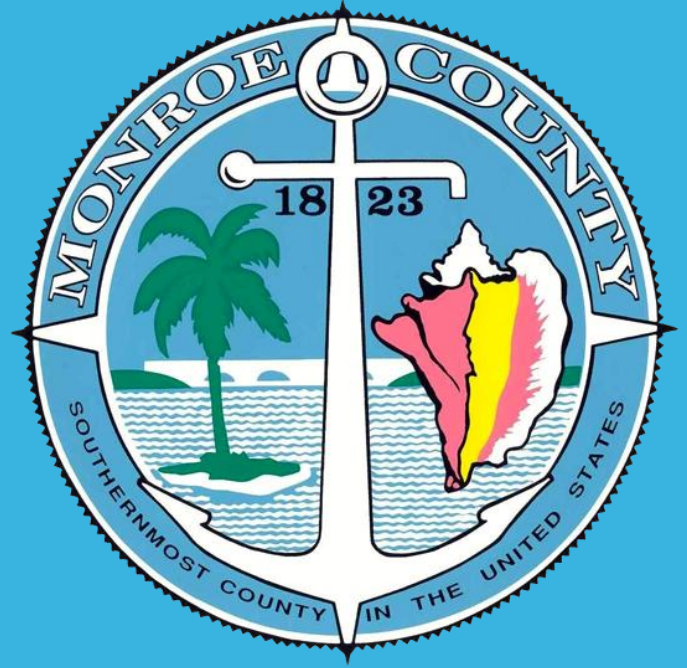


# MONROE COUNTY

PROTECTING THE KEYS  
THROUGH THE RATE OF GROWTH  
ORDINANCE

**MAINTAINING HURRICANE  
EVACUATION WITHIN 24  
HOURS**



# **MONROE COUNTY - AREA OF CRITICAL STATE CONCERN (ACSC)**

**PERMIT ALLOCATION SYSTEM (RATE OF GROWTH ORDINANCE)** DEVELOPED TO DISTRIBUTE THE COUNTY'S **FUTURE GROWTH CAPACITY**

BASED ON:

- **HURRICANE EVACUATION,**
- PUBLIC SAFETY, AND
- ENVIRONMENTAL NEEDS INCLUDING WATER QUALITY AND HABITAT PROTECTION

# **RULE 28-20.140, F. A. C. MONROE COUNTY MUNICIPALITIES HAVE THEIR OWN SIMILAR RULES**

(2) POLICY 101.2.13 MONROE COUNTY WORK PROGRAM CONDITIONS AND OBJECTIVES.

(B) THE NUMBER OF PERMITS ISSUED ANNUALLY FOR RESIDENTIAL DEVELOPMENT UNDER THE RATE OF GROWTH ORDINANCE SHALL NOT EXCEED A TOTAL ANNUAL UNIT CAP OF 197, PLUS ANY AVAILABLE UNUSED ROGO ALLOCATIONS FROM A PREVIOUS ROGO YEAR. EACH YEAR'S ROGO ALLOCATION OF 197 UNITS SHALL BE SPLIT WITH A MINIMUM OF 71 UNITS ALLOCATED FOR AFFORDABLE HOUSING IN PERPETUITY AND MARKET RATE ALLOCATIONS NOT TO EXCEED 126 RESIDENTIAL UNITS PER YEAR. UNUSED ROGO ALLOCATIONS MAY BE RETAINED AND MADE AVAILABLE ONLY FOR AFFORDABLE HOUSING AND ADMINISTRATIVE RELIEF FROM ROGO YEAR TO ROGO YEAR. UNUSED ALLOCATIONS FOR MARKET RATE SHALL BE AVAILABLE FOR ADMINISTRATIVE RELIEF. ANY UNUSED AFFORDABLE ALLOCATIONS WILL ROLL OVER TO AFFORDABLE HOUSING. A ROGO YEAR MEANS THE TWELVE-MONTH PERIOD BEGINNING ON JULY 13.

# ANNUAL RATE OF GROWTH ORDINANCE

<b>Community</b>	<b># of Residential Units Annually</b>	<b>% of total allocations</b>
Unincorporated Monroe County	197	77%
Islamorada	28	11%
Marathon	30	12%
Key West	0	0
<b>TOTAL</b>	<b>255</b>	<b>100%</b>

## **POLICY 216.1.8**

### **OF THE MONROE COUNTY COMPREHENSIVE PLAN**

IN THE EVENT OF A PENDING **MAJOR HURRICANE (CATEGORY 3-5)** MONROE COUNTY SHALL IMPLEMENT THE FOLLOWING STAGED/PHASED EVACUATION PROCEDURES TO ACHIEVE AND MAINTAIN AN OVERALL 24-HOUR HURRICANE EVACUATION CLEARANCE TIME FOR THE RESIDENT POPULATION.

1. APPROXIMATELY **48 HOURS** IN ADVANCE OF TROPICAL STORM WINDS, A MANDATORY EVACUATION OF **NON- RESIDENTS, VISITORS, RECREATIONAL VEHICLES (RV'S), TRAVEL TRAILERS, LIVE-ABOARDS** (TRANSIENT AND NON- TRANSIENT), AND MILITARY PERSONNEL FROM THE KEYS SHALL BE INITIATED. STATE PARKS AND CAMPGROUNDS SHOULD BE CLOSED AT THIS TIME OR SOONER AND ENTRY INTO THE FLORIDA KEYS BY NON-RESIDENTS SHOULD BE STRICTLY LIMITED.

2. APPROXIMATELY **36 HOURS** IN ADVANCE OF TROPICAL STORM WINDS, A MANDATORY EVACUATION OF **MOBILE HOME RESIDENTS**, SPECIAL NEEDS RESIDENTS, AND HOSPITAL AND NURSING HOME PATIENTS FROM THE KEYS SHALL BE INITIATED.

3. APPROXIMATELY **30 HOURS** IN ADVANCE OF TROPICAL STORM WINDS, A MANDATORY PHASED EVACUATION OF **PERMANENT RESIDENTS** BY EVACUATION ZONE (DESCRIBED BELOW) SHALL BE INITIATED.

# 28-20.140 (4), FAC

## Policy 216.1.19. Hurricane Modeling.

For the purposes of hurricane evacuation clearance time modeling purposes, clearance time shall begin when the Monroe County Emergency Management Coordinator issues the evacuation order for permanent residents for a hurricane that is classified as a Category 3-5 wind event or Category C-E surge event.

The termination point shall be U.S. Highway One and the Florida Turnpike in Homestead/Florida City.

# **RULE 28-20.140, F. A. C.**

## **(5) WORK PROGRAM**

11. **BY JULY 1, 2012**, MONROE COUNTY SHALL **ENTER INTO A MEMORANDUM OF UNDERSTANDING** WITH THE:

**DEPARTMENT OF COMMUNITY AFFAIRS**

**DIVISION OF EMERGENCY MANAGEMENT**

**MARATHON**

**ISLAMORADA**

**KEY WEST**

**KEY COLONY BEACH**

**LAYTON**

# **RULE 28-20.140, F. A. C.**

## **(5) WORK PROGRAM**

11. BY JULY 1, 2012, MONROE COUNTY SHALL ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE

**AFTER A NOTICE AND COMMENT PERIOD OF AT LEAST 30 DAYS FOR INTERESTED PARTIES.**




## **Rule 28-20.140, F. A. C.**

(5) Work program

11. By July 1, 2012, Monroe County shall enter into a memorandum of understanding based on:

**UPDATED DATA AND ANALYSIS  
AND  
AGREED UPON INPUT VARIABLES AND  
ASSUMPTIONS**

for utilizing the Florida Keys Hurricane Evacuation Model or other models acceptable to the Department to accurately depict evacuation clearance times for the population of the Florida Keys.



# **RULE 28-20.140, F. A. C.**

(5) WORK PROGRAM

12. **BY JULY 1, 2012,**

**THE FLORIDA KEYS HURRICANE EVACUATION MODEL SHALL BE RUN**

WITH THE AGREED UPON VARIABLES FROM THE MEMORANDUM OF UNDERSTANDING TO COMPLETE

**AN ANALYSIS OF MAXIMUM BUILD-OUT CAPACITY FOR THE FLORIDA KEYS AREA OF CRITICAL STATE CONCERN**, CONSISTENT WITH THE REQUIREMENT TO MAINTAIN A 24-HOUR EVACUATION CLEARANCE TIME AND THE FLORIDA KEYS CARRYING CAPACITY STUDY CONSTRAINTS.

**THIS ANALYSIS SHALL BE PREPARED IN COORDINATION WITH THE DEPARTMENT OF COMMUNITY AFFAIRS AND EACH MUNICIPALITY IN THE KEYS.**

# **RULE 28-20.140, F. A. C.**

(5) WORK PROGRAM

14. BY JULY 1, 2012, THE

## **DEPARTMENT OF COMMUNITY AFFAIRS**

SHALL APPLY THE DERIVED CLEARANCE TIME TO ASSESS AND DETERMINE THE **REMAINING ALLOCATIONS** FOR THE FLORIDA KEYS AREAS OF CRITICAL STATE CONCERN.

THE DEPARTMENT WILL RECOMMEND APPROPRIATE REVISIONS TO THE ADMINISTRATION COMMISSION REGARDING THE ALLOCATION RATES AND DISTRIBUTION OF ALLOCATIONS TO MONROE COUNTY, MARATHON, ISLAMORADA, KEY WEST, LAYTON AND KEY COLONY BEACH OR IDENTIFY ALTERNATIVE EVACUATION STRATEGIES THAT SUPPORT THE 24 HOUR EVACUATION CLEARANCE TIME. IF NECESSARY, THE DEPARTMENT OF COMMUNITY AFFAIRS SHALL WORK WITH EACH LOCAL GOVERNMENT TO AMEND THE COMPREHENSIVE PLANS TO REFLECT REVISED ALLOCATION RATES AND DISTRIBUTIONS OR PROPOSE RULE MAKING TO THE ADMINISTRATION COMMISSION.

## **Rule 28-20.140, F. A. C.**

(5) Work program

14. By July 1, 2012, the

The **Department will recommend appropriate revisions to the Administration Commission regarding the allocation rates**

**and distribution of allocations** to Monroe County, Marathon, Islamorada, Key West, Layton and Key Colony Beach

**OR**



## **Rule 28-20.140, F. A. C.**

(5) Work program

14. By July 1, 2012, the

The **Department will**

**identify alternative evacuation strategies that support the 24 hour evacuation clearance time.**

# **RULE 28-20.140, F. A. C.**

(5) WORK PROGRAM

15. BY JULY 1, 2013,

THE DEPARTMENT OF COMMUNITY AFFAIRS SHALL WORK WITH EACH LOCAL GOVERNMENT TO

**AMEND THE COMPREHENSIVE PLAN TO REFLECT  
REVISED ALLOCATION RATES AND DISTRIBUTION**

OR

**PROPOSE RULE MAKING TO THE ADMINISTRATION  
COMMISSION.**

