



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Planning Commission

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

From: Tiffany Stankiewicz, Development Administrator

Date: May 12, 2021

Subject: Residential Dwelling Unit Evaluation Report for Quarter 3, Year 29
(January 13, 2021 through April 12, 2021)

Meeting Date: May 26, 2021

1 This report has been prepared pursuant to the 2030 Comprehensive Plan Policy 101.6.4 and
2 Section 138-28 of the Land Development Code (LDC). The proposed residential dwelling unit
3 rankings attached to this report are for the third quarter of year twenty-nine which covers the
4 period January 13, 2021 through April 12, 2021.

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

15
16 On March 15, 2006, the BOCC adopted Ordinance 009-2006 to implement the Tier System, and
17 subsequently, it was challenged by Florida Keys Citizens Coalition, Inc. and Protect Key West
18 and the Florida Keys, Inc., d/b/a Last Stand. Thomas G. Pelham, Secretary, Department of
19 Community Affairs signed the final order deciding the challenge on September 26, 2007
20 (amended Final Order issued January 2, 2008). The Rate of Growth Ordinance (ROGO)
21 utilizing the Tier System and overlays, made changes such as subarea boundary districts for
22 allocation distribution, basis of scoring applications, and administrative relief.
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2 On September 21, 2012, the BOCC adopted Ordinance #021-2012, revising the ROGO
3 allocation scoring system regarding land dedications and Tier III properties containing wetlands
4 adjacent to Tier 1 properties. The ordinance became effective on December 31, 2012.
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6 On April 13, 2016, the BOCC adopted Ordinance #005-2016, Monroe County Year 2030
7 Comprehensive Plan. The ordinance became effective on June 20, 2016. The updated
8 Comprehensive Plan in part revises ROGO. The new Comprehensive Plan provides for
9 additional and revised scoring criteria which have been implemented as of July 13, 2016.
10 Additionally, changes include making all Affordable Housing allocations available and
11 establishing no more than one Tier I allocation every two years in the Big Pine Key and No
12 Name Key Subarea.
13

14 On November 22, 2016, the BOCC adopted Ordinance #030-2016, to satisfy a Stipulated
15 Settlement Agreement regarding BOCC Ordinance 006-2016, which amended the Monroe
16 County Land Development Code to be consistent with the Monroe County Year 2030
17 Comprehensive Plan. The ordinance and LDC became effective on February 3, 2017.
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19 On January 22, 2020, the BOCC adopted Ordinance #005-2020 amending Monroe County
20 Comprehensive Plan Plicy 101.3.2 to extend the time period of ROGO through 2026.
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22 On January 22, 2020, the BOCC adopted Ordiance #006-2020 amending Monroe County Land
23 Development Code Section 138-24 to extend the time period of the ROGO through 2026.
24

25 The following background information regarding applications reviewed this quarter is divided
26 into subarea districts: A) Lower Keys Subarea and Upper Keys Subarea and B) Big Pine Key
27 and No Name Key Subarea.
28

29 **A. Applications reviewed this quarter for Lower & Upper Keys Subareas:**
30

	Market Rate	Affordable Housing
*Lower Keys	29	6
** Lower Keys (Adm. Relief)	0	0
***Upper Keys	25	0
****Upper Keys (Adm. Relief)	0	0
TOTAL	54	6

- 31
32 * 11 application rollovers or reapplications from previous quarters.
33 ** 0 applications are rollovers or reapplications from previous quarters.
34 *** 8 application rollovers or reapplications from previous quarters.
35 **** 0 applications are rollovers or reapplications from previous quarters.
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37 **B. Big Pine Key and No Name Key Subarea:**
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- 39 1) In 1998, the Florida Department of Transportation, Monroe County, the Florida
40 Department of Community Affairs, the U.S. Fish and Wildlife Service, and the
41 Florida Fish and Wildlife Conservation Commission signed a Memorandum of

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

- 3
 4 2) The Livable Communikeys Program (LCP), Master Plan for Future Development
 5 of Big Pine Key and No Name Key was adopted on August 18, 2004 under
 6 Ordinance 029-2004. The LCP envisioned the issuance of 200 residential
 7 dwelling units over a 20-year period at a rate of approximately 10 units per year.
 8 A minimum of twenty percent of the 10 units per year are to be set aside for
 9 affordable housing development. Below is a table tracking LCP allocations
 10 remaining at the conclusion of Quarter 2 Year 29.
 11

Liveable Communikeys Master Plan (LCP) 2003-2023				
	Beginning Balance	Allocated through Quarter 1 Year 29	Balance of LCP Allocations *	Balance including Allocations
Market Rate Allocations	160	151	11	11
Affordable Housing Allocations	40	40	0	0
Totals	200	191	11	11

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

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 13
 14 3) The LCP Master Plan Action Item 3.2.6 limits allocation awards in Tier 1 to no
 15 more than five percent of all residential units permitted over the 20-year planning
 16 period (*i.e.*, a maximum of 10 units) or a total of $H = 0.022$ (two percent of the
 17 total H), whichever results in the lower H. Development in Tier 1 is tracked from
 18 December 27, 2004, the effective date of the Livable CommuniKeys Plan that
 19 established the Tier System for Big Pine Key and No Name Key. (Ordinance 020-
 20 2009).
 21
 22 4) On June 9, 2006, the U.S. Fish and Wildlife Service issued a Threatened and
 23 Endangered Species Incidental Take Permit (ITP) to Monroe County (Growth
 24 Management Division), The Florida Department of Transportation, and The
 25 Florida Department of Community Affairs. The ITP allows the issuance of 200
 26 new residential units through the year 2023.
 27
 28 5) The ITP (Federal ITP #TE083411-0) requires the Permittees (Monroe County,
 29 Growth Management Division, the Florida Department of Transportation, and the
 30 Florida Department of Community Affairs to ensure that the take of the covered
 31 species is minimized and mitigated. The permittees are responsible for meeting
 32 the terms and conditions of the ITP and implementing the HCP.
 33
 34 6) The ITP provides specific development limitations on Big Pine Key and No Name
 35 Key, including, but not limited to:
 36 • The total impact of commercial, institutional (including public projects
 37 such as wastewater and roads), and residential development over the 20-
 38 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, 2020 the County has used 0.5793 H of the total 1.1 ‘H’ allowed, while 99.9% (3.2954 ‘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 with issued building permits for 5 dwelling units totaling 0.0107 H to date.

- 7) 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.
- 8) **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	19	2

- * 19 Market Rate applications are rollovers or reapplications from previous quarters.
- * 2 Affordable Housing applications (moderate category) are rollovers or reapplications from previous quarters.

II) ALLOCATION FACTORS:

- Pursuant to Policy 101.3.2 the number of annual market rate allocations available is 126.
- Policy 101.3.2 makes all affordable housing allocations available.
- 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.
- Section 138-24(a)(3) allows the Planning Commission to amend the affordable housing proportions within income groups during any ROGO quarter.

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E. Section 138-27(h) 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)(5) 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 and Section 138-24(a)(5) 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	Certificate of Occupancy (C/O) Date	Current Status	Tier 1 Allocations Update
Limited to a maximum 10 or $H = .022$ whichever is lower over the life of the ITP. 2030 Comprehensive Plan Policy 101.6.2 limits allocation award to no more than one every two years.	Big Pine	95101813	Market Rate	Q3Y4 (1996)	00285550.000000	0.0028	9/4/2012	C/O Issued	Big Pine/No Name Keys Subarea: Used 4 not including expireds (since 1996) out of a maximum potential of 10 or less depending on H allowance whichever comes first. Based on permits issued to properties in Tier 1 and pending permits with allocation awards the H total is .0098 (since Dec. 27, 2004). every two years in Tier 1.
	Big Pine	96101622	Market Rate	Q2Y6 (1998)	00289510.000000	0.0022	3/6/2008	C/O Issued	
	Big Pine	03102303	Adm. Relief	Q2Y16 (2008)	00289710.000000	0.0013	8/4/2010	C/O Issued	
	Big Pine	97101361	Market Rate	Q1Y17 (2008)	00296820.000000	0.0011	3/29/2012	C/O Issued	
	No Name	96101472 (Not used)	Market Rate	Q2Y19 (2011)	00319494.001300			Expired	
	No Name	96101470	Market Rate	Q2Y20 (2012)	00319494.001000			Expired (7/22/2015)	
	No Name	96101469	Market Rate	Q2Y20 (2012)	00319494.000900			Expired (7/22/2015)	
	No Name	96101464	Market Rate	Q3Y20 (2012)	00319494.000500			Expired (7/22/2015)	
	No Name	96101463	Market Rate	Q4Y20 (2012)	00319494.000400			Expired (7/22/2015)	
	No Name	96101473	Market Rate	Q4Y20 (2012)	00319494.001400			Expired (7/22/2015)	
	No Name	96101462	Market Rate	Q4Y21 (2013)	00319494.000300			Expired (1/30/2016)	
	No Name	96101461	Market Rate	Q2Y22 (2014)	00319494.000200			Expired (1/30/2016)	
	No Name	96101460	Market Rate	Q2Y22 (2014)	00319494.000100			Expired (1/30/2016)	
	No Name	96101465	Market Rate	Q3Y22 (2014)	00319494.000600			Expired (1/30/2016)	
	No Name	96101467	Market Rate	Q2Y24 (2016)	00319494.000700			Expired (9/5/2016)	
	No Name	96101468	Market Rate	Q2Y24 (2016)	00319494.000800			Expired (9/5/2016)	
	No Name	96101471	Market Rate	Q2Y24 (2016)	00319494.001100			Expired (9/5/2016)	
	Big Pine	05105438	Market Rate	Q2Y27 (2019)	00319494.001100			Expired (9/25/2019)	
Big Pine	05104831	Market Rate	Q1Y28 (2019)	00295360.000000	0.0033				
						0.0107			
Subarea Lower: Begin July 14, 2020-July 12, 2021 (Year 29)									
Lower Keys maximum annual allocations in Tier 1 is limited to 3.									Lower Keys: Used 0 out of the 3 allowed in Year 29.
Subarea Upper: Begin July 14, 2020-July 12, 2021 (Year 29)									
Upper Keys maximum annual allocations in Tier 1 is limited to 3.									Upper Keys: Used 0 out of the 3 allowed in Year 29.

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

- 1) Within the Big Pine Key and No Name Key Subarea, new residential development in Tier 1 is limited to no more than five percent of all residential units permitted

1 over the twenty year planning period (*i.e.*, a maximum of 10 units) or $H=0.0220$,
2 whichever results in a lower H over the life of the ITP (2003-2023) and no more
3 than one allocation awarded every two years in Tier 1. A review of the H-impacts
4 used to date (.0107), shows 0.0113 H remains available for Tier 1 (H limit of
5 0.0220 - 0.0107 H used = 0.0113).
6

7 2) Big Pine Key and No Name Key Subarea maximum ROGO allocation in Tier I
8 shall be no more than one every two year pursuant to Monroe County Code Section
9 138-24(a)(4) and (5) and Monroe County Comprehensive Plan Policy 101.6.2. A
10 Tier 1 allocation was made from Quarter 1 Year 28. Therefore, zero Tier 1
11 allocations are available at this time.
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13 3) Lower Keys Subarea has three Tier 1 allocations available in Year 29; and
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15 4) Upper Keys Subarea has three Tier 1 allocations available in Year 29.
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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)(4) 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(h) 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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38 K. The 2030 Comprehensive Plan allows a total of 126 Market Rate allocations per year and
39 makes all Affordable Housing Allocations available.
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Year 29 Allocation Allotment Breakdown by Quarter (July 14, 2020-July 12, 2021)

Market Rate:	MCC allotment by subarea	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Lower Keys	29	8	7	7	7
Big Pine Key and No Name Key	4	1	1	1	1
Upper Keys	31	8	8	8	7
Total:	64	17	16	16	15
Affordable Housing***:					
	MCC allotment by subarea	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Big Pine/No Name Keys	0*				
Lower/Upper Keys	29**				

Beginning balances

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

**unincorporated Monroe County excluding the Big Pine and No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1) very low income, low income and median income (0) allocations and 2) moderate (29) allocations.

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

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

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

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

10
11 Based on the total points scored, each allocation was ranked by subarea. If applications
12 received identical scores, they were first ranked by date and time. Please note that any
13 excess allocations approved must be deducted from the next quarterly allocation period
14 pursuant to Monroe County Code Section 138-26(e).
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16 **IV) RECOMMENDATIONS:**
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18 **A. Market Rate Allocations Quarter 3, Year 29:**
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20 The number of applications in the Lower Keys, Big Pine Key and No Name Keys, and
21 Upper Keys Subareas was greater than the quarterly allocation awards available. Per
22 Section 138-26(b)(7) of the code, the rankings indicate which applications are within the
23 quarterly allocation, and those applications whose rankings puts them outside the quarterly
24 allocation. An additional page is attached which identifies the location of each proposed
25 allocation by island and subdivision.
26

27 **The Market Rate applications recommended for Quarter 3, Year 29 approval that
28 are within the quarterly allocations are as follows:**
29

30 Lower Keys: Applicants ranked 1 through 7.
31

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

37 Upper Keys: Applicants ranked 1 through 8.
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39 Upper Keys Administrative Relief: No Applicants.
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41 **A. Affordable Housing Allocations for the Lower & Upper Keys Quarter 3, Year 29:**
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43 There are two affordable housing allocation categories: 1) very low, low, & median
44 income and 2) moderate income. A total of 29 affordable housing allocations are
45 available in the two categories 1) very low income, low income and median income (0
46 allocations) and 2) moderate income (29 allocations). The Planning Commission may

1 amend the ratio proportions for affordable housing during any ROGO quarter pursuant to
2 Section138-24(a)(3).
3

4 There were six (6) affordable housing applications submitted this quarter in the moderate
5 income category recommended for approval and there were zero (0) affordable housing
6 applications submitted this quarter in the very low, low & median income category.
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8 **B. Affordable Housing Allocations for the Big Pine Key and No Name Key Quarter 3,**
9 **Year 29:**

10 There are two affordable housing allocation categories: 1) very low, low, & median
11 income and 2) moderate income. At this time affordable housing allocations are not
12 available in the two categories 1) very low income, low income and median income and
13 2) moderate income. The Planning Commission may amend the ratio proportions for
14 affordable housing during any ROGO quarter pursuant to Section138-24(a)(3).
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**MARKET RATE
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING DIRECTOR
LOWER KEYS - YEAR 29, QUARTER 3 (JANUARY 13, 2021 TO APRIL 12, 2021)**

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	*@	21100068 Jaroszewski, Steven & Cynthia	11-Mar-21	04:15 PM	Cudjoe	Cutthroat Harbor Estates 1st Add.	L 6 & pt 7	8	00184960-000000	3	30	0	0	0	6	0	-6	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	35
2	*	21100344 Keys Sunshine LLC	24-Mar-21	01:55 PM	Ramrod	Breezeswept Beach Estates	24	9	00203860-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	35
3	*	21100577 Bland Lynda Ann Living Trust 1	12-Apr-21	02:35 PM	Big Coppitt	Similar Sound Sec B	pt 54		00154210-000100	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	35
4	*	21100783 Keys Sunshine LLC	12-Apr-21	03:47 PM	Sugarloaf	Indian Mound Estates	18	5	00169370-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	35
5	*	21100780 Keys Sunshine LLC	12-Apr-21	03:50 PM	Sugarloaf	Indian Mound Estates	17	5	00169360-000000	3	30	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	0	35
6	*	21100256 Fernandez, Manuel & Diana	12-Apr-21	10:20 AM	Ramrod	Ramrod Shores 2nd Add.	9		00209640-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0.5	N/A	N/A	N/A	N/A	0	0	0	34.5
7	*	20200216 Perez, Kristy/Suarez, Joseph	16-Nov-20	02:05 PM	Duck	Plantation Island Sec 3 Pt 1 Toms Harbor	10	6	00383830-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
8		20101906 CJR Properties-Ave F LLC	3-Dec-20	01:15 PM	Big Coppitt	Johnsonville	2	17	00153130-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
9		20101908 CJR Properties-Ave F LLC	3-Dec-20	01:20 PM	Big Coppitt	Johnsonville	11	17	00153220-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
10		19200325 Wolf, Daniel	22-Dec-20	09:00 AM	Duck	Center Island Sec 2 Pt1 Toms Harbor	15	5	00380170-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
11		20200257 Thorton, Jamie & Jill	7-Jan-21	01:00 PM	Duck	Plantation Island Sec 3 Pt 2 Toms Harbor	12	2	00382770-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
12		20200303 King, Jeffrey	8-Jan-21	12:01 PM	Duck	Plantation Island Sec 3 Pt 1 Toms Harbor	4	6	00383770-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
13		20101831 McGowan, Launna	12-Jan-21	08:44 AM	Shark Key	Shark Key Amd & Rev	1	1	00159252-000100	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
14		20102350 Draper, Brett & Karlie	12-Jan-21	10:40 AM	Little Torch	Jolly Roger Estates	12	19	00218130-000100	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
15		20102264 Meyer and Boumerhi 2 LLC	21-Jan-21	08:30 AM	Little Torch	Mates Beach Plat #3	77		00219750-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
16		20102672 Meyer and Boumerhi 2 LLC	21-Jan-21	08:31 AM	Little Torch	Mates Beach Plat #6	8	3	00220620-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
17		20101800 Quinn, John	1-Feb-21	12:34 PM	Cudjoe	Cudjoe Gardens	4	2	00172170-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
18		20103378 Summerland Real Estate LLC	4-Feb-21	01:04 PM	Summerland	Summerland Key Cove Add 6	6	1	00192730-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
19		20200307 Serrano, Michael	9-Feb-21	11:21 AM	Duck	Plantation Island Sec 3 Pt 1 Toms Harbor	5	8	00384090-000200	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
20		20103190 Lee, Donald & Paula	17-Feb-21	03:30 PM	Cudjoe	Cutthroat Harbor Estates	52	5	00178020-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
21		21100091 Keys Sunshine LLC	17-Mar-21	10:27 AM	Little Torch	Mates Beach No. 6	9	1	00220380-000100	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
22		20200270 RIX Investments LLC	19-Mar-21	09:03 AM	Duck	Center Island Sec 2 Pt 1 Toms Harbor	32	3	00379780-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
23		19200326 Luray White Corp	9-Apr-21	03:20 PM	Duck	Center Island Sec 2 Pt 1 Toms Harbor	1	8	00380780-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
24		20101070 Jason Taylor LLC	10-Jul-20	10:45 AM	Cudjoe	Cutthroat Harbor Estates	12	28	00182770-000000	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	28
25		20101747 Nurenberg, Daniel & Kim	2-Nov-20	08:30 AM	Cudjoe	Cutthroat Harbor Estates 1st Add.	8	12	00185580-000000	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	28
26		19103942 Island Time Properties LLC	11-Jan-21	02:15 PM	Cudjoe	Cutthroat Harbor Estates 1st Add.	5	16	00186280-000000	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	28
27		20103274 Rego, Molly	22-Jan-21	12:08 PM	Cudjoe	Cutthroat Harbor Estates 1st Add.	9 & pt rd	4	00184260-000000	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	28
28		20103188 Martinez, Julio	10-Mar-21	07:50 AM	Cudjoe	Cutthroat Harbor Estates	18	24	00182030-000000	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	28
29		20102503 Superstein, Norman & Madeline	16-Mar-21	03:55 PM	Cudjoe	Cutthroat Harbor Estates	5 & 6	29	00182830-000000	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	28

* Indicates a ranking sufficient to receive an allocation award.

@ Indicates a ranking subject to additional reviews and approvals.

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

Point evaluation criteria pursuant to Monroe County Code Section 138.28.

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

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

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

**ADMINISTRATIVE RELIEF
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING DIRECTOR
LOWER KEYS - YEAR 29, QUARTER 3 (JANUARY 13, 2021 TO APRIL 12, 2021)**

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

**MARKET RATE
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING DIRECTOR
UPPER KEYS - YEAR 29, QUARTER 3 (JANUARY 13, 2021 TO APRIL 12, 2021)**

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Wetlands Tier 3 adj Tier 1 w>50 -3	Wetlands Tier 3 adj Tier 1 w<50 -5	Agg Pts	Land Ded Pts	Mkt EMP/AFH project +6	Flood	BAT/AWT	Bldg designed green Bldg code +3	Concrete Cistern +1	Gray water reuse +2	Solar photovoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Pers. First 4 Yrs 1 Yrs 2	Each Add If Vested 2	2030 CP Allows cont Pers Pts Tier 1 or 2 **	2030 CP Allows cont Pers Pts Tier 3 **	Pers. Pts Tier 1 or 3-A First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Paymnt Acq_Fund up to 2	Total
MARKET RATE DWELLING UNITS																															
1	*	20300746 Cobia LLC	12-Jan-21	07:26 AM	Key Largo	Paradise Point	15	2	00513300-001500	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
2	*	20301790 Roberts, Steve	27-Jan-21	01:34 PM	Key Largo	Sexton Cove Estates Re-subc	7	6	00532701-016100	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
3	*	20301705 26 N Bounty Ln	1-Feb-21	03:00 PM	Key Largo	Buccaneer Point	2	5	00496131-012000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
4	*	20301521 Abit Holdings LLC	3-Feb-21	01:00 PM	Key Largo	Largo Sound Village	23	7	00475380-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
5	*	20301704 Crane Adams LLC	10-Feb-21	03:29 PM	Key Largo	Twin Lakes 1st Add	5	Pt Tract A	00551000-000500	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
6	*	20301513 Thompson Development Group LLC	22-Feb-21	09:50 AM	Key Largo	Buccaneer Point	21	4	00496131-011500	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
7	*	20301963 Angulo, Louis & Maria	3-Mar-21	02:53 PM	Key Largo	Lake Surprise Estates	19	4	00534850-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
8	*	20302010 Two-T LLC	9-Mar-21	09:50 AM	Key Largo	South Creek Village	9	5	00467340-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
9		20300799 Stallard, Anthony	30-Mar-21	10:55 AM	Key Largo	Largo Sound Park	19	14	00473340-000200	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
10		20301952 Grey Properties LLC	31-Mar-21	09:55 AM	Key Largo	Amd Plat of Point Pleasant	11	2	00496470-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
11		20300971 Marlin Investments LLC	6-Apr-21	11:05 AM	Key Largo	Paradise Point	11	3	00513580-000200	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
12		21300212 Nolt, Thomas & Angela	9-Apr-21	11:22 AM	Key Largo	Buttonwood Shores Add	16	1	00523170-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
13		20301864 Grey Properties LLC	12-Apr-21	09:30 AM	Key Largo	Rock Harbor Estates	12	5	00519980-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
14		20301663 1508 Shaw Drive LLC	12-Apr-21	01:30 PM	Key Largo	Twin Lakes 1st Add	14	Pt Tract A	00551000-001400	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
15		20301632 Grey Properties LLC	12-Apr-21	04:50 PM	Key Largo	Key Largo Beach	9	1	00501150-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
16		20302036 Grey Properties LLC	12-Apr-21	05:00 PM	Key Largo	Key Largo Beach	10	1	00501160-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
17		20301216 Michael Cabanas Land Venture Inc	14-Dec-20	09:55 AM	Key Largo	Lime Grove Estates Sec 1	2	4	00485510-000000	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	28
18		20300310 Matthew, Frederick N	17-Dec-20	09:20 AM	Key Largo	Buccaneer Point	48	3	00496131-009200	3	30	0	0	0	0	0	-6	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	28
19		20301254 Holly, Edward & Holly & John	4-Mar-21	10:30 AM	Key Largo	Sunrise Point Add Amd	18	6	00483950-000000	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	28
20		19300197 TDGroup Holdings 1 LLC	26-Feb-21	11:15 AM	Key Largo	Seaside Add. 1		Pt Lt 7	1	00492520-000000	3-A	20	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	24
21		19300570 Fried, Harold	9-Jul-19	08:47 AM	Key Largo	Harris Ocean Park Est	36		00449340-000000	1	10	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	1	0	0	15
22		18300094 TDGroup Holdings I LLC	7-Aug-19	09:41 AM	Key Largo	Adobe Casa Court	1	A	00481230-000000	1	10	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	1	0	0	15
23		18300094 TDGroup Holdings I LLC	7-Aug-19	09:42 AM	Key Largo	Adobe Casa Court	1	A	00481230-000000	1	10	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	1	0	0	15
24		19300539 BCD of the Keys LLC	15-Oct-19	03:20 PM	Key Largo	Anglers Park		Lt 12 & Pt Lt 11	3	00551410-000000	1	10	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	1	0	0	15
25		19300540 BCD of the Keys LLC	15-Oct-19	03:30 PM	Key Largo	Anglers Park		Pt Lt 10 & Pt Lt 11	3	00551400-000000	1	10	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	1	0	0	15

* 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 PLANNING DIRECTOR
UPPER KEYS - YEAR 29, QUARTER 3 (JANUARY 13, 2021 TO APRIL 12, 2021)**

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

**AFFORDABLE HOUSING RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING DIRECTOR
UPPER AND LOWER KEYS - YEAR 29, QUARTER 3 (JANUARY 13, 2021 TO APRIL 12, 2021)**

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Wetlands Tier 3 adj Tier 1 w>50 -3	Wetlands Tier 3 adj Tier 1 w<50 -5	Agg Pts	Land Ded Pts	Mkt EMP/AFH project +6	Flood	BAT/AWT	Bldg designed green Bldg code +3	Concrete Cistern +1	Gray water reuse +2	Solar photovoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Pers. First 4 Yrs (Baseline)	Each Add 1 Yrs If Vested 2	2030 CP Allows cont Pers Pts Tier 1 or 2 **	2030 CP Allows cont Pers Pts Tier 3 **	Pers. Pts Tier 1 or 3-A First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Paymnt Acq_Fund up to 2	Total
<p>AFFORDABLE DWELLING UNITS Very Low, Low, Median Income</p> <p>No applicants under Very Low, Low, Median Income</p> <p>AFFORDABLE DWELLING UNITS Moderate Income</p>																															
1	*@	20103282 5650 Laurel LLC	9-Apr-21	03:00 PM	Stock Island	Maloney Subd	5	31	00124390-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
2	*@	20103282 5650 Laurel LLC	9-Apr-21	03:01 PM	Stock Island	Maloney Subd	5	31	00124390-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
3	*@	20102173 Guerra, Carlos	12-Apr-21	04:30 PM	Stock Island	Maloney Subd	9	31	00124430-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
4	*@	20102173 Guerra, Carlos	12-Apr-21	04:38 PM	Stock Island	Maloney Subd	9	31	00124430-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
5	*@	20102173 Guerra, Carlos	12-Apr-21	04:40 PM	Stock Island	Maloney Subd	9	31	00124430-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
6	*@	20102173 Guerra, Carlos	12-Apr-21	04:50 PM	Stock Island	Maloney Subd	9	31	00124430-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34

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

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

**MARKET RATE
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING DIRECTOR
BIG PINE KEY and NO NAME KEY - YEAR 29, QUARTER 3 (JANUARY 13, 2021 TO APRIL 12, 2021)**

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	Located on No Name	Marsch Rabbil/ Buffer	Key Deer Corridor	Agg Pts	Land Ded Pts	Paymnt Acq_Fund up to 2	Mkt EMP/AFH project +6	BAT/A WT	Bldg designed green Bldg code +3	Concrete Cistern +1	Gray water reuse +2	Solar photovoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Flood	Pers. Baseline Prior to 07/13/2016	Grandfathered Vested 2 per Yr	2030 CP Allows cont Pers Pts Tier 1 or 2 **	2030 CP Allows cont Pers Pts Tier 3 **	Pers. Pts Tier 1 or 2 First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Total	
MARKET RATE DWELLING UNITS																																			
1	*	19102941	Bonnici, Paul & Lisa	7-Jan-20	02:00 PM	Big Pine	Pine Channel Estates Sec 2	13	8	00250440-000000	3	20	0	0	0	0	0	0	0	0	4	0	0	0	0	0.5	0	N/A	N/A	N/A	N/A	0	2	26.5	
2		19101811	Vila/Garcia	16-Nov-19	01:04 PM	Big Pine	Hollerich Subd.	43		00285480-000000	3	20	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	2	26	
3		19103704	Palermo, Adam	10-Jan-20	10:21 AM	Big Pine	Hollerich Subd.	28		00285340-000000	3	20	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	2	26	
4		20100952	Berlin, Frank	17-Jun-20	11:20 AM	Big Pine	Pine Channel Estates Sec. 2	11	8	00250420-000000	3	20	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	24	
5		20102739	Cahill, Stephanie	12-Jan-21	10:34 AM	Big Pine	Cahill Pines & Palms	1	11	00246060-000000	3	20	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	24	
6		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	5	N/A	N/A	23	
7	@	14102030	Strickland, Stephen	21-Sep-15	10:10 AM	Big Pine	Doctors Arm 1st Add	1 & 2	7	00312020.000000	2	10	0	0	0	0	3	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	4.5	0	21.5	
8		08101995	Perez, Orlando	24-Jul-08	09:47 AM	Big Pine	Tropical Bay	31		00312890.000000	2	10	N/A	N/A	0	0	0	0	0	0	4	0	0	0	0	0	0	4	N/A	2.5	N/A	N/A	0	0	20.5
9		08102801	Bahn (Rev. Trust)	14-Oct-08	02:27 PM	Big Pine	Doctors Arm 1st Add.	3	5	00311610.000000	2	10	N/A	N/A	0	0	0	0	0	0	4	0	0	0	0	0	4	N/A	2.5	N/A	N/A	0	0	20.5	
10		05100259	Vasquez, Jovan	10-Aug-09	08:55 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	5		00312572.000600	2	10	N/A	N/A	0	0	0	0	0	0	4	0	0	0	0	0	4	N/A	2.5	N/A	N/A	0	0	20.5	
11		09102047	Eline, William	9-Nov-09	01:34 PM	Big Pine	Eden Pines Colony 3rd Add.	2	23	00271260.000000	2	10	N/A	N/A	0	0	0	0	0	0	4	0	0	0	0	0	4	N/A	2.5	N/A	N/A	0	0	20.5	
12		15106174	Ash, Andrew	28-Jul-16	02:20 PM	Big Pine	Tropical Bay 2nd Add.	2	2	00313290.000000	2	10	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	4	0	18	
13		16104897	Kyle Kaiser E Trust	26-Sep-16	02:10 PM	Big Pine	Doctors Arm 3rd Add. Sec. B	15		00312572.001600	2	10	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	4	0	18	
14		16107781	Urton, Timothy	6-Jan-17	09:00 AM	Big Pine	Doctors Arm Subd 3rd Add. Sec. C	1		00312573-000200	2	10	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	4	0	18	
15		17104430	Horvath Family Trust	28-Nov-17	08:30 AM	Big Pine	Tropical Bay 3rd Add.	10	7	00313840-000000	2	10	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	3	0	17	
16		16103836	Rothdeutsch, Thomas	29-May-19	09:30 AM	Big Pine	Tropical Bay 3rd Add.	12	11	00314240-000000	2	10	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	N/A	N/A	N/A	N/A	1	0	15
17		16103833	Rothdeutsch, Judy	30-Jul-19	01:50 PM	Big Pine	Tropical Bay 3rd Add	9	5	00313630-000000	2	10	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	1	0	15	
18		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	2.5	N/A	N/A	0	0	10	
19		17106948	Krieger, Steven	20-Mar-18	11:30 AM	Big Pine	Sands	14	36	00305090-000100	1	0	0	0	0	-10	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	3	0	-3	

* 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 perservance points based on the Tier Designation of the Property.
 Note a Tier 1 allocation award was made Quarter 1 Year 28, November 19, 2019. Monroe County Code Section 138-24 (5)(a) limits the maximum ROGO allocations in Tier I shall be no more than one evry two years
 Point evaluation criteria pursuant to Monroe County Code Section 138.28.
 Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.
 Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

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

AFFORDABLE HOUSING RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING DIRECTOR
BIG PINE KEY AND NO NAME KEY
YEAR 29, QUARTER 3 (JANUARY 13, 2021 TO APRIL 12, 2021)

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Wetlands Tier 3 w>50 adj 1 3	Wetland s Tier 3 adj Tier 5	Located on No Name	Marsch Rabbit/ Buffer	Key Deer Corridor	Agg Pts	Land Ded Pts	Paymnt Acq_Fund up to 2	Mkt EMP/AFH project +6	BAT/ AWT	Bldg designed green Bldg code +3	Concrete Cistern +1	Gray water reuse +2	Solar photovoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Flood	Pers. Baseline Prior to 07/13/2016	Grandfathered Vested 2 per Yr	2030 CP Allows cont Pers Pts Tier 1 or 2 **	2030 CP Allows cont Pers Pts Tier 3 **	Pers. Pts or 2 First 4 Yrs +1, After 4 Yrs .5 per Yr	Tier 1 First 4 Yrs 1 Point per Yr	Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Total
AFFORDABLE DWELLING UNITS Very Low, Low, Median Income																																			
AFFORDABLE DWELLING UNITS Moderate Income																																			
1	@ 18103485	Longstock II, LLC	11-Jul-18	04:30 PM	Big Pine	Sam-N-Joe	4	2	00300180-000400	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	4	28	
2	@ 18103507	Longstock II, LLC	11-Jul-18	04:44 PM	Big Pine	Sam-N-Joe	15	2	00300180-001500	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	4	28	

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