AGENDA ITEM WORDING: A public hearing to consider adoption of an Ordinance by the Monroe County Board of County Commissioners amending the Monroe County Comprehensive Plan amending Policy 101.5.25 to allow for a density bonus for site-specific policies, creating Goal 111 and Objective 111.1 to incentivize affordable housing on Stock Island, creating Policy 111.1.1 Stock Island Workforce Subarea 1; establishing the boundary of the Stock Island Workforce Subarea 1; limiting the permitted uses of the subarea to deed restricted affordable housing dwelling units; establishing the maximum net density for affordable housing, height and off-street parking requirements in the subarea; and eliminating allocated density and floor area ratio for properties located at 6325 First Street, 6125 Second Street and 5700 Laurel Avenue on Stock Island as proposed by Wreckers Cay Apartments at Stock Island, LLC. (File #2018-120)

ITEM BACKGROUND: On June 20, 2018, the Planning and Environmental Resources Department received an application from Barton W. Smith of Smith Hawks PL on behalf of Wreckers Cay Apartments at Stock Island, LLC (the “Applicant,”) to amend the Monroe County Comprehensive Plan to establish a goal and objective that incentivizes affordable housing on Stock Island, and to create a subarea policy that would provide additional development restrictions and allowances for properties located at 6325 First Street, 6125 Second Street and 5700 Laurel Avenue on Stock Island (the “Property”). The proposed site specific subarea limits the permitted uses of the subarea to deed restricted affordable housing dwelling units (workforce); and increases the established the maximum net density for affordable housing, increases the height limit and decreases the off-street parking requirements in the area; provides for the transfer of existing TREs and TDRs in the area and eliminates allocated density and floor area ratio on the Property.

Related Applications
The Applicant has also requested the following:

- A corresponding Land Use District (Zoning) map amendment for the Property from Urban Residential Mobile Home (URM) to Urban Residential (UR) for a portion of the Property;
- A text amendment to the Land Development Code Section 130-157 to allow for increased density for properties with MU and UR zoning districts, within Stock Island that apply for an receive a site specific subarea policy as established in the Comprehensive Plan;
A development agreement for the redevelopment of properties collectively known as “Wrecker’s Cay,” involving 279 affordable dwelling units, and the transfer of 80 market rate TREs, 80 TDRs, 18 transient TREs, and 672sf of NROGO exempt floor area. The ten year agreement includes a proposed conceptual site plan, with the proposed development pursuant to the proposed amendments to the Comprehensive Plan and Land Development Code (described above);

- A right-of-way abandonment for a portion of Laurel Ave.; and
- A right-of-way abandonment for a portion of Maloney/1st Street.

In the application materials, the Applicant states that the reason for the proposed amendments is “The Stock Island area serves primarily as a workforce community for employment centers in Key West and Marathon, and the proposed Amendment will bolster the ability for residents to obtain affordable housing in proximity to Key West and Marathon employment centers.” The Applicant’s full explanation and justification of the proposed amendments is included in the file for the application (File #2018-120).

Concept Meeting

In accordance with LDC Section 102-158(a), a concept meeting was held on August 27, 2018 to discuss proposed Comprehensive Plan text amendment. It was determined that the proposed text amendment will not have a county-wide impact because the proposed amendment establishes a Goal for Stock Island to incentivize affordable housing and the associated subarea policy is site specific and limited to three (3) parcels.

Community Meeting

A community meeting was held on April 30, 2019 to discuss proposed Comprehensive Plan text amendment. Public comment included concerns about potential maximum net density, market-rate/workforce as provided under LDC Section 139-1, reason for inclusion of suburban commercial (SC) zoning district, rental/ownership of units, definition of workforce housing, transferring allocated density, impact to protest procedure, and internal consistency between proposed goal, objective and policy.

Planning Commission and Public Input

On July 31, 2019, at a regular public meeting, the Planning Commission held a public hearing regarding the proposed amendment and provided for public comment. The Planning Commission considered the application, the staff report, and the comments from the public in their discussion, and recommended approval with changes, as discussed at the public hearing, of the proposed CP text amendment (Resolution P29-19). The Planning Commission’s recommended changes are as follows:

1. Amend the proposed Policy 111.1.1 to allow a shoreside support facility associated with a mooring field as an accessory use associated with the Wreckers Cay project within the RH FLUM and UR Zoning District;
2. Amend the proposed Policy 111.1.1 to state:
   a. The Eighty (80) market rate dwelling units (ROGO-exemptions) may be transferred within Stock Island upon approval of a minor conditional use following the approval of a development agreement associated with the Wreckers
Cay project. Additionally, the transferred market rate ROGO-exemptions shall not be used for rentals of less than 28 days.

b. The Thirty-Two (32) density rights (transferable development rights or TDRs) that exceed the allocated density for the UR zoning for the property of Forty-Eight (48) may be transferred in Stock Island upon approval of a minor conditional use, if deemed to be legally permissible.

3. Amend the proposed Policy 111.1.1 to allow rental units only.

Staff Response to Planning Commission Recommendations
Staff concurs with Recommendations #1 and #3. Staff does not concur with Recommendation #2 that relates to the transfer of ROGO exemptions and the transfer of density.

The Property is nonconforming to allocated density due to extra units on the site. Based on the existing development, the Property is not deemed to have max net density. Rather, it is deemed to have allocated density.

As noted in the analysis section of the Staff Report, the transfer of ROGO exemptions is established through Comprehensive Plan Policy 101.6.8. The transfer of development rights is established through Comprehensive Plan Objective 101.13 and Policies 101.13.1, 101.13.2 and 101.13.3.

The proposed language is inconsistent with Comprehensive Plan Policy 101.13.2. Density must remain with the site proposed for the development of new affordable housing dwelling units. Transfer of a site’s allocated density removes all development rights and prohibits any development under allocated density or maximum net density calculations.

The proposed language is inconsistent with Land Development Code 130-160(a)(7) which states, “A development right may be transferred in part, provided it is rounded to the nearest tenth (i.e. if a sender site is designated Native Area (NA) and consists only of two acres of upland, the property owner may transfer the fractional 0.50 transferable development right). However, in accordance with subsection (8), in no event shall a property owner utilize part of a sender site's acreage for a transferable development right and maintain the right to develop that acreage as the land use intensity shall be exhausted.” Further, this is inconsistent with Section 130-160, which requires a sender site to be placed in a conservation easement prohibiting future development once TDRs are transferred.

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Sec. 130-160. - Transferable Development Rights (TDRs).
(a) General and criteria. The Maximum Net Density is the maximum density allowable with the use of TDRs, and shall not exceed the maximum densities established in the Comprehensive Plan. TDRs may be utilized to attain the density between the allocated density standard up to the maximum net density standard. All residential development rights allocated or established in sections 130-157 and 130-162 (allocated density for permanent residential dwelling units or transient units) are transferable from one parcel of land to another parcel of land, provided that the sender and receiver sites meet all of the following criteria:
(1) A sender site is the land area from which the development right(s) to be transferred is derived. In the event an applicant intends to only use part of a greater property for a transferable development right application, the additional land area not required to amass the transferable development right(s) shall not be considered part of the sender site and not subject to conservation as required in subsection (8). As part of the application required in subsection (b)(2), the applicant shall provide a boundary survey and legal description that identify the boundaries of the sender site within the greater property. A sender site shall meet the following criteria:
   a. Located in a Tier I, II, III-A or III designated area; including any tier within the County's Military Installation Area of Impact (MIAI) Overlay; and
   b. Property has development rights to transfer.
(2) The maximum net densities set forth in sections 130-157 and 130-162 shall not be exceeded and new development on a receiver site shall be developed in compliance with each and every requirement of this Land Development Code.
(3) The maximum net densities set forth for the applicable future land use category in the Comprehensive Plan shall not be exceeded and new development on a receiver site shall be developed in compliance with each and every requirement of the Comprehensive Plan and the Land Development Code.
(4) A receiver site shall meet the following criteria:
   a. The Future Land Use category and Land Use (Zoning) District must allow the requested use;
   b. Must have an adopted maximum net density standard;
   c. Includes all infrastructure (potable water, adequate wastewater treatment and disposal wastewater meeting adopted LOS, paved roads, etc.);
   d. Located within a Tier III designated area; and
   e. Is not located within a designated CBRS unit.
(5) The assignment of transferable development rights to receiver sites on Big Pine Key, No Name Key, and North Key Largo from other areas of the County shall be prohibited, excluding the assignments of transferable development rights a) from sender sites on Big Pine Key to receiver sites on Big Pine Key; b) from sender sites on No Name Key to receivers sites on No Name Key, c) from sender sites on No Name Key to Big Pine Key and d) from sender sites within North Key Largo to receiver sites within North Key Largo.
(6) The assignment of transferable development rights to receiver sites within Land Use (Zoning) Districts that do not have a maximum net densities is prohibited (including, but not limited to, Improved Subdivision (IS, IS-D, IS-M, or IS-V), Urban Residential Mobile Home (URM or URM-limited), Sparsely Settled (SS), Native Area (NA), Offshore Island (OS), and Mainland Native (MN).
(7) A development right may be transferred in part, provided it is rounded to the nearest tenth (i.e. if a sender site is designated Native Area (NA) and consists only of two acres of upland, the property owner may transfer the fractional 0.50 transferable development right). However, in accordance with subsection (8), in no event shall a property owner utilize part of a sender site's acreage for a transferable development right and maintain the right to develop that acreage as the land use intensity shall be exhausted.
(8) Prior to application for a building permit authorizing the development of a dwelling unit on a receiver site requiring a transferable development right, the sender site(s) shall be a) dedicated to the county or b) placed in a conservation easement prohibiting its future development. A conservation easement shall be reviewed and approved by the planning and environmental resources department prior to its recording in the official records of the county.

(b) Procedure. The transfer of development rights shall be carried out as follows:

1. A minor conditional use permit shall be required to identify, determine the eligibility of and document the approval of the sender and receiver site, pursuant to the process set forth in section 110-69. If a single receiver site is proposed to receive transferable development rights from multiple sender sites, a conditional use permit application for each sender site shall be required. All sender and receiver sites associated with a proposed transfer of a transferable development right shall be identified at the time of application;

2. The minor conditional use permit application required in subsection (b)(1) shall be submitted in a form provided by the Planning and Environmental Resources Department and include the following:
   a. The names and addresses of the property owners of record for the sender site(s) and receiver site(s);
   b. The property record cards from the Monroe County Property Appraiser of the sender site(s) and receiver site(s);
   c. Written legal descriptions of the sender site(s) and receiver site(s);
   d. A copy of the affidavit of intent to transfer;
   e. Boundary surveys and legal descriptions of the sender site(s) and receiver site(s), prepared by a surveyor registered in the State of Florida, showing the boundaries of the sites, elevations, bodies of water and wetlands, total acreage, total upland acreage and total acreage by habitat;

3. A development order shall memorialize approval of the minor conditional use permit required in subsection (b)(1). The development order shall include language requiring a Deed of Transfer described in this subsection (below). After successfully passing all applicable appeal periods, the development order shall be recorded in the official records of the Monroe County Clerk of the Circuit Court. Such recording shall be carried out so that the document is associated with all applicable sender and receiver sites; and

4. Prior to issuance of a building permit authorizing the development of a dwelling unit, all or a part of which is derived from a transferred development right, a deed of transfer shall be recorded in the chain of title of the sender site (transferor parcel) containing a restrictive covenant prohibiting the development that would require use of any of the allocated density that was transferred from the parcel.

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Additionally, Monroe County has adopted Interim Development Ordinances (IDOs) through Ordinance 011-2017 and Ordinances 020-2018 and clarified through Resolution 203-2018. The IDOs and clarifying resolution defer the approval of new private applications or received applications that are not yet approved, proposing to utilize Monroe County Code Section 139-2
(Affordable Housing Incentive Program) or Section 138-22(b) (Transfer of ROGO exemptions off site) to transfer market rate units to another location except as approved through Resolution 203-2018, to allow the transfer of market rate ROGO exemptions pursuant to Section 139-2 (Affordable Housing Incentive Program) and/or Section 138-22(b) (Transfer of ROGO Exemptions Off-Site) only to receiver properties that meet all of the following criteria:

1. receiver site is designated as Tier III; and
2. receiver site is a legally platted lot; and
3. receiver site is within the Improved Subdivision (IS) Land Use District or the Urban Residential Mobile Home (URM) Land Use District; and
4. receiver site is located within the same ROGO planning subarea as the sender site; and
5. receiver site property is not a working waterfront.

The proposed text amendment (File 2019-114) to resolve the IDOs is in process and was considered by the BOCC on July 17, 2019.

ANALYSIS OF PROPOSED AMENDMENT

Full analysis including the sections of where the Planning Commission differed from the staff recommendations is included as the first attachment (Exhibit 1).

STAFF-RECOMMENDED CHANGES TO PROPOSED AMENDMENT

As noted above, the Applicant’s proposed text, as submitted on June 20, 2018 and revised on May 22, 2019, additions are shown in underlined, deletions are stricken through. Staff proposed amendments are as additions in red underline, deletions are red stricken through.

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Policy 101.5.25
Monroe County hereby adopts the following density and intensity standards for the future land use categories, which are shown on the FLUM and described in Policies 101.5.1—101.5.20. [F.S. § 163.3177(6)(a)1.]

<table>
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<tr>
<th>Future Land Use Category and Corresponding Zoning</th>
<th>Residential (i)</th>
<th>Nonresidential</th>
<th>Minimum Open Space Ratio (c)</th>
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<td>Residential High (RH) (IS-D (j), URM, URM-L</td>
<td>6 du (UR)</td>
<td>12—25 du (UR) (k) (l)</td>
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</tr>
</tbody>
</table>

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(i) Allocated Density (a) (per upland acre)
(ii) Maximum Net Density (a)(b) (per buildable acre)
(j) Maximum Intensity (floor area ratio)
(k) (l) Minus
<table>
<thead>
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<th>and UR zoning</th>
<th>URM-L</th>
<th>N/A (IS-D, URM, URM-L)</th>
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<tbody>
<tr>
<td>2 du/lot (IS-D)</td>
<td>0—10 rooms/spaces</td>
<td>0—20 rooms/spaces</td>
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</tr>
</tbody>
</table>

Notes:

(a) The allocated densities for submerged lands, salt ponds, freshwater ponds, and mangroves shall be 0 and the maximum net density bonuses shall not be available.

(b) The Maximum Net Density is the maximum density allowable with the use of TDRs, or for qualifying affordable housing development. TDRs can be utilized to attain the density between the allocated density standard up to the maximum net density standard. Deed restricted affordable dwelling units may be built up to the maximum net density without the use of TDRs. "N/A" means that maximum net density bonuses shall not be available. Buildable acres means the portion of a parcel of land that is developable and is not required open space.

(c) Additional open space requirements may apply based on environmental protection criteria; in these cases, the most restrictive requirement shall apply.

(d) Future land use categories of Agriculture/Aquaculture, Education, Institutional, Preservation, Public Buildings/Lands, and Public Facilities, which have no directly corresponding zoning, may be used with new or existing zoning districts as appropriate.

(e) Within the Mainland Native future land use district, campground spaces and nonresidential buildings shall only be permitted for educational, research or sanitary purposes.

(f) For properties consisting of hammocks, pinelands or disturbed wetlands within the Mixed Use/Commercial and Mixed Use/Commercial Fishing future land use categories, the maximum floor area ratio shall be 0.10 and the maximum net density bonuses shall not be available.

(g) A mixture of uses shall be maintained for parcels designated as MI zoning district that are within the MC future land use category. Working waterfront and water dependent uses, such as marina, fish house/market, boat repair, boat building, boat storage, or other similar uses, shall comprise a minimum of 35% of the upland area of the property, adjacent to the shoreline, pursuant to Policy 101.5.6.

(h) In the RV zoning district, commercial apartments shall be allowed, not to exceed 10% of total spaces allowed or in existence on the site, whichever is less.

(i) The allocated density for the CFSD-20 zoning district (Little Torch Key) shall be 1 dwelling unit per acre, or 1 dwelling unit per parcel for those parcels existing as of September 15, 1986, whichever is less, and the maximum net density bonuses shall not be available. Residential density shall be allowed in addition to the permitted nonresidential uses and intensity (i.e., density and intensity shall not be counted cumulatively).

(j) Within IS subdivisions with primarily single family residential units, IS-D zoning may be used with a RM future land use designation for platted lots which have a duplex that was lawfully established prior to September 15, 1986.

(k) The maximum net density shall be 25 du/buildable acre for the UR zoning district and shall be 18 du/buildable acre for the MU and SC zoning district for development where all units are deed restricted affordable dwelling units. For the UR zoning district market rate housing may be developed as part of an affordable or employee housing project with a maximum net density not exceeding 18 du/buildable acre.

(l) Vessels, including live-aboard vessels, or associated wet slips are not considered dwelling units and do not count when
(m) Within the Residential Low future land use category, the maximum net density for platted lots of less than 0.40 gross acres within the SR zoning district shall be 1 dwelling unit per platted lot, provided all of the following conditions are met:

(n) Density bonus increase above the max net density provided may be permitted for a property within a site-specific policy subarea under Goal 111.

1) The parcel must be one full platted lot shown on a plat approved by the County and duly recorded prior to January 2, 1996;

2) The platted lot may not be identified for any other use or purpose on the plat (e.g., "park," "common area," etc.);

3) The platted lot must have a Tier designation of Tier III;

4) Notwithstanding Policy 101.13.2, the maximum net density may only be reached with the transfer of one (1) full TDR to the SR lot, regardless of the size of the lot and the allocated density assigned to it;

5) The TDR must meet all requirements and procedures specified in Policy 101.13.3 and Section 130-160 of the Land Development Code;

6) TDRs under this provision may not be transferred into noise zones of 65 DNL or greater; and

7) The subject parcel must comply with Policy 301.2.5 regarding legal access.

Goal 111
Monroe County shall manage future growth to enhance the quality of life and safety of County residents, and prioritize the provision of affordable housing workforce housing (households that derive at least seventy percent (70%) of their household income from gainful employment in Monroe County) that is safe, code compliant, and resilient. To incentivize the supply of affordable housing near employment centers, the County shall provide for the development of site-specific land use mechanisms, limited to density increases up to a maximum of 40 affordable dwelling units per buildable acre, transfer of ROGO exemptions within the Lower Keys, modification to height, and alternate off-street parking requirements, to augment the development potential to address the inadequate availability of affordable housing in the Lower Keys. Incentivize it through Applicant’s may propose density increases bonuses that exceed the density limitations in Policy 101.5.25 and Section 130-157 of the Land Development Code within approved site specific subareas located on Stock Island. This Goal shall only be available to properties within the Residential High (RH) Future Land Use Map (FLUM) category on Stock Island, as established through a site specific subarea policy.

Objective 111.1
Monroe County shall create site-specific subareas located in Stock Island which provide density increases up to a maximum of 40 affordable dwelling units per buildable acre bonuses for developing workforce affordable housing in suitable areas located in close proximity to an employment center (Key West) suitable for workforce housing. Such site
specific subareas may facilitate the transfer of ROGO-exemptions (TREs) TDR, may vary off-street parking requirements, and may allow for up to three (3) stories within the building height envelope based on acceptable data and analysis that evidences the sufficient intermodal transportation including bus stops, bicycle paths, and utilization of scooters. All site-specific area located on Stock Island shall require a Policy defining the development restrictions and allowances for the site.

Policy 111.1.1 Stock Island Workforce SubArea 1—To provide Limitations on Development and Specific Restrictions

Development of affordable housing in the Stock Island Workforce SubArea 1 shall be subject to regulations applicable to the Residential High (RH) Future Land Use Designation except as provided below:

1. Notwithstanding the density standards set forth in Policy 101.5.2, the Maximum Net Density of the Stock Island Workforce SubArea 1 shall be 40 dwelling units per buildable acre for property within the UR zoning districts and shall not require transferable development rights.

2. There shall be no allocated or maximum net density standard available for market rate dwelling units or transient units.

3. The maximum floor area ratio (FAR) for all nonresidential uses within the subarea shall be zero. A shoreside support facility associated with a mooring field as an accessory use associated with the Wreckers Cay project within the RH FLUM and UR Zoning District.

4. The Eighty (80) market rate dwelling units and their associated Eighty (80) allocated density rights may be transferred in the Lower Keys upon application and approval of a minor conditional use.

4. Buildings that are voluntarily elevated—up to three (3) feet above base flood may be developed with to be three (3) habitable floors, excluding mechanical components and elevator shafts.

5. Parking requirements shall be 1 parking space per one bedroom unit, 1.5 parking spaces per two bedroom unit, and 2 parking spaces per three bedroom unit, based on acceptable data and analysis reviewed and approved by the Planning Director that evidences the sufficient intermodal transportation including bus stops, bicycle paths, and utilization of scooters.

6. Nonresidential uses shall be prohibited. Accessory uses to the residential development, such as a club house or recreational facilities, are permitted. A shoreside support facility associated with a mooring field as an accessory use associated with the Wreckers Cay project within the RH FLUM and UR Zoning District.

7. There shall be no market rate or transient residential units. All new residential units developed within the Stock Island Workforce Subarea 1 shall be subject to the ROGO permit allocation system.

8. The protest procedures set forth within Sec. 102-158(d)(8) are applicable to applications submitted under this Policy 111.1.1.

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1 Staff does not recommend allowing the 80 Market Rate ROGOs to be transferred to Stock Island. Further, the Board has an IDO that disallows Market Rate units to be transferred, unless they are transferred to IS or URM zoning districts.
9. A development agreement shall be required for any proposed development of an affordable housing project within the Stock Island Workforce Subarea 1 to define the income category distribution for the proposed development.

10. All new affordable units developed within the Stock Island Workforce Subarea 1 shall require occupants to derive at least seventy percent (70%) of their household income from gainful employment in Monroe County.

11. The boundary for the Stock Island Workforce Subarea 1 is legally described as: <provide full legal description of the subarea>

   <insert map>

12. The affordable units shall be rental units only.

13. The Eighty (80) market rate dwelling units may be transferred to IS and/or URM zoning districts and may not be used for rentals less than 28 days.

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Comprehensive Plan Amendments may be proposed by the Board of County Commissioners, the Planning Commission, the Director of Planning, or the owner or other person having a contractual interest in property to be affected by a proposed amendment. The Director of Planning shall review and process applications as they are received and pass them onto the Development Review Committee and the Planning Commission.

The Planning Commission shall hold at least one public hearing. The Planning Commission shall review the application, the reports and recommendations of the Department of Planning & Environmental Resources and the Development Review Committee and the testimony given at the public hearing. The Planning Commission shall submit its recommendations and findings to the Board of County Commissioners (BOCC). The BOCC holds a public hearing to consider the transmittal of the proposed comprehensive plan amendment, and considers the staff report, staff recommendation, and the testimony given at the public hearing. The BOCC may or may not recommend transmittal to the State Land Planning Agency. The amendment is transmitted to State Land Planning Agency, which then reviews the proposal and issues an Objections, Recommendations and Comments (ORC) Report. Upon receipt of the ORC report, the County has 180 days to adopt the amendments, adopt the amendments with changes or not adopt the amendment.

PREVIOUS RELEVANT BOCC ACTION: N/A

CONTRACT/AGREEMENT CHANGES: N/A

STAFF REcommendation: Staff is recommending approval of the proposed amendment, with the following recommended changes:

1. Amend language in note (n) of Policy 101.5.25 to replace “bonus” with “increased” density;
2. Amend language in Policy 101.5.25 to limit density increase to the Residential High (RH) Future Land Use Map (FLUM) category;
3. Indicate all of the incentives provided to encourage the development of affordable housing under the proposed Goal 111 and indicate a maximum density per buildable acre;
4. Modify the language in the proposed objective to clarify the incentives provided to encourage the development of affordable housing, the eligible zoning districts and to require the establishment of a Policy to utilize Goal 111;
5. Remove the term workforce and replace with affordable housing throughout the goal, objective and policy;
6. Amend language within the proposed site specific subarea Policy 111.1.1 to:
   a. Indicate that max net density is based on dwelling units per buildable acre;
   b. Specify that no allocated or maximum net density for market rate or transient units are available on the site;
   c. Specify the maximum floor area ratio (FAR) for all nonresidential uses within the subarea shall is zero, except that a shoreside support facility associated with a mooring field is allowed as an accessory use associated with the Wreckers Cay project within the RH FLUM and UR Zoning District;
   d. Remove proposed language related to transfers of development rights;
   e. Clarify that mechanical equipment and elevator shafts are be included in calculation of overall height and shall not exceed height limitations established in Comprehensive Plan Policies 101.5.30 and 101.5.33 and LDC Section 131-2;
   f. Require data an analysis to be reviewed and approved by the Planning Director for off-street parking decreases;
   g. Include a statement that new residential units are subject to the ROGO permit allocation system;
   h. Set parameters to establish an income category distribution schedule for the site;
   i. Relocate language to add a criteria within this policy for occupants to derive at least 70% of their household income from gainful employment in Monroe County; and
   j. Add a legal description and map showing the subarea boundaries.

**DOCUMENTATION:**

Analysis_Table
2018-120_BOCC_SR_08.21.19
2018-120_Transmittal_Reso
2018-120_Ordinance_DRAFT
Cover_Letter&Stones_Memo_of_Law_08.05.19

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County Match: N/A
Insurance Required: N/A

Additional Details: N/A

REVIEWED BY:
Cheryl Cioffari  Completed  08/05/2019 7:42 PM
Steve Williams  Completed  08/06/2019 7:50 AM
Maureen Proffitt  Completed  08/06/2019 9:05 AM
Cheryl Cioffari  Completed  08/06/2019 9:59 AM
Assistant County Administrator Christine Hurley  Completed  08/06/2019 1:24 PM
Budget and Finance  Completed  08/06/2019 2:52 PM
Maria Slavik  Completed  08/06/2019 2:53 PM
Kathy Peters  Completed  08/06/2019 3:09 PM
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