

# Monroe County

## Upcoming Changes to ROGO (Rate Of Growth Ordinance)

Emily Schemper, AICP, CFM  
Director of Growth Management

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# Background Information: ROGO/BPAS

1972: Areas of Critical State Concern Program (ACSC) was adopted [Section 380.05, F.S.]

1979: Florida Legislature designates the Florida Keys as an ACSC.

1992: the **Rate of Growth Ordinance or ROGO** adopted.

- ROGO was implemented in order to **provide for the safety of residents in the event of a hurricane evacuation and to protect the significant natural resources of the County**, as required by the State of Florida. ROGO established a competitive permit allocation system where those applications with the highest scores are awarded building permits.

**2012**: Department of Economic Opportunity (DEO) completed the hurricane evacuation clearance time modeling task and found that with 10 years' worth of building permits, the Florida Keys would be at a 24-hour evacuation clearance.

- Based upon the resulting 24-hour evacuation clearance, DEO determined the remaining allocations for the Florida Keys (3,550 additional permits countywide, **1,970 of these permits were assigned to Monroe County**).
- **First time hurricane modeling showed a 24-hour permanent resident evacuation**. Indicated reaching the build-out of the Florida Keys.

# County ROGO – Extended through 2026

January, 2020, County adopted ordinances to extend remaining allocations through 2026.

Beginning July 13, 2020 (ROGO YR 29), the available market rate allocations were reduced from 126/year to 64/year to extend the distribution of ROGO allocations through 2026.

- Increases time for land acquisition
- Allows time for CP and Code updates following next evacuation model (end of 2023?)

ROGO Year	Annual Allocation	
	Market Rate	Affordable Housing
July 13, 2013- July 12, 2014	126 U: 61, L: 57, BPK/NNK: 8	71
July 13, 2014- July 12, 2015	126 U: 61, L: 57, BPK/NNK: 8	71
July 13, 2015- July 12, 2016	126 U: 61, L: 57, BPK/NNK: 8	71
July 13, 2016- July 12, 2017	126 U: 61, L: 57, BPK/NNK: 8	497 total AFH (total available immediately)
July 13, 2017- July 12, 2018	126 U: 61, L: 57, BPK/NNK: 8	
July 13, 2018- July 12, 2019	126 U: 61, L: 57, BPK/NNK: 8	
July 13, 2019- July 12, 2020	126 U: 61, L: 57, BPK/NNK: 8	
July 13, 2020- July 12, 2021	<del>126</del> 64 U: <del>61</del> 31, L: <del>57</del> 29, BPK/NNK: <del>8</del> 4	
July 13, 2021- July 12, 2022	<del>126</del> 64 U: <del>61</del> 31, L: <del>57</del> 29, BPK/NNK: <del>8</del> 4	
July 13, 2022- July 12, 2023	<del>126</del> 64 U: <del>61</del> 31, L: <del>57</del> 29, BPK/NNK: <del>8</del> 4	
July 13, 2023- July 12, 2024	62 U: 30, L: 28, BPK/NNK: 4	
July 13, 2024- July 12, 2025	62 U: 30, L: 28, BPK/NNK: 4	
July 13, 2025- July 12, 2026	62 U: 30, L: 28, BPK/NNK: 4	
Total	1,260	710*
*Includes two annual affordable ROGO allocation for the Big Pine Key / No Name Key subarea through the Incidental Take Permit (ITP) ending in 2023.		

*Revised ROGO distribution extension to 2026*

# County ROGO – Competitive Points System

**The ROGO Permit Allocation System is a competitive points-based system.**

Point categories are in Section 138-28 of the Land Development Code (available at [Municode.com](http://Municode.com))

**SUMMARY OF POINTS is on County Website:**

**[Monroecounty-fl.gov](http://Monroecounty-fl.gov)**

[Home](#) › [Departments](#) › [County Departments](#) › [Planning & Environmental Resources](#) › [ROGO/NROGO System](#)

10 Tier I	+0 Tier I	-	-10
0 Tier III-A	+10 Tier II	-	Development in Lower Keys - Marsh Rabbit habitat or buffer areas
30 Tier III	+20 Tier III	-	
+3 to +6 lot/parcel aggregation	+3 to +4 lot/parcel aggregation	-	-10 Development on No Name Key
5 to +5 for land dedication	+2 to +5 for land dedication	-	-10 Development in Key Deer Corridor
+6 for market rate housing with an affordable or employee housing project	+6 for market rate housing with an affordable or employee housing project	-3 to -5 for Tier III parcels adjacent or contiguous to Tier I properties with wetlands	-3 to -5 for Tier III parcels adjacent or contiguous to Tier I properties with wetlands
4 central wastewater system availability	+4 central wastewater system availability	-6 structure within "V" zone	-6 structure within "V" zone

POSITIVE POINTS		NEGATIVE POINTS	
Upper/Lower Keys	Big Pine Key	Upper/Lower Keys	Big Pine Key
Up to +2 for monetary payment to the County's land acquisition fund	Up to +2 for monetary payment to the County's land acquisition fund	-4 Development in CBRS	-4 Development in CBRS
+0.5 to +3 for energy and water conservation measures	+0.5 to +3 for energy and water conservation measures	-	-
+1 Perseverance Points for Tier I, II or III-A, per year for the first 4 years (+0.5 per year after the first 4 years)	+1 Perseverance Points for Tier I, II or III-A, per year for the first 4 years (+0.5 per year after the first 4 years)	-	-
+2 Perseverance Points for Tier III, per year for the first 4 years	+2 Perseverance Points for Tier III, per year for the first 4 years	-	-



# Points: Land Dedication, Aggregation, \$\$ Payment

2016 Comprehensive Plan / Code Update:

**Added new categories for extra ROGO points for Land Dedication and Lot Aggregation**

**Categories Target Both: Conservation Land AND Retirement of Density**

Code also includes up to 2 points for \$ payment into the Land Acquisition Fund

- The monetary value of each point is set annually by the County based upon the estimated average fair market value of vacant, privately-owned, buildable IS/URM zoned, platted lots.  
(currently \$35,685.76/point)

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.		Points:
<input type="checkbox"/> <b>+4 points per platted lot:</b> Proposes dedication to Monroe County of one (1) vacant, legally platted lot, designated as <b>Tier III for affordable housing</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 for Affordable Housing</b> : _____ X 4 = _____	<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 = _____	
<input type="checkbox"/> <b>+5 points per platted lot:</b> Proposes dedication to Monroe County of one (1) vacant, legally platted lot, designated as <b>Tier III for retirement of density</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 retiring rights</b> : _____ X 5 = _____	<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 = _____	
<input type="checkbox"/> <b>+4 points per parcel:</b> Proposes dedication to Monroe County of one (1) vacant, unplatted parcel that meets the aforementioned requirements will earn points as specified. Number of parcels in <b>Tier III retiring rights</b> : _____ X 4 = _____	<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 = _____	
<input type="checkbox"/> <b>+1 point per platted lot:</b> Proposes dedication to Monroe County of a vacant, unplatted lot, 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 = _____	<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 = _____	
<input type="checkbox"/> <b>+0.5 points per platted lot:</b> Proposes dedication to Monroe County of one (1) vacant, unplatted lot, 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 = _____	<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.	
<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 = _____	<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 = _____	

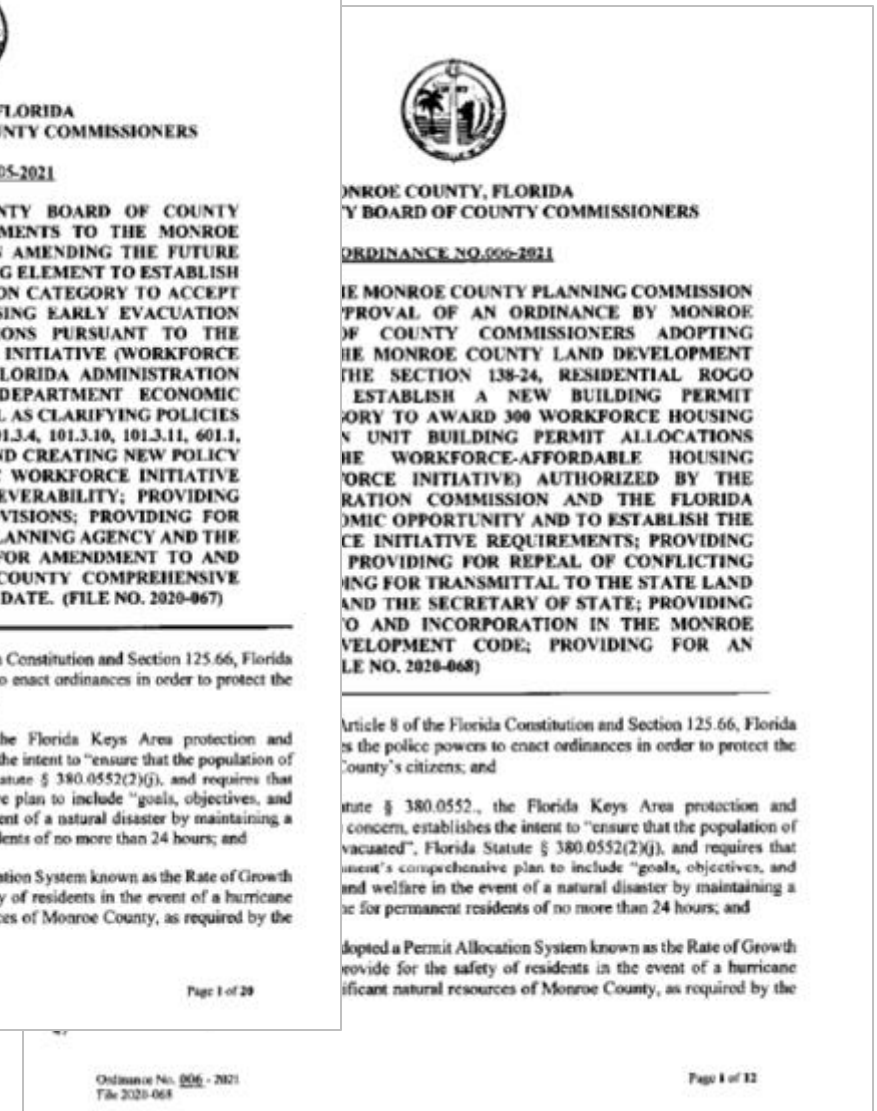
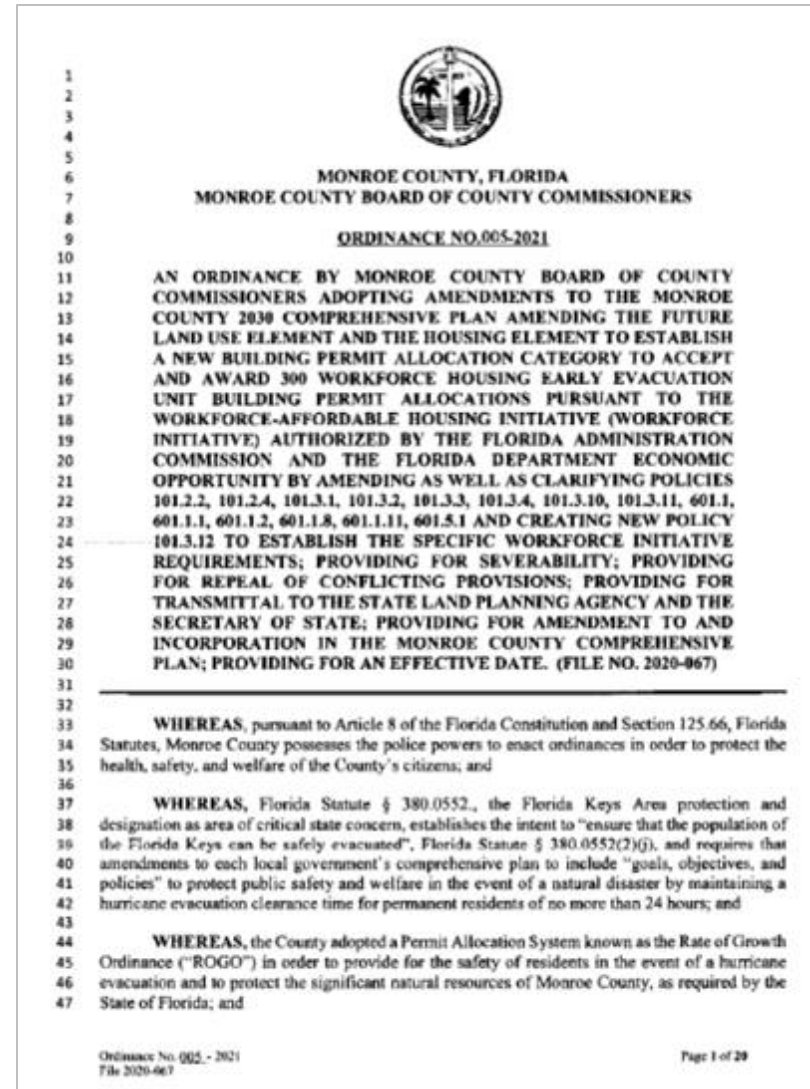
**+0.5 to +5 points available for Land Dedication**

# 300 Workforce Housing Units – Early Evac

## State of Florida Workforce Affordable Housing Initiative

In April, 2021, the County adopted the 300 units into an exchange program for existing affordable housing. The BOCC directed staff in 2024 to begin necessary amendments to make these available for award to new development sites.

**\*Tentative Adoption by BOCC August 20, 2025\***





# 2020 Census: Hurricane Evacuation Modeling Update

2023: the Florida Department of Commerce and the Division of Emergency Management (DEM) ran an updated hurricane evacuation model based on 2020 Census and other relevant data.

## Clearance Times Summary

Deliverable 5: Baseline Modeling			Phases	Florida Keys Including Key West		Florida Keys Excluding Key West	
				Mobile Homes in Phase 2 (hours)	Mobile Homes in Phase 1 (hours)	Mobile Homes in Phase 2 (hours)	Mobile Homes in Phase 1 (hours)
Baseline Modeling		Shows baseline - does not include additional prospective allocations	Phase 2	26.0	24.0	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
Deliverable 6: Prospective Modeling for Future Allocations							
S1	3,550 Allocations	Distribute based on county/municipality population size	Phase 2	27.5	25.5	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
S2	3,550 Allocations	Distribute based percentage of vacant lands per county/municipality	Phase 2	26.0	26.0	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
S3	3,550 Allocations	Distribute based on current allocations: (1,970-Monroe, 300-Marathon, 280-Islamorada, 910-Key West, 30-Layton, 60-Key Colony Beach)	Phase 2	28.0	26.0	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
S4	Minimal Allocations (11 allocations/yr)	Distributes Monroe County (5); Marathon (2); Islamorada (2); Key West (2 – affordable only)	Phase 2 (10 Years Growth)	26.5	24.0	15.5	15.5
			Phase 2B (20 Years Growth)	26.5	24.0	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
S5	One Unit/Vacant Lot	Distributes 7,954 units	Phase 2	31.0	28.5	17.0	16.5
			Phase 1	15.5	15.5	15.0	15.0

# 2025 FL Legislative Session

## Senate Bill 180

Signed by Governor June 26, 2025

**Section 21:** extends the required hurricane evacuation clearance time for permanent residents from 24 to **24.5 hours**.

**Section 22:** Florida Department of Commerce to conduct evacuation modeling to determine the number of ROGOs that may be issued.

Establishes **parameters for distribution of new ROGOs:**

- **Must be distributed among counties and municipalities based on the number of vacant, buildable lots within each jurisdiction.**
- A **maximum of 900 total allocations** may be issued.
- Allocations must be distributed over a **minimum 10-year period**.
- All permits must be **issued exclusively for vacant, buildable parcels**.
- Issuance limited to **one allocation per parcel**.
- **Priority must be given** to allocations for:
  - ❖ **owner-occupied residences,**
  - ❖ **affordable housing, and**
  - ❖ **workforce housing.**

1161 2. Goals, objectives, and policies to protect public safety  
1162 and welfare in the event of a natural disaster by maintaining a  
1163 hurricane evacuation clearance time for permanent residents of  
1164 no more than 24.5 24 hours. The hurricane evacuation clearance  
1165 time shall be determined by a hurricane evacuation study  
1166 conducted in accordance with a professionally accepted  
1167 methodology and approved by the state land planning agency. For  
1168 purposes of hurricane evacuation clearance time:  
1169 a. Mobile home residents are not considered permanent  
1170 residents.  
1171 b. The City of Key West Area of Critical State Concern  
1172 established by chapter 38-36, Florida Administrative Code, shall  
1173 be included in the hurricane evacuation study and is subject to  
1174 the evacuation requirements of this subsection.  
1175 Section 22. The Department of Commerce shall conduct  
1176 baseline modeling scenarios and gather data in order to  
1177 determine a number of building permit allocations to be  
1178 distributed in the Florida Keys Area based upon the hurricane  
1179 evacuation clearance time provided in s. 380.0552(9)(a), Florida  
1180 Statutes, as amended by this act. The permit allocations must be  
1181 distributed to counties and municipalities based on the number  
1182 of vacant buildable lots within each jurisdiction. The permit  
1183 allocations must be distributed over a period of at least 10  
1184 years but may not exceed 900 total permit allocations. All  
1185 permits must be issued for vacant, buildable parcels, of which  
1186 only one may be awarded for any individual parcel, and the  
1187 distribution of which must prioritize allocations for owner-  
1188 occupied residences, affordable housing, and workforce housing.



# Monroe County Next Steps

- County is already working with FL Commerce to coordinate next steps.
- Need confirmation of number of ROGOs for each jurisdiction.
- Comprehensive Plan amendment vs. award by Administration Commission.
- County has proposed new “Market Rate-Workforce Housing” category to prioritize workforce housing.

**Market Rate-Workforce Housing:** dwelling units for those who derive at least 70 percent of their income as members of the workforce in Monroe County.

**Workforce:** individuals or families who are gainfully employed supplying goods and/or services to Monroe County residents or visitors.

\*subject to a deed restriction limiting occupancy to members of the workforce for a period of 99 years\*

# Monroe County Next Steps

- **Monroe County processing amendments to re-distribute a portion of our existing ROGOs:**
  - 40 per year (down from 62 per year)
  - 2 allocation periods/year (vs existing 4 quarters/year)
  - 70% market rate workforce; 30% traditional market rate
  - 214 early evacuation affordable units opening for new development
- **Comprehensive Plan Amendment: approximately 1 year**
- **July 2026 – final quarter of current ROGO allocations**
- **Total timeline will depend on State’s final numbers and distribution between jurisdictions**

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>Market Rate Workforce 70%</b>	28	28	28	28	28	28	28	28	28	28	28	28	28	28
<b>Market Rate 30%</b>	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Total/year	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Cumulative Total	40	80	120	160	200	240	280	320	360	400	440	480	520	560

# Questions??

## Thank you

Emily Schemper, AICP, CFM, Director of Growth Management

