, so it seems that they would be unlikely to win a case. Many other scenarios come to mind that would seem to limit the chance of success for someone trying to bring a "takings" case. Hasn't someone done an evaluation of this?	9/3/2024 11:30 AM
187	Very complex issue and even more so after having to answer these questions. It's a shame that the environment has already been compromised from taking down trees, etc. for these lots or we'd still have much more green space as well as not having to "take" property. How did it get to this point? Did buyers purchase the lots knowing they were not buildable? If they were, why are taxpayers responsible for paying the "taking claim" penalties. It sounds as though we don't really have any great choices here, that what has been done is done and now we have limited options to correct previous decisions, hence the order of some of my answers in the survey. Environmental would have been #1, but as a full-time resident paying taxes, I also don't want to get pushed out because of having to pay "taking claim" to properties. As far as day to day traffic, I think it's mostly workers from the mainland during the week and it would be fantastic if we could set up a toll for weekenders. They do it on Sanibel. For a hurricane evacuation, I don't feel traffic would be too bad as most people who travel daily will already be out of the Keys and tourists are required to leave earlier than residents. Wish I had more time to write much more, but work calls.	9/3/2024 9:59 AM
188	Seems to me that if you bought vacant land in the Keys, you were speculating that you could get a rogo. Well, you can't.	9/3/2024 9:40 AM
189	The County has the responsibility to identify the number of vacant residential lots that **were purchased prior to the initiation of ROGO in the early '90s.** Established takings case law directs the Court to consider how government regulation impacts "investment-backed expectations." These properties will have much weaker takings claims (because if they purchased the property with the knowledge it could not be developed, they don't have any reasonable investment-backed expectations.) The County should also consider how the carbon market can play into this whole questions. Land in Monroe County can be preserved/restored for compensation for the purposes of wetland mitigation banking, or can otherwise provide value on the carbon market. That is an economically beneficial use of a property. The County could even develop a program that coordinates wetland mitigation banking for adjacent properties to increase the value of the credits. An acre of land being preserved/restored (i.e. allow mangroves to grow and restoring tidal activity) could fetch \$200k per acre in the wetland mitigation banking market. This would kill many birds with one stone -- eliminate takings	9/3/2024 9:20 AM

## Future of Growth and Updates to ROGO/BPAS Survey #4- Legal Considerations

liability, provide value to property owners, enhance environmental resources, increase carbon sequestration, reduce risk of flood damage, increase natural habitat, increase water quality, enhance fisheries. And Monroe County could be recognized as a leader in developing innovative, market-based, science-backed measures to enhance resilience, adaptation, and sustainable regional planning.

190	zero ROGO allocations is a must	9/3/2024 9:01 AM
191	more development will lead to a low quality of life here for the environment and the people. It needs to stop.	9/3/2024 8:12 AM
192	Quit cooking the books with traffic studies and evac times	9/3/2024 8:05 AM
193	It is not fair to families who own buildable land in subdivisions that dream of future generations the ability to enjoy the Florida Keys as initial thought through by the original city planners. Subdivisions should be built out as planned. Other countries are developing rapidly with luxury and amenities. New development brings naturally more tax base, more money for Monroe County to offer its citizens a higher quality of life.	9/3/2024 7:06 AM
194	The Environmental Impact is too big to consider any additional ROGOs	9/2/2024 9:32 PM
195	If you bought property after Rogo went into effect 50 years ago, you knew the risk. If you owned vacant land prior to Rogo and have not taken the effort to develop it on the last 50 years, sorry.	9/2/2024 6:39 PM
196	The selling out of our Keys lifestyle has already destroyed most all that was good about the Keys. Please. Just. STOP!	9/2/2024 5:57 PM
197	Unique circumstances as we are an island chain.	9/2/2024 4:46 PM
198	Vacation rentals are causing much of our problems and lack of code enforcement. We are over developed now. STOP development and don't allow any public official to take money from developers or real estate businesses.	9/2/2024 4:26 PM
199	Owners have known for years that ROGO limits were coming. If they have not requested a permit to build, they should not be allowed to build so those lots would be unbuildable. When the reef is dead and the fish are gone nobody will want to be here. STOP KICKING THE CAN DOWN THE ROAD.	9/2/2024 4:23 PM
200	Development in the Keys has been increasing over the last 30 + years to the point that the Keys are almost unrecognizable. Other areas in Florida, ie Sanibel, have severely restricted building/Development over the same period, therefore Sanibel has continued being a paradise. If the Keys continue at this pace, our paradise will completely disappear. Best example is Marathon. It has turned into a concrete island, with non-stop building. Thank you.	9/2/2024 4:08 PM
201	Our hurricane evacuation times are already exceeded by the latest study which the county chose to reject. And, it still didn't include numerous issues such as rapid intensification, inability to get out, if traffic impeded by Miami Dade county evacuation as well (which happened back in 2017 with Irma), lack of gas., etc.	9/2/2024 3:59 PM
202	We're already over built. Development has got to stop.	9/2/2024 3:38 PM
203	How is MC pursuing assistance from the state since we are an area of critical concern?	9/2/2024 3:34 PM
204	Risk of losing takings claims is overweighted. Property owners knew the risks when they bought. Thus no legitimate claim of taking. Stop scaring the public.	9/2/2024 2:49 PM
205	Start distinguishing good development from bad development. Note the limitless demand for second homes here. When we cry about affordable housing without also demanding a building moratorium on trophy homes that create slews of low-wage jobs and intensify traffic it's like trying to tame a forest fire with a watering can. Any new ROGO allocations should be for multi-family housing and multi use buildings only. Single family zoning is the reason why most people in this country have to get into a long line of cars for just about everything now days.	9/2/2024 1:58 PM
206	I don't believe that many property owners or potential property buyers know that they can buy a property with a ROGO credit and transfer it to another lot and build on the preferred lot. Unless I am wrong about this.	9/2/2024 1:44 PM
207	The Florida keys are at capacity. The traffic is awful, the reef is dying and south Dade County is exploding with development which will make it impossible to evacuate the keys when a	9/2/2024 1:42 PM

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storm is approaching but for some reason no one ever mentions it. As soon as you get off the stretch or card sound you can see it and the traffic up there is terrible also

208	Why not include in tax bills on vacant land to offer an interest to parties adjacent to them to purchase their land. We have tried for years to contact the owner of a vacant lot to no avail. It is in a 93 yr. Old woman's trust. Or if the county purchase the lots through takings action then give property owners of adjacent lots the opportunity to purchase them to offset cost.	9/2/2024 12:35 PM
209	Non residential use in residential areas would have to be very limited as to type of use.	9/2/2024 12:30 PM
210	I do not feel it is right to burden taxpayers in the county for other people's real estate choices. If the land can't be developed, it can't be developed. Those who buy land know the limits. Their real estate development desires are not more important than evacuation safety and the financial wellbeing of their neighbors who do not want increased taxes.	9/2/2024 12:13 PM
211	There are a huge number of hurricane related considerations (roads, infrastructure, evacuation rates, ...) but perhaps we should also be helping people "harden" and/or raise their structures to be more hurricane resistant.	9/2/2024 12:00 PM
212	Do research to see how many vacant buildable lots were purchased after the date rogo went into effect. 1992 may be the date	9/2/2024 11:44 AM
213	No more vacation rental opportunities	9/2/2024 11:38 AM
214	The Keys are already over developed and under stress because of the sheer volume of visitors that travel on our roads every year. We should be exploring ways to mitigate traffic, increase long term housing opportunities, and limit the conversion of our single family homes into vacation rentals and seasonal properties. Our infrastructure, our environment, and our communities are being neglected and our resources are being run dry. Please consider being proactive in the preservation of the Keys instead of the over-development of them.	9/2/2024 11:36 AM
215	There should be a special consideration of some kind for owners of property who build homes specifically for vacation rental. Who have no intention of living in the home, but just renting the property out for more tourists to come down and rob our community of resources. They should have higher taxes, Or some sort of deterrent and a form of some sort of penalty so that they are not encouraged to push the middle class out and make marathon one huge vacation rental town.	9/2/2024 11:35 AM
216	I do not want any more building in the Keys. The traffic is horrible and damages roads and aggravation for those who live here. I do think it takes more than 24 hours to evacuate. I have been in those lines to evacuate. I think there should be laws to regulate less vacation rentals in the keys. Make this a better place for those who live here.	9/2/2024 11:33 AM
217	I think there should be no more development. We are already screwed. It takes three hours on a good day just to get to the mainland	9/2/2024 11:23 AM
218	I don't feel that residential/single family homes are the problem or the purpose for ROGO. I have little issue with someone wanting to build a single house. I do have a problem with the amount of multi-plex units that have been constructed over the past several years. I feel that those types of buildings are what ROGO was intended to stop. But instead, they are being called "affordable" or "employee" housing, which then become neither. The Rockland Key Quarry development is a perfect example of what ROGO was intended to prevent. And \$3000+/mo. Rent is NOT affordable for most.	9/2/2024 11:01 AM
219	When I first moved to marathon commercial development (hotels and weekly rentals) hadn't occurred. It has not been a change that has increased the quality of life	9/2/2024 10:52 AM
220	Platted single family residential lots should have a perpetual development right. Monroe County should not be blackmailed by the State of Florida by mandated development restrictions. Our local elected officials should control the county and 5 cities' future development. Hurricane evacuation has never been a crisis issue in my 30 plus years of living here. Most residents and visitors know when it's time to evacuate. Central sewage and sanitation has been tackled nearly Keys wide and is only a political football. Storm water abatement and road maintenance is one of the county's biggest issues which is addressable with adequate funding which should come from an entrance toll on US 1 at Florida City. Keith Allen 207 Toll Gate Blvd Islamorada. FL 33036 Keith@realkeys.net	9/2/2024 10:44 AM
221	Takings really should not be a major concern (especially after our current governor is voted out).	9/2/2024 10:37 AM

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222	I find it unacceptable for lots in residential neighborhoods to be used in non-residential ways. Having something non-residential taking place next to a home where parents raise their kids-children sleeping, playing, living in their homes-is NOT acceptable. The law regarding the cap on development in the Keys has been around for a long while. Each property owner that purchased land in Monroe County had the opportunity to understand the situation regarding permits, when they purchased their land. Therefore, purchasing land in Monroe County was a risk that each purchaser knew they were taking. If they did not know, that is due to their negligence as purchasers. Due to ROGO, these purchasers never owned the right to build, they only owned the land. The miscalculations and failed risk assessments by these purchasers/owners should not fall upon the shoulders of other Monroe County residents.	9/1/2024 10:35 PM
223	It is unfair to allow non-residential activity on a previously residential lot. Residents have families here with children sleeping, living peacefully in their homes. To have something non-residential taking place next door to a home is NOT acceptable. Each property owner that purchased a vacant lot in Monroe County knew the situation with permits, or had the ability to know the situation, when they purchased the lot. Hence, purchasing a vacant lot in Monroe County was a risk they knew they were taking. They never owned the 'right' to build. And their 'non-right' should not hinder the quality of life of the rest of Monroe County.	9/1/2024 10:19 PM
224	I believe evacuation time may be misrepresented. Even though people may be considered "full time" residents, a large percentage of these people are out of the Keys during prime hurricane season.	9/1/2024 10:01 PM
225	In my opinion we are over developed and over populated	9/1/2024 9:41 PM
226	we all knew ROGO would end, property owners had years to acquire permits and should have if they intended to build ! Look at the out-of-control development in Marathon, does the unincorporated remainder of the county want to look like this? I hope not.	9/1/2024 6:54 PM
227	Alternative zoning and new land use regulations could still control the use of vacant lots, eliminating real negative impacts. Could allow for motor home use x amount of days on the lot, or for docks where one could use a waterfront as recreational. Just have to new setbacks plantings etc to keep in line with the area.	9/1/2024 5:19 PM
228	Safety for current residents during evacuation is paramount. Overdevelopment is Florida's biggest problem.	9/1/2024 3:58 PM
229	ONCE AGAIN, YOUR SURVEY IS DESIGNED TO PROMOTE A DESIRED OUTCOME. YOU'RE NOT ASKING FOR UNBIASED OPINIONS, YOU'RE PUSHING A PRO-DEVELOPMENT AGENDA WITH DISINFORMATION. SHAME, SHAME, SHAME!	9/1/2024 2:17 PM
230	Start by controlling staffing cost and corruption.	9/1/2024 8:35 AM
231	The state and county should not consider increasing the ROGO limit in the Keys until we have stabilized and significantly improved infrastructure, specifically water and sewage! In addition, tax increases should focus heavily or exclusively on property owners who reside outside of the county - rampant profiteering from outside interests represent a major cause of the issues we face.	9/1/2024 8:28 AM
232	So the only options are raise taxes or allow more development?	9/1/2024 7:06 AM
233	Monroe County new construction requires construction that can withstand a minimum wind speed of one hundred fifty (150) miles per hour and a foot above the 100-Year BFE. Therefore, new construction could be granted assuming that new construction does not necessitate hurricane evacuation.	9/1/2024 4:38 AM
234	Developers aren't looking to bring full time residents into the islands. It will end up being more tourist housing. UNNEEDED! Save our islands and our water quality that are being damaged everyday by overpopulation as it is! Create a tourist tax!	9/1/2024 12:00 AM
235	In an environmental area such as Big Pine- survival of many species appear to be ignored. Developers are willing to pay big money to develop and unfortunately money talks. Greed and money take over common sense and goodwill for anything and anyone in its way. Anywhere else in the country if build out occurs, then building is done, and land is not bought back- you snooze - you lose- money lining the govt heirarcy will win everytime - Unfortunate as that sounds- that is reality. If research were done most of the undeveloped lots purchased in the original block - would find that it is the next generation trying to get money. Again Greed	8/31/2024 9:30 PM

## Future of Growth and Updates to ROGO/BPAS Survey #4- Legal Considerations

236	Just keep a minimum of permits available but have a lottery for available Rogos not on points a simple lottery	8/31/2024 9:04 PM
237	No new ROGOs until infrastructure upgrades are completed.....you can postpone takings for years	8/31/2024 8:52 PM
238	The keys are over built. All development must be stopped.	8/31/2024 8:18 PM
239	This survey seems biased toward development. We own and live here and when we bought understood that the allocations were not going to increase. Otherwise we likely would not have bought. Prior to buying we vacationed throughout the years for decades. The whole character has dramatically changed to the point that we or our friends would not be as likely to pick this as a vacation destination. Also, we didn't have the infrastructure. Don't kill the golden goose of the beautiful (and fragile) keys.	8/31/2024 5:53 PM
240	We spend 60% of our time in Stuart and the other 40% in Key Largo. We've owned in Key Largo for a little more than 3 years. The main reason my wife and I purchased a single family home and not a vacant lot was our concern with navigating the ROGO system and potentially not being able to build. I think those who purchased vacant lots understood or should have understood the risk associated with buying vacant land. Recent proposals to clear more than a 1,000 acres in Jonathan Dickinson State Park to build 3 golf courses was met with fierce resistance from the residents. They know, as you know, once it's gone, it's gone forever. Your decisions are difficult but so very important.	8/31/2024 4:35 PM
241	Many of those who are awaiting permits knew they may not develop. Those properties should not be paid current lot prices.	8/31/2024 1:36 PM
242	The more crowded it gets, the more negative impact to the environment and way of life. If you reduce ability to build, you increase the value of existing property. This increases taxable value while maintaining population and lessens environmental impacts from over growth. Stand your ground and protect our keys. Lastly... Thank you for your service to our precious Florida Keys.	8/31/2024 12:58 PM
243	Just STOP all the building especially commercial hotels; condos etc. Let individual residential owners build what they always dreamed of. Our wonderful little Keys is full!	8/31/2024 12:01 PM
244	The State needs to be the major funding source for any taking cases as the mandatory evacuation time and Area of Critical Concern are State mandates.	8/31/2024 10:48 AM
245	I moved here almost 13 years ago.....and have heard all along.....getting down to wire with ROGOs....build out coming soon.....so don't try to tell me these vacant lot owners are unaware....they know....some are just in wait to file their court case. Each 1 should receive a certified letter....legally worded that would let them know that law suites will not be tolerated that they need to put into motion now if they intend to build on that property. Also all the lots that you are saying are not build able....the owners need to know now so they can not say they were unaware. Also a legal letter backed up by facts. Needs to all be very documented and put on their property record cards for future time. 1 of our neighbors 3 years ago lost a sale because the building dept told the prospective buyer....we can not guarantee you will get a permit to build on that extra lot.	8/31/2024 10:31 AM
246	We don't have the infrastructure or Space for more and more development. In recent years the amount of construction and construction vehicles had stalked transportation here and has not provided any benefit for the residents. Bussing on employees when that was never a thing. Constant vi structuring due to county failure to maintain etc and all I see is more and more and more development. Can't imagine how large the bribes abs campaign contributions must be. This county has lost its way	8/31/2024 9:32 AM
247	Hurricane evacuation is VERY important	8/31/2024 9:26 AM
248	Growth shouldn't be at the expense of safety.	8/31/2024 2:33 AM
249	Property owners of vacant land in the keys should not be entitled to build or further develop. The keys are already over developed. Our environment from the reefs to the key deer have suffered greatly from this over development and saturation of tourists. A variety of factors contribute to whether a vacant lot will ever be able to be built on. With rising sea levels, more frequent storms, many lots are simply not buildable, and owners should not receive a windfall. Investing in vacant land is a risk just like any other investment. They are not entitled to develop and should not be compensated as if they were. The BOCC should prioritize	8/31/2024 1:37 AM

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maintaining the unique community culture of the keys and protecting our environment at all costs. We don't need more development.

250	If the full time population is growing in the keys, meaning year round, my answers may vary	8/30/2024 8:13 PM
251	Maybe set up an entry toll booth before entering the keys by MM 120 and use this money to buy up land/pay taking claims	8/30/2024 7:49 PM
252	#9. I do not agree with any of the so called solutions Who do these properties belong to? More than 30 years ago there were very few rogo's left, then there were more and more, something doesn't seem right. Anyone who purchased lots in the last 30 years should have known they may not have been able to build. Did people buy the lots anticipating price increases and making a profit by having the county pay them?	8/30/2024 7:40 PM
253	Affordable housing should be developed in FL City & Homestead where housing is much more affordable..	8/30/2024 5:12 PM
254	Taking litigation should only be allowed for those that purchased before ROGO limits were in place. Those that purchased after ROGO implementation but failed to build in a timely fashion should have any taking compensation capped. You snooze you lose.	8/30/2024 1:03 PM
255	To better communicate how much in takings cases has been awarded in presentations and not just the amount sought. That is misleading.	8/30/2024 12:46 PM
256	We are already over capacity for timely emergency evacuations, when you add transient visitors, at 100% occupancy, into the calculation. Transient visitors were removed from the calculations several years ago. IN AN EMERGENCY PLAN YOU MUST PLAN FOR THE WORST CASE SCENARIO!!	8/30/2024 12:02 PM
257	We need to limit the amount of people in general. Put some limits on tourism and vacation rentals. Strong limits on development.	8/30/2024 11:45 AM
258	I am concerned that the county is only looking at full time residents and they are not fully considering renters and part time residents concerning evacuation. I am also concerned about developing all of our green spaces.	8/30/2024 11:38 AM
259	Has the county or municipalities considered buying market value TBRs as a way to offset takings?	8/30/2024 11:31 AM
260	Would it make sense to have the govt purchase the development rights of the properties with a rogo? This is something done in other areas of the country to reduce the loss of farmland and open space.	8/30/2024 10:45 AM
261	I believe the county should securing the rights of the property owners and only seek to purchase those that are willing to sell. The purchasing of these properties from any that is not a private entity will increase the cost of the residents paying taxes in the keys. Taxes are too high already and we should not be claiming land using tax payers dollars. With regards to evacuation, hurricane season occurs during the low season in the keys and therefore there are fewer people here to evacuate. Snow birds are here during high season which takes places after hurricane season ends. June through November is low season. Use our tax dollars to fix our roads, water supply and education for those visiting the keys to be environmentally concious, dont take away more rights.	8/30/2024 10:38 AM
262	I don't think building a Medical office on a lot zoned for homes is a good idea.	8/30/2024 10:03 AM
263	Those that purchase land should indeed be allowed to build on it after receiving appropriate permits, even after 2026.	8/30/2024 9:25 AM
264	Property owners should have known about this process and acted on it sooner	8/30/2024 8:54 AM
265	Tolls to pay for infrastructure improvements	8/30/2024 7:40 AM
266	Environment and water (utilities) are truly the biggest concerns moving forward. However, I will tell you that the 'hometown' residents will not be able to afford paradise much longer if taxes keep rising. Then who will work the tourist trade for the majority of Monroe's coffers?	8/30/2024 7:08 AM
267	When the county decides on this. I hope they agree to allow one residential home per lot. Not some insanely high density development based on current LDRs. The city of Marathon screwed up when they allowed density when they adopted their LDR. I live in Marathon. Look at the ridiculous concessions to developers in neighborhoods where they were allowed to build	8/29/2024 9:47 PM

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two houses on one lot because the lot was big enough. Even though it was same size as every other lot in the neighborhood. Our hired leaders do everything to pander to developers and do nothing to preserve community character. I could build three houses on my land and will if they move in a direction to maximize buildable rights for developers over the community for those of us to make this their home town.

268	Those owners that have never put in a request for building should not be allowed to ever pursue a takings case. They are waiting around to capitalize on property that has little to no value. The buyers of vacant property should have done their due diligence when buying land in a county that has had a ROGO allocation process going on for years.	8/29/2024 9:36 PM
269	The buyers knew when they purchased property of the building moratorium of 2023. However all the rules are changing as it appears the realtors have given false information to the buyers. And the realtors are profiting! And the locals are suffering. Vacation rentals are ruining the keys. It's all about the money!	8/29/2024 9:23 PM
270	It is already becoming unsustainable to keep the environment clean and healthy, which will impact tourism. The beaches, side roads, picnic areas, and reefs are trashed. I worry about increased development making this worse. Also, as an idea, maybe offer development the on those properties that will be used as reasonable long-term rentals for locals only. We are struggling maintaining much needed working folks (nurses, doctors, teachers, etc) because a studio runs \$1900 per month. We need some options to restore the local community or more locals will leave and start impacting tourism.	8/29/2024 8:31 PM
271	I own a vacant lot and feel that I should have the right to build without the ROGO game. A few years ago, the county offered to pay me to not build and add it to my existing property, but could not tell me if that would create a tax increase in my Homestead Exemption by classifying it at todays price, not purchase price. I understand, and still don't think it's fair.	8/29/2024 8:05 PM
272	about the only non-residential use I would support would be beekeeping. we don't need every inch of land "developed" or turned into more boat yards, storage units , or offices of any sort (many currently exist and are empty right now). An empty lot gives green space, and a break in the concrete jungle. PS. hurricane evacuation times only take you to Florida City...not much of a safe place from storms or the end of an evacuation journey! How about advising owners to donate their lots to Isaac Walton league, state parks, and other non-profits who would keep lots natural.	8/29/2024 6:48 PM
273	Homestead and So Florida building boom makes it even more difficult to evacuate the Keys. More development makes it worse	8/29/2024 6:02 PM
274	I wonder how many people purchased those lots, understanding the ROGO issues, and counting on a big payout from the government to let them go? If they bought them at a time when they knew they'd probably never be able to build on them, is it right for them to demand payment once they've been told they'll indeed never be able to build on them?	8/29/2024 4:50 PM
275	If Monroe county accepted building applications and the owners have invested large amounts of monies to build their home, building permits should be approved and honored to avoid lawsuits and tax increases. Especially in well developed subdivisions where there is under 5 empty lots should be giving a building permit.	8/29/2024 4:43 PM
276	We need no more development regardless of type, including "affordable housing "	8/29/2024 3:32 PM
277	The hurricane evacuation no longer needs to be 24 hours now that we have MUCH advanced notice, as much as a week. The model should be adjusted by extending the 24 hour rule, which was established decades ago when our existing technology and knowledge didn't exist. This way, there will not be any other issue that needs to be addressed as the "takings" issue will vanish. Simple.	8/29/2024 2:32 PM
278	The takings argument is overblown. The county has prevailed in most takings suits so far. The increased infrastructure costs to support additional ROGOs will exceed the potential takings cost anyway. We already have to reduce water pressures to mitigate leaks from old (50+ yrs) waterlines that need replacing. Cost to replace is \$10M/mile which for 100 miles already meets the \$1B mark and we havent even considered road repair/raising due to sea level rise etc. Essential infrastructure cost liabilities will far exceed any potential takings liabilities. Our nearshore water quality already does not meet State and fed statutory limits. Adding new development will further knowingly disregard the county's obligation to preserve these waters of critical concern. The \$1B+ spent on wastewater projects made zero impact on this critical	8/29/2024 2:30 PM

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issue of nearshore water quality and reef protection. The issue is clearly excessive human footprint due to over-development.

279	The state of Fl. has one of the largest budgets and incomes in the US. It has a larger income than most countries. If Fl. and US citizens want to protect the Keys as a national treasure than the state of Fl and/or US could easily pay for the takings cost. The amount of tourism income Monroe County provides to the state of Fl. would justify this as well.	8/29/2024 2:28 PM
280	Allow current owner/residents to purchase and use non-adjacent lots for all accessory (non-residential) uses. This would significantly increase revenue to the County from sales of County owned lots.	8/29/2024 2:24 PM
281	Who cares what it costs, the ecosystem and local economy are on the brink of collapse. Further development can not be justified by any means unless it is entirely affordable housing for the working class who are being forced out of the keys at an alarming rate.	8/29/2024 2:00 PM
282	The 4 options above do not take many other options into consideration. 1. We need to limit vacation rentals. Rental properties increase evaluation time because most have multiple families/cars. We have had up to 4 cars with 2 boats next door to us. Most full time residents will secure their house, leave the boat and take one car. 2. Offer reduced taxes on Workforce Housing development, 50 year contract, no vacation rental options. 3. Incentive to sell the property to neighbors. If the property is split between 2 neighbors then it can not be developed. If a neighbor buys the property, the sale won't effect the taxes on their current evaluation for 10 years. If they add a pool to the property then only the improvement is taxable.	8/29/2024 1:52 PM
283	You are not truthful in explaining the current evacuation times as you have denied the release of the last study so that you can continue to push this discussion and find a way to allocate more development. We are not dumb and we know what you are up to. You need to stand by the decision of ROGO as it was made and stop trying to find ways to build more, attract more, and make more money. It is a disgusting display of greed and, just like the staff involved with the trauma star cover ups, I hope you are held accountable if you push this agenda and build. You will directly be putting residents in harms way and ensuring that the next mass evacuation is a total disaster that ends in loss of life.	8/29/2024 1:47 PM
284	Traffic is bad enough! Plz stop selling out to commercial interests!	8/29/2024 1:46 PM
285	FDOT's road diet has reduced the number of vehicles per hour that can evacuate since your survey was done. Adding additional residences at this time is an "act imminently dangerous to another and evincing a depraved mind regardless of human life."	8/29/2024 12:52 PM
286	The traffic on our key is very challenging especially when out running, walking or biking. There have been multiple times I have almost been hit due to the high vehicle traffic. Additional growth would only exasperate the problem. This is supposed to be island life not big city.	8/29/2024 11:23 AM
287	Limited non-residential uses should be leveraged where commercial zoning already exists. In residential neighborhoods non-commercial, pro-environment uses should be explored. Also, why jump so quickly to tax increases? For Islamorada at least, the geographic size and resident population ratio to the annual budget is out of proportion. It's time to make hard decisions and tighten the budget and manage spending in anticipation of takings. Don't take the easy way out and just pass it on to residents.	8/29/2024 11:17 AM
288	Nothing	8/29/2024 10:55 AM
289	Those who purchased vacant lots with the intent to build knew it was a gamble. Tax payers should not have to compensate them for their bad investment.	8/29/2024 9:08 AM
290	I am a vacant lot property owner in Monroe County. My family has wanted to build a home there BUT it is extremely difficult to obtain permits to build. If the lot sizes were increased, there would be less issues with Hurricane evac., Enviornmental issues etc.	8/29/2024 8:22 AM
291	Like any investment, there are risks that the buyer takes upon purchase. If the government takes the property, it should pay no more than the buyers original purchase price.	8/29/2024 8:12 AM
292	I don't really understand what's going on or why people are upset. Something about whether more residential buildings can be built and regulatory takings is like an eminent domain situation? At the risk of asking for something that others might find condescending, I think it would be incredibly useful to have a Simple English explanation of the ROGO situation (like Schoolhouse Rock, perhaps without the jingles).	8/29/2024 8:10 AM

## Future of Growth and Updates to ROGO/BPAS Survey #4- Legal Considerations

293	Private property right is an important right of citizens and should be protected by law. When considering the future planning of ROGO/BPAS, we must balance the protection of public interests and private property rights. Private property rights should not be violated at will, but reasonable compensation and fair procedures should be given in the necessary expropriation behavior.	8/29/2024 8:07 AM
294	Stop the larger commercial resort development	8/29/2024 6:56 AM
295	Stop building more hotels and condos. Enough is enough.	8/29/2024 6:04 AM
296	Stop worrying about how much it will cost and do what you know to be ethical. The Keys environment, character and infrastructure can not and should not support more development. Just because it's above high tide doesn't mean you should build on it.	8/28/2024 10:08 PM
297	You can not have sustainable growth it will reach the limit of livability at some point. I believe the Keys have reached that limit.	8/28/2024 9:50 PM
298	I don't believe takings cases will be successful, fresh water is a limited commodity, traffic is already dangerously bad and our sewage treatment plants may not have adequate capacity.	8/28/2024 9:11 PM
299	I very much oppose allowing increased residential development as I have had to evacuate for hurricanes (Irma and Ian) and it was horrendous. Roads were over crowded, there was VERY limited fuel. I also do not support any large commercial development (residential neighborhoods or not) as that is not the character to which I bought in. I WOULD support allowing residential owners to build green space, dog parks, bee keeping, bird watching / gardening enclaves (for fee), day time small businesses such as professional buildings. I think this is ridiculous as we are even having these discussions is ROGO is based on safety and safety of existing residents should be first and foremost.	8/28/2024 7:52 PM
300	I. Balance Public Interest and Private Property Rights When considering the future of ROGO/BPAS, a method to balance public interest and private property rights needs to be found. Although expropriation may be for the realization of public purposes such as environmental protection and provision of public facilities, the legitimate rights and interests of private property owners cannot be ignored. II. Strengthen the Transparency and Fairness of Expropriation Procedures The transparency and fairness of expropriation procedures are crucial for protecting private property rights. When the government conducts expropriation, it should disclose the basis, procedures, and compensation standards for expropriation, so that private property owners can fully understand their rights and obligations. III. Promote the Coordination between Sustainable Development and Private Property Rights The future development of the Florida Keys needs to consider the requirements of sustainable development, which also has certain conflicts with private property rights. When formulating ROGO/BPAS, the goals of sustainable development such as environmental protection and resource utilization should be fully considered, and at the same time, private property rights should be respected. IV. Strengthen Education and Publicity In order to better handle the issues of expropriation and private property rights, education and publicity need to be strengthened to improve the public's understanding and awareness of these issues. The government can popularize relevant legal knowledge and policies on expropriation and private property rights to the public by holding lectures and issuing publicity materials, so that the public can understand their rights and obligations.	8/28/2024 6:36 PM
301	I don't have easy answers. In general I feel quality of life has been impacted by ever increasing vacation rentals and the traffic and congestion they bring.	8/28/2024 5:27 PM
302	I am not opposed to the use of vacant lots for environmental friendly non-residential use like bee keeping or outdoor plant shops that don't look tacky in neighborhoods. What neighborhoods shouldn't be asked to accept is structures that will lower the value if neighborhoods or be a possible nuisance to neighborhood residence, to include a vacant lots being used in such a manner they become "eyesores" in the neighborhoods	8/28/2024 3:48 PM
303	Stop the building of new large resort communities. Heavily tax 2nd homes, especially those that are being VRBO'd and the like. Improve the infrastructure for the people already living there. If not, workforce will have to be bused in from the mainland as there is no affordable housing.	8/28/2024 2:46 PM
304	Taxes have already increased greatly in the 5 years we've owned our home in the Keys; even with the Homestead exemption our mortgage has increased about \$1,000 month since purchase - which is quickly making our home unaffordable for our family. While safe and speedy evacuation during Hurricanes is necessary and should be top priority - I do not support	8/28/2024 2:11 PM

## Future of Growth and Updates to ROGO/BPAS Survey #4- Legal Considerations

any type of tax hike to Keys property/homeowners to "satisfy takings claims" for people who knowingly bought vacant lots with a ROGO in place and didn't apply for their build permit before the limits were reached. If I'm misunderstanding this term I apologize.

305	As for takings, why do all lots qualify? If there is a law on the books that says the keys need to be evacuated in 24 hrs and now can't, why not just say no more building? Also, as for the vacant lots being bought and used for non res, there should be guidelines as to what could go where as in a busy non res compared to not busy, how many visits per day, what times during the day, appearance from the curb, etc	8/28/2024 1:58 PM
306	The traffic is horrendous day to day let alone for an evacuation. Since COVID was lifted there has been an enormous uptick in tourism. Although we all enjoy lower mileage rates due to tourism taxes it is not worth the impact on our day to day lives. We are witnessing the continual site work for the Sombrero golf course related resort even though they do not have site plan approval or permits. Hard to swallow as a resident	8/28/2024 1:48 PM
307	The county should purchase all properties to retire them to the environment	8/28/2024 1:31 PM
308	I think as long as developers are in charge ( and all you sitting as our representatives) you won't be happy until all 8,000 lots are built on. Enough already! Stop, obey the laws as of now, and get your dirty hands off our quality and way of life.NO MORE PERMITS!	8/28/2024 12:56 PM
309	Do not take private property rights	8/28/2024 12:43 PM
310	1. 征用的目的是否真正符合公共利益，这需要有明确和合理的界定。 2. 征用的程序是否合法合规，包括是否经过了必要的审批和公示等环节。 3. 给予的补偿是否公平合理，能够充分弥补被征用方的损失。 同时，也要重视私有财产权的保护。在任何情况下，私有财产权都应当得到尊重和保障，除非有充分的公共利益理由并且按照合法程序进行征用。 总之，在探讨罗格/BPAS 在佛罗里达群岛的未来时，“征用”和私有财产权的平衡是至关重要的，需要综合考虑公共利益、法律程序和公平补偿等多方面因素。	8/28/2024 12:42 PM
311	While unpleasant, takings may need to occur at taxpayer expense. The Keys are becoming unpleasant in general, and the need to halt growth is past due.	8/28/2024 12:23 PM
312	We should ask for for all and give out slowly to make sure levels of service are maintained	8/28/2024 11:46 AM
313	ROGO/BPAS was set to protect not only our citizens, but our environment. Those who purchased property or about to purchase property should have read and understood why the limitations on building in the Keys were set. Evacuation, pollution, traffic, quality of life, and most importantly our natural resources will be put in peril if you allow an increase in BPAS and falsely believe moving evacuation times is a solution.	8/28/2024 11:39 AM
314	Our local representatives seem more interested in catering to big business than addressing concerns of full time residents.	8/28/2024 11:10 AM
315	I don't think the county takes the "takings" seriously. They'll do things like this survey to postpone making any kind of decision. They leave the problem for the next administration.	8/28/2024 11:03 AM
316	Clear legal framework: Ensure a clear and explicit legal framework to define when and how expropriation rights can be exercised. This helps to protect private property rights while ensuring that the public interest is safeguarded. The law should clearly stipulate the procedures for expropriation, including notification, hearing, and compensation.	8/28/2024 11:02 AM
317	Rationality of compensation mechanism: When the government expropriates private property, it must provide fair compensation. This usually means that compensation should reflect the market value of the property, while taking into account the actual losses of the property owner, including possible business interruptions or emotional value.	8/28/2024 10:57 AM
318	The allocation process has been in place for years. Property owners have known about this issue. Issuing large quantities of ROGO allocations is going against all development regulations.	8/28/2024 10:24 AM
319	Very opposed to increasing population density.	8/28/2024 10:03 AM
320	Just don't force possession	8/28/2024 10:02 AM
321	Balancing development needs with the long-term well-being of communities is crucial when dealing with expropriation and private property rights issues. Although protecting property rights is fundamental, it is necessary to ensure that any development plan does not excessively burden public infrastructure or damage the natural environment. Support limited non residential	8/28/2024 9:59 AM

## Future of Growth and Updates to ROGO/BPAS Survey #4- Legal Considerations

use and land acquisition strategies to reduce potential expropriation lawsuits while maintaining the natural beauty and quality of life of the Florida Keys. Increasing residential development should be approached with caution, taking into account hurricane evacuation capabilities and environmental impacts.

322	The keys are saturated. Further development simply means further degradation of the environment and of the quality of life there. Go ROGO!!	8/28/2024 9:54 AM
323	Traffic has become an absolute nightmare. Don't know how the larger development in the upper and middle keys are approved. Should be a toll to get into the keys perhaps to fund a "park and take the bus" with a good schedule.	8/28/2024 8:55 AM
324	The county can raise money to purchase lots with development rights by selling county owned lots with restricted development rights that were purchased using conservation funds. Many of these lots exist on Big Pine Key and talking to neighbors I find several would be happy to purchase adjacent properties as an accessory lot.	8/28/2024 8:55 AM
325	The fundamental basis for ROGOS, through the Safer\Simpson system is not defensible. Hardening our infrastructure, including our failing sewage treatment systems which do not filter prescription drugs and other pharmaceuticals must be our number one priority as well as removing PFAS from our potable drinking water system.	8/28/2024 8:46 AM
326	Private property rights are regarded as a basic right. When faced with expropriation, owners often pay attention to whether the compensation is fair and reasonable. If compensation is insufficient, it may lead to legal disputes and social instability.	8/28/2024 8:34 AM
327	Transparent decision-making process: When considering land acquisition, the government should ensure that the decision-making process is highly transparent. Clearly explain to the public the reasons for expropriation, the scope of land involved and the compensation scheme for the expropriated. This will help reduce public doubts and dissatisfaction and enhance the credibility of government decision-making.	8/28/2024 8:24 AM
328	Taking of private property should not be considered. All new corporate buildings/resorts be stopped if there is concern about 24 evacuation times.	8/28/2024 8:14 AM
329	Expropriation may be a necessary means to achieve important public interest goals, such as environmental protection, infrastructure construction, etc. But in the process of implementing expropriation, it is necessary to ensure that the procedures are legal and fair, and provide reasonable compensation. This not only respects private property rights, but also helps to reduce conflicts and disputes. In summary, in the future planning of ROGO/BPAS in the Florida Keys, the relationship between expropriation and private property rights should be properly handled to achieve a balance between public interests and individual rights.	8/28/2024 8:05 AM
330	Expropriation should be carried out within a strict legal framework, ensuring a clear public purpose and giving reasonable compensation.	8/28/2024 7:35 AM
331	It would be unacceptable to forcibly take someone's land. Do not even consider that option. Also, if you do something to lower the value of someone's property, their property tax should be lowered accordingly.	8/28/2024 7:14 AM
332	I don't quite understand this convenient problem, but I still hope the government will do better	8/28/2024 7:13 AM
333	Please stop the growth and development	8/28/2024 6:04 AM
334	More than 50% don't evacuate. This entire conversation is silly!	8/28/2024 5:01 AM
335	Whatever helps in life	8/28/2024 4:18 AM
336	我觉得征收和私有财产权是复杂的问题。在佛罗里达群岛ROGO/BPAS的未来中，应该确保公平和透明，充分尊重私有财产权，同时也要考虑到公共利益。	8/28/2024 4:01 AM
337	It's important to ensure a balance between development and the protection of private property rights. Clear and fair regulations should be in place to avoid unnecessary disputes and ensure that the rights of property owners are respected while also considering the public interest. Additionally, ongoing communication and collaboration between all parties involved is crucial for finding sustainable solutions. Do you have any specific concerns or ideas regarding this issue?	8/28/2024 3:48 AM
338	平衡公共利益与私有财产权	8/28/2024 2:49 AM

## Future of Growth and Updates to ROGO/BPAS Survey #4- Legal Considerations

339	Balancing public interests and private property rights	8/28/2024 2:49 AM
340	Expropriation should be discussed with residents and explained. Private property rights are agreed and cannot be misused without permission.	8/28/2024 2:37 AM
341	climatologicalkella@gmail.com	8/28/2024 1:14 AM
342	Requisition should still consider obtaining consent as appropriate.	8/28/2024 1:14 AM
343	Ensure that the expropriation procedure is open and transparent.	8/28/2024 1:00 AM
344	Levying is usually an act taken by the state for the needs of public interests. Within the legal framework, levying has certain necessity.	8/28/2024 12:32 AM
345	No other feedback or suggestions	8/28/2024 12:26 AM
346	Protect the ecological environment	8/27/2024 11:59 PM
347	The government and relevant departments should establish a sound supervision mechanism to ensure that expropriation acts are legal and compliant and prevent abuse of power. When formulating policies and making decisions, full consideration should be given to the balance between private property rights and public interests to achieve sustainable development of the Florida Keys.	8/27/2024 10:43 PM
348	The keys are over developed and buildout should have already have happened. The thought of increasing hurricane evacuation time is insane, inept, and ludicrous. You are risking the lives of entire communities. Greed and poor planning is the root of this problem. The county commission has totally failed at protecting the delicate ecosystem of the keys. Now they want to just kill the residents through overdevelopment and greed. They are an embarrassment to good government.	8/27/2024 10:27 PM
349	If you increase the number of ROGO allocations, be prepared to refund costs that allocation holders incurred - cisterns, solar, purchase points, etc. The rules have been in place for 30 years. Buyer beware if you purchased after ROGO went into effect. I realize this is complex but totally predictable.	8/27/2024 9:36 PM
350	I think our 24 hour models are flawed as most residents know there are many more residents / people actually living here exceeding Census claims. Have we considered giving a "modified ROGO right" where contracts are signed forcing these property owners and temporary resident/ renter to be classified as permanent part time residents to evacuate when hotels are closed. We would "lease them a ROGO" a different category of resident or property where it is pre-agreed forced evacuation before any other residents removing them from the flow of traffic. they could be the first allowed re-entry after the storms if they choose. If they don't evacuate on time they agree to payment of hefty fines which would support the re-building of roads and transportation of evacuees. Also increase utility initial connection fees for all new properties. 6 times current rate 5/6 that would go to trust fund held in trust to support repairs of utility infrastructure in 10 20 and 30years. Part time leased ROGO is Still a land use that is very common for the area but these people have another main home where they would evacuate to. Then we sloooow roll the allocations to keep takings cases at bay. Stop handing out boat permit for live aboard. We know in reality they contribute to the # of people who need to evacuate and cause millions in damages with abandoned boats during storms. Its just another legal argument for takings cases. Our #s of residents are under represented w Numerous ancillary "shed homes " and ground floor apartments not represented on census or our 24 hr model figures. Single people more than 3 or 4 sharing single apartments or homes. Mobile homes containing multiple families etc. When more homes are allowed to enclose under their homes we will have many more illegal apartments pop into housing market as folks try to find a way to support the cost to own a home here. Unless we truly forced people to leave in waves which we dont should there be a serious need for evacuation we would more than exceed the 24hr rule and some people may be left behind. Another tier of part time resident where we ferry or bus them out early in the same way we "assume" people on boats evacuate by our models but actually have an agreement in hand prior to award of buikding or selling of property. It would tied to these homes forever.	8/27/2024 8:33 PM
351	If any properties are in developable anyway,(when purchased especially) that should make them ineligible for any "takings" program.	8/27/2024 8:31 PM
352	I don't want my tax money going to buy property I can use. Then we lose money on the tax base	8/27/2024 8:14 PM

## Future of Growth and Updates to ROGO/BPAS Survey #4- Legal Considerations

353	Sewage capacity and water run off from more developed properties	8/27/2024 7:49 PM
354	It's a fork in the road... you either manage the takings process and continually seek out novel avenues in that never ending quest... or you expand ROGO, effectively ruin the current quality of life in the keys, have to raise taxes anyway to build the necessary infrastructure, and get a whole bunch of innocent people killed in a future hurricane because they couldn't evacuate in time. As a full time resident raising a family, I'd like to see us admit that we're built out and manage the takings process as necessary.	8/27/2024 7:25 PM
355	As a tax payer, to use our tax money to support the fail of a taking claim, not in favor!	8/27/2024 6:47 PM
356	Do not increase the residential bldg! Look what you've done just outside of Key West.	8/27/2024 6:19 PM
357	I feel as though the Keys are over crowded. The land can only support so much. The wildlife has nowhere to go. Too many cars on the road. Addi g more homes, businesses... This will only add to the problems we are experiencing now. We need to protect our slice of paradise.	8/27/2024 6:02 PM
358	The problem with non residential uses on vacant lots is that I believe that lower income neighborhoods (like the Avenues on Big Pine, which are always neglected) would get less desirable uses assigned then high income areas. We'd get the increased traffic, not the bee keepers.	8/27/2024 6:01 PM
359	Full time Monroe County residents who are willing to homestead their property should be allowed to build homes on vacant lots for use as their primary residence. ROGO should not be lifted to allow for the development of vacation/weekend homes which would further drive up the market and lessen the ability of Monroe County residents to continue to live in the Keys.	8/27/2024 4:42 PM
360	The infrastructure in the Keys has declined for the last 10 years due to the increase of traffic. The quality of life in regards to the environmental water quality has declined in the last 10 years significantly. I encourage the board to do everything they can to reduce the amount of further building in the keys.	8/27/2024 4:25 PM
361	I think the likelihood of widespread takings cases is actually substantially lower than what is regularly being presented. The overhyped, oversimplified, and unlikely worst-case scenario seems like it is being used to scare people into acting against their own best interests, much less the environment and the community in which they live.	8/27/2024 4:08 PM
362	Land acquisition costs should be somewhat offset by the increased property taxes due to increased property valuations. How is property tax income being used?	8/27/2024 3:59 PM
363	I do not support an increase in evacuation times and suspect the takings lawsuit risk is overstated.	8/27/2024 3:06 PM
364	I THINK THE KEYS SHOULD BE ALLOWED TO GROW BUSINESSES AND INFRASTRUCTURE AND THE AIRPORT AND OTHER MEANS OF TRANSPORTATION ARE NOT TAKEN INTO ACCOUNT WHEN DOING ROGO ASSESSMENTS. ONLY ROADS. THIS IS A FALLACY.	8/27/2024 2:39 PM
365	If you open up ROGO be prepared in advance to pay back all of the people (more specifically...locals that live and work in the community, and who had to buy points to protect their investment and be able to build on their lot based on being told they did not have enough points to be able to build as permits were going to run out in (1st 2023) and then 2026...because big investors were buying and developing property using "green initiatives" That are no longer on the developed property. But moved to their next big investment property (i.e. "solar panels" and non existent cisterns).	8/27/2024 2:35 PM
366	Problem is not residential is is development with short term rentals with tourist inundating the Keys	8/27/2024 2:26 PM
367	The increase of ROGO would threaten the environment, have an increase of traffic accidents and potentially over-crowd schools and hospitals. Hospitals are severely lacking. You would need to increase sherriff deputies, fire houses, which would in turn raise our takes even more.	8/27/2024 2:19 PM
368	These surveys are waste of time, you do as you wish. You allow these big commercial developers to come in with resorts but a homeowner can't clip a bush. Different rules for developers.	8/27/2024 2:01 PM
369	Property rights must be the foremost concern! With the increase in new builds, means more taxes to increase infrastructure. I foresee the tax burden of increasing infrastructure would be	8/27/2024 2:00 PM

## Future of Growth and Updates to ROGO/BPAS Survey #4- Legal Considerations

	much less than that of the takings cases.	
370	State should bare some responsibility for takings	8/27/2024 1:44 PM
371	No more building in Monroe county	8/27/2024 1:11 PM
372	Put a toll into the keys except for property owners	8/27/2024 1:04 PM
373	Owners of properties with no exiting ROGO allocation and no effort to obtain an allocation should be discounted from any consideration for land use or takings risk. For every new development not only is there an impact to supporting utilities, environment and evacuation, there's the impact of changing the natural course of water run off. That problem is compounded each time new asphalt and concrete foundation are laid down impacting existing surroundings exponentially .	8/27/2024 1:02 PM
374	People who have lots knew about the restrictions and have for over 50 years. Stop destroying the keys with out of control building. Traffic is already ridiculous and strain on the environment is not sustainable. Stop short term rentals in SFR zoned areas. Enact an entry toll into the the keys to pay for the takings cases if needed.	8/27/2024 12:55 PM
375	Add a toll entering the keys to non residents. This will pay for updating dating our infrastructure and purchase of properties unable to build.	8/27/2024 12:36 PM
376	Pools, garages or storage for boat trailer but Not a junk yard appearance. Not sure why u would want a medical building in a residential area. Hope u are following your Rogo rules because there are expired extensions on permits U need to take there permits away if they are not building. Why want a permit then turn around and try to sell the lot for more because u didn't do your research before purchasing the lot a few yrs ago. MOST of these new builds are becoming rentals and our water pressure sucks now!	8/27/2024 11:53 AM
377	"Takings" lawsuits will be expensive for the county and the cities. Instead of funds needed for county and city services, the funds will be used to fight the lawsuits and deplete the county coffers. Property owners who love the Keys should be ashamed of themselves for filing them. Instead, suggest the property owner takes a significant personal tax deduction for fair value if the owner donates his/her property to a "forever wild" land conservation effort they support. Win-Win.	8/27/2024 11:52 AM
378	No more development. Save the keys!! Enough is enough....	8/27/2024 11:46 AM
379	Question 9 manipulates the survey. I do not agree to 3 and 4. Delete them from your discussion. Purchase the lots with conservation easement and preserve open and green space. Evacuation is already a nightmare. Increasing evacuations would just make it more chaotic as more people would wait to last minute. There is no way to regulate when everyone evacuates	8/27/2024 11:28 AM
380	Taxing increasing and government land acquisition is the same thing as the money for both comes from the tax payers.	8/27/2024 11:21 AM
381	Just because there is a plot of land vacant does NOT mean that there should be a building on it! County can take the vacant land, let it REMAIN vacant. The property owner could then consider another location for their dream. To encourage use of built upon lots to be redeveloped, the county could ease the process, within code and community character consideration and respect. Dreams should not be denied.....but covering every inch of the Keys is a NIGHTMARE.	8/27/2024 11:01 AM
382	The counties' priorities should be affordable housing, helping the working class, taxing non resident with second homes( you want to be here for the weekends than you pay to play), they should pay more taxes than local residents. the county is being over built and traffic is getting out of hand and that brings bad things to the county and to local residents that live here and want piece of mind. We do not need the Miami-Dade mentality or political believes. If Monroe county allows this to go on it's on the elected politicians that are representing their pockets and not the citizens. We can not allow Monroe county to become a tourist trap or the next Hampton playground. And last but not least We need a toll on Dade Monroe county line for visitors and tourist to pay. \$30.00 in \$30.00 out and they can pay for the road maintenance and help the middle class worker that we need so bad.	8/27/2024 10:51 AM
383	I would rather risk property taxes increase over additional development. Property values are impacted by unsustainable development and my value is more important than taxes. Let the lawsuits fly and find a county-wide voter supported strategy to thwart them or weather the slow	8/27/2024 10:47 AM

## Future of Growth and Updates to ROGO/BPAS Survey #4- Legal Considerations

trickle of well-supported takings claims. Swamp is swamp and lawyers should not be allowed to falsely claim a swamp taking harms the property owner more than a fair assessment.

384	The 220 ROGO limit should remain. Vacation rentals should not be allowed and over time should be converted to private residences.	8/27/2024 10:37 AM
385	It would be less expensive to increase taxes to enable more land acquisition than paying out takings claims. Care must be used to avoid sellers increasing voluntary sale price when it becomes known the county is a tax financed buyer of multiple lots. If allowing limited non residential uses for vacant lots, care must be given to make sure those limited uses do not increase demands on infrastructure that cannot support increased growth. Limited non-residential uses will still be limited by recorded easements and restrictions in some neighborhoods, which factor should be taken into consideration when ascertaining how many lots can be reduced from the outstanding inventory in this manner. Bee keeping is way different from a medical office, for example, both as to existing restrictions and demands on infrastructure. It is probably less expensive to staff up the county dept that handles buying out development rights and outright ownership of lots, and to fund it to buy out more sooner rather than later. Dealing with the same lots in takings cases would be way more expensive. This could enable us to buyout 100 lots a year rather than 50 per year. Seeking more money from the state to repurchase these buyouts will help the program continue at an increased rate.	8/27/2024 10:29 AM
386	Poor choices listed. Perhaps the decisions have been already reached and these questions are directed towards the answer wanted by the government. Number 9 is particularly a trick question, and you can't skip it.	8/27/2024 10:27 AM
387	Tax increases should be for those that DO NOT LIVE IN THE KEYS FULL TIME. Tax those that rent their properties as vacation rentals or second homes. Stop building!	8/27/2024 10:10 AM
388	Allowing commercial development on land zoned residential will increase traffic and the need for infrastructure! Any city planner will ditto my opinion.	8/27/2024 10:02 AM
389	The existing infrastructure simply can't support more expansion. That includes sewer, water and roads. Also storms have been developing MUCH faster in recent years due to higher sea temperatures. Anything that increases evacuation times risks people being caught on the roads when a storm hits.	8/27/2024 9:59 AM
390	Land acquisition through voluntary owner participation is the number one best idea MC has had in decades.	8/27/2024 9:59 AM
391	I am against adding new ROGO allocations.	8/27/2024 9:42 AM
392	Traffic is very bad now. Hurricanes are developing faster . Land. Value and housing are way way to high. The numbers used now are not enough time to get out of the keys	8/27/2024 9:42 AM
393	'Takings' is not an option because it in effect voids private property rights. We need a viable solution that allows personal property development and I don't believe ROGO/BPAS restrictions are the answer. A small increase in required evacuation times coupled with US1 & 18 mile stretch traffic flow improvements will solve most of the problem along with sewage/waste water improvements. We should not be trying to keep people from moving to the Keys!	8/27/2024 9:37 AM
394	We need more housing to make the county affordable for the fulltime working community. It is irresponsible and a disservice to the cmoonunity when First Responders, teachers, medical workers, utility workers, infrastructure workers are not able to afford living in the communities they serve.	8/27/2024 9:33 AM
395	I don't want higher taxes. We already pay a premium for everything we pay for or need from gas to upkeep on our home and property. As a country, you and I pay tremendous amounts of our hard earned money to pay for every illegal person in the US as well as foreign aide to every country in the world that holds out their hand. Maybe it's time for the federal government to send Florida a few billion to purchase this land and donate it back to current property owners directly next to any of these lots for maintenance and upkeep!	8/27/2024 9:22 AM
396	No more hotels!	8/27/2024 9:21 AM
397	We have too much development now. No more needed. Builders keep adding more and more fill onto lots prior to construction. That water then runs onto roads or neighbor lots	8/27/2024 9:18 AM
398	Boat parking needs to be carefully thought out, but there is a serious need for it and it would	8/27/2024 9:15 AM

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benefit homeowners. Boat parking for residents should be priority, then property owners. A lot of boat parking for non residents/non property owners will just increase traffic, environmental degradation, and harm to existing neighborhoods and wildlife.

399	Lousy choices in Question #9. We should have the opportunity to delete, as stated this presumes we agree to some extent to non-residential uses on vacant lots, and/or additional ROGO allocations, just by taking the survey!!! This is a form of manipulation of facts, again!!!	8/27/2024 9:07 AM
400	There is no way that the Keys can be evacuated in 24 hours now. You live in an imaginary land.	8/27/2024 9:06 AM
401	Property owners who purchased vacant land without a building permit knew full well what the permit process was under ROGO and how long it could take. Furthermore they were notified of this prior to purchase. If they didn't do what they needed to do by now it's their loss. The Keys are at a breaking point with regard to the environment and quality of life. Adding more permits to what is already allocated would be irresponsible	8/27/2024 9:01 AM
402	Nowhere do you mention that the County has several very good defenses to takings claims, especially against owners who acquires their lots more recently and in any case after the ROGO system was adopted. Shame on you.	8/27/2024 8:54 AM
403	Allowing non residential uses would be fine if it was only used by the owners, such as for a pool, to park their own boat, to build a garage, etc. but, to allow any type of development that would bring in non owners to your neighborhood would bring more problems. There is not even any room for non owners to turn around, or park now, things unfortunately disappear-theft when you bring in non owners. I know our neighborhood could not handle more traffic. You would have to monitor it so people were not renting their lots to people...living in garages, etc. I think it would be problematic. If people start doing that you would have people literally renting dock space, parking on the street to take their boats out and again there is no place to park. It would start to look trashing. Renters have been a big problem as it is with air bnb's, they just don't respect the environment, the wildlife and the neighborhood. Renters fly through the canals...we had our jet ski ripped from the seawall by renters. Our neighbors lost their boats and kayaks because of renters going so fast in the canal...and the manatees...renters and non residents just don't care about them. I would definitely prefer you buy their land. Could you buy their lots and resell them to locals who would just want a bigger lot? Keeping the lots empty? I know many who would love a larger lot just to have more space for themselves. I don't have an empty lot next to me but, would definitely purchase it at a lower rate to just have more personal space. My neighbor bought land from you that way and it's just an empty lot he uses as more space. May put in a pool but, that's it. I think many would do that if given the opportunity. He just can't build on it. You could atleast make some money back.	8/27/2024 8:52 AM
404	This whole process of wanting to allow more building permits is like watching a Ouija board. In our neighborhood, every home that has sold has become a vacation rental. Any newly built home will most likely become a vacation rental out of necessity because of the high cost of ownership. The character of the Keys has changed, and not for the better. I urge the powers that be, stop the expansion and face the inevitable lawsuits.	8/27/2024 8:50 AM
405	Why are Counties & cities afraid of "takings" cases? The State has mandated the ROGO limitations, so the State should be the liable party.	8/27/2024 8:49 AM
406	Land owners are responsible for their decisions to buy land that had a development expiration date. Tax payers should not be held accountable for those who didn't read the fine print on a building moratorium. The land should be donated immediately to conservation, whether county, state or federal. Award a tax credit(s) to those who full-time reside in the county instead of giving additional undevelopable parcels. The ROGO/BPAS system is a never ending spiral of what land owners are "entitled" to.	8/27/2024 8:48 AM
407	Land preservation works. See Solebury Township, Bucks County, Pennsylvania as an example. <a href="https://www.soleburytpw.org/land-preservation/pages/land-preservation-faq">https://www.soleburytpw.org/land-preservation/pages/land-preservation-faq</a>	8/27/2024 8:47 AM
408	We all live here because of the rural and natural beauty of Island Living. To increase building, increased need for infrastructure and more traffic will negatively impact the very reason we have chosen to live here. If it costs more to maintain the way of life we have chosen - so be it.	8/27/2024 8:46 AM
409	Too many high price houses and any more buildings should be affordable housing or all the businesses will close from lack of workers.	8/27/2024 8:44 AM
410	I don't trust government to take property. They'd probably put a golf course in	8/27/2024 8:42 AM

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411	lower taxes. everything you propose raises taxes	8/27/2024 8:28 AM
412	Immediately notify all owners of vacant lots and inform them of the possibility their land will most likely NOT be a build-able lot. Offer to negotiate a reasonable price for their property. We need to know what the liability is before we panic!	8/27/2024 8:23 AM
413	I fully support property rights. In this case, however, this has been a known and pending issue for well over a decade, arguably back to the 1970s. So, for property owners that own vacant land and have not taken any steps to have the property developed in recent years shouldn't have a takings claim - at that point it amounts to an investment that maybe they lose money on but NO ONE is guaranteed a return on their investment (think all those who sold homes in the late 2000s). Other options include putting it in a land trust or selling to the county. I'd prefer to see neighborhood parks and gardens over random boat storage for non-residential use. As the property owners still have avenues available to them, government isn't seizing their property, it doesn't feel like a property rights issue to me. I'd also like to know how much the county actually paid out on the 5 takings cases it lost. To say they sought \$200m is irrelevant, it's how much they were awarded that is. Further, this all goes back to the State identifying us as areas of critical concern, so the burden of enforcement should be on the State, not our local taxpayers.	8/27/2024 8:23 AM
414	Question 8 and 9 really depends on the definition of non-residential uses as described you mentioned medical office use. I can't imagine someone putting up medical office in the middle of a neighborhood. I think it needs to be very specific and defined uses.. and that's what we should be voting on, when you put some thing like that in there that freaks everyone out it's a big difference from a medical office to parking a boat and bee hives.	8/27/2024 8:22 AM
415	It is ridiculous that real estate investors and speculators are being permitted to gamble with peoples lives, the quality of life and limited resources in the Florida Keys. Purchasing vacant land without immediately pursuing the acquisition of building rights was deliberate and a risky gamble that the wealthy took. They all knew there were limited number of allocations and if they didn't then they better go talk to their realtor for not doing due diligence. Are these "developable" vacant lots actually developable under today regulations or are these plots of mangroves and private islands that no one should ever have been permitted to even consider building on? For those that live here now who do our families sue when we can't evacuate in a timely fashion given the rapid intensification and shift changes in hurricanes? Is the cost to upgrade infrastructure to support these additional residential buildings going to be placed on those speaking to develop now or is that increase going to be a burden on those that all ready live here? When are you going to stop allowing the current practice of single family properties being divided into "roommate style" living conditions which has already over stretched infrastructure?	8/27/2024 8:19 AM
416	I absolutely oppose additional ROGO allocations and raising the 24-hour evacuation limit. Both means more development. More development means more traffic, the need for expanded utilities, as well as the need for additional public services. Additional development will also lead to greater impacts on our local environment. I would like to see an in depth study of the 3000 buildable lots - when were they purchased and how are they currently being used.	8/27/2024 8:18 AM
417	As a recent resident (3 years) I feel that doing your research regarding ROGO before making a land purchase is something everyone should do. I feel no land should be permitted to be sold as "developable" if it does not already have the proper ROGO allocation. This would encourage purchases of existing homes, increase property values and cut future takings cases.	8/27/2024 8:15 AM
418	Take the land of speculators who bought knowingly that they would not get a building permit!	8/27/2024 8:11 AM
419	"Takings" should consider what was paid for the property and what taxes were paid on the property.	8/27/2024 8:06 AM
420	The Keys is currently overbuilt to meet the state mandate of evacuation within 24 hours. More building will create a major negative environmental impact to the Keys and near-shore water quality. The roads are currently overburdened with daily traffic due to the addition of 'workforce' and 'affordable' housing outside of the large employment centers . Before any additional ROGOs are requested, we must have an accurate total of possible takings to even begin to assess the risk involved. That will require knowing how many lots are actually buildable, how many can be purchased for preservation, and how many were purchased after the state law went into effect. Without this accurate information, there should be NO ROGOs requested!	8/27/2024 8:05 AM
421	I FEEL A POPULATION ANALYSIS SHOULD BE DONE FOR THE PAST 30 YEARS.	8/27/2024 8:05 AM

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ACCORDING TO MY RESEARCH SO FAR THE POPULATION OF MONROE COUNTY WAS AROUND 83,000 PEOPLE IN 1993. OUR CURRENT POPULATION IS AROUND THE SAME ACCORDING TO CENSUS DATA. PERHAPS THERE IS A DATA STREAM THERE THAT COULD HELP US BETTER UNDERSTAND OUR POPULATION AND GROWTH.

422	Leave the residents alone. You're pushing out the little guy, without us, there will be no more keys! Developers and/or low income (section 8) are taking over. Scales tip either way with nothing in between. Affordable housing isn't affordable if the average person can't afford it. (Taxes, insurance are too high) Teachers, police,nurses, mechanics, plumbers, restuarant employees etc.....can not afford here. therefore can't work here.	8/27/2024 8:04 AM
423	Stop over development. Our environment is in danger.	8/27/2024 7:59 AM
424	Evacuation times will not matter when the gas stations run out of gas. Irma evacuation was scheduled for Friday but the pumps went dry on the previous Tuesday.	8/27/2024 7:53 AM
425	The current "24 hours" is a joke. Don't make it worse. Has anyone looked at the development along US1 and the Turnpike in Miami-dade? The intersection of US1 and Card Sound Road is as far as anyone from the Keys is going to get.	8/27/2024 7:45 AM
426	The cost (to residents) of potential takings cases appears to be less than the cost of securing/allowing more ROGOs cases and allowing further development WRT the quality of life of residents, the additional negative impacts to our already stressed environment, the additional infrastructure that would be needed to support the additional growth, and the safety of residents when it comes to hurricane evacuation. There appear to be more risks to residents by allowing more growth, development and ROGOs.	8/27/2024 7:45 AM
427	none	8/27/2024 7:43 AM
428	Monroe is already built out. The risk of takings cases has been generally over emphasized by County. If you bought a vacant lot in the past 30 years and did not know of restrictions, that is on you, the buyer. It's called due diligence. The Keys are being destroyed and the safety of residents compromised by over development which government seems want to control.	8/27/2024 7:38 AM
429	If they are denied the property owner should be given fair market value for the property and the land becomes public property, with stipulations that it can not change or be sold again.	8/27/2024 7:34 AM
430	All land purchasers have always known about the limited building in the Keys. They've had their chance to build and given that chance away. Stop giving Rogo to developers.	8/27/2024 7:29 AM
431	We can change laws and we can find the money to buy out development rights. We cannot change Mother Nature to prevent hurricanes.	8/27/2024 7:24 AM
432	No more development in the keys	8/27/2024 6:59 AM
433	It's amazing how corrupt this county is, where money changes zoning and greed is the bottom line. These commissioners & other officials have ruined this beautiful delicate environment and now want more \$ to continue the raping of the land & ocean. It's disgusting and we plan to move.	8/27/2024 6:41 AM
434	Green areas!!	8/27/2024 5:23 AM
435	Reported that the majority of these vacant lots don't qualify for building permits. The owners of these properties knew that ROGO permits were limited and obtaining permits for construction would and should be very difficult or impossible.	8/27/2024 5:17 AM
436	I believe that Monroe County is inflating the potential for potential takings liability. The legal restrictions on growth in the Keys have been well known and disclosed and known for many years, so there are very few property owners that can assert that the restrictions on their ability to develop their property were not known at the time of purchase. This potential liability is no different from many other potential liabilities the County is subject to in the ordinary course. Please put the highest priority on safe hurricane evacuation. For many reasons others have pointed out, the ability of the model to ensure safe hurricane evacuation is very limited and the County should ensure that the model reflects the worst possible case in determining safe hurricane evacuation.	8/27/2024 5:06 AM
437	Any "takings" discussion is pure speculation. The BOCC and attorneys they attorneys are using this as a scare tactic. Information they've used thus far is purely conjecture and not	8/27/2024 2:37 AM

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definitive evidence. This entire "survey" is a joke. The four people who might respond are hardly reflective of the community. You are untrustworthy.

438	I like the idea of being able to use vacant lots. Parking, storage, or a pool.	8/27/2024 1:58 AM
439	Buy the lots! No more growth!	8/27/2024 1:37 AM
440	The taking done in the 905 properties destroyed neighbor quality letting the land go wild and ugly.	8/27/2024 12:01 AM
441	We already exceed evac times and do not have accurate population counts. Not really a concern for me since I leave even before mandatory.	8/26/2024 11:03 PM
442	Govt can buy private land as long as it is not developed	8/26/2024 11:00 PM
443	ROGO was created based on sound input and you need to honor it, NOT alter it. No more building. We are at capacity for water supply and sewer treatment already. We already have too much traffic and playing with hurricane evacuation times, changing rules, etc is not addressing the fact that this is a fragile, finite resources community. Do the right thing and stop growth, stop development. All of the people who bought lots here knew that ROGO exists and that there would be a good chance they would not be able to build on their lots. ROGO lots are pretty much low value as they are not developable. You are over-estimating their value. Stand firm and do what the people who live here already want you to do: Protect the environment, protect our disaster evacuation times and defend the ROGO law as it was intended.	8/26/2024 10:55 PM
444	Really, you greedy money grubbing asswipes. Hey, go ahead and greenlight golf courses, 350 room lodges at John Pennekamp, Long Key and Bahia Honda, we all know those will be next on the list to develop. Might as well join in with the governor to cash in. How many times do you need to rewrite the surveys? The Keys have limited potential for growth without losing the only thing that makes the Keys a wanted area. A clean environment for ocean life! There is no infrastructure to handle the current population. Properties have been taken over by people/companies who only want to profit and don't give a shit about the land, ocean or wildlife.	8/26/2024 10:50 PM
445	We need to keep our 24 hr evacuation and ROGO system in place. We do not have the infrastructure to keep up with more growth. Our environment will not withstand it and we will continue to damage the Keys habitat.	8/26/2024 10:29 PM
446	What is not mentioned is that all of the approximate 2000 lots may not be subject to takings.	8/26/2024 10:27 PM
447	Anyone who purchased a property fully knowing Rogo was in place should not have a legal standing relative to a taking. Only those that own the property prior to all Rogo allocations being allocated would seem to have a legitimate stand on having the use of their land taken	8/26/2024 7:42 PM
448	Evacuation is NOT the only problem as typically it is staged evacuations. (Ie. Non residents-visitors-low lying areas etc). Re entry is the mass problem with everyone at once trying to re enter! EM needs to work a checkpoint to understand it. All DOT and MCEM talk about us evacuation and UPC'd reentry decals are not the solution as there are too many vehicles to "scan".... In Irma the homestead speedway was flooded!!	8/26/2024 5:57 PM
449	Re #9 question, I agree with order you presented, so it is not an error that the order remains the same as listed on this original form. I think these methods are innovative. We have a church on the 5th street on the right (north) in our neighborhood off Sunshine Blvd. and we have an airport in our neighborhood. They do not generate any appreciable increase in traffic, so possible non-residential uses in a neighborhood likely are not an issue.	8/26/2024 5:52 PM
450	ROGO exemption transfers, purchase of development rights, expanding nonresidential development options (NOT the current proposal to expand residential accessory uses to vacant property)	8/26/2024 5:17 PM
451	n/a	8/26/2024 5:06 PM
452	Building needs to stop. Already low water flow happening to homes. Too much traffic and expenses on water, sewage and electricity. And to many visitors effecting all including our ocean	8/26/2024 4:59 PM
453	Being a long-time resident of the Florida Keys, more specifically Key West, having been through a few hurricanes and being married to a Contractor, what I have seen over the years pertaining to evacuations in the Keys is that the tourists and part time residents will leave, the	8/26/2024 4:36 PM

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military has to leave, and a lot of permanent, longtime residents don't. Part of this is the uniqueness of Monroe County and the difficulties that are faced by the residents trying to get home to take care of their property after a storm. They make a choice not to leave so they are here to begin recovery efforts in our Communities. Personally, I think our resources are stretched and abused by the tourists and part time residents. They come here for fun and indulge in whatever it is they get into, but at the end of the day, they go home. I think I'd rather see a few more ROGO/BPAS developed by people that will give back and love our Keys like we do or help with the workforce housing issues that we have such a shortage of, but I can't dictate what those land get used for. If the additional ROGO/BPAS are evenly spaced between the Lower, Middle and Upper Keys, I don't honestly see it making that big of a difference in the Evacuation Plans, at least not so much as with the permanent residents. However, increasing taxes on those same residents, who already pay dearly for their homes - yes, our milage rate might be lower than other Countys, but other Counties don't have most of their homes over the \$500,000 threshold, either, which already increases the amount that we pay in taxes and drastically raises the insurance rates in Monroe County. Unfortunately, it's a complicated situation with no easy answer. If there is a solution that best benefits the Keys, the environment, economy and, most importantly, the residents, I'm all for that. Thank you.

454	Enforcement of LDRs seems to be overly lax, so wouldn't trust that non-residential uses within residential neighborhoods wouldn't be abused. A simple vehicle/vessel storage area could covertly evolve into an inhabited RV park., etc.	8/26/2024 4:07 PM
455	For decades the State has been blamed as a justification for not letting people build on their land, suddenly we have the State giving our property rights back and now our local officials are scrambling at finding another excuse to take away our property rights!	8/26/2024 4:03 PM
456	I don't believe that the safety and value of human life is given enough weight in this discussion. There has to be some basis for how quickly and how many people can be safely evacuated. I think the cost of takings cases will pale in comparison to the wrongful death suits the County will have to pay if development exceeds safe evacuation capabilities and people die. It feels like everyone has so soon forgotten what Irma was like. The County should have done more to reduce density all these years. The Energy and Conservation points were a disaster. It took the focus away from reducing density and was inappropriate given the goals of ROGO. The County should not have been giving away so many ROGOs in the beginning. It's only recently that more vacant parcels have been donated to conservation for ROGO points and the ROGO system is doing what it is supposed to, but it's too late. These two things have done a lot to leave us in the situation we find ourselves, a handful of ROGOs left and thousands of vacant parcels. An unfortunate result of the ROGO system is also that property values have skyrocketed so much that anything resembling affordable housing is scooped up, demolished, and a giant mansion put in its place. The opportunity to reduce density and also preserve or expand affordable housing was squandered and now we are at the 11th hour trying to fix it. I am deeply disappointed in leadership.	8/26/2024 4:01 PM
457	What is the cost of upgrading our existing utilities as compared to the potential cost of takings cases	8/26/2024 4:00 PM
458	The property owners that own the lots should have the right to build on them. A 24 hour evacuation time doesn't make sense as people leave often times 4 to 5 days before the storm. Also the county should allow big businesses to come in for example Walmart to support the community and generate taxes for unincorporated Monroe County.	8/26/2024 3:55 PM
459	I am worried that "takings" would be used for non-residential commercial developments for more hotels, short-term rentals, etc. If the takings are for land preservation, state or local park expansion, or environmental needs, I fully support however that reasonably comes to pass. Additional ROGO permissions would be fantastic, but only if they help support full-time Monroe County residents achieve home ownership. I do not want to see potential ROGO allocations fund someone's third or fourth house that will sit vacant for most of the year. Thank you for your time and consideration!	8/26/2024 3:54 PM
460	Anyone who purchased property within the last 25 years must have known there were limits on development in this county.	8/26/2024 3:53 PM
461	There is no easy -one size fits all-solution to this issue and it's my hope that a resolution that meets citizens needs somewhere in the middle of the issues on the table is able to be drafted.	8/26/2024 1:43 PM