

THE RESULTS

Online Surveys #1-4

&

Public Presentations June-September

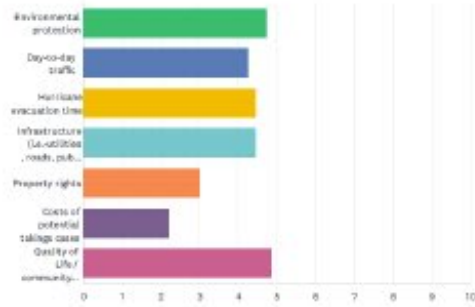


ONLINE SURVEYS #1-4



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)

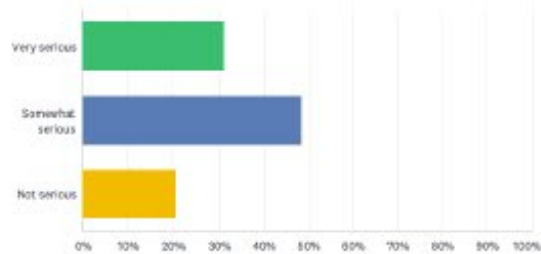
Answered: 1,134 Skipped: 0



	1	2	3	4	5	6	7	TOTAL	SCORE
Environmental protection	265	206	200	159	115	63	101	1,134	4.74
Day-to-day traffic	122	198	201	214	239	157	82	1,334	4.26
Hurricane evacuation time	152	198	194	172	185	106	87	1,134	4.45
Infrastructure (i.e. utilities, roads, public services, etc.) expansion costs	118	205	233	232	228	81	33	1,134	4.46
Property rights	110	53	81	107	156	432	215	1,134	3.62
Costs of potential takings cases	37	62	40	99	99	273	554	1,134	2.21
Quality of Life / community character	290	208	177	182	141	74	62	1,134	4.87

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

Answered: 1,134 Skipped: 0



Which of the following would most impact your ability and desire to remain a Keys resident (Pick of Top 3)



Survey #1

1,858 Respondents
Full Time Residents: 86%
Aware of ROGO: 75%
Focus: How Much Do You Know About ROGO/How Do You Receive Information



Survey #2

2,318 Respondents
Full Time Residents: 87%
Aware of ROGO: 77%
Focus: Housing, Commuting, Livability of the Florida Keys



Survey #3

1,108 Respondents
Full Time Residents: 88%
Aware of ROGO: 86%
Focus: Hurricane Evacuations



Survey #4

1,134 Respondents
Full Time Residents: 86%
Aware of ROGO: 87%
Focus: Legal Considerations

About Respondents



2024
ROGO/BPAS
SURVEY 1-4

SURVEYS:

1

Familiarity with ROGO
& Information
Sources

2

Housing, Commuting
and Keys Livability

3

Hurricane Evacuation

4

Legal Considerations



Survey #1

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Survey #4

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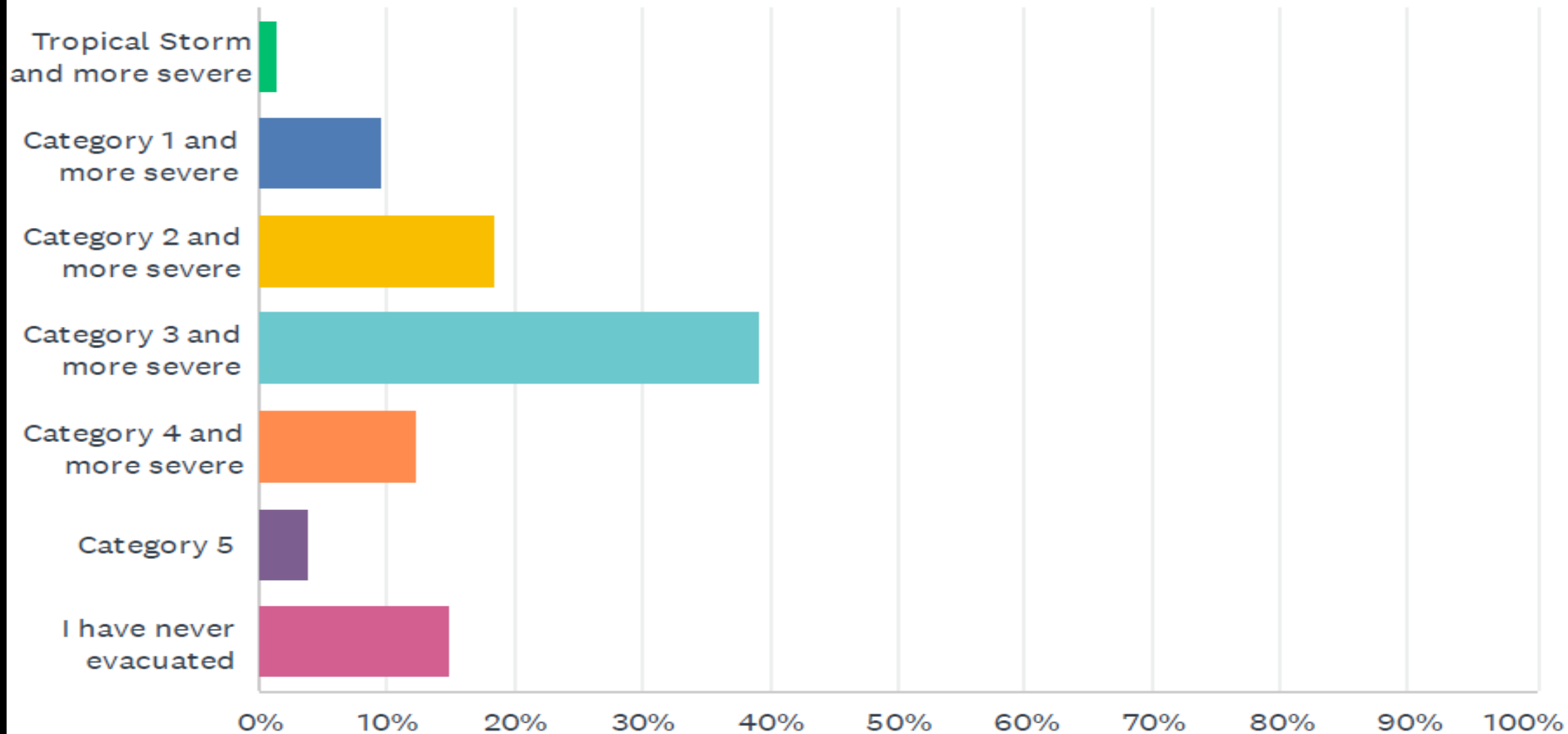
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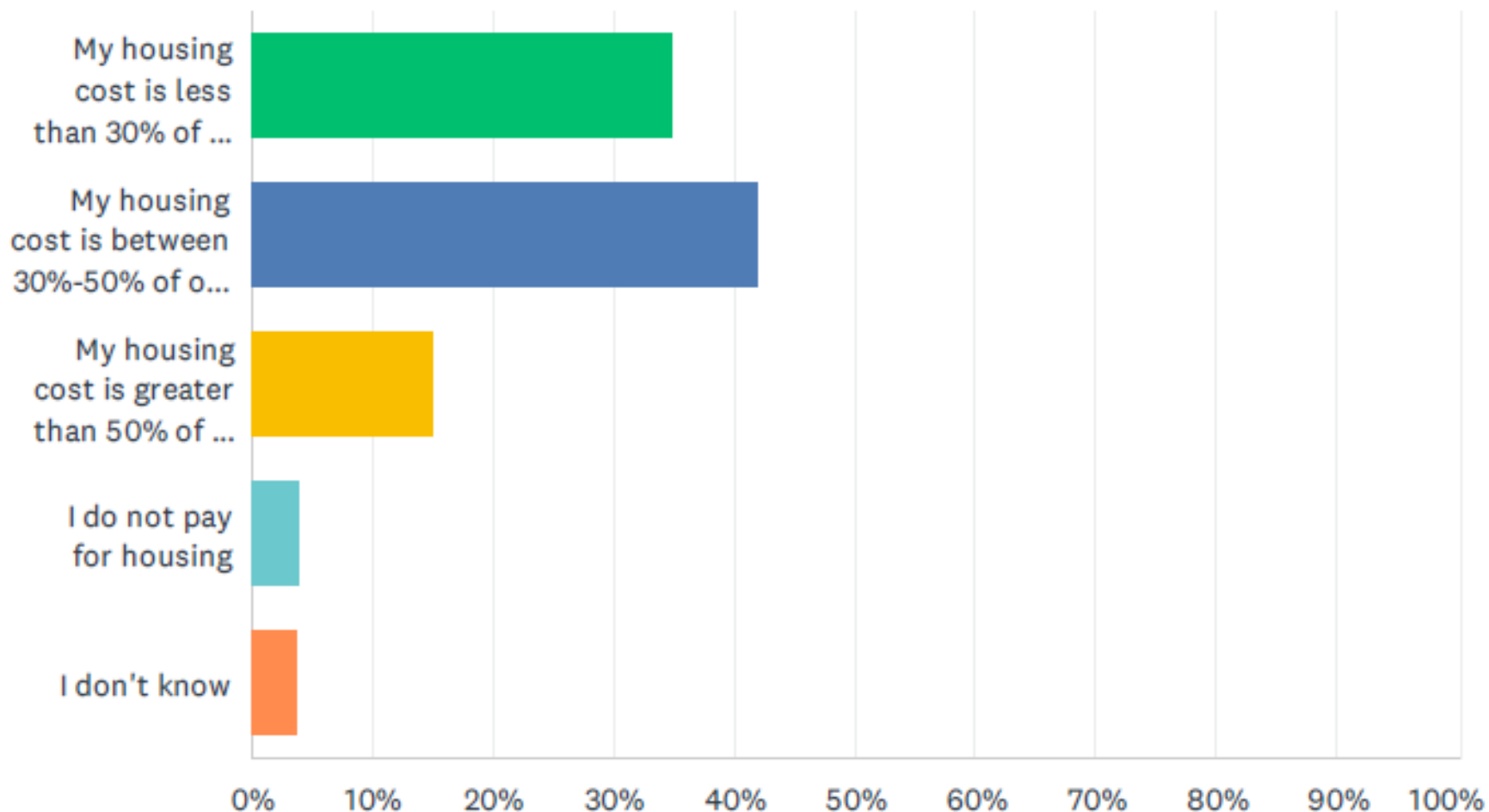
Q8 I typically evacuate for:

Answered: 1,108 Skipped: 0



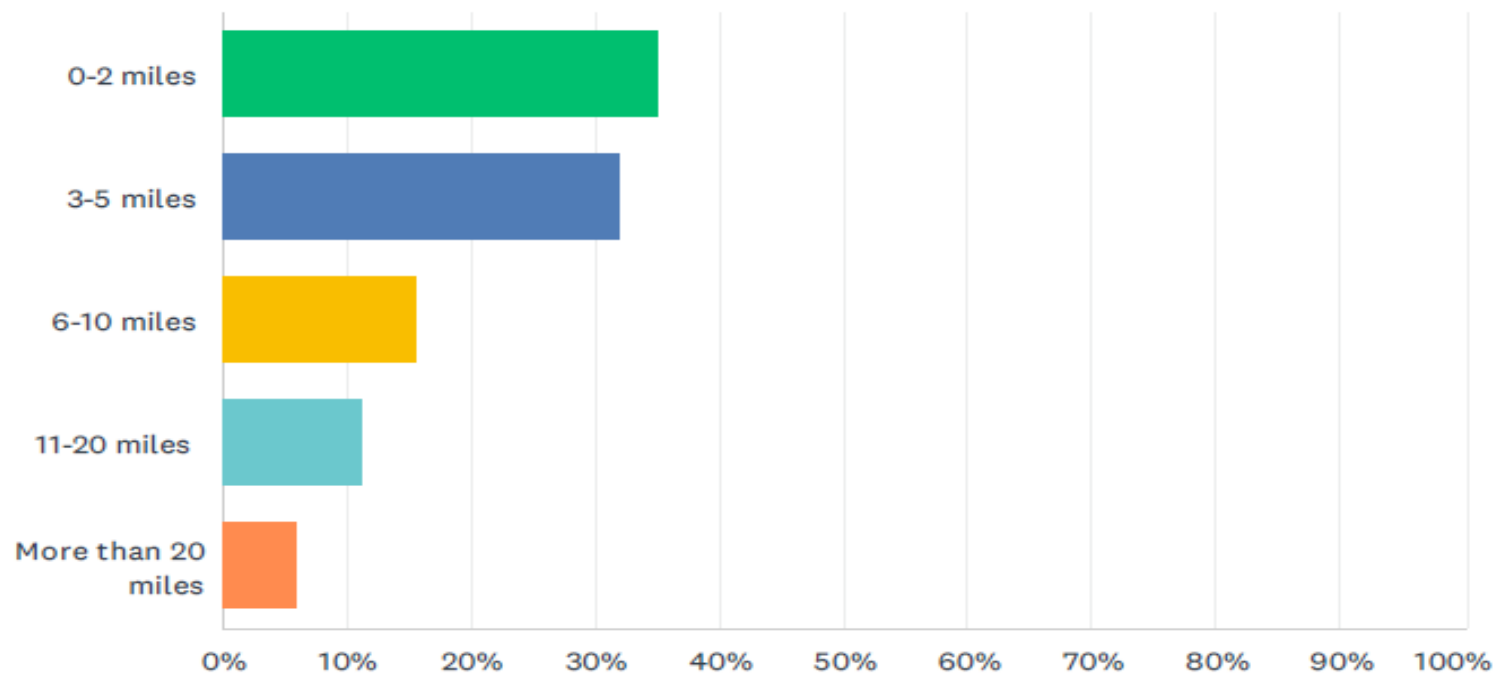
Q9 Please select the statement that best describes your housing cost (mortgage/rent, utilities, insurance, and property taxes):

Answered: 2,317 Skipped: 1



Q11 How far do you travel to buy groceries?

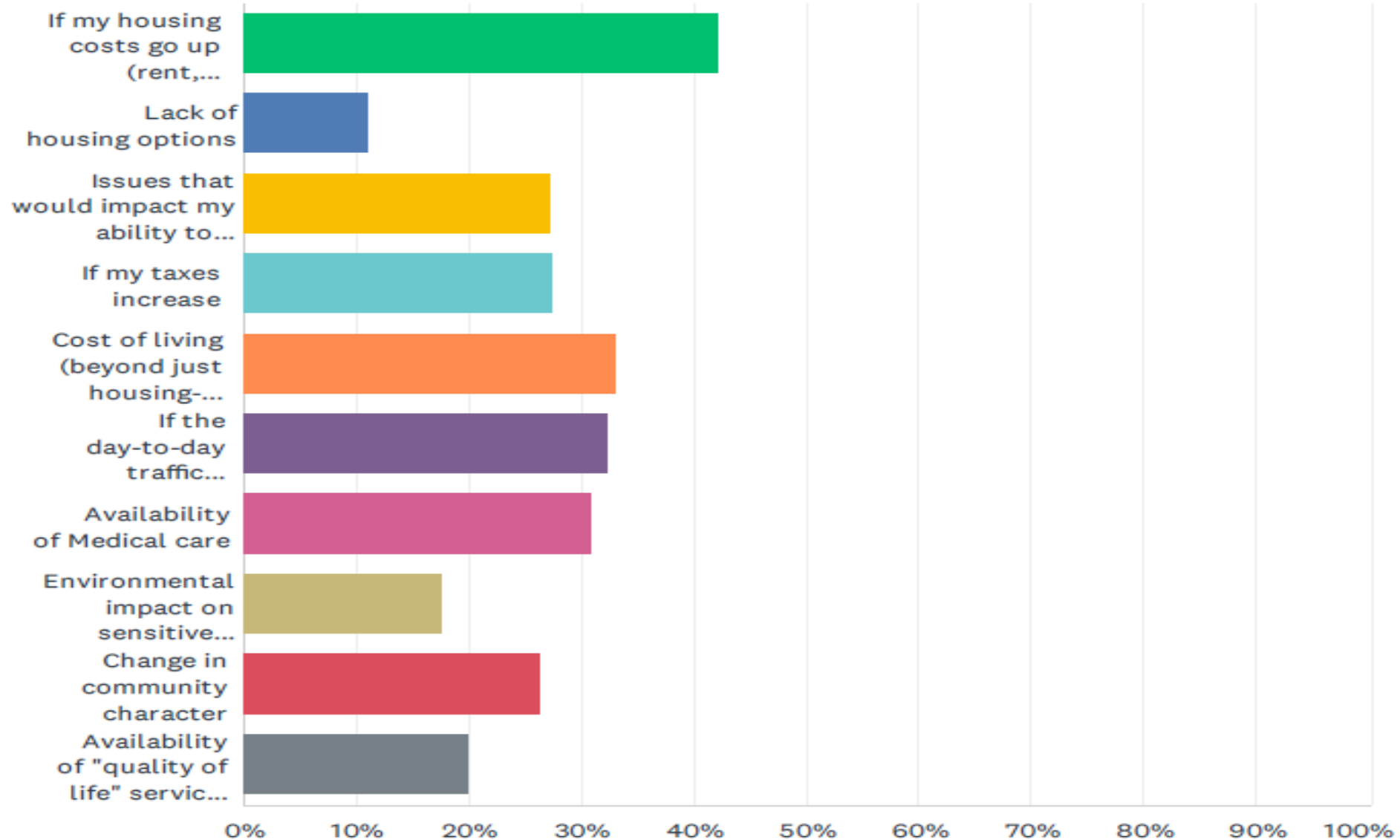
Answered: 2,317 Skipped: 1



ANSWER CHOICES	RESPONSES
0-2 miles	35.26% 817
3-5 miles	31.98% 741
6-10 miles	15.58% 361
11-20 miles	11.31% 262
More than 20 miles	5.87% 136
TOTAL	2,317

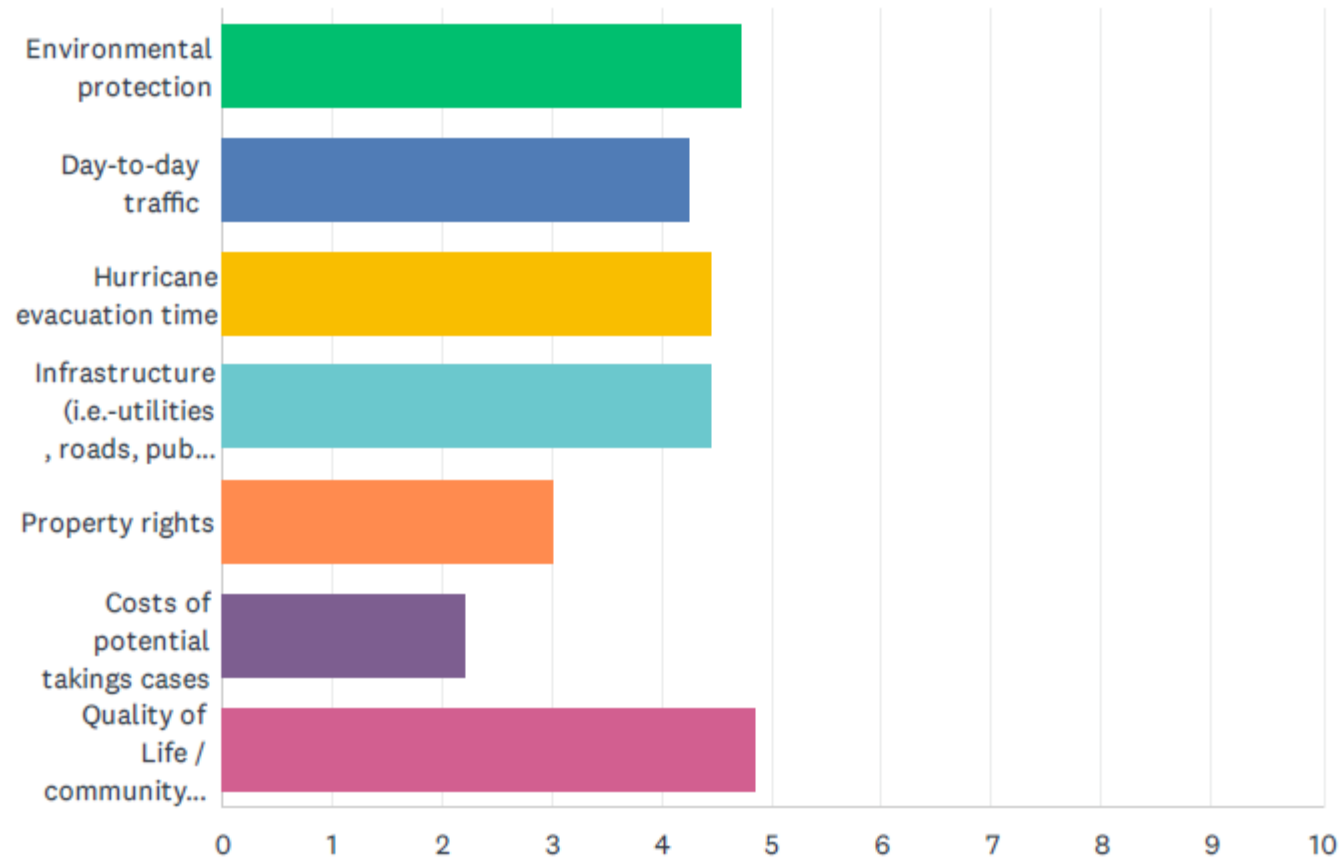
Q13 Which of the following would most impact your ability and desire to remain a resident of the Keys? (Please select your top 3)

Answered: 2,317 Skipped: 1



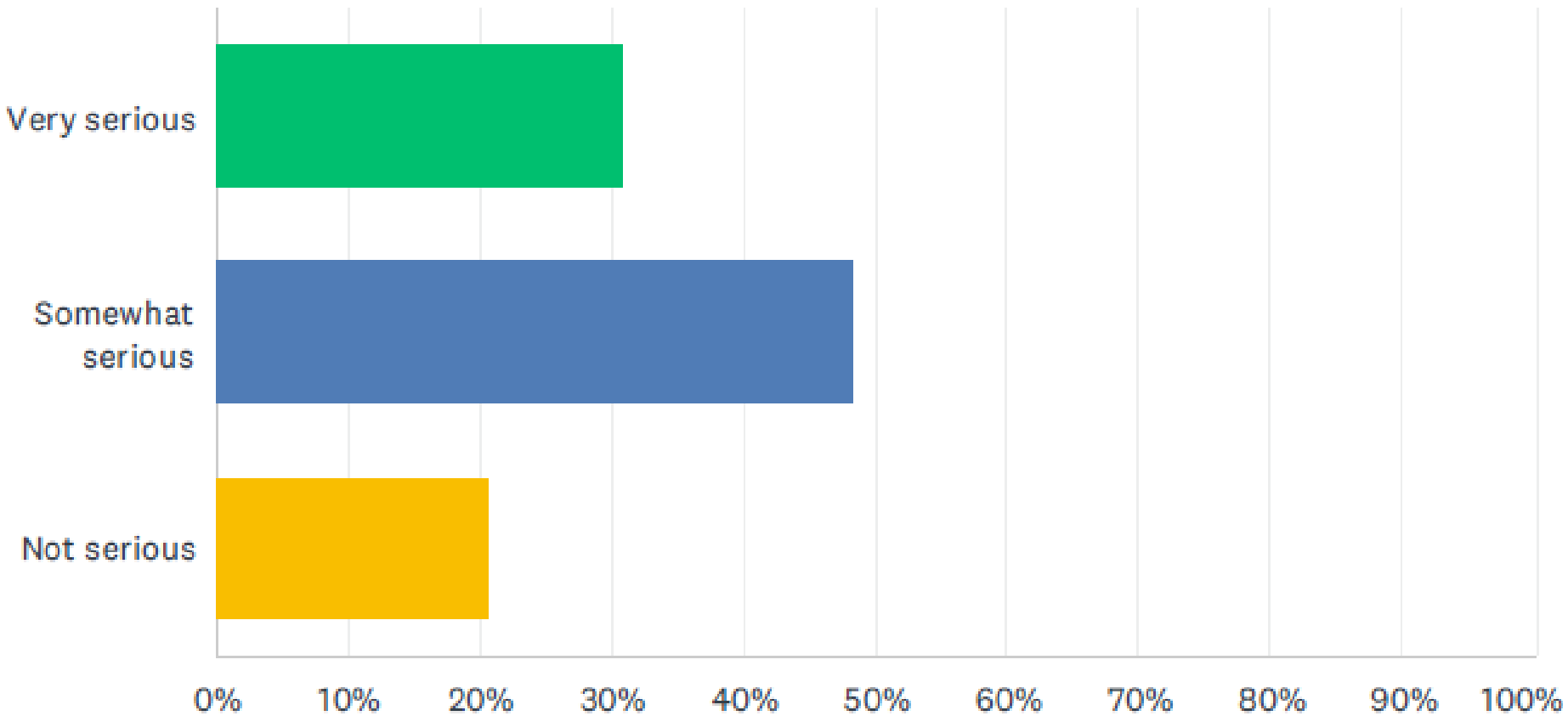
Q6 Please rank the following in order of importance, in your opinion, as factors for the BOCC to consider in its discussion and decision-making regarding additional residential development (additional ROGO/BPAS allocations) in the Florida Keys. (1 being most important and 7 being least important)

Answered: 1,134 Skipped: 0



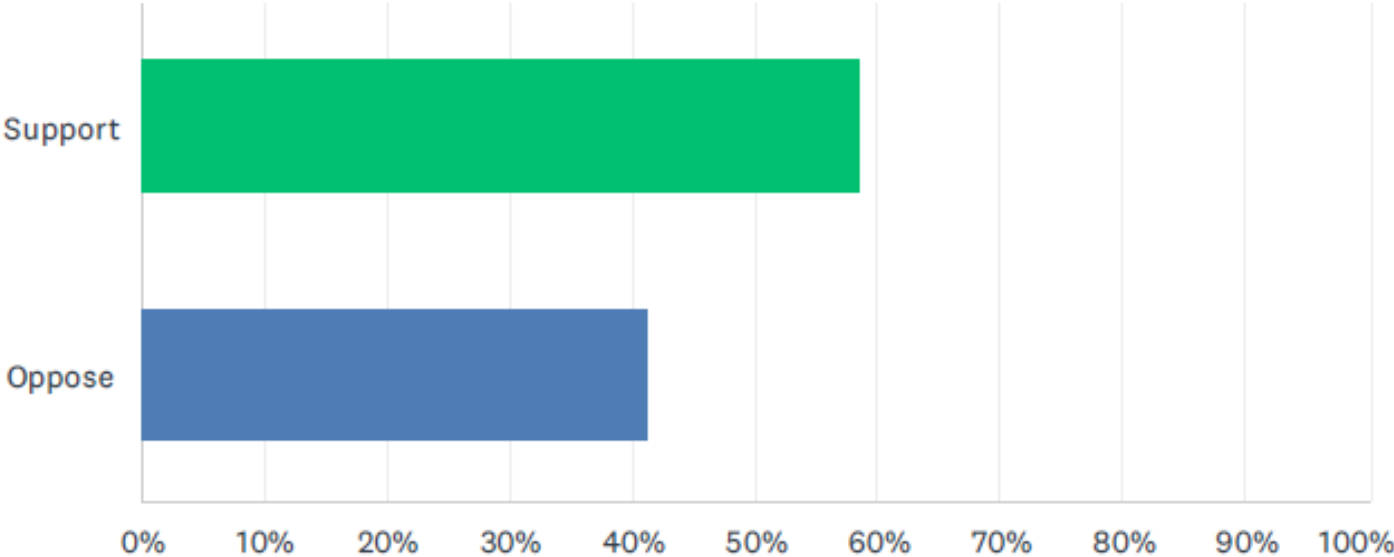
Q7 In your opinion, how serious is the regulatory takings concern in Monroe County?

Answered: 1,134 Skipped: 0



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?

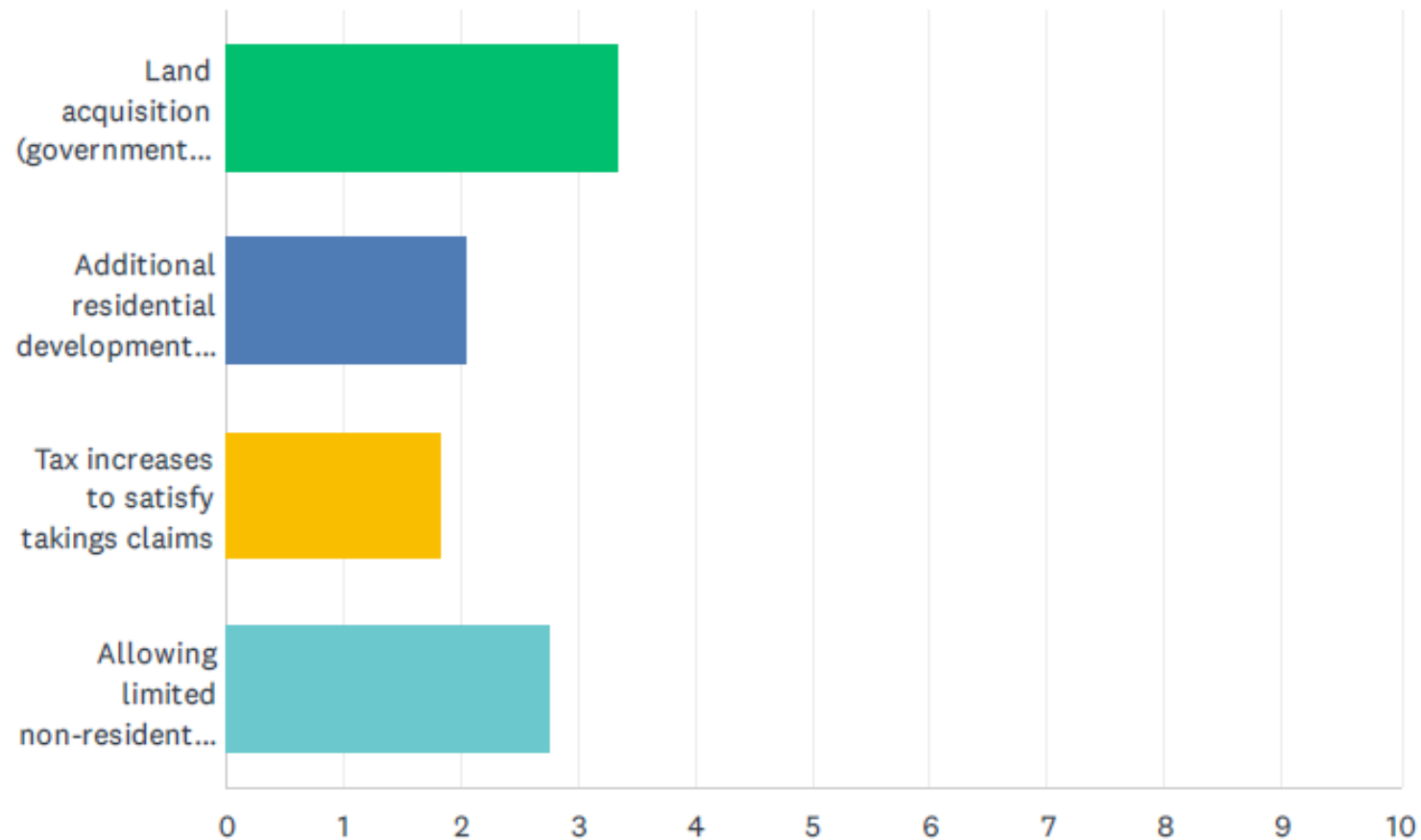
Answered: 1,134 Skipped: 0



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



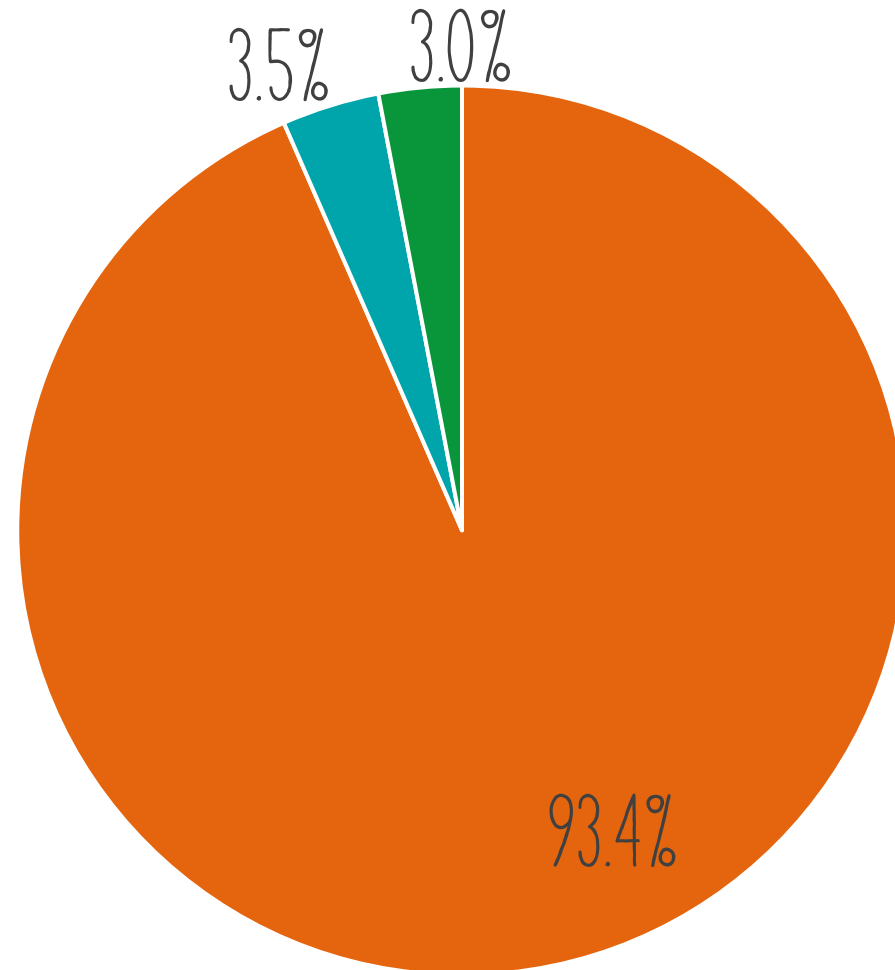
PUBLIC PRESENTATIONS



PUBLIC PRESENTATIONS:

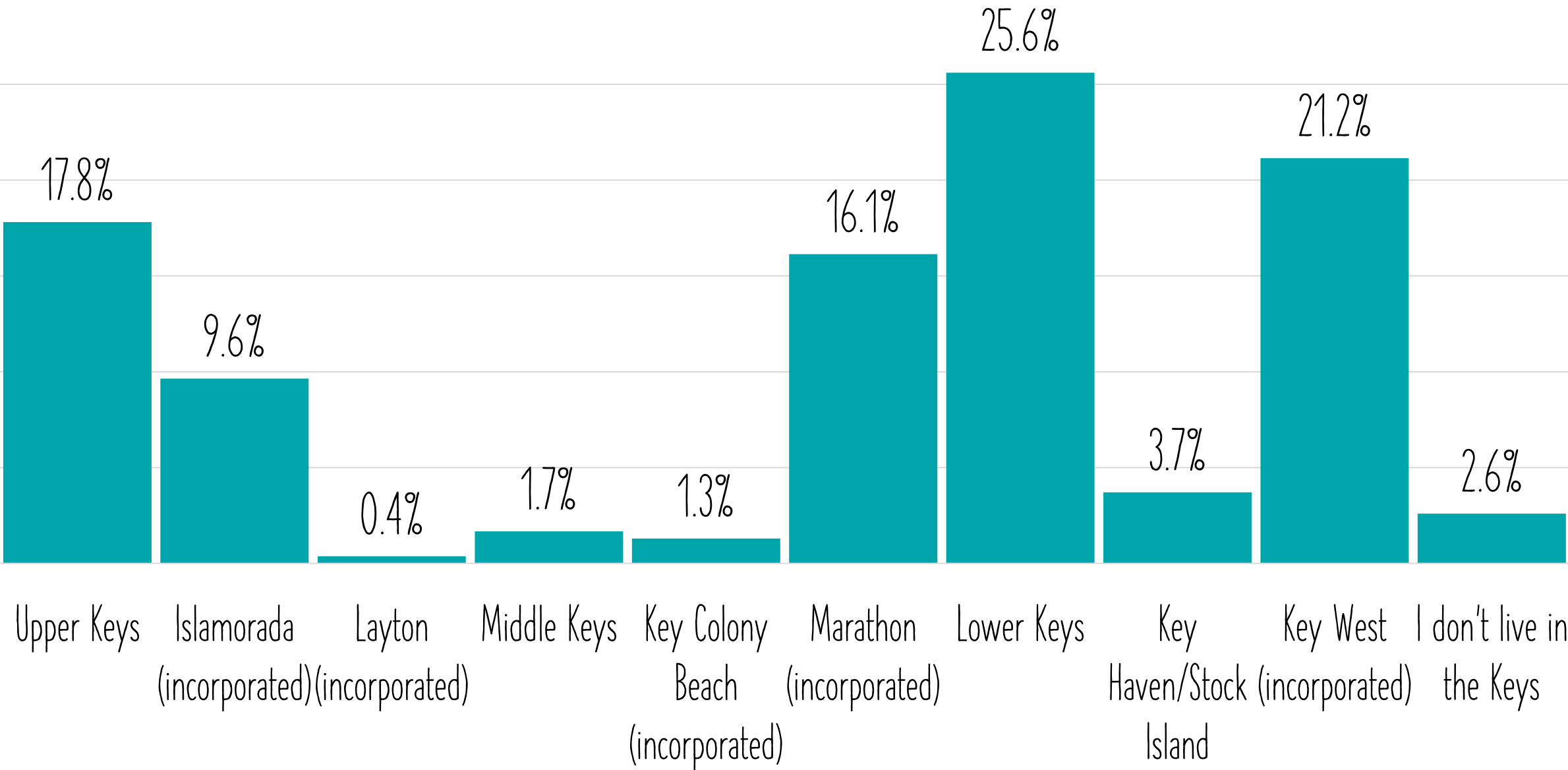
- 25 Public Presentation throughout the Florida Keys from June to September 2024 with over 1000 attendees.
- The presentation provided an overview of:
 - Regulatory takings claims in Monroe County,
 - ROGO history,
 - the current status of ROGO permits remaining within the unincorporated County,
 - the County's potential takings liability as to private property owners who would be unable to build in the future if ROGO allocations become unavailable.
- 11 questions and provided an opportunity for open feedback. The questions sought to gather community feedback on a “sweet spot” of the number of ROGO permits Monroe County would recommend the State of Florida award, the rate of distribution of any allocations, the preferred designation of such allocation and more.
 - 915 accessed the interactive poll & 760 provided responses to one or more of the questions posed.

Q1 – Are you a resident of Monroe County

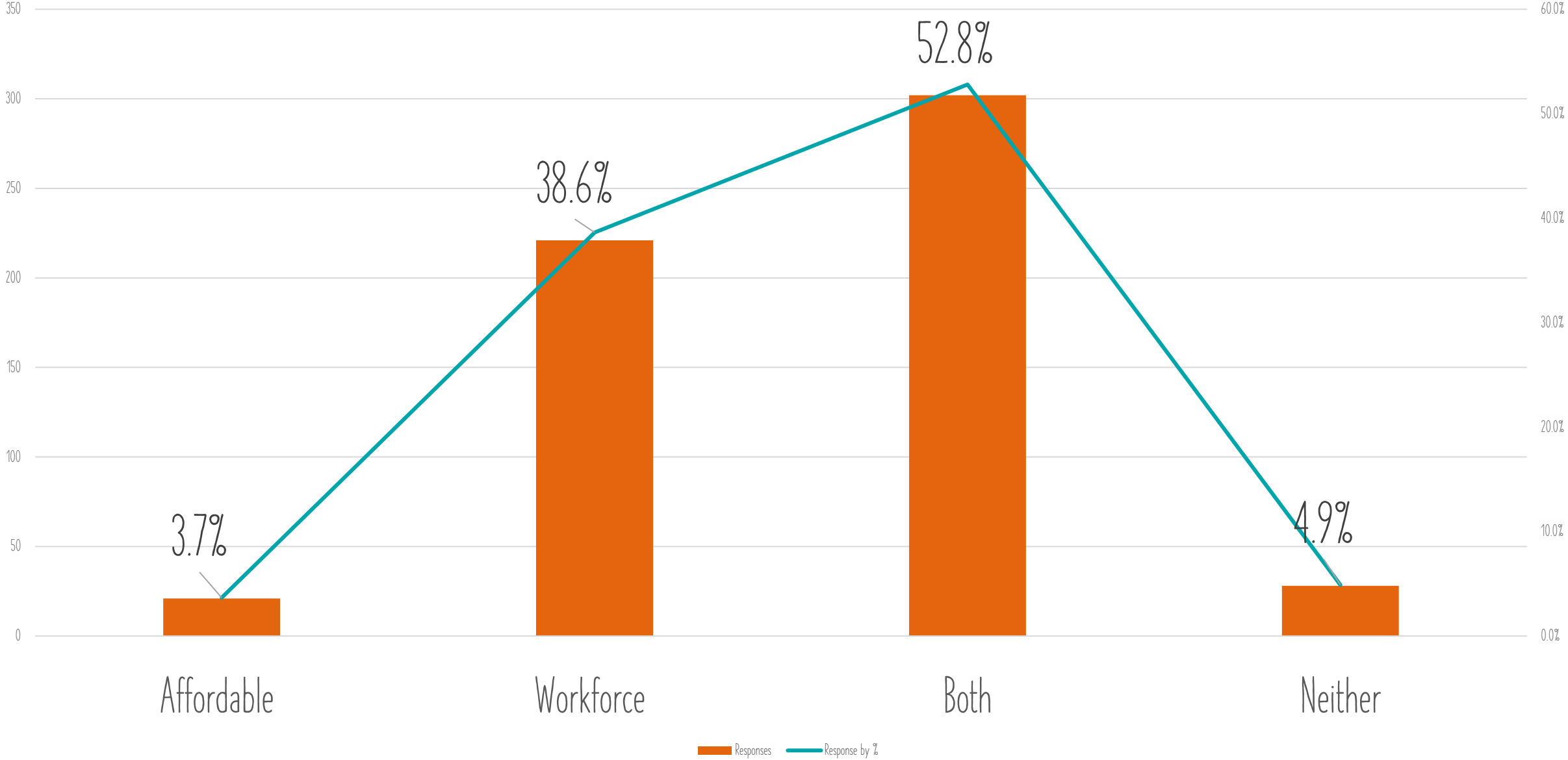


■ Full Time ■ Part Time ■ No

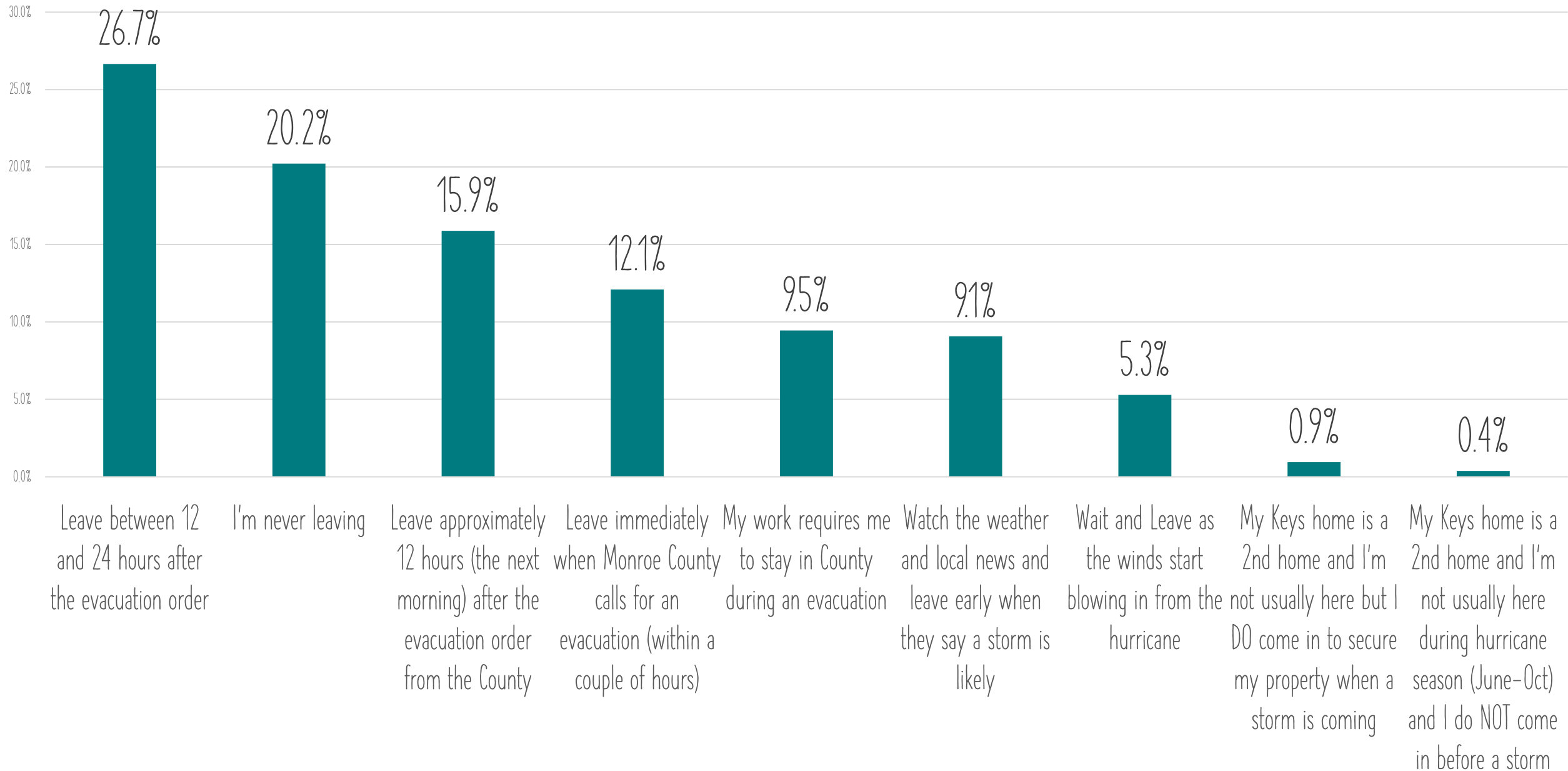
Q2 - Respondents by Identified Location



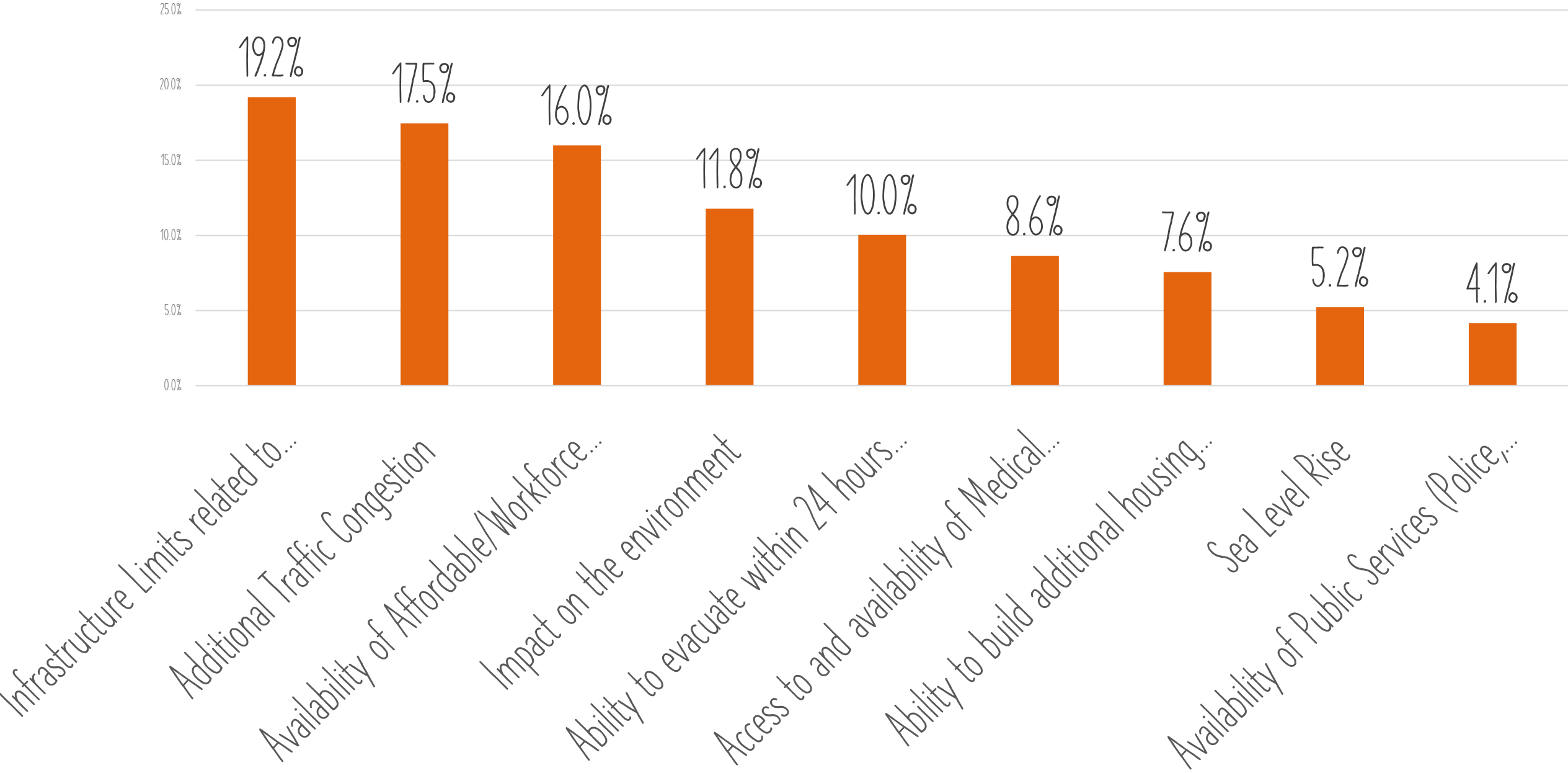
Q3- Need for Affordable/Workforce Housing



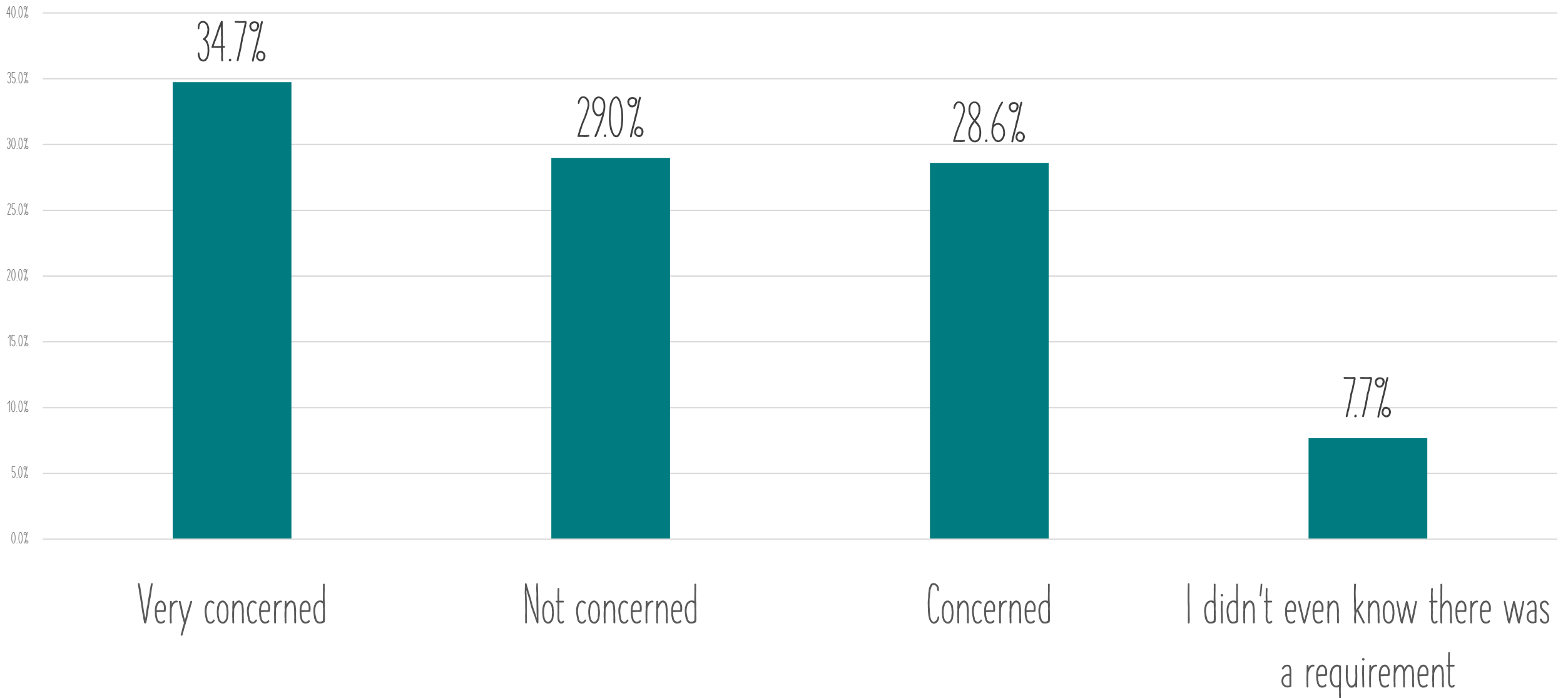
Q4 – Action taken if Storm/Hurricane is imminent



Q5 - Largest Impediments to Future Growth



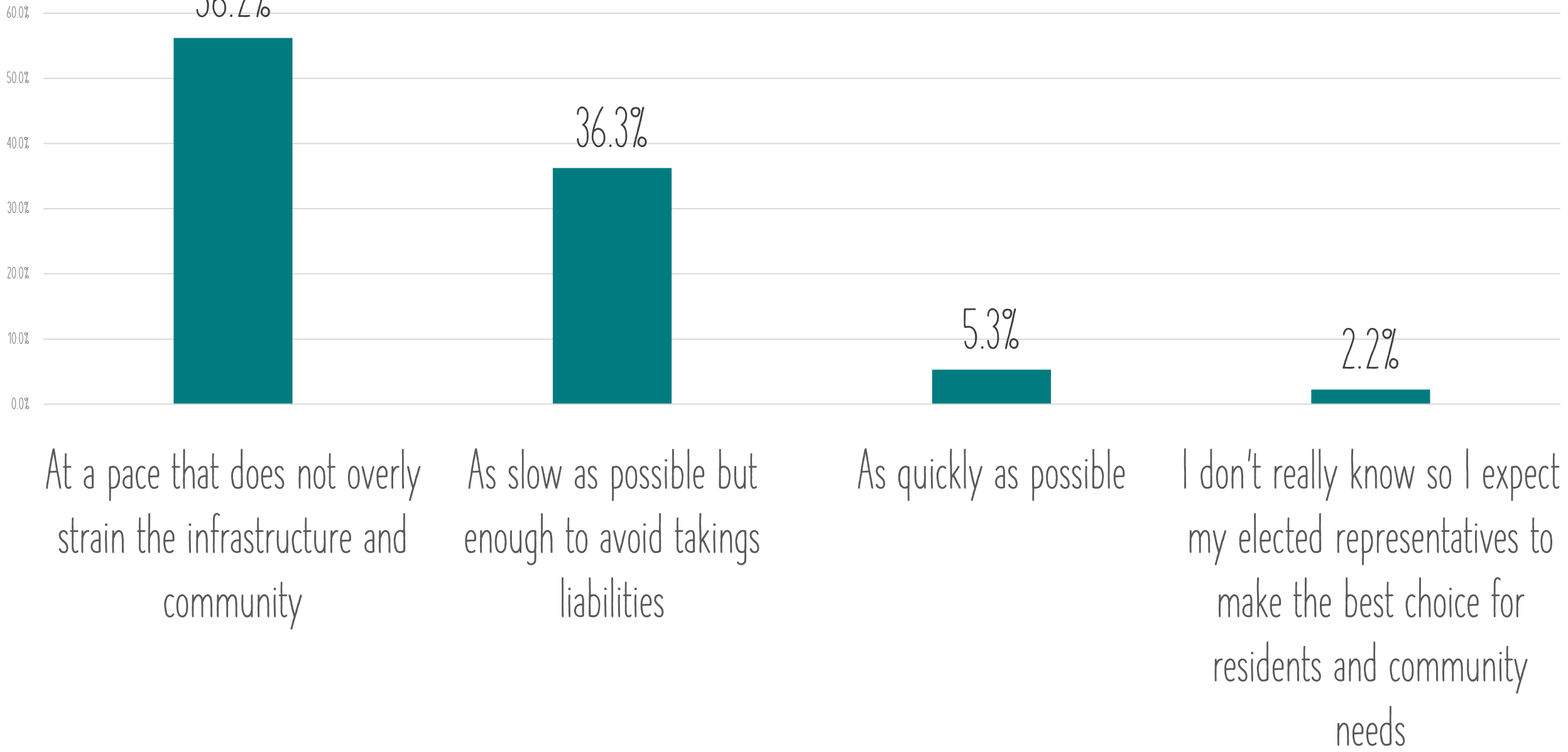
Q6 - Concern for Maintaining 24 Hr Evac Time



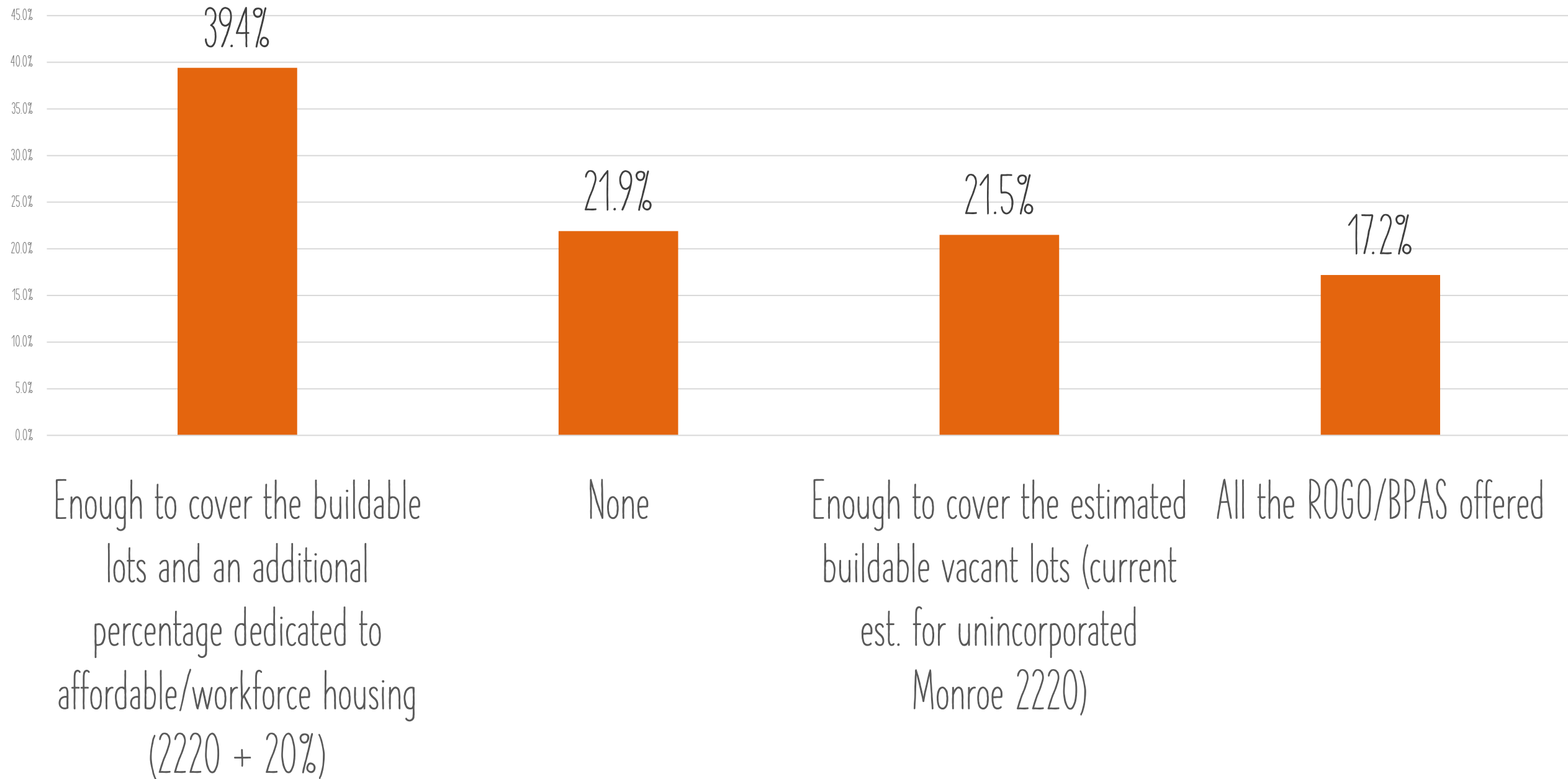
Q7 – Preferred type of Allocation



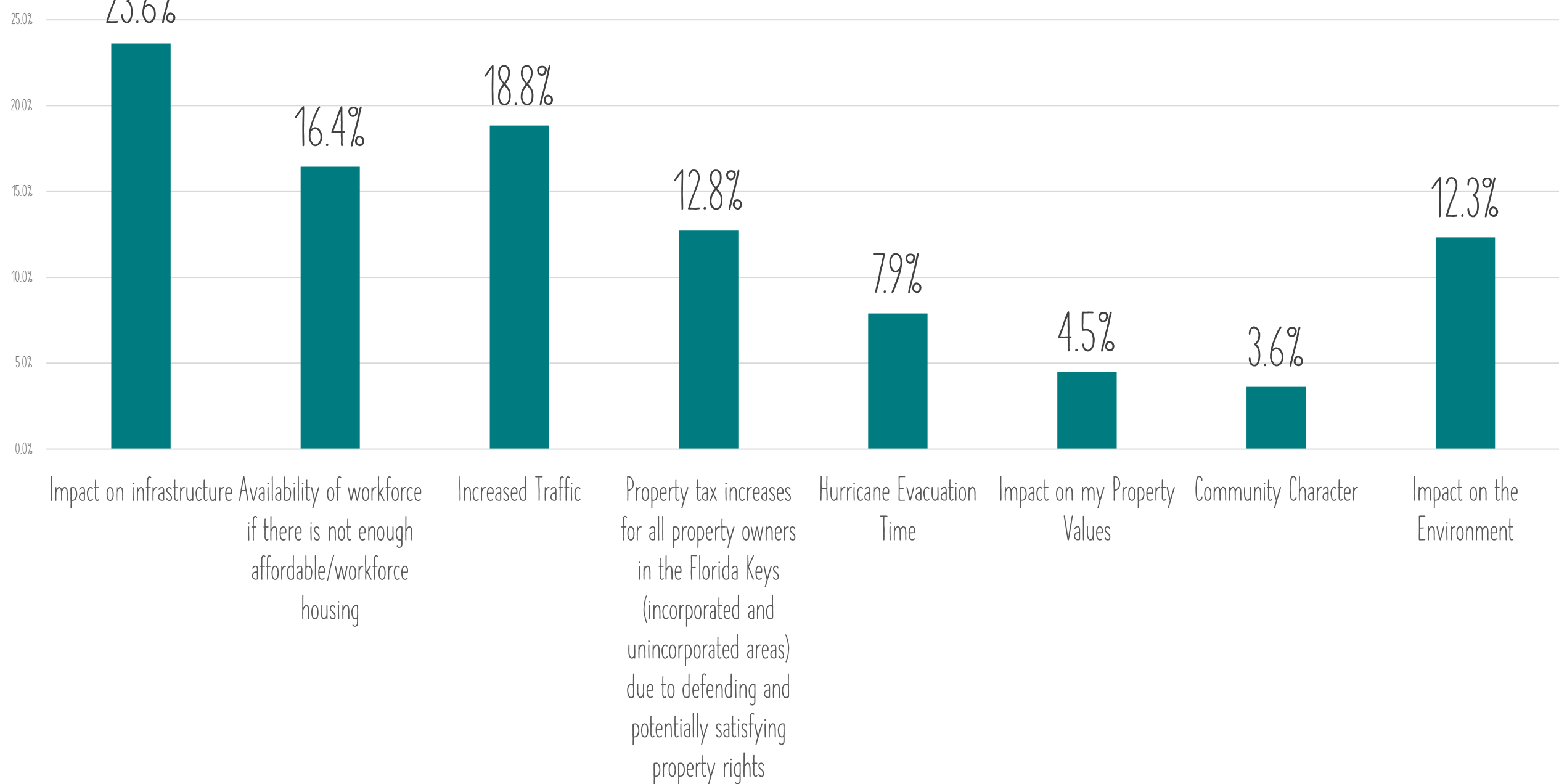
Q8 – Preferred Rate of Distribution



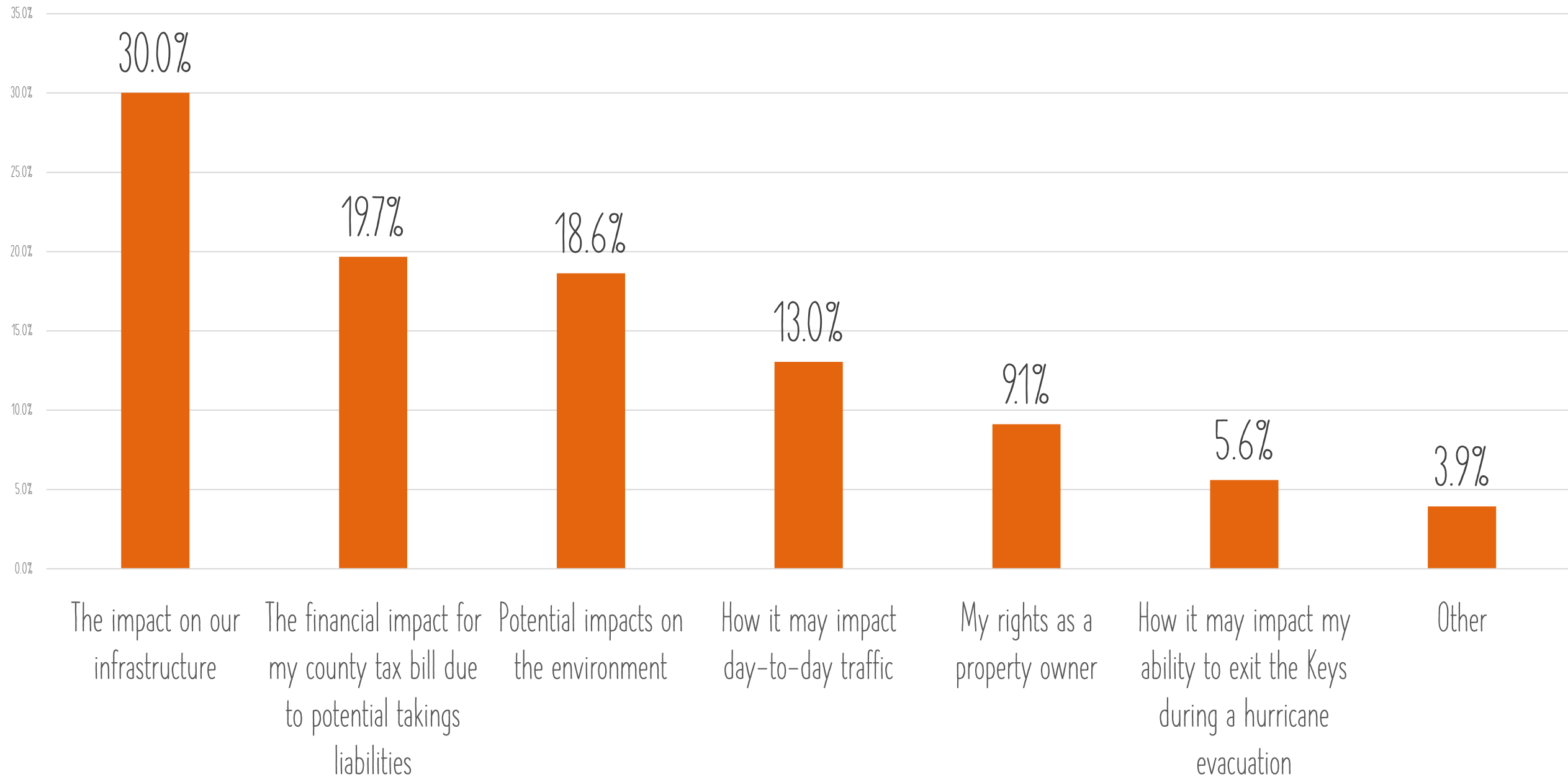
Q9 - Amount of Allocations to Accept



Q10 – Primary Concerns when Considering additional Residential Development



Q11- What most impacts your opinion about the Future of ROGO?



Q12- OPEN FEEDBACK:

Summary:

The public comments on the consideration of additional residential development in the Florida Keys show both positive and negative perspectives, often reflecting a balance between growth and sustainability. Comments focused on six primary areas:

1. Workforce and Affordable Housing:

Many comments highlight the urgent need for workforce and affordable housing. Residents express strong support for development that prioritizes housing for essential workers such as teachers, first responders, and service industry employees. This housing is seen as crucial to keeping the local economy and community functioning. There is optimism that addressing housing shortages will prevent further workforce losses, helping to stabilize businesses and services that are struggling due to a lack of local employees.

2. Economic Growth and Development:

Support for controlled development as necessary for maintaining economic growth, particularly in tourism and retail sectors. Balanced growth, with attention to environmental and evacuation concerns, is viewed as important for keeping the Keys a viable destination for tourists and ensuring a stable local economy.

There is an argument that structured development, including the use of vacant or underutilized buildings for housing, can meet the region's needs without overburdening the infrastructure.

Q12- OPEN FEEDBACK:

3. Community Input and Transparency:

Many residents commend the public engagement process and the clarity of the presentations. The opportunity to contribute to the discussion and learn about the complexities of growth, infrastructure, and legal issues was appreciated, with calls for continued community involvement in future decision. Some participants expressed trust in the local government's approach, believing that careful distribution of ROGOs (Rate of Growth Ordinances) over time can help manage growth responsibly.

4. Environmental and Infrastructure Concerns:

A common negative sentiment revolves around the potential strain on already overtaxed infrastructure, including water systems, roads, and sewage. Many residents fear that additional development could lead to further degradation of nearshore water quality and environmental damage to fragile ecosystems. There are strong concerns about sea level rise and the broader environmental impacts of new developments, with some arguing that the Keys have reached their limit in terms of sustainable growth.

Q12- OPEN FEEDBACK:

5. Evacuation and Public Safety:

Evacuation challenges are a major concern, especially during hurricanes. Many residents believe that the current evacuation models are outdated and that additional growth will make it harder to evacuate the population safely within the required 24-hour window. This is exacerbated by the growing population in Miami-Dade, which shares the same evacuation routes.

Some argue that the risks of overdevelopment outweigh the benefits, particularly if new housing adds more residents without addressing evacuation infrastructure.

6. Quality of Life and Overdevelopment:

Many comments reflect concerns that overdevelopment will harm the quality of life in the Keys. Residents fear that new developments, particularly vacation homes and short-term rentals, will increase traffic, overcrowd public services, and erode the unique character of the island communities.

There is also concern that new developments are catering more to wealthy part-time residents or investors, rather than full-time local residents who contribute to the fabric of the community.

Q12- OPEN FEEDBACK:

Conclusion:

There is strong support for growth that focuses on affordable and workforce housing. These positive views are balanced by concerns about the environmental and infrastructure impacts of overdevelopment. For the most part, both sides appear to recognize the need for responsible management of growth to preserve the unique character and sustainability of the Florida Keys.

KIMBERLY MATTHEWS

SR. DIRECTOR OF STRATEGIC PLANNING AND LIBRARIES

MONROE COUNTY, FLORIDA

Results and Data Available online at

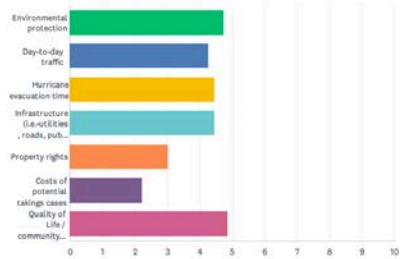
[Monroecounty-fl.gov/rogo2024](https://monroecounty-fl.gov/rogo2024)



Opinions Legal

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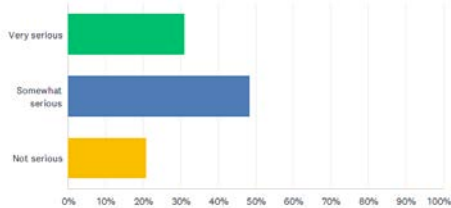
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In your opinion, how serious is the regulatory takings concern in Monroe County?

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Which of the following would most impact your ability and desire to remain a Keys resident (Pick of Top 3)

ANSWER CHOICES	RESPONSES
If my housing costs go up (rent, insurance, etc)	42.17% 977
Lack of housing options	11.18% 259
Issues that would impact my ability to enjoy the water. (increased boating traffic, water quality, etc)	27.23% 631
If my taxes increase	27.41% 635
Cost of living (beyond just housing-groceries, services, fuel, etc)	33.02% 765
If the day-to-day traffic increases	32.50% 753
Availability of Medical care	30.86% 715
Environmental impact on sensitive habitats	17.70% 410
Change in community character	26.50% 614
Availability of "quality of life" services (such as veterinary, shopping, auto repair, etc)	20.07% 465
Total Respondents: 2,317	

Survey Overviews

Monroe County presented four surveys to the public via social media, emails, press releases, newspaper and radio.



Survey #1

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Full Time Residents: 86%
Aware of ROGO: 75%
Focus: How Much Do You Know About ROGO/How Do You Receive Information



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Aware of ROGO: 86%
Focus: Hurricane Evacuations



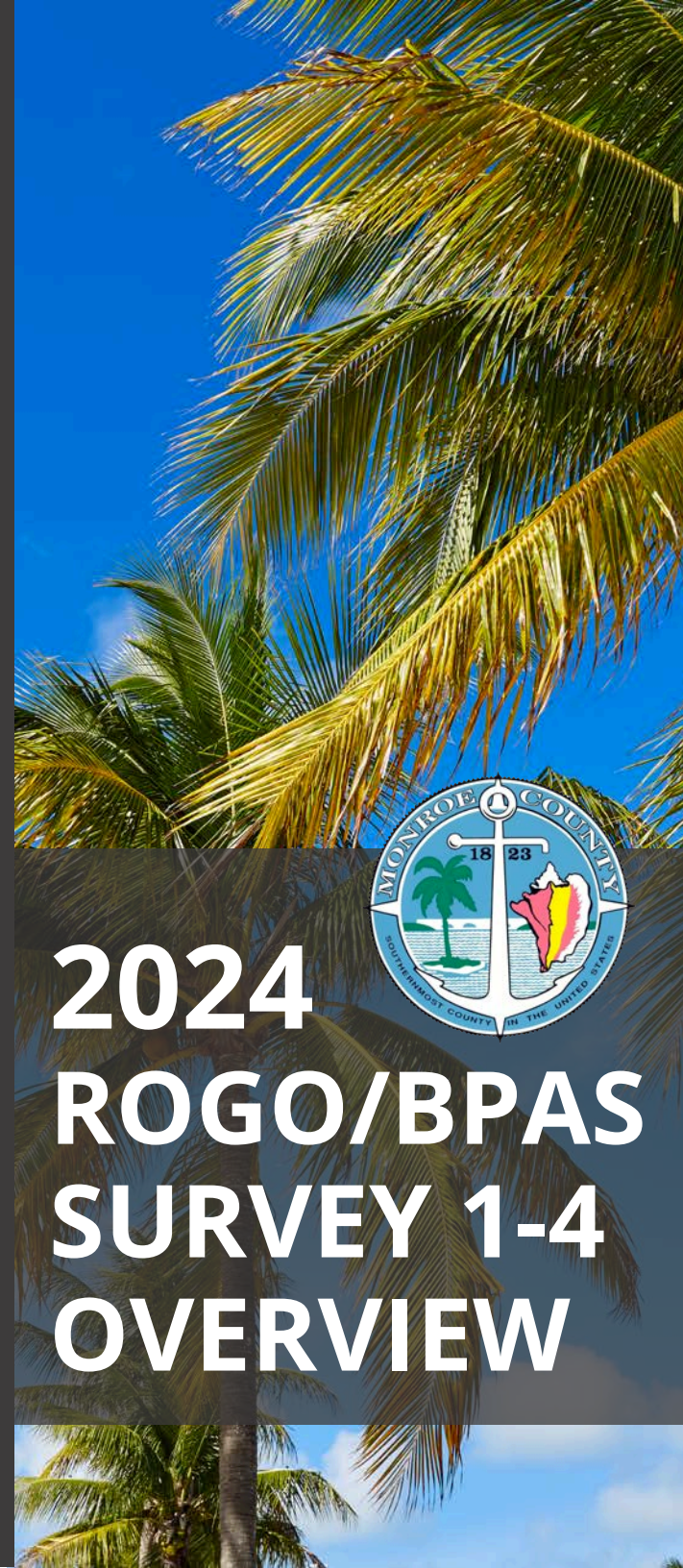
Survey #4

1,134 Respondents
Full Time Residents: 86%
Aware of ROGO: 87%
Focus: Legal Considerations

About Respondents

Own Their Home 80.75%
Rent Their Home 14.24 %
Live w/ Family/Roommates 3.11%
Other Living Situation 1.9%

Housing Costs less than 30% of Income: 34.92%
Between 30-50%: 41.95%
More than 50%: 15.24%



2024 ROGO/BPAS SURVEY 1-4 OVERVIEW

Evacuations

How informed do you feel on the County's hurricane evacuation plans?

Answered: 1,108 Skipped: 0



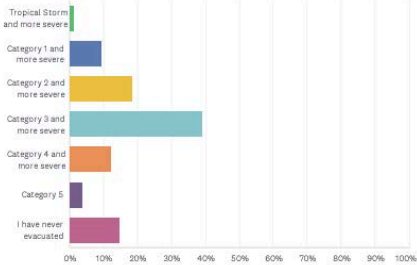
	NOT INFORMED	(NO LABEL)	SOMEWHERE IN THE MIDDLE	(NO LABEL)	VERY INFORMED	TOTAL	WEIGHTED AVERAGE
☆	9.12%	10.11%	41.25%	20.85%	18.68%	1,108	3.30
	101	112	457	231	207		

When the Keys are threatened by a storm, what do you do?

ANSWER CHOICES	RESPONSES
Watch the weather and local news and leave early when they say a storm is likely	11.55% 128
Leave immediately when Monroe County calls for an evacuation (within a couple of hours)	13.09% 145
Leave approximately 12 hours (the next morning) after the evacuation order from the County	16.06% 178
Leave between 12 and 24 hours after the evacuation order	25.81% 286
Wait and Leave as the winds start blowing in from the hurricane	6.05% 67
I'm never leaving	9.93% 110
My Keys home is a 2nd home and I'm not usually here but I DO come in to secure my property when a storm is coming	4.15% 46
My Keys home is a 2nd home and I'm not usually here during hurricane season (June-Oct) and I do NOT come in before a storm	3.97% 44
My work requires me to stay during an evacuation	9.39% 104
TOTAL	1,108

I typically evacuate for:

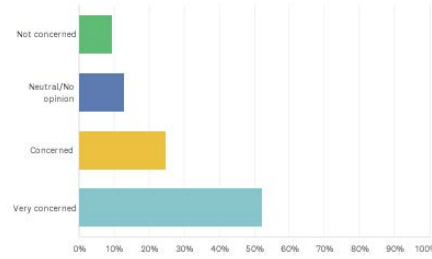
Answered: 1,108 Skipped: 0



ANSWER CHOICES	RESPONSES
Tropical Storm and more severe	1.53% 17
Category 1 and more severe	9.57% 106
Category 2 and more severe	18.50% 205
Category 3 and more severe	39.17% 434
Category 4 and more severe	12.45% 138
Category 5	3.79% 42
I have never evacuated	14.98% 166
TOTAL	1,108

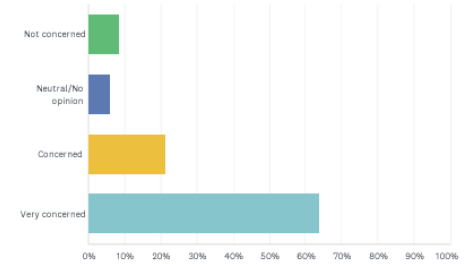
How concerned are you with Monroe County continuing to meet the 48- and 24-hour hurricane evacuation timelines?

Answered: 1,108 Skipped: 0



When you consider additional residential growth in the Florida Keys, how concerned are you with its potential to increase hurricane evacuation timeframes?

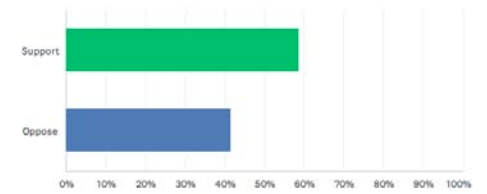
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GROWTH

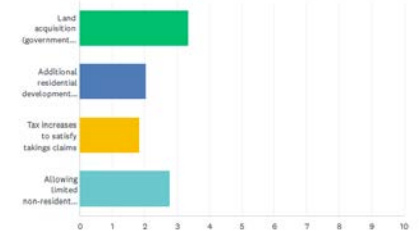
Would you generally support or oppose allowing such limited non-residential uses in order to preserve ROGOs existing limit on residential development in the Florida Keys?

Answered: 1,134 Skipped: 0



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



ANSWER CHOICES	1	2	3	4	TOTAL	SCORE
Land acquisition (government purchase of vacant private land from willing sellers)	55.73%	27.16%	12.70%	4.41%	1,134	3.34
Additional residential development (through additional ROGGO allocations)	14.46%	15.96%	29.98%	39.59%	1,134	2.05
Tax increases to satisfy takings claims	4.41%	18.61%	32.89%	44.09%	1,134	1.83
Allowing limited non-residential uses on vacant lots	25.40%	38.27%	24.43%	11.90%	1,134	2.77

More Information:



www.monroecounty-fl.gov/rogo2024

October 16, 2024

Staff Report
to the
Monroe
County
BOCC



Monroe County Emergency Management

2021 Statewide Regional Evacuation Study

- FDEM/Regional Planning Councils
- South Florida Region
- Regional in nature/Regional decision making
- Clearance time, shelter demand, behavioral rates, regional destination rates, evacuation by scenario, vulnerable population
- Transportation Interface Modeling Evacuation (TIME) Model



Monroe County Emergency Management

Transportation Interface Modeling Evacuation (TIME) Model

- Based on evacuation of vehicles NOT people
- Utilizes estimated 1.8 person per vehicle, population derived, vehicle/home data
- Assumes -Special populations have left before
- Is based on numbers of permanent/general population
- Clearance Time scenarios run on multiple variables (100+)
- Does not include shoulder or one way evacuation routes



Monroe County Emergency Management

Transportation Interface Modeling Evacuation (TIME) Model

Assumes:

48 Hours – Evacuation of the transient/special populations has been ordered (RVs, campers, live aboard, mobile homes, special needs, hospitals)

Starts:

24 Hours – Applies to the permanent population (site built homes)

Does not take into account early out affordable housing units



Monroe County Emergency Management

Transportation Interface Modeling Evacuation (TIME) Model

2025 Operational Scenario-Out of County Clearance Time

- Utilizes historical evacuation rates (73% for Monroe County)
- Closest approximation—**28 hours**

2025 Base Scenario-Out of County Clearance Time

- Utilizes a 100% evacuation participation rate
- Closest approximation—**32 Hours**



Monroe County Emergency Management

Protective Action Decision Making:

- Begins 10 days out (anticipated formation)
- Based on “decision support” information from NHC/NWS-KW (track, time, speed, size, probability, threats/impacts etc.)
- Evaluations made when NHC Advisory Products issued: Every 6 hours –5 am, 11a, 5 pm, 11pm EDT
- Agency Administrator, Incident Commander, Executive Advisory Group
- FDEM/Regional Partner coordination



Monroe County Emergency Management

Protective Action Decision Making-Evacuations

Monroe County CEMP-Base Plan Section III-Concept of Operations

Evacuation Timeline:

Prior to the arrival of TS Winds:

Approximately 48 hours-Mandatory evacuation of nonresidents, visitor, RVs, travel trailer, live aboards shall be initiated

Approximately 36 hours- Mandatory evacuation of mobile home residents, special needs, hospitals, nursing homes shall be initiated

Approximately 24-30 hours-Mandatory phased evacuation of permanent residents shall be initiated



Monroe County Emergency Management

Protective Action Decision Making-Evacuations

Monroe County CEMP-Concept of Operations

“The actual sequence of the evacuation will vary depending on the individual storm”



Monroe County Emergency Management

Monroe County Comprehensive Plan:
Policy 101.2.4

In the event of a pending major hurricane (Category 3—5) Monroe County shall implement the following staged/phased evacuation procedures to achieve and maintain an overall 24-hour hurricane evacuation clearance time for the resident population.

1. Approximately 48 hours in advance of tropical storm winds, a mandatory evacuation of non-residents, visitors, recreational vehicles (RVs), travel trailers, live-aboard vessels (transient and non-transient), military personnel, units approved, and **deed restricted as workforce housing early evacuation units** from the Florida Keys shall be initiated. State parks and campgrounds should be closed at this time or sooner and entry into the Florida Keys by non-residents should be strictly limited.
2. Approximately 36 hours in advance of tropical storm winds, a mandatory evacuation of mobile home residents, special needs residents, and hospital and nursing home patients from the Keys shall be initiated.
3. Approximately 30 hours in advance of tropical storm winds, a mandatory phased evacuation of permanent residents by evacuation zone (described below) shall be initiated. Existing evacuation zones are as follows:



Monroe County Emergency Management

Discussion & Questions



Variable Comparison 2012/2023



Per Rule 28-20.140(5)(a)4. Monroe County was required to enter into a memorandum of understanding with the Department of Commerce, Division of Emergency Management, Marathon, Islamorada, Key West, Key Colony Beach and Layton . . .The memorandum of understanding shall stipulate, based on professionally acceptable data and analysis, the input variables and assumptions, including regional considerations, for utilizing the Florida Keys Hurricane Evacuation Model or other models acceptable to the Department to accurately depict evacuation clearance times for the population of the Florida Keys.

Variables in the Memorandum of Understanding



Tourist Units (Occupied)		Site-Built Participation Rate
Mobile Home Units (Occupied)		Vehicle Usage by type
Site-Built Units (Occupied)		Vehicle Usage by Special Population
Response Curve		Evacuation Stream
Tourist Participation Rate		Roadway Capacity
Mobile Home Participation Rate		Phased Evacuation

Variables in the Memorandum of Understanding



- Variables that remained the same

Response Curve		12 hours
Tourist Participation Rate		100%
Mobile Home Participation Rate		100%
Evacuation Stream		Monroe Only
Phased Evacuation		Yes

Variables in the Memorandum of Understanding



- Changes to Variables:
 - Vehicle Usage by type (Single family, Multi-family, Mobile, etc.)
 - This is driven by Census results using American Community Survey data and is reported at the census block level
 - Vehicle Usage by Special Population
 - 2012 NAS-KW reported a total evacuating vehicle for a Category 5 event as 2,333
 - 2023 NAS-KW reported 1,221 vehicles for their permanent/Phase II population and 655 from their transient/Phase I population
 - Roadway Capacity
 - There was minor capacity increase for Boot Key to Marathon segment
 - There were changes from one-lane to two lanes (Card Sound Road to HEFT) and passing lanes (Rattlesnake Key to Card Sound Road)

Participation Rate



Participation Rates		
	2012	2023
Mobile Home	100%	100%
Tourists	100%	100%
Site-Built	90%	82%

Evacuating Units



	2012					2023			
	Total Units	Occupied Units	Average Occupancy	Evacuating Units		Total Units	Occupied Units	Average Occupancy	Evacuating Units
Mobile Home Units	8,134	4,576	56%	4,576		6,029	3,921	65%	3,921
Site-built Units	43,718	27,320	62%	24,588		47,933	32,494	68%	26,645

Evacuating Units = Occupied Units * Participation Rate

Evacuating Vehicles



Evacuating Vehicles	2012	2023
Mobile Home Vehicles	5,461	4,620
Site-built Vehicles	29,155	30,460

Monroe County Comprehensive Plan

Policies Related to Number of Lanes on US-1

3.3 - TRAFFIC CIRCULATION

GOAL 301 To provide a safe, convenient, efficient, resilient, and environmentally-compatible motorized and non-motorized transportation system for the movement of people and goods in Monroe County. [F.S. § 163.3177(6)(b)] ([Ord. No. 013-2022](#), § 2(Exh. 1), 8-17-2022)

...

Objective 301.5 In order to coordinate the traffic circulation system with the future land uses shown on the Future Land Use Map, Monroe County shall implement the following policies. [F.S. § 163.3177(6)(b)1.d.]

Policy 301.5.1 The capacity of U.S. 1 in unincorporated Monroe County shall be limited to four lanes. Densities and intensities on the Future Land Use Map and allowed by the permit allocation system shall not exceed those that can be accommodated by the four lane limitation on U.S. 1.

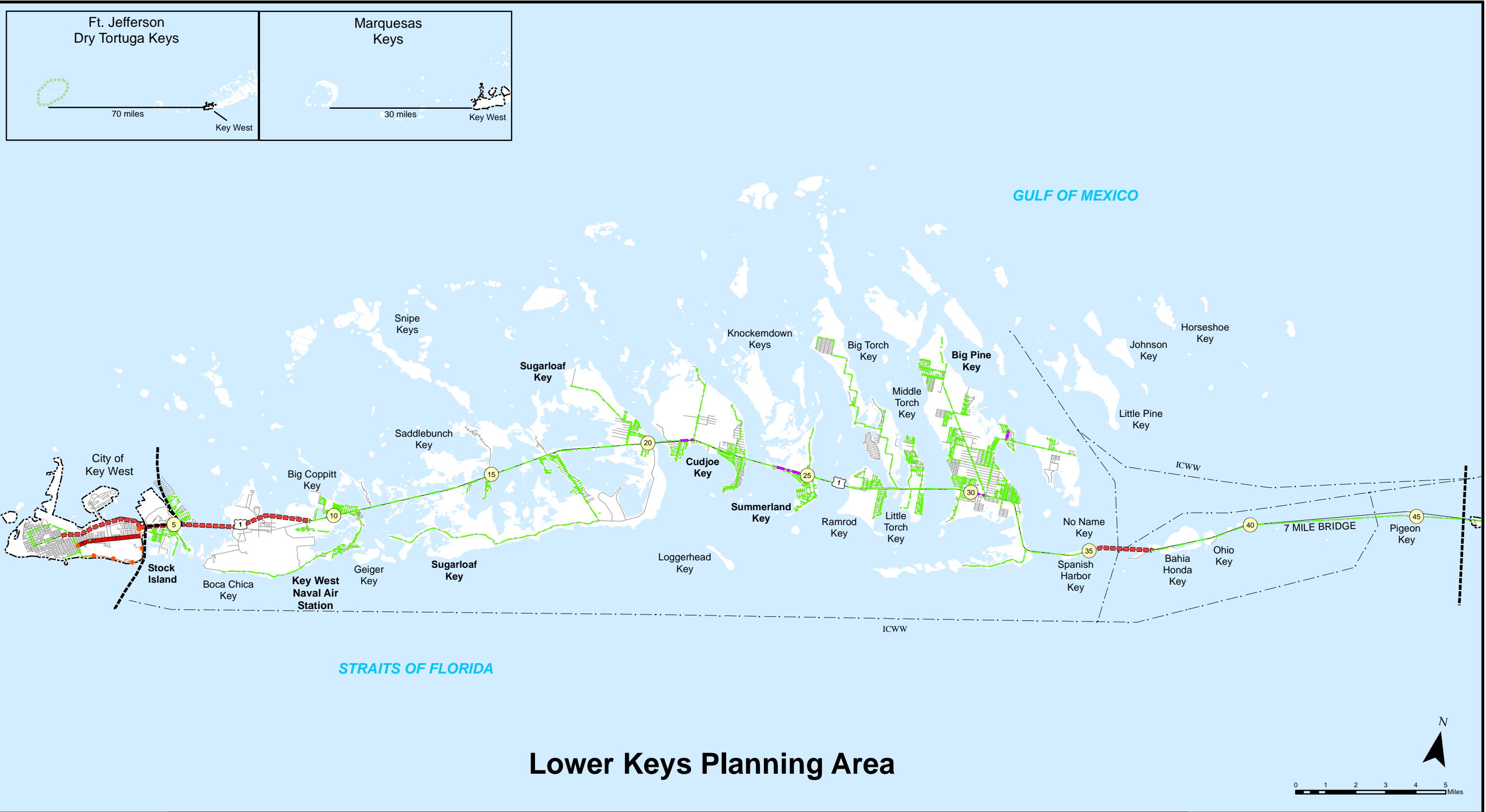
...

Objective 301.7 Monroe County shall ensure the County's transportation plan are coordinated with the plans and programs of appropriate State agencies and local governments and are consistent with State and federal regulations. [F.S. § 163.3177(6)(b)]

...

Policy 301.7.2 In recognition of the physical and environmental constraints that may affect the widening of U.S. 1 to four lanes, Monroe County shall coordinate with FDOT on those portions of U.S. 1 that are shown as two lanes on the Future Traffic Circulation Map (Traffic Circulation Number of Through Lanes Maps) to maintain them as two lanes for the planning horizon. This policy shall not be construed so as to prohibit the addition of a third lane to be used as a continuous two-way turn lane for those segments with a demonstrated public safety risk, if the third lane has been demonstrated to be the safest alternative. [F.S. § 163.3177(6)(b)1.]


...



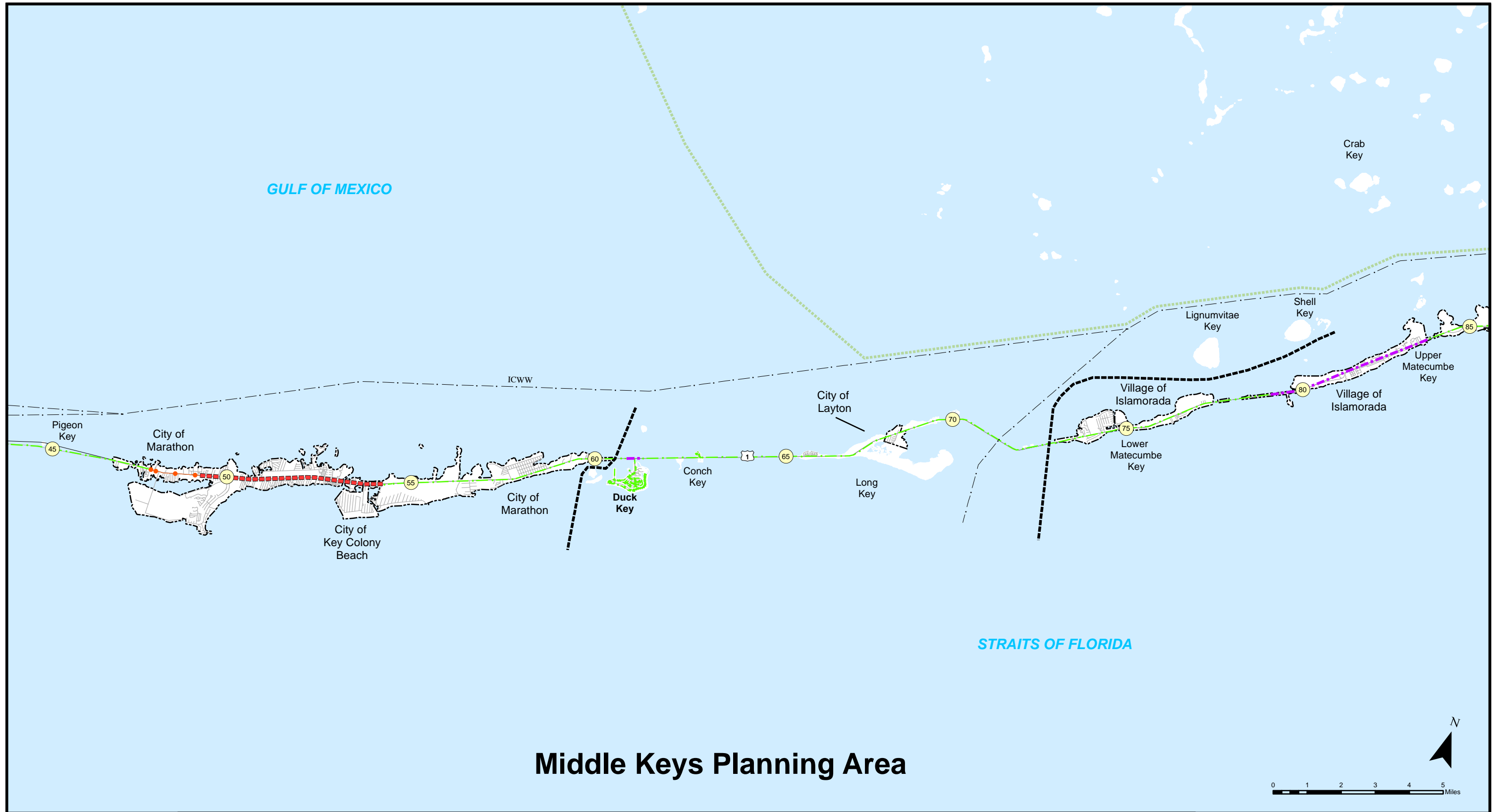
Source:
2008 Highway Information CD
Field Data

Prepared by:
Keith and Schnars, P.A.
6500 North Andrews Avenue
Fort Lauderdale, FL 33309
Tel. 954-776-1616

**Monroe County Comprehensive
Plan 2010 - 2030**
Number of Through Lanes
Map 4-3












1 of 4



Middle Keys Planning Area

Source:
2008 Highway Information CD
Field Data

Prepared by:

 Keith and Schnars, P.A.
 6500 North Andrews Avenue
 Fort Lauderdale, FL 33309
 Tel. 954-776-1616

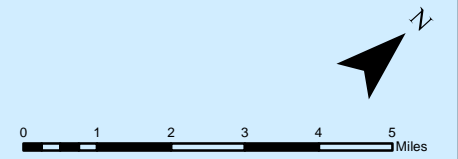
- Legend**
-  Mile Marker
 -  ICWW
 -  Planning Area Limits
 -  Incorporated Areas
 -  National Parks
 -  2LU
 -  2LD
 -  4LU
 -  4LD

**Monroe County Comprehensive
Plan 2010 - 2030**
 Number of Through Lanes
 Map 4-3





Upper Keys Planning Area



Source:
2008 Highway Information CD
Field Data

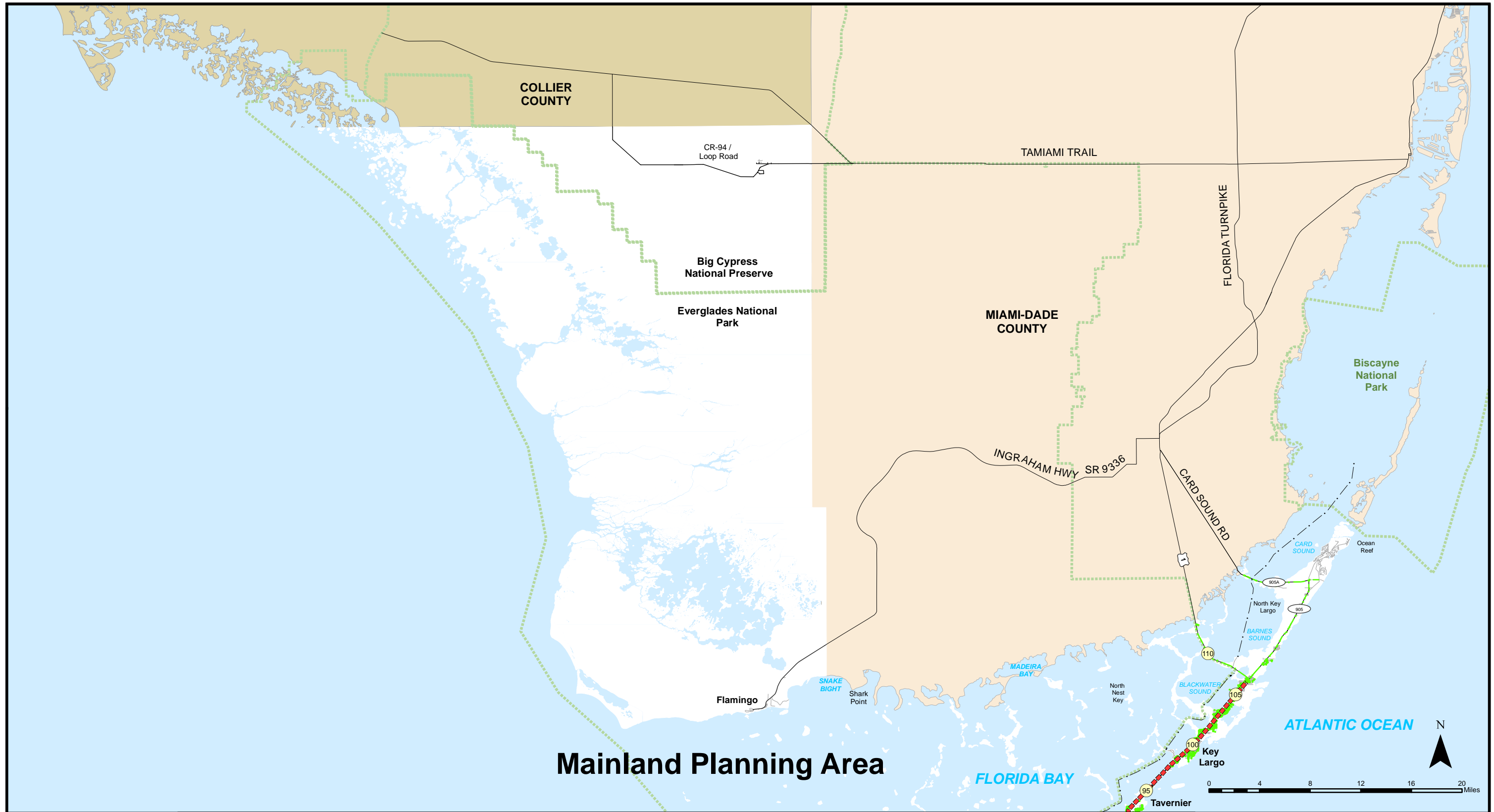
Prepared by:
Keith and Schnars, P.A.
6500 North Andrews Avenue
Fort Lauderdale, FL 33309
Tel. 954-776-1616

Legend

Mile Marker	2LU
ICWW	2LD
Planning Area Limits	4LU
Incorporated Areas	4LD
National Parks	

**Monroe County Comprehensive
Plan 2010 - 2030**
Number of Through Lanes
Map 4-3

3 of 4



Mainland Planning Area

Legend

- Mile Marker
- 2LU
- 2LD
- 4LU
- 4LD
- National Parks
- ICWW

Source:
2008 Highway Information CD
Field Data

Prepared by:
 Keith and Schnars, P.A.
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Tel. 954-776-1616

**Monroe County Comprehensive
Plan 2010 - 2030**
Number of Through Lanes
Map 4-3



Monroe County

Staff Update on Future Potential Changes to Rate of Growth Ordinance (ROGO)

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

Monroe County BOCC
October 16, 2024
Item Q2



2020 Census: Hurricane Evacuation Modeling Update

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

Clearance Times Summary

Deliverable 5: Baseline Modeling			Phases	Florida Keys Including Key West		Florida Keys Excluding Key West	
				Mobile Homes in Phase 2 (hours)	Mobile Homes in Phase 1 (hours)	Mobile Homes in Phase 2 (hours)	Mobile Homes in Phase 1 (hours)
Baseline Modeling	Shows baseline - does not include additional prospective allocations		Phase 2	26.0	24.0	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
Deliverable 6: Prospective Modeling for Future Allocations							
S1	3,550 Allocations	Distribute based on county/municipality population size	Phase 2	27.5	25.5	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
S2	3,550 Allocations	Distribute based percentage of vacant lands per county/municipality	Phase 2	28.0	26.0	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
S3	3,550 Allocations	Distribute based on current allocations: (1,970-Monroe, 300-Marathon, 280-Islamorada, 910-Key West, 30-Layton, 60-Key Colony Beach)	Phase 2	28.0	26.0	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
S4	220 Allocations Minimal Allocations (11 allocations/yr)	Distributes Monroe County (5); Marathon (2); Islamorada (2); Key West (2 – affordable only)	Phase 2 (10 Years Growth)	26.5	24.0	15.5	15.5
			Phase 2B (20 Years Growth)	26.5	24.0	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
S5	One Unit/Vacant Lot	Distributes 7,954 units	Phase 2	31.0	28.5	17.0	16.5
			Phase 1	15.5	15.5	15.0	15.0

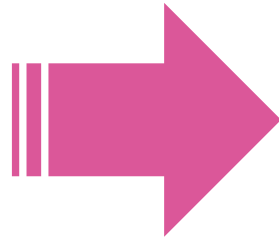
Further Analysis of Private Vacant Parcels

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

April 17, 2024 BOCC Item J3:

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

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



Key West	n/a – already reserved
Unincorporated Monroe County	2,220
Marathon	556
Islamorada	221
Key Colony Beach	n/a
Layton	n/a – already reserved
	2,997

Unincorporated MC: 2,220

Not limited by habitat/Policy 102 AND has 1 or more density rights	
Tier 1	398
Tier II	165
Tier III	1553
Tier III-A	96
No Tier	8
military	0
TOTAL	2,220

Unincorporated Analysis of Private Vacant Parcels

Next round of analysis, based on BOCC direction, further refines unincorporated private vacant parcel count based on:

New Unincorporated Estimate: **1,618**

Eliminated:

- **ROGO Exempt Properties**
- **Density Reduction Program Participants**
- **Recent Public Acquisitions**
- **Prior Receipt of ROGO Allocation (active or expired)**
- **ROGO land dedications/aggregations**
- **Zoned for Commercial Use**

Reviewed and Removed as appropriate:	
Density Reduction Programs (LTF, Lot Aggregation, Etc.)	
ROGO Exemption on File	
Replacement House Permits	
Received ROGO allocation	
Acquired by MC/MCLA/FLDEP	
TOTAL	1,694

Of These, 76 appear they would allow alternative/nonresidential uses. <i>(Removed SC, MU, UC, I, MI, CFA/CFSD Zoning)</i>	
TOTAL	1,618

By Tier	
I	320
II	152
III	1078
III-A	68
Total	1,618

By ROGO Subarea	
Upper Keys	634
Lower Keys	612
Big Pine Key/No Name Key	372
TOTAL	1,618

Unincorporated Analysis of Private Vacant Parcels

Subtract Currently Available ROGO Allocations in Unincorporated County :

New Unincorporated Estimate	1,618
Remaining Affordable Allocations	-12
Remaining Market Rate Allocations (ROGO Y33 & Y34)	-164
Administrative Relief Pool	-144
TOTAL	1,298

10-year Allocation = 1,298/10 years = 129/year

2012 Unincorporated Allocation was 1,970 over 10 years = 197/year (included Affordable Allocations**)
126 market rate / year
+ 71 affordable / year**

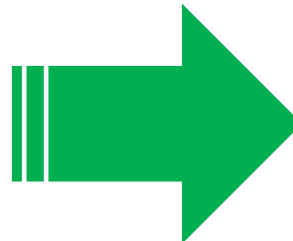
County-wide Analysis of Private Vacant Parcels

Adjusted Vacant Parcel Numbers and Subtraction of Currently Available ROGO Allocations for incorporated counts: (based on best available info at this time)

Key West	n/a – already reserved
Unincorporated Monroe County	2,220
Marathon	556
Islamorada	221
+11 (further adjustment)	232
Key Colony Beach	n/a
Layton	n/a – already reserved
	2,997

Marathon:
-5 allocated this period
-12 administrative relief pool

Islamorada:
-13 BPAS remaining (mkt rate + AFH)
-23 administrative relief pool



Key West	n/a – already reserved
Unincorporated Monroe County	1,298
Marathon	539
Islamorada	196
Key Colony Beach	n/a
Layton	n/a – already reserved
	2,033

County-wide Analysis of Private Vacant Parcels

County-wide totals following update:

Key West	n/a – already reserved	Key West	n/a – already reserved
Unincorporated Monroe County	2,220	Unincorporated Monroe County	1,298
Marathon	556	Marathon	539
Islamorada	221	Islamorada	196
Key Colony Beach	n/a	Key Colony Beach	n/a
Layton	n/a – already reserved	Layton	n/a – already reserved
	2,997		2,033

10-year County-wide Allocation = 2,033/10 years = 203/year

2012 County-wide Allocation was 3,550 over 10 years = 355/year
 (**included Affordable Allocations**)

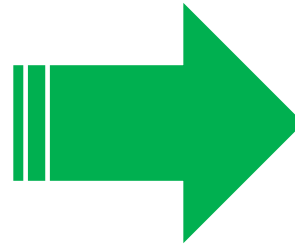
2012 distribution was based on approximate proportion of vacant land remaining in each jurisdiction

(1,970-Monroe, 300-Marathon, 280-Islamorada, 910-Key West, 30-Layton, 60-Key Colony Beach)

County-wide Analysis of Private Vacant Parcels

County-wide totals following update:

Key West	n/a – already reserved
Unincorporated Monroe County	2,220
Marathon	556
Islamorada	221
Key Colony Beach	n/a
Layton	n/a – already reserved
	2,997



Key West	n/a – already reserved
Unincorporated Monroe County	1,298
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Islamorada	196
Key Colony Beach	n/a
Layton	n/a – already reserved
	2,033

10-year County-wide Allocation = 2,033/10 years = 203/year

2012 County-wide Allocation was 3,550 over 10 years = 355/year
 (**included Affordable Allocations**)

+ Affordable?

40-50/yr for LIHTC only?

2012 distribution was based on approximate proportion of vacant land remaining in each jurisdiction

(1,970-Monroe, 300-Marathon, 280-Islamorada, 910-Key West, 30-Layton, 60-Key Colony Beach)

County-wide Analysis of Private Vacant Parcels

2012 Distribution (was based on approximate proportion of vacant land remaining in each jurisdiction at that time)

	Monroe County	Islamorada	Marathon	Key West	Layton	Key Colony Beach*
Market Rate	1,260	220	240	430	30	60
Affordable	710	60	60	480		
Total: 3,550	1,970	280	300	910	30	60
	Market Rate: 1,720 Affordable: 830 Total: 2,550					*KCB did not participate in ROGO in the end.

2012 Allocation for Monroe County, Islamorada, and Marathon
 was **2,550** over 10 years = 255/year

1,720 Market Rate = 172/year
 830 Affordable = 83/year

County-wide Analysis of Private Vacant Parcels

2012 Distribution (was based on approximate proportion of vacant land remaining in each jurisdiction at that time)

	Monroe County	Islamorada	Marathon
Market Rate	1,260	220	240
Affordable	710	60	60
Total: 3,550	1,970	280	300
Market Rate: 1,720 Affordable: 830 Total: 2,550			

2012 Allocation for Monroe County, Islamorada, and Marathon
 was **2,550** over 10 years = 255/year

1,720 Market Rate = 172/year
 830 Affordable = 83/year

2024 vacant land analysis:
 (Monroe County/Islamorada/Marathon)

2,033/10 years = 203/year

+

LIHTC/Affordable

500/10 years = 50/year?

2,533/10 years = 253/year

or spread over 20 years?

County-wide Analysis of Private Vacant Parcels

Scenarios for TOTAL Future Allocations
distributed based on proportion of private vacant parcels county-wide:

	Vacant Parcels	Percentage of Total	220 ROGOs	600 ROGOs	1000 ROGOs	3000 ROGOs	8000 ROGOs
Islamorada	196	9.64%	21	58	96	289	771
Key West	NA						
Layton	NA						
Marathon	539	26.51%	58	159	265	795	2,121
Monroe	1,298	63.85%	140	383	638	1,915	5,108
	2,033	100%	220	600	1,000	3,000	8,000

+ Affordable?

40-50/yr for
LIHTC only?

County-wide Analysis of Private Vacant Parcels

Historical Rates of Annual Allocation since 2020 by jurisdiction:

MARKET RATE UNIT ALLOCATION RATE

	7/2020 – 7/2021 (Year 30)	7/2021 – 7/2022 (Year 31)	7/2022 – 7/2023 (Year 32)	7/2023 – 7/2024 (Year 33)
Monroe County	64	64	64	62
Upper Keys	31	31	31	30
Big Pine/No Name	4	4	4	4
Lower Keys	29	29	29	28
Islamorada	22	22	22	13
Marathon	21	7	8	8

TOTAL:

107

93

94

83

Relation to Hurricane Evacuation Modeling

Clearance Times Summary

Deliverable 5: Baseline Modeling			Phases	Florida Keys Including Key West		Florida Keys Excluding Key West	
				Mobile Homes in Phase 2 (hours)	Mobile Homes in Phase 1 (hours)	Mobile Homes in Phase 2 (hours)	Mobile Homes in Phase 1 (hours)
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S5	One Unit/Vacant Lot	Distributes 7,954 units	Phase 2	31.0	28.5	17.0	16.5
			Phase 1	15.5	15.5	15.0	15.0

2,033?
24.5-26 hrs?

+AFH?
XX hrs?

Relation to Hurricane Evacuation Modeling

Clearance Times Summary

Deliverable 5: Baseline Modeling			Phases	Florida Keys Including Key West		Florida Keys Excluding Key West	
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			Phase 1	15.5	15.5	15.0	15.0

**220 Allocations
Countywide
= 24 hrs**

**Monroe County: 100
Marathon: 40
Islamorada: 40
Key West: 40**

**NO CHANGE TO
STATUTE**

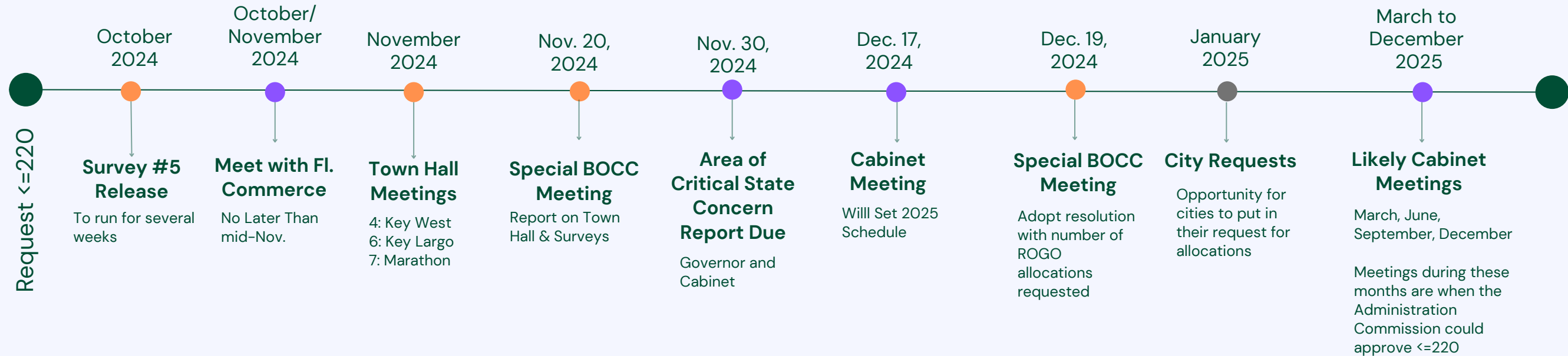
Potential ROGO/BPAS Timelines

Timeline to request 220 allocations, which would not change hurricane evacuation hours

*Requesting any more than 220 will require a legislative change

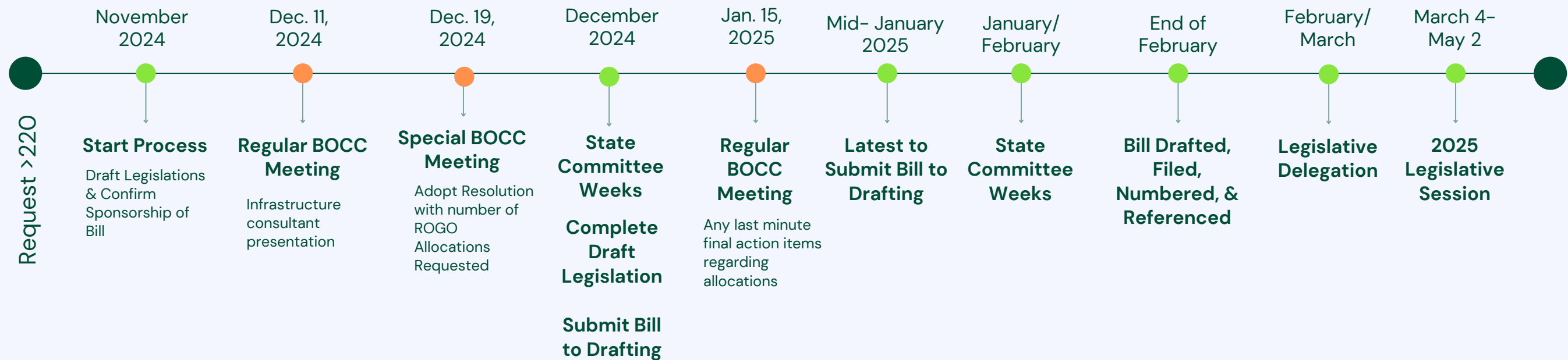
*Two Paths through Florida Commerce can include:

1. Have Request in Annual Report
2. Not include in Annual Report, but have as a separate "sub item" added on to the agenda (this is how the 1,300 were done)



Timeline to request more than 220 allocations, which would require a statutory change to hurricane evacuation hours

*Can be done concurrently or in combination with requesting 220 allocations



Legend:

● Florida Commerce Inclusion in Area Critical State Concern Report

● County Dates

● Change of Legislation Important Dates