

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: November 16, 2011

Division: Growth Management

Bulk Item: Yes No Department: Planning & Environmental Resource

Staff Contact Person: Tiffany Stankiewicz ext 2513

AGENDA ITEM WORDING: Approval of a Resolution to allow 47,200 square feet of commercial floor area to be made available for Year 20 Non-Residential Rate of Growth (NROGO) Annual Allocation.

ITEM BACKGROUND: The "maximum annual allocation" and the distribution between the first and second allocation dates are determined by the Board of County Commissioners, upon the recommendation of the Planning Director and the Planning Commission. On October 18, 2011, the Planning Commission adopted Resolution P33-11 recommending that 47,200 square feet of commercial floor area be made available for Year 20 NROGO allocation. The Lower/Upper Keys area shall be 44,700 square feet in total for distribution of small and large allocations; and the Big Pine/No Name Key area shall be 2,500 square feet in total.

Since the adoption of the Resolution P33-11 staff has amended their recommendation to the the Board to have 44,700 square feet for unincorporated Monroe County excluding Big Pine/No Name Key made available in the first allocation period and the unused balance to be rolled over to period two for both large and small allocations.

PREVIOUS RELEVANT BOCC ACTION: Board of County Commissioners approved Ordinance #032-2001 (Adoption of Non-Residential Rate of Growth) on September 19, 2001; and Ordinance #011-2006 (Revised Non-Residential Rate of Growth – Tier Ordinance) on March 15, 2006.

CONTRACT/AGREEMENT CHANGES: N/A.

STAFF RECOMMENDATION: Approval

TOTAL COST: X

BUDGETED: Yes N/A No

COST TO COUNTY: N/A

SOURCE OF FUNDS: N/A

REVENUE PRODUCING: Yes N/A No **AMOUNT PER MONTH** N/A **Year** N/A

APPROVED BY: County Atty X OMB/Purchasing N/A Risk Management N/A

DOCUMENTATION: Included X Not Required

DISPOSITION: _____

AGENDA ITEM # _____



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Board of County Commissioners
Through: Christine Hurley, Growth Management Director
From: Townsley Schwab, Sr Director of Planning & Environmental Resources *TS*
Date: October 31, 2011
Subject: Non-Residential Floor Area Evaluation Report Year 20 (July 13, 2011-July 12, 2012)

1 **Meeting Date:** November 16, 2011
2

3 **BACKGROUND**
4

5 Monroe County Comprehensive Plan provides Goals, Objectives and Policies to manage
6 future growth and establish systems for regulating and distributing growth within the County.
7 Objective 101.3 establishes the non-residential permit allocation system (NROGO) and directs
8 the County to regulate non-residential development to maintain a balance of land uses to serve
9 the needs of the future population of Monroe County. Policy 101.3.1 further requires a
10 balance between residential and non-residential development by maintaining a ratio of
11 approximately 239 square feet of new non-residential development for each new residential
12 unit permitted through the Residential Permit Allocation System.
13

14 The Monroe County Code implements the Comprehensive Plan and provides specific
15 provisions for regulating non-residential development.
16

17 Section 138-47(b) provides the purpose and intent of the Non-Residential Rate of Growth
18 Ordinance (NROGO):
19

- 20 1. To facilitate implementation of goals, objectives and policies set forth in the
21 comprehensive plan relating to maintaining a balance between residential and non-
22 residential growth.
23 2. To maintain a ratio of approximately 239 square feet of nonresidential floor area for
24 each new residential permit issued through the residential rate of growth ordinance
25 (ROGO).
26 3. To promote the upgrading and expansion of existing small-size businesses and to retain
27 the predominantly small scale character of nonresidential development in the Florida
28 Keys.

- 1 4. To regulate the rate and location of nonresidential development in order to eliminate
2 potential land use conflicts.
- 3 5. To allocate the non-residential floor area annually hereunder, based on the goals,
4 objectives and policies of the comprehensive plan and the Livable CommuniKeys
5 master plans.

6
7 As mentioned above, non-residential growth is tied to residential growth by maintaining a ratio
8 of approximately 239 square feet of new non-residential development for each new residential
9 unit. Monroe County Code Section 138-24(a) and Rule 28-20.140, F.A.C., states the available
10 annual allocation is 197 residential allocations. Big Pine Key/No Name Key subarea is allotted
11 10 allocations from this total and the remaining area outside of Big Pine Key/No Name Key
12 subarea is allotted 187 allocations.

13
14 Monroe County Code Section 138-47(a) provides the definition for NROGO. The “annual
15 nonresidential ROGO allocation,” is the maximum floor area for which building permits may
16 be issued during an annual allocation period. The “annual allocation period” is the 12-month
17 period beginning on July 14, 2001, and subsequent one-year periods that is used to determine
18 the amount of nonresidential floor area to be allocated *based on the number of ROGO*
19 *allocations to be issued in the upcoming ROGO year.*

20
21 As described above, maximum annual allocation is determined by multiplying the number of
22 available residential allocations for the residential allocation period year by 239 square feet
23 and then round to the product to the nearest 100 square feet (for example: 197 X 239. The
24 Board of County Commissioners, upon the recommendations of the Planning Director and the
25 Planning Commission, determines the maximum amount of floor area and its distribution
26 between two allocation dates.

27
28 Section 138-51 of the Monroe County Code, establishes the procedure for allocating the non-
29 residential floor area distribution based upon the second and fourth ROGO quarter closure
30 dates. The ROGO closure dates for the second quarter is January 12th and for the fourth
31 quarter is July 12. Therefore, the NROGO closure dates for the first period is January 12th and
32 for the second period is July 12th.

33
34 Additionally, Section 138-51 (b) limits a maximum of 2,500 square feet for any one site,
35 except for sites located within a designated community center overlay area. For sites located in
36 a community center overlay area, the maximum allocation shall only be limited by the
37 maximum floor area per structure in Section 138-51(c). And, Section 138-51(d) states, “A
38 minimum of 75 percent of the available floor area to be allocated in any annual allocation
39 period shall be for applications requesting floor area of 2,500 square feet or less. The
40 remaining 25 percent may be allocated to applications requesting floor area of more than 2,500
41 square feet.”

42 CONSIDERATIONS

43
44 When determining the amount of non-residential floor area that can be allocated annually, several
45 items are reviewed and considered.
46

- 1
- 2 1. The number of potential applicants for an upcoming year is unknown. Most applicants who have
- 3 applied for NROGO have been for projects of 2,500 square feet or less and few are located in a
- 4 designated Community Center.
- 5 2. In the past ten years there has been limited competition for the available non-residential floor
- 6 area. The average square footage made available annually in the ten year periods is 21,415
- 7 square feet and the average square footage allocated in a NROGO year is 12,337 square feet.
- 8 The exception is Year 12 where the demand for square footage exceeded the amount of available
- 9 square footage.
- 10 3. Areas for allocations greater than 2,500 square feet will be identified in a Livable CommuniKeys
- 11 Master Plan.
- 12 4. The non-residential allocations are based on prior years of residential ROGO. Each ROGO
- 13 allocation is multiplied by 239 square feet to determine the NROGO allocation bank. The Lower
- 14 & Upper Keys sub-areas have a separate bank from the Big Pine/No Name Key sub-area.
- 15

16 The following is a summary of the square footage of non-residential floor area made
 17 available and the amount of square footage awarded for NROGO Years 10 through 19.

<u>YEAR</u>	<u>AMOUNT AVAILABLE</u>	<u>ALLOCATIONS AWARDED</u>
21 Year 10	22,150 square feet	18,222 square feet
22 Year 11	16,000 square feet	5,300 square feet
23 Year 12	16,000 square feet	15,689 square feet
24 Year 13	16,000 square feet	10,925 square feet
25 Year 14	16,000 square feet	12,594 square feet
26 Year 15	18,000 square feet	12,500 square feet
27 Year 16	35,000 square feet	17,938 square feet
28 Year 17	30,000 square feet	13,056 square feet
29 Year 18	22,500 square feet	6,355 square feet
30 Year 19	22,500 square feet	10,788 square feet

31

32

33 **Additional background specific to the Tier System:**

34

35 On March 15, 2006, the Board of County Commissioners adopted Ordinance 011-2006 to

36 implement the Tier System for NROGO. Subsequently, the ordinance was challenged by

37 Florida Keys Citizens Coalition, Inc. and Protect Key West and the Florida Keys, Inc., d/b/a

38 Last Stand. A final order was issued by the Department of Community Affairs on September

39 26, 2007, which was not appealed by the parties.

40

41 The addition of the Tier System to NROGO, created separate districts for allocation

42 distribution, the basis of scoring applications, and the administrative relief process. The new

43 districts are as follows: A) Lower Keys (Middle Keys now included in the Lower Keys) &

44 Upper Keys and B) Big Pine/No Name Key are the subareas for NROGO.

45

46 **Additional background specific to the Big Pine/No Name Key Sub-area:**

47

1) In 1998, the Florida Department of Transportation, Monroe County, the Florida Department of Community Affairs, the U.S. Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission signed a Memorandum of Agreement to develop a Habitat Conservation Plan (HCP) for the Key Deer and other protected species in the project area.

2) The Livable Communikeys Program (LCP), Master Plan for Future Development of Big Pine Key and No Name Key was adopted on August 18, 2004 under Ordinance 029-2004. The LCP envisioned 47,800 square feet of non-residential floor area over the next twenty years to be used for infill and expansion of existing businesses. The LCP limits non-residential development to Tier III disturbed and scarified uplands. Based on the non-residential area square footage envisioned to be released over the twenty year horizon, approximately 2,390 square feet of floor area can be made available per year.

LCP Action Item 5.1.2 limits floor area allocations to 2,500 square feet per organization per year.

3) The following is a summary of the square footage of non-residential floor area that was allocated on Big Pine/No Name Key Subarea from 2003 to July 2011

<u>YEAR</u>	<u>No. Applicants Applied</u>	<u>Total Sq. Ft. Allocated</u>
Year 13	1	2,181
Year 15	2	5,000
Year 16	2	3,809
Year 17	0	0
Year 18	0	0
Year 19	1	<u>384</u>
		11,374 Total

CALCULATIONS FOR YEAR 20 AND FLOOR AREA TO BE MADE AVAILABLE

A. Lower/Upper Keys:

187 ROGO Allocations are available for Year 20

Square Footage for Year 20 ROGO (187 ROGO x 239 Square Feet) **44,693**

Pursuant to MCC Section 138-51, there is 44,700 square feet to be distributed into small (2,500 square feet or less) and large (more than 2,500 square feet) allocations.

The following table was the distribution recommended to the Planning Commission for Resolution 33-11.

Unincorporated Monroe County excluding Big Pine/No Name Key Subarea			
	44,700 square feet available for Year (75% for small allocations and 25% for large allocations)		
Allocation Application Limit	Period 1	Period 2	Total for Year
small (2,500 square feet or less)	16,762.50	16,762.50	33,525
large (more than 2,500 square feet)	5,587.50	5,587.50	11,175
Total	22,350	22,350	44,700

B. Big Pine/No Name Keys:

NROGO Square Footage available beginning 2003	47,800
Less allocated 2003-July 2011	11,374
Total Non-Residential Square Footage remaining Available (approx.):	36,426

Therefore, pursuant to LCP recommending 2,500 square feet is to be made available.

Staff has re-evaluated the considerations, the purpose and intent of the code, and the commercial square footage distribution for NROGO Year 20 for unincorporated Monroe County excluding Big Pine/No Name Key subarea based on new inquiries from potential applicants for NROGO Allocations since the approval of Planning Commission Resolution P33-11. Staff also re-assessed Monroe County Code Section 138-51(h), which states in part the Board of County Commissioners may make available for allocation, all or part of the maximum annual allocation which may be distributed between two allocation dates. Therefore, staff is recommending an amendment to the distribution of commercial square footage for unincorporated Monroe County excluding Big Pine/No Name Key subarea as follows:

Unincorporated Monroe County excluding Big Pine/No Name Key Subarea			
	44,700 square feet available for Year		
Allocation Application Limit	Period 1	Period 2	Total for Year
small (2,500 square feet or less)	33,525*	0	33,525
large (more than 2,500 square feet)	11,175*	0	11,175
Total	44,700*	0	44,700

*Note if any of the square footage is unused after the allocation of Period 1 the unused balance will rollover to Period 2.

1 **RECOMMENDATION**

2 The Growth Management Division recommends the Board approve 47,200 square feet to be made
3 available in NROGO Year 20 to be distributed as follows:
4

5 **Lower & Upper Keys Subarea:**
6

- 7 1. The maximum amount of available non-residential floor area for the annual
8 NROGO allocation for Year 20 of the Lower & Upper Keys subarea shall be
9 44,700 square feet.
10
11 2. Year Twenty (20) will begin July 13, 2011 and will end on July 12, 2012, with the
12 first allocation period ending on January 12, 2012 and the second allocation
13 period ending on July 12, 2012.
14
15 3. The first allocation period shall have 33,525 square feet for small (2,500 square
16 feet or less) allocations and 11,175 for large (more than 2,500 square feet)
17 allocations. The unused balance from the first allocation period shall be held in
18 reserve for the second allocation period in their respective categories.
19

20 **Big Pine/No Name Key Subarea:**
21

- 22 1. The maximum amount of available non-residential floor area for the annual
23 NROGO allocation for Year 20 of the Big Pine/No Name Keys subarea shall be
24 2,500 square feet.
25
26 2. Year Twenty (20) will begin July 13, 2011 and will end on July 12, 2012, with the
27 first allocation period ending on January 12, 2012 and the second allocation
28 period ending on July 12, 2012.
29
30 3. The first allocation shall be for 2,500 square feet and the balance from the first
31 allocation period shall be held in reserve for the second allocation period ending
32 July 12, 2012.
33
34 4. One hundred percent of the available floor area for each allocation period shall be
35 for applicants requesting 2,500 square feet or less.
36
37

RESOLUTION NO. -2011

A RESOLUTION BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING FOR YEAR 20, FROM JULY 13, 2011 TO JULY 12, 2012, FORTY SEVEN THOUSAND TWO HUNDRED SQUARE FEET OF NON-RESIDENTIAL FLOOR AREA (NROGO) TO BE AVAILABLE PURSUANT TO SECTION 138-47 OF THE MONROE COUNTY CODE.

WHEREAS, Policy 101.3 of the Monroe County Year 2010 Comprehensive Plan (2010 Plan) requires Monroe County to regulate non-residential development to maintain a balance of land uses; and

WHEREAS, Monroe County Code, Chapter 138, Article III, Non-Residential Rate of Growth Ordinance (NROGO), provides for an allocation point system for non-residential floor area, which maintains a ratio of 239 square feet of non-residential floor area for each residential unit developed as required in the 2010 Plan; and

WHEREAS, the ROGO and NROGO year runs from July 13, 2011 to July 12, 2012; and

WHEREAS, Monroe County Code Section 138-51, NROGO provides for a recommendation by the Sr. Director of Planning & Environmental Resources, and the Planning Commission, to the Board of County Commissioners for the total amount of non-residential floor area which shall be made available for annual allocation and distribution of this allocation between small (2,500 square feet or less) allocations and large (more than 2,500 square feet) allocations; and

WHEREAS, NROGO Year 20 has forty-four thousand seven hundred (44,700) square feet of commercial floor area available in the Lower/Upper Keys area; and

WHEREAS, there is approximately 36,426 square feet of commercial floor area available in the Big Pine/No Name Keys area; and

WHEREAS, the Livable Communikeys Program, Master Plan for Future Development of Big Pine Key and No Name Key limits the non-residential area square footage to be released over a twenty year horizon, to approximately 2,390 square feet of floor area to be made available per year;

WHEREAS, the Monroe County Planning Commission during a regular meeting held on October 18, 2011, reviewed, discussed and approved, the Sr. Director of Planning & Environmental Resources' recommendation to the Planning Commission for NROGO Year 20 commercial floor area; and

WHEREAS, the Monroe County Planning Commission adopted by Resolution P33-11 that 47,200 square feet of commercial floor area be made available as follows:

Lower & Upper Keys Subarea:

- 1) The maximum amount of available non-residential floor area for the annual NROGO allocation for Year 20 of the Lower & Upper Keys subarea shall be 44,700 square feet.
- 2) Year Twenty (20) will begin July 13, 2011 and will end on July 12, 2012, with the first allocation period ending on January 12, 2012 and the second allocation period ending on July 12, 2012.
- 3) The first allocation period shall allow 16,762.50 for small (2,500 square feet or less) allocations and 5,587.50 for large (more 2,500 square feet) allocations. The balance from the first allocation period shall be held in reserve second allocation period in their respective categories.

Big Pine/No Name Key Subarea:

1. The maximum amount of available non-residential floor area for the annual NROGO allocation for Year 20 of the Big Pine/No Name Keys subarea shall be 2,500 square feet.
2. Year Twenty (20) will begin July 13, 2011 and will end on July 12, 2012, with the first allocation period ending on January 12, 2012 and the second allocation period ending on July 12, 2012.
3. The first allocation shall allow for 2,500 square feet and the balance from the first allocation period shall be held in reserve for the second allocation period ending July 12, 2012.
4. One hundred percent of the available floor area for each allocation period shall be for applicants requesting 2,500 square feet or less.

WHEREAS, staff has amended their recommendation regarding the distribution of NROGO square footage for small and large allocations for unincorporated Monroe County excluding Big Pine/No Name Key; and

WHEREAS, staff is recommending that the first allocation period shall have 33,525 square feet for small (2,500 square feet or less) allocations and 11,175 for large (more than 2,500 square feet) allocations. The unused balance shall be made available for the second allocation period in their respective categories; and

WHEREAS, the Board of County Commissioners concurs with the staff's amended recommendation;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA:

For the Year 20 NROGO allocation period, forty-seven thousand two hundred (47,200) square feet of commercial floor area be made available as follows:

A. Lower & Upper Keys Subarea:

1. The maximum amount of available non-residential floor area for the annual NROGO allocation for Year 20 of the Lower & Upper Keys subarea shall be 44,700 square feet.
2. Year Twenty (20) will begin July 13, 2011 and will end on July 12, 2012, with the first allocation period ending on January 12, 2012 and the second allocation period ending on July 12, 2012.
3. The first allocation period shall have 33,525 square feet for small (2,500 square feet or less) allocations and 11,175 for large (more than 2,500 square feet) allocations. The unused balance shall be made available for the second allocation period in their respective categories.

B. Big Pine/No Name Key Subarea:

5. The maximum amount of available non-residential floor area for the annual NROGO allocation for Year 20 of the Big Pine/No Name Keys subarea shall be 2,500 square feet.
6. Year Twenty (20) will begin July 13, 2011 and will end on July 12, 2012, with the first allocation period ending on January 12, 2012 and the second allocation period ending on July 12, 2012.
7. The first allocation period shall have 2,500 square feet and the unused balance shall be made available for the second allocation period ending July 12, 2012.
8. One hundred percent of the available floor area for each allocation period shall be for applicants requesting 2,500 square feet or less.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the 16th day of November, 2011.

Mayor _____	_____
Mayor Pro Tem, _____	_____
Commissioner _____	_____
Commissioner _____	_____
Commissioner _____	_____

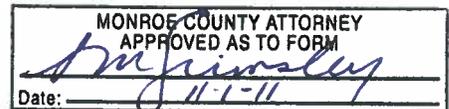
BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY _____
Mayor _____

(SEAL)

ATTEST: DANNY L. KOLHAGE, CLERK

DEPUTY CLERK



RESOLUTION #P33-11

A RESOLUTION BY THE MONROE COUNTY
PLANNING COMMISSION RESCINDING
RESOLUTION 28-11 BASED ON NEW
INFORMATION AND RECOMMENDING TO THE
BOARD OF COUNTY COMMISSIONERS THAT
FORTY-SEVEN THOUSAND TWO HUNDRED
SQUARE FEET OF NON-RESIDENTIAL FLOOR
AREA BE MADE AVAILABLE FOR YEAR 20
NROGO, BEGINNING JULY 13, 2011 AND ENDING
JULY 12, 2012, PURSUANT TO SECTION 138-47 OF
THE MONROE COUNTY CODE.

WHEREAS, Policy 101.3 of the Monroe County Year 2010 Comprehensive Plan (2010 Plan) requires Monroe County to regulate non-residential development to maintain a balance of land uses; and

WHEREAS, Monroe County Code, Section 138-47, Non-Residential Rate of Growth Ordinance (NROGO), provides for an allocation point system for non-residential floor area, which maintains a ratio of 239 square feet of non-residential floor area for each residential unit developed as required in the 2010 Plan; and

WHEREAS, the Monroe County Planning Commission during a regular meeting held on September 14, 2011, reviewed and approved the Planning Director's recommendation for Year 20 commercial floor area as memorialized in Resolution 28-11 which recommended small allocations only; and

WHEREAS, the staff received new information regarding a proposed project in a designated community center overlay area which allows for large allocations (more than 2,500 square feet), subsequent to the September 14, 2011, Planning Commission meeting; and

WHEREAS, the Development Administrator prepared a revised report dated October 13, 2011 to the Planning Commission with a new recommendation for small (2,500 square feet or less) allocations or large (more than 2,500 square feet) allocations; and

WHEREAS, new recommendation for the unincorporated area excluding Big Pine/No Name Key subarea is forty-four thousand seven hundred square feet of commercial floor area, a combination of 33,525 square feet, distributed to small (2,500 square feet or less) allocations and 11,175 square feet distributed to large (more than 2,500 square feet) allocations; and

WHEREAS, the Planning Commission was presented with the following evidence:

1. The memorandum entitled Non-Residential Commercial Floor Area Evaluation Report, Year 20, from Tiffany Stankiewicz, Development Administrator to the Monroe County Planning Commission, dated October 13, 2011; and
2. The sworn testimony by the Monroe County Growth Management Division staff; and

WHEREAS, the Planning Commission has made the following Findings of Fact:

1. Based on the written testimony of Tiffany Stankiewicz, Development Administrator there are forty-four thousand seven hundred square feet of commercial floor area available in unincorporated Monroe County excluding the Big Pine/No Name Key subarea for NROGO Year 20; and
2. Based on the written testimony of Tiffany Stankiewicz, Development Administrator there are approximately 36,420 square feet of commercial floor area available in the Big Pine/No Name Key area to be made available in the approximate amount of 2,390 square feet of non-residential floor area in a given year; and
3. Based on the Planning Department's recommendation the maximum amount of available non-residential floor area for the annual NROGO allocation for Year 20 shall be forty-seven thousand two hundred square feet; and
4. Based on the Planning Department's recommendation, the non-residential floor area for the annual NROGO allocation for Year 20 for the unincorporated area excluding Big Pine/No Name Key shall be forty-four thousand seven hundred square feet and will have 33,525 square feet distributed to small (2,500 square feet or less) allocations and 11,175 square feet distributed to large (more than 2,500 square feet) allocations; and
5. Based on the Planning Department's recommendation, the NROGO allocation for the unincorporated area excluding Big Pine/No Name Key area shall be available in two biannual allocations for small and large allocations with 50% available in the first period and the unused balance of the first period to rollover to the second period; and

6. Based on the Planning Department's recommendation for the Big Pine/No Name Key area, the non-residential floor area for the annual NROGO allocation for Year 20 shall be twenty-five hundred square feet; and
7. Based on the Planning Department's recommendation, the first allocation for the Big Pine/No Name Keys area shall be up to twenty-five hundred square feet and any remainder shall be held in reserve for the second allocation period ending July, 2012.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support the decision of the Planning Commission as follows:

Section A. Planning Commission Resolution 28-11 is hereby rescinded.

Section B. The Planning Commission recommends approval to the Board of County Commissioners that forty-seven thousand two hundred square (47,200) square feet of commercial floor area be made available as follows

Lower & Upper Keys Subarea:

1. The maximum amount of available non-residential floor area for the annual NROGO allocation for Year 20 of the Lower & Upper Keys subarea shall be 44,700 square feet.
2. Year Twenty (20) will begin July 13, 2011 and will end on July 12, 2012, with the first allocation period ending on January 12, 2012 and the second allocation period ending on July 12, 2012.
3. The first allocation period shall allow 16,762.50 for small (2,500 square feet or less) allocations and 5,587.50 for large (more 2,500 square feet) allocations. The balance from the first allocation period shall be held in reserve for the second allocation period in their respective categories.

Big Pine/No Name Key Subarea:

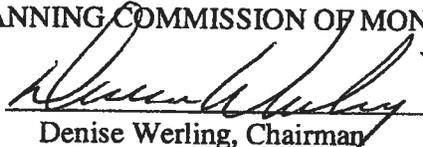
1. The maximum amount of available non-residential floor area for the annual NROGO allocation for Year 20 of the Big Pine/No Name Keys subarea shall be 2,500 square feet.

2. Year Twenty (20) will begin July 13, 2011 and will end on July 12, 2012, with the first allocation period ending on January 12, 2012 and the second allocation period ending on July 12, 2012.
3. The first allocation shall allow for 2,500 square feet and the balance from the first allocation period shall be held in reserve for the second allocation period ending July 12, 2012.
4. One hundred percent of the available floor area for each allocation period shall be for applicants requesting 2,500 square feet or less.

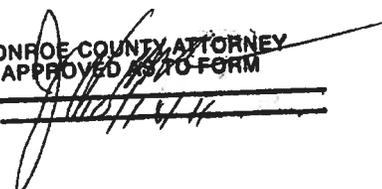
PASSED AND ADOPTED by the Planning Commission of Monroe County, Florida, at a regular meeting held on the 18th day of October, 2011.

Chairman Werling	<u>YES</u>
Commissioner Wall	<u>absent</u>
Commissioner Hale	<u>absent</u>
Commissioner Wiatt	<u>YES</u>
Commissioner Lustberg	<u>YES</u>

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

BY 
Denise Werling, Chairman

Signed this 18th day of October, 2011

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM
Date:  10/18/11