

File #: 2024-040

Owner's Name: Frank DiRico

Applicant: Smith Hawks, PL

Agent: Barton W. Smith /
Jess Miles Goodall

Type of Application: Comprehensive Plan Text
Amendment

Location: Cudjoe Key

Parcel ID No: 00115940-000100
00115950-000100

Additional Information added to File 2024-040

End of Additional File 2024-040

RECEIVED
2024-040
FEB 22 2024

MONROE COUNTY
PLANNING DEPT.

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Comprehensive Plan (CP) Text Amendment Application

An application must be deemed complete and in compliance with the Monroe County Comprehensive Plan and Code by the staff prior to the item being scheduled for review

Application Fee: \$6,470.00 (plus \$850 for the BOCC adoption hearing)

The base fee includes two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, additional fees shall be charged pursuant to Fee Schedule Resolution and paid prior to the private application proceeding through public hearings.

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification (SPON): \$3.00 for each property owner required to be noticed

Transportation Study Review: \$5,000.00 Deposit (any unused funds will be returned upon approval)

Advertising and Noticing fees for a community meeting: \$245.00 plus \$3.00/SPON

Date of Request: 02 / 16 / 2024
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

Smith Hawks, PL

Barton W. Smith / Jess Miles Goodall

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

138 Simonton Street, Key West, Florida 33040

Mailing Address (Street, City, State and Zip Code)

Bart@SmithHawks.com;

Jess@SmithHawks.com;

Brandi@SmithHawks.com

(305) 296-7227

Work Phone

Home Phone

Cell Phone

Email Address

Property Owner: (Business/Corp must include documents showing who has legal authority to sign.)

Frank DiRico

c/o Agent

(Name/Entity)

Contact Person

c/o Agent

Mailing Address (Street, City, State and Zip Code)

c/o Agent

Work Phone

Home Phone

Cell Phone

Email Address

Goal(s), Objective(s) and/or Policy(s) of the Comprehensive Plan Affected:

Please see attached Letter.

Please describe the reason for the proposed text amendment (attach additional sheets if necessary):

Please see attached Letter.

Pursuant Chapters 163 and 380, Florida Statutes, an amendment to the Comprehensive Plan must be consistent with Florida Statute, with the Monroe County Comprehensive Plan, and with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute. Please describe how the proposed text amendment is consistent with each of the following (attach additional sheets if necessary):

- 1) The proposed amendment is consistent with Part II of Chapter 163, Florida Statute. (At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.) Specifically the amendment furthers:**

Please see attached Letter.

- 2) **The proposed amendment implements and is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2030 Comprehensive Plan:**

Please see attached Letter.

- 3) **The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:**

Please see attached Letter.

The Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

- 1) **Changed projections (e.g. regarding public service needs) from those on which the text was based**

Please see attached Letter.

- 2) **Changed assumptions (e.g. regarding demographic trends):**

Please see attached Letter.

3) **Data errors, including errors in mapping, vegetative types and natural features:**
Please see attached Letter.

4) **New issues:**
Please see attached Letter.

5) **Recognition of a need for additional detail or comprehensiveness:**
Please see attached Letter.

6) **Data updates:**
Please see attached Letter.

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located or to any area in accordance with a Livable CommuniKeys master plan. Please describe how the text amendment would not result in an adverse community change (attach additional sheets if necessary):

Please see attached Letter.

* * * * *

Applicants submitting an application for an amendment to the text of the Comprehensive Plan shall participate in a concept meeting with the Planning and Environmental Resources Department, as indicated in Code Section 102-158(d)(3), to discuss the proposed amendment.

Scheduling. A concept meeting shall be scheduled by department staff once the application is determined to be complete.

As part of this concept meeting, department staff will identify whether or not the proposed text amendment will have a county-wide impact. If the proposal is determined to have a county-wide impact, a public meeting with the Board of County Commissioners (“**Impact Meeting**”) prior to the application proceeding to the DRC for review is required. The applicant shall coordinate with the Planning Director regarding the date and time of the Impact Meeting; however, all Impact Meetings shall be held in Marathon.

Notice of Meeting. The Impact Meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the Impact Meeting and provide proof of proper notice to the Planning Director.

The Impact Meeting is not to be a public hearing (the BOCC will not vote on the proposal), but a public meeting during which the BOCC may offer their initial opinions and the public may have input on the proposed amendment.

PROOF OF PROPER NOTICING ON THE IMPACT MEETING WILL BE REQUIRED.

Applicants requesting a Comprehensive Plan Text Amendment shall provide for public participation through a community meeting, as indicated in Code Section 102-159.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at least three (3) months prior to any of the public hearings.

Notice of Meeting. The community meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation, mailing of notice to surrounding property owners, and posting of the subject property.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the community meeting and provide proof of proper notice to the Planning Director.

The community meeting shall be facilitated by a representative from the Monroe County Planning & Environmental Resources Department and the applicant shall be present at the meeting.

PROOF OF PROPER NOTICING ON THE COMMUNITY MEETING WILL BE REQUIRED.

* * * * *

All of the following must be submitted in order to have a complete application submittal:

(Please check as you attach each required item to the application)

- Completed application form (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Existing text of Comprehensive Plan Goal(s), Objective(s), and/or Policy(s) affected
- Proposed amendment(s) to text of Comprehensive Plan Goal(s), Objective(s), and/or Policy(s). *Must be provided in strikethrough and underline format.*
- If a site specific amendment is proposed:
 - Proof of ownership (i.e., Warranty Deed) **Tab A**
 - Ownership Disclosure Form **N/A**
 - Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property) **Tab B**
 - Copy of current Future Land Use Map (*required if application affects specific and defined area*) **Tab C**
 - Current Property Record Card(s) from the Monroe County Property Appraiser **Tab D**
 - Location map **Tab E**
 - Photograph(s) of site(s) from adjacent roadway(s) **Tab F**
 - Signed and Sealed Boundary Survey(s), prepared by a Florida registered surveyor – eight (8) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; total acreage by habitat; and total upland area) **Tab G**
 - A list of names and addresses of all real property owners within a 600 foot radius of the property(ies) – (three sets). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included **Tab H**

If applicable, the following must be submitted in order to have a complete application submittal:

- 600ft Radius report, prepared by the Monroe County Property Appraiser's Office (required if application affects specific and defined area) **N/A**
- Traffic Study, prepared by a licensed traffic engineer (*required if application affects specific and defined area*) **N/A**
- Transportation fee of \$5,000 to cover the cost of experts hired by the Department to review the traffic study – any unused funds deposited will be returned upon approval (*required if application affects specific and defined area*) **N/A**

If deemed necessary to complete a full review of the application, within reason, the Planning & Environmental Resources Department reserves the right to request additional information.

Additional fees may apply pursuant to the approved fee schedule.

Has a previous application been submitted for this site(s) within the past two years? Yes No

Is there a pending code enforcement proceeding involving all or a portion of the parcel(s) proposed for development?

Yes No Code Case file # _____

Describe the proceedings and if this application is being submitted to correct the violation:

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: Jacob McMatton Date: Feb. 16, 2024

STATE OF Florida

COUNTY OF Monroe

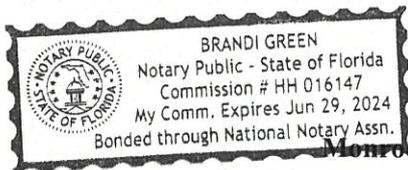
Sword to and subscribed before me, by means of either physical presence OR online notarization,

on 16 day of February, 2024, by JACOB McMATTON
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced N/A as
(TYPE OF ID PRODUCED)
identification.

Brandi Green
SIGNATURE OF NOTARY PUBLIC

BRANDI GREEN
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/29/2024



Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

AGENT AUTHORIZATION FORM

Date of Authorization: 01 / 30 / 2024
Month Day Year

I hereby authorize Smith Hawks, PL / Barton W. Smith, Esq. Jess Miles Goodall, Esq. be listed as authorized agent
(Print Name of Agent)

representing FRANK DIRICO for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Any/All Planning Department Applications
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

29 66 28 CUDJOE KEY PT NE1/4 OF NW1/4 W CUDJOE KEY
and 29 66 28 CUDJOE KEY PT SE1/4 OF NW1/4 W
Lot Block Subdivision Key (Island)

00115940-000100 and 00115950-000100 1147729 and 1147737
Real Estate (RE) / Parcel ID Number Alternate Key Number

VACANT LAND BLIMP RD, CUDJOE KEY, FL 33042 22.5
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

138 Simonton Street, Key West, Florida 33040

Mailing Address (Street, City, State and Zip Code)

305 296 7227

Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [Handwritten Signature]

Date: 1/30/24

Printed Name of Owner: FRANK DIRICO

STATE OF Colorado

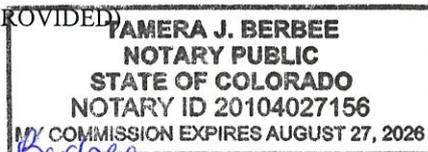
COUNTY OF Morgan

Sworn to and subscribed before me, by means of either [X] physical presence OR [] online notarization,

on 30th day of January, 20 24, by FRANK DIRICO
(PRINT NAME OF PERSON MAKING STATEMENT)

who is [X] personally known to me OR [] produced as identification.

(TYPE OF ID PROVIDED)



Tamera J. Berbee
SIGNATURE OF NOTARY PUBLIC

Tamera J. Berbee
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/27/2026

MONROE COUNTY
OFFICIAL RECORDS

FILE #1103735
BK#1556 PG#355

WARRANTY DEED

This indenture made this 7th day of January, 1999, between **CUDJOE ENTERPRISES, INC.**, a Florida corporation, as Sellers, whose address is PO Box 43146, Big Pine Key, Florida 33043, GRANTOR*, and **FRANK DIRICO**, as GRANTEE*, whose address is 2 South Pelican Drive, Key Largo, Florida 33037.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs, successors and assigns, forever the following described land located in the County of Monroe, State of Florida, to-wit:

That portion of the East 1/2 of the Northwest 1/4 of Section 29, Township 66 South, Range 28 East, lying West of the State Road, Monroe County, Florida.

Parcel Account No. 00115940-000100; Alternate No. 1147729.
Parcel Account No. 00115950-000100; Alternate No. 1147737.

SUBJECT TO:

non 1. Zoning and/or restrictions and prohibitions imposed by government authority. 2. Restrictions, easements and other matters appearing on the plat and/or common to the subdivision. 3. Taxes for the year 1997 and thereafter. 4. Public utility easements of record. 5. An undivided one-half interest in all of the oil, gas and other mineral rights, as described in the conveyance to Harry C. Wurzer, Thomas J. Walsh and V.O. Figge recorded in Official Records Book G-58, Page 26, of the Public Records of Monroe County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

DEED DOC STAMPS 5600.00
01/15/1999 RP DEP CLK

WITNESSES

CUDJOE ENTERPRISES, INC.

[Signature]
Signature of Witness No. 1

By: [Signature]
RONALD C. McPHALL, as President

JOHN G. KAISER
Printed Name of Witness No. 1

[Signature]
Signature of Witness No. 2

(Corporate Seal)

JOHN B. WASHINGTON
Printed Name of Witness No. 2



RCD Jan 15 1999 03:56PM
DANNY L KOHAGE, CLERK

GRANTEE SOCIAL SECURITY NUMBER: 031409813

STATE OF FLORIDA
COUNTY OF MONROE

FILE # 1103735
BK# 1556 PG# 356

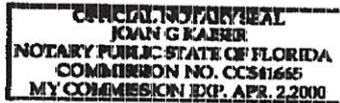
The foregoing instrument was acknowledged before me this 7th day of January, 1999, by **RONALD C. McPHALL, as President of CUDJOE ENTERPRISES, INC.**, a Florida corporation, on behalf of the corporation. They ~~are personally known to me~~ ^{has} produced a driver's license as identification.


NOTARY PUBLIC

Print Name: JOAN G. KAISER

COMMISSION EXPIRATION:

(SEAL/STAMP)



Prepared by:
Richelle R. (Shelly) Johnson, Pres.
CHARTER TITLE COMPANY, INC.
31 Ocean Reef Drive, B206
Key Largo, FL 33037

MONROE COUNTY
OFFICIAL RECORDS

SMITH/HAWKS
ATTORNEYS AT LAW

RECEIVED
2024-040
FEB 22 2024
MONROE COUNTY
PLANNING DEPT.

Barton W. Smith, Esq.
Jess Miles Goodall, Esq.
Jacob C. McMahon, Esq.
Telephone: (305) 296-7227
E-mail: Bart@SmithHawks.com
Jess@smithhawks.com
Jacob@SmithHawks.com

SENT VIA FEDEX
7752 0229 6800

February 16, 2024

Emily Schemper, AICP, CFM, Senior Director
Monroe County Planning and Environmental Resources
2798 Overseas Highway
Suite 400
Marathon, Florida 33050
Email: Schemper-Emily@MonroeCounty-FL.Gov

**RE: INDUSTRIAL COMMUNICATIONS AND ELECTRONICS, INC - PROPOSED
COMPREHENSIVE PLAN TEXT AMENDMENT SUPPLEMENTING THE
LANGUAGE OF POLICY 204.2.3**

Dear Emily,

Enclosed, please find FRANK DIRICO, an individual, and INDUSTRIAL COMMUNICATIONS AND ELECTRONICS, INC., a foreign profit corporation, (individually, "DiRico" and "Industrial", and collectively, the "Applicant")'s application to amend the text of the Monroe County year 2030 Comprehensive Plan by providing additional language to Policy 204.2.3 pursuant to Chapter 163, Part II, Florida Statutes (the "Application"). Please accept this correspondence as the Background Letter providing information, data, and analysis to the text amendment proposed in this Application.

The Application is for the real property located at Vacant Land, Blimp Road, Cudjoe Key, Florida 33042, having Monroe County Parcel ID Numbers: 00115950-000100 and 00115940-000100 (the "Property"). The Applicant purchased the Property with the intent to develop a state-of-the-art, one thousand foot (1,000 ft) wireless communication tower (the "Tower"). The construction of the Tower will result in the availability of a communications hub covering most of the Florida Keys. The Tower will increase the redundancy and reliability of emergency communications during and post disaster in the Florida Keys, and will enhance emergency (police, fire, and other agency) television, radio, VHF, and cellular communications. The entire facility will be constructed to withstand major hurricane conditions.

Emily Schemper, Senior Director
RE: Industrial Communications - Proposed Text Amendment
February 16, 2024
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A corresponding Land Use District (Zoning) Map (“LUD”) amendment was previously filed to change the Property’s current zoning designation of an eighty thousand square foot (80,000 sf) portion of the Property from Native Area (“NA”) to Industrial (“I”), and to amend eighty thousand square foot (80,000 sf) portion of the Property from the existing I zoning to NA zoning, to allow the development of the Tower. Additionally, a corresponding Future Land Use Map (“FLUM”) amendment was previously filed to change the Property’s current FLUM designation of an eighty thousand square foot (80,000 sf) portion of the Property from the existing Residential Conservation (“RC”) FLUM designation to I, and to amend an eighty thousand square foot (80,000 sf) portion of the Property from the existing I FLUM designation to RC, to allow development of the Tower. Finally, a corresponding Land Development Code (“LDC”) text amendment application was previously filed to create the Industrial Communications Overlay District, which would permit the maximum overall height standard that can be granted by a height variance for antenna-supporting structures pursuant to LDC section 146-7(f) to exceed three hundred thirty feet (330 ft) and allow development of the Tower.

Enclosed, please find a complete and true copy of this letter and the application package to be date-stamped and returned using the enclosed pre-paid, return FedEx package. Also enclosed is check number 229, in the amount of \$7,888.00.

PROPERTY BACKGROUND INFORMATION:

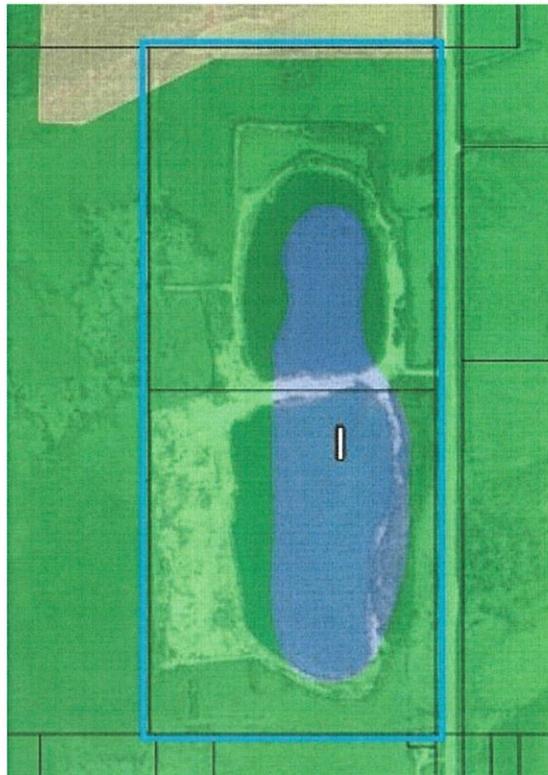
Location:	Vacant Land, Blimp Road, Cudjoe Key, Florida 33042
Legal Description:	That portion of the East ½ of the Northwest ¼ of Section 29, Township 66 south, Range 28 East, lying West of the State Road, Monroe County, Florida.
Real Estate (RE) Number:	00115950-000100 and 00115940-000100
Property Owner/Applicant:	Frank DiRico, C/O Industrial Communications and Electronics, Inc.
Agent:	Smith/Hawks, PL Barton W. Smith, Esq./ Jess Miles Goodall, Esq.
Total Property Area:	61.8 gross acres and 43.2 acres of wetland
Total Upland Area:	18.6 acres
Land Use District:	Native Area (NA), Industrial (I), and Sparsely Settled (SS)
Future Land Use Map (FLUM) Designation:	Residential Conservation (RC), Industrial (I), Residential Low (RL)
Flood Zone:	AE 10
Existing Uses:	Vacant Land, borrow pit, and storage
Tier Overlay District:	Tier I
Community Character of Immediate Vicinity:	Surrounded by wetlands

Emily Schemper, Senior Director
RE: Industrial Communications - Proposed Text Amendment
February 16, 2024
Page 3 of 17

PROPERTY:



Existing LUD :



EXISTING FUTURE LAND USE MAPS



I. RELEVANT PRIOR COUNTY ACTIONS

- a.** In 1991, the owner at the time applied for a Boundary Determination to interpret the boundary of the Zoning map to include parcels with Monroe County Parcel Identification No.s. 00115940-000100 and 00115950-000100 in their entirety as Industrial Zoning, rather than partially Industrial, and partially Native Area, as currently shown on the zoning maps. The Planning Director denied the request and interpreted the boundaries to be partially Industrial, and partially Native Area, as currently shown on the zoning maps.
- b.** On July 16, 1998, the owner at the time, Cudjoe Enterprises, Inc., entered into a settlement agreement (“1998 Cudjoe Enterprises Agreement” – Exhibit 2) to allow continued mining operations for 10 year and approve a restoration/reclamation plan. All mining and restoration were to be completed within 10 years of the agreement. This agreement was between the DCA, the County, and the property owner. The agreement included a requirement to execute a Conservation Easement on the property.

II. TEXT AMENDMENT:

a. Overview of Amendment Request

The Amendment seeks to provide additional language to Policy 204.2.3, creating an additional exception therein for the structures that are permitted to be located in submerged lands, mangroves, salt ponds, or wetlands. The Amendment would allow for the placement of pilings for antenna-supporting structures in submerged lands, mangroves, salt ponds, or wetlands, which is necessary for the Tower to be developed on the Property.

The Amendment will ultimately result in a substantially more reliable communications system covering most all of the Florida Keys and increase the redundancy and reliability of emergency communications during and after major disasters.

b. Proposed Amendments:

Additions are set forth below in [Blue](#) and deletions are set forth in [Red](#).

Policy 204.2.3

No structures shall be permitted in submerged lands, mangroves, salt ponds, or wetlands, except for elevated, pile-supported walkways, pile supported bridges (as specified in Policy 204.2.4), docks, piers, ~~and~~ utility pilings, [and, within certain overlay districts identified in the Land Development Code, pilings for antenna-supporting structures.](#) No fill shall be permitted in submerged lands, mangroves, salt ponds, or wetlands except;

1. as specifically allowed by Objective 212.5 and subsequent Policies;
2. to fill a manmade excavated water body, such as a canal, boat ramp, or swimming pool if the Director of Environmental Resources determines that such filling will not have a significant adverse impact on marine or wetland communities; or
3. as needed for shoreline stabilization or beach renourishment projects with a valid public purpose that furthers the goals of the Monroe County Comprehensive Plan, as determined by the County.

c. Consistency with the Monroe County Year 2030 Comprehensive Plan, the Florida Statutes, and Principles for Guiding Development

1. **The Proposed Amendment implements and is consistent with the following Goals, Objectives, and Policies of the Monroe County Year 2030 Comprehensive Plan. Specifically, the amendment furthers:**

GOAL 215

Monroe County shall provide for hurricane evacuation, shelters and refuges, and communication capabilities to promote safeguarding of the public against the effects of hurricanes and tropical storms. [F.S. § 163.3178(2)(d)]

Policy 215.1.3

Monroe County shall annually identify and establish staffing and equipment need priorities which are directly related to increasing efficiency during hurricane evacuation, including, but not limited to, communication systems, emergency coordination personnel, public education personnel, and development review personnel. Opportunities for fulfilling the deficiencies with reliable interagency support shall be identified and interlocal agreements initiated. [F.S. § 163.3178(2)(d)]

Policy 215.1.7

Monroe County shall establish separate dedicated funds to accommodate future technological advances in hurricane analyses and communication systems for the Emergency Management and Emergency Communications Department. [F.S. § 163.3178(2)(d)]

GOAL 216

Monroe County shall maintain a program of hazard mitigation and post-disaster redevelopment to increase public safety and reduce damages and public expenditures. [F.S. § 163.3178(2)(d), (h)]

Policy 216.2.4

Monroe County shall update the Post-Disaster Redevelopment Plan and coordinate with Emergency Management to include in the Local Mitigation Strategy considerations for repetitive loss and severe repetitive loss structures and limits to redevelopment in areas within the CHHA particularly susceptible to repeated damage. [F.S. § 163.3178(2)(d)]

GOAL 211

Monroe County shall conserve and protect potable water resources and cooperate with regional efforts to ensure the continued availability of high-quality potable water. [F.S. § 163.3177(6)d.2.b., F.S. § 163.3177(6)d.2.c.]

Objective 211.1

Monroe County shall encourage the use of water conservation strategies, including, but not limited to cisterns, on-site stormwater collection systems used for irrigation and bioswales, and work cooperatively with FKAA and Miami-Dade County to encourage water conservation efforts and assure that land use planning and development controls are maintained which protects the recharge area of the Florida City Wellfield from potential sources of groundwater contamination and

Emily Schemper, Senior Director
RE: Industrial Communications - Proposed Text Amendment
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saltwater intrusion. (See Potable Water Objective 701.3 and related policies).
[§163.3177(6)d.2.b., F.S.; §163.3177(6)d.2.c., F.S.]

Objective 212.2

Monroe County shall adopt minimum performance standards designed to reduce the stormwater runoff impacts, aesthetic impacts, and hydrologic impacts of shoreline development.
[§163.3178(2)(g), F.S.]

Policy 214.1.1

Monroe County shall maintain level of service standards (LOS) for the following public facility types: roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and mass transit. The LOS standards are established in the following sections of the Comprehensive Plan:

1. The LOS for roads is established in Traffic Circulation Policy 301.1.1 and 301.1.2;
2. The LOS for potable water is established in Potable Water Policy 701.1.1;
3. The LOS for solid waste is established in Solid Waste Policy 801.1.1;
4. The LOS for sanitary sewer is established in Sanitary Sewer Policy 901.1.1;
5. The LOS for drainage is established in Drainage Policy 1001.1.1; and
6. The LOS for parks and recreation is established in Recreation and Open Space Policy 1201.1.1.

GOAL 301

To provide a safe, convenient, efficient, and environmentally compatible motorized and nonmotorized transportation system for the movement of people and goods in Monroe County.
[§163.3177(6)(b), F.S.]

Objective 301.1

Monroe County shall establish level of service (LOS) standards for all paved roads in Monroe County for the purpose of determining existing and future roadway needs. [§163.3177(6)(b), F.S.]

2. The Proposed Amendment is consistent with the Florida Statutes. Specifically, of Part II of Chapter 163, Florida Statutes, the Proposed Amendment furthers:

163.3177(1), F.S. - The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and

land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

163.3178, F.S. - The Legislature recognizes there is significant interest in the resources of the coastal zone of the state. Further, the Legislature recognizes that, in the event of a natural disaster, the state may provide financial assistance to local governments for the reconstruction of roads, sewer systems, and other public facilities. Therefore, it is the intent of the Legislature that local government comprehensive plans restrict development activities where such activities would damage or destroy coastal resources, and that such plans protect human life and limit public expenditures in areas that are subject to destruction by natural disaster.

163.3178(2), F.S. - Each coastal management element required by s. 163.3177(6)(g) shall be based on studies, surveys, and data; be consistent with coastal resource plans prepared and adopted pursuant to general or special law; and contain:

(d) A component which outlines principles for hazard mitigation and protection of human life against the effects of natural disaster, including population evacuation, which take into consideration the capability to safely evacuate the density of coastal population proposed in the future land use plan element in the event of an impending natural disaster. The Division of Emergency Management shall manage the update of the regional hurricane evacuation studies, ensure such studies are done in a consistent manner, and ensure that the methodology used for modeling storm surge is that used by the National Hurricane Center.

(j) An identification of regulatory and management techniques that the local government plans to adopt or has adopted in order to mitigate the threat to human life and to control proposed development and redevelopment in order to protect the coastal environment and give consideration to cumulative impacts.

There are no provisions of the Florida Statutes inconsistent with the Proposed Amendment.

3. The amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statutes. The Proposed Amendment specifically furthers the following Principles (Bolded):

For the purposes of reviewing the consistency of the adopted plan, or any amendments to that plan, with the principles for guiding development, and any amendments to the principles, the principles shall be construed as a whole and specific provisions may not be construed or applied in isolation from the other provisions.

a. Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.

- b. Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.
- c. Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.
- d. **Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.**
- e. Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.
- f. Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.
- g. Protecting the historical heritage of the Florida Keys.
- h. **Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:**
 - 1. **The Florida Keys Aqueduct and water supply facilities;**
 - 2. **Sewage collection, treatment, and disposal facilities;**
 - 3. **Solid waste treatment, collection, and disposal facilities;**
 - 4. **Key West Naval Air Station and other military facilities;**
 - 5. **Transportation facilities;**
 - 6. **Federal parks, wildlife refuges, and marine sanctuaries;**
 - 7. **State parks, recreation facilities, aquatic preserves, and other publicly owned properties;**
 - 8. **City electric service and the Florida Keys Electric Co-op; and**
 - 9. **Other utilities, as appropriate.**
- i. Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; the installation and proper operation and maintenance of onsite sewage treatment and disposal systems; and other water quality and water supply projects, including direct and indirect potable reuse.
- j. Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(1) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.
- k. Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.

- l. Making available adequate affordable housing for all sectors of the population of the Florida Keys.
- m. **Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post disaster reconstruction plan.**
- n. **Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.**

Pursuant to Section 380.0552(7) Florida Statutes, the Amendment is consistent with the Principles for Guiding Development as a whole and is not inconsistent with any Principle.

d. Basis for Amendment

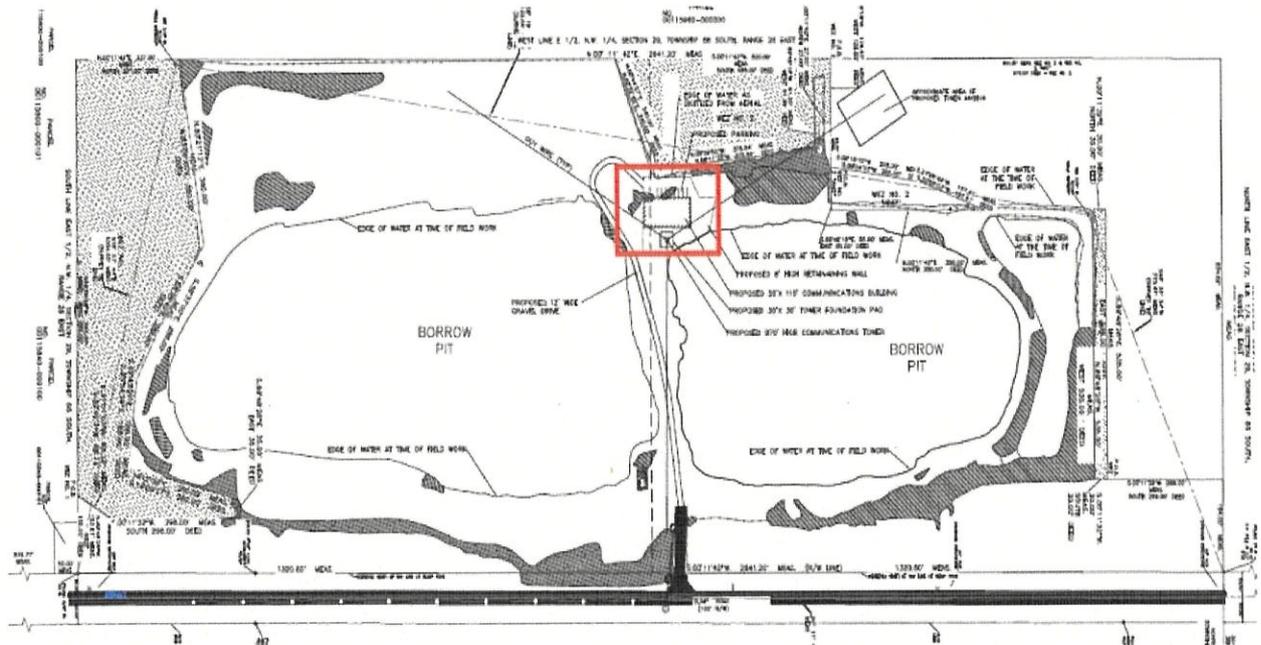
The Applicant is proposing to build the Tower at Blimp Road on privately owned, vacant land on Cudjoe Key. DiRico purchased the Property on January 5, 1999, specifically to develop the Tower, and is willing to spend in excess of six million dollars (\$6,000,000.00) to provide never-fail Keys-wide communication, during the aftermath of large disasters. The Tower is being proposed as a mitigation measure in response to the emergency communication issues that were faced in the aftermath of Hurricane Irma. Monroe County was plagued by severe communication issues immediately following Irma, as the Keys faced non-working phone lines, extensive power outages at key communication towers, and a lack of inter and intra agency communication during the emergency response.¹ Additionally, the Keys have faced wide-spread non-emergency communication failures as recently as August 2020, having been plunged into a communication and internet void as a garbage truck struck a communication tower in the Upper Keys.

Maintaining public safety communications during and after a major disaster is of primary importance to the residents of Monroe County, and the Tower will provide enhanced and reliable radio coverage throughout the Keys, including fifty (50) miles out to sea, which in a maritime driven community is of the utmost importance. Local law enforcement (Sheriff's department and fire department) plays a critical role in emergency response measures during and after a disaster. These entities, along with Florida Keys Aqueduct Authority and Keys Energy Services, have all expressed support for the construction of the Tower because Monroe County needs improved infrastructure and redundancy within which to operate critical communication networks. The Tower will add this much needed redundancy and reliability to a system that has failed during emergency situations.

The Property is the only location in the Florida Keys where a tower this tall can ever be constructed, because the entire area around the Property is an FAA no-fly zone. The area being proposed for development of the tower is shown in the preliminary site plan and GIS map below:

¹ See Scott Unger, Key West Citizen, "Key West Plagued by Communication Issues After Hurricane Irma," Keysnews.com (September 30, 2017).

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The Tower has already received approval from the Army Corp., South Florida Water Management, Florida Department of Environmental Protection, Federal Communication Commission, and the Federal Aviation Authority.

The Tower will be located on the berm between the two (2) existing deep mine areas, with three (3) sets of guy wires, each set approximately 120 degrees from each other, and extending to the east, the south, and the north. The guy wires will be connected to concrete platforms in order to make the Tower able to withstand hurricane force winds.

e. Changed Projections

The current Comprehensive Plan has policies that prevent the construction of pilings for antenna-supporting structures to be located in submerged lands, mangroves, salt ponds, or wetlands. With the limited amount of land suitable for emergency communication towers of the scale necessary to provide reliable communication during and after a disaster, an exception for the pilings of such towers is warranted. The Amendment will create a single additional exception to the overall prohibition on structures permitted in submerged lands, mangroves, salt ponds, and wetlands. This would allow Applicant to develop the Tower on the Property—one of the only viable locations in the Keys for this much needed communication infrastructure.

Monroe County suffered wide-spread communication outages post Hurricane Irma, making it impossible for emergency responders to utilize the MCSO radio system during recovery efforts. Hurricanes are always an imminent threat to the Keys and its public safety agency needs a communication system which is reliable both during and after a large disaster. The current system does not meet these requirements and has been proven to fail at critical times.

Robust and reliable emergency communication infrastructure is vital in a location such as the Florida Keys and will only become more critical over time. Data collected over the last decade predicts that tropical storms and hurricanes in the Atlantic will continue to grow more intense and destructive, largely due to the increasingly warm climate brought on by human activity. While it is unclear whether the number of storms will increase, “[scientists] are certain that the intensity and severity of hurricanes will continue to increase.” Center for Climate Change and Energy Solutions, *Hurricanes and Climate Change*, <https://www.c2es.org/content/hurricanes-and-climate-change/>. Over the 39-year period from 1979-2017, the number of major hurricanes has increased while the number of smaller hurricanes has decreased. *Id.* Based on modeling, the National Oceanic and Atmospheric Administration (NOAA) predicts an increase in Category 4 and 5 hurricanes, alongside increased hurricane wind speeds. *Id.*

The U.S. Global Change Research Program and the Intergovernmental Panel on Climate Change also project that tropical cyclones will become more intense over the 21st century, with higher wind speeds and heavier rains. USGCRP (U.S. Global Change Research Program). 2017. *Climate science special report: Fourth National Climate Assessment, volume I*. Wuebbles, D.J., D.W. Fahey, K.A. Hibbard, D.J. Dokken, B.C. Stewart, and T.K. Maycock (eds.); IPCC (Intergovernmental Panel on Climate Change). 2013. *Climate change 2013: The physical science basis. Working Group I contribution to the IPCC Fifth Assessment Report*. Cambridge, United Kingdom: Cambridge University Press. Warmer sea temperatures also cause wetter hurricanes, with 10-15 percent more precipitation from storms projected. Center for Climate Change and Energy Solutions, *Hurricanes and Climate Change*. Sea level rise is already making coastal storms more damaging and is expected to continue worsening. *Id.* The rise in sea level increases the risk of coastal flooding and has intensified the impact of several recent storms. Globally, the average sea level has risen over half a foot since 1900 and is expected to rise 1 to 2.5 feet during this century. Coastal regions will experience the worst of these effects. *Id.*

Maintaining public safety communications during and after a major disaster has always been of primary importance to the residents of Monroe County. With the recent change in projections as to the severity and intensity of hurricanes expected in the coming years, developing the Tower will be critical to maintaining safety communications—the Tower will provide enhanced and reliable radio coverage throughout the Keys, including fifty (50) miles out to sea. Monroe County suffered wide-spread communication outages post Hurricane Irma, making it impossible for emergency responders to utilize the Sheriff’s radio system during recovery efforts, making inter and intra agency communication almost impossible. The Tower would exponentially enhance the reliability and redundancy of emergency communication during and after a disaster in the Florida Keys and will enhance emergency (police, fire, and other agencies), television, radio, VHF, and cellular communications. Hurricanes are always an imminent threat to Monroe County and the County’s public safety agencies need a reliable communication system that is not compromised during or after large disasters. The current system does not meet these requirements and has been proven to fail at critical times, placing lives in danger.

f. No Adverse Community Change

There will be no adverse change to unincorporated Monroe County if the Amendment is approved. Cudjoe Key already has several existing towers, including a six hundred (600) foot tower (“600 ft tower”) and a three-hundred thirty-six foot (336ft) tower. Cudjoe also houses the federal blimp base with its aerostats that fly between five thousand (5,000) and fourteen thousand (14,000) feet. The 600 ft tower demonstrates that beyond two (2) to four (4) miles, the towers have very little effect on the landscape view and are only visible as pencil lines on the horizon, if visible at all.

When driving on through Cudjoe on US 1, the existing towers are barely visible over the existing vegetation. Driving east on US 1 towards Cudjoe Key, the 600 ft tower becomes visible as a faint pencil line when no vegetation is present at the following progressions:

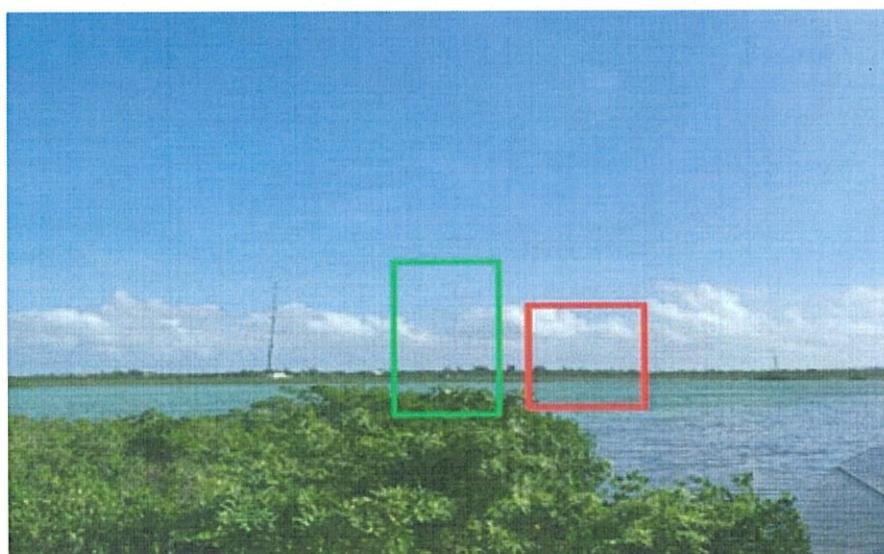
At five (5) miles, the towers are not visible due to vegetation and distance.



At four (4) miles, the 600 ft tower becomes barely visible as an exceptionally faint line on the horizon, as shown in the green square below. The tower shown in the orange oval is a shorter communication tower on a different Key.



From Park Key, which is approximately three (3) miles from the Property. The 600 ft tower is the faint line shown in the green square, and the 336-foot tower is shown in the red square. Neither tower's guy wires are visible from this distance. The landscape has additional communication towers that are more visible and are within the 330-foot height restriction.



Driving West on US 1 towards Cudjoe Key, the 600 ft tower becomes visible as a faint pencil line when no vegetation is present at the following progressions:

From Ramrod Key, which is approximately five and a half (5.5) miles from the Property, the towers are not visible because of vegetation and distance. As a reference, the exceptionally faint white dot within the red circle below is the blimp. At this point, the landscape has two additional communication towers.



At five (5) miles (Niles channel), the blimp becomes slightly more visible (circled in red below) but the towers are still not visible, See below:

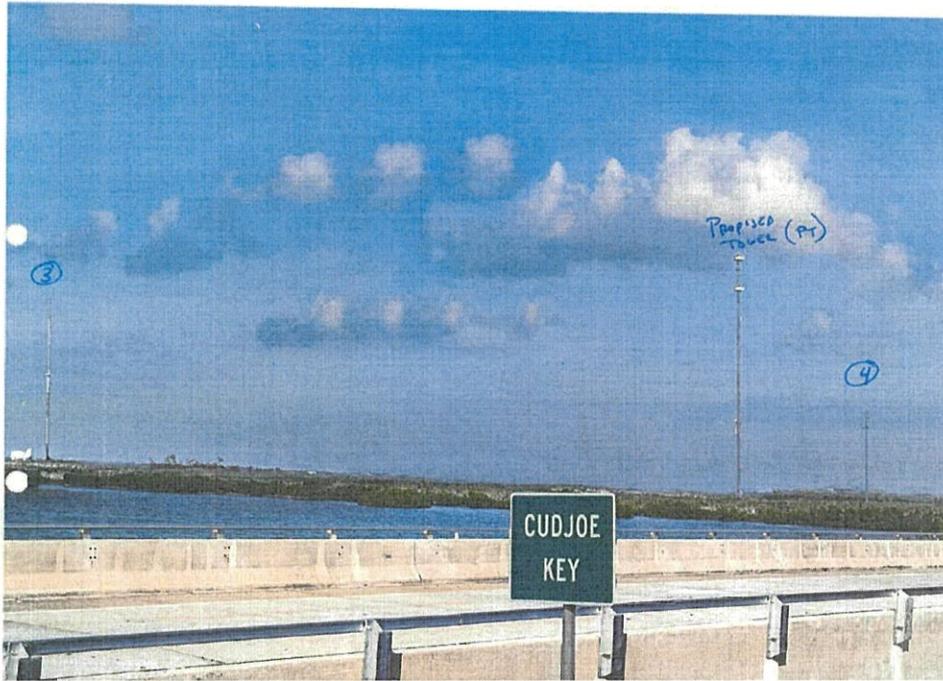


At approximately three (3) miles (Kemp Channel), the 600 ft tower is visible as a faint pencil line, shown in the green rectangle below. The tower's guy wires are not visible from this distance.



The following is a superimposed image showing the tower between the existing towers from around one (1) mile. The Tower will be developed using the same guy wire technology as the 600 ft tower and is thus comparable in terms of visibility. As you can see from the below illustration, the addition of the Tower may sound dramatic, but in reality, it does not make a large difference in the current community character. The 600 ft tower demonstrates that beyond a distance of three (3) to four (4) miles the guy wires are not visible and the tower itself becomes a thin, inoffensive line on the horizon. The same can be said of the 1,000-foot Tower. At distances of three (3) to Four (4) miles, the Tower will be barely visible on the horizon, and any further than that, it will not be visible at all. Additionally, when travelling on US 1 on Cudjoe Key, the 600 ft tower is below the vegetation and not visible. At most, the Tower will be visible on Cudjoe key in very limited cases when the vegetation is low. The Tower will not dramatically change the existing community character, and as shown below, its utility far outweighs its burden.

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There will be no adverse change to unincorporated Monroe County if the Amendment is approved. As discussed herein, the Tower will not have a large impact on the community character because of its size and will have similar visibility to the existing towers on Cudjoe and surrounding Keys.

III. Conclusion

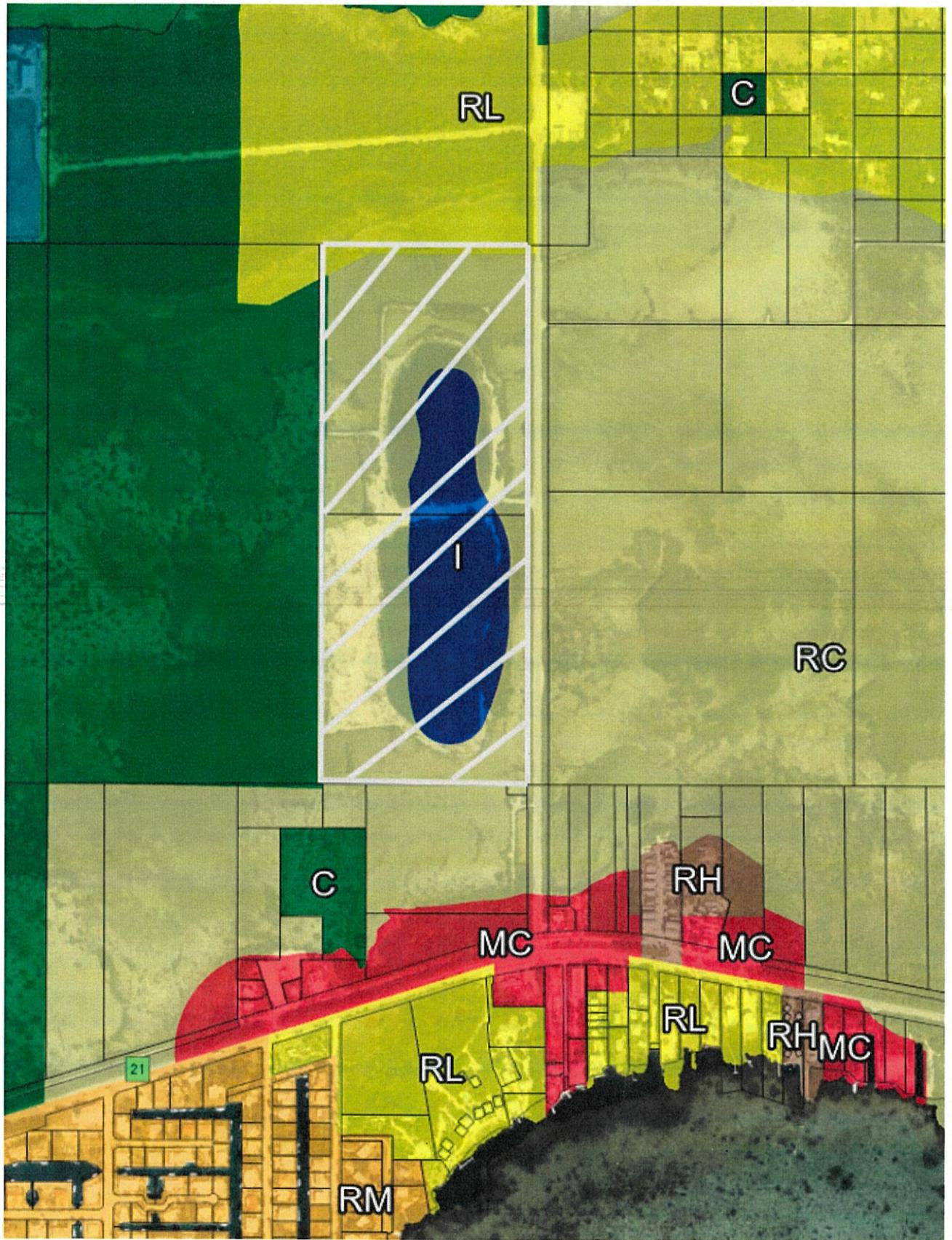
Applicant respectfully requests the specified Amendment be granted based on the deficiencies identified with the current emergency communication system in the Florida Keys and the community's need to provide a never-fail system that will guarantee emergency communication throughout the County during and after major disasters.

Respectfully,

Barton W. Smith
For Barton W. Smith, Esq.

BWS/jmg/jcm/bg

Enclosures



Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00115940-000100
Account# 1147729
Property ID 1147729
Millage Group 100C
Location VACANT LAN BLIMP Rd, CUDJOE KEY
Address
Legal 29 66 28 CUDJOE KEY PT NE1/4 OF NW1/4 W OR SR OR454-403 OR929-2401/2408 OR1332-1244 OR1556-353/54C OR1556-355/56 OR1607-1083CE
Description (Note: Not to be used on legal documents.)
Neighborhood 10050
Property Class MINERAL PR (4700)
Subdivision
Sec/Twp/Rng 29/66/28
Affordable No
Housing



Owner

[DIRICO FRANK](#)
 C/O INDUSTRIAL COMMUNICATIONS AND ELECTRONICS INC
 350 NW 215th St
 Miami FL 33169

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$8,345	\$8,345	\$8,345	\$8,345
= Just Market Value	\$8,345	\$8,345	\$8,345	\$8,345
= Total Assessed Value	\$8,345	\$8,345	\$8,345	\$8,345
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$8,345	\$8,345	\$8,345	\$8,345

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$8,345	\$0	\$0	\$8,345	\$8,345	\$0	\$8,345	\$0
2021	\$8,345	\$0	\$0	\$8,345	\$8,345	\$0	\$8,345	\$0
2020	\$8,345	\$0	\$0	\$8,345	\$8,345	\$0	\$8,345	\$0
2019	\$8,345	\$0	\$0	\$8,345	\$8,345	\$0	\$8,345	\$0
2018	\$8,345	\$0	\$0	\$8,345	\$8,345	\$0	\$8,345	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
TRANSITIONAL LANDS (000T)	7.50	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	23.45	Acreage	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
1/7/1999	\$800,000	Warranty Deed		1556	355
11/1/1994	\$1	Warranty Deed		1332	1244
2/1/1971	\$31,000	Conversion Code		454	403

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕
13101232	4/29/2013	3/20/2013	\$2,000	Commercial

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Sketches (click to enlarge).

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By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00115950-000100
 Account# 1147737
 Property ID 1147737
 Millage Group 100C
 Location VACANT LAN BLIMP Rd, CUDJOE KEY
 Address
 Legal 29 66 28 CUDJOE KEY PT SE1/4 OF NW1/4 W OF SR OR454-403 OR929-
 Description 2401/2408 OR1332-1244 OR1556-353/54C OR1556-355/56 OR1607-1083CE
 (Note: Not to be used on legal documents.)
 Neighborhood 10050
 Property Class MINERAL PR (4700)
 Subdivision
 Sec/Twp/Rng 29/66/28
 Affordable No
 Housing



Owner

[DIRICO FRANK](#)
 C/O INDUSTRIAL COMMUNICATIONS AND
 ELECTRONICS INC
 350 NW 215th St
 Miami FL 33169

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$10,102	\$10,102	\$10,102	\$10,102
= Just Market Value	\$10,102	\$10,102	\$10,102	\$10,102
= Total Assessed Value	\$10,102	\$10,102	\$10,102	\$10,102
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$10,102	\$10,102	\$10,102	\$10,102

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$10,102	\$0	\$0	\$10,102	\$10,102	\$0	\$10,102	\$0
2021	\$10,102	\$0	\$0	\$10,102	\$10,102	\$0	\$10,102	\$0
2020	\$10,102	\$0	\$0	\$10,102	\$10,102	\$0	\$10,102	\$0
2019	\$10,102	\$0	\$0	\$10,102	\$10,102	\$0	\$10,102	\$0
2018	\$10,102	\$0	\$0	\$10,102	\$10,102	\$0	\$10,102	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
TRANSITIONAL LANDS (000T)	10.01	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	20.94	Acreage	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
1/7/1999	\$1	Warranty Deed		1556	355
11/1/1994	\$160,000	Warranty Deed		1332	1244

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Permits, Sketches (click to enlarge).

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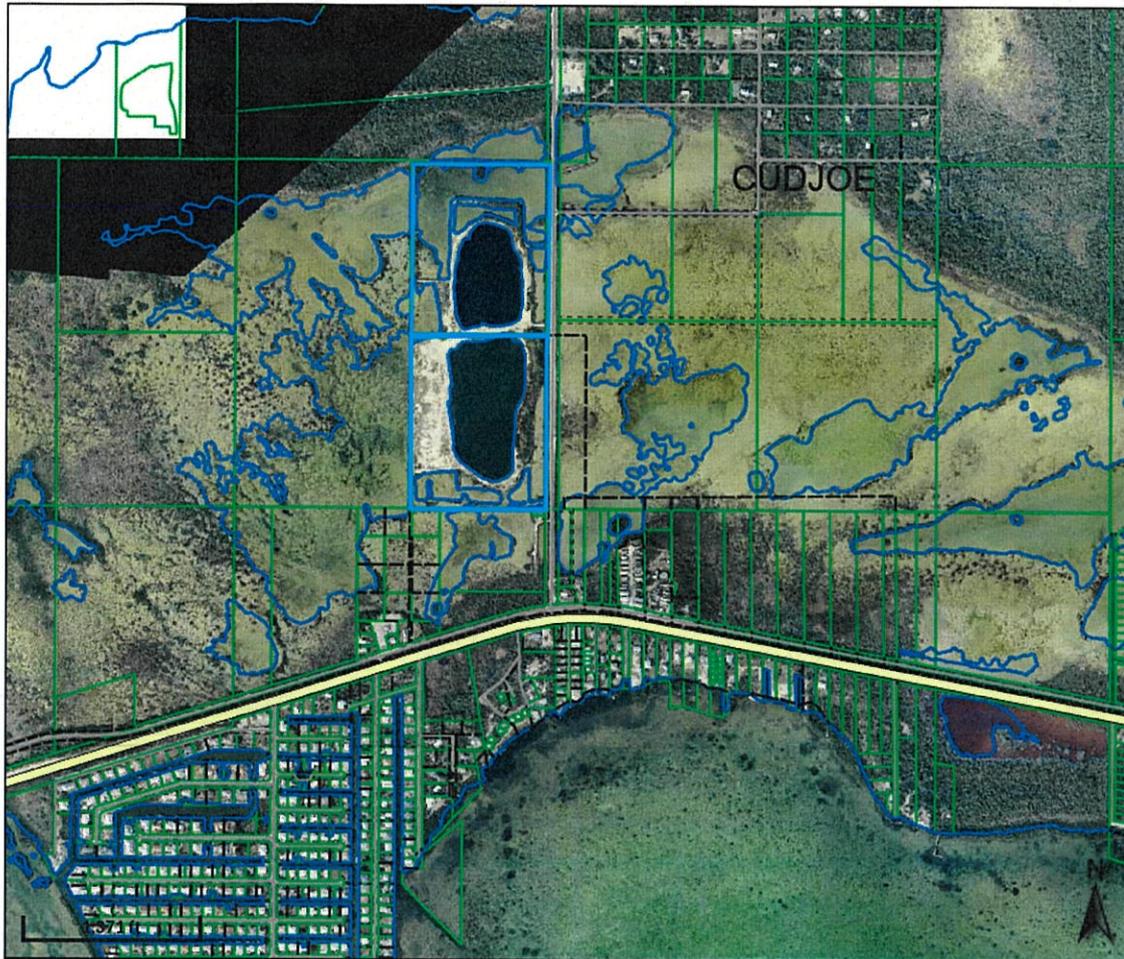
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Monroe County, FL



Overview



Legend

- Major Roads
- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Parcels

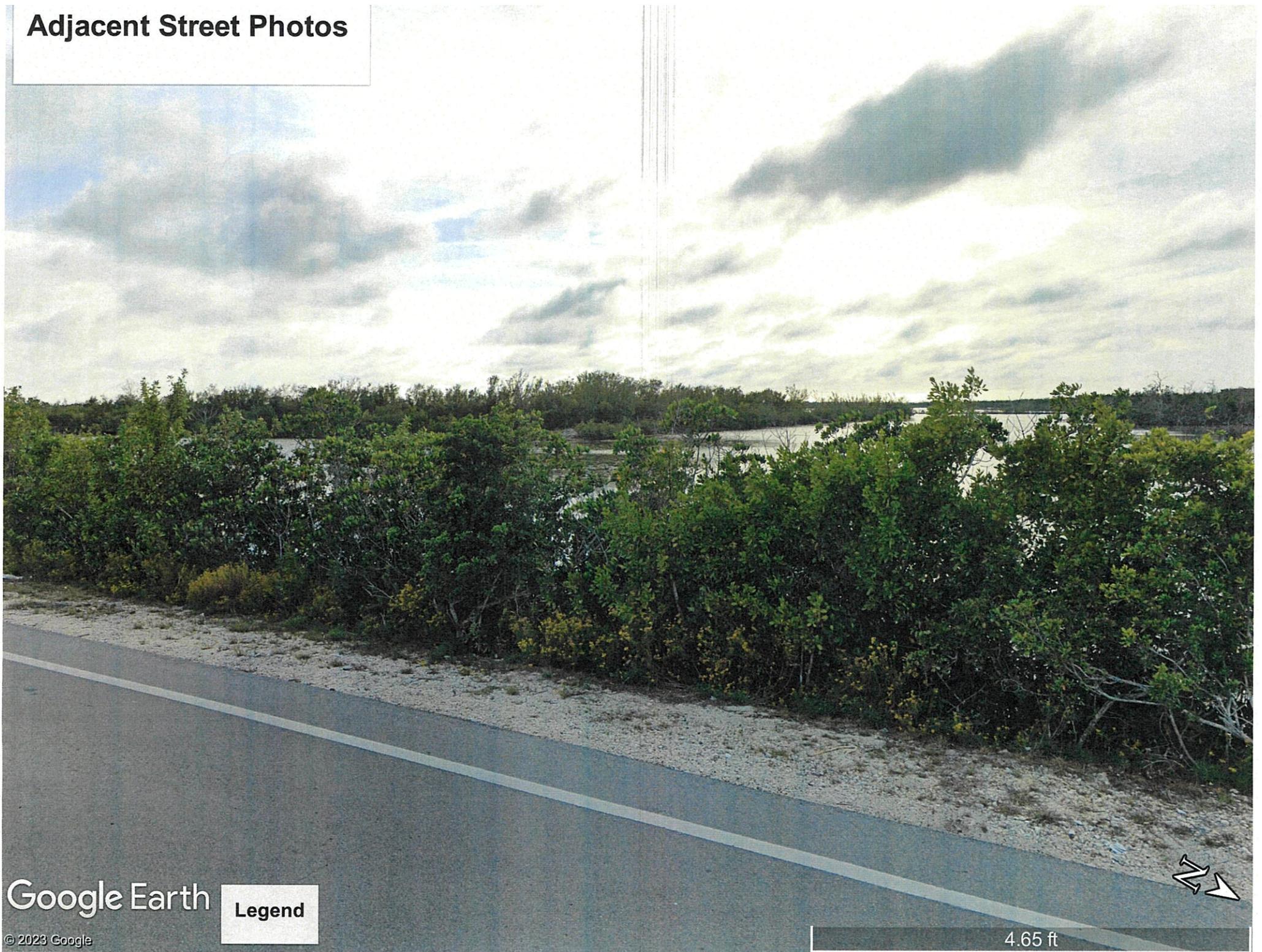
Parcel ID	00115950-000100	Alternate ID	1147737	Owner Address	DIRICO FRANK C/O INDUSTRIAL COMMUNICATIONS AND ELECTRONICS INC 350 NW 215th St Miami, FL 33169
Sec/Twp/Rng	29/66/28	Class	MINERAL		
Property Address	VACANT LAN BLIMP Rd CUDJOE KEY		PR		
District	100C				
Brief Tax Description	29 66 28 CUDJOE KEY PT SE1/4 OF NW1/4 W OF SR OR454-403 OR929-2401/2408 OR1332-1244 OR1556-353/54C OR1556-355/56 OR1607-1083CE				
	<i>(Note: Not to be used on legal documents)</i>				

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Adjacent Street Photos



Google Earth

Legend

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4.65 ft

Adjacent Street Photos



Google Earth

Legend

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6.39 ft

Adjacent Street Photos



Google Earth

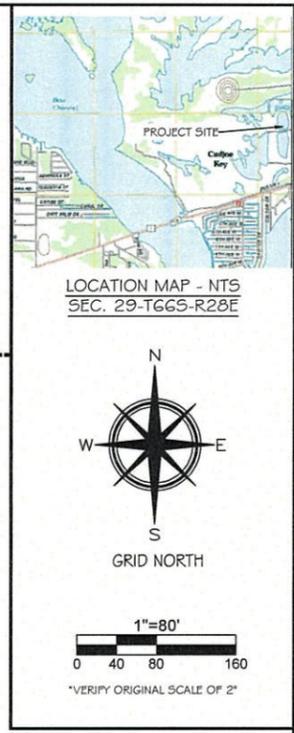
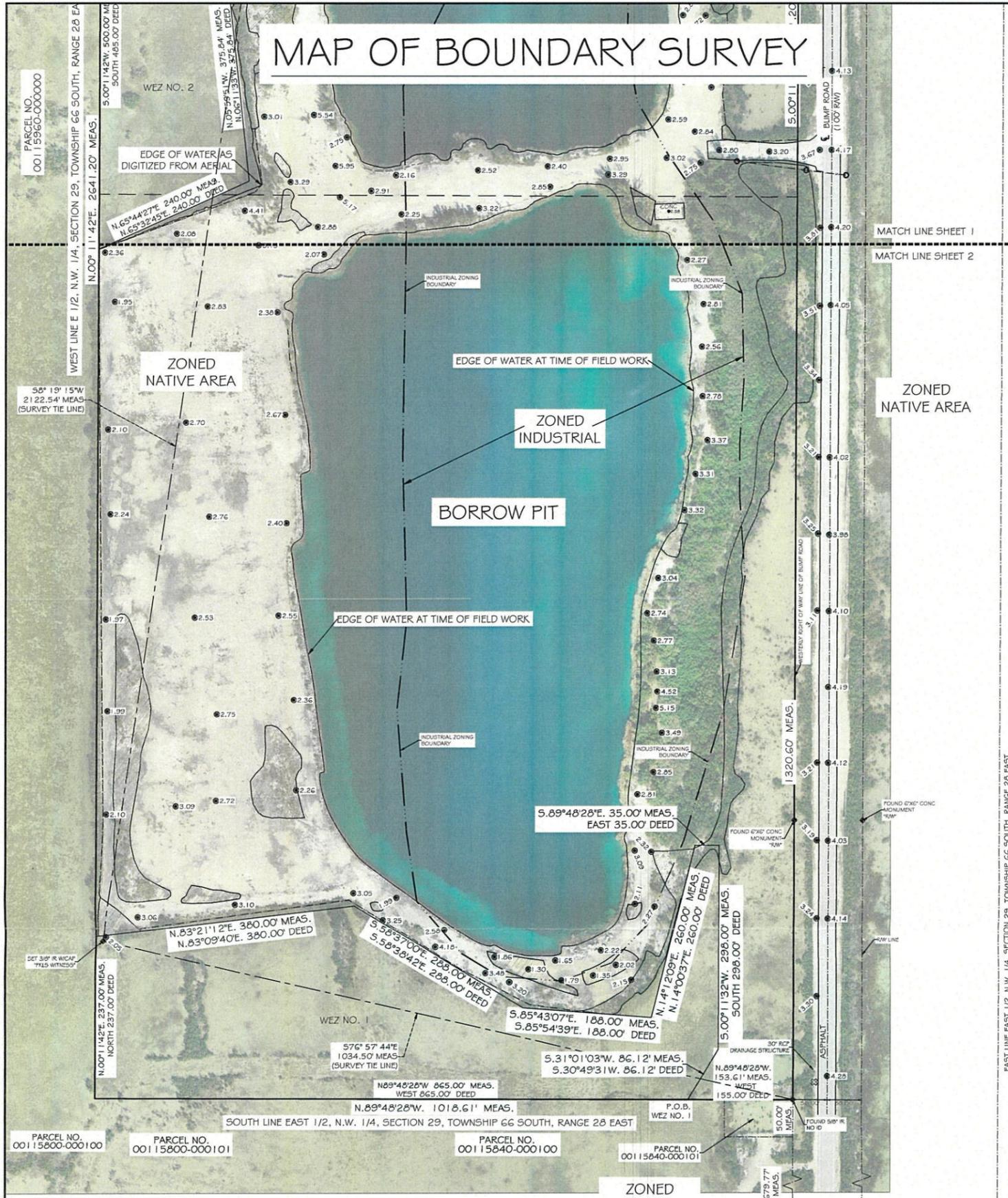
Legend

© 2023 Google

4.99 ft



MAP OF BOUNDARY SURVEY



WEST LINE E 1/2, N.W. 1/4, SECTION 29, TOWNSHIP 66 SOUTH, RANGE 28 EAST
 SOUTH LINE EAST 1/2, N.W. 1/4, SECTION 29, TOWNSHIP 66 SOUTH, RANGE 28 EAST
 EAST LINE EAST 1/2, N.W. 1/4, SECTION 29, TOWNSHIP 66 SOUTH, RANGE 28 EAST

SURVEY NOTES

- HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83(2011)), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0801).
- COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK.
- METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS).
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARKS; DESIGNATION N 327, P.I.D. AAO1 G8, ELEVATION 4.20' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: BLIMP ROAD, SUMMERLAND KEY, FLORIDA, 33042.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- THE BACKGROUND IMAGE IS A GEO-REFERENCED AERIAL ORTHO IMAGE CREATED BY FLORIDA KEYS LAND SURVEYING USING PHOTOGRAMMETRIC METHODS, AND REPRESENTS ACTUAL CONDITIONS EXISTING AT TIME OF PHOTOGRAPHY. IMAGE IS SHOWN FOR VISUAL REFERENCE ONLY.
- ALL FIELD DATA WAS ACQUIRED BETWEEN 01/29/2021 - 04/26/2021.
- ALL HABITAT AREAS WERE MARKED AND IDENTIFIED IN THE FIELD BY CHEON ENVIRONMENTAL CONSULTING.
- AT THE TIME OF FIELDWORK NO ADDITIONAL UPLAND AREAS WERE APPARENT TO THIS SURVEYOR.
- ALL EDGE OF WATER LINES SHOWN HEREON WERE DIGITIZED FROM THE SAID GEO-REFERENCED AERIAL ORTHO IMAGE.
- ALL "MANGROVE DRIP EDGES" WERE MARKED AND IDENTIFIED IN THE FIELD BY CHEON ENVIRONMENTAL CONSULTING.
- REVISION (1) - 08/11/2021 - REVISED TO SHOW "MANGROVE DRIP EDGE" AS LOCATED IN THE FIELD ON 06/12/2021.
- REVISION (2) - 04/16/2022 - REVISED TO ADD ZONING INFORMATION.

ZONING NOTES

- ZONING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MONROE COUNTY PLANNING AND ENVIRONMENTAL RESOURCES G.I.S. WEBSITE, AND IS POSITIONED AND CALCULATED TO THE BEST OF THIS SURVEYOR'S ABILITY.
- ALL ZONING AREA BOUNDARY LINES SHOWN HEREON ARE FOR VISUAL REFERENCE ONLY.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR MARKED LINES. THIS IS NOT A MEAN HIGH WATER LINE SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART 4, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SURVEYOR'S NOTE: THIS SHEET 2 OF 2, IS NOT VALID OR COMPLETE WITHOUT SHEET 1 OF 2

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SYMBOL LEGEND:

	CATCH BASIN		WATER METER
	DRAINAGE MANHOLE		WELL TEST STATION
	CONCRETE UTILITY POLE		WOOD UTILITY POLE
	ELECTRIC MANHOLE		2" PLASTIC TRAFFIC REFLECTOR
	FIRE HYDRANT		4" POST W/ ROOF
	GUY WIRE		SPOT ELEVATION (TYPICAL)
	MAILBOX		ELECTRIC BOX
	SANITARY CLEANOUT		UPLAND
	SANITARY MANHOLE		DISTURBED BUTTONWOOD SALTMARSH
	SIGN		MANGROVES
	TELEPHONE MANHOLE		
	WATER VALVE		
	LIGHT POLE		
	MANGROVE DRIP EDGE		

NOT VALID WITHOUT THE SIGNATURE AND THE RANDED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED:

ERIC A. ISAACS, P.S., 16763, PROFESSIONAL SURVEYOR AND MAPPER, LMF 7847

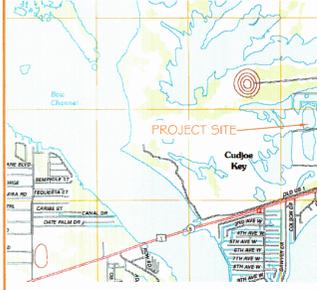
FLORIDA KEYS LAND SURVEYING
 21460 OVERSEAS HIGHWAY, SUITE 4
 CUDJOE KEY, FL 33042
 PHONE: (305) 394-3690
 EMAIL: FKL5email@gmail.com

BOUNDARY SURVEY
 VACANT LAND - BLIMP ROAD
 SUMMERLAND KEY, MONROE COUNTY, FLORIDA

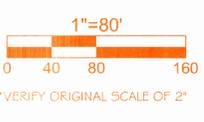
DATE: 03/09/2021	SURVEY BY: EAI	PROJECT: BLIMP ROAD
REVISION DATE: 04/18/2022	DRAWN BY: GBF	H. SCALE: 1"=80'
JOB NO.: 21-121	CHECKED BY:	SHEET 2 OF 2

RECEIVED
 2024-040
 FEB 22 2024
 MONROE COUNTY
 PLANNING DEPT.

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS SEC. 29-T66S-R28E



*VERIFY ORIGINAL SCALE OF 2"



EAST LINE EAST 1/2, N.W. 1/4, SECTION 29, TOWNSHIP 66 SOUTH, RANGE 28 EAST

SURVEYORS NOTES

- HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0901).
- COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK.
- METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS).
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC SURVEY DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION N 327, P.I.D. AA0168, ELEVATION 4.20' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: BLIMP ROAD, SUMMERLAND KEY, FLORIDA, 33042.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- THE BACKGROUND IMAGE IS A GEO-REFERENCED AERIAL ORTHO IMAGE CREATED BY FLORIDA KEY'S LAND SURVEYING USING PHOTOGRAMMETRIC METHODS, AND REPRESENTS ACTUAL CONDITIONS EXISTING AT TIME OF PHOTOGRAPHY. IMAGE IS SHOWN FOR VISUAL REFERENCE ONLY.
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- ALL HABITAT AREAS WERE MARKED AND IDENTIFIED IN THE FIELD BY CHEON ENVIRONMENTAL CONSULTING.
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- REVISION (1) - 08/10/2021 - REVISED TO SHOW "MANGROVE DRIP EDGE" AS LOCATED IN THE FIELD ON 06/12/2021.
- REVISION (2) - 04/18/2022 - REVISED TO ADDED ZONING INFORMATION.

ZONING NOTES

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SURVEYORS NOTE: THIS SHEET 2 OF 2, IS NOT VALID OR COMPLETE WITHOUT SHEET 1 OF 2

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED: 
ERIC A. ISAACS, PS 176783, PROFESSIONAL SURVEYOR AND MAPPER, L#8 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



FLORIDA KEYS LAND SURVEYING
21460 OVERSEAS HIGHWAY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSEmail@gmail.com

BOUNDARY SURVEY
VACANT LAND - BLIMP ROAD
SUMMERLAND KEY, MONROE COUNTY, FLORIDA

DATE: 03/09/2021	SURVEY BY: EAI	PROJECT: BLIMP ROAD
REVISION DATE: 04/18/2022	DRAWN BY: GBF	H. SCALE: 1"=80'
JOB NO.: 21-121	CHECKED BY:	SHEET 2 OF 2

RECEIVED
2024-04
FEB 22 2024
MONROE COUNTY PLANNING DEPT

SYMBOL LEGEND:

- | | | | |
|--|-----------------------|--|--------------------------------|
| | CATCH BASIN | | WATER METER |
| | DRAINAGE MANHOLE | | WELL TEST STATION |
| | CONCRETE UTILITY POLE | | WOOD UTILITY POLE |
| | ELECTRIC MANHOLE | | 2" PLASTIC TRAFFIC REFLECTOR |
| | FIRE HYDRANT | | 4X4 POST W/ ROPE |
| | GUY WIRE | | SPOT ELEVATION (TYPICAL) |
| | MAILBOX | | ELECTRIC BOX |
| | SANITARY CLEANOUT | | UPLAND |
| | SANITARY MANHOLE | | DISTURBED BUTTONWOOD SALTMARSH |
| | SIGN | | MANGROVES |
| | TELEPHONE MANHOLE | | |
| | WATER VALVE | | |
| | LIGHT POLE | | |
| | MANGROVE DRIP EDGE | | |

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:

BFP = BACKFLOW PREVENTER	CBW = CONCRETE BLOCK WALL	CL = CENTERLINE	CONC = CONCRETE	CP = CONCRETE POWER POLE	CURV = CURVE	DELTA = CENTRAL ANGLE	DECK = DRAINAGE EASEMENT	EL = ELEVATION	ENCL = ENCLOSURE	EP = EDGE OF PAVEMENT	FF = FINISHED FLOOR ELEVATION	FI = FIRE HYDRANT	FI = FENCE INSIDE	FO = FENCE OUTSIDE	FOI = FENCE ON LINE																					
IB = IRON PIPE	IR = IRON ROD	L = LEG LENGTH	MB = MAILBOX	MEAS = MEASURED	MF = METAL FENCE	MFWL = MEAN HIGH WATER LINE	(SEE NOTE)	NGVD = NATIONAL GEODETIC SURVEY DATUM (1929)	NTS = NOT TO SCALE	OT = ROOF OVERHANG	OW = OVERHEAD WIRES	PC = POINT OF CURVE	PM = PARALLEL METER	PCC = POINT OF COMPOUND CURVE	PCP = PROVISIONAL CONTROL POINT	PF = PARKER KAHN NAIL	POS = POINT OF BEGINNING	PI = POINT OF INTERSECTION	RF = ROOF DRAINAGE	RS = ROOF SURFACE	RW = RIGHT OF WAY LINE	RSOC = REMAINING SERVICE CLEANOUT	SW = SIDE WALK	TM = TEMPORARY BENCHMARK	TS = TOP OF BANK	TS = TOP OF SLOPE	TS = TRAFFIC SIGN	TY = TYPICAL	UN = UNREACHABLE	UE = UTILITY EASEMENT	WD = WOOD DECK	WL = WOOD FENCING	WW = WATER METER	WWP = WOOD POWER POLE	WAL = WATER LINE	WV = WATER VALVE

BOT TIIF
C/O DEP DIVISION OF STATE LANDS
3900 Commonwealth Blvd Mail Station 10E
Tallahassee, FL 32399

CHRISTENSEN NANCY
528 Cook St
Lake Placid, FL 33852

DEPALMA LEE ANN
11 Aquamarine Dr
Key West, FL 33040

DIRICO FRANK
C/O INDUSTRIAL COMMUNICATIONS AN
350 NW 215th St
Miami, FL 33169

GAY BRENDA
931 Dreyfus Rd
Berea, KY 40403

GOULD TIMOTHY E
21423 Overseas Hwy
Cudjoe Key, FL 33042

GOULD TIMOTHY E
21423 Overseas Hwy
Summerland Key, FL 33042

KRIENEN FRANK
17 Teel St
Apt 1
Arlington, MA 02474

MOBILE HOMES HOLDINGS COCO LLC
138 Simonton St
Key West, FL 33040

MONROE COUNTY
1100 Simonton St
Ste 205
Key West, FL 33040

SOUNDS OF SERVICE RADIO INC
PO Box 987
Indian Rocks Beach, FL 33785

TIMM FAMILY PARTNERS LLLP
4968 Winged Page Pl
Land O Lakes, FL 34638

BOT TIF
C/O DEP DIVISION OF STATE LANDS
3900 Commonwealth Blvd Mail Station 10E
Tallahassee, FL 32399

DIRICO FRANK
C/O INDUSTRIAL COMMUNICATIONS AN
350 NW 215th St
Miami, FL 33169

HERNANDEZ MICHAEL PATRICK
21045 3rd Ave
Summerland Key, FL 33042

MONROE COUNTY COMPREHENSIVE P
1200 Truman Ave
Ste 207
Key West, FL 33040

MONROE COUNTY
1100 Simonton St
Ste 205
Key West, FL 33040

TIMM FAMILY PARTNERS LLLP
4968 Winged Page Pl
Land O Lakes, FL 34638

UTILITY BOARD OF THE CITY OF KEY W
1001 James St
Key West, FL 33040