

**PLANNING BOARD
RESOLUTION NO. 2014-60**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A CONDITIONAL USE APPROVAL FOR THE EXPANSION OF A PRIVATE UTILITY USE BY THE INSTALLATION OF NEW ROOFTOP WIRELESS COMMUNICATION ANTENNAS AND AN EQUIPMENT SHELTER ON PROPERTY LOCATED AT 1500 REYNOLDS STREET (RE # 00037160-000100; AK # 8735677) WITHIN THE HISTORIC COMMERCIAL TOURIST (HCT) ZONING DISTRICT PURSUANT TO SECTIONS 122-62 AND 122-898(8) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the subject property is located within the Historic Commercial Tourist (HCT) Zoning District; and

WHEREAS, pursuant to Sections 122-62 and 122-898(8) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City"), the applicant filed a conditional use application for the proposed installation of three new wireless communication antenna tripods, containing three antennas each, and a new 12' x 20' equipment shelter on the roof of a non-historic building on property located at 1500 Reynolds Street; and

WHEREAS, City Code Section 122-62 outlines the criteria for reviewing a conditional use application by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on September 18, 2014; and

 Chairman

 Planning Director

WHEREAS, the Planning Board found that the proposed use complies with the criteria in City Code Sections 122-62 and 122-63; and

WHEREAS, the approval of the conditional use application will be in harmony with the general purpose and intent of the LDRs, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as fully set forth herein.

Section 2. That a conditional use request, pursuant to Section 122-808 of the Code of Ordinances of the City of Key West, Florida is hereby approved as follows: allowing three new antenna tripods, containing three antennas each, and a 12' x 20' equipment shelter on property located at 1500 Reynolds Street (RE # 00037160-000100; AK # 8735677), as shown on the attached plans by Russell C. Morrison, P.E., dated June 30, 2014 with the following conditions:

General conditions:

1. The applicant shall adhere to the recommendations by the Florida State Historic Preservation Office, according to the attached letter dated August 25, 2014. Additionally, in order to further reduce the adverse visual impacts on the historic district, the applicant shall locate the new antennas and equipment shelter as far away from Seminole Avenue as possible, provided the height of the structures is not further increased.

2. The applicant shall comply with all applicable laws and regulations, including federal requirements pertaining to air traffic safety, wireless communication facilities and Section 106 consultation as required in the National Environmental Protection Act.

Conditions prior to issuance of a building permit:

3. The applicant shall obtain approval of a height variance from the Board of Adjustment.

4. The proposed development shall obtain all required Certificates of Appropriateness.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This conditional use approval does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

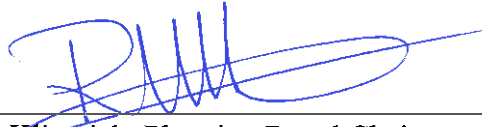
Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications

attached to or incorporated by reference in this approval; that within the 45-day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 18th day of September, 2014.

Authenticated by the Chairman of the Planning Board and the Planning Director.



Richard Klitenick, Planning Board Chairman
9/30/2014
Date

Attest:

 for

Donald Leland Craig, AICP, Planning Director
9/23/2014
Date

Filed with the Clerk:



Cheryl Smith, City Clerk
10/3/14
Date



FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

Ms. Jelane Wallace
Panamerican Consultants, Inc.
5337 North Socrum Loop Road, Suite 144
Lakeland Florida 33809

August 25, 2014

RE: DHR Project File No.: 2014-3228/ Received by DHR: July 29, 2014
Federal Communications Commission
Proposed Antenna Collocation –The 62335 Casa Marina Collocation
Casa Marina Hotel Building, 1500 Reynolds Street
Key West, Monroe County, Florida

Dear Ms. Wallace:

Our office reviewed the referenced project for possible impact to historic properties listed, or eligible for listing, in the National Register of Historic Places. The review was conducted in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended, 36 CFR Part 800: Protection of Historic Properties, and the National Environmental Policy Act of 1969, as amended.

We note that the proposed Verizon Wireless antennas and equipment shelter will be placed on the non-historic west wing addition (built 1986) of the Casa Marina Hotel (8MO03180). The hotel is located within the National Register listed Key West Historic District, 8MO01976. Based on the information provided, it is the opinion of this office that the proposed project will have no adverse direct effect on historic properties. In addition, if the following recommendations are followed, it is our determination that there will be no adverse visual effect on historic properties.

- The new antennas are painted to match the existing color of the building.
- The equipment shelter on the roof is painted to match the existing color of the building.
- Photographic documentation of the antennas after installation is submitted to this office.
- Removal of the communication equipment when service is discontinued.
- Restoration of the building (portions altered by this undertaking) when the communication equipment is removed.



Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) flheritage.com
Promoting Florida's History and Culture VivaFlorida.org

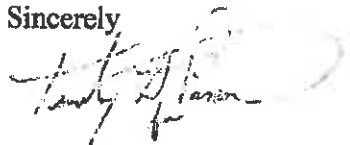


Ms. Janssen
DHR Project File No.: 2014-3228
August 25, 2014
Page 2

This office would like to ask that the applicant consider the feasibility of placing the antennas away from the edges of the roof so that they are less visible. Alternatively, mounting the antennas on the side of the building would also make them less visible. If either of these options are feasible, please notify our office and include plans for the new locations for our review and comment.

For any questions concerning our comments, please contact Robin Jackson, Historic Preservationist, by phone at 850.245.6333, or at Robin.Jackson@dos.myflorida.com. We appreciate your continued interest in protecting Florida's historic properties.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert F. Bendus", is written over a faint circular official stamp.

Robert F. Bendus, Director
Division of Historical Resources
and State Historic Preservation Officer

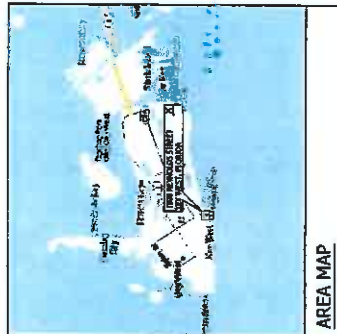
Pc: Enid Torregrosa, Historic Preservation Planner
Scott Wehmeyer

REVISED DRAWING
8/15/14

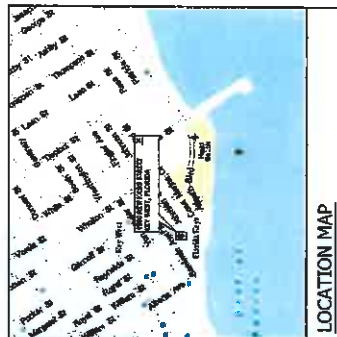


CASA MARINA VERIZON SITE #62335

NEW PROJECT FOR WIRELESS COMMUNICATIONS SERVICE
1500 REYNOLDS STREET, KEY WEST, FLORIDA 33040



AREA MAP



LOCATION MAP

SITE NAME:	CASA MARINA
SITE NUMBER:	62335
SITE ADDRESS:	1500 REYNOLDS STREET KEY WEST, FL 33040
APPLICANT NAME:	VERIZON WIRELESS
ADDRESS:	777 YAMATO ROAD, SUITE 600 BOCA RATON, FLORIDA 33431
LATITUDE:	24° 37' 50.41"
LONGITUDE:	-81° 47' 28.13"

SITE INFORMATION

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET	0
G-1	GENERAL NOTES	0
A-1	ROOF PLAN	0
A-2	BUILDING ELEVATIONS	0
A-3	RF PLAN	0
A-4	CONSTRUCTION DETAILS	0
S-1	STRUCTURAL PLATFORM PLAN AND SECTION	0
S-2	SHELF SECTIONS AND DETAILS	0
S-3	STRUCTURAL DETAILS	0
S-4	ANTENNA FRAME PLAN AND SECTIONS	0
S-5	ANTENNA DETAILS	0
E-1	ELECTRICAL AND GROUNDING NOTES	0
E-2	ELECTRICAL SITE PLAN	0
E-3	ELECTRICAL AND TELECOM RESER DIAGRAM	0
E-4	ELECTRICAL DETAILS	0
E-5	ELECTRICAL DETAILS	0

SHEET INDEX

INSTALLATION OF NEW WIRELESS EQUIPMENT AND ANTENNAS FOR ENHANCED WIRELESS COMMUNICATIONS SERVICE
PROJECT SUMMARY

APPLICANT/OWNER: Verizon Wireless 777 YAMATO ROAD, SUITE 600 BOCA RATON, FLORIDA 33431	PROJECT NAME AND LOCATION: CASA MARINA VERIZON SITE #62335 1500 REYNOLDS STREET KEY WEST, FL 33040	PROJECT ENGINEER: WAYPOINT ENGINEERING AND CONSULTING LLC 800 W. MONTELEONE ROAD, SUITE 106 FORT WORTH, TEXAS 76102 PHONE: (817) 335-1111 FAX: (817) 335-1112 www.waypointeng.com	STATE OF FLORIDA No. 51567 DATE OF ISSUE JUNE 6, 2014	ISSUED FOR: CONSTRUCTION PLANS SUBMITTALS REV. DATE DESCRIPTION	PROJECT NUMBER L201408-09	DRAWN BY: KJM CHECKED: KJM APPROVED: RCM	APPROVING AGENCY CITY OF KEY WEST, FLORIDA BUILDING CODE 2010 FLORIDA BUILDING CODE SHEET TITLE COVER SHEET SHEET NUMBER T-1
--	--	---	--	--	------------------------------	--	---

APPLICANT/OWNER:

777 YAMATO ROAD, SUITE 800
BOCA RATON, FLORIDA 33431

PROJECT NAME AND LOCATION:
CASA MARINA
VERIZON SITE #42335
1500 RETFOLDS STREET
KEY WEST, FL 33040

PROJECT ENGINEER:

WAYPOINT
ENGINEERING AND EQUIPMENT LLC
802 W. INDIAN TOWN ROAD, SUITE 105
JACKSONVILLE, FLORIDA 32206
FLORIDA LICENSE # 1201403-09



DATE OF ISSUE:
JUNE 5, 2014

ISSUED FOR:
CONSTRUCTION PLANS

SUBMITTALS:
REV. DATE DESCRIPTION

PROJECT NUMBER:
1201403-09

DRAWN BY: KJM
CHECKED: KJM
APPROVED: RCM

APPROVING AGENCY:
CITY OF KEY WEST, FLORIDA

BUILDING CODE:
2010 FLORIDA BUILDING CODE

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
G-1

STANDARD PROVISIONS

CLEAN UP

1. CONTRACTOR SHALL KEEP THE SITE CLEAN OF DEBRIS AND TRASH DUE TO CONSTRUCTION ACTIVITIES. AT THE COMPLETION OF THE PROJECT, CONTRACTOR SHALL REMOVE ALL DEBRIS, TRASH, AND EXCESS MATERIALS FROM THE WORK AREA AND REPAIR FOR USE BY THE OWNER.

2. CONTRACTOR TO VISUALLY INSPECT ALL EXTERIOR SURFACES AND REMOVE SOIL, WASTE MATERIALS, AND OTHER FOREIGN MATTER. REMOVE ALL SPILLED MATERIALS, FOREIGN MATTER, PAINT DROPPINGS, SPOTS, STAINS, AND SOIL FROM FINISHED SURFACES.

SHOP DRAWINGS

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS AND SPECIFICATIONS AS REQUIRED TO THE OWNER AND/OR ENGINEER FOR APPROVAL.

2. ALL SHOP DRAWINGS AND SPECIFICATIONS SHALL BE PREPARED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER OR CONSTRUCTION PROJECT MANAGER.

PRODUCTS AND SUBSTITUTIONS

1. SUBMIT COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION:

- IDENTIFY THE PRODUCT FABRICATOR OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NOTES AND/OR DIMENSIONS.
- IDENTIFY THE SUBSTITUTION.
- IDENTIFY THE SUBSTITUTION.

COMPLIANCE

1. ALL MATERIALS, DESIGN, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION OVER THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A CERTIFICATE OF OCCUPANCY (IF REQUIRED BY THE LOCAL GOVERNING JURISDICTION) AND OTHER LEGAL DOCUMENTS REQUIRED BY THE LOCAL GOVERNING JURISDICTION. THE WORK SHALL CONFORM WITH THE 2010 FLORIDA BUILDING CODE WITH LATEST SUPPLEMENTS OR THE CONSTRUCTION PLAN SPECIFICATIONS, WHICHEVER IS MOST STRINGENT AND A DOCUMENT STATEMENT SHALL BE FURNISHED TO THAT EFFECT.

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY COMPLIANCE WITH GOVERNING CODES AND TO NOTIFY THE OWNER IF ANY DISCREPANCIES PRIOR TO PERFORMING WORK ON THE SITE.

3. REFERENCE TO ANY STANDARD CODE OR PRACTICE IN THIS SPECIFICATION SHALL BE DEEMED TO REFLECT THE MOST CURRENT EDITION AT THE TIME OF AWARD OF THE CONTRACT. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CODES AND STANDARDS TO WHICH THE WORK SHALL CONFORM AND FOR OBTAINING ANY NECESSARY APPROVALS OR PERMITS AS OUTLINED IN ANY ZONING APPROVAL OF THE PROJECT.

4. THE FOLLOWING CODES ARE THE MINIMUM THAT WILL BE REQUIRED FOR THE CONTRACTOR TO ADHERE TO THE LATEST EDITIONS OF THE:

- 2010 FLORIDA BUILDING CODE
- BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA)
- INTERNATIONAL RESIDENTIAL CODE (IRC)
- INTERNATIONAL MECHANICAL CODE (IMC)
- LIFE SAFETY CODE NFPA-LATEST EDITION
- NATIONAL ELECTRICAL CODE (NEC)
- UNDERGROUND UTILITIES

COORDINATION WITH LOCAL PUBLIC UTILITIES

1. THE CONTRACTOR WILL COORDINATE WITH LOCAL UTILITIES FOR THE ELECTRIC AND GAS SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER RELEVANT UTILITIES INCLUDING WATER, SEWER, STORMWATER, CABLE TELEVISION, AND ANY OTHERS TO PROTECT ANY OF THESE UTILITIES ON THE PROJECT SITE DURING THE COURSE OF CONSTRUCTION.

TEMPORARY FACILITIES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH LOCAL UTILITIES TO PROVIDE TEMPORARY ELECTRIC AND TELEPHONE SERVICE, AS NECESSARY TO COMPLETE THE PROJECT. THE CONTRACTOR MAY USE EXISTING ELECTRIC AND TELEPHONE FACILITIES ONLY WITH OWNER APPROVAL. ANY TEMPORARY POWER COMES MUST BE STORED DURING NON WORKING HOURS.

STORAGE OF MATERIALS AND TOOLS

1. CONTRACTOR SHALL STORE ALL MATERIALS AND TOOLS IN THE EXISTING BUILDING SPACE FOR STORAGE OF MATERIALS OR TOOLS WITHOUT THE APPROVAL OF THE PROPERTY OWNER.

2. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY LOCATION AND IN A MANNER NOT TO OBSTRUCT THE FLOW OF OTHER WORK. ALL EQUIPMENT OR MATERIALS MUST BE STORED IN A MANNER THAT DOES NOT ALIAS THE SPECIFICATIONS OF THE MANUFACTURER.

TEMPORARY FACILITIES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH LOCAL UTILITIES TO PROVIDE TEMPORARY ELECTRIC AND TELEPHONE SERVICE, AS NECESSARY TO COMPLETE THE PROJECT. THE CONTRACTOR MAY USE EXISTING ELECTRIC AND TELEPHONE FACILITIES ONLY WITH OWNER APPROVAL. ANY TEMPORARY POWER COMES MUST BE STORED DURING NON WORKING HOURS.

NOTES

1. CONSTRUCTION PLANS AND SPECIFICATIONS DESCRIBE THE WORK TO BE PERFORMED AND THE MATERIALS REQUIRED FOR THE PROPER CONSTRUCTION OF THE PROJECT.

2. ANY MATERIALS AND SPECIFICATIONS ARE INTENDED TO BE FULLY COMPLIANT WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION OVER THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A CERTIFICATE OF OCCUPANCY (IF REQUIRED BY THE LOCAL GOVERNING JURISDICTION) AND OTHER LEGAL DOCUMENTS REQUIRED BY THE LOCAL GOVERNING JURISDICTION. THE WORK SHALL CONFORM WITH THE 2010 FLORIDA BUILDING CODE WITH LATEST SUPPLEMENTS OR THE CONSTRUCTION PLAN SPECIFICATIONS, WHICHEVER IS MOST STRINGENT AND A DOCUMENT STATEMENT SHALL BE FURNISHED TO THAT EFFECT.

3. THE CONTRACTOR'S RESPONSIBILITY TO VERIFY COMPLIANCE WITH GOVERNING CODES AND TO NOTIFY THE OWNER IF ANY DISCREPANCIES PRIOR TO PERFORMING WORK ON THE SITE.

4. THE FOLLOWING CODES ARE THE MINIMUM THAT WILL BE REQUIRED FOR THE CONTRACTOR TO ADHERE TO THE LATEST EDITIONS OF THE:

- 2010 FLORIDA BUILDING CODE
- BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA)
- INTERNATIONAL RESIDENTIAL CODE (IRC)
- INTERNATIONAL MECHANICAL CODE (IMC)
- LIFE SAFETY CODE NFPA-LATEST EDITION
- NATIONAL ELECTRICAL CODE (NEC)
- UNDERGROUND UTILITIES

COORDINATION WITH LOCAL PUBLIC UTILITIES

1. THE CONTRACTOR WILL COORDINATE WITH LOCAL UTILITIES FOR THE ELECTRIC AND GAS SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER RELEVANT UTILITIES INCLUDING WATER, SEWER, STORMWATER, CABLE TELEVISION, AND ANY OTHERS TO PROTECT ANY OF THESE UTILITIES ON THE PROJECT SITE DURING THE COURSE OF CONSTRUCTION.

TEMPORARY FACILITIES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH LOCAL UTILITIES TO PROVIDE TEMPORARY ELECTRIC AND TELEPHONE SERVICE, AS NECESSARY TO COMPLETE THE PROJECT. THE CONTRACTOR MAY USE EXISTING ELECTRIC AND TELEPHONE FACILITIES ONLY WITH OWNER APPROVAL. ANY TEMPORARY POWER COMES MUST BE STORED DURING NON WORKING HOURS.

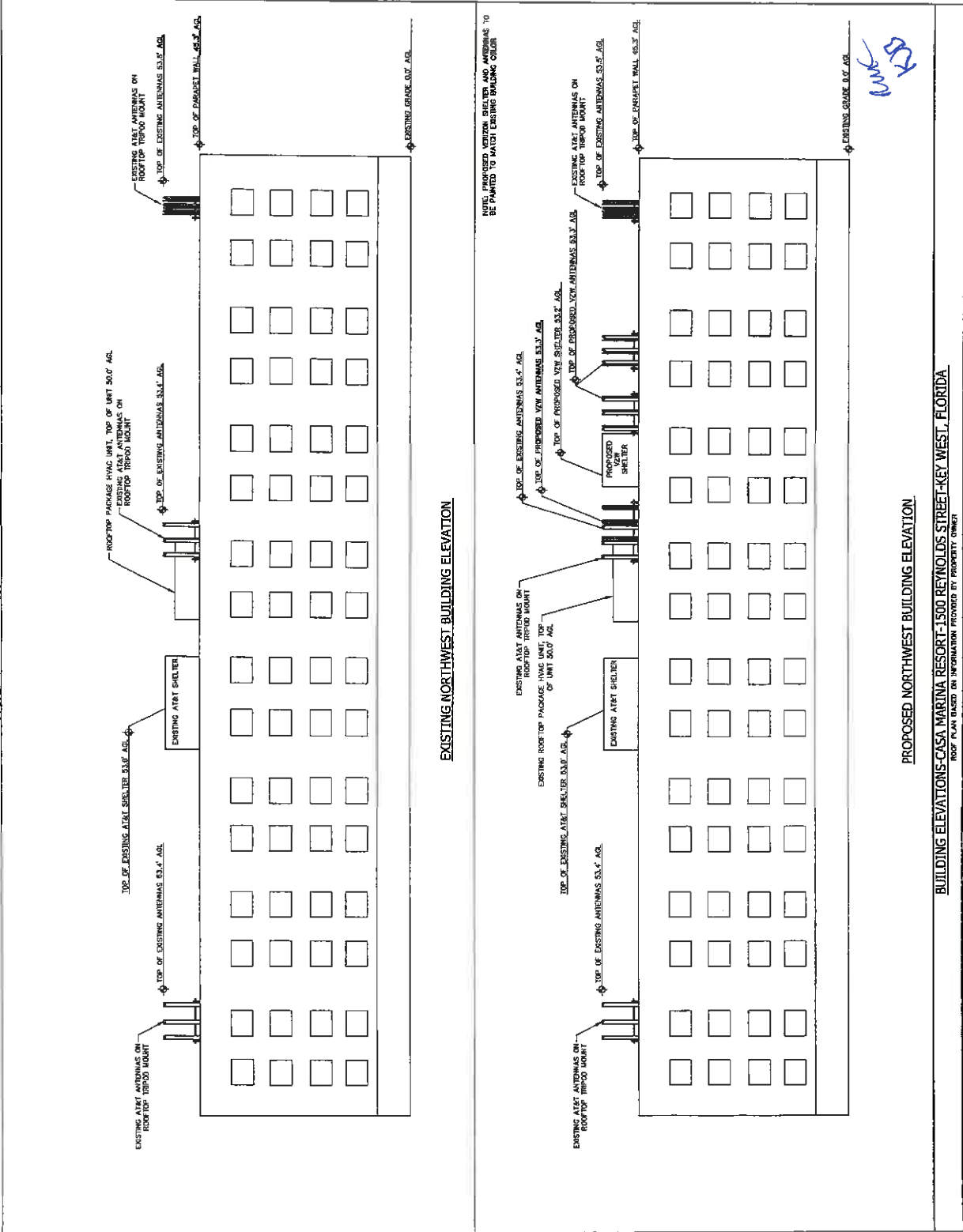
STORAGE OF MATERIALS AND TOOLS

1. CONTRACTOR SHALL STORE ALL MATERIALS AND TOOLS IN THE EXISTING BUILDING SPACE FOR STORAGE OF MATERIALS OR TOOLS WITHOUT THE APPROVAL OF THE PROPERTY OWNER.

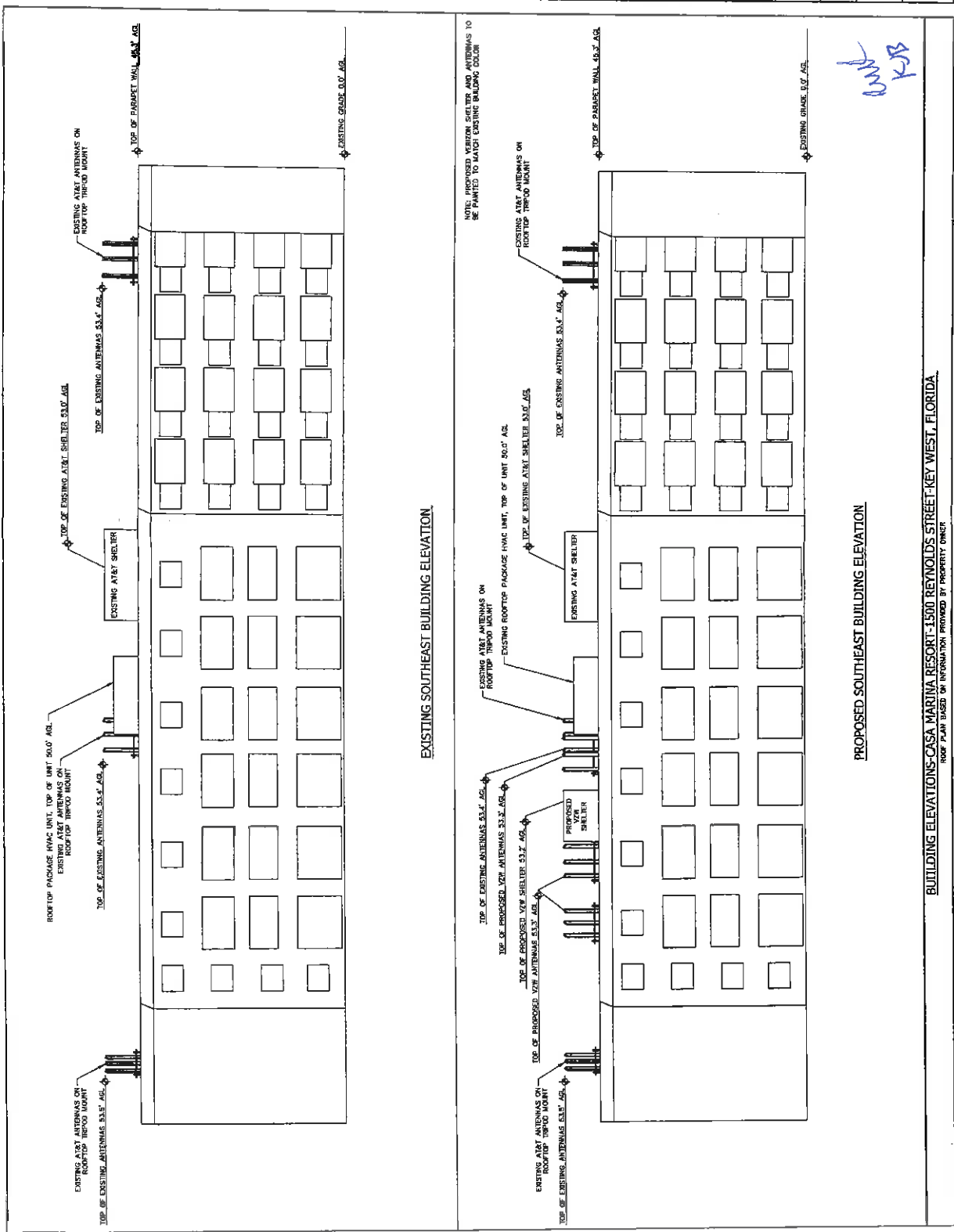
2. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY LOCATION AND IN A MANNER NOT TO OBSTRUCT THE FLOW OF OTHER WORK. ALL EQUIPMENT OR MATERIALS MUST BE STORED IN A MANNER THAT DOES NOT ALIAS THE SPECIFICATIONS OF THE MANUFACTURER.

NORTH

APPLICANT/OWNER:  verizon wireless 777 YAMATO ROAD, SUITE 800 BOCA RATON, FLORIDA 33481	
PROJECT NAME AND LOCATION: CASA MARINA VERIZON SITE #92335 1500 REYNOLDS STREET KEY WEST, FL 33040	
PROJECT ENGINEER:  WAYPOINT ENGINEERING AND CONSULTING LLC 800 W. BRANTFORD ROAD, SUITE 105 APTER, FLORIDA 33435 PHONE: (407) 225-1020 FLORIDA LICENSE #00000000	
ENGINEER SEAL	
RUSSELL C. MORRISON, P.E. FLORIDA P.E. #51987	
DATE OF ISSUE: AUGUST 15, 2014	
ISSUED FOR: CONSTRUCTION PLANS	
SUBMITTALS	
REV.	DATE DESCRIPTION
PROJECT NUMBER L201403-05	
DRAWN BY	CHECKED
ACM	KAM
APPROVED RCM	
APPROVING AGENCY CITY OF KEY WEST, FLORIDA	
BUILDING CODE 2010 FLORIDA BUILDING CODE	
SHEET TITLE NORTHWEST BUILDING ELEVATION PLAN	
SHEET NUMBER A-2A	



APPLICANT/OWNER:  777 YAMATO ROAD, SUITE 600 Boca Raton, Florida 33431	
PROJECT NAME AND LOCATION: CASA MARINA VERIZON SITE #62335 1500 REYNOLDS STREET KEY WEST, FL 33040	
PROJECT ENGINEER:  WAYPOINT INCORPORATED 100 W. WASHINGTON ROAD, SUITE 106 JUPITER, FLORIDA 33459 TEL: 561.733.1100 FLORIDA LICENSE #00000000	
ENGINEER SEAL	
RUSSELL C. MORRISON, P.E. FLORIDA P.E. #51567	
DATE OF ISSUE JUNE 28, 2014	
ISSUED FOR ZONING PLANS	
SUBMITTALS	
REV.	DATE DESCRIPTION
PROJECT NUMBER L201403-09	
DRAWN BY KJM	CHECKED KJM
APPROVED RCM	
APPROVING AGENCY CITY OF KEY WEST, FLORIDA	
BUILDING CODE 2010 FLORIDA BUILDING CODE	
SHEET TITLE SOUTHEAST BUILDING ELEVATION	
SHEET NUMBER A-2B	



APPLICANT/OWNER:  verizon wireless 777 TAMATO ROAD, SUITE 800 BOCA RATON, FLORIDA 33431	
PROJECT NAME AND LOCATION: CASA MARTINA VERIZON SITE #82335 1500 REYNOLDS STREET KEY WEST, FL 33040	
PROJECT ENGINEER:  WAYPOINT ENGINEERING AND CONSTRUCTION LLC 2801A INDEPENDENCE ROAD, SUITE 105 JUPITER, FLORIDA 33411 (561) 741-1111 FLORIDA LICENSE NO. 13000	
	
DATE OF ISSUE: JUNE 04, 2014	
ISSUED FOR: CONSTRUCTION PLANS	
SUBMITTALS	
REV.	DATE DESCRIPTION
PROJECT NUMBER 1201405.00	
DRAWN BY	CHECKED
K.M.	K.M.
APPROVED	FCM
APPROVING AGENCY CITY OF KEY WEST, FLORIDA	
BUILDING CODE 2010 FLORIDA BUILDING CODE	
SHEET TITLE ADJACENT PROPERTIES EXHIBIT	
SHEET NUMBER A-2C	



837 SEMINOLE AVENUE



761 SEMINOLE AVENUE



715 SEMINOLE AVENUE



1579 WILLIAM STREET



1500 ALBERTA STREET



850 SEMINOLE AVENUE

Handwritten signature/initials



NORTHWEST BUILDING ELEVATION-WADDELL ST. AND ALBERTA AVE. (400' +/- FROM CASA MARINA HOTEL)

PHOTO SIMULATION-CASA MARINA-1500 REYNOLDS STREET, KEY WEST, FLORIDA.

amb
KJB

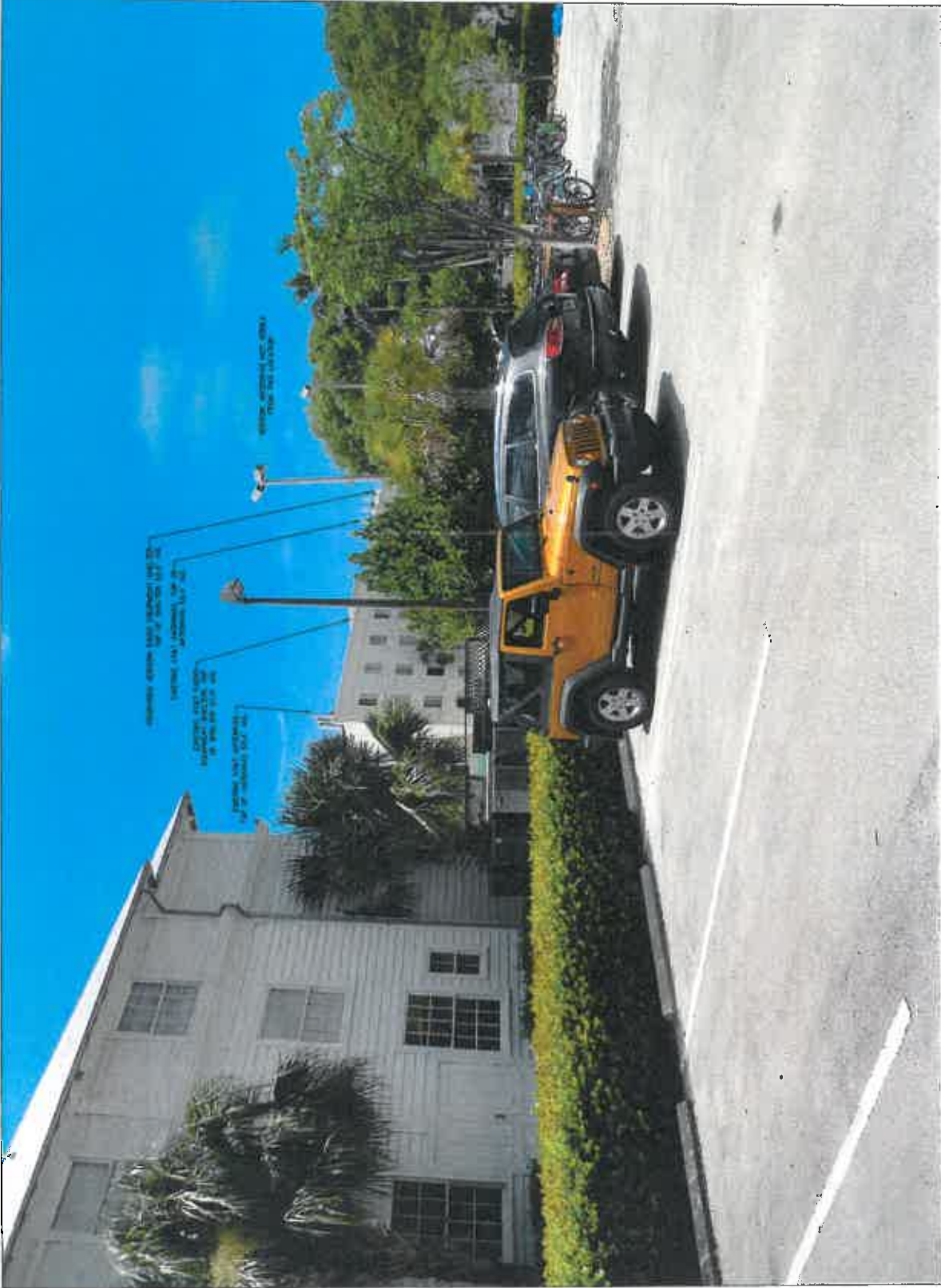
APPLICANT/OWNER:  777 YAMATO ROAD, SUITE 600 BOCA RATON, FLORIDA 33431	
PROJECT NAME AND LOCATION: CASA MARINA VERIZON SITE #62335 1500 REYNOLDS STREET KEY WEST, FL 33040	
PROJECT ENGINEER  WAYPOINT ENGINEERING AND EQUIPMENT LLC 3000 W. BAYVIEW AVENUE, SUITE 105 JUPITER, FLORIDA 33411 PHONE: 888-232-1220 FLORIDA CA#20673	
ENGINEER SEAL RUSSELL C. MORRISON, P.E. FLORIDA P.E. #51567	
DATE OF ISSUE AUGUST 15, 2014	
ISSUED FOR ZONING DOCUMENTS	
SUBMITTALS	
REV.	DATE DESCRIPTION
PROJECT NUMBER L201306-04	
DRAWN BY	CNO
CHECKED	RCM
APPROVED	RCM
APPROVING AGENCY CITY OF KEY WEST, FLORIDA	
BUILDING CODE 2010 FLORIDA BUILDING CODE	
SHEET TITLE PHOTO SIMULATION EXHIBIT	
SHEET NUMBER A-2C	



NORTHWEST BUILDING ELEVATION-WADDELL ST. AND WILLIAM ST. (300' +/- FROM CASA MARINA HOTEL)

PHOTO SIMULATION-CASA MARINA-1500 REYNOLDS STREET, KEY WEST, FLORIDA

APPLICANT/OWNER:  777 YAMATO ROAD, SUITE 000 DOCA HATON, FLORIDA 33431	
PROJECT NAME AND LOCATION: CASA MARINA VERIZON SITE #62335 1500 REYNOLDS STREET KEY WEST, FL 33040	
PROJECT ENGINEER  WAYPOINT ENGINEERING AND EQUIPMENT LLC 880 W. INDIANTOWN ROAD, SUITE 105 KEY WEST, FLORIDA 33406 PHONE: 305-252-1220 FLORIDA C#428073	
ENGINEER SEAL RUSSELL C. MORRISON, P.E. FLORIDA P.E. #51587	
DATE OF ISSUE AUGUST 15, 2014	
ISSUED FOR ZONING DOCUMENTS	
SUBMITTALS REV. DATE DESCRIPTION	
PROJECT NUMBER L201306-04	
DRAWN BY CND	CHECKED RCM
APPROVED RCM	
APPROVING AGENCY CITY OF KEY WEST, FLORIDA	
BUILDING CODE 2010 FLORIDA BUILDING CODE	
SHEET TITLE PHOTO SIMULATION EXHIBIT	
SHEET NUMBER A-2D	



NORTHWEST BUILDING ELEVATION-CASA MARINA GUEST PARKING LOT (300' +/- FROM CASA MARINA HOTEL).

PHOTO SIMULATION-CASA MARINA-1500 REYNOLDS STREET, KEY WEST, FLORIDA

KJS
MM

APPLICANT/OWNER:

verizonwireless
777 YAMATO ROAD, SUITE 500
BOCA RATON, FLORIDA 33431

PROJECT NAME AND LOCATION:

CASA MARINA
VERIZON SITE #B2335
1500 REYNOLDS STREET
KEY WEST, FL 33040

PROJECT ENGINEER



WAYPOINT

ENGINEERING AND EQUIPMENT LLC
2000 N. W. 10TH AVENUE, SUITE 115
JUPITER, FLORIDA 33450
PHONE: 561-252-1220
FLORIDA CAP#25019

ENGINEER SEAL

RUSSELL C. MORRISON, P.E.
FLORIDA P.E. #411567

DATE OF ISSUE

AUGUST 15, 2014

ISSUED FOR

ZONING DOCUMENTS

SUBMITTALS

REV. DATE DESCRIPTION

PROJECT NUMBER

L201306-04

DRAWN BY CHECKED APPROVED

OMO RCM RCM

APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

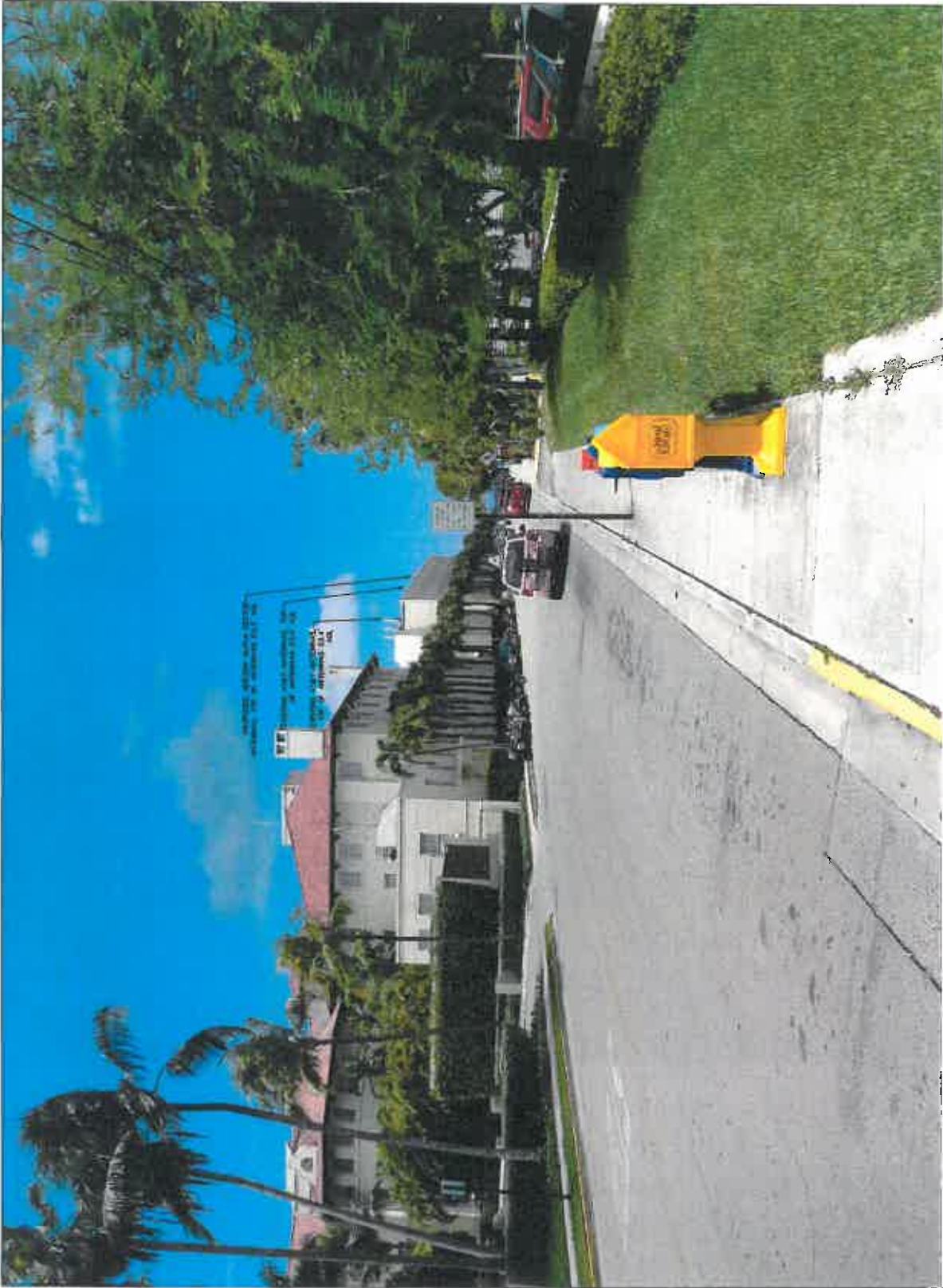
2010 FLORIDA BUILDING CODE

SHEET TITLE

PHOTO SIMULATION
EXHIBIT

SHEET NUMBER

A-2E



NORTHEAST AND NORTHWEST BUILDING ELEVATION-SEMINOLE ST. AND REYNOLDS ST. (400' +/- FROM CASA MARINA HOTEL)

PHOTO SIMULATION-CASA MARINA-1500 REYNOLDS STREET, KEY WEST, FLORIDA

WLF 2-29

APPLICANT/OWNER:



777 YAMATO ROAD, SUITE 800
BOCA RATON, FLORIDA 33431

PROJECT NAME AND LOCATION:

CASA MARINA
VERIZON SITE #62335
1500 REYNOLDS STREET
KEY WEST, FL 33040

PROJECT ENGINEER



WAYPOINT

ENGINEERING AND EQUIPMENT LLC
800 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33458
TEL: 561.744.2625
FLORIDA CA# 29873

ENGINEER SEAL

RUSSELL C. MORRISON, P.E.
FLORIDA P.E. #451587

DATE OF ISSUE

AUGUST 16, 2014

ISSUED FOR

ZONING DOCUMENTS

SUBMITTALS

DESCRIPTION

REV. DATE

PROJECT NUMBER

LX01306-04

DRAWN BY

CMC

CHECKED

FCM

APPROVED

FCM

APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

2010 FLORIDA BUILDING CODE

SHEET TITLE

PHOTO SIMULATION

EXHIBIT

SHEET NUMBER

A-2F

APPLICANT/OWNER:



777 YAMATO ROAD, SUITE 600
BOCA RATON, FLORIDA 33481

PROJECT NAME AND LOCATION:

CASA MARINA
VERIZON SITE #62335
1500 REYNOLDS STREET
KEY WEST, FL 33040

PROJECT ENGINEER



WAYPOINT

ENGINEERING AND CONSULTING LLC
1500 REYNOLDS STREET, SUITE 100
JACKSONVILLE, FLORIDA 32202
PHONE: (904) 333-1111
FAX: (904) 333-1112
WWW.WAYPOINTFLA.COM



ISSUED FOR

CONSTRUCTION PLANS

SUBMITTALS

REV. DATE DESCRIPTION

PROJECT NUMBER

L201403-09

DRAWN BY CHECKED APPROVED

KJM KJM RCM

APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

2010 FLORIDA BUILDING CODE

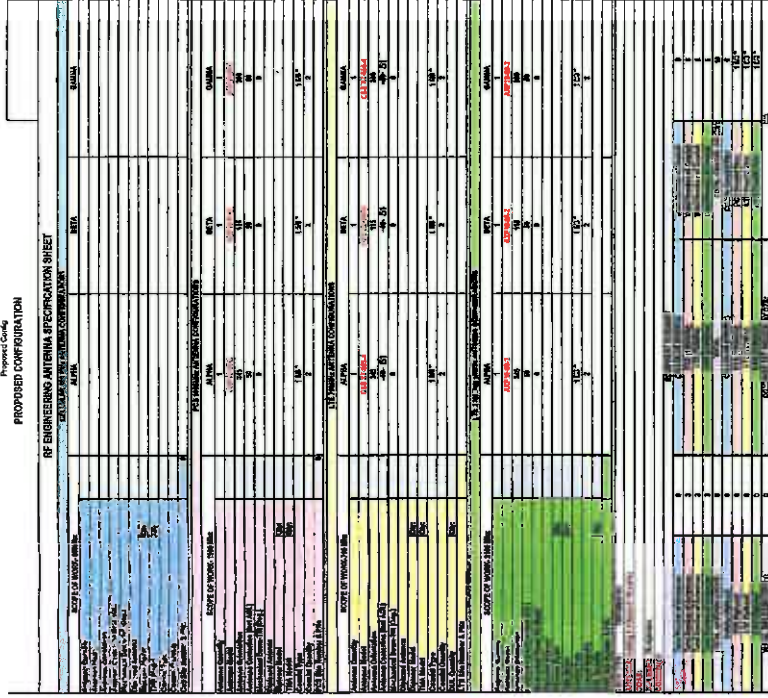
SHEET TITLE

RF PLAN

ANTENNAS AND LINES

SHEET NUMBER

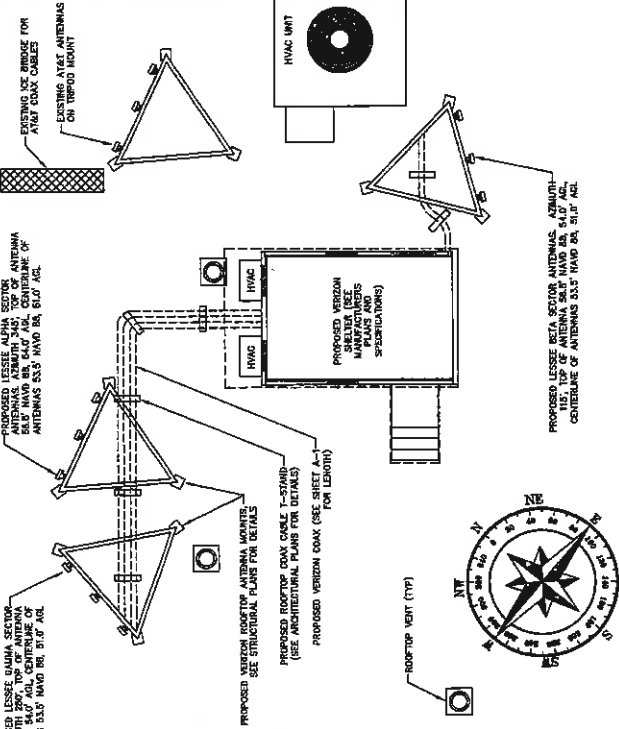
A-3



RF CONFIGURATION INFORMATION

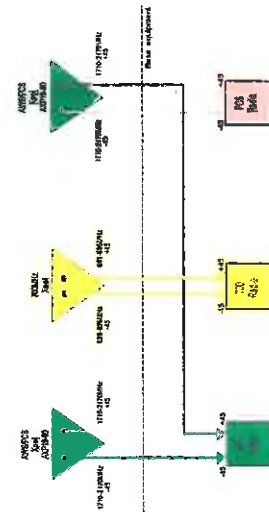
- LINE AND ANTENNA NOTES:
1. NEARBY ARROW SHOWN ON SITE PLAN REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY AND NOTIFY VENDOR OF ANY DISCREPANCY BEFORE COMMENCEMENT OF CONSTRUCTION.
 2. ANTENNA AND CABLE TO BE PROVIDED BY VENDOR UNLESS, CONTRACTOR TO PROVIDE.
 3. ALL STRUCTURAL STEEL FRAMING FOR ANTENNA SUPPORT ASSEMBLIES TO CONFORM WITH ASTM A507 OR ASTM A572. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM WITH ASTM A307. ALL EXPOSED FASTENERS SHALL BE GALVANIZED UNLESS OTHERWISE NOTED.
 4. PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONNECTIONS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
 5. THOROUGHLY REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES RETURNING TO ORIGINAL FINISH.
 6. MAKE ALL WELDING CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. ALL BEAMS TO BE A MINIMUM OF 4" SQUARE.
 7. FOR ALL EXTERNAL GROUND CONNECTIONS, APPLY A PROTECTIVE COATING OF AN INHERENTLY CORROSION RESISTANT SUCH AS NO-CURE A BY OCEANFLEX COMPANY. REPAIR ALL GALVANIZED AREAS DAMAGED BY REMEDIATION. REPAIR WITH GALVANIZED PAINT.

LINES AND ANTENNA NOTES



SCALE IN FEET
1" = 20' (11 X 17 FORMAT)

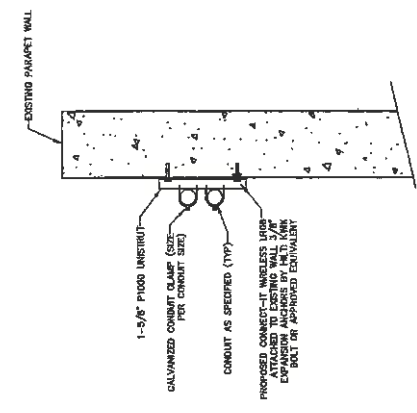
ROOF PLAN-CASA MARINA-1500 REYNOLDS STREET, KEY WEST, FLORIDA



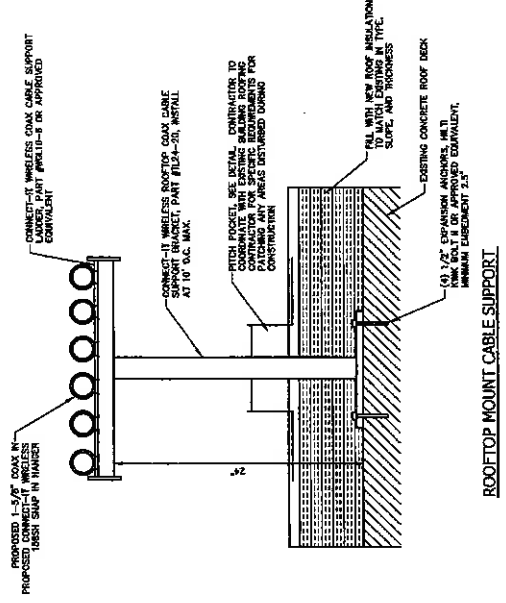
CONFIGURATION OPTION

RF CONFIGURATION PLAN-CASA MARINA-1500 REYNOLDS STREET, KEY WEST, FLORIDA

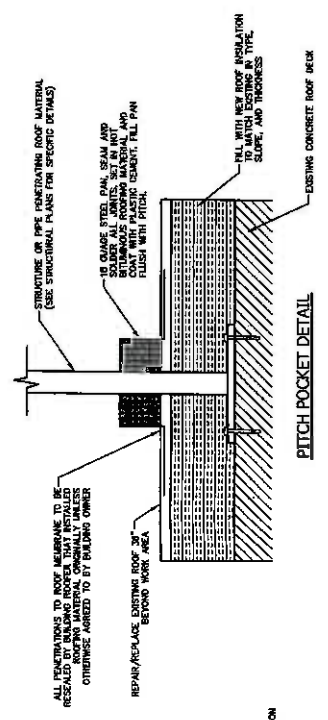
APPLICANT/OWNER:  verizon wireless 777 YAMATO ROAD, SUITE 600 SACCA HATON, FLORIDA 33431	
PROJECT NAME AND LOCATION: CASA MARINA VERIZON SITE #62335 1500 REYNOLDS STREET KEY WEST, FL 33040	
PROJECT ENGINEER:  WAYPOINT 1500 REYNOLDS STREET, SUITE 100 JARPER ELEVATION DRIVE, SUITE 100 FLORIDA 33040 PHONE: (305) 850-1100 FAX: (305) 850-1101 EMAIL: INFO@WAYPOINTENGINEERING.COM WWW.WAYPOINTENGINEERING.COM	
	
DATE OF ISSUE: JUNE 5, 2014	
ISSUED FOR: CONSTRUCTION PLANS	
SUBMITTALS: REV. DATE DESCRIPTION	
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000	
PROJECT NUMBER: L2014024.09	
DRAWN BY: KJM CHECKED: KJM APPROVED: FROM	
APPROVING AGENCY: CITY OF KEY WEST, FLORIDA	
BUILDING CODE: 2010 FLORIDA BUILDING CODE	
SHEET TITLE: CONSTRUCTION DETAILS	
SHEET NUMBER: A-4	



COAX CABLE MOUNT TO PARAPET WALL



ROOFTOP MOUNT CABLE SUPPORT



PITCH POCKET DETAIL

CONSTRUCTION DETAILS-CASA MARINA-1500 REYNOLDS STREET, KEY WEST, FLORIDA