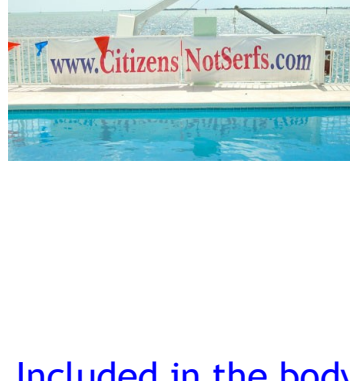


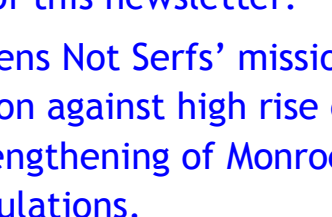
# Citizens Not Serfs

“Together We Can Save the Keys”



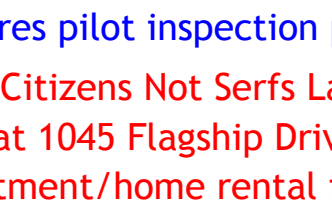
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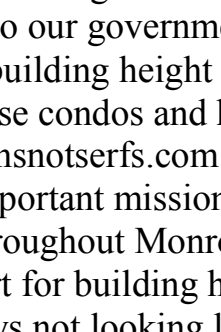
Included in the body of this newsletter:

- A summary of Citizens Not Serfs' mission to provide additional protection against high rise condos and hotels by advocating the strengthening of Monroe County's maximum building height regulations.
- A newspaper article from the Key West Citizen Newspaper describing our organization's efforts to amend Monroe County's Maximum Building Height Ordinance.



Announcements:

- Please attend the Monroe County Commissioner's meeting to be held at the Harvey Government Center (1200 Truman Ave Key West) on July 21st to provide support for Citizens Not Serfs efforts to stop high rise condos and hotels in the Florida Keys and our mission to end the devastating downstairs enclosures pilot inspection program.
- Starting in August, Citizens Not Serfs Law Fellows will no longer be residing at 1045 Flagship Drive & are looking for an affordable apartment/home rental in the Lower Keys. Please contact John November at 305-745-1715 or at [john@citizensnotserfs.com](mailto:john@citizensnotserfs.com) with any helpful information.



## Additional Maximum Building Height Protections Will Defend the Keys Community Character and Natural Environment

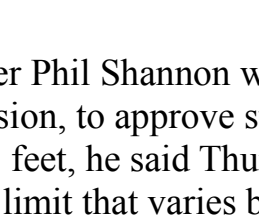
Monroe County now has the opportunity to demonstrate our commitment to the prohibition of high-rise condos and hotels in the Florida Keys. By our county's leadership adding protections to strictly limit maximum building heights they will be strongly representing the will of the people to protect the Florida Keys' community character and natural environment. Our organization's members must mobilize and powerfully reinforce to our government leaders the importance of amending our maximum building height regulations to strengthen our protections against high rise condos and hotels. Please email John November at [john@citizensnotserfs.com](mailto:john@citizensnotserfs.com) to get additional information on how to assist in this important mission.

Since the 1970's throughout Monroe County, there has been an upsurge of popular support for building height restrictions which have resulted in the Florida Keys not looking like the rest of south Florida with its wall to wall high rise condos and hotels. This popular support has continued during this past decade as well. To provide support for this ideal, a scientific poll conducted by Lake Research Partners in 2006 demonstrated that there is intense opposition by keys' citizens (73% of those polled) to the rescission of the Area of Critical State Concern designation which protects the keys from high rise hotels and condos. The scientific poll also indicated that 79% of those polled are concerned that the removal of the 1974 Area of Critical State Concern designation will result in developers building high-rise condos and hotels. Another statistic that corroborates the popular sentiment contained in the scientific poll is that in 2007 83% of Islamorada voters said yes to a referendum which asked if they wanted to see the 35-foot limit, which was already written into village code, added to the village charter, thereby making it more difficult to change the building height restrictions which will keep the village free of high rises.

Although it is true that Monroe County's designation as an Area of Critical State Concern currently provides strong protections against the intrusion of high rise condos and hotels, Citizens Not Serfs also asserts it would be prudent for the county and its municipalities to add additional layers of local protection against high rise structures in light of the fact that the make-up of the DCA may be altered in upcoming years.

In the future if the DCA and the protections provided by the comprehensive plan and the area of critical state concern are removed, it would simply take a 3-2 vote of the elected government officials to allow high rise condos and hotels to be built above 35 feet. This county has nothing to lose by developing additional local layers of protection to reflect the overwhelming popular sentiment of our citizens who are vehemently opposed to high rise condos and hotels.

Amending unincorporated Monroe County's ordinance is only one step in Citizens Not Serfs' campaign to stop the intrusion of high rise condos and hotels. In addition to being a strong advocate for the DCA and the Area of Critical State concern over the next year in Tallahassee, our organization is planning to advocate the incorporation of Maximum Building Height restrictions into the charters of Marathon, Key Colony Beach, & Layton so that all incorporated and unincorporated areas of Monroe County will share the commitment to the strongest possible protections against high rise condos and hotels.



## Stricter Height Rules Sought

By Tim O'Hara (Key West Citizen 6-25-10)

The height of buildings has long been a touchy subject in the Florida Keys, and one group wants tougher regulations to make sure high-rise condominiums and other behemoths are not allowed in the unincorporated county.

Citizens Not Serfs founder Phil Shannon wants voters, not just the Monroe County Commission, to approve structures proposed to be taller than the allowed 35 feet, he said Thursday. The city of Key West, which has a height limit that varies between 25 and 40 feet, requires such a referendum if a developer wants to build higher.

County Commissioner Mario Di Gennaro agreed to discuss the issue with his fellow commissioners when they meet in Key West next month. Soon after Di Gennaro became a commissioner four years ago, overwhelming public opposition killed his proposal to allow affordable housing projects to be 37 feet tall.

"The people have spoken and they don't want it," Di Gennaro said. "This is something that comes up before the commission every now and again, and it is time to come up with a permanent solution to it. I am trying to protect this for now and in the future."

Shannon, who for several years has lobbied to keep high-rises out of the Keys, sponsored a survey in 2006 that found 80 percent of Keys residents do not want them, he said.

"All it takes now is the will of the County Commission to change it," Shannon said.

No developers of current projects have requested an exception and the county has no plans to change its height regulations. However, Shannon is concerned the state Department of Community Affairs, which oversees development in the Keys, will be eliminated in the next couple years, leaving the county and its municipalities with sole control over development.

The state House approved reauthorizing the Department of Community Affairs in March, but the Senate never voted on the bill, leaving the agency in limbo.

The Legislature could cut it next year. Some senators tried to eliminate the agency last year, but the proposal failed because of lack of support.

Commissioner Kim Wigington, who represents Stock Island, said she hopes the discussion will clarify the height regulations, after debate erupted two years ago over a proposed hotel on Shrimp Road. Commissioners and the former Growth Management Division director disagreed on how to measure buildings.

Drew Trivette said the measurement should start from the top of several feet of fill dirt the developers placed on the site.

Wigington and others argued it should be measured from the crown of the road.

"I am all for tightening this up," Wigington said. "The height limit issue has been a sensitive one in the past and people do not want to see it compromised."



For More Information go to: [CitizensNotSerfs.com](http://CitizensNotSerfs.com) or email John November at [john@citizensnotserfs.com](mailto:john@citizensnotserfs.com)

Thank You for Your Continued Support!