AGENDA

MONROE COUNTY SPECIAL WORKSHOP MEETING
November 20, 2024
10:00 AM

The Board will convene at the Marathon Government Center
2798 Overseas Hwy, Marathon
The meeting is open to the public.
Members of the public can also attend via Communications Media Technology at:
Zoom webinar: https://mcbocc.zoom.us/j/89204098700
To report problems with the broadcast or Zoom webinar, please call (305) 872-8831.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., prior to the scheduled meeting; if you are hearing or voice impaired, call "711". Live Closed Captioning is available via the MCTV portal @ https://cloud.castus.tv/vod/monroe/video/60832c9dcf67bb7ac0c21791?page=HOME&type=live for meetings of the Monroe County Board of County Commissioners.

A person may submit written comments or other physical evidence on a particular agenda item for consideration at the BOCC meeting via email to Lindsey Ballard @ ballard-lindsey@monroecounty-fl.gov County Administrator's Office, no later than 3:00 P.M. on the Monday prior to the meeting. The email must include the submitter's name, address, phone number and email address and the agenda item number the documents/comments are regarding. Any intellectual property submitted must include the appropriate authorization for use. Any person who wishes to be heard shall, prior to an item being called, provide the Clerk with his/her name and residence, and the agenda item on which he or she wishes to be heard. An individual has three minutes to address the Commission. However, the first person representing an organization has five minutes to address the Commission. Subsequent speakers for the same organization have three minutes to address the Commission. For land use items, the petitioner and, if the owner is different than the petitioner, then the owner of the property that is the subject of the land use item, will be allowed 20 minutes to address the Commission. Other people are allowed five minutes to address the Commission. Speakers appearing remotely via communications media technology may speak under the same time constraints as those speakers appearing live before the Commission. Remote speakers need not fill in a speaker card before speaking but must identify themselves and their addresses at the beginning of their remarks. Failure to do so may result in early termination of their speaking privileges for that item. For additional assistance, please call (305) 292-4441 or email your inquiry to: ballard-lindsey@monroecounty-fl.gov.

If a person decides to appeal any decision made by the board with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CALL TO ORDER

SALUTE TO FLAG

A. ADDITIONS, CORRECTIONS AND DELETIONS

A1. Approval of agenda.

B. SPECIAL ROGO WORKSHOP

B1. Presentation by Jonathan Rizzo, Warning Coordination Meteorologist for National Weather Service Key West, regarding Hurricane Forecasting in the Florida Keys.

B2. Update and Workshop Discussion Regarding the Future of ROGO in Monroe County and the Florida Keys.

B3. Discussion and Public Comment.

C. COMMISSIONERS COMMENTS

A1

COUNTY of MONROE
The Florida Keys

BOARD OF COUNTY COMMISSIONERS
Mayor Holly Merrill Raschein, District 5
Mayor Pro Tem James K. Scholl, District 3
Craig Cates, District 1
Michelle Lincoln, District 2
David Rice, District 4

SPECIAL WORKSHOP MEETING Meeting
November 20, 2024
Agenda Item Number: A1
2023-3316

BULK ITEM: No **DEPARTMENT:** Administration

TIME APPROXIMATE: **STAFF CONTACT:**

AGENDA ITEM WORDING: Approval of agenda.

ITEM BACKGROUND:

PREVIOUS RELEVANT BOCC ACTION:

INSURANCE REQUIRED:
No

CONTRACT/AGREEMENT CHANGES:

STAFF RECOMMENDATION:

DOCUMENTATION:

FINANCIAL IMPACT:

COUNTY of MONROE
The Florida Keys

BOARD OF COUNTY COMMISSIONERS
Mayor Holly Merrill Raschein, District 5
Mayor Pro Tem James K. Scholl, District 3
Craig Cates, District 1
Michelle Lincoln, District 2
David Rice, District 4

SPECIAL WORKSHOP MEETING Meeting
November 20, 2024
Agenda Item Number: B1
2023-3317

BULK ITEM: No **DEPARTMENT:** Administration

TIME APPROXIMATE: **STAFF CONTACT:**

AGENDA ITEM WORDING: Presentation by Jonathan Rizzo, Warning Coordination Meteorologist for National Weather Service Key West, regarding Hurricane Forecasting in the Florida Keys.

ITEM BACKGROUND:
Jonathan Rizzo, the Warning Coordination Meteorologist for National Weather Service Key West, will give a presentation regarding Hurricane Forecasting in the Florida Keys.

PREVIOUS RELEVANT BOCC ACTION:

INSURANCE REQUIRED:
No

CONTRACT/AGREEMENT CHANGES:

STAFF RECOMMENDATION:

DOCUMENTATION:

FINANCIAL IMPACT:

COUNTY of MONROE
The Florida Keys

BOARD OF COUNTY COMMISSIONERS
Mayor Holly Merrill Raschein, District 5
Mayor Pro Tem James K. Scholl, District 3
Craig Cates, District 1
Michelle Lincoln, District 2
David Rice, District 4

SPECIAL WORKSHOP MEETING Meeting
November 20, 2024
Agenda Item Number: B2
2023-3318

BULK ITEM: No **DEPARTMENT:** Administration

TIME APPROXIMATE: **STAFF CONTACT:**

AGENDA ITEM WORDING: Update and Workshop Discussion Regarding the Future of ROGO in Monroe County and the Florida Keys.

ITEM BACKGROUND:
The Monroe County BOCC has been gathering data and public input regarding the future of ROGO in the Florida Keys. Staff will present updates including the following:

- VACANT LAND ANALYSIS:
  Update and additional detail regarding Privately Owned Vacant Parcels in Unincorporated Monroe County.
  Vacant Land Available for Multi-Family Affordable/Workforce Housing - Maximum # Units

- CONSIDERATIONS FOR FUTURE DISTRIBUTION:
  Scenario to Continue Current Distribution Rate
  Minimum Allocation Rate Needed to avoid takings liability.
  Potential to restrict a portion of any new permit allocations to full-time county residents and/or workforce applicants.

- PUBLIC INPUT UPDATE:
  Online Surveys - Recap of Surveys 1-4 and New Survey 5 Results.
  Report on November 4-7 Town Hall Meetings.

- TIMELINE/COMMUNICATION UPDATE:
  Update on October 31, 2024, County staff meeting with FloridaCommerce.
  Timeline Update - Next Steps

PREVIOUS RELEVANT BOCC ACTION:
N/A

INSURANCE REQUIRED:

No

CONTRACT/AGREEMENT CHANGES:
N/A

STAFF RECOMMENDATION:

DOCUMENTATION:

24-10-122_Resolution_recommending_additional_BPAS_allocations.pdf
Commerce_Meeting_Summary_10-31-24_-_ROGO_allocations.pdf
Data_All_241111.pdf
November_Updated_Timeline__1_.pdf
Q2_-_ROGO_At_A_Glance_surveys_1-4.pdf
ROGO_Townhall_Meetings_-_Planning_Dept_Presentation__COMBINED_BOARDS_ (1).pdf
Vacant_Parcel_Analysis_White_Paper_one_pager.pdf
ROGO_Units_and_Vacant_Land_Overview.pdf

FINANCIAL IMPACT:
N/A

Docusign Envelope ID: 420CBFDD-3C73-4DB5-9EF1-D26FA0CA094A

RESOLUTION NO. 24-10-122

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, PROVIDING A RECOMMENDATION TO THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE NUMBER OF ADDITIONAL RESIDENTIAL BUILDING PERMIT ALLOCATIONS THE VILLAGE WOULD LIKE TO RECEIVE IN POTENTIAL FUTURE ALLOCATIONS; PROVIDING FOR TRANSMITTAL OF THIS RESOLUTION TO CERTAIN PEOPLE WITH THE COUNTY

WHEREAS, Islamorada, Village of Islands (the "Village") has implemented the Building Permit Allocation System ("BPAS") as codified in Chapter 30, Article IV, Division 11 of the Village's Code of Ordinances (the "Village Code"); and

WHEREAS, in the Fall of 2023, the State Department of Commerce issued their Florida Keys Hurricane Evacuation Modeling Report which provided several scenarios for clearance times in the event of a hurricane; and

WHEREAS, all the jurisdictions in Monroe County, including the Village, decided to let the County lead the effort on future consideration of additional ROGO[1]/BPAS allocations; and

WHEREAS, the Village Planning Department has held a community engagement process to discuss the impacts of receiving additional allocations including infrastructure, the environment and takings claims; and

WHEREAS, based upon, *inter alia*, the community input received and recommendations of Village staff, the Village Council desires to recommend to the Monroe County Board of County Commissioners ("BOCC") that the Village of Islamorada receive 104.75 additional BPAS allocations.

[1] / ROGO refers to Rate of Growth Ordinance, which is a term utilized by other jurisdictions.

Docusign Envelope ID: 420CBFDD-3C73-4DB5-9EF1-D26FA0CA094A

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. Recommendation. The Village hereby recommends to the BOCC that the Village receive 104.75 BPAS allocations, should future allocations be made available by the State of Florida to be distributed over a period of 12.5 years.

Section 3. Direction to the Clerk. The Village Clerk is directed to furnish copies of this resolution to:

A. Mayor Holly Merrill Raschein and all members of the BOCC;
B. County Clerk Kevin Madok; and
C. County Administrator Christine Hurley.

Section 4. Effective Date. This resolution shall become effective immediately upon its adoption.

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Motion to adopt by Councilman Gregg, seconded by Vice Mayor Mahoney.

FINAL VOTE AT ADOPTION

Mayor Joseph B. Pinder III	YES
Vice Mayor Sharon Mahoney	YES
Councilmember Mark Gregg	YES
Councilmember Elizabeth Jolin	YES
Councilmember Henry Rosenthal	NO

PASSED AND ADOPTED THIS 10TH DAY OF OCTOBER 2024.

Signed by:
Joseph B. Pinder III
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JOSEPH B. PINDER III, MAYOR

ATTEST:

DocuSigned by:
Marne K. McGrath
008BA9A9B2704D5...
MARNE MCGRATH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND BENEFIT OF
ISLAMORADA, VILLAGE OF ISLANDS:

Signed by:
362BFAA7FDDD417...
JOHN QUICK, INTERIM VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this 11th day of October, 2024.

FloridaCommerce Meeting Summary
October 31, 2024

Meeting Participants

Alex Kelly, Secretary, FloridaCommerce
Adam Calloway, Chief of Staff, FloridaCommerce
Justin Domer, Deputy Secretary, Community Development, FloridaCommerce
Lindsey Volpe, Deputy Secretary, Workforce Services, FloridaCommerce
Karen Gates, General Counsel, FloridaCommerce
Kate Doyle, Assistant Deputy Secretary, Community Development, FloridaCommerce
James Stansbury, Bureau Chief, Bureau of Community Planning and Growth, FloridaCommerce
Ana Morales, Planning Analyst, FloridaCommerce
Robert Reyes, Lobbyist for Monroe BoCC
Ryan Matthews, Gray Robinson
Christine Hurley, County Administrator, Monroe County
Bob Shillinger, General Counsel, Monroe County
Barbara Powell, Planning Policy Advisor, Monroe County

Summary

Several key points were discussed during the October 31, meeting with FloridaCommerce. The first topic of discussion was a request to add 220 units, which would be divided among Monroe County, Marathon, Islamorada, and Key West. Christine Hurley explained that based on the December 2023 Hurricane Evacuation Report by FloridaCommerce an additional 220 allocations would not cause the statutorily required 24 hour evacuation time to be exceeded. Ms. Hurley then laid out two options for accomplishing this task:

> **Option 1:** Add a recommendation to the 2024 Florida Keys Annual Report. Secretary Kelly indicated the option was not feasible at this time.
>
> **Option 2:** When the Cabinet, sitting as the Administration Commission, meets to hear and vote on the recommendations contained within the Annual Report, add an agenda item for the request of 220 allocations. This would provide the Commission an opportunity to add the task to the 30-day Report. This is the method used by Commerce to get authorization for the Keys Workforce Housing Initiative in 2018.

Both options would require a comprehensive plan amendment to be processed. The estimated time to process the amendment is between 12 and 18 months. If Monroe were able to begin the amendment process in March of 2025, adoption would occur sometime between March and September of 2026. The current allocation runs through July 2026. Bob Shillinger was asked to write a narrative for the Commerce General Counsel to explain the necessity of this addition. It was emphasized that Marathon and Islamorada are more in need of these units than the County, but the 220 units would help distribute the units slowly to avoid running out.

Commerce Secretary indicated Option 1 was not preferrable and that they would consider Option 2.

The next topic of discussion was regarding allocations beyond the 220 that could not be accommodated within the 24-hour threshold. The County inquired what device (Resolutions passed by each jurisdiction or Memorandum of Understanding (MOU) or Interlocal Agreement (ILA)) Commerce would prefer to demonstrate unanimity among the local governments in the keys, but no conclusion was reached. It was decided to send the timeline to the relevant parties at Commerce to show the planning public input/public meeting process. Christine laid out a timeline that included upcoming BoCC meetings that would be building towards the final meeting on December 19th where it is hoped a decision would be made on the number of units the Keys will request and corresponding possible legislative changes. Special emphasis was given related to the presentation planned for 11/19 by Jon Rizzo, from the National Weather Service. A hardcopy of the County's timeline and additional supporting documents were then emailed to Commerce on November 1. Monroe County staff also asked if FloridaCommerce would be willing to re-run the evacuation model, when/if the local governments determined to pursue a legislative change to add more allocations to determine the maximum number of hours for evacuation. Explaining that modeling would be necessary to focus the legislative change to the number of hours needed for the allocations requested. Kate Doyle indicated that they would need to get a contract in place but seemed willing to carry out the task.

Secretary Kelly explained that Commerce is reviewing the evolving vacant land analysis that will serve as the basis for the future request. He explained that it would essentially serve as a second source of supporting data and analysis and he emphasized his desire to make sure Commerce staff understand and can explain how the numbers were derived. A meeting between Monroe County and Commerce staff is scheduled for November 5, to review the methodology used to perform the takings risk analysis and to determine the number of allocations and its basis in vacant, developable parcels. This effort by Commerce is expected to take a significant amount of time and last through the end of the year as the numbers are refined. We also discussed various differences in how the county and municipalities are evaluating the vacant land.

There was also a discussion about the division of market rates and affordable units for additional units if legislative changes were made. The focus was on how Monroe and the cities can designate a large portion of the units for workforce housing. The Governor has expressed a desire to make sure additional units can be used for the workforce. Many ideas on how to achieve this goal were discussed. One concept suggested by County Attorney, Bob Shillinger, would be to offer a financial incentive for a deed-restriction limiting the home ownership households that live full-time in Monroe County and derive 70% of their income from working in Monroe County for those willing to build long-term workforce housing regardless of income. The definition of Workforce Housing is already included in the County regulations. It was agreed to develop a narrative on this topic.

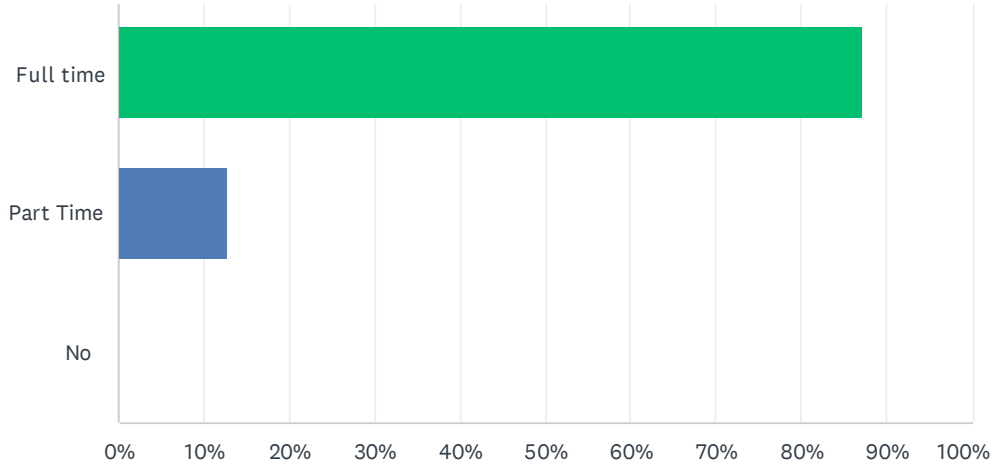
County staff anticipate separating the developable vacant lots into waterfront and non-waterfront properties to demonstrate the maximum number of units that could be set aside for workforce housing (non-waterfront since these are the most affordable). County staff also anticipate a presentation on the maximum number of affordable units that could be developed on vacant land zoned for multi-family

Lindsey Volpe asked if the County had any statistics on the workforce that resides outside the County. County staff stated that there's been anecdotal information about regarding bus service from Homestead/Florida City bringing workers in as far as Key West or fire stations staffed entirely by non-county residents but no specific data. Lindsey Volpe stated that she'd attempt to quantify the members of the Monroe County workforce that reside outside of the County.

- **Upcoming Tallahassee Trip**: A trip to Tallahassee is proposed for early January to ensure alignment among all parties.
- **220 Unit Allocation**: The request to add 220 units, divided among Monroe County, Marathon, Islamorada, and Key West, was discussed, with Option 2: FloridaCommerce could request a separate agenda sub-item at the Annual Report hearing, specifically asking the Administration Commission to approve the 220 allocations through the 30-day report following the hearing, per Section 380.0552(4)(d), F.S.
- **Narrative for Commerce General Counsel**: Bob Shillinger was asked to write a narrative to explain the necessity of the 220 units to the Commerce General Counsel.
- **Agency Support Mechanism**: The mechanism (Resolution/MOU/ILA) for agency support is still under discussion, with a timeline sent to relevant parties for review.
- **Workforce Housing Initiative**: There was significant discussion on designating units for workforce housing.
- **Vacant Lot Analysis**: The vacant lot list is being divided into waterfront and non-waterfront properties to determine the maximum number of units for workforce housing. A presentation on maximum affordable development on vacant land zoned for multi-family use is also planned. These two efforts will inform the BOCC on potential set asides needed for affordable or workforce housing.

Q1 Are you a resident of Monroe County?

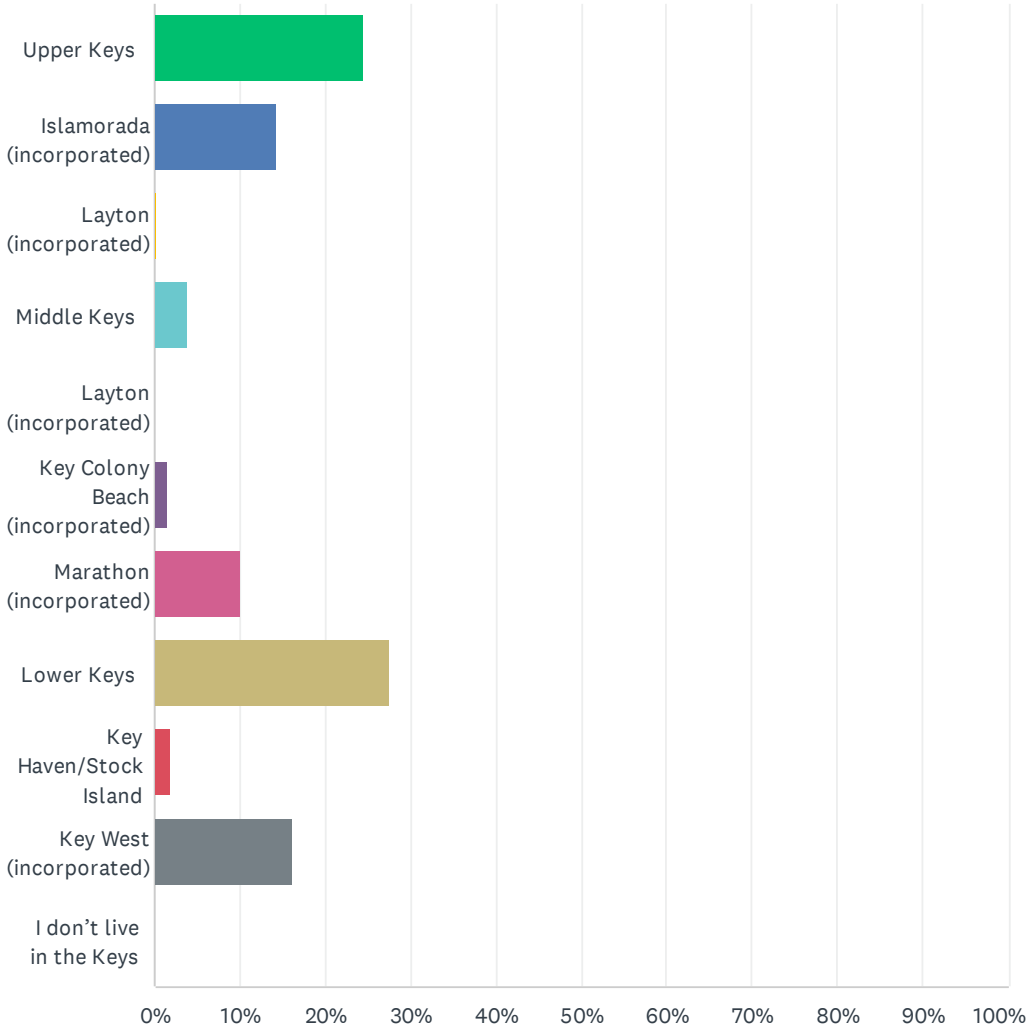
Answered: 806 Skipped: 0



ANSWER CHOICES	RESPONSES	
Full time	87.22%	703
Part Time	12.78%	103
No	0.00%	0
TOTAL		806

Q2 Where do you live in the Keys?

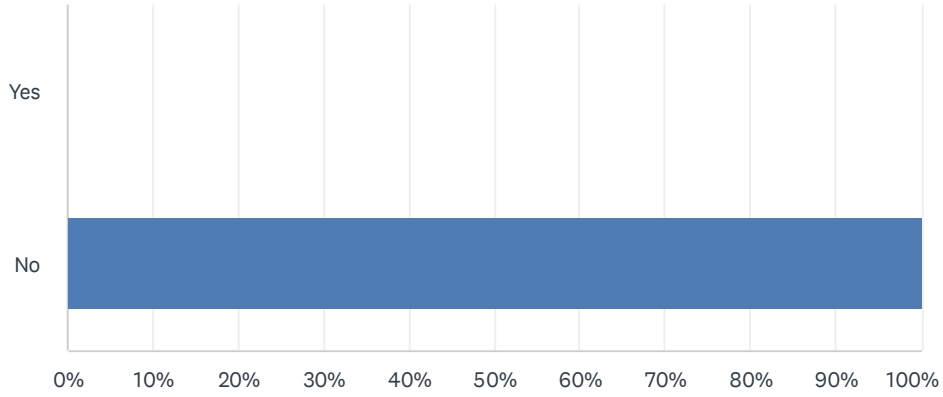
Answered: 806 Skipped: 0



ANSWER CHOICES	RESPONSES	
Upper Keys	24.57%	198
Islamorada (incorporated)	14.39%	116
Layton (incorporated)	0.12%	1
Middle Keys	3.85%	31
Layton (incorporated)	0.00%	0
Key Colony Beach (incorporated)	1.49%	12
Marathon (incorporated)	10.05%	81
Lower Keys	27.42%	221
Key Haven/Stock Island	1.99%	16
Key West (incorporated)	16.13%	130
I don’t live in the Keys	0.00%	0
TOTAL		806

Q3 Have you completed this survey (Survey #5 - Planning Considerations) previously? If yes, please do not complete again. If you are unsure, please answer no and proceed; but do not submit if you realize you have answered the questions previously. Thank you!

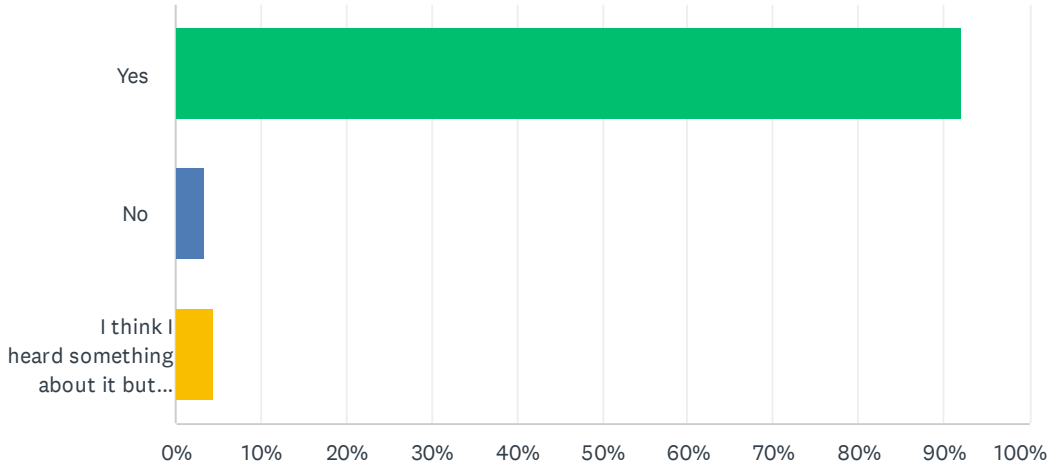
Answered: 806 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	100.00%	806
TOTAL		806

Q4 Are you aware that Monroe County is currently discussing and seeking public input on the potential for future growth in the Florida Keys based, in part, on updated Hurricane evacuation modeling?

Answered: 806 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	92.06%	742
No	3.47%	28
I think I heard something about it but not sure	4.47%	36
TOTAL		806

Q5 How informed do you feel on the future of ROGO (the County's Rate of Growth Ordinance which is sometimes referred to as BPAS in the cities) in the Florida Keys and the current discussions surrounding it?

Answered: 806 Skipped: 0

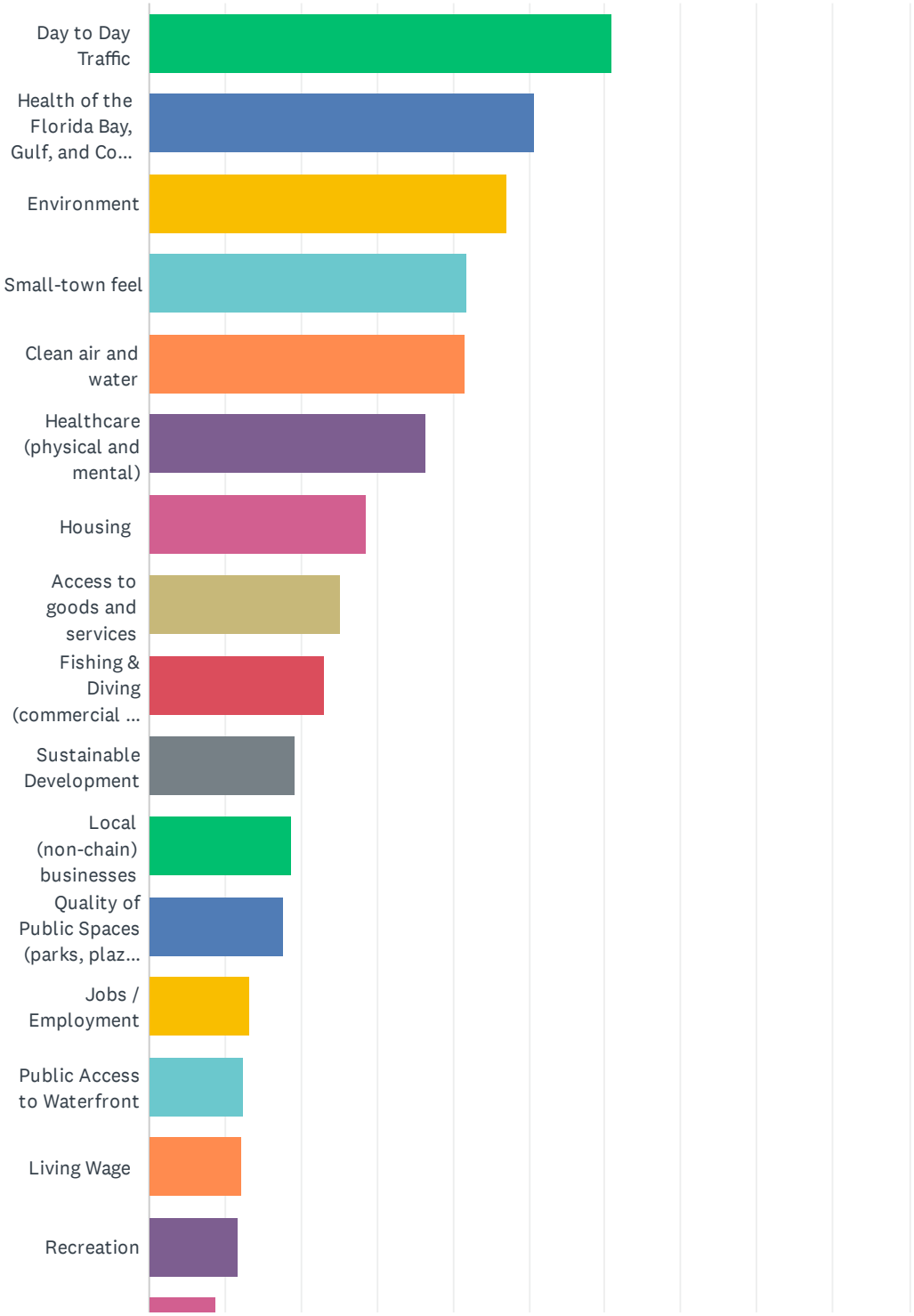
3.5★
average rating



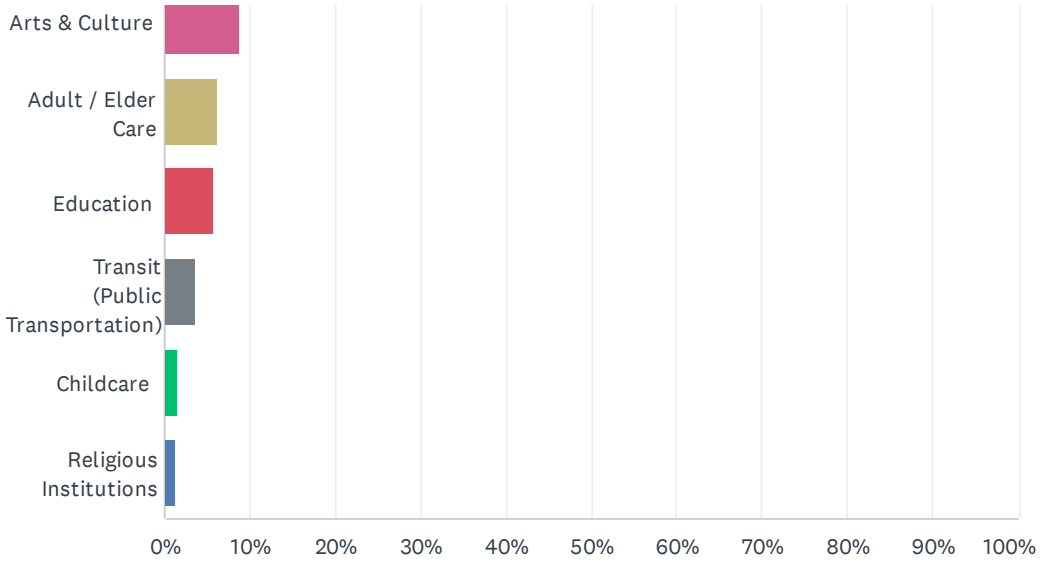
	NOT INFORMED	(NO LABEL)	SOMEWHERE IN THE MIDDLE	(NO LABEL)	VERY INFORMED	TOTAL	WEIGHTED AVERAGE
☆	6.70% 54	6.45% 52	41.19% 332	25.31% 204	20.35% 164	806	3.46

Q6 In the past surveys, respondents have indicated that they consider Quality of Life an important factor for the BOCC to consider in its discussion and decision-making regarding additional residential development in the Florida Keys. From the list below, please choose the top five factors that influence your quality of life in the Florida Keys:

Answered: 806 Skipped: 0



Future of Growth and Updates to ROGO/BPAS Survey #5- Planning Considerations



ANSWER CHOICES	RESPONSES	
Day to Day Traffic	61.04%	492
Health of the Florida Bay, Gulf, and Coral Reefs	50.74%	409
Environment	47.15%	380
Small-town feel	41.69%	336
Clean air and water	41.56%	335
Healthcare (physical and mental)	36.48%	294
Housing	28.66%	231
Access to goods and services	25.06%	202
Fishing & Diving (commercial and recreational)	22.95%	185
Sustainable Development	19.11%	154
Local (non-chain) businesses	18.86%	152
Quality of Public Spaces (parks, plazas, streetscape)	17.62%	142
Jobs / Employment	13.15%	106
Public Access to Waterfront	12.41%	100
Living Wage	12.16%	98
Recreation	11.79%	95
Arts & Culture	8.81%	71
Adult / Elder Care	6.08%	49
Education	5.71%	46
Transit (Public Transportation)	3.72%	30
Childcare	1.49%	12
Religious Institutions	1.36%	11
Total Respondents: 806		

Q7 Please describe in your own words what you feel is the community character of the Florida Keys?(Open Response with Character limit: 500 Characters)

Answered: 806 Skipped: 0

#	RESPONSES	DATE
1	A culture of small businesses providing primarily for locals with secondary for tourist. A focus on protecting the environment and sustaining/replenishing for future generations. Big businesses are quickly destroying the small town feel of all of Monroe County. Yes, tourism dollars are appreciated but the tourism development is destroying life for full time residents making access for locals nearly impossible to events and places. Traffic makes getting to necessary places frustrating forcing some of us to sit in traffic too long. Consider limited access of the Old Hwy to LOCALS only.	11/11/2024 8:21 AM
2	Small town life in the middle of paradise.	11/11/2024 5:36 AM
3	North America Paradice	11/10/2024 7:16 PM
4	I don’t think building more single family homes hurts us. I also don’t think it impacts us hurricane evacuation wise. I think what hurts us is tourism. So many big hotels that increases the amount of people on the road and the people who do the most damage to our environment and water. I think we need to stop punishing the people who live here and start getting the big hotels to start helping preserve our environment & waters.	11/10/2024 3:13 PM
5	Great small town with a big tourist industry. I believe building more single family homes over the years will not affect the traffic enough to notice. We already have a very regulated building system that to me is sustainable growth. Most of the traffic we deal with is pass through for the lower and middle keys. We also have strict rental laws in place for SFR already which is great.	11/10/2024 3:12 PM
6	rural feel. open culture. arts.	11/10/2024 11:14 AM
7	Small town feel where everybody gets along.	11/10/2024 9:13 AM
8	Quite and tropical	11/10/2024 8:17 AM
9	Small town feel with enough shopping, entertainment, restaurants, and locals preference access to waterways. Community and family activities. Healthy lifestyle.	11/9/2024 8:09 PM
10	Family. We lookout for each other	11/9/2024 7:17 PM
11	laid back, enjoy local character.	11/9/2024 7:14 PM
12	Transient - many homes bought as a second home. Minimal impact to the local economy beyond grocery stores and a few fishing charters.	11/9/2024 6:45 PM
13	Care for the ocean and environment	11/9/2024 2:59 PM
14	The Character of the Keys was last felt in the late 1980's when the big chain stores and hotels were kept out of the Keys. While the Monroe County comprehensive plan was in effect the residents of the keys believed in No High Rise on the Florida Keys, like Marthas Vineyard. Also, the character of the keys has changed with the fact that there are more tourists than full-time residents. Then big business set its eyes on the keys and implemented ROGO and they implemented slow growth over years versus limited growth on the keys. Over the last 4 decades the rules keep changing and I believe that is what is going on with this survey. To help find a way to appease the public about what the character of the keys is. Something only long-term residents can appreciate. Now it is just another South beach get away for tourist and not a quaint little town. This survey will pave the way for the agenda. But that is just my opinion.	11/9/2024 2:39 PM
15	Over crowded highways in	11/9/2024 12:38 PM

16	There is a big sense of community in Key West	11/9/2024 11:34 AM
17	Great place to live and retire	11/9/2024 11:14 AM
18	Natural landscape with an authentic community mix of working residents and leisure visitors in a laid back care free island vibe.	11/9/2024 9:48 AM
19	Authentic and Natural. Any development that cannot maintain the authenticity of the keys should not even be considered. Mimicry of architectural “styles” does not count for authenticity. Additionally, the Keys are part of a unique ecosystem that should be nurtured and protected, not exploited.	11/9/2024 9:31 AM
20	changing- Its always been expensive to live here- I came here in 1982, but now there isnt enough housing for workers- at any cost!	11/9/2024 8:16 AM
21	Laid back happy sun warmed people enjoying a life free of stress.	11/9/2024 8:06 AM
22	The bubba system.	11/9/2024 7:44 AM
23	The charm of the Keys is disappearing. I have been in the keys since the 80s and nothing feels Keysy anymore. Key Largo is south Miami and if we wanted to live in Miami, we would. No one cares o bout our community or the ecosystem that surrounds it anymore.	11/9/2024 7:27 AM
24	I feel this has changed but I’d prefer the keys to retain a laid back, come as you are, be yourself, relaxed culture.	11/9/2024 6:53 AM
25	No opinion	11/9/2024 5:37 AM
26	Hope the focus continues to be about year round residents and not snowbirds	11/8/2024 7:29 PM
27	The Keys are a special place that needs to proactively maintain its unique culture and environment. We cannot allow excessive traffic and crowds to ruin our place in the sun. I am not anti-growth. We all need to continually move forward. However, it needs to be measured growth and growth tthat enhances our experience. For example, I don't understand why citizens are against a new golf course in Marathon. It would enhance the area, add to the tax base, and improve the quality of life.	11/8/2024 6:40 PM
28	People don’t care who you are or who you were. A millionaire or a janitor all chat together at a restaurant or a bar as PEOPLE who want to live here	11/8/2024 5:59 PM
29	Peace and quiet.	11/8/2024 5:08 PM
30	Friendly, respectful and supportive people who care about each other and keeping the Keys safe, clean, protected and secure.	11/8/2024 4:58 PM
31	There is a small town feel about the area during off season. It is going away quickly with the expansion of the Keys.	11/8/2024 4:45 PM
32	It has turned into a day tripper, weekender, rental, traffic nightmare mess. TDC has too large of a budget and too many former homes have been turned into short term rentals.	11/8/2024 3:59 PM
33	Too crowded	11/8/2024 3:53 PM
34	Used to be small town. Getting more and more hateful.	11/8/2024 3:52 PM
35	Overbuilt, too expensive, lack of enforcing laws, lack of hurricane protection and flooding, does it take over a hundred years to do any planning. Hurricanes are spinning up so fast in 12-24 hrs now you would have a lot, a lot of people trapped on the highway. 1935 comes to mind.	11/8/2024 3:36 PM
36	When you leave US1 you are in a peaceful neighborhood.	11/8/2024 3:35 PM
37	Is peacefull and beautiful but explansion is always good need more stores like Wall Mart or BJ to avoid going to Miami to resolve items that are not found in the keys . Traffic is normally fine worth is fine as long we have open lots avaliable to built home for special people that love the keys	11/8/2024 3:33 PM
38	The keys isn’t a place to live. It is a life style. It’s laid back and centers around people’s shared love of the water and water activities. It a place to live where folks don’t judge each other. They except each other for their difference. It is truly paradise.	11/8/2024 3:12 PM
39	A	11/8/2024 2:29 PM

40	I definitely appreiate the small-town influence of living in Key Laro. However, I am extremely concerned of it's fast trend in becoming "Little Miami" with it's ever-increasing negative influences that culture brings to our county, from increased crime, pollution, and non-english speaking workers, to lack of diversity in our restaurants, bakeries, and general cuisine. Let's stop the growth of Miami-Dade into Monroe County!	11/8/2024 2:17 PM
41	In the past 30 years, the keys as a whole have become increasingly commercial. Too much emphasis on catering to the tourists and related businesses, whether it's Hotels, motels bars or vacation rental homes, 2nd homes, or "investment homes".	11/8/2024 2:04 PM
42	The community character has been slightly lost due to overcrowding and vacation rentals.	11/8/2024 1:55 PM
43	Small town feel with arts and culture.	11/8/2024 1:42 PM
44	I appreciate meeting people that I know in stores, restaurants, walking, etc. (small town). In my mind the Keys has always been apart from the rest of Florida -- more relaxed, more personal. There are many more short term visitors here now than 10 or 15 years ago. Residences that participate in tourism as short term vacation rentals either full or part time increase the number of visitors and, at the same time, reduce the number of citizen workers/volunteers maintaining our towns/cities. While tourism drives our economy, too many tourists reduce our quality of life.	11/8/2024 1:30 PM
45	Friendly local community, supported by businesses and residents..	11/8/2024 1:07 PM
46	Here in key west we are a small caring town with big city entertainment-music, theater, arts, and special events.	11/8/2024 1:03 PM
47	The keys has always had a small town feel, but we are loosing it due to over development. The traffic in key west is crazy and no where to park even in our free for locals parking areas. Our surrounding waters have become polluted. We won't be able to evacuate every one with the 24hr time frame. Electric and water utilities can't handle anymore people.	11/8/2024 1:01 PM
48	Laid-back, environmentally conscious, generous, friendly.	11/8/2024 12:59 PM
49	Laid back lifestyle. Casual.	11/8/2024 12:56 PM
50	Laid back, like a Corona commercial or a Jimmy Buffet song.	11/8/2024 12:48 PM
51	An oasis in South Florida	11/8/2024 12:45 PM
52	Insular	11/8/2024 12:43 PM
53	We are a tourist destination. It's hard to build community character. It seems to me that community character varies widely depending on where you live. I live in Key Largo. I don't see much community. I wish there were a community center.	11/8/2024 12:12 PM
54	Knowing your neighbors (which is destroyed by second homes and short-term rentals). Local bars, stores, and restaurants, which are unique and not chains. Quirky, fun, accepting of those a little different from normal.	11/8/2024 11:49 AM
55	Keys are growing but the infrastructure must grow with it. We aren’t a small town feeling anymore, but that comes with growth. It gives us more opportunity and expansion.	11/8/2024 11:49 AM
56	The Florida Keys is a group of communities tied together by a common community spirit. It is a place where neighbors help neighbors and faces are familiar. It is not overrun by renters who exhibit none of these characteristics.	11/8/2024 11:17 AM
57	Laid back lifestyle, environmentally consciousness, low population, low commercialization, small-town feel.	11/8/2024 10:41 AM
58	Don't understand question.	11/8/2024 10:19 AM
59	It varies depending on local conditions, e.g. Key West and Big Pine Key share very little in terms of community character.	11/8/2024 10:12 AM
60	Water centered, fun loving, easy going lifestyle.	11/8/2024 10:05 AM
61	Live and work here, colorful, artistic, laid back, live for marine environment, eco-friendly, unique architecture, climate resilience	11/8/2024 9:59 AM
62	Missing from quality of life choices is safety, which I believe is one of the most important	11/8/2024 9:10 AM

	community characters of the Florida Keys	
63	Preservation and protection of the environment should be number, eliminate the noise & light pollution and discontinue high density projects taking development potential from single development lots. Do not approve large projects like Publix. The prioritization of the TDC advertisements and other activities, vacation rentals, high volume of traffic, large projects have ruined the keys. Questions 9 & 10 are bad questions because the participant of the survey is forced to agree development should continue even though I disagree with the continuation of development.	11/8/2024 9:01 AM
64	Relatively small town feel, strong sense of community within the local full time residents.	11/8/2024 8:03 AM
65	Caring community	11/8/2024 7:51 AM
66	Small town neighborhoods for local residents with a rural Mayberryesque wistfulness.	11/8/2024 12:14 AM
67	Small town feel with concern for environment, traffic, easy access to healthcare and other services including shopping and recreation to include access to boat ramps and parks. I like events too such as music and cultural events including farmers markets. Concern about too much traffic and adequate housing for workers.	11/7/2024 11:59 PM
68	Much of the community character has been lost in the 27 years I have lived here. Literally, kids played baseball on US 1 in the summers (around mm 89). When a car came, they moved off the road, it passed, they took over the road as their field. Can you imagine this today? Additionally, many homes had “apartments” downstairs that were rented by wait staff, servers, cooks, etc. As many houses were resold, they became vacation rentals, with local employees being pushed out. Hurricanes also took away local “affordable” housing such as both oceanside trailer parks at mm 88.1. Questions 9-12 are “loaded” questions assuming we will get additional allocations. We should NOT! Traffic is already way over capacity. ROGO needs to be sunsetted. It has been in place 32 years and has directed growth to the most appropriate areas-infill in existing neighborhoods. The small town feel has nearly disappeared. A new Publix is not needed and will bring in at least 100 new workers to staff it, exacerbating the housing problem. Let ROGO end before the Keys are ruined entirely.	11/7/2024 10:58 PM
69	Sleepy beach town feel with good quality of life, outdoor recreation, water sports, good food, and access to important things like health care, and other regular goods and services.	11/7/2024 10:33 PM
70	Familiar faces on a first name basis, like minded family oriented people who are invested in the community.	11/7/2024 9:15 PM
71	Relaxed, small town, know your neighbors, safe, quiet	11/7/2024 9:12 PM
72	Small town feel with a caring and generous community.	11/7/2024 8:42 PM
73	The community is no longer a community. There has been way too much over development and less full-time residents. The amount of tourism has degradated our waters and our roads.	11/7/2024 8:13 PM
74	Over crowded!	11/7/2024 8:00 PM
75	Since 1985 when we came here(there was a building moratorium then) there have been so many luxury resorts built.The concern for the environment we all depend on has been replaced by concerns for $$$.The community has disintegrated and people passing through is what we have now.	11/7/2024 7:46 PM
76	It has a close knit community that welcomes visitors while protecting our environment.	11/7/2024 7:21 PM
77	New homes are not built to reflect where we live. We are starting to lose our character by allowing these gigantic houses that the architecture doesn’t match. No longer do we have beachy looking houses. They are massive square boxes that look out of place. I’m very dissatisfied and disappointed you have allowed this type of construction to continue. We are no longer the keys. Just an extension of Miami Dade. All identity has been lost	11/7/2024 7:12 PM
78	Small town	11/7/2024 6:49 PM
79	A good mix of tourists and locals, with a strong component of working class people, including many fishermen and women, who (should) care about the environment, which is the lifeblood of the Keys.	11/7/2024 6:36 PM
80	Unique environment as our Caribbean culture.	11/7/2024 6:34 PM

81	Tourist playground, local are inundated with too much tourism impacting their peaceful enjoyment of their community.	11/7/2024 6:33 PM
82	Over building is not necessary so why do it? Keep the keys simple with a small sense of community.	11/7/2024 4:50 PM
83	safe, beautiful natural environment, tranquil, thoughtful & neighborly people	11/7/2024 4:07 PM
84	There is no community character in the Keys anymore. It has been fractured by longtime locals having to leave because all of the housing has been bought up for illegal vacation rentals.	11/7/2024 4:06 PM
85	Small town, bump into your neighbors voting kind of place. Help each other out. Support local businesses.	11/7/2024 3:25 PM
86	Slower pace of life clean water and air quite living	11/7/2024 2:54 PM
87	Environment friendly. Safe. Exclusive place to live and interact with other like minded individuals	11/7/2024 1:35 PM
88	Island style living; transient; strong connection to coastal waters; tourism-centric	11/7/2024 12:10 PM
89	Small fishing town with an environmentally supportive community.	11/7/2024 10:39 AM
90	Small town feel; friendly people; tourist economy	11/7/2024 9:02 AM
91	Over decades of vacationing here, we always viewed the Keys as a vacation destination: An American small town in the tropics. Now, after living here for 10 years, it's obviously become the Jersey Shore to Miami. Gone is the small town feel, there is too much traffic, too many people, and too much high-density housing.	11/7/2024 8:54 AM
92	Keys are a precious state wide and even national resource yet functions as small community. Too much emphasis on expanding economy	11/7/2024 8:21 AM
93	Over populated	11/7/2024 6:51 AM
94	A small town deeply connected to the ocean and unique environment of Keys	11/6/2024 11:50 PM
95	Uber rich with many empty mansions, yet shortages of affordable homes	11/6/2024 8:28 PM
96	Relaxed, laid back feeling. Needs better medical facilities or it'll force some older residents out of the keys which would cause a loss of character and history of family owned legacy homes. Dislike the amount of homelessness	11/6/2024 7:26 PM
97	Over the last 10 years the keys have gone from a community to a commercial compound filled with vacation rentals and a weekend destination for Miami residents. Any more development will only make this issue worse	11/6/2024 7:08 PM
98	Small town feel great place to raise your children and truly cares about its environment and wildlife	11/6/2024 6:50 PM
99	Our community's character is becoming like Miami.	11/6/2024 5:36 PM
100	Preserving low density community character, and our quality of life! Stop building! Water pressure is low. You are over building and then the resort u are allowing at dolphin marina. There are 5 new homes being built on jolly Roger's LTK. How, why? Most of these are builders who bought the lots for their own gain, to rent!	11/6/2024 3:51 PM
101	Laid back, no high rises, independent restaurants (few chain restaurants) friendly, neighborly	11/6/2024 3:23 PM
102	Transient. Tourism is rampant. The BOCC does not care about the environment, the traffic, affordable housing , nor sustainable development. Build it and they will come. Tax them as little as possible so they will build here. Use the premise of affordable housing to supplement their own employee housing. THEY only want workers to travel to work in the Keys from the mainland. Good luck staffing teachers, police, and firefighters, and not to mention utility workers!	11/6/2024 2:07 PM
103	The community character is changing due to the imbalance of community vs transient rental and vacation rentals throughout our lower keys. Commercial development by large developers with the intent to full more beds to tourists can not be sustained if we want to keep the keys unique.	11/6/2024 1:15 PM

104	Unique island subtropical community with easy access to open water, ideal weather and recreational activities. It is being adversely affected by commercial growth that seeks to turn these small town communities into tourist destination that mimics communities in the Caribbean and Hamptons. Housing is expensive because you need service workers to support the commercial establishments. It is simple supply and demand. Add more homes and you impact the quality of life on the water and increase traffic on the road.	11/6/2024 1:10 PM
105	Friendly, compassionate, supportive of environmental issues	11/6/2024 12:49 PM
106	A small town, low density living environment. Protection of neighborhoods with actual residents instead of houses full of vacation renters and hotels. An environment to be proud of -- with all working together to improve water quality, restore the reef. Less traffic, so it's easy to get in and out of Key West -- our only nearby shopping and business district. Local government working to protect an area of Critical State Concern and more focus on residents' issues (less on a handful of developers).	11/6/2024 11:55 AM
107	Ideally a small-town feel, with local businesses, water front restaurants, moderate traffic, safe community. Access to waterfront and fishing, water sports. As a permanent resident medical services so residents don't have to drive to Miami for care.	11/6/2024 11:22 AM
108	Small town feel!! The Florida Keys is becoming over developed, our roads can't properly handle the number of tourists during the winter months. It causes safety issues and cumbersome slowdowns. Restaurants cater to the tourists now with extreme price hikes. Key Largo is especially prone to this (upcharges for everything). The Keys are becoming Gentrified, I would not be able to afford buying a home here now. The housing approvals appear to be for the rich or well-to-do. Maybe it's too late to turn back but the Keys can't handle any more big developments bringing in loads of people. I support 4 lanes of the road is certain locations, but I do not support 4 lane roads if the County is going to use the road to allow more building in the Keys!	11/6/2024 10:42 AM
109	Diverse and tolerant of different life styles and income. "Locals" are part of the keys family and are the foundation of the llifestyle and charcter of living in an island setting. Its people that watch out for one another and i have always said;said; " you either love this life style or hate it!" Its the folks who do not need the high end stores for shopping and the landscaping and vibe one gets when in other Florida cities like Boca or Naples. Its a small town feel.	11/6/2024 9:45 AM
110	Small town charm. Neighbors helping neighbors and people looking out for one another including looking out for and supporting each other's children and businesses.	11/6/2024 9:27 AM
111	Small town with a diverse population	11/6/2024 9:02 AM
112	The small tight community along with the fisheries and waters.	11/6/2024 8:35 AM
113	Becoming more and more vacation rental / transiant	11/6/2024 8:29 AM
114	Small town values.	11/6/2024 7:36 AM
115	A community where people know each other and surrounded by beautiful waters	11/5/2024 9:18 PM
116	A very unique place. Consisting of a chain of Islands surrounded by beautiful water alive with fish and reefs. Most people I know that live here are very in touch with the environment. Our island life depends on it. Our kids enjoy being outside . A lot of the so called visitors or vacation people do not really care about our balance of life . They just want to be able to use and in many ways abuse our Paradise. I do not think we should allow over building to keep them happy. I think we need to home in on what makes us so special and how do we balance that with some growth. So we keep it Paradise.	11/5/2024 8:11 PM
117	A small-town that is struggling with the explosion of vacation rentals	11/5/2024 6:12 PM
118	It's like Disneyworld down here. Bring back the Old Florida feel with tacky bars and fish camps!	11/5/2024 5:48 PM
119	Preferred the keys of yester year with no chain stores, cruise ships or high rises. The lower keys are losing their charm to high dollar investors who are ruining our environment, with increased pollution, increased traffic and lower quality of life.	11/5/2024 5:07 PM
120	Everybody has a common cause living in a special place on earth	11/5/2024 5:01 PM
121	one human family	11/5/2024 12:15 PM

122	A community of open, accepting people who enjoy casual living.	11/5/2024 11:34 AM
123	We live in Key West and we like that we can still bicycle most places… Up the keys it seems like you need to own a boat and a car to enjoy living there… We enjoy our access to the water…	11/5/2024 10:34 AM
124	A good deal of the community character has disappeared already with over developement and tourism.	11/5/2024 10:21 AM
125	Tropical environment where a minority of wealthy developers have undue influence to affect the quality of life in negative ways over and over again. Continued and blatant government corruption allows it to happen requiring the courts to step in and stop it. The next few years will be, let's say, interesting to watch.	11/5/2024 9:24 AM
126	Living close to nature, with benefits and risks. Weather is our most severe risk.	11/5/2024 9:22 AM
127	The small town feel is great. You know your neighbors and you see them at all the many community and cultural events. The only time it does not feel that way is trying to merge off and on U.S. 1. It's not for the faint of heart. I love that there are so many organizations that you can volunteer with and every day there's an event at the library or a public or private space. It's lovely. But very crowded and trying to access the water or go anywhere on a big weekend isn't worth it. I would only support expanding U.S. 1 if there were measures to protect other forms of traffic (foot, bike, etc.) and could somehow keep the small town feel. Right now it's impossible to safely cross four lanes of traffic on a bike throughout most of Key Largo.	11/5/2024 8:46 AM
128	People who have chosen to live an island lifestyle in a unique "edge place." We care about our pristine environment and each other and share unique joys - and hazards. Both our social and environmental treasures are under threat from development, and once lost, will be irretrievable	11/5/2024 8:36 AM
129	Not selling out to tourism! Our charm is everything that is NOT prelates to tourism. We have been exploited by the few who get rich selling the concept of US! Key west has destroyed all that made is special.	11/5/2024 8:29 AM
130	We support Locally owned businesses, want a small town feel, we do not want over development, too many homes used for vacation rentals which price locals out of affordable housing.	11/5/2024 7:22 AM
131	Need to limit growth on our fragile keys resources. The small town feel is being overrun with development and tourism and the safety of our residents is being eroded.	11/5/2024 7:17 AM
132	The community character has changed dramatically since the hurricane in 2017. The extensive growth has changed the Keys to an all exclusive resort for the ultra wealthy.	11/5/2024 6:39 AM
133	Lack of shopping malls, boating and fishing, restaurants and bars	11/5/2024 3:36 AM
134	Eclectic.	11/4/2024 11:52 PM
135	The Keys have become an overused resource that is being abused and heading for an ecological disaster. Stop the development, you probably can't sink the islands with over development but maybe global warming will re-submerge the reefs again so they may return to natural state.	11/4/2024 10:19 PM
136	NA	11/4/2024 8:42 PM
137	The Keys are slower paced and not fancy. Shorts are accepted business attire and bicycles are popular mode of transportation. Unfortunately, I feel that residents and government have become apathetic. Not enough attention is paid to such basic aesthetics as repairs and cleaning of our streets, sidewalks, and buildings. I believe that aesthetics affect our well being and behavior.	11/4/2024 8:14 PM
138	Small town with less corporate influence	11/4/2024 8:03 PM
139	Each key is different	11/4/2024 7:22 PM
140	Neighborly and friendly to each other, helping out to all	11/4/2024 7:21 PM
141	Safe	11/4/2024 5:55 PM
142	Preservation off the environment and wildlife.	11/4/2024 5:55 PM
143	Laid back undeveloped pristine environment to enjoy the beautiful coral reef, fishing and	11/4/2024 5:03 PM

	natural beauty unique to the US.	
144	Grit.	11/4/2024 4:26 PM
145	The Islamorada area in particular offers a small town feel with numerous oppotunities for fishing, diving, dining and shopping. The Keys continue to attract people from all over the US and Europe with diverse offerings ranging from the Key West vibe to the laid back Lower Keys. Marathon is known for commercial fishing and Key Largo's appeal as an easily commutable to Miami.	11/4/2024 4:10 PM
146	Being sold out by our County	11/4/2024 2:58 PM
147	The Keys are built-out to maximum capacity. We face the fate of being “loved to death”. There is an element of greed. Too much traffic. We need less commercialism which reduces the need for more workforce. Workforce housing should be for workers to maintain infrastructure and public safety. Any new housing should be built with an eye to tax base.	11/4/2024 2:34 PM
148	There is not community character of the Florida Keys anymore. We have become anywhere USA. Very sad	11/4/2024 2:01 PM
149	There is definitely a small-town feel to the Lower Keys that I love. Locally-owned businesses selling locally-sourced goods, and running into friends and neighbors when out in the community. I don't want any more chain stores or restaurants here, and I really don't want any more part-time homeowners here, so many of whom rent their homes out in violation of the 28 day rule.	11/4/2024 1:43 PM
150	Struggling to maintain its' charm and character distinguishing it from other parts of Florida.	11/4/2024 12:22 PM
151	Combination of working fishing towns with access to the best fishing, diving and snorkeling in the US as a resort.	11/4/2024 12:22 PM
152	While spread across 100 miles, the residents have much in common, and generally demonstrate an open, friendly, positive attitude. A unique thread runs amongst us, we care for our neighbors and our islands. We are resilient and still generous. Our small-town feel is found in the clusters of islands, and the small cities.	11/4/2024 12:13 PM
153	Relaxed, friendly environmentally friendly.	11/4/2024 11:16 AM
154	The keys are currently a balanced community of residents and visitors. When that balance is upset, the quality of life decreases for all. The influx of investors and second homebuyers has been increasing exponentially and adding more building rights will upset that delicate balance	11/4/2024 11:09 AM
155	One island, one family	11/4/2024 10:45 AM
156	We have a wonderful community in the Keys, and I believe we can maintain that character provided we can remove the influence of "mainlander mentality ". Especially Miami.	11/4/2024 10:41 AM
157	Full time residents able to enjoy their neighborhoods without intrusion of temporary party goers.	11/4/2024 10:13 AM
158	Acceptance	11/4/2024 10:12 AM
159	Decline	11/4/2024 9:09 AM
160	Small town, accessible government. Locals, long term residents.	11/4/2024 8:10 AM
161	Money hungry greedy people	11/4/2024 8:01 AM
162	Island life, relaxed, vacation feel, simple life	11/4/2024 6:09 AM
163	Small town feeling.	11/4/2024 5:22 AM
164	Changing downwards due to increased growth.	11/4/2024 3:53 AM
165	Feels like everybody knows everybody and everybody is very likable. People say I when they see you and most of the time Respectful.	11/3/2024 10:36 PM
166	Locals lives interrupted by snowboarders and their lack of consideration for locals. They drive up costs property taxes create massive traffic. Open the bridge during RUSH HOUR	11/3/2024 9:51 PM
167	The natives are nice, the tourists suck.	11/3/2024 9:27 PM
168	Small town feel	11/3/2024 9:24 PM

169	This survey is skewered to unsustainable developmet. The questions give no options of zero rogos in the distribution etc question.. appears the fix is in. Pro development seems to define the political character of the political leadership.	11/3/2024 12:00 PM
170	friendly	11/3/2024 11:57 AM
171	Stop saying that the builders are building affordable housing - its not. Look at the so called AH we have... the Quarry for example has 380 units with 1 AH studio unit. Tampa has brought back "mother in law" units for homeowners, we should follow suit, and before you say FEMA wont allow it, Tampa is a flood zone too, maybe it time we fight back?. When I moved here I lived in a very cute apartment under a home, it was affordable and many nurses, teachers, and police lived in similar units. Even schools had a trailer on every campus for a law enforcement officer for FREE. We should be thinking of new ideas not repeating the past failures. How about affordable RV spaces for workers? if a storm comes they are responsible to evacuate. It's much cheeper and more authentic than the current failed model.	11/3/2024 11:42 AM
172	I have no plan B. The Keys is where I want to live, but the character has changed dramatically. Water quality, has degraded in a shocking way. The homes which sit empty 1/2 the year diminish the neighborhoods. The billionaires replacing the millionaires etc has hampered the ability to have a younger smart creative industrious exciting group of folks.. The hospital is a disaster. Gigantic houses are being built on Sugarloaf. UGH. All that being said, the arts community is amazing, there is so much to be involved with here. People are kind and supportive. The Keys is paradise in its beauty and natural resources, weather, and the best accomplished wacky sweet interesting people whom we all call friends. Its the friendships that make it work but many of those dear people are moving on because of all the things I previously mentioned. We need to do better.	11/3/2024 10:43 AM
173	No more new houses	11/3/2024 10:32 AM
174	A small village without chain stores and overdevelopment is the ideal community . A place for families to enjoy,nurture and protect and improve our deteriorating environment in a sustainable manner . This should be everyone’s goal for our community .	11/3/2024 10:14 AM
175	Small town. Limited height building. Family oriented. Environmentally friendly.	11/3/2024 9:19 AM
176	Our community character is quickly being lost to development and tourism interests. We need to focus on the quality of life for residents and improving the current tourism capacity.	11/3/2024 9:17 AM
177	Out of control Way to expensive with nothing to do but boat with a terrible road system.	11/3/2024 8:31 AM
178	No	11/3/2024 7:54 AM
179	The keys are becoming overdeveloped. I’ve lived here full time over 40 yrs in that time water quality has drastically deteriorated, traffic is horrendous and the infrastructure is unable to keep up now never mind w more development. The keys are unique but quickly becoming a concrete jungle. How the BOCC keeps voting for big corporations and resorts to destroy more environment is astounding.	11/3/2024 7:43 AM
180	Laid back, slow down and relax…	11/3/2024 7:10 AM
181	Carefree island life with a priority being nature	11/3/2024 6:32 AM
182	Friendly, quirky	11/3/2024 6:13 AM
183	Locals helping/supporting locals but also knowing that tourists/visitors are part of and important to our community	11/3/2024 5:37 AM
184	I feel it is a small close community.	11/3/2024 1:54 AM
185	It’s gotten very mean. Wealthy locals don’t like working class locals and the tourists think their shit doesn’t smell	11/2/2024 11:15 PM
186	Currently, too much political bs and improvement for some. This rogó thing is a fake, you are trying to reduce the amount of people living here in case you need to evacuate. You’re not reducing the people. Companies are buying housing and putting 6-8 sometimes 12 people(See the recent fire in key west on Duncan that had 12 people living there). You’re not reducing the amount of people live here, the number of jobs here will dictate the number of people that are here to make it so middle-class families can live here and you have 12 people living in a single family home. Our governor has it so we can’t do anything about vacation rentals you basically have a problem you can’t fix.	11/2/2024 8:30 PM

187	Locals are pretty laidback and willing to help others	11/2/2024 7:30 PM
188	It has changed over the last decade but it used to be “live and let live, be a good neighbor.” Now it’s more like “crowded roads, crappy restaurants, and expensive.”	11/2/2024 7:05 PM
189	I love the small town feel of the keys. Everyone truly looks out for everyone.	11/2/2024 6:46 PM
190	Relaxing not stop and go traffic to many people we have plenty of tourists and snow birds	11/2/2024 5:08 PM
191	The keys are losing their character due to overuse and over development- greed	11/2/2024 4:37 PM
192	The calm laid back attitude of the Keys is it's heart and soul. My concern more people more traffic takes the attitude away. For more people our whole infrastructure needs upgrade first including water supply issues along with tidal flood mitigation	11/2/2024 4:15 PM
193	Stop over development; preserve our extremely fragile ecosystem and environment. Control traffic; Toll the Keys to non-residents and tourists. Elected officials need to listen to residents, planning staff and stop bypassing the Comp Plan and development parameters.	11/2/2024 4:00 PM
194	Small town, friendly community	11/2/2024 3:45 PM
195	The Florida Keys are a tourist destination that depends on clean water and air. The people that live here have been trying tried for years to protect this archipelago from overdevelopment by wealthy corporate investors.	11/2/2024 3:27 PM
196	Politicians are ruining the character of the Keys	11/2/2024 3:14 PM
197	The character of Islamorada is changing to a more elite/wealthy resident. The cost of housing is prohibitive for a family to decide to come the Islamorada and start out with a starter home and raise a family (or even afford the rent). So there are not as many families as there used to be. So many are transient. The children that are growing up here will not be able to return after college and afford to buy a home and raise their families.	11/2/2024 2:44 PM
198	In islamorda our character right now represents infighting and corruption	11/2/2024 2:40 PM
199	outdoors oriented, slower pace	11/2/2024 2:30 PM
200	A healthy and save environment. Protect our unique ecosystem, stop building!	11/2/2024 1:37 PM
201	Small town lifestyle	11/2/2024 1:01 PM
202	Small town, artistic, tolerant, beach community	11/2/2024 12:46 PM
203	I am totally against any new rogo. Until the problems we already have are fixed. You can’t even keep traffic moving in the Keys enough to sustain an average of 45 mph. Between road construction and too many tourists we stay home a lot. Most the winter. Holidays. Weekends. Definitely Christmas to new year. So. Now it’s all about the tourists. Not about the calm, hometown feel there used to be in the Keys. Why the hell do we want to turn into Miami? We want to be the sleepy fishing village again. Not the built for tourists to think they can bring big city ways down here. We don’t even drive to Key West anymore. It’s sad. We live here but can’t even enjoy our own world. Building more and bigger only make more and Bigg problems. Just fix the problems we have now. And then ask me again later. We don’t want to be MIAMI	11/2/2024 12:38 PM
204	Close knit, open community concerned about more over development.	11/2/2024 12:36 PM
205	Please stop the overdevelopment corrupt politicians are just taking any developers money and destroying the keys	11/2/2024 12:18 PM
206	It varies from upper which is busier and has more traffic congestion than the middle keys with the exception Marathon which is as busy traffic wise as Key Largo during the daytime hours. West of 7 mile bridge to Key West I think generally feels more Keysee and laid back.	11/2/2024 11:46 AM
207	Live and let live. Locals generally respect each other and the environment	11/2/2024 11:34 AM
208	1. Friendly, diverse, creative people 2. Beautiful and clean natural environment and public spaces. 3. Historic preservation	11/2/2024 11:30 AM
209	The traffic is getting out of control going to down town keys in the morning from 6:30 to 8:30 is unreal , then from 4:00 to 6:30 , there needs to be more lanes, and less housing the keys is to small to become Miami, it will be a dead trap if the building continues, either add Elaine all the way from Key West to homestead or take that money and buy the lots that are remaining the	11/2/2024 11:24 AM

	traffic is just getting horrendous. The building is horrendous. It's nothing like it was is getting to be way over populated. It's very small islands. It's not inland where you can just go all kinds of alternate routes there's one road that's it, that's what everybody's realize is. There's no way of going around stop build on what approved and then buy the people out on what's left people want to put a swimming pool on it garage or something like that that's fine but no more housing.	
210	A diverse Community of people Who share a unique love of the environment, local businesses, and help each other when needed.	11/2/2024 11:12 AM
211	The lower keys has the right feel for the keys. The community is very caring and ready to help in a crisis. Small town, local full time hard working people along with retirees mingle together and look out for each other.	11/2/2024 11:07 AM
212	A primary characteristic of the keys is natural beauty. Other important characteristics include acceptance of diverse diverse cultures, lifestyles and opinions. Entertainment, including dining, shows and historical tours is also important.	11/2/2024 9:58 AM
213	Unsure of question	11/2/2024 9:19 AM
214	Better than The rest of south Florida for a few more years…	11/2/2024 8:46 AM
215	The small town, easy living quality of the Key is quickly slipping away. Too much traffic, too many electric bikes, too many illegal immigrants taking up the housing we need for our workers. We do not need more part time rich who add little to the community and demand all our services. No more building, please.	11/2/2024 8:41 AM
216	the character has changed over the years and the more growth the more change. change can be good, but in this case change is putting all it risk for everything from the water pressure to busy roads to long term housing rentals.	11/2/2024 8:32 AM
217	It used to be very local, now it is being invaded by outsiders!!!	11/2/2024 8:27 AM
218	.	11/2/2024 8:25 AM
219	Our community character is substandard. What long term residents came here for years ago is now gone. It's all about who you know and how much money you have. Just like playing Monopoly. Building is going crazy right now with almost no guardrails.	11/2/2024 8:16 AM
220	The overbuilding in the Keys will cause so many bad outcomes. Right now our ocean water quality is hurting, Our drinking water can only handle so much and is being stretched. Affordable housing is almost non- existent. Fishing limits should be modified too. Way too many fish are being taken from the ocean. I would encourage a Toll booth to help pay for the roads and repairs.	11/2/2024 8:14 AM
221	Less congested laid back area with natural beauty that is not marred by over development.	11/2/2024 8:02 AM
222	Quiet boating community.	11/2/2024 7:50 AM
223	It WAS the love of the natural environment and unique nature of businesses and local feel. Most who are buying and renting in the Keys now appear to want to turn the Keys into wherever they came from, run out the locals and crush the uniqueness of the area. It's very sad. Unfortunately local government has done little to control growth or preserve the environment which includes ignoring or circumventing traffic studies and environmental issues. We can only hope the BOCC will wake up and realize what they are destroying cannot be put back and make strides to address traffic issues, overdevelopment and other factors killing the Keys.	11/2/2024 7:01 AM
224	Eco conscious balance of future preservation and environmental protection.	11/2/2024 7:00 AM
225	Previously the keys was a beautiful relaxing community now there are too many tourist. I don't feel safe any longer. The tourist or weekender disturb the environment. They come to the keys and throw trash on our streets and in our waterways without any regard to the environment. Stop advertising for tourist. There is too much traffic on the roads and waterways.	11/2/2024 6:42 AM
226	The community character of the Keys is the Venn diagram intersection of a tourist beachside economy, retirement community, and the homelife of those who work within those economies. The Keys are a desirable place to visit, live, and work as evidenced by the number of tourists; the predominance of the number of retirees; and the very low unemployment rate. This unique mélange of visitors and residents has developed a unique place where we have a wide choice	11/2/2024 4:51 AM

	of restaurants and nightlife, primarily water and tourist-based businesses, local / non-big-box store shopping, and mostly geriatric medical care. All of this is dependent on a mostly one-lane road called Route 1.	
227	Friendly laid back residents. Beautiful scenery.	11/2/2024 4:38 AM
228	People come for the beauty of the nature.	11/2/2024 12:26 AM
229	Laid back, cozy, warm neighbors	11/2/2024 12:23 AM
230	Nature, community, neighbors help each other. The keys are still a place you can get away from the hectic world	11/1/2024 10:32 PM
231	Great pride in taking care of one another and feeling of community.	11/1/2024 10:10 PM
232	It’s changing - too many airbnbs and not enough housing for full timers	11/1/2024 10:07 PM
233	We are all people who have come to the keys for our own reasons. Mine started 46 years ago when my new wife and I and 22 of our friends came to the keys for our honeymoon. We have been coming ever since, purchased a condo here on our 20th anniversary and and been here thru the hurricanes and recoveries ever since. The community is a major part of why I return. The keys are a special place we have to protect and help the to stay the resource that they are.	11/1/2024 9:17 PM
234	The community in the Keys is remarkable to me because of the friendliness, acceptance of everyone, and overall empathy and caring that the residents show to each other.	11/1/2024 7:34 PM
235	A small fishing village with close-knit neighbors.	11/1/2024 7:28 PM
236	Small town feel, local businesses, friendly people, beautiful views, clean water	11/1/2024 7:13 PM
237	Too crowded, too many outsiders.	11/1/2024 7:10 PM
238	Stop Building! Enough is enough!	11/1/2024 7:08 PM
239	This used to feel more like a small town. Now because of the flood of people coming here every weekend or for months every winter the place is becoming over crowded and traffic is a nightmare.	11/1/2024 6:03 PM
240	Love this town and feel we can’t support any more people!!!	11/1/2024 5:53 PM
241	I feel it is important to welcome our tourists with clean and friendly places to stay and play while assuring that the local residents are as minimally impacted as possible. After all, the only "industry" we have here is tourism and, like it or not, we need it. Our economy depends on it. We locals pay our taxes to live here and enjoy a certain quality of life. It is the County Commisioner's job to strike a balance. Stop building ANY new structures or allotting any new ROGO points.	11/1/2024 5:46 PM
242	The Florida Keys is an area of critical concern and habitat that's unlike any other in the US. We don't need to balance development with the perceived needs of everyone who wants to do business here. The Keys are an amazing place precisely because they aren't like anywhere else. The community feel here due to single lane traffic, slower speed limits, and preserved mangrove and other habitats is priceless. Literally, priceless. Do NOT destroy it and cave to developers. We need to recognize its inherent value just as it is. The Commission seems to have forgotten that ROGO was created for a very good reason. Don't think you know better than they did. Just say NO to more permits.	11/1/2024 5:31 PM
243	Residents share a strong sense of community and I’d like to see more emphasis on homesteaded residents than tourist rentals. Enforcing existing rental policies should be done but definitely is not	11/1/2024 5:05 PM
244	Small town, very close community. Safe and great to raise kids	11/1/2024 4:58 PM
245	Small town rural family community keeping tourists and vacationers in the concentrated urban islands.	11/1/2024 4:47 PM
246	Paradise	11/1/2024 4:34 PM
247	Relaxed, laid - back feel	11/1/2024 4:25 PM
248	Unique people & recreation.	11/1/2024 4:18 PM

249	Tourists and very hard working locals compose the majority of the community. Retired locals are forced out by lack of comprehensive health care.	11/1/2024 4:05 PM
250	Quirky, welcoming, Lazze-fare, old school southern town.	11/1/2024 3:48 PM
251	The current character in the upper keys is a drive through boatmart and racetrack. There is no character. The residential neighborhoods that still have trees offer some reprieve from the bustling ugly highway but are still ruined by commercial business noise and wandering traffic.	11/1/2024 3:31 PM
252	Residents doing their best to balance needs of modern society with living in harmony with nature.	11/1/2024 3:15 PM
253	Small town, friendly, neighborhoods. Relaxed atmosphere. Beautiful beaches and scenery. Good, honest people enjoying life.	11/1/2024 3:11 PM
254	Too much traffic and tourists. Environment is deteriorating!	11/1/2024 3:09 PM
255	It was laid back and local. Now, it commercialized.	11/1/2024 3:05 PM
256	Becoming overcrowded	11/1/2024 2:59 PM
257	Small town feel with a Caribbean vibe. People with money tend to ruin that vibe. Sense of community is also a sign of community character.	11/1/2024 2:48 PM
258	The Keys are composed of all types individuals, from the very wealthy retired part time individuals to the working families who struggle to make ends meet because of our high cost of living which includes housing, food , insurance and medical care. We cannot continue to call rental properties that charge $2500 a month and call it affordable housing. I have a rental that I rent way under what others charge so two people can still live here and enjoy a nice place to live. I have people who have been here for many years but are now being forced out because their rent has gone up 3 times in the last 18 months. Who is going to work our stores, wait on our tables, teach our kids and all the other jobs that our community requires to function without affordable housing. We need more than vacationers to support our community.	11/1/2024 2:42 PM
259	Slow paced, small town character.	11/1/2024 2:37 PM
260	The infrastructure hasn't changed so how is all the new construction allowed? You want people to evacuate? Widen the Create 4 lane roads. For more housing? Create a better sewage system. Address the problems at hand before you add more to it.	11/1/2024 2:30 PM
261	Old Florida charm	11/1/2024 2:08 PM
262	Small town feel	11/1/2024 2:06 PM
263	small town feel with too much traffic	11/1/2024 1:53 PM
264	Fishing, boating, outdoor activities, good food all in a relaxed stressless tropical environment.	11/1/2024 1:48 PM
265	Greed and misery. Ban vacation rentals. Triple tax second and non full time resident homes. Working people need normal homes, not affordable apartments, this is not eastern Europe. Or keep going this way, soon your workforce will be only drug addicts and Haitians	11/1/2024 1:47 PM
266	This is one of the most unique spots in America. It is being ruined by overdevelopment and vacation rentals. What we came What I moved here 30 yers ago is rapidly going away due to greed by both local and corporate interests.	11/1/2024 1:46 PM
267	Small town with great community	11/1/2024 1:42 PM
268	50% Shady 20% responsible & engaged 30% add nothing to the character	11/1/2024 1:40 PM
269	There is little to no community character left in the Keys. Overdevelopment and a focus on the tourist trade has detrimentally affected the quality of life in the Lower Keys. The County Commission and other governmental agencies should focus on protecting the environment.	11/1/2024 1:31 PM
270	There isn't enough affordable housing for local workers. 2nd homes have become vacation rentals instead of longterm rentals. We don't need more vacation rental homes.	11/1/2024 1:26 PM
271	Small town feel with nNO large developments. Scale should be consistent and hidden behind trees and NOT visible or built above it.	11/1/2024 1:23 PM
272	Tourism marketing that preaches a beautiful ecosystem and protects it fragile environment, but really sacrifices all of it to build and sell land to developers killing our ecosystem.	11/1/2024 1:20 PM

273	N/A	11/1/2024 1:13 PM
274	The entire Key Largo community, including Silver Shores where I live, is full of wonderful and friendly people. In my experience, the community is tight-knit and people dare always willing to help one another.	11/1/2024 1:02 PM
275	Welcoming and tolerant.	11/1/2024 12:58 PM
276	Live and let live, mind your own business.	11/1/2024 12:45 PM
277	Unfortunately, currently an over crowded, over touristed, place with a rapidly degrading environment due to over development.	11/1/2024 12:43 PM
278	Pass	11/1/2024 12:21 PM
279	The community character of the Florida Keys is great neighbors and great outdoor activities. I think the ROGO allocations in unincorporated Monroe County should go back to what it was prior to 2020 (about 124 ROGO allocations).	11/1/2024 12:10 PM
280	A clean environment where people can live peacefully and enjoy the beauty provided by nature without the disturbances and hostility found in heavy populated areas.	11/1/2024 12:10 PM
281	maintaining a safe, vibrant community that still has that keys charm, while utilizing technologies needed (modern amenities).	11/1/2024 11:43 AM
282	A beautiful area where few are lucky enough to vacation and even fewer are lucky enough to live.	11/1/2024 11:18 AM
283	We should be a little bit of everything and have lots of diversity whether it is in business, the make up of our population, the types of jobs and housing available to us through different stages in life. Hitching our wagon to doing things one way is never a good idea and democracy does without diversity.	11/1/2024 10:29 AM
284	Small town laid back different	11/1/2024 10:15 AM
285	We've lost much of our feeling of local community. I support tourism but we do not need more resorts, non-sustainable development, stress on infrastructure and other issues. While affordable workforce housing is important, I feel that the middle class - also a large part of our community and workforce finds it harder to live hear when our taxes keep increasing and low income housing affects middle class neighborhoods.	11/1/2024 9:55 AM
286	Small town feel with friendly , safe attitude.	11/1/2024 9:39 AM
287	quiet and rual	11/1/2024 9:30 AM
288	No need to answer this question as people live here for various reasons.	11/1/2024 8:41 AM
289	It's overdeveloped. Our county leaders have failed to take care of our environment. There should not be any more development, period. We should be working with what we have and manipulate the laws so more housing is available with what we already have. The idea of extending hurricane evacuation time is an example of how poorly the county government has planned. They obviously are blindly destroying our "sensitive " environment to over development. Stop the madness and take care of what we have left of the keys.	11/1/2024 8:33 AM
290	People come here for peace and quiet. Our ecoststem is fragile and people who live here enjoy it and want to keep it. No more development. There are too many airbnbs in neighborhoods.	11/1/2024 8:26 AM
291	Open/easy access to the explore the history, enjoy the clean and well maintained public spaces and the community who are very pleased and proud to live and work in it.	11/1/2024 8:23 AM
292	Destination vacation area	11/1/2024 8:08 AM
293	Safe comfortable small town living environment that lacks adequate medical care for Seniors	11/1/2024 7:47 AM
294	Small-town feel where you know everyone filled with laid-back people who care about the environment and love our weather and boating access.	11/1/2024 7:39 AM
295	slow and easy	11/1/2024 7:35 AM
296	The keys are a small town family friendly community. A Caribbean destination with the safety and security of still being in the United States.	11/1/2024 7:31 AM

297	In the lesser developed areas, there is a definite quality of Key's rural life that should not be lost to development	11/1/2024 6:43 AM
298	We were lied to as I moved here long ago under the knowledge of “area of critical concern” and now the politicians want to throw out the evacuation rules to propagate too much housing and traffic. We do not need more housing allocations.	11/1/2024 6:32 AM
299	We strive to support each other in tough times and value diversity.	11/1/2024 6:25 AM
300	Acceptance.	11/1/2024 6:07 AM
301	small, pretty, outdoors important, very friendly	11/1/2024 5:39 AM
302	Relaxed and comfortable.	10/31/2024 10:09 PM
303	Small town community for all of us who live here full time.	10/31/2024 9:48 PM
304	Small town - caring and relaxed	10/31/2024 8:58 PM
305	People that live in the community and have a positive attitude about daily life and care about each other and the environment and enjoy life and our natural surroundings. The way people help one another and contribute and supporting each other. Working hard and also making time to appreciate our delicate environment. Living where you can enjoy the sunrise, sunset and the sea surrounding us on all sides. Breathing fresh air and nature every day and enjoying the calm quiet evenings at the end of the day.	10/31/2024 6:46 PM
306	The florida keys should be protected sensitive environmental marine sanctuary	10/31/2024 5:38 PM
307	Small town with vacation density ebbs and flows	10/31/2024 5:28 PM
308	beautiful water	10/31/2024 4:34 PM
309	Sad that newcomers who came because love the Keys vibe but want it to be like where they come from.	10/31/2024 3:11 PM
310	Sleepy town but with art’s and entertainment. Beautiful scenery and clean ocean.	10/31/2024 2:47 PM
311	A small community of neighbors coexisting with the natural environment; laid back atmosphere without congestion.	10/31/2024 2:23 PM
312	A balanced population of working class families, retirees, and tourists. A feeling of retained exposure to historical communities and ethnicities in the region.	10/31/2024 1:39 PM
313	Not too many cruise ships or big ones. Less marijuana shops. Family owned businesses. Stop the rich from buying up long term rentals to turn them into vacation rentals and screwing the workers that we need desperately. Be harder on people renting short term without a transient. Too many rent whenever they want for as short as they want. The house cleaners in KW know who they are.	10/31/2024 1:30 PM
314	Most it has been ruined, quite frankly, and it’s offensive to ask people whose culture you stripped what they think is great about the empty plate they have in front of them. Character would be the access to waterfront, pools, and good food. Places for the kids to play 24/7 without fear of the cops kicking them out. There is no where for kids to be kids down here anymore unless they’re incredibly wealthy and their parents allow friends over. That is not community.	10/31/2024 12:56 PM
315	I have mine don’t let anyone else here. I think development needs to be slowed until the traffic situation is fixed. Like what is the real speed limit.	10/31/2024 12:53 PM
316	Today? Overcrowded, tourist driven, neighborhoods destroyed by weekly rentals, NO concern for property tax payers. In decline.	10/31/2024 12:42 PM
317	Like the small town feeling and the friendliness of the Keys. Like the way neighbors can be counted on in times of emergency’s to pitch in and help each other. Love the attitude of “your ok , I’m ok” and letting people be themselves and confirm to their own standards.	10/31/2024 12:17 PM
318	Slow, casual, friendly neighborhoods…	10/31/2024 12:03 PM
319	Overcrowded	10/31/2024 11:55 AM
320	slow and uncrowded	10/31/2024 11:46 AM

321	A fun tropical oasis with an historic connection to Old Florida mixed with modern amenities.	10/31/2024 11:17 AM
322	The Florida Keys residents have a relaxed view of how they want to spend their days. Most of us came from another part of the country and value that we can drive places easily, help our neighbors, live in a calm environment, and live in a clean well taken care of environment.	10/31/2024 10:14 AM
323	Relaxed, friendly, inviting. Everyone loves being here who is here and willing to sacrifice the immediate knowing we are on an island chain that is not attached to a huge metropolis.	10/31/2024 10:12 AM
324	Not Miami Beach.	10/31/2024 10:01 AM
325	clear water healthy air and to live in a community that cares more about the residents than money from tourists.	10/31/2024 8:08 AM
326	Corrupt politicians making jobs for braindead family members. And filling their friends pockets with money.	10/31/2024 7:53 AM
327	The beauty of nature enjoyed by all.	10/31/2024 7:49 AM
328	The characteristics of the Florida Keys include beautiful water, fresh air, fishing, access to nature and slow living. Those characteristics are being lost due to increased density, a very high cost of living, the advent of turning entire neighborhoods into ABNB wastelands, the necessity of local workers to hold 2-3 jobs in order to survive, the advent of global warming and increasing damage through flooding and wind damage. The driving force for these changes is greed and an unwillingness by elected officials to remember that they have been elected by the people that live here and not developers. The small town feeling of the Florida Keys has nearly been lost and it is a shame but building more homes for tourists is not the answer.	10/31/2024 6:07 AM
329	-	10/31/2024 1:56 AM
330	The Florida keys has always been a small town community feel. Every island has their own uniqueness and historical importance in the island chain. Regardless of development. Each island, city, community etc. has their own unique availability to our natural resources. Our natural resources has always been the draw that brings visitors and turned them into locals. And generational families always have some connection to the natural resource.	10/30/2024 10:15 PM
331	Unfortunately the keys are losing the charm they once had.There has been no regard for the environment in recent years. The quality of the waters have seen a deep decline because of unchecked development.	10/30/2024 10:01 PM
332	Taking life a little slower and caring for people and nature.	10/30/2024 9:32 PM
333	Changing too quickly due to extreme pressure on our politicians.	10/30/2024 8:51 PM
334	Small town	10/30/2024 8:00 PM
335	Tourist Trap! No feeling of community. Make more money, build monster stores and no concern for the locals that do not make enough money to live in these million-dollar homes. Sad... Miss those days of 20 years ago.	10/30/2024 7:30 PM
336	One island family.	10/30/2024 5:49 PM
337	A small community along a remarkable chain of islands— with a generous share of wealthy retirees/semi-retiree snowbirds here for climate, culture and tax shelter, a larger share of younger workers trying to make ends meet and have some fun, and an equal share of families (spanning all of the age and income brackets) trying to raise the next generation of happy and healthy baseball playing boaters. Tourists keep the financial pumps primed and the roads overcrowded for us all, but tourists are NOT a central reason why residents choose to live in the Keys full-time.	10/30/2024 3:27 PM
338	Community character hardly exists any more due to over development.	10/30/2024 2:40 PM
339	We cherish the small town, community character of Marathon and keys. Clear near shore and canal waters are contaminated. This causes us grave concerns. Safe hurricane evacuation has become a major concern. Increased density has eliminated the 24 hour evacuation standard. We fear gridlock and negative impact on community character due to potential 2000 ROGO increase in residential and commercial development. We strongly oppose the impact of increase density.	10/30/2024 2:11 PM
340	It is a small town atmosphere. I would like to keep it that way by encouraging local (small)	10/30/2024 2:09 PM

	business development. Big out of state corporations are coming in and making the cost of living here difficult with high prices and, unbending corporate policy.	
341	Relaxes, environment oriented	10/30/2024 1:01 PM
342	Over built, lost it’s character	10/30/2024 12:53 PM
343	Small town feel with community activities that support clean environment.	10/30/2024 12:45 PM
344	A uniquely vibrant and laid-back community. The island chain is a melting pot of cultures, with a strong sense of independence and resilience, shaped by the beautiful environment.	10/30/2024 11:31 AM
345	Maritime-oriented hard-working community, some areas tourism, other areas residential	10/30/2024 10:53 AM
346	No comment	10/30/2024 10:41 AM
347	x	10/30/2024 10:37 AM
348	The full time residents of the Florida Keys are a group of extremely similarly minded people spread over 100 miles. Wheter one is in Key Largo or Key West or anywhere between, we a great deal more alike than different. Most of us like the same things (nice people and beautiful environment) and dislike the same things (traffic and hurricanes).	10/30/2024 10:22 AM
349	it still has the small town feel, and yet all the necessities are available.	10/30/2024 9:51 AM
350	Key West is a live-and-let-live environment, with multiple cultures and incomes living together, which I love. Sadly, there are those money hoarders and have priced locals out of affordable housing and/or are not following the housing laws. There is an abundance of rentals renting by the week or days without permits.	10/30/2024 9:50 AM
351	The Keys community character is knowing the people of the community. Running into friends and neighbors at community events, the grocery store or	10/30/2024 9:50 AM
352	The feeling of living on an island and disconnecting from the mainland.	10/30/2024 9:47 AM
353	The Keys are like any other small town with the exception of stretching over such a long distance with the water on both sides. It is should NOT have a house on every lot. Otherwise, it is just like living in the Miami or so many other places. In regards to Question 8, yes we need better roads now just to handle those already here.	10/30/2024 9:45 AM
354	Live and let live	10/30/2024 9:41 AM
355	The whole Keys are and should be fishing villages. We/you should keep all development under 3 stories tall. The charatcter comes form local owned mom and pops business without the pressure of major chains dotting the roadway. Once the major chains come in ALL feel and character of the Keys is lost forever. Local municipalities should be offering grants/loans to local businessmen/women to open their businesses.	10/30/2024 9:39 AM
356	The character of the Keys was laid back and quiet, especially in the summer. We are a community where we all help each other when disaster or illness strikes. The county commission has now destroyed the Community's character, allowing overdevelopment without regard for our environment or Keys lifestyle. 3000 trucks per day can come to the Keys now—all the noise from construction day in and day out. Now, you want to build more? The Keys of old are gone, and sooner or later, so will the fishing and diving, and with that, the quest for the mighty dollar will end at the expense of our beautiful Island chain. Sad	10/30/2024 9:39 AM
357	I would like to believe we all care about the environment and quality of life issues that the islands of the Florida Keys afford but I feel too much emphasis is placed on the almighty dollar and we as a whole need to say enough is enough and focus on maintaining quality of life versus unending growth.	10/30/2024 9:25 AM
358	Couch	10/30/2024 9:09 AM
359	A welcoming environment that fulltime residents, tourist and parttime residents can enjoy. Health and safety for everyone needs to be a priority when considering any new developments, residential or commercial. More emphasis on affordable workforce housing needs to be a priority when considering growth.	10/30/2024 9:07 AM
360	At its core it’s a close knit community where people look out for each other and want to maintain the beauty of our surroundings. Additional development in the Keys threatens the ability of Keys residents to evacuate from the realities of increasing regularity of storms as	10/30/2024 8:45 AM

	well as stressing the overburdened infrastructure. I would encourage the Commission to limit additional development in the Keys.	
361	Been here since 1997 and have seen a drastic change to the Keys as local government has been bought out by developers and the charm of the Keys has been lost. It has turned totally into a developers paradise with no regard to our environment and the locals who have to live with the unbridled push for more hotels and resorts. It has lost the wonderful small town feel of the past.	10/30/2024 8:34 AM
362	The city used to be more cohesive. But you can still find that here you just have to search a little harder. We want to maintain that feeling as much as possible.	10/30/2024 8:16 AM
363	It is too crowded, and the green space is less than perfect.	10/30/2024 8:14 AM
364	Home	10/30/2024 8:04 AM
365	Friendly people who want to live in a safe and beautiful community. The residents care about the environment and they want to keep the 'charm' the Keys has to offer.	10/30/2024 7:57 AM
366	Tourism, water, recreation, and retirement	10/30/2024 7:09 AM
367	The community character has changed from "Keysey" to large scale resorts.	10/30/2024 7:03 AM
368	Priviledged, self absorbed and self centered	10/30/2024 6:15 AM
369	Small town togetherness	10/30/2024 5:23 AM
370	For the most part, it’s a close knit community with lifestyle and quality of life a priority. The opinions of said community are largely overlooked by corporate and political interests and subsequently the Keys have become over developed and the quality of life has been diminished. The quest for more.. never ends.	10/30/2024 5:07 AM
371	Keep a small town feel. Please do not overbuild and put more stress on the infrastructure. We do not need more large McMansions.	10/30/2024 1:01 AM
372	I feel the character varies a bit throughout the keys. A common thread is a laid back, easy going, relaxed atmosphere. They keys have become over developed and congested which has eroded some of that.	10/29/2024 10:40 PM
373	Small town, laid back, live and let live feel	10/29/2024 10:28 PM
374	Small town	10/29/2024 10:09 PM
375	the community character of the keys is varied throughout the keys, depending on where you are located. in key west it is the end of the road. a small town, with friendly people and places to go, that is affordable to live and work.	10/29/2024 9:43 PM
376	Caring community feel in the Keys. Relaxed pace, friendly people.	10/29/2024 9:23 PM
377	I love living in the Keys and have enjoyed and embraced the lifestyle for over forty years. While it still has a small town feel it has definitely changed and not necessarily for the better. Lately there’s been a lot of press regarding development and community disagreement with our local government officials. It doesn’t seem that the residents input is being taken seriously and I don’t believe that’s a constructive approach for our concerns. We all live here to enjoy everything that the Keys offer. The strain on the environment, which is very fragile needs to be taken seriously. I hope there is a reasonable consensus so we can get back to that small town feel.	10/29/2024 9:23 PM
378	No comment	10/29/2024 9:04 PM
379	In the lower keys the character is a friendly, semi-rural type of environment.	10/29/2024 9:03 PM
380	Small town feel no chain stores. Just local entrepreneurs	10/29/2024 8:52 PM
381	Snowbirds want to destroy our jobs and our way of life for their “quality of life.” FDOT’s lane closures for traffic calming are going to kill many of us.	10/29/2024 8:41 PM
382	Laid back island vibe.	10/29/2024 8:03 PM
383	Sadly I feel the community has been lost in Marathon. The uninhibited explosion of short term rentals has driven away nearly every person I knew before Irma. Always greed over community here now. Urban-style housing projects with income guidelines that don’t fit the community are	10/29/2024 7:52 PM

	absolutely not what we needed in Coco Plum."Affordable" housing is currently being built that no one will want to live in. Disgusting monstrosities.	
384	It used to be a very chill island vibe fishing village feel. Today it's a fast paced (for an island) commercial resort leaning tourist trap with its charm, pristine waters and shores as well as marine life fading into our rear view mirrors. At the rate of the resort building activity's we've seen in the last ten years the island vibe will no longer be something we feel but can only reminisce about as we age. I think we already have enough buildings especially vacant ones on our islands. As far as residential building goes I'm against any more residential homes that want to be built unless there is a restrictive window requirement of not being allowed to qualify for a vacation rental license for multiple years. I'm of the opinion that we've spoken of a building moratorium as of 2023/2024 and if there isn't an active permit on these said properties the ad valor um taxes should be focused on buying these lots voluntarily or by eminent domain to protect against the human pressures that are destroying or island chains. If we allow building it should be for affordable housing that is for sale at cost to qualified buyers in restrictive financial brackets or long term affordable rent restriction housing with no possibility of being a vacation rental ever. The city and county should be required to use a certain % of the advolorum taxes to obtain property and create these solutions. Real affordable housing in line with median wages in the keys or create non buildable preservation areas. I'm 62 and have been coming to or living in the keys since 1984. I'm fine others cannot afford to live here on the wages payed here. Maybe mandate a higher minimum wage in the keys. Yes I know everything will go up some. It's basic math. We've gotta start somewhere and protecting our allocations until we've really studied the effects of our decision's should be a priority without the good ol boy club just giving them up to there buddies or the person that slides them some cash on the back side. This town has had plenty of shady deal allegations so it's critical that the public is overly informed. Peace!	10/29/2024 7:24 PM
385	It is a close nit community, we have most of the services we need. In order to travel to different keys we need to curtail development for our health & quality of life.	10/29/2024 7:21 PM
386	as a full time resident, I love that I see people I know everywhere. I love the community offerings like the activities at the parks, the library, and elsewhere.	10/29/2024 7:00 PM
387	Political corruption at the city, county, and utility level destroy the local community character. I feel sick to say I live here.	10/29/2024 6:45 PM
388	The character of the Keys is all circled around our waters and the Environment. The current overbuilding is killing the reef or fish and our way of life.	10/29/2024 6:35 PM
389	Was: great fishing, great diving, great camaraderie. Is: mediocre fishing, lousy diving, great camaraderie. At the rate we are going: no fishing, no diving, no camaraderie. There are already too many people and to much pressure on our fragile environment and the developers want more. Renters and part timers do not care that this is a Marine Sanctuary.	10/29/2024 6:33 PM
390	People working together to enhance our responsible enjoyment of the local environment.	10/29/2024 6:28 PM
391	The natural environment coupled with the laid back island vibe is what brings people to the Keys....both locals and tourists. These are being destroyed by overdevelopment and environmentally insensitive development. We need to focus on protecting the environment, building proper infrastructure for sewer, water, transportation and employee housing. Once that is accomplished we can support further controlled development with proper regulation of environmental impact.	10/29/2024 6:08 PM
392	Gorgeous island life style, with warm weather and green foliage and flowers year round. Access to water activities and abundant fresh seafood.	10/29/2024 6:05 PM
393	Small town feel in the summer months, locals know, respect and help each other. That changes a bit once the snowbirds come down. Florida Keys permanent residents should have priority over any transient resident specially when ROGO is concerned with residential and business. We locals need to protect our environment from mass migrations of people which come here to the Keys temporary and do not feel the full effect of negative impacts as locals do.	10/29/2024 6:01 PM
394	Beautiful environment	10/29/2024 6:00 PM
395	Florida Keys provides a family friendly atmosphere for individuals and families to live life to the fullest. There are plenty of places to enjoy our ocean, gulf and waterfront. I would like another opportunity for Golf, but would rather we concentrate on providing a safe, available habitat for	10/29/2024 5:57 PM

	all those that would like to live and contribute to life in the Keys, rather than a bunch of "got mine'ers" wanting to keep people and development out. A prime example in the proposed Publix in Tavernier, which really needs the grocery store but is being opposed by many of the people that really need it.	
396	Overdeveloped	10/29/2024 5:51 PM
397	Knowing your neighbors and others on your block, helping one another alongside healthy relationships. A lack of a “rush hour”, availability of goods and services at a reasonable price and within a reasonable time. People looking out for one another and a “actual” small town feeling. Long term, generational residence. Knowing the store clerk, mechanic, doctor, police officer on a first name basis. Community pride and equality. Beautiful and clean ecosystems, on waterways and on land. Lack of development and urban sprawl. Eco conscious residents.	10/29/2024 5:50 PM
398	Laid back tropical paradise. None of the city hustle bustle. Ma and Pa businesses with very few corporate entities. Just enough for the convenience of the residents	10/29/2024 5:45 PM
399	The One Human Family motto embodies our character. A small town that isn't beholden to big corporate interests and that helps local mom and pop shops and local workers. A place that values our history and historic district and a Key West where one can get around without having to own a car. A place that continues to embrace those that are artistic and different. A community that protects our environment and doesn't have mainland values. In fact, Slow Down - Its not the mainland also embodies that character. ROGO/BPAS should only be in downtown Key West where people wouldn't need cars to get around.	10/29/2024 5:45 PM
400	Water/history oriented.	10/29/2024 5:36 PM
401	Living an environmental conscious life, enjoying the waters. Island-style shopping and restaurants/bars, reasonable tourism. Being able to get to and leave the Keys in an acceptable driving time.	10/29/2024 5:31 PM
402	Now has become a housing rental and large hotel room rental community. Clearly not what it was like when I first came in 1968. What a shame. Larger highways leed to more development	10/29/2024 5:28 PM
403	Relaxed Caribbean feel	10/29/2024 5:26 PM
404	Home of the rich. Over the years lower and some middle income and workers have been forced to move out of the keys. Even adults who were born and raised in the keys. If there is such a concern about evacuation make it 48 hours, widen the roads as mentioned in this survey. I think the people or committees that have been blocking people from getting permits to build on their own their properties are breaking the law and not following the Constitution of America. How would you feel if it happened to you. To get a building permit the county extorts people to buy other property to donate. I know people who have died waiting for a permit and/or have had to spend tons of money to have attorneys fight for the right to build. Well for the mid to lower income people they don't have the money for attorneys so they have to give up their properties and their dream. When the Keys were first plated those lots were sold with the intent to be built on why was those rights taken away?	10/29/2024 5:17 PM
405	I see a lot of corruption with my eyes. Very sad.	10/29/2024 5:09 PM
406	a unique area of bueaty of land and water but big money is taking over.and runing it so one of thes day people will stop coming because what they came fore is no longer here,people cant see the future because of the big money	10/29/2024 5:07 PM
407	Tourists dominate and drive the Keys. Their needs and demands drive up costs for us living here. Limiting tourist beds would reduce pressure on future local inflation. Add beds where needed, for the service workers that are vital to our economy, but cannot afford decent housing locally	10/29/2024 5:06 PM
408	Open supportive	10/29/2024 5:04 PM
409	It is changing unfortunately not for the better. People are unable to afford to live here because of high property taxes, cost of hurricanes and now requirement for flood insurance. There are 9 houses for sale on just my street and all are people leaving because they can’t afford to live here.	10/29/2024 4:57 PM
410	Tourists Vacation rentals	10/29/2024 4:52 PM
411	As a Full time resident of the Keys what it is to me is Small Town America.	10/29/2024 4:51 PM

412	Living and socializing in open air coastal community.	10/29/2024 4:50 PM
413	It doesn't have much of a "community " character anymore more. It feels overdeveloped and crowded.	10/29/2024 4:49 PM
414	Slow the growth zero growth next 5 years	10/29/2024 4:48 PM
415	We are in a deficit of affordable homes for people who live and work in the Keys. We are a favored destination, but will only stay that way if we can properly serve the #s of residents and visitors we already have. More homes will exacerbate these problems, especially in the Lower Keys & Key West. Those who bought a lot since 1992 KNEW the risk they may not be granted ROGO before the allotment was reached. It makes no sense the County would be on the hook for any individual's risky investment.	10/29/2024 4:48 PM
416	Small, laid back, committed to preserving the environment and actively protecting our resources such as corals, marine creatures, deer and native vegetation.	10/29/2024 4:46 PM
417	Outdoor informal atmosphere	10/29/2024 4:41 PM
418	We have already lost the keyzze feel. Don't need anymore development unless traffic problem is solved.	10/29/2024 4:40 PM
419	I grew up in central Florida. The keys are similar to life in that area during the 70s. For the most part people are friendly and helpful. I grew up in a neighborhood lived in a subdivision and now I'm back living in a neighborhood.	10/29/2024 4:33 PM
420	We need a monorail system with frequent stop and usage to divert the US 1 traffic that was designed to increase speed to Key West during the WWI and II years. The canals are dirty and the run off is not just killing the beauty of our waters but the entire reason for they Keys residents and visitors. There are too many vacation homes which kill off the small town feeling or the keys , not enough public access to the water, and public spaces for cultural activities. Many places could be converted to apartments if we had rail - there would be less need for cars. AND, the commercial rent to start a business must come down with housing rentals. Reduce VRBOs etc. Then the work force housing will be better. No tourist goes without a house but locals do - that's the issue.	10/29/2024 4:28 PM
421	Small towns with their own personalities that thrive on "the good life" -- clean air, water, environment in a relaxed, non-stressed environment.	10/29/2024 4:27 PM
422	Small town island lifestyle	10/29/2024 4:24 PM
423	It was a small town but has become a play ground for people that are not residence. It needs to return to a residential community. Reduce the tourist oriented businesses.	10/29/2024 4:24 PM
424	Nothing to say	10/29/2024 4:19 PM
425	Rural with non-intensive commercial	10/29/2024 4:15 PM
426	Laid back small resort town that caters to locals and tourists without turning into Marko Island. High rises would destroy the Keys	10/29/2024 4:15 PM
427	Mostly the diversity of people - which is dwindling due to high cost of living (and lack of places that rent to locals), a community that is very generous and helps one another, welcoming, beautiful, fun, accepting(mostly), With all the goodness- I think there is an underlying frustration & stress of those truly trying to make it here.	10/29/2024 4:12 PM
428	We are losing our small town feel and damaging our ecologically sensitive area with growth.	10/29/2024 4:05 PM
429	Water access, resources and quality	10/29/2024 3:54 PM
430	A tourist trap where tourists come and negatively affect the quality of life for the residents.	10/29/2024 3:52 PM
431	Old time small town conch life	10/29/2024 3:50 PM
432	Na	10/29/2024 3:49 PM
433	Everyone has a dismal sad sense they we don't have control over the development.	10/29/2024 3:48 PM
434	Live and let live. Most people here just want to enjoy life and do not want to be caught up in political, religious or cultural wars/arguments.	10/29/2024 3:12 PM
435	Small town charm with a focus on preserving the environment and natural characteristics of	10/29/2024 3:10 PM

	the the keys.	
436	A safe and secure location with great weather and most desirable place to live.	10/29/2024 3:06 PM
437	safe, small-town, where everyone is invested in the beauty and sustainability of the local environment.	10/29/2024 2:13 PM
438	It’s not what it used to be. There’s way too much traffic on the highway and on the water.	10/29/2024 1:03 PM
439	It's a small town, family friendly community that has managed to avoid many of the problems big cities are currently facing (traffic, crime, etc). We have the power as a community to control and keep that small town charm feel by making smart decisions in terms of growth.	10/29/2024 12:51 PM
440	Islamorada and Key West still resemble the Florida Keys Lifestyle with green walking and Bicycle space, small town feel and Village character. Marathon and Key Largo are not like that any longer with lots of Lanes for traffic and new Construction that has zero visual quality .	10/29/2024 12:40 PM
441	There is no "community" feel. Developers and builders have taken over, making our communities non-existent except for those few of us left in Old Town Key West. Changing of codes has allowed for McMansions that makes it impossible for anyone to afford not to mention the houses are only good for vacation rentals.	10/29/2024 12:39 PM
442	The community character of the Florida Keys is it's very own nature. We are destroying it with all of these developments. Enough is enough. This entire survey barely has anything to do with the root of the problem. We need to STOP over developing this county. Creating more housing that the very same residents cannot afford and allowing ROGO points for outside investors to put more rentals. We need to prioritize our county in by repairing its natural beauty, which is completely destroyed by visitors. Then work on housing full time residents, then part-timers. This is just absolutely ridiculous.	10/29/2024 11:24 AM
443	I feel that it has become a resort town catering to tourists and their money. I feel like the county doesn't care about the regular citizens. We are out of room and continuous building is causing flooding and traffic issues.	10/29/2024 11:22 AM
444	The Florida Keys are unique because of the small-town feel. The Keys are the people, and I feel the locals are what matter. Generations have lived here, and it seems as if this area is losing its culture due to the influx of non-local entities. Monroe County consists of 60% of the homes being secondary. The Keys have gone completely bonkers over the almighty dollar bill and enough is enough. If this thought process is continued, who will take care of its tourist economy because average people will not be able to live here.	10/29/2024 11:13 AM
445	Key West is a melting pot of diverse people with one common goal, peace and tranquility. In the quality of life choices, I would love to see streets that do not have potholes, sidewalks that are not cracked and a center of commerce (Duval) that is not riddled with tshirt shops that have perverse merchandise in their windows. I would love a City Government that would not allow for these store fronts to be filthy and look abandoned. A limit to how many "Pot" and paraphernalia stores would be nice. I would also welcome a City Government that takes care of it's neighborhoods outside of "Duval St".	10/29/2024 11:04 AM
446	THIS HAS NOTHING TO DO WITH HOW MANY ROGO UNIT WE SHOULD ACCEPT.	10/29/2024 10:58 AM
447	I feel that we are losing the community character of the Florida Keys. Too many decisions are being made to try and change the Keys into something it never was. We don't need it to feel like Miami or mainland FL. We need to protect the Keys and the citizens of the Keys. Too much influence is be put on "growing" the Keys and not enough on conserving it.	10/29/2024 10:36 AM
448	The community character here in the Florida Keys is that our environment is doing well which defines our economy. This helps our tourism by alot	10/29/2024 10:34 AM
449	More traffic, more construction, more trash along the roads. A Miami TV network promotes, 'Don't Trash Our Treasure'. I feel that message fails to reach the Keys. Visit a construction site and see the trash littered at and near the site. Take a close look at where weekenders are modifying shorelines to give themselves more water access space. When they leave, see how much trash is left behind littering the area eventually finding its way into our oceans. So my thoughts on ROGO/BPAS, enough. A limit was set by the State, abide by that limit. No more allocations.	10/29/2024 8:27 AM
450	Small town friendly people	10/29/2024 8:22 AM

451	Local color, music, and flavor. Diving and fishing opportunities	10/29/2024 7:33 AM
452	Right now the keys seem to be heading into how much money we can gain through development by large corps. Stop it!!! Let the keys stay quaint and serene, the waters are dying because of crazy visitors.	10/29/2024 7:24 AM
453	The keys have grown dramatically, but it is important that they retain a keys culture, unlike any found anywhere else in the US. More like a better developed Caribbean island. Healthcare, traffic, and culture are important to the quality of life.	10/28/2024 9:54 PM
454	Very disappointed in the ability of our county commissioners to oversee what's going on in Monroe County!!! No control over trauma star and the TDC. Very disappointing!!!	10/28/2024 9:21 PM
455	To me, the community character is the different demographics of people that makes up the Florida Keys. Some of them living here for decades, Many of them finally achieving their lifelong dream. This needs to continue to be a place that doesn't become too expensive to Price most of these people out of the area. I came here for a small town experience. Not an overbuilt city feel. Yet it seems, the keys are pushing out the middle class. They are choosing tourism and you and United Nations Agendas just so they can capitalize on the funding. All under the guise Of coral restoration without telling us what they are committing us to. The BOCC is corrupt.	10/28/2024 9:08 PM
456	Each island is unique with its own distinct flavor and flair, with a safe small home town feeling that is the essence of the Florida Keys.	10/28/2024 8:36 PM
457	We are beyond capacity.	10/28/2024 8:35 PM
458	Laid back, friendly, crime free, is what I wish the Keys still was. Unfortunately, the Keys are rapidly losing its charm with the influx of mega money and over development.	10/28/2024 8:22 PM
459	Wealthy conservative second home owners have forced out the live and let live bohemian life style without care for class in society of the keys.	10/28/2024 7:45 PM
460	I would like to keep to the current Rogo laws and continue to cap housing and protect what we have Yeah	10/28/2024 7:27 PM
461	trying to maintain small town feel in spite of overwhelming tourist traffic. Airport should not be expanded and flights should be limited into key west	10/28/2024 3:36 PM
462	Clean living within our sensitive environmental treasures by supporting initiatives that stress environmentally friendly business practices. Maintaining the small town character by encouraging small local businesses through incentives or less costly regulations. Versus chain or franchised business where the profits leave the Keys.	10/28/2024 1:32 PM
463	The community character is increasingly described by racism/apartheid. Those who have the vote and have money are more in control than almost any place in the country. The Keys is a defacto sunset community where all unwanted individuals are promptly escorted out of Monroe County on buses paid for by Miami-Dade County. There is a caste system in place with rich, full-time resident retirees being the Brahmans, and with the Miami-Dade County penniless residents that leave their Florida City Wal-mart waste on The Fills being the pariahs. Many other castes fill the gaps. It's truly a condition unprecedented in the USA post-Civil Rights Act Era.	10/28/2024 8:39 AM
464	Survivalism in paradise! Between the cost of housing, food, gasoline, environmental factors, lack of goods and services, and lack of professional medical care the citizens sublimely fight to be able to live here. An increase in illegal immigrants living - and working illegally - amongst the Keys makes it that much harder.	10/28/2024 8:30 AM
465	Life is great in the off season but traffic and crowds are horrible during the December to May period.	10/28/2024 7:32 AM
466	Small town, everyone helps each other out.	10/28/2024 7:25 AM
467	The community character differs depending on the geographical area-lower, middle, upper keys. The lower keys/Key West currently feels congested, unclean, and franchised, however, you can still find unique pockets of quaint boutiques, authentic restaurants, a lovely bookstores. We are less familiar with the community character of the middle/upper keys. There is a lot of highway traffic in Islamorada. Please consider the frequency of rapidly intensifying	10/28/2024 1:35 AM

	hurricanes as well as the lack of readily available resources immediately post-disaster. Recovery starts local!.	
468	Accepting safe and beautiful place to live that is overrun with too many visitors stressing our resources, locals who can't afford to live here, insurance prices that are crazy, and kind great people	10/27/2024 11:42 PM
469	Scenic, friendly and freeing	10/27/2024 9:15 PM
470	The are normally viewed as island living. Kind of small town feel for locals except when the snow birds arrive.	10/27/2024 6:49 PM
471	I feel that it has a small town feel and is a calm inviting environment.	10/27/2024 5:29 PM
472	Small town feel and not over built. We need to stay safe and be able to evacuate. Do NOT allow any more building.	10/27/2024 4:31 PM
473	One Human Family where we respectfully help one another, say good morning to strangers, and mind our own damn business.	10/27/2024 3:07 PM
474	Restore and maintain the natural beauty God gave us in our waters and on land!!! Too many people cause problem with all aspects of life…more is not always the best answer!!!	10/27/2024 11:43 AM
475	Fun loving community	10/27/2024 10:02 AM
476	Small town feel where people are accepted for who they are and cared about. We have started as a community of creative, passionate rejects looking for a home. Here we are family living in paradise. A paradise that is rapidly changing from too many people. What we have is non-sustainable and the environment is being destroyed because of it.	10/27/2024 9:21 AM
477	The Keys offer a laid back atmosphere that is enjoyable, yet I sense an undercurrent of anti-growth sentiment that is short-sighted in my opinion. A balance CAN be found to provide good growth. Viewpoints from non-natives could be helpful regarding "lessons learned" elsewhere, though, regrettably, I sense natives won't want that. I do think local leaders do an exceptional job trying to inform the public. It's hard to break through the clutter of information these days.	10/27/2024 9:12 AM
478	Small town with very limited short term rentals	10/27/2024 7:32 AM
479	The keys are already overdeveloped. We need to stop selling out to developers. Changing the hurricane evacuation plan based on the highest bidder is politics as usual. Time for the residents to take back control!	10/26/2024 9:56 PM
480	Small town feel, neighbors helping neighbors, public areas where we can connect	10/26/2024 9:51 PM
481	Laid back, friendly people who work and live together in this great place. We love the water and its easy access. It's why we stay here. We like our quick trips for food be it from the grocery or restaurant. I think our schools and most communities are great. Our library is awesome. We have a mixture of fancy communities/restaurants/resorts and the small, older places that make up the Keys character. We don't want the Miami traffic. We like our safety here and relaxed atmosphere here.	10/26/2024 7:56 PM
482	Laid back, small town feel. Safe environment. NOT MIAMI.	10/26/2024 6:38 PM
483	small fishing village	10/26/2024 4:50 PM
484	The character of Islamorada that drew us here is the small town flavor and beautiful ocean and vegetation. We feel it is our little patch of heaven. Do not want to see chain stores or more resorts.	10/26/2024 4:50 PM
485	It needs to feel like island life. If you keep allowing short term rentals you are going to ruin the Florida Keys	10/26/2024 4:34 PM
486	Small town, good people, sportfishing, boating, commercial fishing	10/26/2024 4:22 PM
487	Laid-back, small town environment of concerned and caring residents and unique amenities because we're living on islands	10/26/2024 3:43 PM
488	There is none anymore!	10/26/2024 2:46 PM
489	When I moved here in 1992, the keys were very different. AT least then we had some months where we could get out on the et out on the roads. Now its nearly impossible so I never go	10/26/2024 2:35 PM

	anywhere on weekends because of traffic. And with all the construction going on in Homestead, you can forget the 24 hour evacuation time. Once you hit the mainland and all the new houses going up at the top of the keys, you can forget leaving. Our commissioners are not thinking of anything but themselves . They are not considering our water already has slower pressure because of more people.	
490	Laid back /relaxed recreational based community	10/26/2024 2:35 PM
491	It varies by area. Key west is its own universe. Key Largo is overly commercialized and a little too tacky. Islamorada is probably the nicest of the Upper Keys. It's highly residential due to the schools hospital etc. heavy locally owned businesses. Although the chains are encroaching what with Marriott acquiringpostage Stamp. Even Island Grill became a little too corporate after rebuilding. We moved here and not Key Biscayne for a reason.	10/26/2024 2:31 PM
492	The community is a nice mix of working class and retirees. Everyone is very supportive of each other	10/26/2024 2:20 PM
493	It's a great place to live. The problem are vacation rentals. Building single family homes for workforce housing or for people that will live here either full or part time is OK. Allowing vacation rentals is what creates an overcrowded and less island feel to the Keys.	10/26/2024 2:09 PM
494	A small town friendly chain of Keys full of residents and visitors whose priority is preserving unique environment of terrestrial and marine life. Local businesses and neighborly courtesy that welcome people from around the globe. Relaxed nature oriented vibe that is unpretentious. Elected officials whose top priority is the safety and health of the residents.	10/26/2024 11:52 AM
495	Small town feel, year-round water recreation	10/26/2024 9:12 AM
496	the Keys are on the verge of becoming an over populated mess. Too much building is overcrowding and over burdening the infrastructure. Traffic has become like a big city with small town roads, a real mess!	10/26/2024 9:09 AM
497	One Human Family	10/26/2024 8:59 AM
498	Community Character must reflect a tranquil and peaceful location, as advertised in the theme that has been projected as a Place offering Paradise to said seekers...	10/26/2024 8:40 AM
499	It was a unique place to live. Today, not so much. Too much building. It has lost its small town vibe.	10/26/2024 8:12 AM
500	Island community	10/26/2024 8:00 AM
501	SMALL TOWN FEEL. NEIGHBOR HELPING NEIGHBOR	10/26/2024 7:58 AM
502	Beautiful waters, safe and driveable highways, and mom-and-pop restaurants and businesses. Clean and safe access to the waterways with convenient access points. Fishing as the primary recreation.	10/26/2024 7:06 AM
503	Relaxing paradise.	10/26/2024 12:08 AM
504	It has changed drastically. We have been coming here and owned our home for 30 + years. The neighborhoods are no longer neighbors. They are renters, there is minimal community character. It is dying with the reefs. The traffic, the lines at restaurants and at the grocery stores are out of control and the lack of workers due to the high cost of living makes the problem even more aggravating. It seems like the keys have become Disney land and I am afraid we will destroy the environment and natural habitat that drives the reason people come to the keys.	10/25/2024 9:13 PM
505	Small town, rural.	10/25/2024 8:22 PM
506	The Keys have changed faster with overdevelopment than our little fragile Island change can handle. King rides, regular storms AND Hurricanes are getting worse and more frequent. I support a MORITORIUM on building. Let's preserve what ever is left of natural landscapes and make them preserves. Turn half empty strip malls into employee housing. Thank you for listening.	10/25/2024 6:09 PM
507	Small town, neighborly	10/25/2024 5:40 PM
508	It was a small town feel. But now it seems it is turning into a redort for tourists. Lop	10/25/2024 5:39 PM
509	We are losing the community feel. Long time residents are trying to keep that old-time, close -	10/25/2024 5:00 PM

	knit community alive. The daily onslaught that overwhelms us doesn't respect what we have enjoyed and called home. Our infrastructure CANNOT handle this. Can't even reasonably travel or get ON the highway. We depend on tourism but its out of hand. Need to somehow control the numbers. Put a toll at the head of the stretch.	
510	Open and taking care of the little piece of heaven we all enjoy.	10/25/2024 4:55 PM
511	Low key. Friendly.	10/25/2024 4:50 PM
512	the small town feeling with traffic being a problem.We have fresh air and water views close by.	10/25/2024 4:28 PM
513	A little disjointed. People are kind to one another but more of a community feel would be nice.	10/25/2024 4:23 PM
514	The Keys are a small piece of paradise that I worry will be destroyed by over development. Traffic is already out of control and it’s clear our fragile infrastructure cannot handle it. I also worry about our precious environment and wildlife. I hope whatever decision is made that it takes into account all these factors and does not cave to greedy developers.	10/25/2024 4:18 PM
515	I've lived here my entire life. It clearly has changed drastically in those 52 years. The amount of building in places I knew could never be built on until now is scary to me. The number of vacation rentals in the middle Keys are out of control with no cap. Making it less less affordable to live in this part of the Keys and having exponential impact on the ecosystem surrounding the keys with multiple boats at one vacation rental at the same time something needs to be done to control the number of people here at any given time as The quality of life has diminished with these issues	10/25/2024 3:44 PM
516	Friendliness of the Keys community.	10/25/2024 3:39 PM
517	It's is overpopulated at this time	10/25/2024 3:26 PM
518	Key Largo boasts a vibrant community character shaped by its love for outdoor activities and environmental awareness. Residents engage in snorkeling, diving, and fishing, all while being surrounded by the stunning marine ecosystems of the Florida Keys National Marine Sanctuary. This commitment to conservation reflects the community's passion for preserving their natural paradise. Additionally, the growing arts scene, highlighted by local galleries and cultural festivals, showcases the creative spirit of the area, enriching the lives of both residents and visitors alike.	10/25/2024 3:14 PM
519	Relaxed environment to enjoy the beauty of the Florida Keys!	10/25/2024 3:03 PM
520	A once paradise has turned into a vaste destructive wasteland. Over construction, over fishing, over destructive diving, Lobster Mini Season, Golf courses, grass fed by fertilizers, Septic Tanks replaced too late. Killed our reefs along with NOAA sanctuary negligence in governess.	10/25/2024 3:01 PM
521	Slow paced small town.	10/25/2024 2:58 PM
522	Love it	10/25/2024 2:49 PM
523	The "community" feels like a bunch of resorts and upscale retail that bulldozed the local businesses and affordable, Keysy businesses.	10/25/2024 2:40 PM
524	I think the charm of the old keys has been lost. To much traffic, to many resorts, to many people but not enough to work in the businesses. Any new growth should be single family homes , for people who work here to live, not huge mansions or resorts. To be able, again, to drive down US 1, enjoy the scenery, stop to visit the ocean/bay and have food at local or ma and pa eateries, seems to be gone. Greeed has taken over keys life.	10/25/2024 2:38 PM
525	Free to move about and fresh air	10/25/2024 2:34 PM
526	Caring and friendly	10/25/2024 2:34 PM
527	Liberally and artistically oriented community. Minimal development, retaining holes, town historical feeling of Key West O	10/25/2024 2:04 PM
528	Is mixed, in my opinion, unfortunately due to the very expensive cost of living many people have left and the neighborhood community feeling has been dissapearing	10/25/2024 1:52 PM
529	Aside from Key West, a largely rural area containing several small towns with an economy largely based on tourism and water related activities.	10/25/2024 1:42 PM

530	The Leys are unique as are most land end areas. The overflow of seasonal and weekend visitors who only have their good time in mind is not what the Keys used to be. Oppose more building.	10/25/2024 1:29 PM
531	Pleasent But lacking in Available of shopping and often Medical needs	10/25/2024 1:20 PM
532	Small home town with beautiful ocean environment.	10/25/2024 1:11 PM
533	The Keys USED TO BE quaint and KEYZIE but has changes EXTREMELY over the last years - sad! MONEY shouldn't pass up a LOCAL on getting permits for building - Double SAD!! Keep our local families so that they can afford to STAY & WORK here!!	10/25/2024 1:03 PM
534	Real community where people smile and say hello to each other, where shop keepers know your face or even your name, where you fee safe when you go out at night, where there aren't long lines when you want to go to a movie or the theater, where driving isn't a hassle because of overcrowded roads.	10/25/2024 12:26 PM
535	The keys were small communities with neighbors. Now there are not neighbors, just endless weekly renters.	10/25/2024 11:45 AM
536	Small town atmosphere in Paradise, or should I say that's what I would like it to be. Unfortunately, with the traffic, the damage to our ecosystem, the blatant disregard to environmental health of the Keys it has become a stressful environment.	10/25/2024 11:17 AM
537	A community of people who care about the Keys and want to protect it's fragile ecosystems. Who feel that the dollar has become more important than the quality of life or the damage being done to the Keys. Who feel it shouldn't take a half hour or more to go 7 miles bumper to bumper traffic to run your errands. Who feel ignored as residents. We are the collateral damage.	10/25/2024 10:54 AM
538	The community character in the Florida Keys to me should be a lay back and enjoyable environment where you can live stress free or to a minumum level life.	10/25/2024 10:47 AM
539	lived here most of my life, losing the small town feel, to many day trippers, no respect for the keys. Still has some of that small town feeling but I feel in a few more years, that will be gone.	10/25/2024 10:27 AM
540	I've been going to the keys since I was a young boy. My father owned 3 different properties in Tavernier and some of my best memories as a child were in the keys. I now own property in Key Largo and the community character has always been the same as a small-town community with neighbors helping neighbors when they need it. I love that about the keys for me it's always a great place for my family to meet and spend quality time together.	10/25/2024 10:01 AM
541	Florida Keys has lost its character. Now just a extension of Miami Dade	10/25/2024 9:40 AM
542	Friendly atmosphere in the locally owned businesses and restaurants.	10/25/2024 9:35 AM
543	Small town feel with unsustainable traffic that will negatively impact quality of life in the Keys	10/25/2024 9:00 AM
544	A small town feel with beautiful natural spaces including the water. Friendly people willing to give a hand regardless of the situation. A community that will band together for anything they feel is important... to help protect our precious resources, to collect money in order to help a sick friend, to celebrate a life. Unfortunately I see this slowly disappearing.	10/25/2024 8:55 AM
545	I think that the essence of community is gone. Too many rentals. I do not have a non weekly rental neighbor for 8 houses on either side of me.	10/25/2024 8:38 AM
546	Small town feel, pleasant people, beautiful scenery and natire, a world away from the disgusting and over populated crime filled Miami DADE that unfortunately neighbors the keys.	10/25/2024 8:14 AM
547	The Keys should have the island feel of a small town with limited growth so that people enjoy living here. The Keys are turning into a mini Miami or a Hamptons of the south with more development than the land and environment can handle. People came here because of the way it used to be but greed and development is the virus that will destroy a once beautiful and peaceful existance.	10/25/2024 7:08 AM
548	Small feel community serving the commercial fishing, retirement and tourism industry.	10/25/2024 6:37 AM
549	Paradise lost	10/25/2024 12:33 AM
550	Open space, low buildings, walkable neighborhoods where we have permanent neighbors.	10/24/2024 10:11 PM

551	small town welcoming community vibe	10/24/2024 10:07 PM
552	Small town feel / local community	10/24/2024 10:04 PM
553	The small town charm was but that is changing. I hate to loose that with all the development.	10/24/2024 9:47 PM
554	Self centered, low intelligence, cliques, unqualified planners and over governed! Unsafe US1 crossing for pedestrians, cyclists and automotives. One good accident during an evacuation would severely negatively effect evacuation duration!	10/24/2024 9:24 PM
555	Respect for the history, residents, and the unique culture of the Keys that can be saved from the relentless onslaught of the stain of tourism. We're full, we're done. No more growth. Period. Another terribly designed survey, a push poll barely masquerading as an objective capture of information. Question 6 is an affront. Who are you to select the items on this list. Who are you to limit my response to this question? Shame, shame, shame.	10/24/2024 9:20 PM
556	The people (nice, not the miscreants), the scenery, and history.	10/24/2024 9:19 PM
557	The Florida Keys has a unique and vibrant community shaped by history, geography and culture. I also believe that we cannot stop change and growth. The fact that we are surrounded by the ocean, and an environment that plays a major role in shaping community life we need to be open to improving our homes, businesses and environment to withstand hurricanes. Development that keeps environmental conservation as a priority, particularly in preserving the reefs and marine life is and should be considered and required. Development with the latest building codes would be the answer to diminishing the exodus and catastrophe caused by storms. Our love for this little piece of paradise comes from a strong sense of local identity and pride, especially among families that have lived in the Keys for generations.	10/24/2024 9:09 PM
558	Local community, ocean based access, natural	10/24/2024 8:59 PM
559	There is still a sense of community and concern for the beautiful environment in which we live. The fishing and diving community is committed to maintaining our waters. The churches, schools and libraries are an important part of our community. Music and art are vibrant.	10/24/2024 7:52 PM
560	We are an outdoor Fishing and Diving community that relies predominantly on tourism to survive	10/24/2024 7:40 PM
561	Unfortunately, the small town, community/neighborhood feel has been destroyed by the over-selling our island to tourism and development of second and third homes as vacation destinations. Our elected officials are more concerned about the money than responsibly regulating the growth and maintaining the sensitive environment we live in. The daily traffic is horrible, and hurricane evacuation guidelines have been ignored. Our infrastructure cannot keep up with the population (electric, water, sewer and sanitation). All of this under the guise of providing more "work force housing". It never happens.	10/24/2024 7:36 PM
562	Knowing our neighbors, sharing with them.	10/24/2024 7:20 PM
563	Love the small town feeling which includes day to day traffic.	10/24/2024 7:12 PM
564	It used to be an eclectic mix of like minded individuals all joined together by a true love of the Keys in every aspect. It’s become a second home, me first attitude with no thought of the uniqueness of the Keys. Every day the Keys lose another family due to them moving away because they feel there’s no hope for the future.	10/24/2024 6:37 PM
565	Small town, vacation business based community. Local business owners. Where the people who work and live here want peace and quite on our roads and neighborhoods.	10/24/2024 6:12 PM
566	Relax, little bit stuck in past , we need more new young teachers from outside the keys . To many old people , not active life style , we need better bike pat, right the way , not slowing yellow strips before road . Car shots have slow bumps on the road , not the other way.	10/24/2024 5:54 PM
567	Rural atmosphere	10/24/2024 5:40 PM
568	Rural small towns with a very special environment with lots of outdoor activities.	10/24/2024 5:33 PM
569	Our community character is the small town feel and people knowing their full time neighbors and helping each other and the community.	10/24/2024 5:20 PM
570	turning small hotels & mobile homes into short term rentals has changed the character for the worse. Residents care. vacation rental folks are careless with our resources, leave their trash	10/24/2024 5:08 PM

	and drive away.	
571	Small town that has a close community feel	10/24/2024 5:05 PM
572	neighbors helping neighbors	10/24/2024 4:59 PM
573	People in the Keys love nature and open space. They also need affordable housing and safe exit in case of evacuation	10/24/2024 3:39 PM
574	Laid back culture where you can get away from the everyday stress of life up north.	10/24/2024 2:43 PM
575	One human family	10/24/2024 2:24 PM
576	In Marathon it's a small town feel, but vacation rentals are changing that. The upper keys, lower keys, and Key West all have a different character.	10/24/2024 2:22 PM
577	The community character is based on the environment and the people who permanently reside in the Keys. Without both of these there is no community, it just becomes a bunch of entitled vacationers that are eroding the uniqueness of the Florida Keys.	10/24/2024 2:02 PM
578	Laid back, friendly. Safe, quiet streets. Lots of open space, view of horizons, lack of tall buildings, dark nights for star gazing.	10/24/2024 1:31 PM
579	Small town community, very expensive for the local workforce.	10/24/2024 1:14 PM
580	Quirky, small-town, outdoors-oriented / water oriented, different drum vs the rest of Florida, predominantly white / old / wealthy	10/24/2024 1:13 PM
581	Keys quality of life is inextricably linked to exceptional marine and terrestrial ecosystems, an abundance of water sports and outdoor recreational opportunities, and a laid-back, welcoming, small-town culture that supports local businesses and values the best of what people traditionally conceptualize in using the word “community.” Our sense of place, indeed our very DNA, is infused with the ocean breeze, as colorful as a glorious sunset over the Florida Bay, and as powerfully and emotionally embraced as a child in a grandmother’s hug. Protect our terrestrial and aquatic ecosystems, provide a variety of housing options suitable for and financially accessible to all, including essential and service workers, and enhance alternatives to driving as a principle means to attack US-1 traffic concerns – adding more general purpose lanes means more vehicles and eventually more congestion, not less. It also results in decreased safety for other corridor users of all ages and abilities, including residents, businesses, and visitors, particularly non-drivers. Let’s be leaders, not blindfolded followers being led by a nose ring like cattle down the same old beaten-down path that so many other state DOTs have trodden in failed efforts to “solve” traffic problems by adding more lanes. At some point, governmental transportation authorities and those able to influence them need to realize that doing the same thing over and over, yet expecting a different outcome each time, isn’t a sensible or responsible way to spend taxpayer dollars. Identifying the right problem is central to advancing prudent and feasible alternatives – there’s more than one way to solve a bottleneck, and widening the neck of the bottle is akin to solving a weight problem by simply buying larger pants instead of changing one’s diet and exercise regimen. Put another way, perhaps a bottleneck isn’t the problem to be solved; maybe it’s the absence of high-quality alternatives to driving and the inability of people to live near their places of employment – what are we doing about that?	10/24/2024 1:13 PM
582	We love the nature and small town feel. I also consider it important to be a sustainable and green area. We need the ability to get off the islands quickly during storms. Our reefs are dead and development and overfishing are killing our resources.	10/24/2024 12:54 PM
583	I moved here in 1997, from a small town to a small town. Now it is commercial. Economy grown due to tourism. Not a small community feel any longer. Traffic is horrendous. People are entitled and rude. The core community has closed ranks and does not seem to want input from the core population. The meat and potatoes of the infrastructure.	10/24/2024 11:55 AM
584	We have lost the old community feel. houses being built use up every foot of allowed space… then the Right of Ways are violated where all their big toys (big boats, RV’s, and boat trailers are parked…even daily use cars that should be parked on their lot.) Everyone wants a fence around their house and then install Blaring LED lights at night…none of this has a community feel. “Single family homes” being built are really Mega houses.	10/24/2024 11:54 AM
585	The Florida Keys are a one of a kind ecosystem with an economy heavily depending on the historic district in Key West and the quality of near shore waters and the reef ecosystem. We	10/24/2024 11:38 AM

	are losing much of the character that brought many to Key West in the past.	
586	We are already overdeveloped!	10/24/2024 11:36 AM
587	.	10/24/2024 11:24 AM
588	Living area with connection to its maritime culture	10/24/2024 11:21 AM
589	beautiful beaches and access to fun activities	10/24/2024 11:13 AM
590	There are 3 distinct "feels" to the Keys. The upper keys feels like a suburb of Miami. Heavy traffic, congestion, commuter community. Middle Keys is a more local oriented area with some overdevelopment. The lower keys is much more the "Keys of old", although vacation rentals are starting to impact it.	10/24/2024 11:12 AM
591	The Florida Keys communities were a desirable place to live due to the unique natural environment, small town feel and interesting culture that persisted for generations. The local population is slowly being forced out due to the greed for vacation homes and turning the communities into a vacation destination that is unremarkable other than being on limited access islands (only one road in and one road out). What made the Keys so desirable and unique is being eroded into nothing but sameness.	10/24/2024 11:10 AM
592	It truly is small town living - every time I go to Publix I see people I know who genuinely want to hear how I'm doing. It's a diverse community in terms of beliefs and politics, but so respectful.	10/24/2024 11:08 AM
593	Laid back friendly residents who care for their environment.	10/24/2024 10:17 AM
594	In the past 10 years weve lived here the quality of life is getting worse and the keys is loosing that small town charm. Traffic is horrific and continues to get worse. The roads are in bad shape, tore up with pot holes. The keys keeps failing evacuation traffic studies and local officials chose to ignore it. The character the keys had has been lost to overcrowding.	10/24/2024 10:08 AM
595	Regardless of where in the Florida Keys you are located, we are all small Island Chain communities, that have a strong neighborhood bond within these communities that bonds us together more so than in big cities. We all cherish the environment and wish for it to stay healthy and clean.	10/24/2024 9:35 AM
596	Laid back, very little stress, no hurry & enjoy the moment and all the wonder of the Florida Keys	10/24/2024 9:34 AM
597	I don't feel like there is any community character	10/24/2024 8:26 AM
598	Very relaxed, hometown feeling	10/24/2024 8:16 AM
599	Having lived in the Florida Keys for 33 years, I have seen and felt the character change. I feel I live in a conduit for massive tourism from the mainland particularly on weekends, holidays and during special events. Living in Islamorada, you have to plan when you can make a left turn; plan to stay home during the busy weekends and during events; do not feel safe to ride a bike on the bike paths as you see people swaying into them all the time - I understand there needs to be a balance for tourism but I believe locals are suffering the consequences and degrading the quality if life in the Keys	10/24/2024 7:44 AM
600	Small town. We care for each other. New houses to large. We will never be able to leave in time if we build more.	10/24/2024 7:44 AM
601	Been here 30+ years. Used to be a small town feel where you knew everyone. Now everything is about the tourist not the residents.	10/24/2024 7:37 AM
602	KW - more like a town, but we need an upgrade. Lower Keys - small town feel, but more attention needs to be paid to those of us who would like to make use of KW more (ie, parking for us, etc. - lack of parking makes me not want to go into town to go into town to do my shopping, let's say...feeling the 'lack of love' since the parking permits were removed from county resident access. I do have a parking pass for Waterfront/Thomas St, but now using it with the kiosk and app makes it even more difficult.	10/24/2024 7:27 AM
603	small-town, down-to-earth, fun-loving	10/24/2024 6:52 AM
604	Diverse, welcoming small town.	10/23/2024 9:50 PM
605	In the Florida Keys you can count on your neighbor for assistance as needed and the	10/23/2024 9:38 PM

	assistance is granted in return. This characteristic of a community is typical of a rural community. As far as that goes you actually know most of your neighbors. In a more densely populated community this character is lost fore ever. We came from a community where we did not know any of our neighbors' names, that is very sad.	
606	Laid back-friendly- caring- the long time residents look out for each other. Everyone speaks to each other. People respect each other as a whole.	10/23/2024 9:37 PM
607	Tourism is what brings money to most of us. I feel we need to help tourists understand the importance of preserving and protecting our islands. Better recycling and education of the environment.	10/23/2024 8:42 PM
608	It’s how we full time residents all come together that has made Key West a great place to live. We are losing that due to lack of affordable housing and poor medical care here for us full time residents.	10/23/2024 8:18 PM
609	It feels as if we all know each other	10/23/2024 6:30 PM
610	The keys are a safe community where neighbors help neighbors, but it’s also flooded with tourists, there’s no where to shop for basic necessities, the grocery stores and dirty and out of products and the roads are clogged.	10/23/2024 5:54 PM
611	The Florida Keys is a unique place to live with a close-knit, small town feel and locals that look out for each other. We have a beautiful, natural island community with a laid back feel. Access to the water should be protected for locals. And local businesses should be supported and celebrated. Our community is dependent on healthy reefs and sustainable fisheries. These seemed to be sacrificed as of late for a combination of more and more tourists and unsustainable development. What makes the Keys special for both locals and tourists will be gone if we continue on this path.	10/23/2024 5:46 PM
612	Hard-working, community minded, full loving, Passionate about the ocean, it’s inhabitants & quality of the water	10/23/2024 5:09 PM
613	Small friendly towns / villages located on limited land connected by bridges and surrounded by nature - water, birds, fish and other creatures. Unique community feeling and character has been getting degraded by continual commercial building and emphasis on bringing in more tourists and more more. We're looking more and more like every other resort area around.	10/23/2024 5:06 PM
614	The residence of the Florida Keys are typically laid back and unique with an intense love of aquatic nature. We think outside the box and are welcoming to all walks of life.	10/23/2024 4:50 PM
615	no more small town, local community feel or support any more. Islamorada is now a corporate resort town that doesn't give a crap about its local residents. it is all about making money, building tourism that is already way out of control. money means more than a healthy ecosystem and healthy waters. I am totally disgusted with the way the village has been run in the last 15 years - I've been here for 23 years and the changes, all for the worst, have been devastating. all done for money and no concern for the amazing island system called The Keys.	10/23/2024 3:59 PM
616	Small town getaway without daily hassles.	10/23/2024 3:49 PM
617	The upper, middle, and lower keys have different character. I live and work in Key West proper and love the small community feel and beautiful waters. I love the festivities and children's programs/activities. I think we need additional public spaces and traffic reduction.	10/23/2024 3:40 PM
618	PRESERVE AND PROTECT THE QUALITIES OF NEIGHBORHOODS PRESERVATION OF SMALL TOWN UNIQUE CHARACTER. NO TOWN HOUSES. REDUCE DENSITIES, LUSH NATURAL ENVIRONMENT AND WATER ORIENTATION. SINGLE FAMILY HOMES. STRONGER CODE COMPLIANCE BEING PROACTIVE TO PROTECT THE QUALITY OF LIFE. RESPECT OF THE LIVABLE COMMUNIKEYS PLANS AND THE COMMUNITY INPUT. ENCOURAGE THOSE WHO WANT MORE LANES, MORE TRAFFIC, HIGH RISES, HIGHER DENSITIES TO MOVE TO AREAS WHERE THIS TYPE OF LIVING ALREADY EXISTS. GIVE BACK THE ROGO ALLOCATIONS. THE NUMBERS BELOW ARE ARBITRARY. IT IS NOT REALISTIC TO PUT A NUMBER ON HURRICANE EVACUATION. WE ARE ALREADY PAST THE 24HR MARK BECAUSE OF THE RAMPANT BUILDING DEVELOPMENTS IN RECENT YEARS IN SOUTH DADE COUNTY. MORE BUILDING IS IRRESPONSIBLE! QUESTION 10. SHOULD BE ZERO! BUT I WAS FORCED TO GIVE AN ANSWER THAT	10/23/2024 3:33 PM

	FITS WHAT OUR ELECTED OFFICIALS 'WANT' TO DO! WAKE UP! THE FLORIDA KEYS IS BEYOND CAPACITY!	
619	Island life	10/23/2024 3:12 PM
620	Quiet small town	10/23/2024 3:00 PM
621	We take care of and look out for each other.	10/23/2024 2:58 PM
622	Small-town character - neighborly, giving, generous, resilient.	10/23/2024 2:56 PM
623	We don't strive to excel here. We are happy with mediocrity. I think mediocrity is unacceptable.	10/23/2024 2:48 PM
624	Quality residents.	10/23/2024 2:41 PM
625	Development within the Florida Keys has already adversely impacted local environmental resources. Any future development should be tied to improvements in local environmental resources and any other metric found under the Area of Critical State Concern.	10/23/2024 2:36 PM
626	A small town island community where everybody knows your name. Surrounded by lots of native habitat highly protected by all. The sight and smell of salt water prevalent. Clean clear water teeming with marine life. On the water activities are a favorite pastime. Building height is no higher than the tree canopy. Commercial development is limited to be in alignment with a small town feel. Neighbors are highly protective of their open space and fight so that density is kept in check. There is an ongoing effort to improve properties that are old and in disrepair while maintaining a small town atmosphere. Unfortunately, over tourism has become a major complaint for residents and is impacting quality of life of the residents. A return to a community centered approach to development and planning is needed.	10/23/2024 2:15 PM
627	When I moved to Key West I loved the quiet streets in the summer and tourists that were interested in diving and fishing. Now there is too much traffic and too many people. We don't need 3,000 people spilling into the streets when large cruise ships dock here. We don't need bumper to bumper traffic from Homestead to Key West. Stop already. Let's make Key West a special place where we can slow down and relax and enjoy the beauty of the keys and ocean. Local businesses should be a priority and clean and beautiful streets a must. Less like a big city and more of a small town.	10/23/2024 2:07 PM
628	Small town atmosphere	10/23/2024 2:03 PM
629	Families including kids and retirees able to live here full time. They use the parks and library and can afford to buy groceries and basic needs here also. Business people who live here - the kind that support community events in return for community supporting them. Quality businesses that CARE if you come back - good service and quality - not just a sunset and cod as fish of the day - to tourists. Public transport would be a dream. I hate the weekend traffic in North Key Largo. How about an overpass for traffic heading to Marathon /KW and you can run the water pipe over it like the bridges do.	10/23/2024 2:01 PM
630	laid back, friendly, helpful to each other.	10/23/2024 2:00 PM
631	Stop building	10/23/2024 1:49 PM
632	The Florida Keys is a place where everyone can be themselves and it's accepted. It's where we have natural beauty, unique characteristics and a passion for our community and those that live in it. People vacation where we live and it's not filled with tall buildings and corporate entities. There is freedom to enjoy life slowly.	10/23/2024 1:47 PM
633	Relaxed	10/23/2024 1:38 PM
634	Diverse yet close community generally opposed to continuing overdevelopment.	10/23/2024 1:28 PM
635	Relaxing	10/23/2024 1:16 PM
636	y	10/23/2024 1:15 PM
637	The Keys are collectively a small town dependent on tourism that are constantly in conflict with that fact. There is a consistent influx of people from other places that seemingly simultaneously enjoy the Keys for what they are while wishing it had aspects or amenities seen in other communities with larger tax bases that also simultaneously dislike tourists while depending on them and once being tourists themselves. As the result the Keys often feel small-town with the negatives associates with half-hearted attempts at becoming big-town.	10/23/2024 1:15 PM

638	I don't know	10/23/2024 1:11 PM
639	Built over commercialize such a sensitive area	10/23/2024 1:10 PM
640	Disney world for drunken adults. What used to be a paradise is now a redneck festival of drunks and ugly tshirts. Our most historic buildings now have major chains in them. The streets used to be clean and now it smells like sewage. Our canals used to be swimmable and now I will only swim in the winter and only where the Gulf meets the Atlantic. I am starting to feel that it is not even clean enough there. What we have done to our beautiful Keys is a travesty of greed and gluttony. We have paved almost every last little green space and or covered it with poisonous rubber mulch and or poisonous artificial turf. Let's get real people. This is not our world. We have to share it with creatures, dolphins, chickens, hummingbirds.....	10/23/2024 1:08 PM
641	A small, close nit, local focused group of people that share a love of the ocean that surrounds us and a quiet, simple laid back lifestyle. Pretty much everything the opposite of mainland cities. We want to get away from crowds, traffic, noise and consumerism. We don't want "more" of anything except peace and calm. I'm disappointed the questions below seem to assume at least an additional 220 allocations. I don't think you are hearing your residents. No additional ROGO! This has to stop sometime and if not now, then when?	10/23/2024 1:00 PM
642	The Keys are an environment where families can live one with nature and each other. We are forgiving and non judgmental respecting each other. Those who do not accept this way of living soon discover they need to move. I just want to be free to live my life my way without pressure from others to change to what they feel is acceptable to them.	10/23/2024 12:47 PM
643	Small town, rural on Big Pine, wonderful access to Florida Bay, Gulf and coral reefs, local businesses for shopping, knowing the people you encounter when out and about. Wide diversity of character of each neighboring key, allowing enjoyment of the individuality available in each key. Plenty of recreational activities, including terrific free park facilities for recreation to spend time with neighbors and visitors. Protected wildlife and environment. Increasing health care availability and air evac for emergencies. Water and waterways need help to return to what they were. Local people who help one another.	10/23/2024 12:43 PM
644	The community character of the Keys is that small town feel which also encompasses the huge expanse and beauty of the water and sunsets.	10/23/2024 12:29 PM
645	small town coastal communities with limited resources being eroded and encroached by overdevelopment, absentee properties owners and lack of basic services (health care, affordable housing, job opportunities for middle income families and quality educational resources)	10/23/2024 12:23 PM
646	Preserving what we Haven't destroyed yet!! 7 years full time resident-- 50 years visitor or part time resident. Save our Reefs & Ocean before it's too late	10/23/2024 12:21 PM
647	Quiet, laid back, slow paced, lush, etc	10/23/2024 12:16 PM
648	Small town feel - neighbors helping neighbors - diversity and inclusivity	10/23/2024 11:53 AM
649	No response.	10/23/2024 11:48 AM
650	Bubba run system overdeveloping key west into the ground	10/23/2024 11:43 AM
651	Quiet, peaceful neighborhoods, friendly community feeling, decent small places to shop and eat. Protected natural resources, coastal waters, coral reefs, Florida Bay, fisheries. Minimum intrusion by tourists and day-trippers.	10/23/2024 11:39 AM
652	Hectic, full of traffic and infrastructure at its limit. People not a kind and accepting. Weather is still nice! To me every area/island has its own community character. In the past the Keys have usually been friendly to all, accepting of others no matter who they are and what they believe in. Also, more laid back with a lot less traffic! I think most of us want the Keys to be that way again since it's not that way anymore.	10/23/2024 11:23 AM
653	Small town feel in pristine natural environment.	10/23/2024 11:06 AM
654	Diverse. We have a hodgepodge of people who live or visit here. It’s almost impossible to find a balance to meet everyone’s needs. We are “rural America” that crowds want to visit	10/23/2024 11:03 AM
655	It seems there are more people visiting the Keys on weekends, and for extended periods. While tourism is good for the community, the visitors I'm referring to are local to South Florida,	10/23/2024 10:57 AM

	and do not seem to have respect for our beautiful county. They create congestion on the roads, havoc on the waterways, and leave a mess behind. I want to protect our community and the small town vibe that brought us here over 12 years ago.	
656	Open minded, laid back and friendly locale with wonderful people who love island living and the beauty and nourishment of the sun and ocean.	10/23/2024 10:47 AM
657	Low key, pure, slow growth - restricting tourisim enough to sustain local business - not to grow unlimited and adversely effect cost and availability of housing, traffic, recreation and resources. Expand US1 for safety only	10/23/2024 10:18 AM
658	Relaxed atmosphere, diverse, vibrant. The folks who live hear want a peaceful and clean environment.	10/23/2024 10:17 AM
659	Love the small town intimate feel but hate the stand still traffic that exists on any holiday or extended weekend.	10/23/2024 10:10 AM
660	Relaxed, laid back and friendly.	10/23/2024 10:09 AM
661	Clean environment high priority	10/23/2024 10:08 AM
662	Small fishing village with some long time residents and some new, escaping to a warm friendly and quiet community. Everybody here looks out for each other and is there to lend a hand.	10/23/2024 10:06 AM
663	Laid back	10/23/2024 10:01 AM
664	Out-of-control development with zero regard for community character, safety or environment.	10/23/2024 9:59 AM
665	We need more shopping stores. For example the Walmart that the previous commissioners struck down. This would have provided products at a discounted rate for the workforce to survive. Also talk about a tax base for unincorporated for Monroe County.	10/23/2024 9:51 AM
666	"One Human Family" sums it up. We are all looking out for each other, for the most part. I'm born and raised here and its changed, but not necessarily for the worse... I just think, as a parent, we need to provide opportunities for our kids to be able to move back here after college.	10/23/2024 9:47 AM
667	Ideally, the community character should be a blend of small-town living in a pristine natural environment. While Key West is filled with arts and culture in an actual grid system town layout, the rest of the Florida Keys has a very different community character. The Keys outside of Key West try to maintain a small-town atmosphere, however the high volume of traffic on U.S. 1 can disrupt the sense of community. A wider highway would further divide neighborhoods and increase traffic congestion, whereas decreasing the speed limit, installing pedestrian crosswalks and additional bike lanes would create a communal atmosphere that promoted visitors to better explore local businesses. The unique environment of hardwood hammocks, seagrass beds in Florida Bay, and coral reefs that support every aspect directly or indirectly of the local economy, from fishing and diving to tourism and real estate development. Overdevelopment, pollution, and climate change pose serious risks to the fragile coral reefs and marine ecosystems. Protecting these natural resources is essential for preserving the Keys' unique character and economic viability.	10/23/2024 9:40 AM
668	Small town crowded with tourists	10/23/2024 9:39 AM
669	It is a place where the community comes together and rely on each other. Most everyone knows each other, it's a "small town" where you don't have to lock your doors.	10/23/2024 9:34 AM
670	The Florida Keys have a laid-back character that is focused on the local sea and land ecosystems. It is in danger of being destroyed by developers who only see the Keys as a means to make huge sums of money from tourism and development that is far greater than the local ecosystems can sustain.	10/23/2024 9:33 AM
671	48 year resident, lots of changes, some good some bad. The high cost living not good for people living here with low paying jobs.. Key property now owned by non full time residents. Traffic now from workers who come down from the mainland. traffic not full time residents. Traffic is from workers coming down from miami. Evacuation should be based on full time residents not homes.	10/23/2024 9:32 AM
672	As a Key West resident of nearly 30 years, I appreciate the circles where I am still 'new'. A walk through town on any given day provides creative engagement, the ocean is less than a fifteen-minute bike ride from anywhere on the island. The larger community is a wildlife haven	10/23/2024 9:28 AM

	on the way to Metropolis, and this Key West a microcosmic mix of both. The reality of climate change requires adaptation, the science for which does not support additional allocations. Climate science supports density reallocation away from risk, including retreat measures.	
673	I have lived here almost 20 years. The character is changing. Traffic is worse. Infrastructure is worse. Fantasy Fest is more raunchy. Schools do not prepare kids for college. No opportunities for kids to be successful unless they work for the City, the County, FKAA or Keys Energy. Divide between haves and have nots is growing. Kids who come from educated homes succeed more and the cycle continues.	10/23/2024 9:26 AM
674	I believe Community character in the Florida Keys is how small of a community we are and how heavily we rely on each other to be successful. The traffic is an absolute nightmare in the Florida keys. If we have any more building it's going to get worse and worse. This will change the culture of the keys and force many of us locals and our businesses out. I will absolutely consider closing all five of my offices and moving my business out of the keys if we continue to build here. It is far too populated at this point. I have employees that constantly get stuck in traffic already.	10/23/2024 9:25 AM
675	Small town that is not pretentious and where life revolves around community and everything is tied to the water especially fishing, the reef and florida bay	10/23/2024 9:16 AM
676	Small town gossip and poor work ethic but people come together to help each other and are accepting of our 'differences'. Laid back and comfortable vibe with beautiful surroundings. Pioneering spirit. Poor access to services and healthcare so need to be able to 'do it yourself'. Has become overregulated.	10/23/2024 9:14 AM
677	5 choices are inadequate to describe quality of life issues. The character of the keys varies from community to community. Arts, culture, good dining and entertainment may be more impotant to Key West than Layton. Water access and related activities more important in Islamorado.	10/23/2024 9:13 AM
678	Was relaxed laid back environment with small town feel. Traffic congestion has dramatically changed the picture.	10/23/2024 9:08 AM
679	Used to be small town with a focus on locals. We had visitors, of course, but the numbers were not overwhelming. We have evolved into a playground for out of town 2nd home owners and locals have gotten lost in the transition. The quality of life as a result of the rampant overtourism had declined precipitiously. Overdevelopment is killing what made the keys special.	10/23/2024 9:08 AM
680	The Keys residents are free thinkers who are willing to be inconvenienced by our remote location. Cross the bridge and you leave the rest of the regular world behind. We do not want to see the same strip shopping stores and eateries you could find everywhere else in the 50 states. We are individuals and proud of it.	10/23/2024 9:07 AM
681	I’m very sad to say it is going in the wrong direction too many vacant homes with wealthy people only using once in a while and saturated Airbnb no place for local residents to rent	10/23/2024 9:04 AM
682	Becoming over crowded. i would prefer we not allow any more development unless it is on an existing residential lot. No more super markets no more chain store or gas stations and no more traffic lights	10/23/2024 8:55 AM
683	Very friendly and supportive but not sustainable because of insurance and taxes. No elder care options and minimal healthcare	10/23/2024 8:53 AM
684	Too much development, just stop, we are way beyond our carrying capacity, and destroying our quality of life and environment. NO MORE ROGO's.	10/23/2024 8:48 AM
685	Unfortunately, we are changing from a laid-back small town feel to a haven for the ultra-wealthy pricing out many home buyers. Affordable housing has been only a talking point for both incorporated and unincorporated city and County commissions for years. Unless we increase density, reduce height restrictions and add affordable units ONLY, (that actual working people can afford) we are doomed.	10/23/2024 8:45 AM
686	Beauty. Clean nearshore waters to support the environment, recreation, and tourism. Culture in Key West. Small-town, uncrowded feeling.	10/23/2024 8:30 AM
687	More housing will destroy our paradise. Take whatever Rogos are left and release 2-5 per year to alleviate the potential for “takings” cases. We deserve to be able to evacuate safely and	10/23/2024 8:23 AM

	enjoy the quality of life our islands provide. And the idea of putting in a four lane highway is an insult to our intelligence. That is just an excuse to allow more people in. Our politicians are supposed to represent the people and reading the prior survey responses it's obvious most residents do not want anymore Rogos. Did you not see Hurricane Oscar go from thunderstorms to hurricane status in less than 24 hours ? Have you not driven through Florida City and Homestead lately and see the thousands of new condos and apartments? For once stand up for the residents of the keys instead of fighting for the developers!!!!	
688	Each island neighborhood is unique in its own setting.	10/23/2024 8:13 AM
689	Small town living. Neighbors helping neighbors. Treating everyone like family.	10/23/2024 8:05 AM
690	The Florida Keys is a very special place with unique characteristics and has always been dedicated to preserving them.	10/23/2024 8:04 AM
691	Overbuilt, at this point. The environment is fragile, and shows signs of overpopulation.	10/23/2024 8:00 AM
692	You left no space for comments. I do not agree with your modeling assumptions for number of add'l rogos for question 14. This question is very misleading and should be dropped from survey results. You also do not convey that Carrying Capacity uses hurr. evac time in its calculatons. Very misleading.	10/23/2024 7:59 AM
693	Small town quirky	10/23/2024 7:38 AM
694	Once you peel back the tourists, it really is several small towns. The tight restrictions on ROGO's have made it almost impossible to build a decent house. Instead we have to pay extreme prices for marked up properties that need too much work for $1M	10/23/2024 7:35 AM
695	The community character of the Florida Keys is vibrant yet strained due to a significant lack of affordable housing. Residents often face challenges in securing stable accommodations, leading to a transient population that impacts local culture and cohesiveness. This shortage fosters a sense of urgency among community members, who rally for solutions. We need to increase density for development. Despite economic pressures, the community demonstrates resilience, with locals actively engaging in advocacy and support networks to preserve the unique charm and diversity of the Keys.	10/23/2024 6:57 AM
696	The Keys are a quirky with a laid back lifestyle. Life is "easy" and not rushed. The natural beauty is celebrated.	10/23/2024 6:46 AM
697	I live in the Lower Florida Keys for it's rural feel with no chain stores, little traffic and beautiful water. Any further development should be focused in the Upper Keys which is basically a suburb of Miami. The Lower Keys does not have the infrastructure to support more housing. The sewer and water lines are stressed, we have a one lane highway, and we have trouble finding enough teachers for the students we currently have. In the Upper Keys you can get workers from the mainland. In the Lower Keys you can not.	10/23/2024 6:31 AM
698	We only have US 1 , travel is becoming more and more difficult.	10/23/2024 4:23 AM
699	I have lived on lower matecumbe since 1960. I believe the keys have been over developed Lots of great friends and still feel the small town friendliness	10/23/2024 12:57 AM
700	Vacation	10/22/2024 11:46 PM
701	Community character is gone! Too much Miami attitude and traffic.	10/22/2024 11:41 PM
702	It is one of a kind. Can't be replicated anywhere else.	10/22/2024 11:40 PM
703	I feel we are already over capacity of development and do not support expansion by expansion of additional ROGOs	10/22/2024 11:26 PM
704	This is a live and let live place. Do what you want, when you want to, just as long as it doesn't hurt anyone else.We all love this beautiful part of the World and want to keep it that way.	10/22/2024 10:54 PM
705	The Keys have lost their character. Born & raised here for 66 years, this place is no longer 'my home'. This is sad.	10/22/2024 10:52 PM
706	Local businesses and a feeling of community togetherness. We get together at many community gatherings yearly. Many people I meet become friends. Schools are situated so everyone doesn't have to travel to far. Just enough grocery stores. We don't need a Walmart. The mainland isn't too far to travel if we need services that aren't here.	10/22/2024 10:33 PM

707	A quiet, peaceful & welcoming community that promotes family and the natural beauty of the Keys.	10/22/2024 10:20 PM
708	Area bass around water activity such as fishing. But it has gotten to expensive for younger adults to own a home that grew up here and work here	10/22/2024 10:19 PM
709	It’s small and not overgrown. Overgrowth/development absolutely KILLS places like the Keys. I’ve seen my hometown that was once just like Big Pine absolutely destroyed by overpopulation and growth and our waters are now dirty and crowded	10/22/2024 10:15 PM
710	Small town environment, where our environment is cherished by residents. A great place to raise children while also Small town environment, where our environment is cherished by residence, a great place to raise children, while also the perfect retirement community	10/22/2024 9:42 PM
711	Changing from a small town feel of the 80's to a transient tourist area of the 20's	10/22/2024 9:32 PM
712	Great boating and fishing Salt life	10/22/2024 9:22 PM
713	a small town feel	10/22/2024 9:09 PM
714	The Florida Keys are A NATIONAL TREASURE not unlike the EVERGLADES. We are very privilaged to live here and with that comes the responsibility to protect the KEYS. The present status of the County is; there are that too many of the homes, for example on Duck Key, which are too big for the lot; too many bathrooms; artificial turf, which is very bad for the Wild Life especially the BIRDS. Over Fishing in areas that should be left alone. The biggest enemy to the Keys lives at the Building DEPARTMENT, where too, many building permits have been issued from Monroe and absolutely NO OVER SITE; the permits are allowed to go on and on; owners, who hire their own inspectors; which is a conflict of interest for the County and State. There should be a building moratorium and an analysis of what has already been built...and their condition.	10/22/2024 9:03 PM
715	It is a small town with a relatively slow pace. When over whelmed with tourists for festivals or by cruise ship the town looses much of its charm. It begins to feel unsafe if we have too many people at any one time and have an emergency, hurricane, and we are unable to get to a safe place because of over crowding.	10/22/2024 8:48 PM
716	Homogeneous community with acceptance of all. Good hospital but poor retention of adequate medical personnel due to the high cost of living in Key West. Vibrant arts and cultural community. Costs of living is high compared to other parts of the country.	10/22/2024 8:38 PM
717	An open and inviting community cosmopolitan and eclectic in nature. The dress is casual and weather supports the outdoors nature of the community feel.	10/22/2024 8:38 PM
718	Keys are overbuilt as is. No more commercial development. Very limited affordable residential development. Incentives to make existing properties better. Incentives to expand green areas	10/22/2024 8:29 PM
719	I like how people help each other and support the community with volunteers for events and it feels like a family.	10/22/2024 8:22 PM
720	It is a place where everyone matters. No boundaries! A relaxed way of life that makes you happy! It is living in paradise however paradise is becoming limited with over development.	10/22/2024 8:21 PM
721	Arts, friends, family and friends that become family.	10/22/2024 8:19 PM
722	unpretentious, relaxed island living	10/22/2024 8:15 PM
723	A safe place to live with beautiful views.	10/22/2024 8:03 PM
724	Peaceful, beautiful	10/22/2024 7:31 PM
725	I think the Keys have already exceeded the limits on what it can sustain. These islands cannot keep adding people. My hope is it doesn't turn into Miami Beach. We have one of those already for the people that want that.	10/22/2024 7:27 PM
726	Definitely a small town community that I would like to stay that way. Keep out chain restaurants.	10/22/2024 7:16 PM
727	the community character of the Keys is quickly vanishing due to over development and greed	10/22/2024 7:15 PM
728	No socks, casual, fishing community	10/22/2024 7:01 PM

729	Community	10/22/2024 6:53 PM
730	Laid back fishing village	10/22/2024 6:47 PM
731	It’s natural beauty and it’s ability to attract visitors.	10/22/2024 6:44 PM
732	Inclusion, relaxed pace, and quirky	10/22/2024 6:41 PM
733	The Keys need to maintain a small community feel, with local shops, local owned restaurants, available water access for locals that reside in non waterfront properties.	10/22/2024 6:35 PM
734	A crowded tourist destination that is losing its small town feel as homes are replaced with vacation rental and increasing tourism development.	10/22/2024 6:34 PM
735	This character in my community of the Florida Keys. Unpleasant with no recommendation.	10/22/2024 6:33 PM
736	The Keys feel like a small town that are in their own little world. Time seems to move slower and the people seem to be nicer. Its the ideal place to go to get away because its so far from everything, and its a great place to live for that reason too. However, in speaking to locals and guests, I know its starting to have the reputation of being way overpriced in all ways. 'The price of paradise' is now out of most peoples price range.	10/22/2024 6:32 PM
737	Small town feel is rapidly giving way to a place where only millionaires can afford to live. Everyday workers cannot afford to live here. It seems more consideration is given to tourists than to local workers and homeowners. Everyone talks about the need for affordable and work force housing, but no one wants it in their neighborhood.	10/22/2024 6:31 PM
738	The Keys have a good community with a small town feel. The residents are stewards to our unique environment and able to educate vacationers on our waters. However, the recent increase in monthly rentals is forcing these people to relocate and the vacationers are not informed of our environment and the necessity of protecting it.	10/22/2024 6:04 PM
739	One human family feel where all are accepted. Small town feeling with coastal benefits.	10/22/2024 5:56 PM
740	The Florida Keys are an absolute anomaly—laid back yet fiercely protective of our way of life. We’ve got everything from lifelong Conchs to nomadic wanderers, all bringing a unique flavor to the archipelago. We enjoy an intriguing mix of cultures, predominantly influenced by the Caribbean, with a hint of old Florida. Our communal spirit is strong—whether it's during a hurricane cleanup or a local festival. Each island has its own vibe, but the one constant is a deep connection to the sea. Let's not screw it up.	10/22/2024 5:37 PM
741	People enjoying the simple life surrounded by nature. Neighbors and small businesses.	10/22/2024 5:27 PM
742	LAID BACK, WELCOMING ALL, WITH FOLK ENJOYING THE ENVIRONMENT AND EACH OTHER.	10/22/2024 5:25 PM
743	The community is the small town feel. The homey, caring feeling. It’s not big corporations, or tourism. It’s peaceful and calm. Easygoing. One human family.	10/22/2024 5:24 PM
744	Upper Keys- Why is the Chamber of Commerce in a dirt parking lot and not at Rowells? Islamorada has their Chamber at Founders. Why was Rowells bathrooms/ landscaping $4 million dollars, we paid $4 million for the park and look nothing like the original plans presented for the park with nice amenities? Why is the "center" of Key Largo- Wheatons Junkyard as per the County Comprehensive Plan that county paid to have done and this was reviewed by county Planners? Wouldn't "downtown mm100" make more sense or where the majority of residents and local business are between Pennekamp and Adams cut as a possibility. Why do I feel that the county planners/ county codes penalize local business with ridiculous planning rules that are impossible to achieve for small businesses? Why did the county give away waterfront properties? Riviera Village park was sold for $10 to the homeowners, what about the boat ramps on US-1 and card sound, or the numerous water front right a ways that were deeded over to people. Maybe we can lay off the native trees so we can have our Manny Diaz trees for DOT landscaping that look so nice up in Miami Dade say Key Biscayne? We seem to be really good at digging in cap rock along the highway so what about safer under highway tunnels for pedestrian crossings- Long Boat Key has it so it can be done. Why is the county stormwater plan say in the pie chart that the county is the biggest offender of stormwater 35% of the problem but residents 5% of the problem have to put swales all over there yards that do nothing. Why not some curbs and gutters like normal municipalities. Why are we limited to an arbitrary 299 sqft under our houses by the county? This is not a FEMA requirement. Why are we following FEMA requirements? Flood insurance is cheap unless you live right on the ocean	10/22/2024 5:16 PM

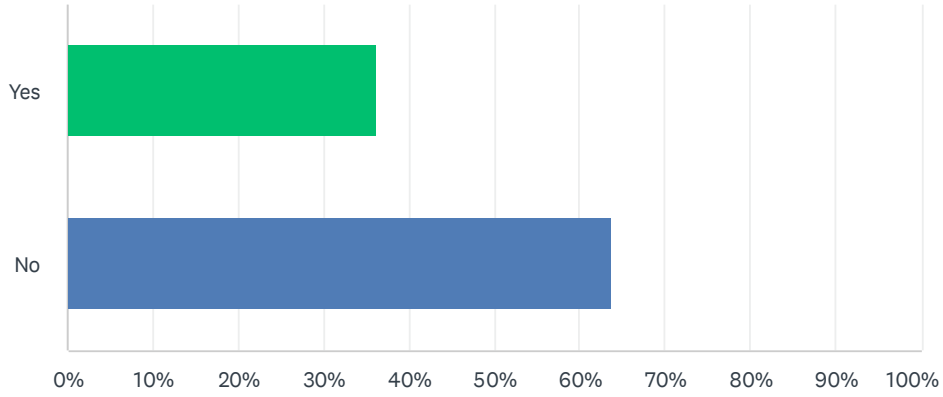
	and rich people on the water don't have mortgages. There is no workforce housing shortage it was all under our houses. County created this workforce housing problem. Leave ROGO the way it is and run out of permits you scared enough people with it so leave it be. Focus on something else more productive for the community.	
745	Natural surroundings. No high-rises. Small town feel. Residents who care about their neighbors and surroundings enough to reduce waste, trash, pollution, destructive behaviors.	10/22/2024 5:12 PM
746	The community caters to the tourist. Only the rich can live here now.	10/22/2024 5:08 PM
747	Small town resort area	10/22/2024 5:08 PM
748	I have been here 25 years and seen many changes most not for the better. Water pressure, traffic, water and reef quality, fishing quality and evacuation time. Just to name a few.	10/22/2024 5:00 PM
749	Small town feel where everyone helps each other.	10/22/2024 4:57 PM
750	There really is such a thing as the Key West state of mind. Whether you were born here or first met Key West in 1970 or just a few weeks ago, those who love the island will never stray far. Preserving and enhancing that Key West mystique sustains our island home forever. Citizens should understand the Key West, Monroe County and Florida governmental decisions that shape our quality of life and the economic health of our community. We should support local business owners, our workforce and our entrepreneurs to develop their potential to succeed and reach their markets. And we must improve our environmental practices to protect the island, its waters and its wildlife while integrating appropriate growth and development sustains our future.	10/22/2024 4:57 PM
751	Small Town....like Andy and Barney are running traffic on US 1; Friendly to all. Local businesses. Laid back. Everything NOT MIAMI	10/22/2024 4:41 PM
752	Small town feel during the summer. Lack of small town feel when the snow birds arrive.	10/22/2024 4:39 PM
753	Unknown	10/22/2024 4:38 PM
754	A small hometown community with local shops and few big box stores. Less development and growth are what the Keys are all about. We live in small town paradise and want to keep it that way.	10/22/2024 4:38 PM
755	Easy going friendly! Speaking on other issues: Any new construction should have a mandatory sustainability through zero carbon emissions requirement, Able to be totally off grid with water and electricity and no fossil fuels allowed. If a work force housing unit is constructed for personal ownership then it must be in the title that it must be sold to someosomeone that works full time in the keys with a physical job address. no remote job.	10/22/2024 4:37 PM
756	One Human Family.	10/22/2024 4:36 PM
757	I feel like Key West, Marathon and Key Largo only care about Heads in Beds only. And they expect unincorp County to support their workers	10/22/2024 4:28 PM
758	It's nothing like it used to be. Too many McMansions and commercial development by large companies is detracting from the small island character. We need to stop building. Our economy relies on tourism and we will chase them away.	10/22/2024 4:27 PM
759	Eliminating short term rentals and providing access for full time residents who want to live and work in the keys. This would keep the small town feel of the keys and provide affordability to residents.	10/22/2024 4:23 PM
760	Small town rural feeling with great weather and water activities.	10/22/2024 4:21 PM
761	Laid-back, quirky, community-oriented, close-knit, mom and pop	10/22/2024 4:15 PM
762	I like the quaint feel.	10/22/2024 4:11 PM
763	Small full time residents in communities stewarding the Keys environment. Everyone knows each other and look out for each other.	10/22/2024 4:08 PM
764	No comment	10/22/2024 4:06 PM
765	It depends on the area. Key Largo is Miami south, Islamorada is high end tourist area, marathon is overgrown, Key West is a mess. The county is overregulating their citizens, and the Planning Department is out of control. The Building Department is on a power trip, but I am	10/22/2024 4:04 PM

	hopeful the Christene Hurley can fix the issues. We love our County Commissioners, but they need to tighten the reins on government.	
766	Small town neighbors being overran with nonresidents taking over	10/22/2024 4:02 PM
767	The Florida Keys is a series of villages with a sense of community and many community spaces as well as tourist spaces. It would be best to keep a small footprint and to have the ability to evacuate.	10/22/2024 4:01 PM
768	Less traffic, less tourists, less development.	10/22/2024 4:01 PM
769	Small town feel with amenities	10/22/2024 4:00 PM
770	Community that appreciates each other and the environment. We enjoy the relaxed life but want to afford it. Help with workforce housing.	10/22/2024 3:58 PM
771	Salty, small town, island-casual charm	10/22/2024 3:57 PM
772	More rural than suburban.	10/22/2024 3:55 PM
773	It’s changed	10/22/2024 3:54 PM
774	The middle keys have a family feel, whereas key west has a heavy tourist/drinking feel, and the upper keys feels like an extension of Miami. The lower keys have a more rural feel.	10/22/2024 3:53 PM
775	Small town feel with an emphasis on keeping our air and oceans clean for the future	10/22/2024 3:44 PM
776	I use to feel like the Keys were a small hometown, but now with the traffic and the vacation rentals, it has lost it's special touch.	10/22/2024 3:35 PM
777	It's not Miami	10/22/2024 3:29 PM
778	The Keys are a series of small towns/communities - with a major highway running through most of them. It is a place where you know your neighbors and elected officials though the overwhelming number of tourists can make it difficult to feel like a "real" place sometimes.	10/22/2024 3:16 PM
779	Approaching getting priced out	10/22/2024 3:12 PM
780	Small town with protected land.	10/22/2024 3:11 PM
781	Islamorada feels congested, traffic is usually horrible. Marathon community feels larger than it used to, faster pace.. Key West close knit. People seem angrier than they used to be..	10/22/2024 2:47 PM
782	As a whole, we are a bunch of small islands, and small communities, trying to make a living while being in a beautiful paradise. Unfortunately, with the influx of so many tourists and part time residents, it is becoming a bit crowded, and very much over-priced, and our resources are getting strained. Gone are the days when we knew our neighbors and always saw people we knew while we were out and about. And forget about the small mom & pop businesses - they are mostly all gone. We have gone commercial, all to appease the masses locking to the Keys.	10/22/2024 2:44 PM
783	I don't it is one community so much as a series of rural, isolated towns connected by one road. There are a few sub-groups of common goals, interests, and means that span the Keys (categorized along the owner-renter, full-part time resident, retiree-worker, child-childless, and political spectrum divides). If “community” can be defined by a loose general consensus about hot-button topics, then it falls to the wealth and political leanings of the majority on/around each industry island.	10/22/2024 2:41 PM
784	The way I describe the florida keys to people that don't live here is simple. If you want to succeed in the keys you have to work really hard because our cost of living is so high. However when you get time off, as soon as you "punch out" you are already on vacation. The keys a re beautiful and safe place to raise a family, we need to change the narrative and limit the number of vacation rentals to allow natural family growth to ensure our future.	10/22/2024 2:34 PM
785	The real locals cant afford to live in the keys anymore it was a great place growing up but now its starting to turn into Miami we need more low income housing with a cap on the income and less vacation rentals we need the keys to take care of the locals first because we are the keeping the place going it's a sad day that a single person cant afford to rent let alone own a home in the keys	10/22/2024 2:27 PM
786	We are a loving, caring, diverse community that loves our water-borne activities and its small-	10/22/2024 2:26 PM

	town feel and invites people to be who they are. We live and play more in our great outdoors than indoors. Our arts and culture share creative opportunities and display our unique talents. We help those in need and income is not the basis of value or friendships. Our schools and badass, truth-loving sheriff's officers add to family life.	
787	Small town feel, everyone knows everyone, safe, and not "Miami", which is changing very rapidly... Locals can't afford to live here anymore.	10/22/2024 2:18 PM
788	laid back	10/22/2024 2:13 PM
789	no answer	10/22/2024 2:13 PM
790	The community character is defined by several key aspects: - unique coastal tropical environment - sense of safety - at home, at work, while shopping, or going to school. - small town feel, but with many amenities close by Disappointing that "public safety was not an option in #6 above. If more and more people are allowed live here, the Sherriff and Fire Rescue will have to increase their budgets (helicopters, officers, patrol cars/boats, etc). Where does that money come from? Will you continue to reduce budgets for schools, parks, beaches & government infrastructure or will you raise taxes or will you reduce public safety budgets?	10/22/2024 2:09 PM
791	NA	10/22/2024 2:06 PM
792	Colorful, unique buildings, historic preservation, arts & culture celebrating the marine environment, environmental sustainability, close community with many local interactive events	10/22/2024 1:59 PM
793	The island of misfit toys. The bastion of pirates, vagabonds, and those who do not fit well with societal norms. We are all a part of what makes this island chain great. Add more voices to the choir, just make sure they are singing from the same hymn book.	10/22/2024 1:58 PM
794	The Keys community character is all about the water and enjoying fishing, boating, swimming and sunbathing. It presents a more relaxed life free from the hectic feeling that comes with a large town too much traffic and too much commercialization. It includes mom and pop stores, unique art shows and street fairs.	10/22/2024 1:57 PM
795	Respecting the eco system while enjoying all it has to offer	10/22/2024 1:53 PM
796	Neighbors who live and work here. Being able to bike and walk to destinations on my island and neighboring islands. Being able to easily visit places to swim, take my dog swimming, and launch a kayak - water access in walking distance. Water that is clean and full of life.	10/22/2024 1:53 PM
797	I think the Florida Keys is in a transition period with no real community character at this time.	10/22/2024 1:51 PM
798	relaxed and easy going	10/22/2024 1:43 PM
799	Relaxed, small town.	10/22/2024 1:42 PM
800	Relaxed and easy going.	10/22/2024 1:42 PM
801	small town, environmentally aware, rich in culture and history, slow paced	10/22/2024 1:39 PM
802	Open, spacious, laid back, friendly, a paradise environment, enjoyable 'as-is' or even smaller. Rewind the clock 10 years and hold that character. Since that's not possible. Stop future growth now that will lead to greater density of residents and visitors.	10/22/2024 1:38 PM
803	The Florida Keys are the best place on the planet to live!	10/22/2024 1:36 PM
804	One where we appreciate the unique place that this is	10/22/2024 1:36 PM
805	Small town character without buildings on every lot, open spaces, healthy environment, limited to moderate traffic	10/22/2024 1:36 PM
806	Small town, fishing/diving community, family oriented	10/21/2024 1:48 PM

Q8 The County has an existing Comprehensive Plan policy that does not allow expanding segments of US1 that currently have only 2 or 3 lanes, to create a 4-lane roadway. Would you support changing this policy to allow 4 lanes on some or all segments of US1?

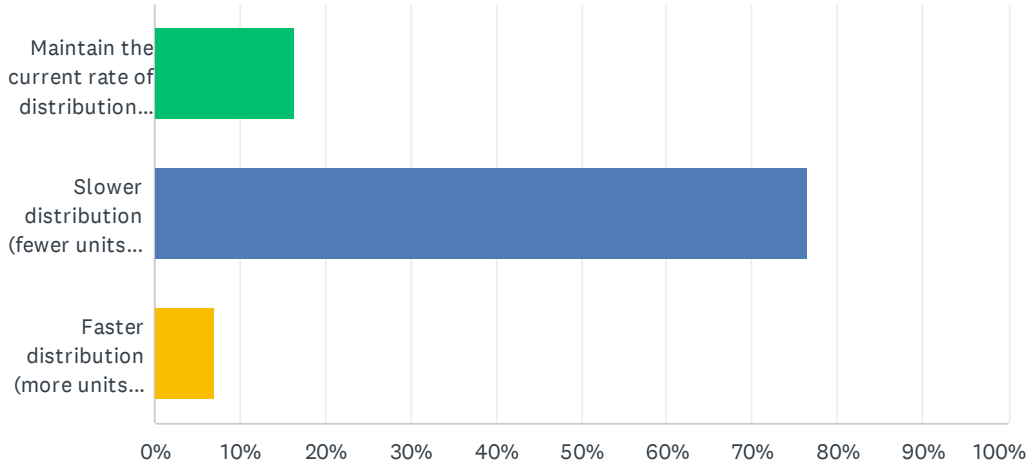
Answered: 806 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	36.35%	293
No	63.65%	513
TOTAL		806

Q9 In 2012, the State authorized an additional 3,550 ROGO/BPAS allocations countywide (including affordable allocations). The distribution was, Unincorporated Monroe County: 1,970; Marathon: 300; Islamorada: 280; Key West: 910; Layton: 30; Key Colony Beach: 60. The allocations were intended to be distributed over a 10-year period; some jurisdictions later reduced annual allocations to extend the timeframe. If the County were to accept additional ROGO/BPAS allocations, what rate of distribution would you like to see?

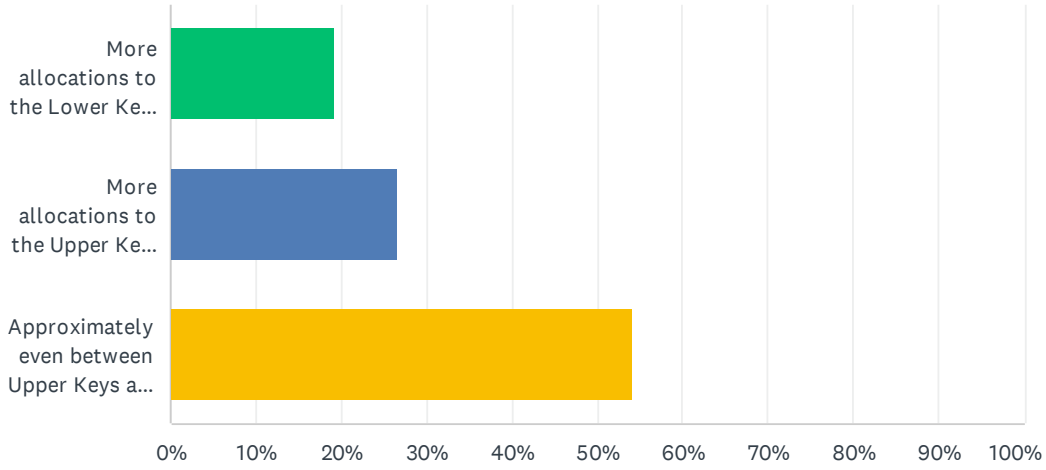
Answered: 806 Skipped: 0



ANSWER CHOICES	RESPONSES	
Maintain the current rate of distribution (Unincorporated County: 62 per year + affordable; Marathon: 10 per year total; Islamorada: 28 per year total)	16.50%	133
Slower distribution (fewer units annually over an extended timeframe)	76.55%	617
Faster distribution (more units annually over a short timeframe)	6.95%	56
TOTAL		806

Q10 How should any additional ROGO/BPAS allocations be distributed geographically?

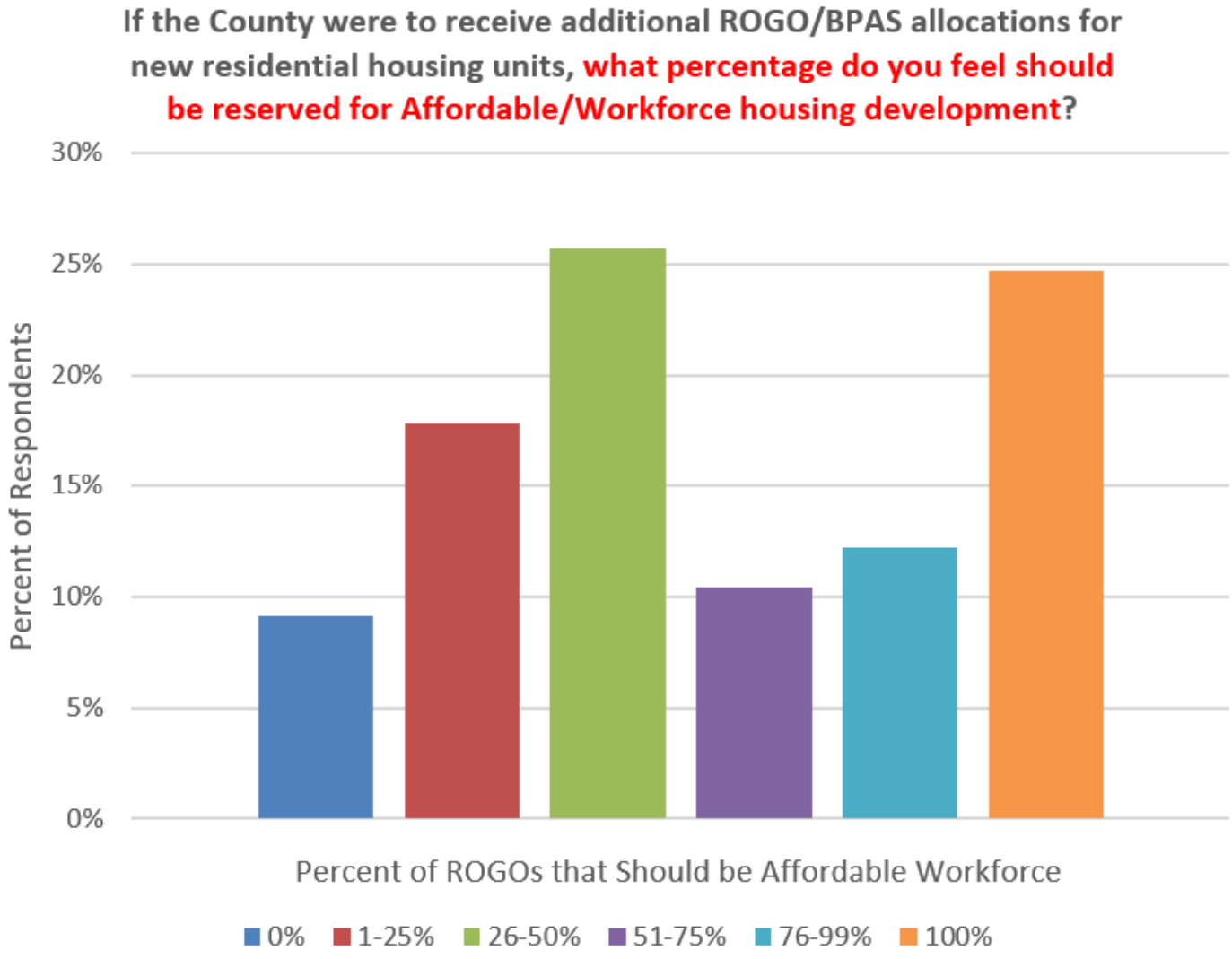
Answered: 806 Skipped: 0



ANSWER CHOICES	RESPONSES	
More allocations to the Lower Keys (south of 7-Mile Bridge)	19.11%	154
More allocations to the Upper Keys (north of 7-Mile Bridge)	26.67%	215
Approximately even between Upper Keys and Lower Keys	54.22%	437
TOTAL		806

Q11 If the County were to receive additional ROGO/BPAS allocations for new residential housing units, what percentage do you feel should be reserved for Affordable/Workforce housing development? (Enter a whole number between 0-100)

Answered: 786 Skipped: 20



Q11 If the County were to receive additional ROGO/BPAS allocations for new residential housing units, what percentage do you feel should be reserved for Affordable/Workforce housing development? (Enter a whole number between 0-100)

Answered: 786 Skipped: 20

#	RESPONSES	DATE
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2	75	11/11/2024 5:36 AM
3	5	11/10/2024 7:16 PM
4	0	11/10/2024 3:13 PM
5	50	11/10/2024 3:12 PM
6	20	11/10/2024 11:14 AM
7	90	11/10/2024 9:13 AM
8	100	11/10/2024 8:17 AM
9	0	11/9/2024 8:09 PM
10	20	11/9/2024 7:17 PM
11	75	11/9/2024 7:14 PM
12	10	11/9/2024 2:59 PM
13	0	11/9/2024 2:39 PM
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27	50	11/8/2024 5:59 PM
28	50	11/8/2024 5:08 PM
29	40	11/8/2024 4:58 PM

30	100	11/8/2024 4:45 PM
31	75	11/8/2024 3:59 PM
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58	50	11/8/2024 10:05 AM
59	33	11/8/2024 9:59 AM
60	50	11/8/2024 9:10 AM
61	0	11/8/2024 9:01 AM
62	30	11/8/2024 8:03 AM
63	100	11/8/2024 7:51 AM
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66	0	11/7/2024 10:58 PM
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345	100	10/30/2024 9:45 AM
346	75	10/30/2024 9:41 AM
347	20	10/30/2024 9:39 AM
348	100	10/30/2024 9:39 AM
349	70	10/30/2024 9:09 AM
350	40	10/30/2024 9:07 AM
351	0	10/30/2024 8:45 AM
352	60	10/30/2024 8:34 AM
353	50	10/30/2024 8:16 AM
354	50	10/30/2024 8:14 AM
355	70	10/30/2024 8:04 AM
356	33	10/30/2024 7:57 AM
357	50	10/30/2024 7:09 AM
358	90	10/30/2024 7:03 AM
359	50	10/30/2024 6:15 AM
360	95	10/30/2024 5:23 AM
361	50	10/30/2024 5:07 AM
362	50	10/30/2024 1:01 AM
363	100	10/29/2024 10:40 PM
364	10	10/29/2024 10:28 PM
365	25	10/29/2024 10:09 PM
366	50	10/29/2024 9:43 PM
367	60	10/29/2024 9:23 PM
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369	0	10/29/2024 9:04 PM
370	100	10/29/2024 9:03 PM
371	100	10/29/2024 8:52 PM

372	0	10/29/2024 8:41 PM
373	80	10/29/2024 8:03 PM
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390	100	10/29/2024 5:45 PM
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394	75	10/29/2024 5:26 PM
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409	60	10/29/2024 4:40 PM

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418	30	10/29/2024 4:12 PM
419	75	10/29/2024 4:05 PM
420	33	10/29/2024 3:54 PM
421	0	10/29/2024 3:52 PM
422	50	10/29/2024 3:50 PM
423	85	10/29/2024 3:48 PM
424	90	10/29/2024 3:12 PM
425	100	10/29/2024 3:10 PM
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431	100	10/29/2024 12:39 PM
432	0	10/29/2024 11:24 AM
433	100	10/29/2024 11:22 AM
434	25	10/29/2024 11:13 AM
435	0	10/29/2024 11:04 AM
436	90	10/29/2024 10:58 AM
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438	0	10/29/2024 8:22 AM
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443	50	10/28/2024 9:08 PM
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447	100	10/28/2024 7:45 PM

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454	50	10/28/2024 7:25 AM
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504	20	10/25/2024 3:14 PM
505	25	10/25/2024 3:03 PM
506	33	10/25/2024 3:01 PM
507	30	10/25/2024 2:58 PM
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565	5	10/24/2024 1:13 PM
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569	100	10/24/2024 11:38 AM
570	50	10/24/2024 11:36 AM
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574	100	10/24/2024 11:12 AM
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581	50	10/24/2024 8:26 AM
582	10	10/24/2024 8:16 AM
583	50	10/24/2024 7:44 AM
584	0	10/24/2024 7:44 AM
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586	30	10/24/2024 7:27 AM
587	75	10/24/2024 6:52 AM
588	100	10/23/2024 9:50 PM
589	100	10/23/2024 9:38 PM
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596	25	10/23/2024 5:09 PM
597	80	10/23/2024 5:06 PM
598	75	10/23/2024 4:50 PM
599	100	10/23/2024 3:59 PM

600	0	10/23/2024 3:49 PM
601	90	10/23/2024 3:40 PM
602	0	10/23/2024 3:33 PM
603	75	10/23/2024 3:12 PM
604	100	10/23/2024 3:00 PM
605	40	10/23/2024 2:58 PM
606	25	10/23/2024 2:56 PM
607	0	10/23/2024 2:48 PM
608	25	10/23/2024 2:41 PM
609	100	10/23/2024 2:36 PM
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611	100	10/23/2024 2:07 PM
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618	80	10/23/2024 1:28 PM
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620	20	10/23/2024 1:15 PM
621	0	10/23/2024 1:15 PM
622	100	10/23/2024 1:10 PM
623	90	10/23/2024 1:08 PM
624	100	10/23/2024 1:00 PM
625	25	10/23/2024 12:47 PM
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633	90	10/23/2024 11:43 AM
634	100	10/23/2024 11:39 AM
635	50	10/23/2024 11:23 AM
636	50	10/23/2024 11:06 AM
637	75	10/23/2024 11:03 AM

638	10	10/23/2024 10:57 AM
639	50	10/23/2024 10:47 AM
640	80	10/23/2024 10:18 AM
641	20	10/23/2024 10:17 AM
642	10	10/23/2024 10:10 AM
643	40	10/23/2024 10:09 AM
644	100	10/23/2024 10:08 AM
645	50	10/23/2024 10:06 AM
646	50	10/23/2024 10:01 AM
647	60	10/23/2024 9:59 AM
648	0	10/23/2024 9:51 AM
649	75	10/23/2024 9:47 AM
650	60	10/23/2024 9:40 AM
651	20	10/23/2024 9:39 AM
652	50	10/23/2024 9:34 AM
653	100	10/23/2024 9:33 AM
654	20	10/23/2024 9:32 AM
655	45	10/23/2024 9:28 AM
656	20	10/23/2024 9:26 AM
657	1	10/23/2024 9:25 AM
658	75	10/23/2024 9:16 AM
659	0	10/23/2024 9:14 AM
660	100	10/23/2024 9:13 AM
661	80	10/23/2024 9:08 AM
662	100	10/23/2024 9:08 AM
663	75	10/23/2024 9:07 AM
664	100	10/23/2024 9:04 AM
665	0	10/23/2024 8:55 AM
666	80	10/23/2024 8:53 AM
667	0	10/23/2024 8:48 AM
668	100	10/23/2024 8:45 AM
669	50	10/23/2024 8:30 AM
670	0	10/23/2024 8:23 AM
671	10	10/23/2024 8:13 AM
672	50	10/23/2024 8:05 AM
673	50	10/23/2024 8:04 AM
674	15	10/23/2024 8:00 AM
675	50	10/23/2024 7:59 AM

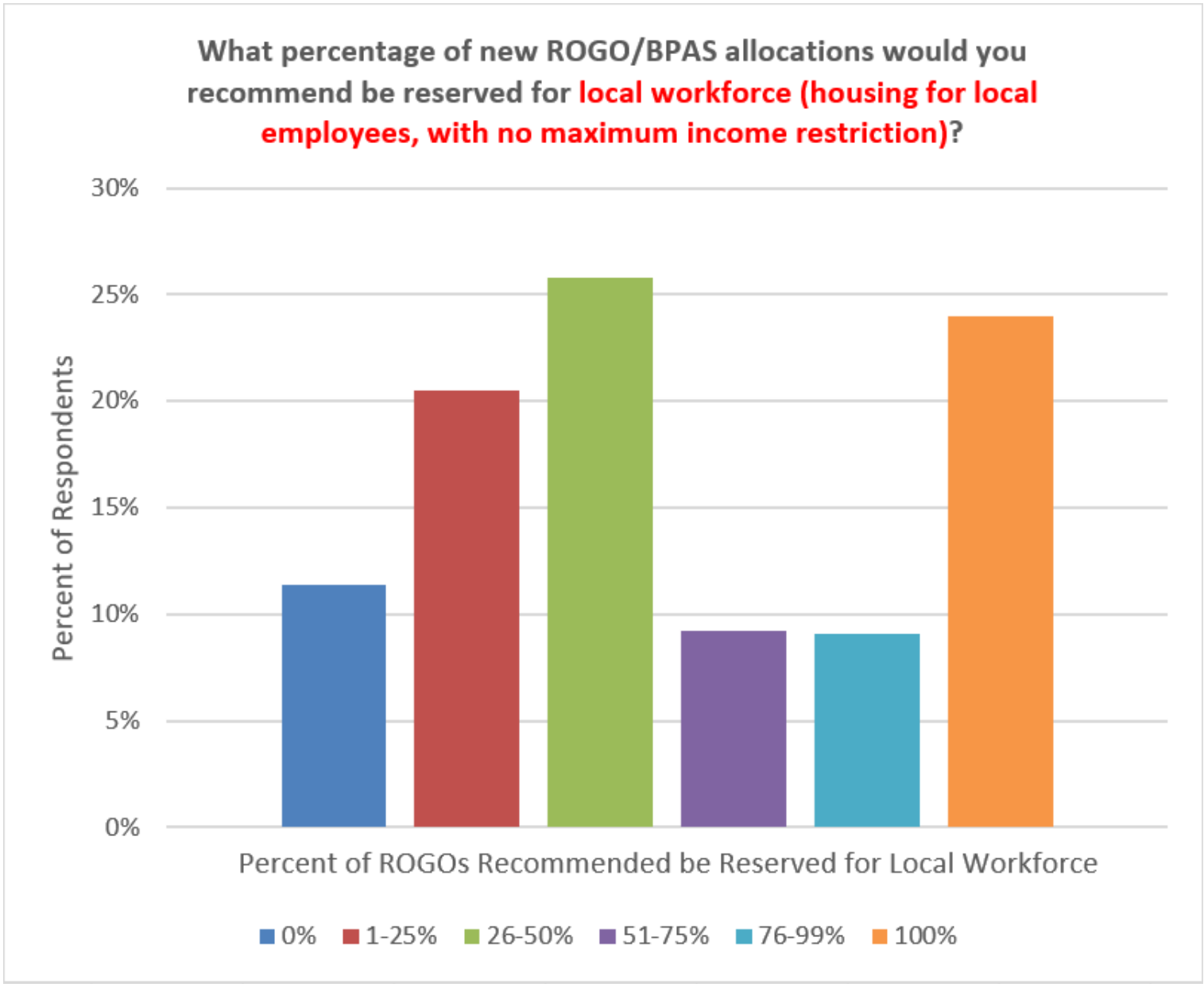
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704	50	10/22/2024 8:15 PM
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706	50	10/22/2024 7:31 PM
707	100	10/22/2024 7:27 PM
708	20	10/22/2024 7:16 PM
709	0	10/22/2024 7:15 PM
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711	75	10/22/2024 6:53 PM
712	30	10/22/2024 6:47 PM
713	80	10/22/2024 6:44 PM

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717	0	10/22/2024 6:33 PM
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719	70	10/22/2024 6:31 PM
720	50	10/22/2024 6:04 PM
721	45	10/22/2024 5:56 PM
722	0	10/22/2024 5:37 PM
723	50	10/22/2024 5:27 PM
724	50	10/22/2024 5:25 PM
725	30	10/22/2024 5:24 PM
726	10	10/22/2024 5:16 PM
727	100	10/22/2024 5:12 PM
728	80	10/22/2024 5:08 PM
729	0	10/22/2024 5:08 PM
730	100	10/22/2024 5:00 PM
731	30	10/22/2024 4:57 PM
732	75	10/22/2024 4:57 PM
733	90	10/22/2024 4:41 PM
734	85	10/22/2024 4:39 PM
735	60	10/22/2024 4:38 PM
736	50	10/22/2024 4:38 PM
737	50	10/22/2024 4:37 PM
738	0	10/22/2024 4:36 PM
739	100	10/22/2024 4:28 PM
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741	100	10/22/2024 4:23 PM
742	100	10/22/2024 4:21 PM
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747	30	10/22/2024 4:04 PM
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749	50	10/22/2024 4:01 PM
750	100	10/22/2024 4:01 PM
751	25	10/22/2024 4:00 PM

752	75	10/22/2024 3:58 PM
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755	100	10/22/2024 3:54 PM
756	70	10/22/2024 3:53 PM
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759	85	10/22/2024 3:16 PM
760	95	10/22/2024 3:12 PM
761	100	10/22/2024 3:11 PM
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763	40	10/22/2024 2:44 PM
764	15	10/22/2024 2:41 PM
765	50	10/22/2024 2:34 PM
766	100	10/22/2024 2:27 PM
767	70	10/22/2024 2:26 PM
768	30	10/22/2024 2:18 PM
769	80	10/22/2024 2:13 PM
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778	75	10/22/2024 1:43 PM
779	75	10/22/2024 1:42 PM
780	90	10/22/2024 1:42 PM
781	50	10/22/2024 1:39 PM
782	20	10/22/2024 1:38 PM
783	50	10/22/2024 1:36 PM
784	25	10/22/2024 1:36 PM
785	50	10/22/2024 1:36 PM
786	100	10/21/2024 1:48 PM

Q12 County could potentially reserve a portion of any new ROGO/BPAS allocations for the local workforce (housing for local employees, with no maximum income restriction). What percentage of new ROGO/BPAS allocations would you recommend be reserved for local workforce housing? (Enter a whole number between 0-100)

Answered: 780 Skipped: 26



Q12 County could potentially reserve a portion of any new ROGO/BPAS allocations for the local workforce (housing for local employees, with no maximum income restriction). What percentage of new ROGO/BPAS allocations would you recommend be reserved for local workforce housing? (Enter a whole number between 0-100)

Answered: 780 Skipped: 26

#	RESPONSES	DATE
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2	75	11/11/2024 5:36 AM
3	5	11/10/2024 7:16 PM
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5	50	11/10/2024 3:12 PM
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7	50	11/10/2024 9:13 AM
8	100	11/10/2024 8:17 AM
9	0	11/9/2024 8:09 PM
10	20	11/9/2024 7:17 PM
11	50	11/9/2024 7:14 PM
12	10	11/9/2024 2:59 PM
13	0	11/9/2024 2:39 PM
14	80	11/9/2024 12:38 PM
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16	70	11/9/2024 11:14 AM
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18	80	11/9/2024 9:31 AM
19	100	11/9/2024 8:16 AM
20	100	11/9/2024 8:06 AM
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39	50	11/8/2024 2:17 PM
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45	100	11/8/2024 1:03 PM
46	100	11/8/2024 1:01 PM
47	90	11/8/2024 12:59 PM
48	100	11/8/2024 12:56 PM
49	60	11/8/2024 12:48 PM
50	0	11/8/2024 12:43 PM
51	30	11/8/2024 12:12 PM
52	100	11/8/2024 11:49 AM
53	10	11/8/2024 11:49 AM
54	90	11/8/2024 11:17 AM
55	50	11/8/2024 10:41 AM
56	75	11/8/2024 10:19 AM
57	0	11/8/2024 10:12 AM
58	0	11/8/2024 10:05 AM
59	33	11/8/2024 9:59 AM
60	50	11/8/2024 9:10 AM
61	0	11/8/2024 9:01 AM
62	40	11/8/2024 8:03 AM
63	100	11/8/2024 7:51 AM
64	70	11/8/2024 12:14 AM
65	10	11/7/2024 11:59 PM
66	0	11/7/2024 10:58 PM

67	60	11/7/2024 10:33 PM
68	100	11/7/2024 9:15 PM
69	15	11/7/2024 9:12 PM
70	100	11/7/2024 8:42 PM
71	90	11/7/2024 8:13 PM
72	75	11/7/2024 8:00 PM
73	0	11/7/2024 7:46 PM
74	100	11/7/2024 7:21 PM
75	50	11/7/2024 7:12 PM
76	10	11/7/2024 6:49 PM
77	100	11/7/2024 6:36 PM
78	60	11/7/2024 6:34 PM
79	80	11/7/2024 6:33 PM
80	0	11/7/2024 4:50 PM
81	100	11/7/2024 4:07 PM
82	5	11/7/2024 4:06 PM
83	20	11/7/2024 3:25 PM
84	50	11/7/2024 2:54 PM
85	25	11/7/2024 1:35 PM
86	75	11/7/2024 12:10 PM
87	0	11/7/2024 10:39 AM
88	100	11/7/2024 9:02 AM
89	0	11/7/2024 8:54 AM
90	20	11/7/2024 8:21 AM
91	80	11/7/2024 6:51 AM
92	100	11/6/2024 11:50 PM
93	75	11/6/2024 8:28 PM
94	5	11/6/2024 7:26 PM
95	90	11/6/2024 7:08 PM
96	35	11/6/2024 6:50 PM
97	100	11/6/2024 5:36 PM
98	20	11/6/2024 3:51 PM
99	50	11/6/2024 3:23 PM
100	0	11/6/2024 2:07 PM
101	0	11/6/2024 1:15 PM
102	0	11/6/2024 1:10 PM
103	100	11/6/2024 12:49 PM
104	90	11/6/2024 11:55 AM

105	5	11/6/2024 11:22 AM
106	100	11/6/2024 10:42 AM
107	20	11/6/2024 9:45 AM
108	50	11/6/2024 9:27 AM
109	50	11/6/2024 9:02 AM
110	75	11/6/2024 8:35 AM
111	0	11/6/2024 7:36 AM
112	80	11/5/2024 9:18 PM
113	0	11/5/2024 8:11 PM
114	100	11/5/2024 6:12 PM
115	100	11/5/2024 5:48 PM
116	100	11/5/2024 5:07 PM
117	100	11/5/2024 5:01 PM
118	80	11/5/2024 12:15 PM
119	30	11/5/2024 11:34 AM
120	100	11/5/2024 10:34 AM
121	0	11/5/2024 10:21 AM
122	100	11/5/2024 9:24 AM
123	60	11/5/2024 9:22 AM
124	75	11/5/2024 8:46 AM
125	30	11/5/2024 8:36 AM
126	0	11/5/2024 8:29 AM
127	75	11/5/2024 7:22 AM
128	15	11/5/2024 7:17 AM
129	40	11/5/2024 6:39 AM
130	75	11/5/2024 3:36 AM
131	20	11/4/2024 11:52 PM
132	100	11/4/2024 10:19 PM
133	50	11/4/2024 8:42 PM
134	40	11/4/2024 8:14 PM
135	40	11/4/2024 8:03 PM
136	0	11/4/2024 7:22 PM
137	10	11/4/2024 7:21 PM
138	50	11/4/2024 5:55 PM
139	10	11/4/2024 5:03 PM
140	90	11/4/2024 4:26 PM
141	50	11/4/2024 4:10 PM
142	30	11/4/2024 2:58 PM

143	0	11/4/2024 2:34 PM
144	50	11/4/2024 2:01 PM
145	90	11/4/2024 1:43 PM
146	25	11/4/2024 12:22 PM
147	80	11/4/2024 12:22 PM
148	10	11/4/2024 12:13 PM
149	50	11/4/2024 11:16 AM
150	100	11/4/2024 11:09 AM
151	10	11/4/2024 10:45 AM
152	30	11/4/2024 10:41 AM
153	100	11/4/2024 10:13 AM
154	75	11/4/2024 10:12 AM
155	40	11/4/2024 9:09 AM
156	50	11/4/2024 8:10 AM
157	50	11/4/2024 8:01 AM
158	5	11/4/2024 6:09 AM
159	30	11/4/2024 5:22 AM
160	50	11/4/2024 3:53 AM
161	25	11/3/2024 10:36 PM
162	100	11/3/2024 9:51 PM
163	1	11/3/2024 9:27 PM
164	5	11/3/2024 9:24 PM
165	0	11/3/2024 12:00 PM
166	100	11/3/2024 11:57 AM
167	100	11/3/2024 11:42 AM
168	30	11/3/2024 10:43 AM
169	0	11/3/2024 10:32 AM
170	20	11/3/2024 10:14 AM
171	75	11/3/2024 9:19 AM
172	100	11/3/2024 9:17 AM
173	100	11/3/2024 8:31 AM
174	0	11/3/2024 7:54 AM
175	100	11/3/2024 7:43 AM
176	100	11/3/2024 7:10 AM
177	0	11/3/2024 6:32 AM
178	25	11/3/2024 6:13 AM
179	33	11/3/2024 5:37 AM
180	50	11/3/2024 1:54 AM

181	100	11/2/2024 11:15 PM
182	100	11/2/2024 8:30 PM
183	90	11/2/2024 7:30 PM
184	30	11/2/2024 7:05 PM
185	50	11/2/2024 6:46 PM
186	75	11/2/2024 5:08 PM
187	100	11/2/2024 4:37 PM
188	20	11/2/2024 4:15 PM
189	0	11/2/2024 4:00 PM
190	10	11/2/2024 3:45 PM
191	100	11/2/2024 3:27 PM
192	0	11/2/2024 3:14 PM
193	100	11/2/2024 2:44 PM
194	100	11/2/2024 2:40 PM
195	25	11/2/2024 2:30 PM
196	50	11/2/2024 1:37 PM
197	25	11/2/2024 1:01 PM
198	50	11/2/2024 12:46 PM
199	100	11/2/2024 12:38 PM
200	80	11/2/2024 12:36 PM
201	100	11/2/2024 12:18 PM
202	20	11/2/2024 11:46 AM
203	80	11/2/2024 11:30 AM
204	10	11/2/2024 11:24 AM
205	20	11/2/2024 11:12 AM
206	60	11/2/2024 11:07 AM
207	95	11/2/2024 9:58 AM
208	90	11/2/2024 9:19 AM
209	66	11/2/2024 8:46 AM
210	100	11/2/2024 8:41 AM
211	90	11/2/2024 8:32 AM
212	0	11/2/2024 8:27 AM
213	100	11/2/2024 8:16 AM
214	50	11/2/2024 8:14 AM
215	50	11/2/2024 8:02 AM
216	50	11/2/2024 7:50 AM
217	100	11/2/2024 7:01 AM
218	100	11/2/2024 7:00 AM

219	50	11/2/2024 6:42 AM
220	100	11/2/2024 4:38 AM
221	70	11/2/2024 12:26 AM
222	10	11/2/2024 12:23 AM
223	10	11/1/2024 10:32 PM
224	50	11/1/2024 10:07 PM
225	50	11/1/2024 9:17 PM
226	50	11/1/2024 7:34 PM
227	15	11/1/2024 7:28 PM
228	80	11/1/2024 7:13 PM
229	50	11/1/2024 7:10 PM
230	100	11/1/2024 7:08 PM
231	80	11/1/2024 6:03 PM
232	0	11/1/2024 5:53 PM
233	0	11/1/2024 5:46 PM
234	10	11/1/2024 5:31 PM
235	100	11/1/2024 5:05 PM
236	30	11/1/2024 4:58 PM
237	100	11/1/2024 4:47 PM
238	50	11/1/2024 4:34 PM
239	50	11/1/2024 4:25 PM
240	40	11/1/2024 4:18 PM
241	90	11/1/2024 4:05 PM
242	85	11/1/2024 3:48 PM
243	0	11/1/2024 3:31 PM
244	50	11/1/2024 3:15 PM
245	50	11/1/2024 3:11 PM
246	100	11/1/2024 3:09 PM
247	50	11/1/2024 3:05 PM
248	100	11/1/2024 2:59 PM
249	30	11/1/2024 2:48 PM
250	30	11/1/2024 2:42 PM
251	33	11/1/2024 2:37 PM
252	2	11/1/2024 2:30 PM
253	20	11/1/2024 2:08 PM
254	75	11/1/2024 2:06 PM
255	1	11/1/2024 1:53 PM
256	50	11/1/2024 1:48 PM

257	50	11/1/2024 1:47 PM
258	100	11/1/2024 1:46 PM
259	100	11/1/2024 1:42 PM
260	50	11/1/2024 1:40 PM
261	30	11/1/2024 1:31 PM
262	80	11/1/2024 1:26 PM
263	59	11/1/2024 1:23 PM
264	100	11/1/2024 1:20 PM
265	100	11/1/2024 1:13 PM
266	25	11/1/2024 1:02 PM
267	25	11/1/2024 12:58 PM
268	10	11/1/2024 12:45 PM
269	0	11/1/2024 12:43 PM
270	50	11/1/2024 12:21 PM
271	15	11/1/2024 12:10 PM
272	20	11/1/2024 12:10 PM
273	70	11/1/2024 11:43 AM
274	30	11/1/2024 11:18 AM
275	0	11/1/2024 10:29 AM
276	50	11/1/2024 10:15 AM
277	100	11/1/2024 9:55 AM
278	65	11/1/2024 9:39 AM
279	10	11/1/2024 9:30 AM
280	0	11/1/2024 8:41 AM
281	0	11/1/2024 8:33 AM
282	75	11/1/2024 8:26 AM
283	100	11/1/2024 8:23 AM
284	5	11/1/2024 8:08 AM
285	0	11/1/2024 7:47 AM
286	50	11/1/2024 7:39 AM
287	75	11/1/2024 7:35 AM
288	30	11/1/2024 7:31 AM
289	100	11/1/2024 6:43 AM
290	0	11/1/2024 6:32 AM
291	80	11/1/2024 6:25 AM
292	100	11/1/2024 5:39 AM
293	75	10/31/2024 10:09 PM
294	90	10/31/2024 9:48 PM

295	100	10/31/2024 8:58 PM
296	100	10/31/2024 6:46 PM
297	100	10/31/2024 5:38 PM
298	100	10/31/2024 5:28 PM
299	0	10/31/2024 4:34 PM
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301	100	10/31/2024 2:47 PM
302	70	10/31/2024 2:23 PM
303	10	10/31/2024 1:39 PM
304	50	10/31/2024 1:30 PM
305	100	10/31/2024 12:56 PM
306	100	10/31/2024 12:53 PM
307	0	10/31/2024 12:42 PM
308	50	10/31/2024 12:17 PM
309	10	10/31/2024 12:03 PM
310	50	10/31/2024 11:55 AM
311	100	10/31/2024 11:46 AM
312	50	10/31/2024 11:17 AM
313	15	10/31/2024 10:14 AM
314	50	10/31/2024 10:12 AM
315	90	10/31/2024 10:01 AM
316	75	10/31/2024 8:08 AM
317	0	10/31/2024 7:53 AM
318	75	10/31/2024 7:49 AM
319	100	10/31/2024 6:07 AM
320	30	10/31/2024 1:56 AM
321	50	10/30/2024 10:15 PM
322	0	10/30/2024 10:01 PM
323	10	10/30/2024 9:32 PM
324	10	10/30/2024 8:51 PM
325	10	10/30/2024 8:00 PM
326	100	10/30/2024 7:30 PM
327	40	10/30/2024 5:49 PM
328	20	10/30/2024 3:27 PM
329	90	10/30/2024 2:40 PM
330	25	10/30/2024 2:11 PM
331	75	10/30/2024 2:09 PM
332	15	10/30/2024 1:01 PM

333	75	10/30/2024 12:53 PM
334	40	10/30/2024 12:45 PM
335	0	10/30/2024 11:31 AM
336	10	10/30/2024 10:53 AM
337	20	10/30/2024 10:41 AM
338	20	10/30/2024 10:37 AM
339	0	10/30/2024 10:22 AM
340	10	10/30/2024 9:51 AM
341	85	10/30/2024 9:50 AM
342	20	10/30/2024 9:47 AM
343	10	10/30/2024 9:45 AM
344	20	10/30/2024 9:39 AM
345	100	10/30/2024 9:39 AM
346	70	10/30/2024 9:09 AM
347	20	10/30/2024 9:07 AM
348	0	10/30/2024 8:45 AM
349	60	10/30/2024 8:34 AM
350	25	10/30/2024 8:16 AM
351	50	10/30/2024 8:14 AM
352	80	10/30/2024 8:04 AM
353	33	10/30/2024 7:57 AM
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355	90	10/30/2024 7:03 AM
356	50	10/30/2024 6:15 AM
357	95	10/30/2024 5:23 AM
358	25	10/30/2024 5:07 AM
359	50	10/30/2024 1:01 AM
360	0	10/29/2024 10:40 PM
361	10	10/29/2024 10:28 PM
362	50	10/29/2024 10:09 PM
363	50	10/29/2024 9:43 PM
364	25	10/29/2024 9:23 PM
365	100	10/29/2024 9:23 PM
366	0	10/29/2024 9:04 PM
367	100	10/29/2024 9:03 PM
368	100	10/29/2024 8:52 PM
369	0	10/29/2024 8:41 PM
370	0	10/29/2024 8:03 PM

371	50	10/29/2024 7:52 PM
372	0	10/29/2024 7:24 PM
373	10	10/29/2024 7:21 PM
374	90	10/29/2024 7:00 PM
375	5	10/29/2024 6:45 PM
376	100	10/29/2024 6:35 PM
377	100	10/29/2024 6:33 PM
378	50	10/29/2024 6:28 PM
379	50	10/29/2024 6:08 PM
380	75	10/29/2024 6:05 PM
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382	50	10/29/2024 6:00 PM
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385	100	10/29/2024 5:50 PM
386	50	10/29/2024 5:45 PM
387	100	10/29/2024 5:45 PM
388	25	10/29/2024 5:36 PM
389	100	10/29/2024 5:31 PM
390	50	10/29/2024 5:28 PM
391	50	10/29/2024 5:17 PM
392	0	10/29/2024 5:09 PM
393	100	10/29/2024 5:07 PM
394	100	10/29/2024 5:06 PM
395	40	10/29/2024 5:04 PM
396	10	10/29/2024 4:57 PM
397	30	10/29/2024 4:52 PM
398	80	10/29/2024 4:51 PM
399	40	10/29/2024 4:50 PM
400	100	10/29/2024 4:49 PM
401	0	10/29/2024 4:48 PM
402	60	10/29/2024 4:48 PM
403	50	10/29/2024 4:46 PM
404	0	10/29/2024 4:41 PM
405	60	10/29/2024 4:40 PM
406	20	10/29/2024 4:33 PM
407	0	10/29/2024 4:28 PM
408	20	10/29/2024 4:27 PM

409	10	10/29/2024 4:24 PM
410	100	10/29/2024 4:24 PM
411	50	10/29/2024 4:19 PM
412	100	10/29/2024 4:15 PM
413	0	10/29/2024 4:15 PM
414	40	10/29/2024 4:12 PM
415	75	10/29/2024 4:05 PM
416	50	10/29/2024 3:54 PM
417	0	10/29/2024 3:52 PM
418	50	10/29/2024 3:50 PM
419	100	10/29/2024 3:48 PM
420	10	10/29/2024 3:12 PM
421	100	10/29/2024 3:10 PM
422	50	10/29/2024 3:06 PM
423	30	10/29/2024 2:13 PM
424	100	10/29/2024 1:03 PM
425	50	10/29/2024 12:51 PM
426	50	10/29/2024 12:40 PM
427	100	10/29/2024 12:39 PM
428	0	10/29/2024 11:24 AM
429	100	10/29/2024 11:22 AM
430	50	10/29/2024 11:13 AM
431	0	10/29/2024 11:04 AM
432	90	10/29/2024 10:58 AM
433	75	10/29/2024 10:36 AM
434	0	10/29/2024 8:22 AM
435	100	10/29/2024 7:33 AM
436	50	10/29/2024 7:24 AM
437	75	10/28/2024 9:54 PM
438	100	10/28/2024 9:21 PM
439	50	10/28/2024 9:08 PM
440	100	10/28/2024 8:36 PM
441	100	10/28/2024 8:35 PM
442	0	10/28/2024 8:22 PM
443	100	10/28/2024 7:45 PM
444	100	10/28/2024 7:27 PM
445	100	10/28/2024 3:36 PM
446	25	10/28/2024 1:32 PM

447	100	10/28/2024 8:39 AM
448	1	10/28/2024 8:30 AM
449	50	10/28/2024 7:32 AM
450	85	10/28/2024 7:25 AM
451	100	10/28/2024 1:35 AM
452	50	10/27/2024 11:42 PM
453	25	10/27/2024 9:15 PM
454	100	10/27/2024 6:49 PM
455	50	10/27/2024 5:29 PM
456	50	10/27/2024 4:31 PM
457	25	10/27/2024 3:07 PM
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459	100	10/27/2024 10:02 AM
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462	20	10/27/2024 7:32 AM
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465	50	10/26/2024 7:56 PM
466	100	10/26/2024 6:38 PM
467	10	10/26/2024 4:50 PM
468	15	10/26/2024 4:50 PM
469	100	10/26/2024 4:34 PM
470	100	10/26/2024 4:22 PM
471	33	10/26/2024 3:43 PM
472	75	10/26/2024 2:46 PM
473	100	10/26/2024 2:35 PM
474	0	10/26/2024 2:35 PM
475	100	10/26/2024 2:31 PM
476	75	10/26/2024 2:20 PM
477	100	10/26/2024 2:09 PM
478	0	10/26/2024 11:52 AM
479	100	10/26/2024 9:12 AM
480	50	10/26/2024 9:09 AM
481	100	10/26/2024 8:59 AM
482	0	10/26/2024 8:40 AM
483	50	10/26/2024 8:12 AM
484	50	10/26/2024 8:00 AM

485	100	10/26/2024 7:58 AM
486	35	10/26/2024 7:06 AM
487	25	10/26/2024 12:08 AM
488	50	10/25/2024 9:13 PM
489	50	10/25/2024 8:22 PM
490	100	10/25/2024 6:09 PM
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492	20	10/25/2024 5:39 PM
493	10	10/25/2024 5:00 PM
494	40	10/25/2024 4:55 PM
495	10	10/25/2024 4:28 PM
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500	20	10/25/2024 3:14 PM
501	25	10/25/2024 3:03 PM
502	33	10/25/2024 3:01 PM
503	10	10/25/2024 2:58 PM
504	50	10/25/2024 2:49 PM
505	30	10/25/2024 2:40 PM
506	80	10/25/2024 2:38 PM
507	100	10/25/2024 2:34 PM
508	25	10/25/2024 2:34 PM
509	50	10/25/2024 2:04 PM
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515	100	10/25/2024 1:03 PM
516	80	10/25/2024 12:26 PM
517	50	10/25/2024 11:45 AM
518	20	10/25/2024 11:17 AM
519	20	10/25/2024 10:54 AM
520	40	10/25/2024 10:47 AM
521	50	10/25/2024 10:27 AM
522	10	10/25/2024 10:01 AM

523	40	10/25/2024 9:40 AM
524	25	10/25/2024 9:35 AM
525	10	10/25/2024 9:00 AM
526	65	10/25/2024 8:55 AM
527	50	10/25/2024 8:38 AM
528	20	10/25/2024 8:14 AM
529	100	10/25/2024 7:08 AM
530	50	10/25/2024 6:37 AM
531	0	10/25/2024 12:33 AM
532	50	10/24/2024 10:11 PM
533	100	10/24/2024 10:07 PM
534	10	10/24/2024 10:04 PM
535	75	10/24/2024 9:47 PM
536	100	10/24/2024 9:24 PM
537	80	10/24/2024 9:20 PM
538	50	10/24/2024 9:19 PM
539	35	10/24/2024 9:09 PM
540	10	10/24/2024 8:59 PM
541	80	10/24/2024 7:52 PM
542	60	10/24/2024 7:40 PM
543	50	10/24/2024 7:36 PM
544	100	10/24/2024 7:20 PM
545	10	10/24/2024 7:12 PM
546	100	10/24/2024 6:37 PM
547	0	10/24/2024 6:12 PM
548	100	10/24/2024 5:54 PM
549	50	10/24/2024 5:40 PM
550	50	10/24/2024 5:33 PM
551	75	10/24/2024 5:20 PM
552	100	10/24/2024 5:08 PM
553	20	10/24/2024 5:05 PM
554	100	10/24/2024 4:59 PM
555	75	10/24/2024 3:39 PM
556	100	10/24/2024 2:43 PM
557	80	10/24/2024 2:24 PM
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561	5	10/24/2024 1:13 PM
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565	15	10/24/2024 11:54 AM
566	100	10/24/2024 11:38 AM
567	10	10/24/2024 11:36 AM
568	10	10/24/2024 11:24 AM
569	15	10/24/2024 11:21 AM
570	10	10/24/2024 11:13 AM
571	100	10/24/2024 11:12 AM
572	90	10/24/2024 11:10 AM
573	20	10/24/2024 11:08 AM
574	100	10/24/2024 10:17 AM
575	1	10/24/2024 10:08 AM
576	20	10/24/2024 9:35 AM
577	75	10/24/2024 9:34 AM
578	10	10/24/2024 8:16 AM
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597	100	10/23/2024 3:40 PM
598	0	10/23/2024 3:33 PM

599	75	10/23/2024 3:12 PM
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601	50	10/23/2024 2:58 PM
602	25	10/23/2024 2:56 PM
603	100	10/23/2024 2:48 PM
604	45	10/23/2024 2:41 PM
605	100	10/23/2024 2:36 PM
606	100	10/23/2024 2:15 PM
607	100	10/23/2024 2:07 PM
608	25	10/23/2024 2:03 PM
609	100	10/23/2024 2:01 PM
610	100	10/23/2024 2:00 PM
611	100	10/23/2024 1:49 PM
612	60	10/23/2024 1:47 PM
613	50	10/23/2024 1:38 PM
614	40	10/23/2024 1:28 PM
615	50	10/23/2024 1:16 PM
616	50	10/23/2024 1:15 PM
617	0	10/23/2024 1:15 PM
618	100	10/23/2024 1:10 PM
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620	0	10/23/2024 1:00 PM
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628	100	10/23/2024 11:48 AM
629	90	10/23/2024 11:43 AM
630	100	10/23/2024 11:39 AM
631	50	10/23/2024 11:23 AM
632	50	10/23/2024 11:06 AM
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636	20	10/23/2024 10:18 AM

637	20	10/23/2024 10:17 AM
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639	20	10/23/2024 10:09 AM
640	100	10/23/2024 10:08 AM
641	50	10/23/2024 10:06 AM
642	50	10/23/2024 10:01 AM
643	90	10/23/2024 9:59 AM
644	100	10/23/2024 9:51 AM
645	25	10/23/2024 9:47 AM
646	40	10/23/2024 9:40 AM
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667	100	10/23/2024 8:05 AM
668	50	10/23/2024 8:04 AM
669	10	10/23/2024 8:00 AM
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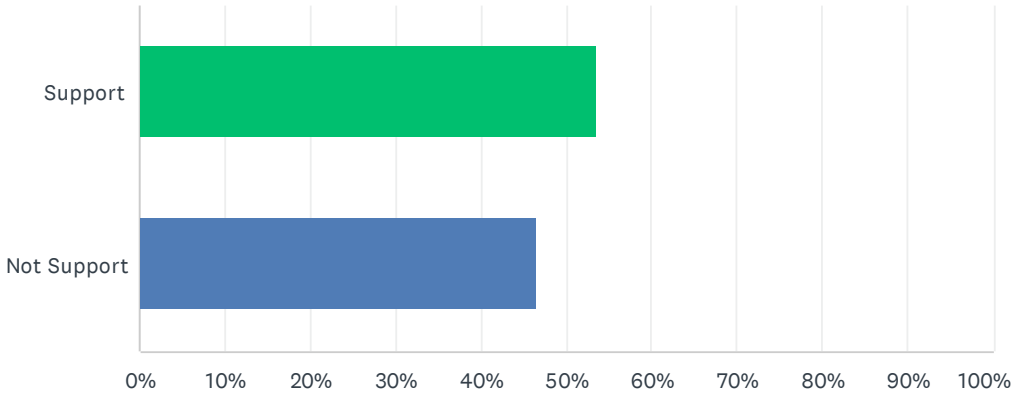
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686	20	10/22/2024 10:15 PM
687	100	10/22/2024 9:42 PM
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690	80	10/22/2024 9:09 PM
691	100	10/22/2024 9:03 PM
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694	90	10/22/2024 8:38 PM
695	80	10/22/2024 8:29 PM
696	100	10/22/2024 8:22 PM
697	40	10/22/2024 8:21 PM
698	100	10/22/2024 8:19 PM
699	59	10/22/2024 8:15 PM
700	75	10/22/2024 8:03 PM
701	75	10/22/2024 7:31 PM
702	100	10/22/2024 7:27 PM
703	0	10/22/2024 7:15 PM
704	30	10/22/2024 7:01 PM
705	65	10/22/2024 6:53 PM
706	10	10/22/2024 6:47 PM
707	5	10/22/2024 6:44 PM
708	80	10/22/2024 6:41 PM
709	20	10/22/2024 6:35 PM
710	0	10/22/2024 6:34 PM
711	0	10/22/2024 6:33 PM
712	82	10/22/2024 6:32 PM

713	80	10/22/2024 6:31 PM
714	50	10/22/2024 6:04 PM
715	100	10/22/2024 5:56 PM
716	0	10/22/2024 5:37 PM
717	30	10/22/2024 5:27 PM
718	50	10/22/2024 5:25 PM
719	30	10/22/2024 5:24 PM
720	100	10/22/2024 5:16 PM
721	100	10/22/2024 5:12 PM
722	80	10/22/2024 5:08 PM
723	0	10/22/2024 5:08 PM
724	100	10/22/2024 5:00 PM
725	10	10/22/2024 4:57 PM
726	90	10/22/2024 4:57 PM
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729	50	10/22/2024 4:38 PM
730	50	10/22/2024 4:38 PM
731	50	10/22/2024 4:37 PM
732	0	10/22/2024 4:36 PM
733	100	10/22/2024 4:28 PM
734	100	10/22/2024 4:27 PM
735	100	10/22/2024 4:23 PM
736	100	10/22/2024 4:21 PM
737	100	10/22/2024 4:15 PM
738	50	10/22/2024 4:11 PM
739	80	10/22/2024 4:08 PM
740	10	10/22/2024 4:06 PM
741	30	10/22/2024 4:04 PM
742	100	10/22/2024 4:02 PM
743	50	10/22/2024 4:01 PM
744	0	10/22/2024 4:01 PM
745	25	10/22/2024 4:00 PM
746	75	10/22/2024 3:58 PM
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748	50	10/22/2024 3:55 PM
749	100	10/22/2024 3:54 PM
750	70	10/22/2024 3:53 PM

751	50	10/22/2024 3:44 PM
752	0	10/22/2024 3:29 PM
753	85	10/22/2024 3:16 PM
754	95	10/22/2024 3:12 PM
755	100	10/22/2024 3:11 PM
756	100	10/22/2024 2:47 PM
757	40	10/22/2024 2:44 PM
758	80	10/22/2024 2:41 PM
759	75	10/22/2024 2:34 PM
760	30	10/22/2024 2:27 PM
761	60	10/22/2024 2:26 PM
762	70	10/22/2024 2:18 PM
763	80	10/22/2024 2:13 PM
764	10	10/22/2024 2:09 PM
765	100	10/22/2024 2:06 PM
766	33	10/22/2024 1:59 PM
767	50	10/22/2024 1:58 PM
768	50	10/22/2024 1:57 PM
769	75	10/22/2024 1:53 PM
770	20	10/22/2024 1:53 PM
771	30	10/22/2024 1:51 PM
772	75	10/22/2024 1:43 PM
773	75	10/22/2024 1:42 PM
774	50	10/22/2024 1:42 PM
775	50	10/22/2024 1:39 PM
776	20	10/22/2024 1:38 PM
777	50	10/22/2024 1:36 PM
778	75	10/22/2024 1:36 PM
779	50	10/22/2024 1:36 PM
780	100	10/21/2024 1:48 PM

Q13 The County faces risk of potential liability for vacant private land that is unable to obtain a permit for a residential unit. Given this risk, if the County were to accept additional ROGO/BPAS allocations, would you support distribution with priority given to Single Family Lots (providing units to as many individual private properties as possible)?

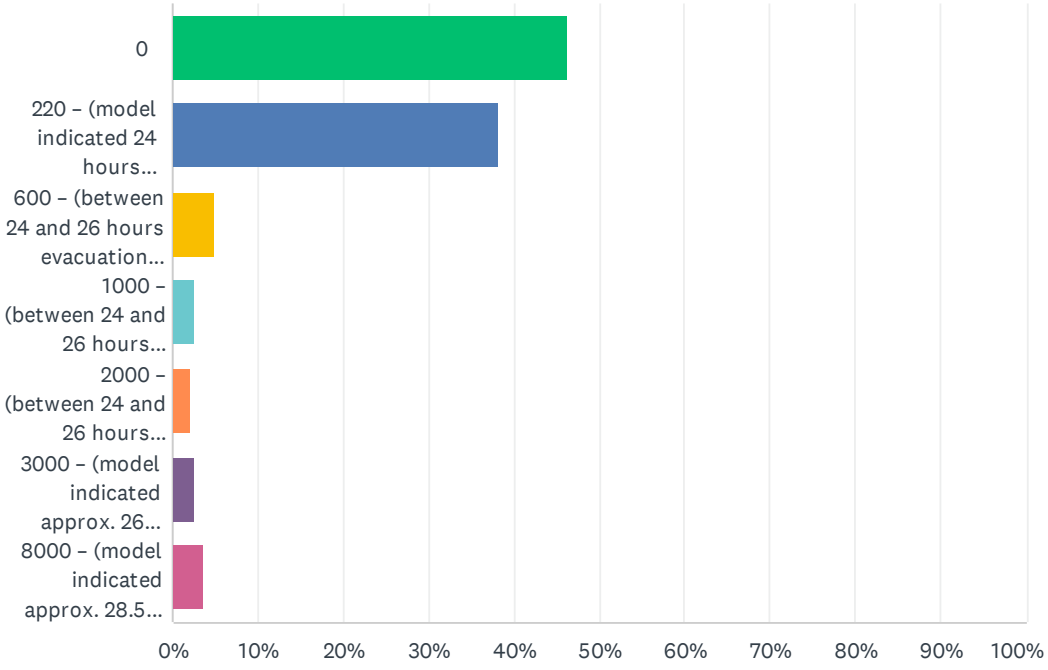
Answered: 806 Skipped: 0



ANSWER CHOICES	RESPONSES	
Support	53.60%	432
Not Support	46.40%	374
TOTAL		806

Q14 The scenarios the State included in their recent evacuation modeling indicated that 220 additional units countywide could be built while maintaining the required 24-hour evacuation time period. Any number of units above 220 would mean the state law governing evacuation in the Keys would need to be adjusted to allow more time. In your opinion, how many additional residential housing units should be constructed in the Keys?

Answered: 806 Skipped: 0

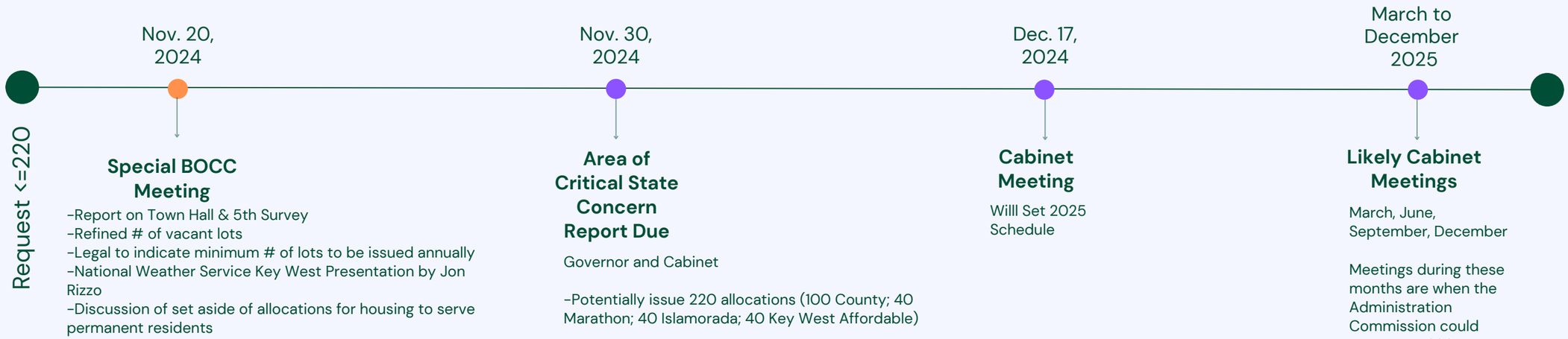


ANSWER CHOICES	RESPONSES	
0	46.28%	373
220 – (model indicated 24 hours evacuation time)	38.09%	307
600 – (between 24 and 26 hours evacuation time)	4.84%	39
1000 – (between 24 and 26 hours evacuation time)	2.61%	21
2000 – (between 24 and 26 hours evacuation time)	2.11%	17
3000 – (model indicated approx. 26 hours evacuation time)	2.48%	20
8000 – (model indicated approx. 28.5 hours evacuation time)	3.60%	29
TOTAL		806

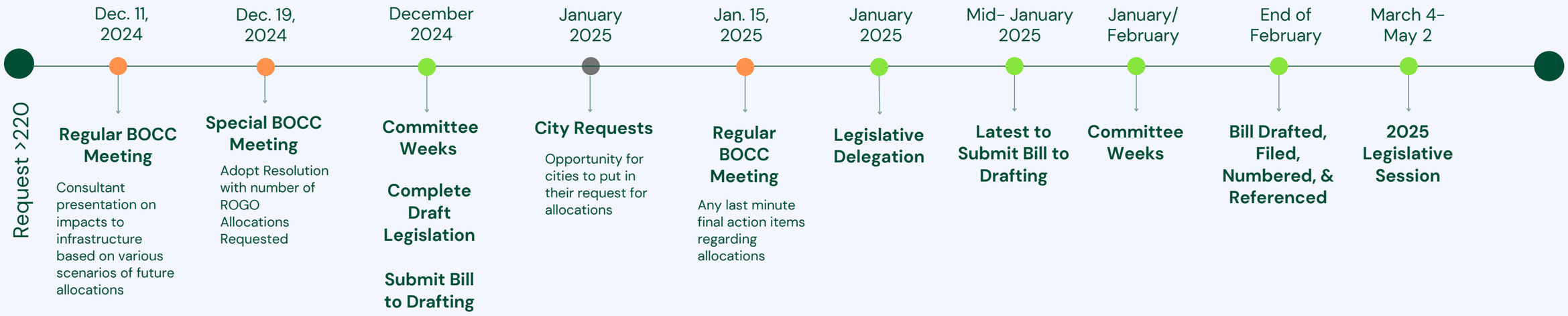
Potential ROGO/BPAS Timelines

Timeline to request 220 allocations, which would not change hurricane evacuation hours
***Requesting any more than 220 will require a legislative change**
***Two Paths through Florida Commerce can include:**

1. **Have Request in Annual Report**
2. **Not include in Annual Report, but have as a separate "sub item" added on to the agenda (this is how the 1,300 were done)**



Timeline to request more than 220 allocations, which would require a statutory change to hurricane evacuation hours
***Can be done concurrently or in combination with requesting 220 allocations**



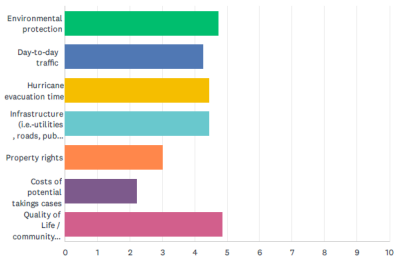
Legend:

- Florida Commerce Inclusion in Area Critical State Concern Report
- County Dates
- Change of Legislation Important Dates

Opinions Legal

Please rank the following in order of importance, in your opinion, as factors for the BOCC to consider in its discussion and decision-making regarding additional residential development (additional ROGO/BPAS allocations) in the Florida Keys. (1 being most important and 7 being least important)

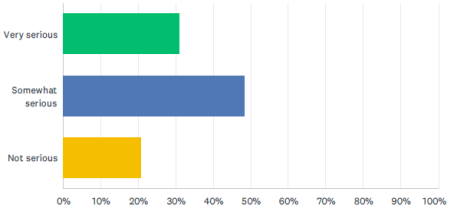
Answered: 1,134 Skipped: 0



	1	2	3	4	5	6	7	TOTAL	SCORE
Environmental protection	23.37% 265	18.17% 206	18.34% 208	13.93% 158	10.14% 115	7.14% 81	8.91% 101	1,134	4.74
Day-to-day traffic	10.76% 122	17.46% 198	17.72% 201	18.87% 214	18.52% 210	9.44% 107	7.23% 82	1,134	4.26
Hurricane evacuation time	16.93% 192	17.46% 198	17.11% 194	15.17% 172	16.31% 185	9.35% 106	7.67% 87	1,134	4.45
Infrastructure (i.e.-utilities, roads, public services, etc.) expansion costs	10.41% 118	18.43% 209	20.55% 233	20.46% 232	20.11% 228	7.14% 81	2.91% 33	1,134	4.46
Property rights	9.70% 110	4.67% 53	7.14% 81	9.44% 107	13.76% 156	36.33% 412	18.96% 215	1,134	3.02
Costs of potential takings cases	3.26% 37	5.47% 62	3.53% 40	6.08% 69	8.73% 99	24.07% 273	48.85% 554	1,134	2.21
Quality of Life / community character	25.57% 290	18.34% 208	15.61% 177	16.05% 182	12.43% 141	6.53% 74	5.47% 62	1,134	4.87

In your opinion, how serious is the regulatory takings concern in Monroe County?

Answered: 1,134 Skipped: 0



Which of the following would most impact your ability and desire to remain a Keys resident (Pick of Top 3)

ANSWER CHOICES	RESPONSES	
If my housing costs go up (rent, insurance, etc)	42.17%	977
Lack of housing options	11.18%	259
Issues that would impact my ability to enjoy the water. (increased boating traffic, water quality, etc)	27.23%	631
If my taxes increase	27.41%	635
Cost of living (beyond just housing- groceries, services, fuel, etc)	33.02%	765
If the day-to-day traffic increases	32.50%	753
Availability of Medical care	30.86%	715
Environmental impact on sensitive habitats	17.70%	410
Change in community character	26.50%	614
Availability of "quality of life" services (such as veterinary, shopping, auto repair, etc)	20.07%	465
Total Respondents: 2,317		

Survey Overviews

Monroe County presented four surveys to the public via social media, emails, press releases, newspaper and radio.

Survey #1

1,858 Respondents
Full Time Residents: 86%
Aware of ROGO: 75%
Focus: How Much Do You Know About ROGO/How Do You Receive Information

Survey #2

2,318 Respondents
Full Time Residents: 87%
Aware of ROGO: 77%
Focus: Housing, Commuting, Livability of the Florida Keys

Survey #3

1,108 Respondents
Full Time Residents: 88%
Aware of ROGO: 86%
Focus: Hurricane Evacuations

Survey #4

1,134 Respondents
Full Time Residents: 86%
Aware of ROGO: 87%
Focus: Legal Considerations

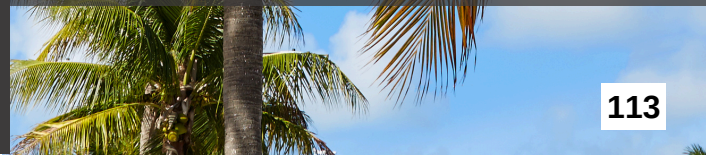
About Respondents

Own Their Home 80.75%
Rent Their Home 14.24 %
Live w/ Family/Roommates 3.11%
Other Living Situation 1.9%

Housing Costs less than 30% of Income: 34.92%
Between 30-50%: 41.95%
More than 50%: 15.24%



2024 ROGO/BPAS SURVEY 1-4 OVERVIEW



Evacuations

How informed do you feel on the County's hurricane evacuation plans?

Answered: 1,108 Skipped: 0

3.3★
average rating

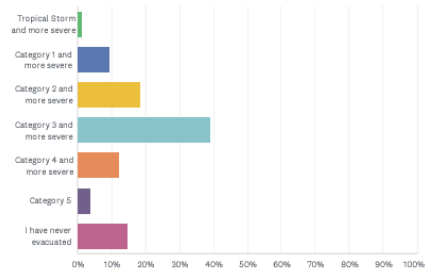
	NOT INFORMED	(NO LABEL)	SOMEWHERE IN THE MIDDLE	(NO LABEL)	VERY INFORMED	TOTAL	WEIGHTED AVERAGE
☆	9.12% 101	10.11% 112	41.25% 457	20.85% 231	18.68% 207	1,108	3.30

When the Keys are threatened by a storm, what do you do?

ANSWER CHOICES	RESPONSES	
Watch the weather and local news and leave early when they say a storm is likely	11.55%	128
Leave immediately when Monroe County calls for an evacuation (within a couple of hours)	13.09%	145
Leave approximately 12 hours (the next morning) after the evacuation order from the County	16.06%	178
Leave between 12 and 24 hours after the evacuation order	25.81%	286
Wait and Leave as the winds start blowing in from the hurricane	6.05%	67
I'm never leaving	9.93%	110
My Keys home is a 2nd home and I'm not usually here but I DO come in to secure my property when a storm is coming	4.15%	46
My Keys home is a 2nd home and I'm not usually here during hurricane season (June-Oct) and I do NOT come in before a storm	3.97%	44
My work requires me to stay during an evacuation	9.39%	104
TOTAL		1,108

I typically evacuate for:

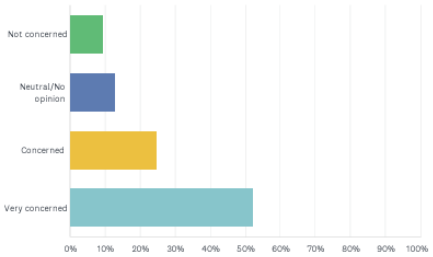
Answered: 1,108 Skipped: 0

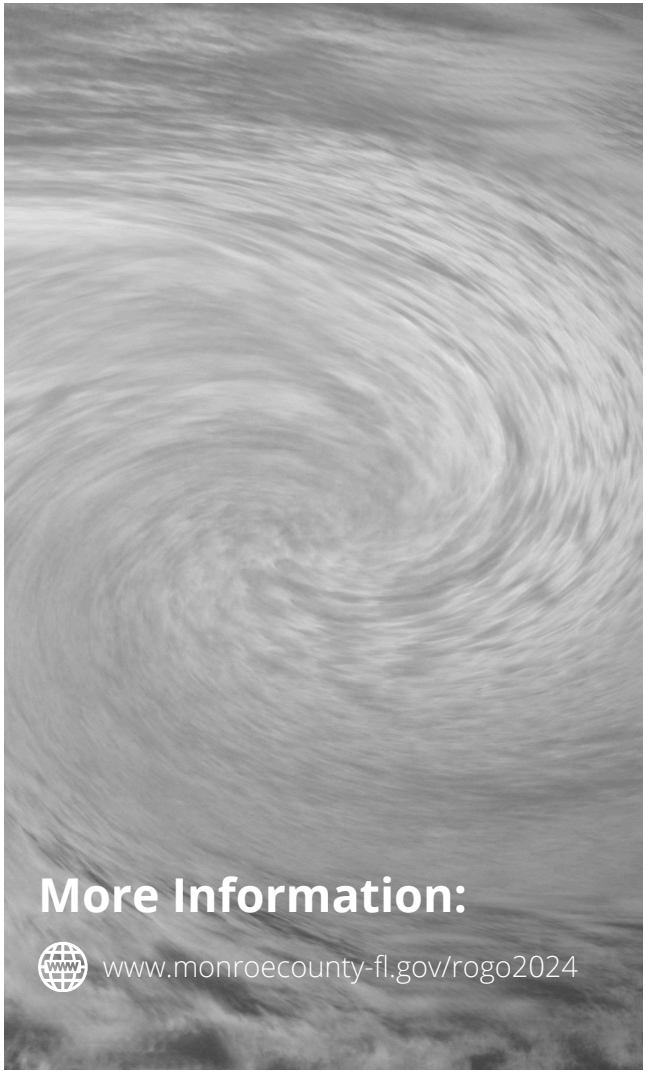


ANSWER CHOICES	RESPONSES	
Tropical Storm and more severe	1.53%	17
Category 1 and more severe	9.57%	106
Category 2 and more severe	18.50%	205
Category 3 and more severe	39.17%	434
Category 4 and more severe	12.45%	138
Category 5	3.79%	42
I have never evacuated	14.98%	166
TOTAL		1,108

How concerned are you with Monroe County continuing to meet the 48- and 24-hour hurricane evacuation timelines?

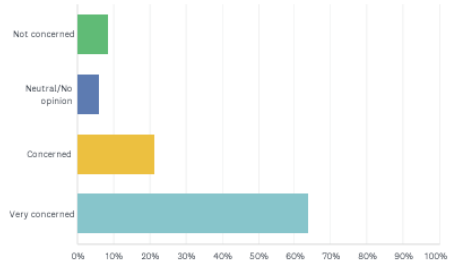
Answered: 1,108 Skipped: 0





When you consider additional residential growth in the Florida Keys, how concerned are you with its potential to increase hurricane evacuation timeframes?

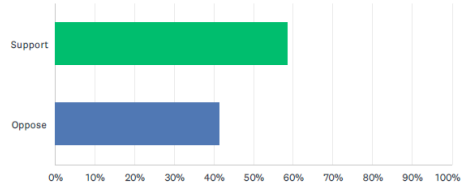
Answered: 1,108 Skipped: 0



GROWTH

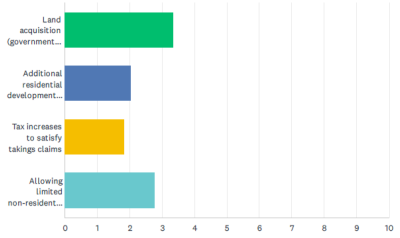
Would you generally support or oppose allowing such limited non-residential uses in order to preserve ROGOs existing limit on residential development in the Florida Keys?

Answered: 1,134 Skipped: 0



Please rank the following methods for reducing takings claims according to your preference. (1 being your most preferred and 4 being your least preferred).

Answered: 1,134 Skipped: 0



	1	2	3	4	TOTAL	SCORE
Land acquisition (government purchase of vacant private land from willing sellers)	55.73% 632	27.16% 308	12.70% 144	4.41% 50	1,134	3.34
Additional residential development (through additional ROGO allocations)	14.46% 164	15.96% 181	29.98% 340	39.59% 449	1,134	2.05
Tax increases to satisfy takings claims	4.41% 50	18.61% 211	32.89% 373	44.09% 500	1,134	1.83
Allowing limited non-residential uses on vacant lots	25.40% 288	38.27% 434	24.43% 277	11.90% 135	1,134	2.77

Florida Statutes

380.0552 Florida Keys Area; protection and designation as area of critical state concern.

(9)(a)2. Goals, objectives, and policies to protect public safety and welfare in the event of a natural disaster by maintaining a hurricane evacuation clearance time for permanent residents of no more than 24 hours. **The hurricane evacuation clearance time shall be determined by a hurricane evacuation study conducted in accordance with a professionally accepted methodology and approved by the state land planning agency.** For purposes of hurricane evacuation clearance time:

a. Mobile home residents are not considered permanent residents.
b. The City of Key West Area of Critical State Concern established by chapter 28-36, Florida Administrative Code, shall be included in the hurricane evacuation study and is subject to the evacuation requirements of this subsection.

163.3178 Coastal management.

(8)(a) A proposed comprehensive plan amendment shall be found in compliance with state coastal high-hazard provisions if:

1. **The adopted level of service for out-of-county hurricane evacuation is maintained for a category 5 storm event** as measured on the Saffir-Simpson scale; or
2. A 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available; or
3. Appropriate mitigation is provided that will satisfy subparagraph 1. or subparagraph 2. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation may not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan.

Hurricane Evacuation Modeling History in the Florida Keys

1989: PBS&J, retained by ACOE, to perform a transportation analysis of evacuation travel movements and clearance times. The analysis was released in 1991.

- Lower Southeast Florida Hurricane Evacuation Study
- 1990 Census baseline for the model

2000: FDOT contracts with Miller Consulting, Inc., to develop an evacuation model that measures and analyzes the unique characteristics of the Florida Keys

- Miller Report completed in 2001
- 1990 Census data + number of certificates of occupancy issued through 1999, after 1999 add max number of ROGO allocations

2004: 2000 Census info is incorporated in the Miller model by DCA

2005: DCA contracts with the SFRPC to develop regional hurricane evacuation study (Broward, Miami-Dade and Monroe Counties)

- South Florida Regional Hurricane Evacuation Traffic Study Technical Support Document is finalized in 2006

2009: Monroe County contracts with University of Utah (Reid Ewing, Ph.D.) to update the Miller model for phased evacuations, update the model based on 2000 Census data, recent building permit data, the best available tourist data, etc.

2010: Statewide Regional Evacuation Study Program (SRESP) by the Florida Division of Emergency Management and Regional Planning Councils and Wilbur Smith Associates is released.

- Data developed for three analysis years: 2006, 2010, and 2015.
- All data are based off of mid-census estimates and future year projections based off of Census 2000 data.
- Census 2010 data were not available at the time that the evacuation model was developed.

2011: Administration Commission Rules adopted to include Work Program tasks for DEO to Hurricane Evacuation

2012: Hurricane Evacuation Clearance Time Work Group was appointed by DEO/FloridaCommerce. The Work Group included an elected representative from each of the six local governments and a cross section of the population including the tourism industries, chambers of commerce, and community organizations as well as representatives from state and federal agencies.

2012: The TIME model was updated with statistical information and numerous scenarios were modeled to estimate maximum build out capacity and to determine the remaining allocations that may occur and maintain the 24 hour hurricane evacuation goal. The Work Group recommended strategies for future mitigation, data needs, and the addressed the regional implications of hurricane evacuation. Overall, this exercise resulted in a Memorandum of Understanding which included the agreed upon assumptions and variables to be used for hurricane evacuation modeling exercises.

2023: Utilizing the TIME modeling software, FloridaCommerce updated the assumptions and variables to perform baseline and prospective scenarios to determine the evacuation time. Florida Commerce released *Florida Keys Modeling Report* .

Takings

What is a taking?

A continuing physical occupation or ouster of private property, or a deprivation of all or substantially all economically beneficial use of the property.

Constitutional Origins

- 5th Amendment of the U.S. Constitution
  - Takings clause states private property shall not be taken for public use without just compensation
- Article 10, Section 6(a), Florida Constitution
  - "No private property shall be taken except for a public purpose and with full compensation therefor paid to each owner or secured by deposit in the registry of the court and available to the owner."
- Provisions do not prohibit taking of private property or require owner consent, but place conditions on the exercise of this power.

What are the types of Takings?

- Physical Occupation or Ouster
  - Intentional use of property by government
  - Loss of Access
  - Flooding
- Regulatory Takings
  - Facial Taking (a/k/a "per se," "categorical," or "Lucas" taking) – total take
  - As-Applied Taking – partial take
- Temporary Takings
  - Both physical and regulatory takings can be temporary
- Bert J. Harris Act Claims
  - Statutory remedy for claims of "inordinate burdens" that fall short of takings

When is a Regulatory Taking Claim "Ripe" for Litigation?

- Before an owner can file a regulatory takings claim, the claim must be "ripe"
- Facial claims are generally *ripe upon enactment* of the regulation
- As-applied claims generally require *at least one meaningful application* for development approval, a final decision, and exhaustion of administrative remedies
- In Monroe County, regulatory takings claims (both facial and as-applied) only become ripe after the Beneficial Use Determination (BUD) process is completed.

Affordable Housing

- 1,448 Total Deed Restricted Units Developed
  - 72 Units in Big Pine Key / No Name Key
  - 1,064 units in the Lower Keys
  - 312 units in the Upper Keys

12 affordable ROGO allocations remaining

Florida Housing Finance Corporation Set-Aside
The State Apartment Incentive Loan program (SAIL) provides low-interest loans on a competitive basis to affordable housing developers each year. This money often serves to bridge the gap between the development's primary financing and the total cost of the development. SAIL dollars are available to individuals, public entities, not-for-profit or for-profit organizations that propose the construction or substantial rehabilitation of multifamily units affordable to very low income individuals and families. **Developments in the Florida Keys Area may use a minimum set-aside of 100 percent of the units for residents with annual household incomes below 120 percent of the state or local median income, which ever is higher.**

Rental Affordable Housing Units

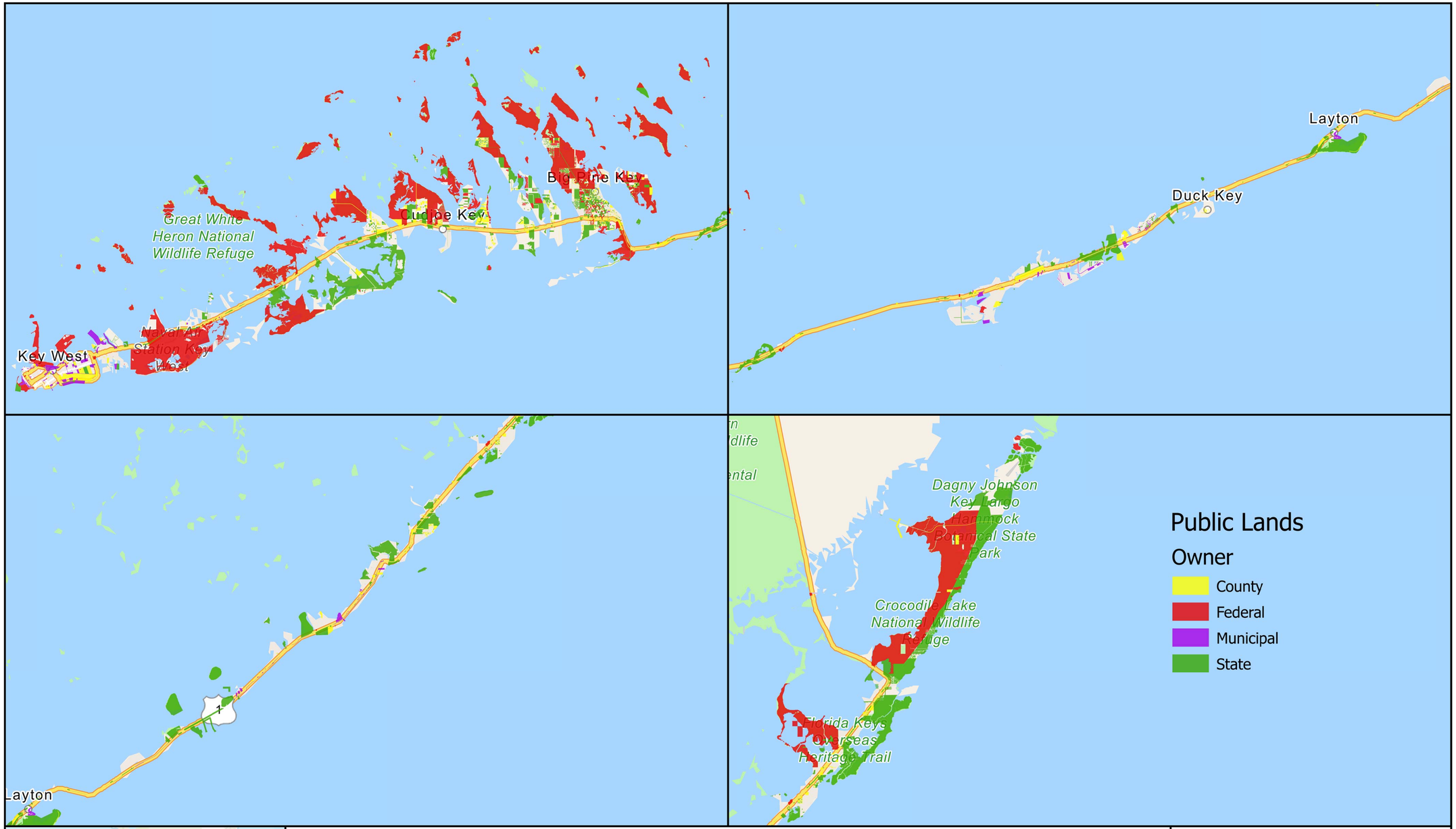
Monroe County 2024 Qualifying Income Limits

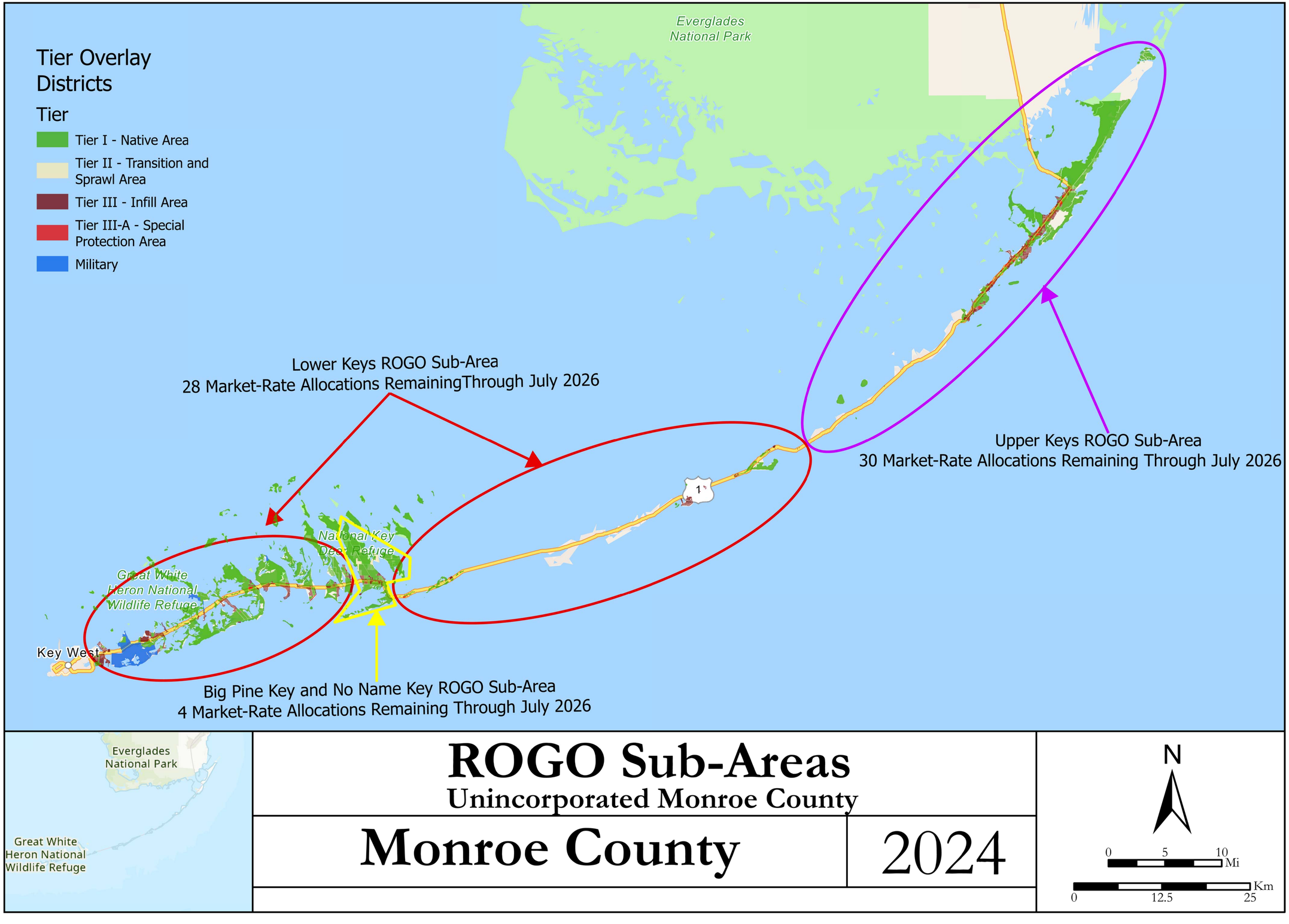
Income Limits for Single Persons					(MC Land Authority use only)
Household Size	Very Low 50%	Low 80%	Median 100%	Moderate 120%	160%
1 Person	$41,800	$66,850	$83,600	$100,320	$133,760
2 Persons	$47,700	$76,350	$95,400	$114,480	$152,640
3 Persons	$53,700	$85,950	$107,400	$128,880	$171,840
4 Persons	$59,650	$95,450	$119,300	$143,160	$190,880
5 Persons	$64,450	$103,100	$128,900	$154,680	$206,240
6 Persons	$69,200	$110,750	$138,400	$166,080	$221,440
7 Persons	$74,000	$118,400	$148,000	$177,600	$236,800
8 Persons	$78,750	$126,000	$157,500	$189,000	$252,000

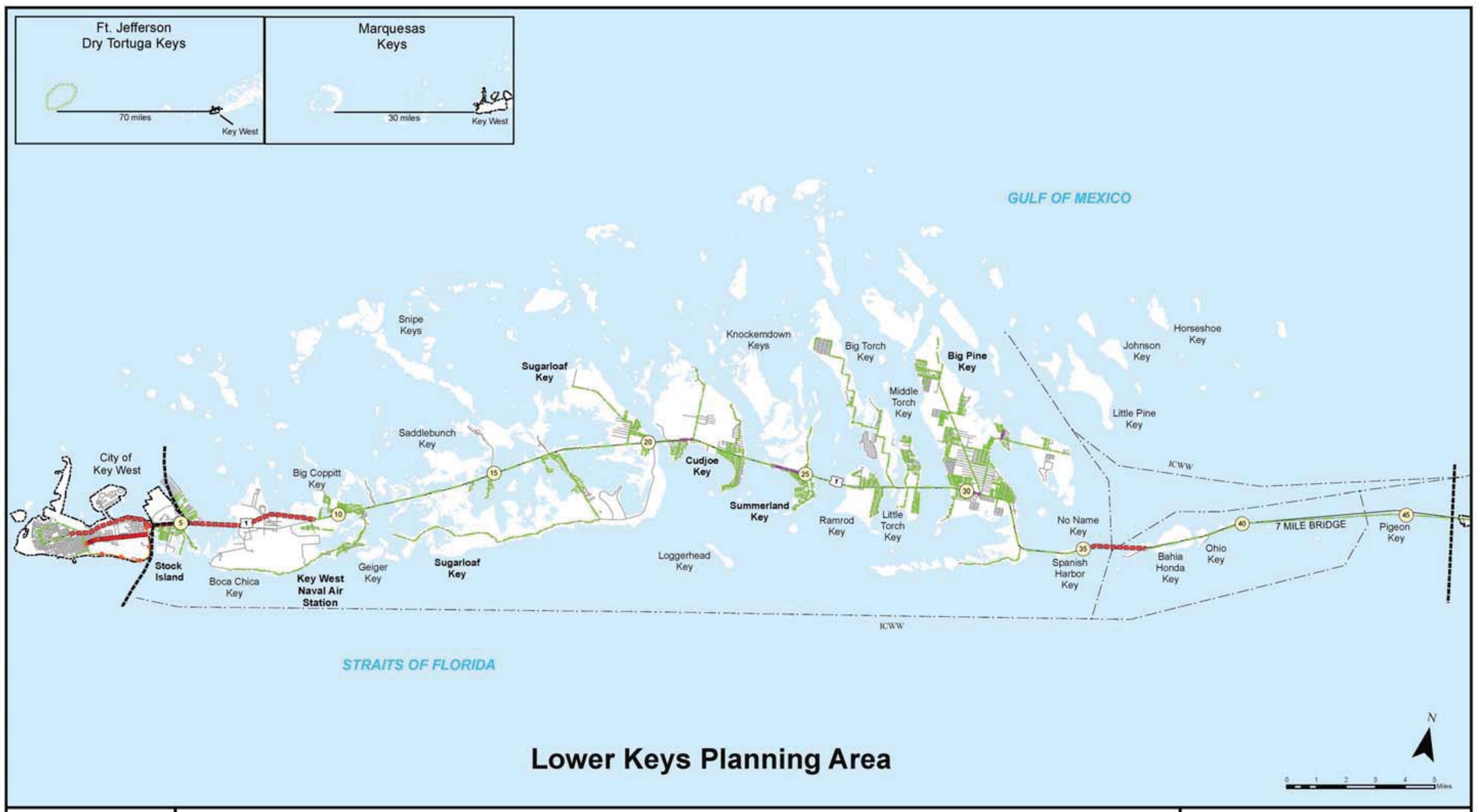
Per MCC §101-1. *Affordable Housing* Definitions

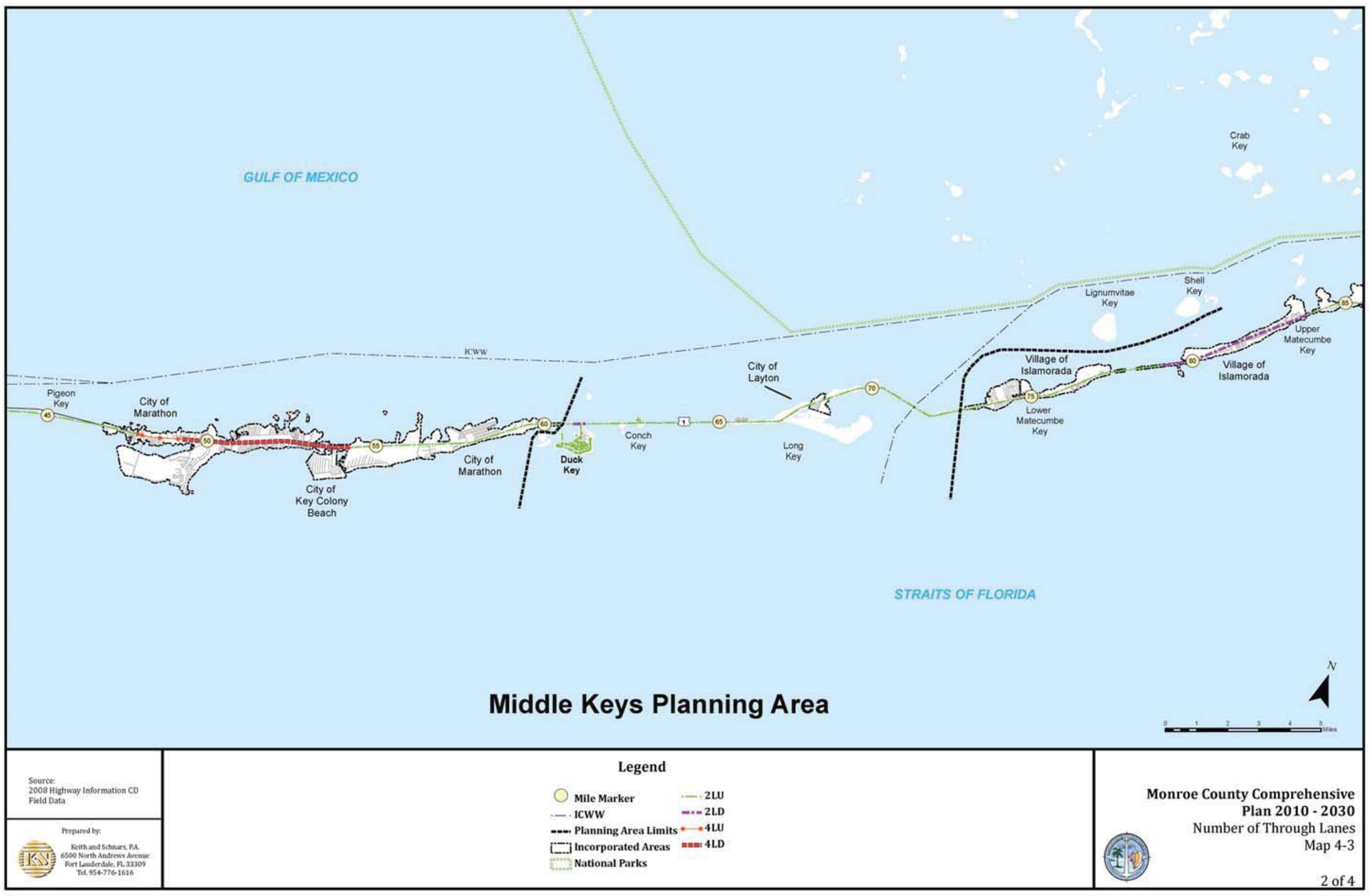
What are non-residential uses that are compatible to adjacent residential uses?

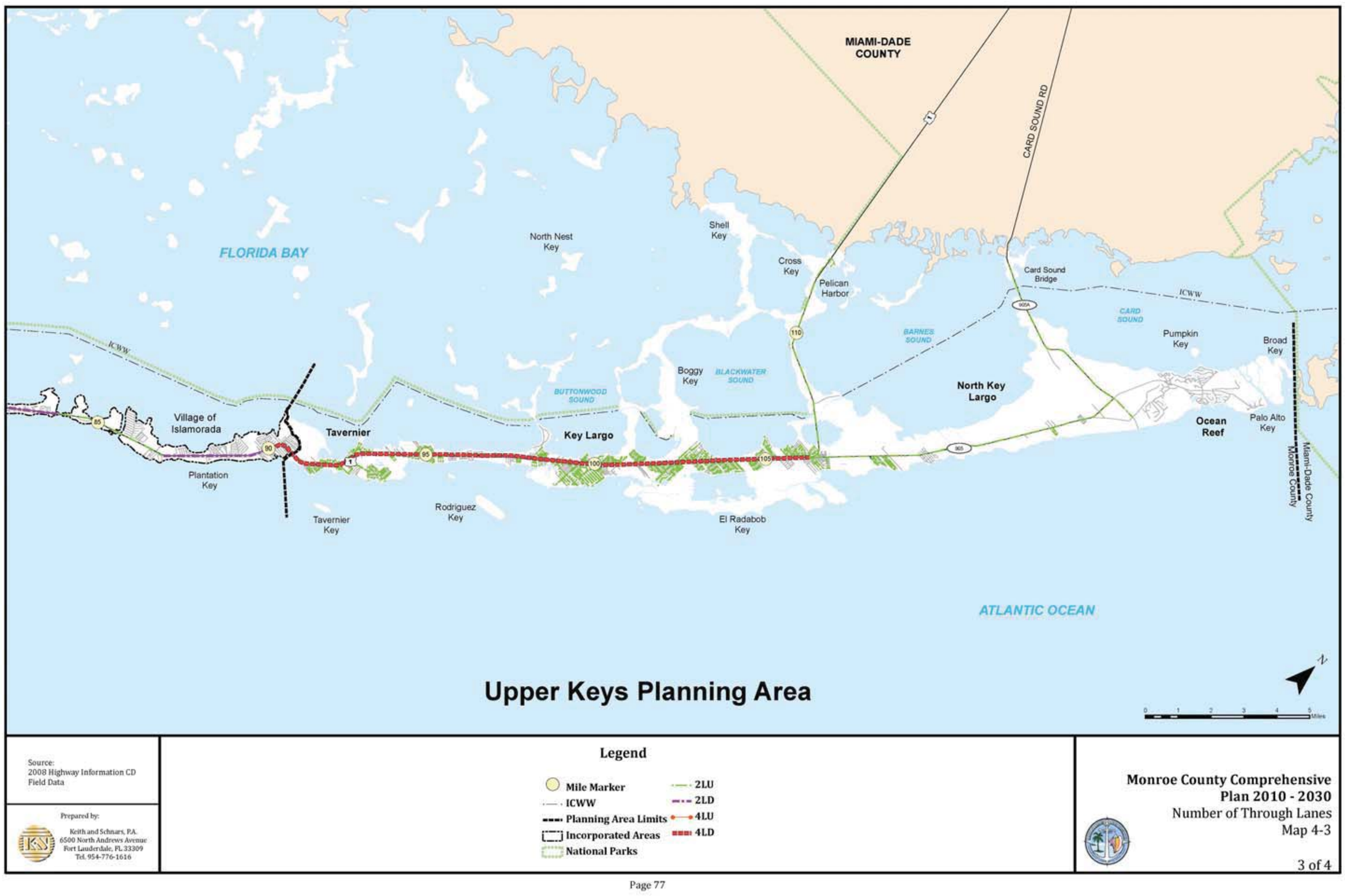
Help us define “small-town character”


Key West
Great White
Heron National
Wildlife Refuge
Big Pine Key
Cudjoe Key
Layton
Duck Key
Dagny Johnson
Key Largo
Hammock
Botanical State
Park
Crocodile Lake
National Wildlife
Refuge
Florida Keys
Overseas
Heritage Trail
Public Lands
Owner
County
Federal
Municipal
State
Everglades
National Park
Great White
Heron National
Wildlife Refuge
Publicly Owned Lands
Monroe County
2024
N
0
4.75
9.5
Mi
Km
0
5
10


Tier Overlay Districts
Tier
Tier I - Native Area
Tier II - Transition and Sprawl Area
Tier III - Infill Area
Tier III-A - Special Protection Area
Military
Everglades National Park
Lower Keys ROGO Sub-Area
28 Market-Rate Allocations RemainingThrough July 2026
Upper Keys ROGO Sub-Area
30 Market-Rate Allocations Remaining Through July 2026
National Key Deer Refuge
Great White Heron National Wildlife Refuge
Key West
1
Big Pine Key and No Name Key ROGO Sub-Area
4 Market-Rate Allocations Remaining Through July 2026
Everglades National Park
Great White Heron National Wildlife Refuge
ROGO Sub-Areas
Unincorporated Monroe County
Monroe County
2024
N
0 5 10 Mi
0 12.5 25 Km


Ft. Jefferson
Dry Tortuga Keys
70 miles
Key West
Marquesas
Keys
30 miles
Key West
GULF OF MEXICO
Snipe
Keys
Knockemdown
Keys
Big Torch
Key
Big Pine
Key
Johnson
Key
Horseshoe
Key
Sugarloaf
Key
Middle
Torch
Key
Little Pine
Key
ICWW
City of
Key West
Big Coppitt
Key
Saddlebunch
Key
Cudjoe
Key
Summerland
Key
Ramrod
Key
Little
Torch
Key
No Name
Key
7 MILE BRIDGE
Pigeon
Key
Stock
Island
Boca Chica
Key
Key West
Naval Air
Station
Geiger
Key
Sugarloaf
Key
Loggerhead
Key
Spanish
Harbor
Key
Bahia
Honda
Key
Ohio
Key
ICWW
STRAITS OF FLORIDA
N
Lower Keys Planning Area
Source:
2008 Highway Information CD
Field Data
Prepared by:
Keith and Schnars, P.A.
6500 North Andrews Avenue
Fort Lauderdale, FL 33309
Tel. 954-776-1616
Legend
Mile Marker
ICWW
Planning Area Limits
Incorporated Areas
National Parks
2LU
2LD
4LU
4LD
Monroe County Comprehensive
Plan 2010 - 2030
Number of Through Lanes
Map 4-3
1 of 4


GULF OF MEXICO
Crab
Key
Lignumvitae
Key
Shell
Key
ICWW
Upper
Matecumbe
Key
Village of
Islamorada
Village of
Islamorada
City of
Layton
Pigeon
Key
City of
Marathon
Conch
Key
Long
Key
Lower
Matecumbe
Key
City of
Marathon
Duck
Key
City of
Key Colony
Beach
STRAITS OF FLORIDA
N
Middle Keys Planning Area
Source:
2008 Highway Information CD
Field Data
Prepared by:
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National Parks
2LU
2LD
4LU
4LD
Monroe County Comprehensive
Plan 2010 - 2030
Number of Through Lanes
Map 4-3
2 of 4



Source:
2008 Highway Information CD
Field Data

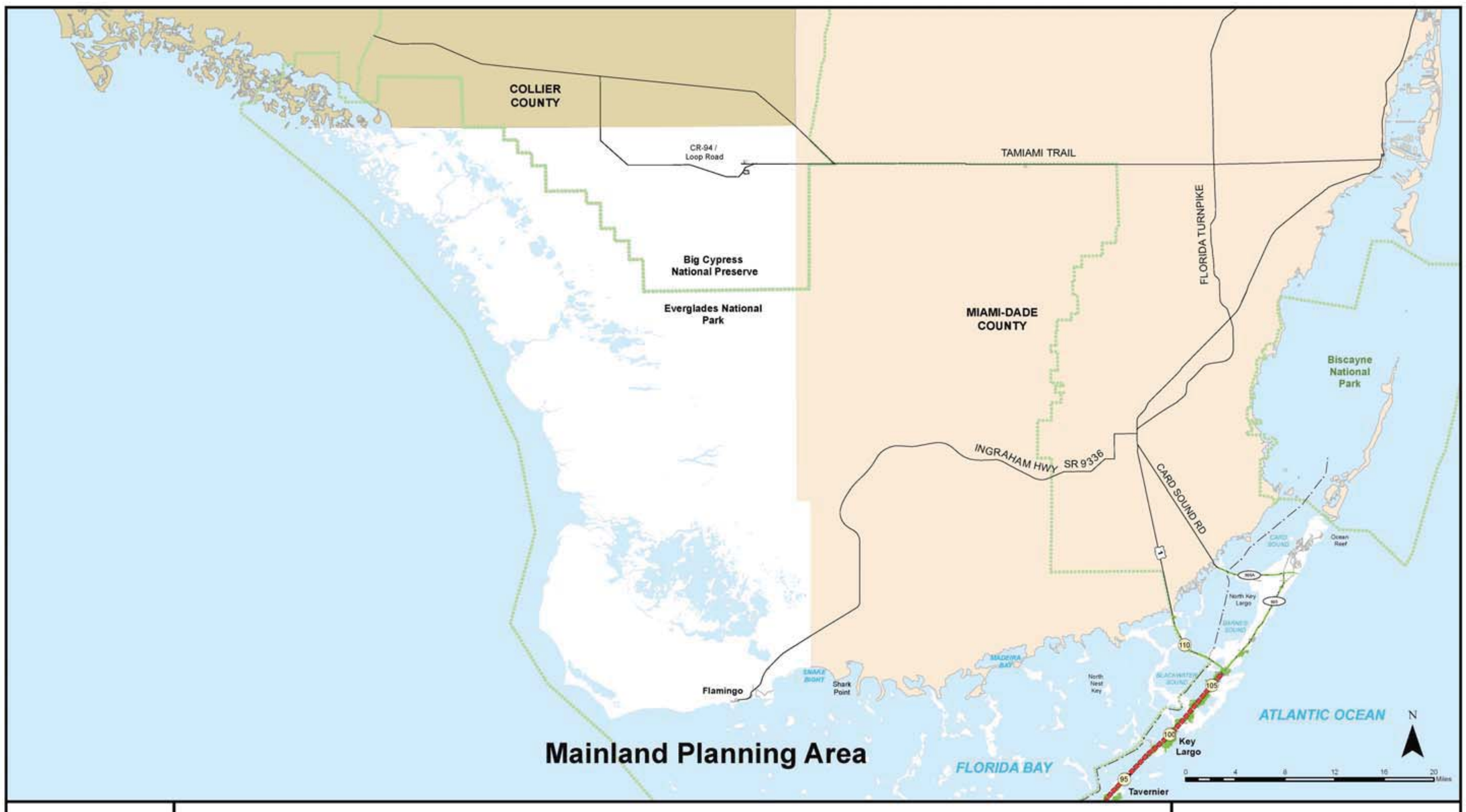
Prepared by:
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6500 North Andrews Avenue
Fort Lauderdale, FL 33309
Tel. 954-776-1616

Legend

- Mile Marker
- ICWW
- Planning Area Limits
- Incorporated Areas
- National Parks
- 2LU
- 2LD
- 4LU
- 4LD

Monroe County Comprehensive Plan 2010 - 2030
Number of Through Lanes
Map 4-3

3 of 4



Source:
2008 Highway Information CD
Field Data

Prepared by:
Keith and Schnars, P.A.
6500 North Andrews Avenue
Fort Lauderdale, FL 33309
Tel. 954-776-1616

Legend

- Mile Marker
- ICWW
- National Parks
- 2LU
- 2LD
- 4LU
- 4LD

Monroe County Comprehensive Plan 2010 - 2030
Number of Through Lanes
Map 4-3

4 of 4

Vacant Parcel Analysis

Staff have been performing an analysis of residential vacant parcels within the Village. The Village's Graphical Information System (GIS) was queried using the following criteria:

- Residential zoning districts
- Parcel size (must meet the minimum sq ft for residential lot size)
- Parcel is "vacant" according to Monroe County Property Appraiser data as of 2022

The vacant parcel count obtained using the criteria yielded a count of 212 parcels which was reported to Monroe County for their vacant parcel study.

Staff has since then completed a line-by-line analysis of the parcel list to pull out any data anomalies (removing parcels on BPAS, errors in GIS data, parcels that have been subsequently developed or unified from the last data update in 2022). This initial "scrub" of the data yielded a total of 178 properties to further evaluate.

Further evaluation of the 178 parcels is detailed in this report. Categories for the parcels were developed during the analysis and are outlined below:

1. There are eight (8) parcels in Tavernaero. These parcels have beneficial use as the zoning district allows for accessory uses without a primary residence.

2. There are nine (9) parcels that are owned by HOA's or are associated with condominium type communities "green space" or common areas and are not considered "buildable" for the purposes of new residential development.

3. There are four (4) parcels that have been split without Village approval and are now non-conforming and not considered "buildable".

4. There are twenty-four (24) parcels that have habitat/hammock and have been cross-referenced with the Florida Forever List and Land Acquisition Committee list. Ten (10) of these parcels are on the lists as highly desirable properties for acquisition.

5. There are two (2) parcels that currently have Billboard signs on them. One billboard parcel, 00415880-000000 (owned by Security Storage Limited Partnership), is adjoining parcel 00415870-000000 which is owned by the Village.

6. There are 103 properties that could be unified. These properties are adjoining or adjacent to properties with single-family homes on them with same ownership and could be developed with accessory structures.

7. There are twenty-two (22) parcels that cannot be combined or otherwise categorized as above. These properties require further analysis from staff.

Monroe County Current Rate of Distribution		
ROGO Years 33-35 (2023-2026)	Total Market Rate	62/year
	Upper Keys Subarea	30/year
	Lower Keys Subarea	28/year
	BPK/NNK Subarea	4/year

2012 Allocation from State **1,970 Units for Monroe County**
1,260 Market Rate
710 Affordable

Monroe County Remaining Allocations 124 Market Rate
12 Affordable
144 Administrative Relief

Monroe County	# Vacant Developable Parcels*	Year Purchased		Subtotals Based on Key Land Use Regulations	Waterfront	Non-Waterfront
Tier I	320				98	222
		No Data (likely Pre 1992)	45			
		Pre 1992 (ROGO Adopted)	53	98		
		1992-2005 (Tier System Adopted)	43	43		
		2006-2011 (last Round of Allocations)	18			
		Post 2012	161	179		
Tier II	152				135	17
		No Data (likely Pre 1992)	3			
		Pre 1992 (ROGO Adopted)	15	18		
		1992-2005 (Tier System Adopted)	13	13		
		2006-2011 (last Round of Allocations)	7			
		Post 2012	114	121		
Tier IIIA	68				6	62
		No Data (likely Pre 1992)	10			
		Pre 1992 (ROGO Adopted)	4	14		
		1992-2005 (Tier System Adopted)	8	8		
		2006-2011 (last Round of Allocations)	2			
		Post 2012	44	46		
Tier III	1078				508	570
		No Data (likely Pre 1992)	107			
		Pre 1992 (ROGO Adopted)	123	230	99	131
		1992-2005 (Tier System Adopted)	146	146		
		2006-2011 (last Round of Allocations)	73			
		Post 2012	629	702		
	1618					
		Pre 1992 (ROGO Adopted)		360		
		1992-2005 (Tier System Adopted)		210		
		2006-2011 (last Round of Allocations)		1048		
				1618		
Private Vacant Parcels in Tier III, MC, UC, UR, and SC Zoning (multifamily affordable/employee housing)						676

*Estimate of Privately-Owned Vacant Parcels that meet the following criteria:
- Not restricted by sensitive habitat prohibited from development
- Density for at least 1 dwelling unit per current FLUM and Zoning
- Not zoned for alternative commecial use
- Development right not already retired
- Not ROGO exempt
- No previous ROGO allocation awarded

Private Vacant Parcels in MC, UC, UR, and SC Zoning (multifamily affordable/employee housing)

Max net density for AFH units	# of parcels	cumulative # of units	
1-5 units	180	347	
6-10 units	13	93	
11-15 units	8	108	
30+ units	3	128	329
total	204	676	
	Parcels	Affordable Units	

Marathon	# Vacant Developable Parcels**
	452

Resolution On November 12 Agenda For Council To Choose A Number

**Estimate of Vacant Developable Parcels that meet the following criteria (per Marathon):
- Vacant Parcels
- Not restricted by sensitive habitat
- Density for at least 1 dwelling unit per current FLUM and Zoning

Islamorada	# Vacant Developable Parcels***
	219

Village Council Recommended County include 104.75 for Islamorada over 12.5 YEARS - Reso 24-10-122

***Estimate of Vacant Developable Parcels that meet the following criteria (per Islamorada White Paper):
- Residential zoning districts
- Parcel size (must meet the minimum sq ft for residential lot size)
- Parcel is "vacant" according to Monroe County Property Appraiser data as of 2022Vacant Parcels
- Not restricted by sensitive habitat (per Planning Staff)
- Not HOA green space or unrecognized parcel splits

Maintain Current Rate for additional 10 years

Total		620
Upper	300	
Lower	280	
BPK/NNK	40	

Maintain Current Rate for additional 20 years

Total		1240
Upper	600	
Lower	560	
BPK/NNK	80	

	Workforce
OPTION I	
Stay within the 24 hour evacuation maximum 220 for all governments	100
OPTION II	
All Developable Vacant 1,618 (less non-waterfront, Tier III 570) for Market Rate	1048 %Workforce ?
All Developable Vacant Tier III Non Waterfront for Affordable	570
All Developable Vacant Tier III, MC, UC, and SC Zoning (multifamily) Affordable/Employee	676
	2294
OPTION III	
Tier I Vacant Developable pre 1992 for Market Rate	98
Tier II Vacant Developable pre 1992 for Market Rate	18
Tier IIIA Vacant Developable pre 1992 for Market Rate	14
Tier III Vacant Developable Waterfront for Market Rate	508
Total Market Rate Request:	638 %Workforce ?
All Developable Vacant Tier III Non Waterfront for Affordable	570
All Developable Vacant Tier III, MC, UC, and SC Zoning (multifamily) Affordable/Employee	676
	1884
OPTION IV	
Tier I Vacant Developable pre 1992 for Market Rate	98
Tier II Vacant Developable pre 1992 for Market Rate	18
Tier IIIA Vacant Developable pre 1992 for Market Rate	14
Tier III Vacant Developable pre 1992 for Market Rate	230
Total Market Rate Request:	360 %Workforce ?
All Developable Vacant Tier III Non Waterfront for Affordable	570
All Developable Vacant Tier III, MC, UR, UC, and SC Zoning (multifamily) Affordable/Employee (6+ units/lot)	329
	1259

XX

104.75

COUNTY of MONROE
The Florida Keys

BOARD OF COUNTY COMMISSIONERS
Mayor Holly Merrill Raschein, District 5
Mayor Pro Tem James K. Scholl, District 3
Craig Cates, District 1
Michelle Lincoln, District 2
David Rice, District 4

SPECIAL WORKSHOP MEETING Meeting
November 20, 2024
Agenda Item Number: B3
2023-3319

BULK ITEM: No **DEPARTMENT:** Administration

TIME APPROXIMATE: **STAFF CONTACT:**

AGENDA ITEM WORDING: Discussion and Public Comment.

ITEM BACKGROUND:

PREVIOUS RELEVANT BOCC ACTION:

INSURANCE REQUIRED:
No

CONTRACT/AGREEMENT CHANGES:

STAFF RECOMMENDATION:

DOCUMENTATION:

FINANCIAL IMPACT: