



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Planning Commission

Through: Emily Schemper, Sr. Director of Planning and Environmental Resources

From: Tiffany Stankiewicz, Development Administrator

Date: August 3, 2022

Subject: Residential Dwelling Unit Evaluation Report for Quarter 4, Year 30
(April 13, 2022 through July 12, 2022)

Meeting Date: August 24, 2022

1 This report has been prepared pursuant to the 2030 Comprehensive Plan Policy 101.6.4 and
2 Section 138-28 of the Land Development Code (LDC). The proposed residential dwelling unit
3 rankings attached to this report are for the fourth quarter of year thirty which covers the period
4 April 13, 2022 through July 12, 2022.

1) BACKGROUND INFORMATION:

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7
8 On June 23, 1992, the Monroe County Board of County Commissioners (BOCC) adopted
9 Ordinance #016-92, implementing the Residential Dwelling Unit Allocation System. The
10 Ordinance became effective on July 13, 1992, and has been amended periodically.

11
12 On September 22, 2005, the Monroe County Board of Commissioners adopted Ordinance 025-
13 2005 which revised the ROGO to utilize the Tier overlay as the basis for the competitive point
14 system. The ordinance became effective on February 5, 2006.

15
16 On March 15, 2006, the BOCC adopted Ordinance 009-2006 to implement the Tier System, and
17 subsequently, it was challenged by Florida Keys Citizens Coalition, Inc. and Protect Key West
18 and the Florida Keys, Inc., d/b/a Last Stand. Thomas G. Pelham, Secretary, Department of
19 Community Affairs signed the final order deciding the challenge on September 26, 2007
20 (amended Final Order issued January 2, 2008). The Rate of Growth Ordinance (ROGO)
21 utilizing the Tier System and overlays, made changes such as subarea boundary districts for
22 allocation distribution, basis of scoring applications, and administrative relief.
23

1 On September 21, 2012, the BOCC adopted Ordinance #021-2012, revising the ROGO
2 allocation scoring system regarding land dedications and Tier III properties containing wetlands
3 adjacent to Tier 1 properties. The ordinance became effective on December 31, 2012.

4
5 On April 13, 2016, the BOCC adopted Ordinance #005-2016, Monroe County Year 2030
6 Comprehensive Plan. The ordinance became effective on June 20, 2016. The updated
7 Comprehensive Plan in part revises ROGO. The new Comprehensive Plan provides for
8 additional and revised scoring criteria which have been implemented as of July 13, 2016.
9 Additionally, changes include making all Affordable Housing allocations available and
10 establishing no more than one Tier I allocation every two years in the Big Pine Key and No
11 Name Key Subarea.

12
13 On November 22, 2016, the BOCC adopted Ordinance #030-2016, to satisfy a Stipulated
14 Settlement Agreement regarding BOCC Ordinance 006-2016, which amended the Monroe
15 County Land Development Code to be consistent with the Monroe County Year 2030
16 Comprehensive Plan. The ordinance and LDC became effective on February 3, 2017.

17
18 On January 22, 2020, the BOCC adopted Ordinance #005-2020 amending Monroe County
19 Comprehensive Plan Plicy 101.3.2 to extend the time period of ROGO through 2026.

20
21 On January 22, 2020, the BOCC adopted Ordiance #006-2020 amending Monroe County Land
22 Development Code Section 138-24 to extend the time period of the ROGO through 2026.

23
24 The following background information regarding applications reviewed this quarter is divided
25 into subarea districts: A) Lower Keys Subarea and Upper Keys Subarea and B) Big Pine Key
26 and No Name Key Subarea.

27
28 **A. Applications reviewed this quarter for Lower & Upper Keys Subareas:**
29

	Market Rate	Affordable Housing
*Lower Keys	75	0
** Lower Keys (Adm. Relief)	0	0
***Upper Keys	92	0
****Upper Keys (Adm. Relief)	0	0
TOTAL	167	0

30
31 * 59 application rollovers or reapplications from previous quarters.

32 ** 0 applications are rollovers or reapplications from previous quarters.

33 *** 78 application rollovers or reapplications from previous quarters.

34 **** 0 applications are rollovers or reapplications from previous quarters.

35
36 **B. Big Pine Key and No Name Key Subarea:**
37

- 38 1) In 1998, the Florida Department of Transportation, Monroe County, the Florida
39 Department of Community Affairs, the U.S. Fish and Wildlife Service, and the
40 Florida Fish and Wildlife Conservation Commission signed a Memorandum of

1 Agreement to develop a Habitat Conservation Plan (HCP) for the Key Deer and
2 other protected species in the project area.
3

4 2) The Livable Communikeys Program (LCP), Master Plan for Future Development
5 of Big Pine Key and No Name Key was adopted on August 18, 2004 under
6 Ordinance 029-2004. The LCP envisioned the issuance of 200 residential
7 dwelling units over a 20-year period at a rate of approximately 10 units per year.
8 A minimum of twenty percent of the 10 units per year are to be set aside for
9 affordable housing development.
10

11
12 3) The LCP Master Plan Action Item 3.2.6 limits allocation awards in Tier 1 to no
13 more than five percent of all residential units permitted over the 20-year planning
14 period (*i.e.*, a maximum of 10 units) or a total of $H = 0.022$ (two percent of the
15 total H), whichever results in the lower H. Development in Tier 1 is tracked from
16 December 27, 2004, the effective date of the Livable CommuniKeys Plan that
17 established the Tier System for Big Pine Key and No Name Key. (Ordinance 020-
18 2009).
19

20 4) On June 9, 2006, the U.S. Fish and Wildlife Service issued a Threatened and
21 Endangered Species Incidental Take Permit (ITP) to Monroe County (Growth
22 Management Division), The Florida Department of Transportation, and The
23 Florida Department of Community Affairs. The ITP allows the issuance of 200
24 new residential units through the year 2023.
25

26 5) The ITP (Federal ITP #TE083411-0) requires the Permittees (Monroe County,
27 Growth Management Division, the Florida Department of Transportation, and the
28 Florida Department of Community Affairs) to ensure that the take of the covered
29 species is minimized and mitigated. The permittees are responsible for meeting
30 the terms and conditions of the ITP and implementing the HCP.
31

32 6) The ITP provides specific development limitations on Big Pine Key and No Name
33 Key, including, but not limited to:

- 34 • The total impact of commercial, institutional (including public projects
35 such as wastewater and roads), and residential development over the 20-
36 year life of the HCP shall not exceed $H=1.1$.
- 37 • For each H value unit of development, 3 H units of conservation lands
38 shall be acquired, restored, and protected in perpetuity. Over the term of
39 this permit, lands with a cumulative H value of 3.3 shall be acquired.
- 40 • New residential development will be limited to a maximum of 200
41 dwelling units over the 20 year life of the HCP.
- 42 • New residential development in Tier 1 areas will be limited to no more
43 than 5% of all residential units permitted over the 20 year life of the HCP
44 (no more than 10 units) or $H=0.022$ whichever results in a lower H.
- 45 • No new development other than single-family residential and accessory
46 uses will be permitted in Tier I areas.
47

1 As of December 31, 2021 the County has used 0.6088 H of the total 1.1 ‘H’
2 allowed, while 99.9% (3.2954 ‘H’) of the total 3.3 ‘H’ mitigation required by the
3 HCP and ITP has been acquired.
4

5 As noted above, the ITP allows development of 10 dwelling units or 0.022 H
6 impact, whichever results in a lower H in Tier I areas on Big Pine Key and No
7 Name Key. ROGO allocations with issued building permits for 5 dwelling units
8 totaling 0.0107 H to date.
9

10 7) The 2030 Comprehensive Plan Policy 101.6.2 limits the annual maximum number
11 of residential permit allocation that may be awarded in Tier 1 to no more than one
12 every two years in the Big Pine Key/No Name Key Subarea.
13

14 8) **Applications reviewed this quarter for the Big Pine Key and No Name Key**
15 **Subarea:**
16

	Market Rate	Affordable Housing
*Big Pine Key and No Name Key	24	2

18 * **24** Market Rate applications are rollovers or reapplications from previous
19 quarters.
20

21 * **2** Affordable Housing applications (moderate category) are rollovers or
22 reapplications from previous quarters.
23

24 **II) ALLOCATION FACTORS:**
25

- 26 A. Pursuant to Policy 101.3.2 the number of annual market rate allocations available is 126.
27
28 B. Policy 101.3.2 makes all affordable housing allocations available.
29
30 C. Section 138-24(c) allows any unused portion of affordable housing allocations to be
31 retained and rolled over into the next dwelling unit allocation year.
32
33 D. Section 138-24(a)(3) allows the Planning Commission to amend the affordable housing
34 proportions within income groups during any ROGO quarter.
35
36 E. Section 138-27(h) limits administrative relief allocations per quarter. The number of
37 allocations that may be awarded under administrative relief in any subarea quarter shall
38 be no more than fifty percent (50%) of the total available market rate allocations.
39
40 F. Section 138-24(a)(5) limits the number of allocation awards in Tier I. The annual
41 number of allocation awards in Tier I shall be limited to no more than three (3) in the
42 Upper Keys Subarea and no more than three (3) in the Lower Keys Subarea. The ITP
43 limits Big Pine Key and No Name Key Subarea to ten (10) allocations over a twenty year
44 period or $H = 0.0220$ whichever is lower. Additionally, the 2030 Comprehensive Plan
45 Policy 101.6.2 and Section 138-24(a)(5) limits the annual maximum number of
46 residential permit allocation that may be awarded in Tier 1 shall be no more than one

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every two years in the Big Pine Key/No Name Key Subarea. Below is a table tracking the Tier 1 allocations by Quarter/Year.

Tier 1 Award limits	Key (Island)	Permit Number	Allocation type	Quarter, Year	Real Estate Number	H-value	Certificate of Occupancy (C/O) Date	Current Status	Tier 1 Allocations Update
Limited to a maximum 10 or H=.022 whichever is lower over the life of the ITP, 2030 Comprehensive Plan Policy 101.6.2 limits allocation awarded to no more than one every two years.	Big Pine	95101813	Market Rate	Q3Y4 (1996)	00285550.000000	0.0028	9/4/2012	C/O Issued	Big Pine/No Name Keys Subarea: Used 4 not including expireds (since 1996) out of a maximum potential of 10 or less depending on H allowance whichever comes first. Based on permits issued to properties in Tier 1 and pending permits with allocation awards the H total is .0098 (since Dec. 27, 2004). every two years in Tier 1.
	Big Pine	96101622	Market Rate	Q2Y6 (1998)	00289510.000000	0.0022	3/6/2008	C/O Issued	
	Big Pine	03102303	Adm. Relief	Q2Y16 (2008)	00289710.000000	0.0013	8/4/2010	C/O Issued	
	Big Pine	97101361	Market Rate	Q1Y17 (2008)	00296820.000000	0.0011	3/29/2012	C/O Issued	
	No Name	96101472 (Not used)	Market Rate	Q2Y19 (2011)	00319494.001300			Expired	
	No Name	96101470	Market Rate	Q2Y20 (2012)	00319494.001000			Expired (7/22/2015)	
	No Name	96101469	Market Rate	Q2Y20 (2012)	00319494.000900			Expired (7/22/2015)	
	No Name	96101464	Market Rate	Q3Y20 (2012)	00319494.000500			Expired (7/22/2015)	
	No Name	96101463	Market Rate	Q4Y20 (2012)	00319494.000400			Expired (7/22/2015)	
	No Name	96101473	Market Rate	Q4Y20 (2012)	00319494.001400			Expired (7/22/2015)	
	No Name	96101462	Market Rate	Q4Y21 (2013)	00319494.000300			Expired (1/30/2016)	
	No Name	96101461	Market Rate	Q2Y22 (2014)	00319494.000200			Expired (1/30/2016)	
	No Name	96101460	Market Rate	Q2Y22 (2014)	00319494.000100			Expired (1/30/2016)	
	No Name	96101465	Market Rate	Q3Y22 (2014)	00319494.000600			Expired (1/30/2016)	
	No Name	96101467	Market Rate	Q2Y24 (2016)	00319494.000700			Expired (9/5/2016)	
	No Name	96101468	Market Rate	Q2Y24 (2016)	00319494.000800			Expired (9/5/2016)	
	No Name	96101471	Market Rate	Q2Y24 (2016)	00319494.001100			Expired (9/5/2016)	
	Big Pine	05105438	Market Rate	Q2Y27 (2019)	00319494.001100			Expired (9/25/2019)	
Big Pine	05104831	Market Rate	Q1Y28 (2019)	00295360.000000	0.0033				
						0.0107			
Subarea Lower: Begin July 13, 2021-July 12, 2022 (Year 30)									
Lower Keys maximum annual allocations in Tier 1 is limited to 3.									Lower Keys: Used 0 out of the 3 allowed in Year 30.
Subarea Upper: Begin July 13, 2021-July 12, 2022 (Year 30)									
Upper Keys maximum annual allocations in Tier 1 is limited to 3.									Upper Keys: Used 0 out of the 3 allowed in Year 30.

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Based on the Code, Comprehensive Plan, Livable CommuniKeys, Habitat Conservation Plan, and the Incidental Take Permit:

- 1) Within the Big Pine Key and No Name Key Subarea, new residential development in Tier 1 is limited to no more than five percent of all residential units permitted over the twenty year planning period (*i.e.*, a maximum of 10 units) or H=0.0220, whichever results in a lower H over the life of the ITP (2003-2023) and no more than one allocation awarded every two years in Tier 1. A review of the H-impacts used to date (.0107), shows 0.0113 H remains available for Tier 1 (H limit of 0.0220 - 0.0107 H used = 0.0113).
- 2) Big Pine Key and No Name Key Subarea maximum ROGO allocation in Tier I shall be no more than one every two year pursuant to Monroe County Code Section 138-24(a)(4) and (5) and Monroe County Comprehensive Plan Policy 101.6.2. A

Tier 1 allocation was made from Quarter 1 Year 28. Therefore, Tier 1 allocation are available at this time.

- 3) Lower Keys Subarea has three Tier 1 allocations available in Year 30; and
- 4) Upper Keys Subarea has three Tier 1 allocations available in Year 30.

G. Item G5 in the ITP specifies, “New residential development in Tier 1 (Tiers defined in HCP, Table 2.7) areas is limited to no more than five percent of all residential units permitted over the 20-year life of the HCP (i.e., a maximum of 10 units) or a total H-0.0220, whichever results in a lower H.”

H. LCP, Action Item 3.2.6: Limits allocation awards in Tier I to no more than five percent of all residential units permitted over the twenty year planning period (i.e., a maximum of 10 units) or a total H-0.0220 (two percent of the total H), whichever results in a lower H.

I. Monroe County Code Section 138-24(a)(4) Big Pine Key and No Name Key states: All allocation awards on Big Pine Key and No Name Key are subject to the provisions of the Incidental Take Permit and the Habitat Conservation Plan for the Florida Key Deer and other covered species, which may affect ROGO allocations under this article.

J. Monroe County Code Section 138-25(h) Expiration of allocation award: Except as provided for in this division, an allocation award shall expire when its corresponding building permit is not picked up after sixty (60) days of notification by certified mail of the award or, after issuance of the building permit, upon expiration of the permit or after failure of the applicant to submit required plan revisions by the required date set for in subsection (j).

Table shows: Un-used/Expired Allocation Awards Year 30 Quarter through 4							Quarter Re-Used
Year,Quarter	Subarea	Permit #	Name	Key	Real Estate Number	Tier	
Y 30 Q 1	Upper	21301413	Bass Avenue LLC	Largo	00553720-000000	3	Re-used Quarter 3 Year 30
Y 30 Q 2	Upper	21301356	Carlton, David Eric	Largo	00468290-000100	3	Re-used Quarter 4 Year 30

K. The 2030 Comprehensive Plan allows a total of 126 Market Rate allocations per year and makes all Affordable Housing Allocations available.

Year 30 Allocation Allotment Breakdown by Quarter (July 13, 2021-July 12, 2022)

Market Rate:	MCC allotment by subarea	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Lower Keys	29	8	7	7	7
Big Pine Key and No Name Key	4	1	1	1	1
Upper Keys	31	8	8	8	7
Total:	64	17	16	16	15

Affordable Housing***:	MCC allotment by subarea	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Big Pine/No Name Keys	0*				
Lower/Upper Keys	30**				

Beginning balances

*Big Pine Key and No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1) very low, low, & median income (0 allocations) and 2) moderate income (0 allocations); and

**unincorporated Monroe County excluding the Big Pine and No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1) very low income, low income and median income (0) allocations and 2) moderate (30) allocations.

*** The BOCC adopted the Monroe County 2030 Comprehensive Plan and Land Development Code which modified the availability of Affordable Housing Allocations. All Affordable Housing allocations are available now.

- L. Monroe County Code Section 138-26 allows the adjustment of residential ROGO allocations at the end of each quarterly allocation period of additions or subtractions to the basic allocation available by subarea such as the number of dwelling unit allocation awards that expired prior to the issuance of a corresponding building permit.

Market Rate:	Qtr 4	Expired Allocation Award	Total Market Rate Allocation Awards Available Qtr 4
Lower Keys	7	0	7
Big Pine Key and No Name Key	1	0	1
Upper Keys	7	1	8
Total:	15	1	16

- M. The 2030 Comprehensive Plan Policy 101.3.2 states: “The number of permits issued for residential dwelling units under the Rate of Growth Ordinance shall not exceed a total of 1,970 new allocations for the time period of July 13, 2013 through July 12, 2023, plus any available unused ROGO allocations from a previous ROGO year. A ROGO year means the twelve-month period beginning on July 13. Market rate allocations shall not to exceed 126 residential units per year. Unused allocations for market rate shall be available for Administrative Relief”.

Table shows Total Market Rate Allocations Unused ROGO Years 19-30 available for Administrative Relief													
Sub-Area	Yr 19	Yr 20	Yr 21	Yr 22	Yr 23	Yr 24	Yr 25	Yr 26	Yr 27	Yr 28	Yr 29	Yr 30	Total Unused Market Rate Allocations
Lower Keys	11	44	14	20	6	0	0	0	0	0	0	0	95
Big Pine/No Name Key	0	0	0	0	0	0	0	0	0	0	0	0	0
Upper Keys	0	0	0	15	15	2	0	0	2	15	0	0	49
Total Allocations	11	44	14	35	21	2	0	0	2	15	0	0	144

Note: This table does not include all expired market allocations and may be revised to include expired allocation awards.

1 **III) EVALUATION AND RANKING:**
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3 The evaluation of the allocation applications was performed by the Planning &
4 Environmental Resources Department pursuant to Monroe County Code and
5 Comprehensive Plan. Positive and negative points were granted in compliance with the
6 evaluation criteria contained in Comprehensive Plan Policy 101.6.4 and Section 138-28 of
7 the LDC for the Lower, Upper Keys, and Big Pine Key and No Name Key Subarea. An
8 evaluation report has been provided in accordance with Monroe County Code Section 138-
9 26.

10
11 Based on the total points scored, each allocation was ranked by subarea. If applications
12 received identical scores, they were first ranked by date and time. Please note that any
13 excess allocations approved must be deducted from the next quarterly allocation period
14 pursuant to Monroe County Code Section 138-26(e).
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16 **IV) RECOMMENDATIONS:**
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18 **A. Market Rate Allocations Quarter 4, Year 30:**
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20 The number of applications in the Lower Keys, Big Pine Key and No Name Keys, and
21 Upper Keys Subareas was greater than the quarterly allocation awards available. Per
22 Section 138-26(b)(7) of the code, the rankings indicate which applications are within the
23 quarterly allocation, and those applications whose rankings puts them outside the quarterly
24 allocation. An additional page is attached which identifies the location of each proposed
25 allocation by island and subdivision.
26

27 **The Market Rate applications recommended for Quarter 4, Year 30 approval that
28 are within the quarterly allocations are as follows:**
29

30 Lower Keys: Applicants ranked 1 through 7.
31

32 Lower Keys Administrative Relief: No Applicants.
33

34 Big Pine Key/No Name Key: Applicant ranked 1 is recommended for allocation award
35 subject to mitigation availability at the time of permitting.
36

37 Upper Keys: Applicants ranked 1 through 8.
38

39 Upper Keys Administrative Relief: No Applicants.
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41 **A. Affordable Housing Allocations for the Lower & Upper Keys Quarter 4, Year 30:**
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43 There are two affordable housing allocation categories: 1) very low, low, & median
44 income and 2) moderate income. Affordable housing allocations available in the
45 following categories 1) Zero (0) very low income, low income and median income and 2)
46 Thirty (30) moderate income. The Planning Commission may amend the ratio

1 proportions for affordable housing during any ROGO quarter pursuant to Section138-
2 24(a)(3).
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5 **B. Affordable Housing Allocations for the Big Pine Key and No Name Key Quarter 4,**
6 **Year 30:**
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8 There are two affordable housing allocation categories: 1) very low, low, & median
9 income and 2) moderate income. At this time affordable housing allocations are not
10 available in the two categories 1) very low income, low income and median income and
11 2) moderate income. The Planning Commission may amend the ratio proportions for
12 affordable housing during any ROGO quarter pursuant to Section138-24(a)(3).

**MARKET RATE
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING DIRECTOR
LOWER KEYS - YEAR 30, QUARTER 4 (April 13, 2022 through July 12, 2022)**

* Indicates a ranking sufficient to receive an allocation award.

@ Indicates a ranking subject to additional reviews and approvals.

** Indicates columns giving applicants in the ROGO System prior to the effective date of the 2030 Comprehensive Plan perservice points based on the Tier Designation of the Property.

Point evaluation criteria pursuant to Monroe County Code Section 138.28.

Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.

Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

**ADMINISTRATIVE RELIEF
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING DIRECTOR
LOWER KEYS - YEAR 30, QUARTER 4 (April 13, 2022 through July 12, 2022)**

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Wetlands Tier 3 adj Tier 1 w>50 -3	Wetlands Tier 3 adj Tier 1 w<50 5	Agg Pts	Land Ded Pts	Mkt EMP/AFH project +6	Flood	BAT/ AWT	Bldg designed green Bldg code +3	Concrete Cistern +1	Gray water reuse +2	Solar photovoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Pers. Baseline Prior to 07/13/2016	Grandfathered Vested 2 per Yr	2030 CP Allows cont Pers Pts Tier 1 or 2 **	2030 CP Allows cont Pers Pts Tier 3 **	Pers. Pts Tier 1 or 3-A First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Paymnt Acq_Fund up to 2	Total		
MARKET RATE DWELLING UNITS (ADMINISTRATIVE RELIEF)																																	
<p>* Indicates a ranking sufficient to receive an allocation award. @ Indicates a ranking subject to additional reviews and approvals. Point evaluation criteria pursuant to Monroe County Code Section 138.28 Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007 Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013</p> <p>The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Buidling Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.</p>																																	

**MARKET RATE
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING DIRECTOR
UPPER KEYS -YEAR 30, QUARTER 4 (April 13, 2022 through July 12, 2022)**

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Wetlands Tier 3 adj Tier 1 w>50 -3	Wetlands Tier 3 adj Tier 1 w<50 -5	Agg Pts	Land Ded Pts	Mkt EMP/AFH project +6	Flood	BAT/ AWT	Bldg designed green Bldg code +3	Concrete Cistern +1	Gray water reuse +2	Solar photovoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Pers. First 4 Yrs 1 (Baseline)	Each Add Yrs If Vested 2	2030 CP Allows cont Pers Pts Tier 1 or 2 **	2030 CP Allows cont Pers Pts Tier 3 **	Pers. Pts Tier 1 or 3-A First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Paymnt Acq_Fund up to 2	Total
72	21302427	Zambrana, Jose & Rebecca	13-May-22	11:30 AM	Key Largo	BluewaterTrailer Village Sec. 4	43	3	00489136-014300	3	30	0	0	0	0	0	-6	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	28
73	19300197	TDGroup Holdings 1 LLC	26-Feb-21	11:15 AM	Key Largo	Seaside Add. 1	Pt Lt 7	1	00492520-000000	3-A	20	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	1	0	0	25
74	18301518	Alvarez, Reinaldo	28-Apr-21	9:00 AM	Key Largo	Twin Lakes	1	19	00550530-000000	3-A	20	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	1	0	0	25
75	20301937	Grey Properties LLC	9-Aug-21	12:30 PM	Key Largo	Rev. Amd. Plat of Riviera Village	13	3	00510660-000000	3-A	20	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	24
76	20301633	Grey Properties LLC	1-Sep-21	10:10 AM	Key Largo	Harbor Shores	1	1	00521530-000000	3-A	20	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	24
77	21301199	Keys Property Holdings LLC	17-Sep-21	10:15 AM	Key Largo	Key Largo Park Amd.	25	14	00526500-000000	3-A	20	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	24
78	21301201	Keys Property Holdings LLC	17-Sep-21	10:16 AM	Key Largo	Key Largo Park Amd.	24	14	00526490-000000	3-A	20	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	24
79	21300562	Island Investment Partners Inc.	5-Oct-21	09:30 AM	Key Largo	Harris Ocean Park Estates	11	3	00447710-000000	3-A	20	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	24
80	21300976	Teach, Miles	19-Nov-21	10:25 AM	Key Largo	Harris Ocean Park Est.	17	2	00447310-000000	3-A	20	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	24
81	21300847	Cotter, William	5-Jan-22	1:15 PM	Key Largo	Twin Lakes	7	19	00550590-000000	3-A	20	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	24
82	21302342	Mesa/Palma	22-Feb-22	09:00 AM	Key Largo	Key Largo Park Amd	26	14	00526510-000000	3-A	20	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	24
83	21302341	Mesa/Palma	6-May-22	1:20 PM	Key Largo	Key Largo Park Amd	6	14	00526310-000000	3-A	20	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	24
84	19300570	Fried, Harold	9-Jul-19	08:47 AM	Key Largo	Harris Ocean Park Est	36	6	00449340-000000	1	10	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	3	0	0	17
85	18300094	TDGroup Holdings I LLC	7-Aug-19	09:41 AM	Key Largo	Adobe Casa Court	1	A	00481230-000000	1	10	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	2	0	0	16
86	18300094	TDGroup Holdings I LLC	7-Aug-19	09:42 AM	Key Largo	Adobe Casa Court	1	A	00481230-000000	1	10	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	2	0	0	16
87	19300539	BCD of the Keys LLC	15-Oct-19	03:20 PM	Key Largo	Anglers Park	Lt 12 & Pt Lt 11	3	00551410-000000	1	10	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	2	0	0	16
88	19300540	BCD of the Keys LLC	15-Oct-19	03:30 PM	Key Largo	Anglers Park	Lt 10 & Pt Lt 1	3	00551400-000000	1	10	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	2	0	0	16
89	18300323	Fabel Holdings LLC	6-May-21	9:20 AM	Key Largo	Largo City	10	3	00508990-000000	1	10	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	1	0	0	15
90	21301065	Stocky 16 Rainbow Drive LLC	4-Nov-21	11:00 AM	Key Largo	Knowles Colony 1st Add	15	2	00564650-000000	1	10	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	14
91	21300646	Soria, Ramon	16-Nov-21	1:03 PM	Key Largo	Gulfstream Shores	22	6	00565850-000000	1	10	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	14
92	21301554	Martinez, Patrocinio	13-Jun-22	9:00 AM	Key Largo	Gulfstream Shores	7	2	00565170-000000	1	10	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	14

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

The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

**ADMINISTRATIVE RELIEF
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING DIRECTOR
UPPER KEYS - YEAR 30, QUARTER 4 (April 13, 2022 through July 12, 2022)**

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Wetlands Tier 3 adj Tier 1 w>50 -3	Wetlands Tier 3 adj Tier 1 w<50 5	Agg Pts	Land Ded Pts	Mkt EMP/AFH project +6	Flood	BAT/A WT	Bldg designed green Bldg code +3	Concrete Cistern +1	Gray water reuse +2	Solar photovoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Pers. First 4 Yrs 1 (Baseline)	Each Add Yrs If Vested 2	2030 CP Allows cont Pers Pts Tier 1 or 2 **	2030 CP Allows cont Pers Pts Tier 3 **	Pers. Pts Tier 1 or 3 A First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Paymnt Acq_Fund up to 2	Total
MARKET RATE DWELLING UNITS (ADMINISTRATIVE RELIEF)																															
<p>* Indicates a ranking sufficient to receive an allocation award @ Indicates a ranking subject to additional reviews and approvals Point evaluation criteria pursuant to Monroe County Code Section 138.2f Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-200 Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2011:</p> <p>The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded</p>																															

**AFFORDABLE HOUSING RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING DIRECTOR
UPPER AND LOWER KEYS - YEAR 30, QUARTER 4 (April 13, 2022 through July 12, 2022)**

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Wetlands Tier 3 adj Tier 1 w>50 -3	Wetlands Tier 3 adj Tier 1 w<50 -5	Agg Pts	Land Ded Pts	Mkt EMP/AFH project +6	Flood	BAT/ AWT	Bldg designed green Bldg code +3	Concrete Cistern +1	Gray water reuse +2	Solar photovoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Pers. First 4 Yrs (Baseline)	Each Add 1 Yrs If Vested 2	2030 CP Allows cont Pers Pts Tier 1 or 2 **	2030 CP Allows cont Pers Pts Tier 3 **	Pers. Pts Tier 1 or 3-A First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Paymnt Acq_Fund up to 2	Total
AFFORDABLE DWELLING UNITS Very Low, Low, Median Income																															
No applicants under Very Low, Low, Median Income																															
AFFORDABLE DWELLING UNITS Moderate Income																															
No applicants under Moderate Income																															
<p>* Indicates a ranking sufficient to receive an allocation award. @ Indicates a ranking subject to additional reviews and approvals. ** Indicates columns giving applicants in the ROGO System prior to the effective date of the 2030 Comprehensive Plan perservance points based on the Tier Designation of the Property Point evaluation criteria pursuant to Monroe County Code Section 138.28 Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007 Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013</p>																															
<p>The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Buidling Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awardec</p>																															

**MARKET RATE
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING DIRECTOR
BIG PINE KEY and NO NAME KEY - YEAR 30, QUARTER 4 (April 13, 2022 through July 12, 2022)**

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Wetlands Tier 3 adj Tier 1 w>50	Wetlands Tier 3 adj Tier 1 w<50 -5	Located on No Name	Marsch Rabbit/ Buffer	Key Deer Corridor	Agg Pts	Land Ded Pts	Paymnt Acq_Fund up to 2	Mkt EMP/AFH project +6	BAT/A WT	Bldg designed green Bldg code +3	Concrete Cistern +1	Gray water reuse +2	Solar photovoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Flood	Pers. Baseline Prior to 07/13/2016	Grandfathered Vested 2 per Yr	2030 CP Allows cont Pers Pts Tier 1 or 2 **	2030 CP Allows cont Pers Pts Tier 3 **	Pers. Pts Tier 1 or 2 First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Total	
MARKET RATE DWELLING UNITS																																			
1	*	21100915	Riera, Deborah	22-Jun-21	11:23 AM	Big Pine	Pine Channel Est. Sec 2	49	7	00250280-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	1	0	0	0	0	N/A	N/A	N/A	N/A	0	2	27
2		21100744	Meyer and Boumerhi 2 LLC	9-Jul-21	1:50 PM	Big Pine	Cahill Pines & Palms	32	7	00245370-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	1	0	0	0	0	N/A	N/A	N/A	N/A	0	2	27
3		21102526	Pierre Boumerhi LLC	29-Sep-21	11:12 AM	Big Pine	Pine Channel Estates Sec. 2	47	6	00249760-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	1	0	0	0	0	N/A	N/A	N/A	N/A	0	0	25
4		10103101	Mackenzie, William	17-Sep-10	10:40 AM	Big Pine	metes and bounds			00111880.000205	3	20	N/A	N/A	0	-10	0	0	0	0	0	4	0	0	0	0	0	0	4	N/A	N/A	6	N/A	N/A	24
5		21103399	Gregory, David	12-Jan-22	11:55 AM	Big Pine	Hollerich	36		00285410-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	24	
6		21102912	Lawson, Bradley	16-Mar-22	11:45 AM	Big Pine	Pine Channel Estates Sec 2	8	4	00248470-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	24	
7	@	14102030	Strickland, Stephen	21-Sep-15	10:10 AM	Big Pine	Doctors Arm 1st Add	1 & 2	7	00312020.000000	2	10	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	5	0	22	
8		08101995	Perez, Orlando	24-Jul-08	09:47 AM	Big Pine	Tropical Bay	31		00312890.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	4	0	0	0	0	0	4	N/A	3	N/A	N/A	N/A	21	
9		08102801	Bahn (Rev. Trust)	14-Oct-08	02:27 PM	Big Pine	Doctors Arm 1st Add.	3	5	00311610.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	4	0	0	0	0	0	4	N/A	3	N/A	N/A	N/A	21	
10		05100259	Vasquez, Jovan	10-Aug-09	08:55 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	5		00312572.000600	2	10	N/A	N/A	0	0	0	0	0	0	0	4	0	0	0	0	0	4	N/A	3	N/A	N/A	N/A	21	
11		09102047	Eline, William	9-Nov-09	01:34 PM	Big Pine	Eden Pines Colony 3rd Add.	2	23	00271260.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	4	0	0	0	0	0	4	N/A	3	N/A	N/A	N/A	21	
12		15106174	Ash, Andrew	28-Jul-16	02:20 PM	Big Pine	Tropical Bay 2nd Add.	2	2	00313290.000000	2	10	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	4.5	0	18.5	
13		16104897	Kyle Kaiser E Trust	26-Sep-16	02:10 PM	Big Pine	Doctors Arm 3rd Add. Sec. B	15		00312572.001600	2	10	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	4.5	0	18.5	
14		16107781	Urton, Timothy	6-Jan-17	09:00 AM	Big Pine	Doctors Arm Subd 3rd Add. Sec. C	1		00312573-000200	2	10	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	4.5	0	18.5	
15		17104430	Horvath Family Trust	28-Nov-17	08:30 AM	Big Pine	Tropical Bay 3rd Add.	10	7	00313840-000000	2	10	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	4	0	18	
16		16103836	Rothdeutsch, Thomas	29-May-19	09:30 AM	Big Pine	Tropical Bay 3rd Add.	12	11	00314240-000000	2	10	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	3	0	17	
17		16103833	Rothdeutsch, Judy	30-Jul-19	01:50 PM	Big Pine	Tropical Bay 3rd Add.	9	5	00313630-000000	2	10	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	2	0	16	
18		21100171	Baster/Sanchez	15-Apr-21	9:30 AM	Big Pine	Tropical Bay 3rd Add.	7	3	00313490-000000	2	10	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	1	0	15	
19		21101106	1600 Watson Blvd Property LL	19-Jan-22	01:00 PM	Big Pine	Tropical Bay	8		00312660-000000	2	10	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	14	
20		21100066	VL & JR Property LLC	15-Feb-22	12:40 PM	Big Pine	Tropical Bay 3rd Add	7	5	00313790-000000	2	10	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	14	
21		21101970	Rey, Claudio	8-Apr-22	01:29 PM	Big Pine	Tropical Bay Add No 2	3, 9, & 11	1	00313260-000000	2	10	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	14	
22	@	20103022	Sikora, Edward	12-Jul-21	2:00 PM	Big Pine	Doctors Arm 1st Add.	23 & 24	7	00312240-000000	2	10	0	0	0	0	0	0	0	0	0	4	0	0	0	0	-6	N/A	N/A	N/A	N/A	1	0	12	
23		09102784	Pereira, Carlos	22-Oct-09	10:44 AM	Big Pine	Port Pine Heights	9	8	00290190.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	4	0	0	0	0	0	4	N/A	3	N/A	N/A	N/A	N/A	11
24		17106948	Krieger, Steven	20-Mar-18	11:30 AM	Big Pine	Sands	14	36	00305090-000100	1	0	0	0	0	0	-10	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	4	0	-2	

* Indicates a ranking sufficient to receive an allocation award which is subject to mitigation availability at the time of permitting.
 @ Indicates a ranking subject to additional reviews and approvals.
 ** Indicates columns giving applicants in the ROGO System prior to the effective date of the 2030 Comprehensive Plan perservice points based on the Tier Designation of the Property.
 Note a Tier 1 allocation award was made Quarter 1 Year 28, November 19, 2019. Monroe County Code Section 138-24 (5)(a) limits the maximum ROGO allocations in Tier I shall be no more than one evry two years
 Point evaluation criteria pursuant to Monroe County Code Section 138.28.
 Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.
 Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

New development is subject to the Habitat Conservation Plan and Incidental Take Permit (ITP) TE083411-0.
 The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

AFFORDABLE HOUSING RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING DIRECTOR
BIG PINE KEY AND NO NAME KEY - YEAR 30, QUARTER 4 (April 13, 2022 through July 12, 2022)

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Wetlands Tier 3 w>50	Wetland adj Tier 1 - 1	Wetland s Tier 3 adj Tier 5	Located on No Name	Marsch Rabbit/ Buffer	Key Deer Corridor	Agg Pts	Land Ded Pts	Paymnt Acq_Fund up to 2	Mkt EMP/AFH project +6	BAT/ AWT	Bldg designed green Bldg code +3	Concrete Cistern +1	Gray water reuse +2	Solar photovoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Flood	Pers. Baseline Prior to 07/13/2016	Grandfathered Vested 2 per Yr	2030 CP Allows cont Pers Pts Tier 1 or 2 **	2030 CP Allows cont Pers Pts Tier 3 **	Pers. Pts or 2 First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 1 or 2 First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Total
AFFORDABLE DWELLING UNITS Very Low, Low, Median Income																																				
AFFORDABLE DWELLING UNITS Moderate Income																																				
1	@ 18103485	Longstock II, LLC	11-Jul-18	04:30 PM	Big Pine	Sam-N-Joe	4	2	00300180-000400	3	20	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	8	32	
2	@ 18103507	Longstock II, LLC	11-Jul-18	04:44 PM	Big Pine	Sam-N-Joe	15	2	00300180-001500	3	20	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	8	32	

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

New development is subject to the Habitat Conservation Plan and Incidental Take Permit (ITP) TE083411-0.
 The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.