



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT
We strive to be caring, professional and fair

To: Planning Commission
Through: Mayté Santamaria, Sr. Director of Planning and Environmental Resources
From: Tiffany Stankiewicz, Development Administrator
Date: November 3, 2016
Subject: Residential Dwelling Unit Evaluation Report for Quarter 1, Year 25
Quarter 1, Year 25 (July 13, 2016 through October 12, 2016)

Meeting Date: November 16, 2016

1 This report has been prepared pursuant to the 2030 Comprehensive Plan Policy 101.6.4 and
2 Section 138-26 of the Land Development Regulations (LDRs). The proposed residential
3 dwelling unit rankings attached to this report are for the first quarter of year twenty-five which
4 covers the period July 13, 2016 through October 12, 2016.

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6 **I) BACKGROUND INFORMATION:**

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

19
20 On September 22, 2005, the Monroe County Board of Commissioners adopted Ordinance 025-
21 2005 which revised the ROGO to utilize the Tier overlay as the basis for the competitive point
22 system. The ordinance became effective on February 5, 2006.

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.
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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. The Year 25 ROGO report will reflect these updates.
12

13 The following background information regarding applications reviewed this quarter is divided
14 into subarea districts: A) Lower Keys Subarea and Upper Keys Subarea and B) Big Pine Key
15 and No Name Key Subarea.
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17 **A. Applications reviewed this quarter for Lower & Upper Keys Subareas:**
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| | Market Rate | Affordable Housing |
|------------------------------|-------------|--------------------|
| *Lower Keys | 14 | 0 |
| ** Lower Keys (Adm. Relief) | 0 | 0 |
| ***Upper Keys | 33 | 0 |
| ****Upper Keys (Adm. Relief) | 0 | 0 |
| TOTAL | 47 | 0 |

- 19
20 * 2 application rollovers or reapplications from previous quarters.
21 ** 0 applications are rollovers or reapplications from previous quarters.
22 *** 3 application rollovers or reapplications from previous quarters.
23 **** 0 applications are rollovers or reapplications from previous quarters.
24

25 **B. Big Pine Key and No Name Key Subarea:**
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- 27 1) In 1998, the Florida Department of Transportation, Monroe County, the Florida
28 Department of Community Affairs, the U.S. Fish and Wildlife Service, and the
29 Florida Fish and Wildlife Conservation Commission signed a Memorandum of
30 Agreement to develop a Habitat Conservation Plan (HCP) for the Key Deer and
31 other protected species in the project area.
32
- 33 2) The Livable Communikeys Program (LCP), Master Plan for Future Development
34 of Big Pine Key and No Name Key was adopted on August 18, 2004 under
35 Ordinance 029-2004. The LCP envisioned the issuance of 200 residential
36 dwelling units over a 20-year period at a rate of approximately 10 units per year.
37 A minimum of twenty percent of the 10 units per year are to be set aside for
38 affordable housing development. Below is a table tracking LCP allocations
39 remaining at the conclusion of Quarter 4 Year 24.
40

| Liveable Communikeys Master Plan (LCP) 2003-2023 | | | | | |
|--|-------------------|-------------------------------------|------------------------------|----------------------|--|
| | Beginning Balance | Allocated through Quarter 4 Year 24 | Balance of LCP Allocations * | Deferred Allocations | Balance including Deferred Allocations |
| Market Rate Allocations | 160 | 117 | 45 | 0 | 45 |
| Affordable Housing Allocations | 40 | 10 | 18 | 0 | 18 |
| Totals | 200 | 127 | 63 | 0 | 63 |

* Means the total adjusted to account for expired allocation, reserved allocations and re-use of allocations.

- 1) The LCP Master Plan Action Item 3.2.6 limits allocation awards in Tier 1 to no more than five percent of all residential units permitted over the 20-year planning period (*i.e.*, a maximum of 10 units) or a total of $H = 0.022$ (two percent of the total H), whichever results in the lower H. Development in Tier 1 is tracked from December 27, 2004, the effective date of the Liveable CommuniKeys Plan that established the Tier System for Big Pine Key and No Name Key. (Ordinance 020-2009).
- 2) On June 9, 2006, the U.S. Fish and Wildlife Service issued a Threatened and Endangered Species Incidental Take Permit (ITP) to Monroe County (Growth Management Division), The Florida Department of Transportation, and The Florida Department of Community Affairs. The ITP allows the issuance of 200 new residential units through the year 2023.
- 3) The ITP (Federal ITP #TE083411-0) requires the Permittees (Monroe County, Growth Management Division, the Florida Department of Transportation, and the Florida Department of Community Affairs) to ensure that the take of the covered species is minimized and mitigated. The permittees are responsible for meeting the terms and conditions of the ITP and implementing the HCP.
- 4) The ITP provides specific development limitations on Big Pine Key and No Name Key, including, but not limited to:
 - The total impact of commercial, institutional (including public projects such as wastewater and roads), and residential development over the 20-year life of the HCP shall not exceed $H=1.1$.
 - For each H value unit of development, 3 H units of conservation lands shall be acquired, restored, and protected in perpetuity. Over the term of this permit, lands with a cumulative H value of 3.3 shall be acquired.
 - New residential development will be limited to a maximum of 200 dwelling units over the 20 year life of the HCP.
 - New residential development in Tier 1 areas will be limited to no more than 5% of all residential units permitted over the 20 year life of the HCP (no more than 10 units) or $H=0.022$ whichever results in a lower H.
 - No new development other than single-family residential and accessory uses will be permitted in Tier I areas.

As of December 31, 2015 (12 years into the 20-year permit), the County has issued 103 allocations of the 200 building permits allowed to be issued. The properties comprise 38.3% (0.4208 H) of the total 1.1 'H' allowed, while 89.3% (2.9462 'H') of the total 3.3 'H' mitigation required by the HCP and ITP has been acquired.

As noted above, the ITP allows development of 10 dwelling units or 0.022 H impact, whichever results in a lower H in Tier I areas on Big Pine Key and No Name Key. ROGO allocations for 4 dwelling units totaling 0.0074 H have been issued to date, with 4 of these allocations resulting in building permits and certificate of occupancy totaling 0.0074 'H'.

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

6) **Applications reviewed this quarter for the Big Pine Key and No Name Key Subarea:**

| | Market Rate | Affordable Housing |
|-------------------------------|-------------|--------------------|
| *Big Pine Key and No Name Key | 22 | 0 |

* 18 applications are rollovers or reapplications from previous quarters.

II) ALLOCATION FACTORS:

- A. Pursuant to Policy 101.3.2 the number of annual market rate allocations available is 126.
- B. Policy 101.3.2 make all affordable housing allocations available.
- C. Section 138-24(c) allows any unused portion of affordable housing allocations to be retained and rolled over into the next dwelling unit allocation year.
- D. Section 138-24(a)(4) allows the Planning Commission to amend the affordable housing proportions within income groups during any ROGO quarter.
- E. Section 138-27(g) limits administrative relief allocations per quarter. The number of allocations that may be awarded under administrative relief in any subarea quarter shall be no more than fifty percent (50%) of the total available market rate allocations.
- F. Section 138-24(a)(6) limits the number of allocation awards in Tier I. The annual number of allocation awards in Tier I shall be limited to no more than three (3) in the Upper Keys Subarea and no more than three (3) in the Lower Keys Subarea. The ITP limits Big Pine Key and No Name Key Subarea to ten (10) allocations over a twenty year period or H =0.0220 whichever is lower. Additionally, the 2030 Comprehensive Plan Policy 101.6.2

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limits the annual maximum number of residential permit allocation that may be awarded in Tier 1 shall be no more than one 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 | 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 award to no more than one every two years. | Big Pine | 95101813 | Market Rate | Q3Y4 (1996) | 00285550.000000 | 0.0028 | 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 .0074 (since Dec. 27, 2004). |
| | Big Pine | 96101622 | Market Rate | Q2Y6 (1998) | 00289510.000000 | 0.0022 | C/O Issued | |
| | Big Pine | 03102303 | Adm. Relief | Q2Y16 (2008) | 00289710.000000 | 0.0013 | C/O Issued | |
| | Big Pine | 97101361 | Market Rate | Q1Y17 (2008) | 00296820.000000 | 0.0011 | 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) | | |
| | | | | | | 0.0074 | | |
| Subarea Lower: Begin July 13, 2016-July 12, 2017 (Year 25) | | | | | | | | |
| Lower Keys maximum annual allocations in Tier 1 is limited to 3. | | | | | | | | Lower Keys: Used 0 out of the 3 allowed in Year 25. |
| Subarea Upper: Begin July 13, 2016-July 12, 2017 (Year 25) | | | | | | | | |
| Upper Keys maximum annual allocations in Tier 1 is limited to 3. | | | | | | | | Upper Keys: Used 0 out of the 3 allowed in Year 25. |

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2 Based on the Code, Comprehensive Plan, Livable CommuniKeys, Habitat Conservation
3 Plan, and the Incidental Take Permit:
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5 1) Within the Big Pine Key and No Name Key Subarea, new residential development
6 in Tier 1 is limited to no more than five percent of all residential units permitted
7 over the twenty year planning period (*i.e.*, a maximum of 10 units) or $H=0.0220$,
8 whichever results in a lower H over the life of the ITP (2003-2023) and no more
9 than one allocation awarded every two years in Tier 1. A review of the H-impacts
10 used to date (.0074), shows 0.0146 H remains available for Tier 1 (H limit of
11 $0.0220 - 0.0074$ H used = 0.0146).
12

13 2) Lower Keys Subarea has three Tier 1 allocations available in Year 25; and
14

15 3) Upper Keys Subarea has three Tier 1 allocations available in Year 25.
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17 G. Item G5 in the ITP specifies, "New residential development in Tier 1 (Tiers defined in
18 HCP, Table 2.7) areas is limited to no more than five percent of all residential units
19 permitted over the 20-year life of the HCP (*i.e.*, a maximum of 10 units) or a total H-
20 0.0220, whichever results in a lower H."
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22 H. LCP, Action Item 3.2.6: Limits allocation awards in Tier I to no more than five percent
23 of all residential units permitted over the twenty year planning period (*i.e.*, a maximum of
24 10 units) or a total H-0.0220 (two percent of the total H), whichever results in a lower H.
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26 I. Monroe County Code Section 138-24(a)(5) Big Pine Key and No Name Key states:
27 All allocation awards on Big Pine Key and No Name Key are subject to the provisions of
28 the Incidental Take Permit and the Habitat Conservation Plan for the Florida Key Deer
29 and other covered species, which may affect ROGO allocations under this article.
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31 J. Monroe County Code Section 138-25(f) Expiration of allocation award: Except as
32 provided for in this division, an allocation award shall expire when its corresponding
33 building permit is not picked up after sixty (60) days of notification by certified mail of
34 the award or, after issuance of the building permit, upon expiration of the permit or after
35 failure of the applicant to submit required plan revisions by the required date set for in
36 subsection (j).
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- K. The 2030 Comprehensive Plan allows a total of 126 Market Rate allocations per year and all Affordable Housing Allocations available now.

Year 24 Allocation Allotment Breakdown by Quarter (July 13, 2016 –July 12, 2017)

| Market Rate: | MCC allotment by subarea | Qtr 1 | Qtr 2 | Qtr 3 | Qtr 4 |
|-------------------------------|--------------------------|-------|-------|-------|-------|
| Lower Keys | 57 | 14 | 14 | 14 | 15 |
| Big Pine Key and No Name Key | 8 | 2 | 2 | 2 | 2 |
| Upper Keys | 61 | 15 | 15 | 15 | 16 |
| Total: | 126 | 31 | 31 | 31 | 33 |
| Affordable Housing***: | | | | | |
| Big Pine/No Name Keys | 18* | | | | |
| Lower/Upper Keys | 674** | | | | |

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 (1 allocations rollover from Year 24 + 6 new allocation for Year 25 = 7 allocations) and 2) moderate income (5 allocations rollover from Year 24+ 6 new allocation for Year 24 = 11 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 (74.5 allocations rollover from Year 24 + 241.5 new allocations for Year 25 = 316) allocations and 2) moderate (116.5 allocations rollover from Year 24 + 241.5 new allocation for Year 25 = 358) allocations.

*** The BOCC adopted the Monroe County 2030 Comprehensive Plan April 13, 2016 which modified the availability of Affordable Housing Allocations. All Affordable Housing allocations are available now.

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- 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.
- 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 19-24 available for Administrative Relief | | | | | | | |
|---|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|--------------------------------------|
| | Unused Market Rate from Yr 19 | Unused Market Rate from Yr 20 | Unused Market Rate from Yr 21 | Unused Market Rate from Yr 22 | Unused Market Rate from Yr 23 | Unused Market Rate from Yr 24 | Total Unused Market Rate Allocations |
| Lower Keys Subarea | 11 | 44 | 14 | 22 | 7 | 0 | 98 |
| Big Pine/No Name Key Subarea | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Upper Keys Subarea | 0 | 0 | 0 | 14 | 15 | 2 | 31 |
| Total Allocations | 11 | 44 | 14 | 36 | 22 | 2 | 129 |

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

III) EVALUATION AND RANKING:

The evaluation of the allocation applications was performed by the Planning & Environmental Resources Department pursuant to Monroe County Code and Comprehensive Plan. Positive and negative points were granted in compliance with the evaluation criteria contained in Comprehensive Plan Policy 101.6.4 and Section 138-28 of the LDRs for the Lower, Upper Keys, and Big Pine Key and No Name Key Subarea. An evaluation report has been provided in accordance with Monroe County Code Section 138-26.

Based on the total points scored, each allocation was ranked by subarea. If applications received identical scores, they were first ranked by date and time. Please note that any excess allocations approved must be deducted from the next quarterly allocation period pursuant to Monroe County Code Section 138-26(e).

IV) RECOMMENDATIONS:

A. Market Rate Allocations Quarter 1, Year 25:

The number of applications in the Lower Keys, Big Pine Key and No Name Keys, and Upper Keys Subareas was greater than the quarterly allocation awards available. Per Section 138-26(b)(7) of the code, the rankings indicate which applications are within the quarterly allocation, and those applications whose rankings puts them outside the quarterly allocation. An additional page is attached which identifies the location of each proposed allocation by island and subdivision.

The Market Rate applications recommended for Quarter 1, Year 25 approval that are within the quarterly allocations are as follows:

Lower Keys: Applicants ranked 1 through 14.

Lower Keys Administrative Relief: No Applicants.

Big Pine Key/No Name Key: Applicant ranked 1 through 2 is recommended for allocation award subject to mitigation availability at the time of permitting.

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2 Upper Keys: Applicants ranked 1 through 15.

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4 Upper Keys Administrative Relief: No Applicants.

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6 **B. Affordable Housing Allocations for the Lower & Upper Keys Quarter 1, Year 25:**

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8 There are two affordable housing allocation categories: 1) very low, low, & median
9 income and 2) moderate income. A total of 674 affordable housing allocations are
10 available in the two categories 1) very low income, low income and median income (316
11 allocations) and 2) moderate income (358 allocations). The Planning Commission may
12 amend the ratio proportions for affordable housing during any ROGO quarter pursuant to
13 MCC §138-24(a)(4).

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15 There were zero (0) affordable housing applications submitted this quarter in the
16 moderate income category and there were zero (0) affordable housing applications
17 submitted this quarter in the very low, low & median income category.

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19 **C. Affordable Housing Allocations for the Big Pine Key and No Name Key Quarter 1,**
20 **Year 25:**

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22 There are two affordable housing allocation categories: 1) very low, low, & median
23 income and 2) moderate income. A total of 18 affordable housing allocations are
24 available in the two categories 1) very low income, low income and median income (7
25 allocations) and 2) moderate income (11 allocation). The Planning Commission may
26 amend the ratio proportions for affordable housing during any ROGO quarter pursuant to
27 MCC §138-24(a)(4).

28
29 There were zero (0) affordable housing applications submitted this quarter in the
30 moderate income category and there were zero (0) affordable housing applications
31 submitted this quarter in the very low, low & median income category.

**MARKET RATE
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
LOWER KEYS - YEAR 25, QUARTER 1 (JULY 13, 2016 TO OCTOBER 12, 2016)**

| 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 | CP Allows cont Pers 1 of 2 ** | 2030 CP Allows cont Pers ** | Pers. Pts or 3-A Yrs +1, After 4 Yrs .5 per Yr | Tier 1 First 4 Yrs +2, After 4 Yrs 1 Point 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | *@ | 15201297 | Merrill Property Division Trust LLC | 13-Oct-15 | 2:10 PM | Tom's Harbour | | | Govt 1,2,3,4 | 00098970.000000 | 1 | 10 | 0 | 0 | 0 | 32 | 0 | -4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 38 |
| 2 | * | 16104404 | CMH Properties of the Keys LLC | 15-Jul-16 | 9:55 AM | Little Torch | Ladies Acres Amd. | 21 | 2 | 00223050.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 34 |
| 3 | * | 16104150 | Hogan, Scott | 19-Aug-16 | 11:55 AM | Sugarloaf | Orchid Park | 20 | | 00166977.002000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 34 |
| 4 | * | 16104463 | Gregory, Thomas | 26-Sep-16 | 3:40 PM | Sugarloaf | Sugarloaf Shores Sec B | 54 | | 00163730.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 34 |
| 5 | * | 16106545 | PP Keys February 16 LLC | 4-Oct-16 | 11:00 AM | Cudjoe | Cudjoe Ocean Shores | 32 | 2 | 00187620.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 34 |
| 6 | * | 15103304 | Southernmost Homes | 5-Oct-16 | 1:10 PM | Sugarloaf | Indian Mounds Estates | 12 | 7 | 00169860.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 34 |
| 7 | * | 16104255 | Vazquez, Raymond | 7-Oct-16 | 10:05 AM | Big Coppitt | Coppitt Subd. Amd. | 16 | 5 | 00150200.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 34 |
| 8 | * | 16106876 | Isle Investors LLC | 7-Oct-16 | 10:10 AM | Rockland | Rockland Village #2 | 5 | | 00149011.000500 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 34 |
| 9 | * | 16204985 | Herre, Mark | 11-Oct-16 | 9:05 AM | Duck | Center Island Sec. 2 Pt 1 Tom Harbor | 7 | 9 | 00381050.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 34 |
| 10 | * | 16106821 | Cypress Avenue Investment LLC | 11-Oct-16 | 2:57 PM | Cudjoe | Cudjoe Ocean Shores | 30 | 2 | 00187600.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 34 |
| 11 | * | 16106192 | Sanchez, Edward | 12-Oct-16 | 9:00 AM | Raccoon | Key Haven 7th Add. | 10 | 2 | 00138270.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 34 |
| 12 | * | 15104356 | Island Home Builders Inc. | 26-Jul-16 | 12:33 PM | Sugarloaf | Indian Mounds Estates | 4 | | 00168870.000100 | 3 | 30 | 0 | 0 | 0 | 0 | -6 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 28 |
| 13 | * | 16105670 | Amstad, Alois | 28-Sep-16 | 10:00 AM | Cudjoe | Cudjoe Gardens 2nd Add. | 21 | 3 | 00173640.000000 | 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 | 0 | 0 | 28 |
| 14 | * | 13103520 | Sampson, Nathaniel | 24-Feb-14 | 11:30 AM | Sugarloaf | N Sugarloaf Acres Sec 2 | 27 | 13 | 00117510.005601 | 1 | 10 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |

* 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 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.

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 SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
LOWER KEYS - YEAR 25, QUARTER 1 (JULY 13, 2016 TO OCTOBER 12, 2016)**

| 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. 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. ** 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.</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> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

**MARKET RATE
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS - YEAR 25, QUARTER 1 (JULY 13, 2016 TO OCTOBER 12, 2016)**

| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | *@ | 16305781 TD Group Holdings I LLC | 11-Oct-16 | 09:10 AM | Largo Key Largo Park Amd. | 1,2,25,26 | 19 | 00527340.000000 | 3 | 30 | 0 | 0 | 9 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 43 | |
| 2 | * | 16300496 Monteagudo, Jesus | 27-Jul-16 | 12:40 PM | Largo Key Largo Park Amd. | 10 | 28 | 00529280.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 3 | * | 16300497 Monteagudo, Jesus | 27-Jul-16 | 12:41 PM | Largo Key Largo Park Amd | 11 | 28 | 00529290.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 4 | * | 16302315 Dorchak, Jose | 8-Aug-16 | 10:10 AM | Largo Key Largo Ocean Shores Add. | 9 | 7 | 00498930.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 5 | * | 16302163 Brownco Capital LLC | 8-Aug-16 | 02:50 PM | Largo South Creek Village | 9 | 9 | 00468010.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 6 | * | 16302160 Brownco Capital LLC | 8-Aug-16 | 02:55 PM | Largo South Creek Village | 9 | 4 | 00467160.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 7 | * | 16302574 Boza, Gabriella | 9-Aug-16 | 11:30 AM | Largo Hammer Point Park | 213 | | 00480111.021300 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 8 | * | 16300260 Vazquez, Juan | 12-Aug-16 | 10:00 AM | Largo Key Largo Tailer Village | 16 | 10 | 00460340.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 9 | * | 16300521 Casariego Corp. | 29-Aug-16 | 11:40 AM | Largo Twin Lakes | 4 | 6 | 00548670.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 10 | * | 16301624 City Cool Corp. | 29-Aug-16 | 12:00 PM | Largo Twin Lakes | 17 | 14 | 00549960.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 11 | * | 16305176 Monzon, Jose | 29-Aug-16 | 03:00 PM | Largo Sexton Cove Estate - Resub. | 3 | 11 | 00532701.028800 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 12 | * | 16303743 TD Group Holdings I LLC | 1-Sep-16 | 09:45 AM | Largo Holiday Homesites | 6 | 6 | 00530650.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 13 | * | 15306413 Riveiro, Pedro | 2-Sep-16 | 10:13 AM | Largo Buccaneer Point | 4 | 14 | 00496131.010800 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 14 | * | 16304174 Nolt, Thomas | 21-Sep-16 | 01:21 PM | Largo South Creek Village | 18 | 9 | 00468100.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 15 | * | 16305617 Martinez, Margarita | 21-Sep-16 | 02:10 PM | Largo Winston Park | 7 | 3 | 00545900.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 16 | | 15303114 Nelchris Properties LLC | 26-Sep-16 | 02:35 PM | Largo Bay Harbor Amd. | 57 | A-1 | 00489340.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 17 | | 16306448 Chasteen, Tom | 26-Sep-16 | 02:40 PM | Largo Caribbean Heights | 7 | | 00492880.000100 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 18 | | 15303110 Nelchris Properties LLC | 26-Sep-16 | 02:40 PM | Largo Bay Harbor Amd. | 56 | A-1 | 00489330.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 19 | | 16305780 TD Group Holdings I LLC | 11-Oct-16 | 10:30 AM | Largo | Pt Lt 2 | | 00085670.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 20 | | 16302929 Correa-Trejo, Jose | 11-Oct-16 | 11:30 AM | Largo Key Largo Mobile Homesites Plat 4 | 1 | 10 | 00564147.000100 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 21 | | 15303106 Nelchris Properties LLC | 11-Oct-16 | 02:10 PM | Largo Bay Harbor Amd. | 55 | A-1 | 00489320.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 22 | | 16301852 Jaynier, Moya | 12-Oct-16 | 09:55 AM | Largo Sunrise Point Add. Amd | Pt Lt 9 | 6 | 00483850.000100 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 23 | | 16306431 Casariego Corp. | 12-Oct-16 | 10:30 AM | Largo Twin Lakes | 18 | 14 | 00549970.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 24 | | 16303138 Zamudio-Lara, Sergio | 12-Oct-16 | 12:50 PM | Largo Pamella Villa | 15 | 4 | 00464400.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 25 | | 16303362 Sievers Marine Inc. | 12-Oct-16 | 02:15 PM | Largo Ocean Isle Estates | 32 | 2 | 00538620.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 26 | | 16303364 Sievers Marine Inc. | 12-Oct-16 | 02:20 PM | Largo Ocean Isle Estates | 1 | 2 | 00538310.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 34 | |
| 27 | | 16303995 Emerald Homes LLC | 4-Aug-16 | 10:30 AM | Largo Bowens Add to Riviera Village | 22 | 6 | 00512200.000000 | 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 | 0 | 24 | |
| 28 | | 16306429 Fried, Harold | 23-Sep-16 | 10:55 AM | Largo Ocean Park Village | 5 | 3 | 00445830.000000 | 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 | 0 | 24 | |
| 29 | | 16306471 Handte, Eric | 12-Oct-16 | 01:30 PM | Largo Bowens Add. To Riviera Village | 28 | 11 | 00512970.000000 | 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 | 0 | 24 | |
| 30 | | 15305904 Gotta Luv It Inv. LLC | 8-Apr-16 | 10:45 AM | Largo Harris Ocean Park Estates | 7 | 4 | 00448140.000000 | 1 | 10 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 14 |
| 31 | | 15305905 Gotta Luv It Inv. LLC | 8-Apr-16 | 10:46 AM | Largo Harris Ocean Park Estates | 8 | 4 | 00448150.000000 | 1 | 10 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 14 |
| 32 | | 16304336 Douma, Tim | 8-Jul-16 | 03:00 PM | Largo Gulfstream Shores | 18 | 6 | 00565810.000000 | 1 | 10 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 14 |
| 33 | | 16302440 Castillo, Jose | 14-Jul-16 | 11:30 AM | Largo Silver Lake Park | 1 | 3 | 00453900.000000 | 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 | 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 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.

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 SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS - YEAR 25, QUARTER 1 (JULY 13, 2016 TO OCTOBER 12, 2016)**

| Rank | Permit # | Name | Date | Time | Key | Subdivision | Lot Block | RE# | Tier Des. | Tier Pts | Wetlands 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 | Concret e 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. ** 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.</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> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

**AFFORDABLE HOUSING RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER AND LOWER KEYS - YEAR 25, QUARTER 1 (JULY 13, 2016 TO OCTOBER 12, 2016)**

| Rank | Permit # | Name | Date | Time | Key Subdivision | Lot | Block | RE# | Tier Des. | Tier Pts | Wetlands 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 07/13/20 16 | 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 |
|--|----------|------|------|------|-----------------|-----|-------|-----|-----------|----------|-------------------------|------------------------------------|---------|--------------|------------------------|---------------|----------------------------------|---------------------|---------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------|---|--|---|---|-------------------------|-------|
| AFFORDABLE DWELLING UNITS Very Low, Low, Median Income | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No applicants under Very Low, Low, Median Income | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AFFORDABLE DWELLING UNITS Moderate Income | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No applicants under Very Low, Low, Median 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 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.</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> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

**MARKET RATE
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
BIG PINE KEY and NO NAME KEY - YEAR 25, QUARTER 1 (JULY 13, 2016 TO OCT. 12, 2016)**

| Rank | Permit # | Name | Date | Time | Key | Subdivision | Lot | Block | RE# | Tier Des. | Tier Pts | Wetlands Tier 3 adj w>50 - 3 | Wetland s 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/ 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 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 | Total | | |
|-----------------------------------|----------|----------|---------------------|-----------|----------|-------------|---------------------------------|-------|-----|-----------------|----------|------------------------------|--------------------------------------|--------------------|-----------------------|-------------------|---------|--------------|-------------------------|------------------------|----------|----------------------------------|---------------------|---------------------|-------------------------------------|-------------------------------------|-------|------------------------------------|-------------------------------|---|--|---|---|-------|------|----|
| MARKET RATE DWELLING UNITS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | * | 15103163 | Miller, Rochele | 10-Jul-15 | 9:09 AM | Big Pine | Cahill Pines & Palms | 14 | 6 | 00244810.000000 | 3 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | N/A | N/A | 0 | 0 | N/A | 25 | |
| 2 | * | 16101245 | Hansen, Keith | 11-Mar-16 | 10:15 AM | Big Pine | Cahill Pines & Palms | 21 | 7 | 00245260.000000 | 3 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | 0 | 0 | N/A | 24 |
| 3 | | 16101284 | Boumerhi, Pierre | 13-May-16 | 1:00 PM | Big Pine | Cahill Pines & Palms | 10 | 7 | 00245150.000000 | 3 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | 0 | 0 | N/A | 24 |
| 4 | | 14103524 | Severson, Joshua | 29-Aug-14 | 11:04 AM | Big Pine | Atlantis Estates | 26 | | 00285491.002600 | 3 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | N/A | N/A | 2 | 0 | N/A | 23 | | |
| 5 | | 06100507 | Sampson, James | 31-Jul-06 | 11:15 AM | Big Pine | Doctors Arm 3rd Add. | 4 | | 00312571.000500 | 2 | 10 | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -4 | 4 | 12 | N/A | N/A | N/A | N/A | N/A | 22 | |
| 6 | | 14102226 | Anchor CNGO Corp. | 13-Jun-14 | 10:47 AM | Big Pine | Hollerich | 32 | | 00285380.000000 | 3 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | N/A | N/A | 0 | N/A | N/A | 22 | |
| 7 | | 16103723 | Threlkeld, Jon | 29-Sep-16 | 2:37 PM | Big Pine | Hollerich | 21 | | 00285270.000000 | 3 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | N/A | 22 | |
| 8 | | 05104831 | Menge, Robert | 20-Jan-06 | 11:00 AM | Big Pine | Port Pine Heights 2nd Add. | 7 | 59 | 00295360.000000 | 1 | 0 | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 12 | N/A | N/A | N/A | N/A | N/A | 20 | |
| 9 | | 16106188 | Boumerhi, Pierre | 4-Oct-16 | 11:45 AM | Big Pine | Pine Channel Estates Sec. 1 | 6 | 2 | 00247740.000000 | 3 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | N/A | 20 | |
| 10 | | 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 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | N/A | N/A | 1 | N/A | N/A | N/A | 19 | |
| 11 | | 05105438 | Derovanesian, Jack | 13-Jan-06 | 10:14 AM | Big Pine | Whispering Pines | 15 | N/A | 00285660.000000 | 1 | 0 | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 12 | N/A | N/A | N/A | N/A | N/A | 16 | |
| 12 | | 08101995 | Perez, Orlando | 24-Jul-08 | 9:47 AM | Big Pine | Tropical Bay | 31 | | 00312890.000000 | 2 | 10 | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | N/A | 0.5 | N/A | N/A | N/A | N/A | N/A | 14.5 | |
| 13 | | 05100259 | Vasquez, Jovan | 10-Aug-09 | 8:55 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 | 0 | 0 | 0 | 0 | 0 | 4 | N/A | 0.5 | N/A | N/A | N/A | N/A | N/A | 14.5 | |
| 14 | | 08102801 | Bahn (Rev. Trust) | 14-Oct-08 | 2:27 PM | Big Pine | Doctors Arm 1st Add. | 3 | 5 | 00311610.000000 | 2 | 10 | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | N/A | 0 | N/A | N/A | N/A | N/A | N/A | 14 | |
| 15 | | 09102047 | Eline, William | 9-Nov-09 | 1:34 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 | 0 | 0 | 0 | 0 | 0 | 4 | N/A | 0 | N/A | N/A | N/A | N/A | N/A | 14 | |
| 16 | | 12100011 | Peterson, Mark | 9-Apr-12 | 12:37 PM | Big Pine | Doctors Arm Subd 3rd Add. Sec A | 14 | | 00312571.001500 | 2 | 10 | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | N/A | 0 | N/A | N/A | N/A | N/A | N/A | 14 | |
| 17 | @ | 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 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | 1 | 0 | N/A | 14 | |
| 18 | | 15103055 | Booher, David | 12-Aug-15 | 2:20 PM | Big Pine | Doctors Arm 3rd Add. Sec. A | 13 | | 00312571.001400 | 2 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | 1 | 0 | N/A | 11 | |
| 19 | | 15106174 | Ash, Andrew | 28-Jul-16 | 2:20 PM | Big Pine | Tropical Bay 2nd Add. | 2 | 2 | 00313290.000000 | 2 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | N/A | 10 | |
| 20 | | 16104897 | Kyle Kaiser E Trust | 26-Sep-16 | 2:10 PM | Big Pine | Doctors Arm 3rd Add. Sec. B | 15 | | 00312572.001600 | 2 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | N/A | 0 | 0 | N/A | 10 | |
| 21 | | 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 | 4 | 0 | 0 | 0 | 0 | 0 | 4 | N/A | 0 | N/A | N/A | N/A | N/A | N/A | 8 | |
| 22 | | 15104795 | Radenhausen, Keith | 9-Oct-15 | 11:00 AM | Big Pine | Port Pine Heights 2nd Add. | 6 | 37 | 00293150.000000 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | N/A | N/A | 1 | 0 | N/A | 5 | |

* 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.
 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 SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
BIG PINE KEY AND NO NAME KEY
YEAR 25, QUARTER 1 (JULY 13, 2016 TO OCTOBER 12, 2016)**

| Rank | Permit # | Name | Date | Time | Key | Subdivision | Lot Block | RE# | Tier Des. | Tier Pts | Wetlands Tier 1 w>50 - 3 | 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 07/13/20 16 | 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 | 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 which is subject to mitigation availability at the time of permitting.</p> <p>@ Indicates a ranking subject to additional reviews and approvals.</p> <p>** 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.</p> <p>Point evaluation criteria pursuant to Monroe County Code Section 138.28.</p> <p>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.</p> <p>Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.</p> <p>New development is subject to the Habitat Conservation Plan and Incidental Take Permit (ITP) TE083411-0.</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> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |