

A New Era In Growth
Management:
The Tier System

A Layman's Guide To Residential ROGO



Monroe County Growth
Management
Division
Version 1

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Welcome to Monroe
County

Monroe County welcomes you to its beautiful island chain at the southern tip of Florida. This brochure is a brief guide to ROGO.

Monroe County faces many of the same challenges that mainland coastal Florida faces. In many cases these challenges are made more difficult to overcome due to the island nature of our community.

Hurricane evacuation is something that all Floridians are familiar with. In Monroe County evacuation is a staged event beginning in the Lower Keys and progressing through Florida City by zone. However, even with this organized approach it takes almost 25 hours to evacuate our 80,000+ residents prior to a storm event. The State of Florida requires that we not exceed 25 hours for mandatory evacuation.

The Monroe County Comprehensive plan was adopted in 1986 and in the following years the growth rate exploded by almost 200 times that prior to adoption. The Monroe County Board of Commissioners realized that if this trend of uncontrolled growth continued, public safety and quality of life in our small community would be in jeopardy and called for the development of a dwelling unit allocation system.

In 1992 Monroe County adopted and implemented ROGO. The Rate of Growth Ordinance (ROGO) controls growth throughout Monroe County to insure that the proper evacuation times are maintained.

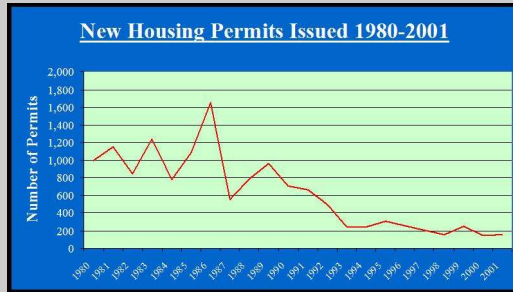
ROGO has been utilized in Monroe county for nearly 14 years with only minor modifications since 1992. In 2000, problems with ROGO became apparent. ROGO was indeed slowing growth as intended but not controlling it effectively. Also the system was very complicated and difficult to understand. The Growth Management Division undertook the challenge of revamping the system to build a more simplistic approach toward slowing and controlling development.

On March 21, 2006 the Tier System was adopted which greatly simplified the ROGO system and built in a method of directing growth to acceptable areas and allowing conservation in areas with environmental sensitivity.

The following pages explain the process of making a ROGO application and the review process associated with it.

ROGO Statistics

ROGO is a tool utilized by Monroe County to slow and control growth throughout the Florida Keys. The chart below indicates the effectiveness of ROGO at slowing development.



ROGO is a part of the development process for all new residential and all new commercial development. After the implementation of ROGO historical growth rates of 552 permits were slowed to 255 permits or less. This is a reduction in new permit issuance of over 51%.

This slow approach to growth in an area prone to explosive growth trends allows local planning to occur and development standards to be implemented allowing the evacuation rates to be maintained if not reduced and the fragile environment of Florida Keys to be protected.

At the original growth rate of 552 permits per year approximately 1,247 new people were being added to US1 during an evacuation per year. This equated to over 30 additional minutes for a completed evacuation per year of allowed uncontrolled development.

With a growth rate of only 255 or less the additional population is held below 600 per year. This limits the additional evacuation time to around only 17 minutes each year of allowed controlled growth.

ROGO Design

The process of receiving a building permit in Monroe County is a competitive process. ROGO establishes the rules and procedures for that competition.

This competition is a point based system that allows everyone applying for a new residential or commercial building permit to compete against each other for the limited number of allocations issued each year. The number of allocations available is determined through the adoption of an administrative rule on the state level. The number of allocations is based on the progress Monroe County has made toward achieving state set goals such as a central wastewater system being available keys wide.

The total number of available allocations is split among the three sub-areas of Monroe County. The Upper Keys, Lower Keys and the Big Pine and No Name Key planning area. Each applicant competes against the other applicants located within the same sub-area. There is one exception to this process, applicants for affordable housing. Affordable housing applicants compete against all applicants for affordable housing permits keys wide. Allocations are awarded each quarter in each sub-area with the exception of Big Pine Key and No Name Key where allocations are awarded annually.

ROGO Process

Receiving a ROGO allocation is only one of three steps toward receiving a building permit in Monroe County; 1) An approved building permit application, 2) ROGO Allocation, 3) Cesspit credit.

You will need to apply to ROGO in any of the three Building Department Offices, Marathon, Plantation Key, and Stock Island.

After the application is submitted, it is scored based on which Tier the property is located in. The flow chart to the right shows the process of scoring and the flow of the application from submittal to the issuance of the building permit.

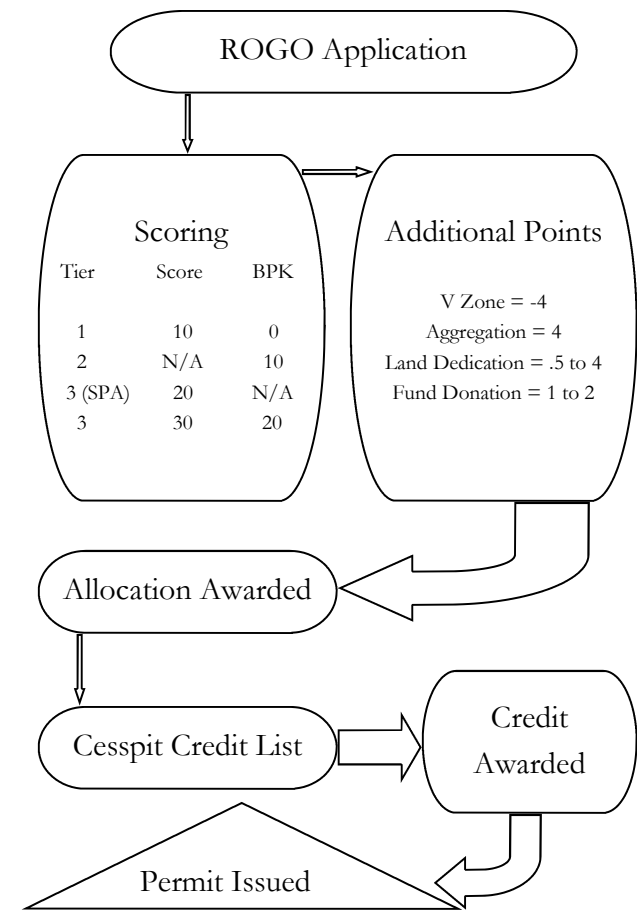
The primary basis of the competition is the Tier designation which will award your application between 0 and 30 points. Additional points are available through the aggregation, land dedication and fund donation processes. A penalty is assigned if the project is within a V flood zone.

Aggregation is the process of combining a contiguous, platted, vacant, and buildable parcel with another and building only one unit. This is a reduction of density which Monroe County will award a total of 4 points per aggregated lot to the application. Aggregation is only possible in Tier 3 and Tier 3(A) areas, where upland native habitat is not cleared.

Land dedication is the donation of approved property to Monroe County in exchange for points toward an application on another parcel. Each platted, vacant, and buildable parcel of at least 5,000 square feet located in a Tier 1 area and zoned NA or SS will be eligible for .5 points toward an application. 1 point will be awarded for each platted, buildable, and vacant lot of at least 5,000 square feet located within Tier 1 and zoned SR or SR-L. 4 Points will be awarded for each vacant, platted and buildable lot zoned SC, IS, IS-D, URM, URM-L or CFV or any CFSD which allows dwelling units. 4 points will be awarded for each 1 acre of buildable, unplatted and vacant land located in Tier 1.

Fund donation is the process of purchasing points (maximum of 2) by donating to the county fund which allows for the retirement of development rights through the acquisition of property. This donation must be made prior to issuance of the permit.

It may take several years to receive an allocation for your permit based on your score. You may at any time decide to withdraw from ROGO and add points as described above to accelerate this process. After your permit receives an allocation the application will be added to the cesspit credit list. Due to poor offshore water quality Monroe County is required to maintain a ratio of new septic systems to old cesspits of 1:1. As a cesspit is removed a new septic may be installed. After a cesspit credit is awarded your permit is ready to be issued.



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