

**Monroe County Code Section 138-28 Evaluation Criteria and 2030 Comprehensive Plan Policy 101.6.4**  
*Evaluation Criteria: the point values established on the following pages are to be applied cumulatively.*

CATEGORY	POINTS
<b>Tier designation</b>	
Tier designation ( <b>Outside the Big Pine Key/No Name Key Subarea</b> ): <b>Tier 1 = +10 points; Tier 3-A(SPA) = +20 points; or Tier 3 = +30 points</b>	<b>Points:</b> _____
Tier designation ( <b>Within the Big pine Key/No Name Key Subarea</b> ): <b>Tier 1 = 0 points; Tier 2 = +10 points; or Tier 3 = +20 points</b>	<b>Points:</b> _____
<b>Big Pine and No Name Keys Subarea:</b> The following negative points shall be cumulatively assigned to allocation applications for proposed dwellings to implement the Big Pine Key and No Name Key Habitat Conservation Plan (HCP) and the Livable CommuniKeys Community Master Plan	
<input type="checkbox"/> <b>-10 points:</b> Proposes development on No Name Key.	<b>Points:</b> _____
<input type="checkbox"/> <b>-10 points:</b> Proposes development in designated Lower Keys marsh rabbit habitat or buffer areas as designated in the HCP.	<b>Points:</b> _____
<input type="checkbox"/> <b>-10 points:</b> Proposes development in Key Deer Corridor as designated in the HCP.	<b>Points:</b> _____
<p><b>Wetlands:</b> The following points shall be assigned to allocation applications on Tier III parcels which have sufficient upland to be buildable (min of 2,000 sq. ft. of uplands) but also contain wetlands which require 100 percent open space pursuant to the Monroe County Comprehensive Plan and that are located adjacent or contiguous to Tier I properties.</p> <p><b>Notes:</b>            Adjacent means land sharing a boundary with another parcel of land. An intervening road, right-of-way, or easement shall not destroy the adjacency of the two parcels, except for U.S. 1.             Contiguous means a sharing of a common border at more than a single point of intersection. Contiguity is not interrupted by utility easements.</p> <p><i>The wetland point section applies to new applications for Tier III parcels entering the permit allocation system after January 13, 2013.</i></p>	
<input type="checkbox"/> <b>-3 points:</b> Tier III parcel(s) adjacent or contiguous to Tier 1 properties and containing <b>50% or less</b> of the following: 1. Submerged lands 2. Mangroves (excluding tidally inundated mangrove shoreline fringes) 3. Salt ponds 4. Fresh water wetlands 5. Freshwater ponds 6. Undisturbed salt marsh and buttonwood wetlands	<b>Points:</b> _____
<input type="checkbox"/> <b>-5 points:</b> The Tier III parcels adjacent or contiguous to tier 1 properties and containing <b>more than 50%</b> of the following: 1. Submerged lands 2. Mangroves (excluding tidally inundated mangrove shoreline fringes) 3. Salt ponds 4. Fresh water wetlands 5. Freshwater ponds 6. Undisturbed salt marsh and buttonwood wetlands	<b>Points:</b> _____

**Aggregation Outside Big Pine/No Name Keys Subarea:**

**Buildable lot or parcel**, MCC Section 138-19(a), means a lot or parcel which must contain a minimum of 2,000 square feet of upland, including any disturbed wetland that can be filled.

**Eligibility:** For aggregation points a parcel must contain a minimum of 2,000 square feet of uplands. Platted lots shall not be subdivided or otherwise reconfigured in any manner that would allow the number of proposed lots to exceed the number of lots that lawfully existed as of September 15, 1986 and that were approved on the Plat.

When proposing the aggregation of parcels with differing tier designations, points shall be assigned based upon the parcel proposed to be aggregated with the primary parcel and the location of the residential dwelling unit.

Any parcels (includes lots) aggregated shall require a restrictive covenant and shall be placed under a unity of title with the primary parcel. Clearing of upland native vegetation shall be limited to a maximum of 7,500 square feet (or as specified in Section 118-9) for the primary and aggregated parcels combined, and the remainder of the parcels shall be placed under a conservation easement disallowing any clearing of native habitat.

**+3 points per lot/parcel aggregated:** Each additional contiguous vacant, legally platted lot which is aggregated in a designated **Tier I** area outside of Big Pine Key and No Name Key that meets the aforementioned requirements will earn additional points as specified.

Each additional contiguous vacant parcel with a minimum of 2,000 square feet of uplands which is aggregated in a designated **Tier I** area outside of Big Pine Key and No Name Key that meets the aforementioned requirements will earn additional points as specified.

Number of lots/parcels in **Tier I** to be aggregated: \_\_\_\_\_ X 3 = \_\_\_\_\_

**Points:** \_\_\_\_\_

**+4 points per lot/parcel aggregated:** Each additional contiguous vacant, legally platted lot which is aggregated in a designated **Tier III-A (SPA)** area outside of Big Pine Key and No Name Key that meets the aforementioned requirements will earn additional points as specified.

Each additional contiguous vacant parcel with a minimum of 2,000 square feet of uplands which is aggregated in a designated **Tier III-A (SPA)** area outside of Big Pine Key and No Name Key that meets the aforementioned requirements will earn additional points as specified.

Number of lots/parcels in **Tier III-A (SPA)** to be aggregated: \_\_\_\_\_ X 4 = \_\_\_\_\_

**Points:** \_\_\_\_\_

**+6 points per lot/parcel aggregated:** Each additional contiguous vacant, legally platted lot which is aggregated in a designated **Tier III** area outside of Big Pine Key and No Name Key that meets the aforementioned requirements will earn additional points as specified.

Each additional contiguous vacant parcel with a minimum of 2,000 square feet of uplands which is aggregated in a designated **Tier III** area outside of Big Pine Key and No Name Key that meets the aforementioned requirements will earn additional points as specified.

Number of lots/parcels in **Tier III** to be aggregated: \_\_\_\_\_ X 6 = \_\_\_\_\_

**Points:** \_\_\_\_\_

**Aggregation within Big Pine/No Name Keys Subarea:**

**Buildable lot or parcel**, MCC Section 138-19(a), means a lot or parcel which must contain a minimum of 2,000 square feet of upland, including any disturbed wetland that can be filled.

**Eligibility:** For aggregation points a parcel must contain a minimum of 2,000 square feet of uplands. Platted lots shall not be subdivided or otherwise reconfigured in any manner that would allow the number of proposed lots to exceed the number of lots that lawfully existed as of September 15, 1986 and that were approved on the Plat.

When proposing the aggregation of parcels with differing tier designations, points shall be assigned based upon the parcel proposed to be aggregated with the primary parcel and the location of the residential dwelling unit.

Any parcels (includes lots) aggregated shall require a restrictive covenant and shall be placed under a unity of title with the primary parcel. Clearing of upland native vegetation shall be limited to a maximum of 7,500 square feet (or as specified in Section 118-9) for the primary and aggregated parcels combined, and the remainder of the parcels shall be placed under a conservation easement disallowing any clearing of native habitat.

**+3 points per lot/parcel aggregated:** Each additional contiguous vacant, legally platted lot which is aggregated in a designated **Tier II or III** area on Big Pine Key and No Name Key that meets the aforementioned requirements will earn additional points as specified.

Each additional contiguous vacant parcel with a minimum of 2,000 square feet of uplands which is aggregated in a designated **Tier II or III** area on Big Pine Key and No Name Key that meets the aforementioned requirements will earn additional points as specified.

Number of lots/parcels in **Tier II or III** to be aggregated: \_\_\_\_\_ X 3 = \_\_\_\_\_

**Points:** \_\_\_\_\_

**+4 points per lot/parcel aggregated:** Each additional contiguous vacant, legally platted lot which is aggregated in a designated **Tier I** area on Big Pine Key and No Name Key that meets the aforementioned requirements will earn additional points as specified.

Each additional contiguous vacant parcel with a minimum of 2,000 square feet of uplands which is aggregated in a designated **Tier I** area on Big Pine Key and No Name Key that meets the aforementioned requirements will earn additional points as specified.

Number of lots/parcels in **Tier I** to be aggregated: \_\_\_\_\_ X 4 = \_\_\_\_\_

**Points:** \_\_\_\_\_

**Land Dedication outside Big Pine/No Name Keys Subarea:** The following points shall be assigned to allocation applications to encourage, the voluntary dedication of vacant, buildable land within Tier I designated areas, Tier II (Big Pine Key and No Name Key), Tier III-A Special Protection Areas (SPA), and parcels which contain undisturbed wetlands for the purposes of conservation, resource protection, restoration or density reduction and, if located in Tier III outside of Special Protection Areas (SPA), for the purpose of retirement of development rights or providing land for affordable housing where appropriate. Applicants can utilize lands dedicated pursuant to Policy 101.5.26; however, submerged lands (inundated by water) shall not be eligible for land dedication.

**+4 points per platted lot:** Proposes dedication to Monroe County of one (1) vacant, legally platted lot, designated as **Tier III for affordable housing**, containing a minimum of 2,000 square feet of uplands. Each additional vacant, legally platted lot that meets the aforementioned requirements will earn points as specified.

Number of platted lots in **Tier III for Affordable Housing:** \_\_\_\_\_ X 4 = \_\_\_\_\_

**Points:** \_\_\_\_\_

**+5 points per platted lot:** Proposes dedication to Monroe County of one (1) vacant, legally platted lot with a minimum of 2,000 square feet of uplands, designated as **Tier III** for the retirement of development rights. Each additional vacant, legally platted lot that meets the aforementioned requirements will earn points as specified.

Number of platted lots in **Tier III retiring rights:** \_\_\_\_\_ X 5 = \_\_\_\_\_

**Points:** \_\_\_\_\_

<input type="checkbox"/> <b>+4 points per parcel:</b> Proposes dedication to Monroe County of one (1) vacant parcel with a minimum of 2,000 square feet of uplands, designated as <b>Tier III</b> for the retirement of development rights. Each additional vacant parcel that meets the aforementioned requirements will earn points as specified.  Number of parcels in <b>Tier III retiring rights:</b> _____ X 4 = _____	<b>Points:</b> _____
<input type="checkbox"/> <b>+1 point per platted lot:</b> Proposes dedication to Monroe County of a vacant, legally platted lot within a <b>Tier I</b> area, designated as <b>Residential Low</b> containing a minimum of 2,000 square feet of uplands. Each additional vacant, legally platted lot that meets the aforementioned requirements will earn points as specified.  Number of platted lots in <b>Tier I (RL):</b> _____ X 1 = _____	<b>Points:</b> _____
<input type="checkbox"/> <b>+0.5 points per platted lot:</b> Proposes dedication to Monroe County of one (1) vacant, legally platted lot within a <b>Tier I</b> area, designated as <b>Residential Conservation</b> containing a minimum of 2,000 square feet of uplands. Each additional vacant, legally platted lot that meets the aforementioned requirements will earn points as specified.  Number of platted lots in <b>Tier I (RC):</b> _____ X 0.5 = _____	<b>Points:</b> _____
<input type="checkbox"/> <b>+2 points per parcel:</b> Proposes dedication to Monroe County less than one (1) acre of vacant, unplatted land located within a <b>Tier I</b> area containing a minimum of 2,000 square feet of uplands. Each additional parcel with vacant, unplatted land that meets the aforementioned requirements will earn points as specified.  Number of unplatted parcels in <b>Tier I:</b> _____ X 2 = _____	<b>Points:</b> _____
<input type="checkbox"/> <b>+4 points for each acre:</b> Proposes dedication to Monroe County of at least one (1) acre of vacant, unplatted land located within a <b>Tier I</b> area containing a minimum of 2,000 square feet of uplands. Each additional one (1) acre of vacant, unplatted land that meets the aforementioned requirements will earn points as specified.  Number of acres in <b>Tier I:</b> _____ X 4 = _____	<b>Points:</b> _____
<input type="checkbox"/> <b>+2 points for each platted lot:</b> Proposes dedication to Monroe County of one (1) vacant, legally platted lot which contains <b>undisturbed wetlands</b> . Each additional vacant, legally platted lot that meets the aforementioned requirements will earn points as specified.  Number of platted lots containing undisturbed wetlands: _____ X 2 = _____	<b>Points:</b> _____
<input type="checkbox"/> <b>+2.5 points for each platted lot:</b> Proposes dedication to Monroe County of one (1) vacant, legally platted lot, designated as <b>Tier I</b> , containing a minimum of 2,000 square feet of uplands <b>and not</b> designated as <b>Residential Conservation or Residential Low</b> . Each additional vacant, legally platted lot that meets the aforementioned requirements will earn points as specified.  Number of platted lots in <b>Tier I (NOT designated RC or RL):</b> _____ X 2.5 = _____	<b>Points:</b> _____
<input type="checkbox"/> <b>+2 points for each platted lot:</b> Proposes dedication to Monroe County of one (1) vacant, legally platted lot, designated as <b>Tier III-A (Special Protection Area-SPA)</b> containing a minimum of 2,000 square feet of uplands. Each additional vacant, legally platted lot that meets the aforementioned requirements will earn points as specified. .  Number of platted lots in <b>Tier III-A (SPA):</b> _____ X 2 = _____	<b>Points:</b> _____
<input type="checkbox"/> <b>+2 points per parcel:</b> Proposes dedication to Monroe County less than one (1) acre of vacant, unplatted land located within a <b>Tier III-A</b> area containing a minimum of 2,000 square feet of uplands. Each additional parcel with vacant, unplatted land that meets the aforementioned requirements will earn points as specified.  Number of unplatted parcels in <b>Tier III-A (SPA):</b> _____ X 2 = _____	<b>Points:</b> _____

<input type="checkbox"/> <b>+3 points per parcel:</b> Proposes dedication to Monroe County of at least one (1) acre of vacant, unplatted land located within a <b>Tier III-A</b> area containing a minimum of 2,000 square feet of uplands. Each additional parcel with vacant, unplatted land that meets the aforementioned requirements will earn points as specified.  Number of unplatted parcels in <b>Tier III-A (SPA)</b> : ___ X 3 = _____	<b>Points:</b> _____
<b>Land Dedication within the Big Pine/ No Name Keys Subarea:</b> The following points shall be assigned to allocation applications to encourage, the voluntary dedication of vacant, buildable land within Tier I designated areas, Tier II (Big Pine Key and No Name Key), Tier III-A Special Protection Areas (SPA), and parcels which contain undisturbed wetlands for the purposes of conservation, resource protection, restoration or density reduction and, if located in Tier III outside of Special Protection Areas (SPA), for the purpose of retirement of development rights or providing land for affordable housing where appropriate. Applicants can utilize lands dedicated pursuant to Policy 101.5.26; however, submerged lands (inundated by water) shall not be eligible for land dedication.	
<input type="checkbox"/> <b>+2 points per platted lot:</b> Proposes dedication to Monroe County of one (1) vacant, legally platted lot, designated as <b>Tier I</b> on Big Pine Key or No Name Key, containing a minimum of 2,000 square feet of uplands. Each additional vacant, legally platted lot that meets the aforementioned requirements will earn points as specified.  Number of platted lots in <b>Tier I:</b> _____ X 2 = _____	<b>Points:</b> _____
<input type="checkbox"/> <b>+4 points per acre:</b> Proposes dedication to Monroe County of at least one (1) acre of vacant, unplatted land located within a <b>Tier I</b> area on Big Pine Key or No Name Key, containing a minimum of 2,000 square feet of uplands. Each additional one (1) acre of vacant, unplatted land that meets the aforementioned requirements will earn points as specified  Number of acres in <b>Tier I:</b> _____ X 4 = _____	<b>Points:</b> _____
<input type="checkbox"/> <b>+2 points per parcel:</b> Proposes dedication to Monroe County less than one (1) acre of vacant, unplatted land located within a <b>Tier I</b> area on Big Pine Key or No Name Key, containing a minimum of 2,000 square feet of uplands. Each additional parcel with vacant, unplatted land that meets the aforementioned requirements will earn points as specified.  Number of parcels in <b>Tier I:</b> _____ X 2 = _____	<b>Points:</b> _____
<input type="checkbox"/> <b>+2 point per platted lot:</b> Proposes dedication to Monroe County of one (1) vacant, legally platted lot, designated as <b>Tier II</b> on Big Pine Key or No Name Key, containing a minimum of 2,000 square feet of uplands. Each additional vacant, legally platted lot that meets the aforementioned requirements will earn points as specified.  Number of platted lots in <b>Tier II:</b> _____ X 2 = _____	<b>Points:</b> _____
<input type="checkbox"/> <b>+3 points per acre:</b> Proposes dedication to Monroe County of at least one (1) acre of vacant, unplatted land located within a <b>Tier II</b> area on Big Pine Key or No Name Key, containing a minimum of 2,000 square feet of uplands. Each additional one (1) acre of vacant, unplatted land that meets the aforementioned requirements will earn points as specified.  Number of platted lots in <b>Tier II</b> _____ X 3 = _____	<b>Points:</b> _____
<input type="checkbox"/> <b>+2 points per parcel:</b> Proposes dedication to Monroe County less than one (1) acre of vacant, unplatted land located within a <b>Tier II</b> area on Big Pine Key or No Name Key, containing a minimum of 2,000 square feet of uplands. Each additional parcel with vacant, unplatted land that meets the aforementioned requirements will earn points as specified.  Number of unplatted parcels in <b>Tier II:</b> _____ X 2 = _____	<b>Points:</b> _____

<input type="checkbox"/> <b>+5 points for each platted lot:</b> Proposes dedication to Monroe County of one (1) vacant, legally platted lot, designated as <b>Tier III</b> on Big Pine Key or No Name Key, containing a minimum of 2,000 square feet of uplands. Each additional vacant, legally platted lot that meets the aforementioned requirements will earn points as specified.  Number of acres in <b>Tier III</b> : _____ X 5 = _____	<b>Points:</b> _____
<input type="checkbox"/> <b>+4 points for each parcel:</b> Proposes dedication to Monroe County of one (1) vacant parcel, designated as <b>Tier III</b> on Big Pine Key or No Name Key, containing a minimum of 2,000 square feet of uplands. Each additional vacant parcel that meets the aforementioned requirements will earn points as specified  Number of parcels in <b>Tier III</b> : _____ X 4 = _____	<b>Points:</b> _____
<input type="checkbox"/> <b>+2 points for each platted lot:</b> Proposes dedication to Monroe County of one (1) vacant, legally platted lot on Big Pine Key or No Name Key which contains undisturbed wetlands. Each additional vacant, legally platted lot that meets the aforementioned requirements will earn points as specified.  Number of platted lots <b>which contains undisturbed wetlands</b> : _____ X 2 = _____	<b>Points:</b> _____
<p><b>Market rate housing in employee or affordable housing project:</b> The following points shall be assigned to allocation applications for market rate housing units in an employee or affordable housing development.</p> <p><b>Additional note:</b> Affordable Housing: Monroe County Code Section 138-24(c) and 139-2(a)6(e), "No affordable housing allocation shall be awarded to applicants located within a tier I designated area, within a V-zone on the county's flood insurance rating map, tier II or within a tier III-A (special protection area) if clearing is proposed for any portion of an upland native habitat".</p>	
<input type="checkbox"/> <b>+6 points:</b> Proposes a market rate housing unit which is part of an affordable or employee housing project; both affordable and employee housing shall meet all the requirements set forth in Sec. 130-161.	<b>Points:</b> _____
<p><b>Special flood hazard Area:</b> The following points shall be assigned to allocation applications for proposed dwelling unit(s) to provide a disincentive for locating within certain coastal high flood hazard areas:</p>	
<input type="checkbox"/> <b>-6 points:</b> Proposes structures requiring an allocation within "V" zones on the FEMA flood insurance rate maps	<b>Points:</b> _____
<input type="checkbox"/> <b>-4 points:</b> An application for which development is proposed within a CBRS unit.	<b>Points:</b> _____
<p><b>Central wastewater treatment system availability:</b> The following points shall be assigned to allocation applications to direct development to areas with sewer:</p> <p><b>*These points shall not apply to parcels within a CBRS system unit</b></p>	
<input type="checkbox"/> <b>4 points:</b> Proposes development required to be connected to a central wastewater treatment system that meets the AWT treatment standards established by Florida Legislature and Policy 901.1.1.	<b>Points:</b> _____

**Payment to land acquisition fund:** Up to two (2) whole points shall be awarded for a monetary payment by the applicant to the County's land acquisition fund for the purchase of lands for conservation, and retirement of development rights. The monetary value of each point shall be set annually by the County based upon the estimated average fair market value of vacant, privately-owned, buildable IS/URM zoned, platted lots.

Payment to land acquisition fund:

+1 point:

Points: \_\_\_\_\_

+2 points max.

**Energy and Water Conservation.** The following points shall be assigned to allocation applications on lands designated as **Tier III** to encourage the planting of native vegetation and promote water conservation and increased energy efficiency:

\* **Additional requirements:** The systems must be maintained for a minimum of five years from C.O. unless replaced with a system that provides a functional equivalent or increased energy or water savings.

**\*\*To Assist with the review of ROGO points, include requested point criteria on the same page as the site plan (page one) of the Building Permit Application Plans**

**3 points:** Proposes a dwelling unit designed according to and certified to the standards of a sustainable building rating or national model green building code.

Points: \_\_\_\_\_

*As defined in the Monroe County Comprehensive Plan: **Sustainable Building Rating or National Model Green Building Code means** a rating system established by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the International Green Construction Code (IGCC), the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or a nationally recognized, high-performance green building rating system as approved by the department.*

**1 point:** Dwelling unit includes installation of a permanent concrete cistern with a minimum capacity of 1,000 gallons.

Points: \_\_\_\_\_

**2 points:** Dwelling unit includes the installation of a gray water reuse system, meeting the requirements of the Florida Building Code.

Points: \_\_\_\_\_

**Gray water reuse mean** reusing wastewater from residential, commercial and industrial bathroom sinks, bath shower drains, and clothes washing equipment drains for reuse onsite, typically for toilet flushing.

**1 point:** Dwelling unit includes installation of a solar photovoltaic collection system, a minimum of 3KW in size or the equivalent in other renewable energy systems.

Points: \_\_\_\_\_

**0.5 points:** Dwelling unit includes installation of one or both of the following technologies:\*

Points: \_\_\_\_\_

a. Ductless air conditioning system.

**Ductless air conditioning** means a system used to cool a structure that does not require duct work and consists of two separate components: an outdoor condenser, and an indoor evaporator (does not include a window air conditioner which is self-contained, or one piece).

b. High efficiency chillers

Perseverance Points:	
	<b>Parcels designated Tier I, II, or III-A</b>
<b>+1 Point:</b> Year 1 Anniversary Date: _____	
<b>+1 Point:</b> Year 2 Anniversary Date: _____	
<b>+1 Point:</b> Year 3 Anniversary Date: _____	
<b>+1 Point:</b> Year 4 Anniversary Date: _____	
<b>+0.5 Point</b> after four years: Date: _____	
	<b>Parcels designated Tier III</b>
<b>+2 Point:</b> Year 1 Anniversary Date: _____	
<b>+2 Point:</b> Year 2 Anniversary Date: _____	
<b>+2 Point:</b> Year 3 Anniversary Date: _____	
<b>+2 Point:</b> Year 4 Anniversary Date: _____	
<b>+1 Point</b> after four years: Date: _____	

**Affordable Housing:** Monroe County Code Section 138-24(c) and 139-2(a)6(e), “No affordable housing allocation shall be awarded to applicants located within a tier I designated area, within a V-zone on the county’s flood insurance rating map, tier II or within a tier III-A (special protection area) if clearing is proposed for any portion of an upland native habitat”

**Energy and Water Conservation Points:** Available if property only located in Tier III. *To Assist with the review of ROGO points, include requested point criteria on the same page as the site plan (page one) of the Building Permit Application Plans.*

Below are links which may be helpful:

Florida Green Home Certification Standard:  
<http://www.floridagreenbuilding.org/homes>

Certification Single-Family Green Home:  
[http://www.homeinnovation.com/services/certification/green\\_homes/single-family\\_certification/single-family\\_home\\_certification\\_process](http://www.homeinnovation.com/services/certification/green_homes/single-family_certification/single-family_home_certification_process)

Certifying Agents List:  
<http://www.floridagreenbuilding.org/index.cfm/go/public.view/quickURL/certifying-agents-list>