

Application



Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 5610 College Road, Key West, FL 33040

Zoning District: PS Real Estate (RE) #: 00072080-001300

Property located within the Historic District? ☐ Yes ☒ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Key West Telco, LLC

Mailing Address: PO Box 999

City: Tavernier State: FL Zip: 33070

Home/Mobile Phone: 970-309-3156

Office: 305-852-8171

Fax: _____

Email: keyswifi@gmail.com

PROPERTY OWNER: (if different than above)

Name: Arthur Sawyer Post 28 American Legion Dept of FL

Mailing Address: 5610 College Road

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-797-5090

Office: _____

Fax: _____

Email: jwhite@fkaa.com

Description of Proposed Construction, Development, and Use: The proposed wireless telecommunications facility is to be located at the site of the existing American Legion Hall at 5610 College Road. The wireless telecommunications facility consists of a single 125' utility pole for antennae which will be constructed on the ground at the east side of the Legion Hall and a 40'X40' elevated platform for equipment. The antennae will supply wireless communication for AT&T and up to three other service providers that may include Verizon, Sprint, and T-Mobile / Metro. These providers have service deficiencies and documentation is attached from AT&T engineers show coverage deficiencies in the area, which includes: Lower Keys Medical Center, Florida Keys Community College, Gerald Adams Elementary, City of Key West Transportation Center, Monroe County Sheriff's Office, among other essential services. In the aftermath of Hurricane Irma, numerous reports have supported strengthening and hardening our wireless communication ecosystem. Mobile phones play an integral role in society, often serving as the sole and primary device to send and receive communications. Communications such as activating 911 for the individual or a victim of an accident or crime, receiving alerts of threats to children or others, notifications in time of emergency or disaster, and sharing updates with family and loved ones. The City of Key West zoning code recognizes a public / private utility as an essential public service. The immediate surrounding area is Key West, with the service also benefitting unincorporated Monroe County.

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The minimum height necessary for the wireless telecommunications facility to serve AT&T and future providers is 125' above exiting grade. The surrounding uses include the densely foliated Key West Golf Club to the South and thick hammocks of conservation lands to the North, East, and West. The collection of hammocks and vegetation around the proposed pole and equipment shelters will create a natural buffer, minimizing visual impact. An additional landscape buffer designed by David Knoll is proposed between the Arthur Sawyer Post #28 American Legion Hall and the golf course to further reduce any impact. There are no historic properties within 500 feet of the proposed wireless telecommunications facility. The unmanned equipment shelters will be located on a reinforced platform above flood elevation and screened by the above-mentioned buffer. The platform is designed to support back up power to provide service during electrical power outages. The base of the pole will be approximately 8', secured to the earth with a caisson foundation.

List and describe the specific variance(s) being requested:

Height Variance for utility pole (125' pole above AGL, 40' max, requested height variance 85')

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☐ No

If yes, please describe and attach relevant documents: _____

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Will any work be within the dripline (canopy) of any tree on or off the property?

☐ Yes ☐ No

If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?

☐ Yes ☐ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

| Site Data Table | | | | |
|-------------------------------------|---------------------------------------|----------|----------|------------------|
| | Code Requirement | Existing | Proposed | Variance Request |
| Zoning | PS | | | |
| Flood Zone | AE | | | |
| Size of Site | 3.16 acres / 1600' of new development | | | |
| Height | 125' | | | |
| Front Setback | 20' | | | |
| Side Setback | 15' | | | |
| Side Setback | 15' | | | |
| Street Side Setback | NA | | | |
| Rear Setback | 20' | | | |
| F.A.R | .0407 < 0.8 max | | | |
| Building Coverage | 5561 sq ft | | | |
| Impervious Surface | 20800 sq ft | | | |
| Parking | 0 | | | |
| Handicap Parking | 0 | | | |
| Bicycle Parking | 0 | | | |
| Open Space/ Landscaping | .152 < .6 max | | | |
| Number and type of units | 0 | | | |
| Consumption Area or Number of seats | 0 | | | |

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

A wireless telecommunications facility requires that antennae be at a higher elevation than other buildings to provide adequate coverage.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The current coverage deficiencies are created by a lack of adequate wireless infrastructure.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

A wireless telecommunications facility functions when antenna are higher than other buildings. No special privileges would be conferred by granting this variance.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

As the sole source of emergency communication for a large and growing segment of the population and virtually all tourists, consistent and reliable coverage is a necessity and without such can be life threatening. The coverage in this area of Key West is deficient.

City of Key West • Application for Variance

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

125' is the minimum height required to allow the wireless telecommunications facility to function for four service providers and to provide the minimum coverage necessary to eliminate the deficiency in this area of Key West.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

On the contrary, the proposed wireless telecommunications facility will improve service in the deficient area, provide benefits to the public with regards to life safety communication capabilities, and support the FEMA guidance to improve wireless infrastructure following

Hurricane Irma.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Non-conforming uses are not apart of this request.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- ☐ Correct application fee. Check may be payable to "City of Key West."
- ☐ Notarized verification form signed by property owner or the authorized representative.
- ☐ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☐ Copy of recorded warranty deed
- ☐ Property record card
- ☐ Signed and sealed survey
- ☐ Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- ☐ Floor plans
- ☐ Stormwater management plan

AT&T Documentation of Need



AT&T Mobility
8601 W Sunrise Blvd
Plantation, FL 33322

RE: Documentation in support of need for new AT&T site at or near the location of the proposed Key West Telco tower at 5610 College Rd.

Summary

AT&T has an existing and ongoing need for a new facility in the northern half of Stock Island to improve coverage and service experience for our customers in the vicinity. Some of the locations with poor service that the proposed site would address include: Monroe County Sheriff's office and Building Department, FL Keys Memorial Hospital, FL Keys Community College, and the residential area of Raccoon Key. The proposed Key West Telco tower at 5610 College Rd is of sufficient height and in a proper location to address these needs for AT&T.

The following pages contain information to satisfy the requirements found in the Monroe County Code:

- 1) Proof of FCC license to transmit in the County.
- 2) Location of existing wireless communications facilities to which the proposed facility will be a handoff candidate, including lon / lat / power level of each.
- 3) A radio frequency plot indicating the coverage of existing wireless communications and the proposed site including search area, coverage prediction, and design radius.

Sincerely,

A handwritten signature in black ink, appearing to read "Maiko Llanes".

Maiko Llanes, PE
RF Design Engineer
AT&T Mobility



AT&T Mobility
8601 W Sunrise Blvd
Plantation, FL 33322

1) Proof of FCC license to transmit in the County.

Note,

AT&T holds several other Licenses in the area, including KNLG485- PCS D, WPVC979-PCS A, WPSJ791, and WPWV332 but these are omitted for brevity.

ULS License

Cellular License - KNKN793 - NEW CINGULAR WIRELESS PCS, LLC

PA This license has pending applications: 0004325256

| | | | |
|-----------|---------|---------------|---------------|
| Call Sign | KNKN793 | Radio Service | CL - Cellular |
| Status | Active | Auth Type | Regular |

Market

| | | | |
|-----------|------------------------------|---------------|---|
| Market | CMA370 - Florida 11 - Monroe | Channel Block | B |
| Submarket | 0 | Phase | 2 |

Dates

| | | | |
|-----------|------------|--------------|------------|
| Grant | 10/06/2009 | Expiration | 10/01/2019 |
| Effective | 03/16/2010 | Cancellation | |

Five Year Buildout Date

09/20/1995

Control Points

1 1841 NW 22ND STREET, FORT LAUDERDALE, FL
P: (954)486-1717

Licensee

| | | | |
|-----|------------|------|---------------------------|
| FRN | 0003291192 | Type | Limited Liability Company |
|-----|------------|------|---------------------------|

Licensee

| | |
|---|--|
| NEW CINGULAR WIRELESS PCS, LLC 5601 LEGACY DRIVE, MS: A-3 PLANO, TX 75024 ATTN FCC Group | P:(469)229-7471 F:(469)229-7297 E:LG5201@ATT.COM |
|---|--|

Contact

| | |
|---|--|
| AT&T MOBILITY LLC Michael P Goggin 1120 20th Street, NW, Suite 1000 Washington, DC 20036 ATTN Michael P. Goggin | P:(202)457-2055 F:(202)457-3074 E:MG7268@att.com |
|---|--|



- 2) Location of existing wireless communications facilities to which the proposed facility will be a handoff candidate, including lon / lat / power level of each.

| Name | Latitude | Longitude | Power Level (Pilot Eirp) |
|---------------|----------|-----------|--------------------------|
| STKEY | 24.5636 | -81.7348 | 47 dBm/ (50w) |
| EAST KEY WEST | 24.5657 | -81.7681 | 47 dBm (50w) |
| SUKEY | 24.59602 | -81.661 | 47 dBm (50w) |

- 3) A radio frequency plot indicating the coverage of existing wireless communications and the proposed site including search area, coverage prediction, and design radius.

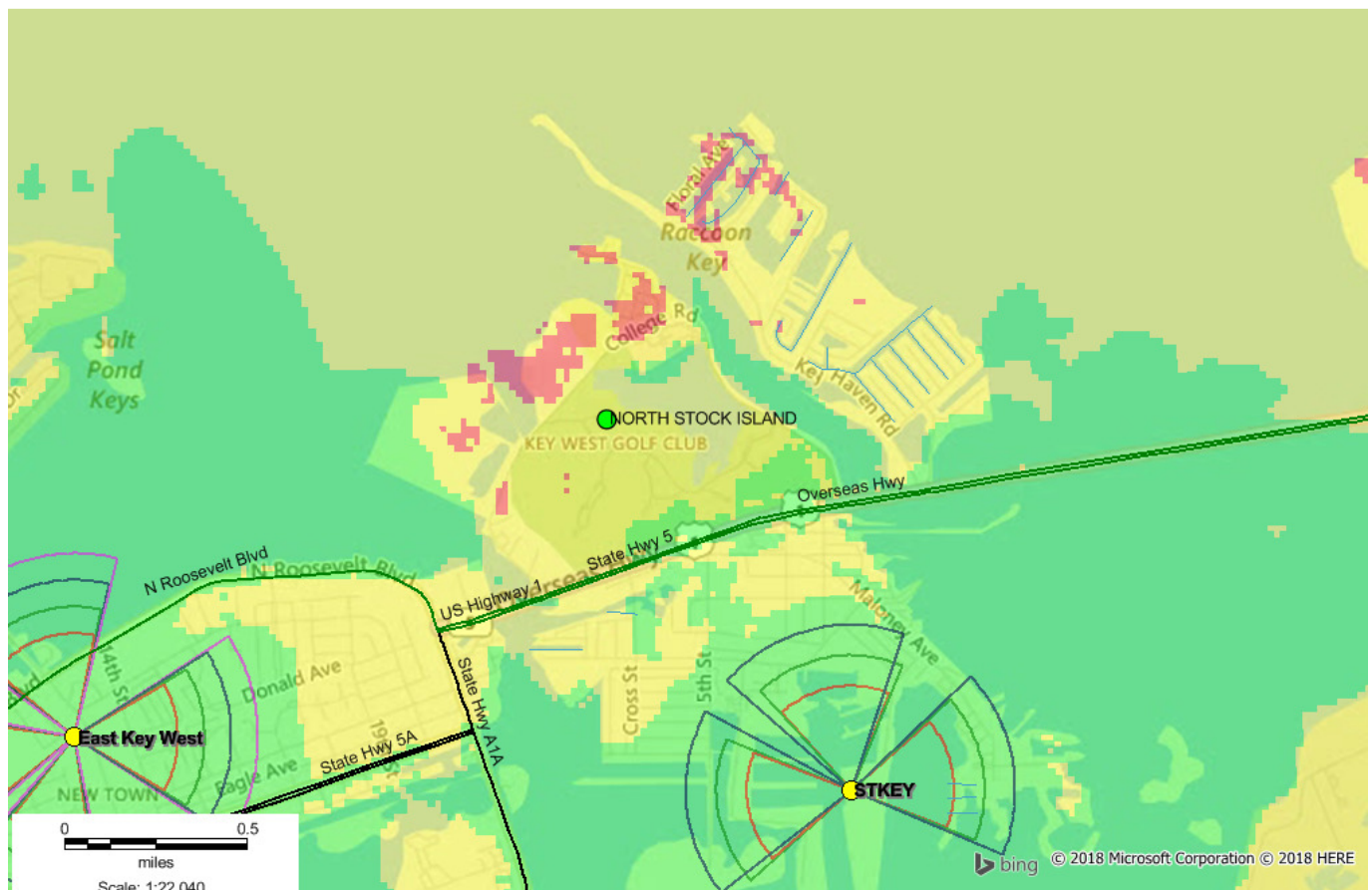
Below are two maps showing AT&T's current coverage and a simulation of the coverage provided by the proposed tower.

Existing coverage:

Green = good outdoor and indoor service

Yellow = useable outdoor, marginal indoor service

Red = marginal outdoor, poor to no indoor service

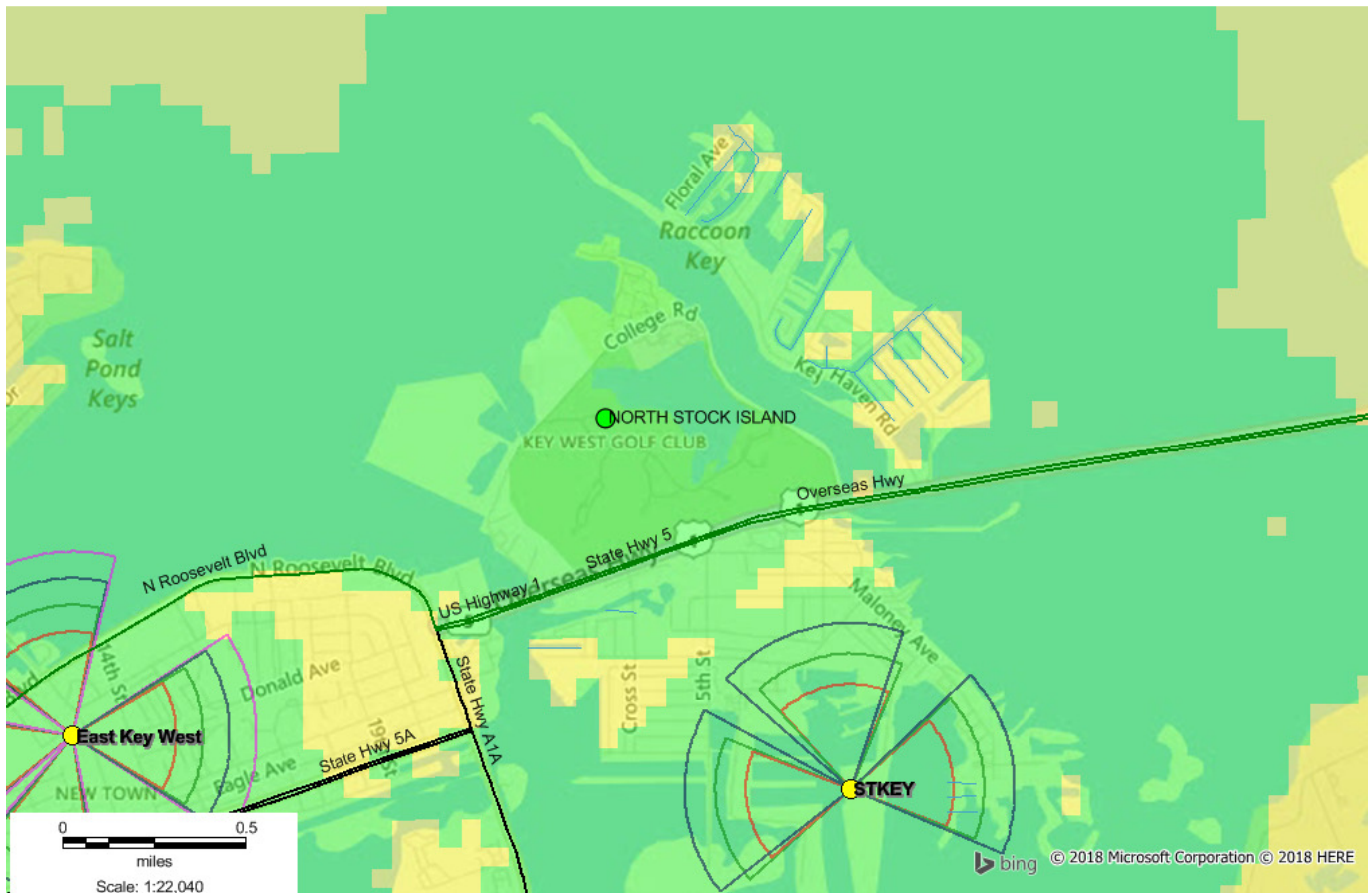




AT&T Mobility
8601 W Sunrise Blvd
Plantation, FL 33322

Coverage with proposed site (125' antenna CL):

Green = good outdoor and indoor service
Yellow = useable outdoor, marginal indoor service
Red = marginal outdoor, poor to no indoor service



Warranty Deed

CHICAGO TITLE INSURANCE COMPANY

13800 NW 14th Street, Suite 190, Sunrise, Florida 33323

PROPERTY INFORMATION REPORT

File Number: 7153276 Reference: 5610 College Road

Provided for: **Oropeza, Stone and Cardenas, PLLC**
Attention: Terry Clark
221 Simonton Street
Key West, Florida 33040

CHICAGO TITLE INSURANCE COMPANY does hereby certify that a search of the Public Records of Monroe County, Florida through and including the date of July 6, 2018 at 6:00 a.m. on the land described:

Commencing at the Northeast corner of the Easterly Face of the Easterly Abutment of the Stock Island Bridge, as now constructed, bear North 70 degrees 11 minutes Est for a distance of 1085.42 feet to a point; thence bear North 05 degrees and 22 minutes East for a distance of 2134.15 feet to the point of beginning of the tract of land hereinafter described; from said point of beginning bear North 44 degrees and 13 minutes East for a distance of 33.43 feet to a point; thence bear North 88 degrees and 17 minutes East for a distance of 154.12 feet to a point; thence bear North 41 degrees and 05 minutes East for a distance of 175.32 feet to a point; thence bear North 68 degrees and 45 minutes West for a distance of 655.30 feet to a point; thence bear South 11 degrees and 03 minutes West for a distance of 278.25 feet to a point; thence bear South 82 degrees and 30 minutes East for a distance of 324.37 feet to a point; thence bear South 23 degrees and 05 minutes West for a distance of 63.15 feet to a point; thence bear South 71 degrees and 44 minutes East for a distance of 78.41 feet back to the point of beginning.

Address: 5610 College Road, Key West, Florida
Folio No.: 00072080-00130 Acct #1075990

That record title to the land as described and shown on the above description is as follows:

Deed filed June 20, 1953, recorded under Deed Book G-71, Page 137, from The City of Key West, Florida a municipal corporation, to Arthur Sawyer Post No. 28, American Legion, Department of Florida.

Charter filed July 2, 1977 recorded in Official Records Book 720, Page 691, for Arthur Sawyer Post # 28 Incorporated The American Legion, Key West, Florida.

The following mortgages and liens identifying the captioned property remain unsatisfied or unreleased, of record in accordance to the terms exhibited on this Certificate:

| <u>INSTRUMENT</u> | <u>FILED</u> | <u>BOOK/PAGE</u> |
|--|-----------------|------------------|
| 1. AGREEMENT | January 7, 1993 | 1240/502 |
| 2. NOTICE OF RESTRICTION ON TRANSFER OF REAL PROPERTY | August 1, 2005 | 2137/2337 |

CERTIFICATE OF SEARCH

FILE NUMBER: 7153276

PAGE 2

Name Search on the Fee Simple Title Owner only:

ARTHUR SAWYER POST NO. 28, AMERICAN
LEGION, DEPARTMENT OF FLORIDA

And found the following:

Notice of Tax Lien filed November 21, 2012, recorded in Official Records Book 2599, Page 1862,
Re: American Legion Post 28 Arthur, Arthur Sawyer Post No. 28, in the amount of \$503.71

PROPERTY INFORMATION REPORT

FILE NUMBER: 7153276

CHICAGO TITLE INSURANCE COMPANY hereby certifies that the foregoing Certificate of Search was compiled by it from the Public Records of County of Monroe State of Florida, and from such other public records and sources as are herein indicated.

CONTENTS: This Certificate lists the last conveyance by deed or Certificate of Title, identifying the lands described in the caption hereof and appearing of record in the Office of the Circuit Court of Monroe Florida, recorded in said office that identify the land shown on the caption of this certificate by a land description.

This Certificate lists all mortgages, leases, notice of lis pendens, unsatisfied or unreleased of record, identifying the land described in the caption hereof and appearing of record in the Office of the Circuit of Monroe County, Florida, including all security instruments and financing statements filed pursuant to Chapters 671 through 679 of the Florida Statutes (The Uniform Commercial Code), No search is made for security instruments, financing statements or liens that describe any land by a mailing or street address only.

This Certificate exhibits or makes reference to all orders appointing receivers or liquidators, to all Bankruptcy proceedings, Rico Lien Notices, unsatisfied Judgments decrees or orders for money, unsatisfied State and Federal Tax Liens and Warrants appearing of record in the Office of the Clerk of Circuit Court of Monroe County, Florida, and in the Office of the Clerk of the United States District in and for the Southern District of Florida, Miami Division, and probate, lunacy, competency and guardianship proceedings in the Office of the County Judge of Monroe County, Florida and/or Office of the Clerk of Circuit Court of Monroe County, Florida, against the names, initials and abbreviations (only as listed on this certificate unless otherwise noted), within the period set opposite said names. No search is made for unsatisfied Judgments decrees or orders for money, against mortgages or other lien holders.

FORM: Determination of the regularity, validity, sufficiency, or legal effect on marketability or insurability of title to said lands of any instrument listed on this Certificate are referred to the examiner.

THERE IS EXCEPTED FROM THIS CERTIFICATE

- (1) Municipal and County Zoning Ordinances.
- (2) Incorporation papers of municipalities.
- (3) Decrees and Ordinances creating taxing and Drainage Districts.
- (4) Except on special request, information relating to Bankruptcy proceedings is limited to the showing of style and number of case and time of filing of petition and adjudication.
- (5) Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677 as amended by Chapter 16726 Acts of Florida 1931 and Chapter 16880 Acts of 1935.
- (6) Maps or plats and resolutions pertaining to flood criteria and all county water-control plan plats.
- (7) Except on special request, and unless otherwise noted, all information regarding Taxes, Tax Sales, Municipal or County liens or assessments pertaining to or affecting captioned premises.
- (8) Judgments, decrees or orders for money not filed under a Clerk's File Number and recorded in Official Records Book in the Office of the Clerk of the Circuit Court of Monroe County, Florida filed subsequent to January 1, 1972.
- (9) Rico Lien Notices not filed under Clerk's File Number and recorded in the Official Records Book in the Office of the Clerk of the Circuit Court of Monroe County, Florida.
- (10) Except on special request and unless otherwise noted, the period covered by this certificate is limited to the thirty (30) years preceding the date of this Certificate.

IN WITNESS WHEREOF, the said company has caused these presents to be signed in its name and its Corporate Seal to hereto affixed at Weston, Florida, this 8th day of August, 2018

CHICAGO TITLE INSURANCE COMPANY

By _____

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Property Record Card

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 00072080-001300
Account# 1075990
Property ID 1075990
Millage Group 10KW
Location Address 5610 COLLEGE Rd, KEY WEST
Legal Description 26/27 67 25 STOCK ISLAND PT LOT-1 SEC 27 PT LOT-4 SEC 26 G71-137
(Note: Not to be used on legal documents.)
Neighborhood 31200
Property Class CLUB (7700)
Subdivision
Sec/Twp/Rng 26/67/25
Affordable Housing No



Owner

ARTHUR SAWYER POST 28 AMERICAN LEGION DEPT OF
 FL
 5610 College Rd
 Key West FL 33040

Valuation

| | 2018 | 2017 | 2016 | 2015 |
|----------------------------|-------------|-------------|-------------|-------------|
| + Market Improvement Value | \$282,899 | \$282,899 | \$281,031 | \$298,969 |
| + Market Misc Value | \$15,124 | \$15,184 | \$16,681 | \$15,156 |
| + Market Land Value | \$375,234 | \$375,234 | \$375,234 | \$375,234 |
| = Just Market Value | \$673,257 | \$673,317 | \$672,946 | \$689,359 |
| = Total Assessed Value | \$664,335 | \$603,941 | \$549,037 | \$499,125 |
| - School Exempt Value | (\$552,071) | (\$552,120) | (\$551,816) | (\$565,274) |
| = School Taxable Value | \$121,186 | \$121,197 | \$121,130 | \$124,085 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|-----------------------------|-----------------|-------------|----------|-------|
| COMMERCIAL DRY (100D) | 7,500.00 | Square Foot | 0 | 0 |
| ENVIRONMENTALLY SENS (000X) | 1.34 | Acreage | 0 | 0 |
| EASEMENT (000E) | 1.00 | Lot | 0 | 0 |

Commercial Buildings

Style CLUBS/LDG/HALLS-D- / 77D
Gross Sq Ft 7,333
Finished Sq Ft 7,185
Perimeter 0
Stories 2
Interior Walls
Exterior Walls REIN CONCRETE with 2% AVE WOOD SIDING
Quality 250 ()
Roof Type
Roof Material METAL
Exterior Wall1 REIN CONCRETE
Exterior Wall2 AVE WOOD SIDING
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 4
Half Bathrooms 0
Heating Type
Year Built 1947
Year Remodeled
Effective Year Built 1975

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA | FLOOR LIV AREA | 7,185 | 7,185 | 0 |
| OPF | OP PRCH FIN LL | 48 | 0 | 0 |
| SBU | UTIL UNFIN BLK | 100 | 0 | 0 |
| TOTAL | | 7,333 | 7,185 | 0 |

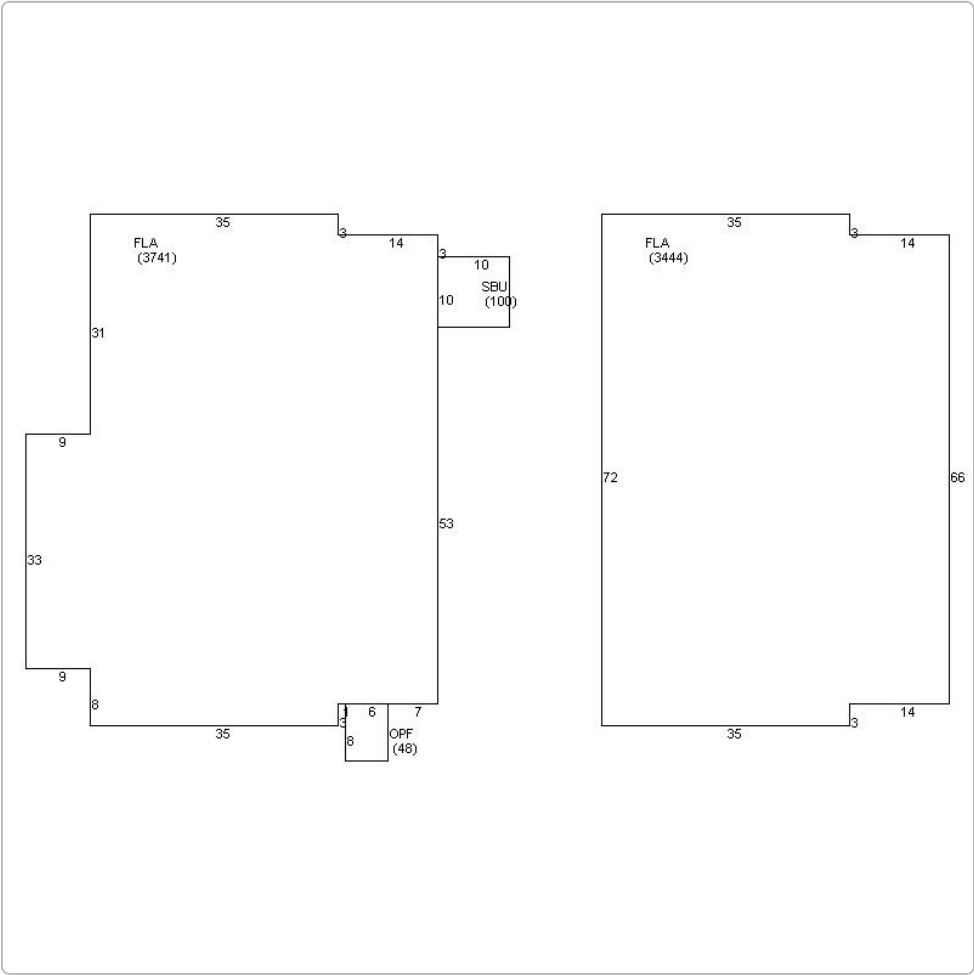
Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|----------------|------------|-----------|----------|---------|-------|
| CONC PATIO | 1974 | 1975 | 1 | 460 SF | 1 |
| TIKI | 1979 | 1980 | 1 | 551 SF | 4 |
| LC UTIL BLDG | 1979 | 1980 | 1 | 63 SF | 1 |
| WOOD DECK | 1989 | 1990 | 1 | 240 SF | 2 |
| CONC PATIO | 1994 | 1995 | 1 | 300 SF | 2 |
| ASPHALT PAVING | 2002 | 2003 | 1 | 6790 SF | 2 |

Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|---------|-------------|----------------|----------|-------------|---|
| 11-2130 | 6/24/2011 | | \$18,000 | | REPAIR STRUCTURAL BEAMS UNDER STAIR TO SECOND FLOOR AS PER PLANS. |
| 11-2132 | 6/24/2011 | | \$4,000 | | REPLACE 200 AMP FEEDER FROM MAIN DISCONNECT TO PANELS IN ELECT. ROOM DOWNSTAIRS REPLACE TWO PANELS IN ELECT ROOM AND INSTALL NEW LIGHTING AS PER PLANS. |
| 04-0690 | 3/4/2004 | 12/3/2004 | \$12,000 | | ROOFING V-CRIMP |
| 04-0029 | 3/3/2004 | 12/3/2004 | \$2,200 | | REPLACE GUTTERS |
| 03-3458 | 10/2/2003 | 11/17/2003 | \$1 | | ELECTRIAL |
| 03-2819 | 8/20/2003 | 11/17/2003 | \$12,000 | | INSTALL SEWER LATERAL |
| 00-2302 | 8/14/2000 | 10/31/2000 | \$3,000 | | 200 AMP DISCONNECT |
| E951599 | 5/1/1995 | 12/1/1995 | \$100 | | ELECTRICAL |

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions, Sales.

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

Last Data Upload: 1/8/2019 1:56:00 AM

Developed by



Boundary & Topographic Survey


LOCATION MAP - NTS



| | | | |
|-------------------------|-----------------|-----------|----------|
| SCALE: | 1"=30' | | |
| FIELD WORK DATE: | 05/18/16 | | |
| REVISION DATE: | N/A | | |
| DRAWN BY: | SF | OF | 1 |
| SHEET: | KMK | | |
| CHECKED BY: | RER | | |
| INVOICE #: | MR030 | | |

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. I HAVE ASSIGNED A SURVEYATIVE CODE, PURSUANT TO SECTION 407, FLORIDA STATUTES, TO THIS SURVEY, WHEN SCHEDULE "B" HAS BEEN PROVIDED ME THE PROVISIONS OF FLORIDA ECONOMIC DEVELOPMENT ACT § 349.06(4)(g) AND § 349.06(5), 10(3)(ENCRICHMENTS), AND 10(4)(STATISTICALS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED:



ROBERT E. REETZ, PLS 5532, PROFESSIONAL SURVEYOR AND MAPPER

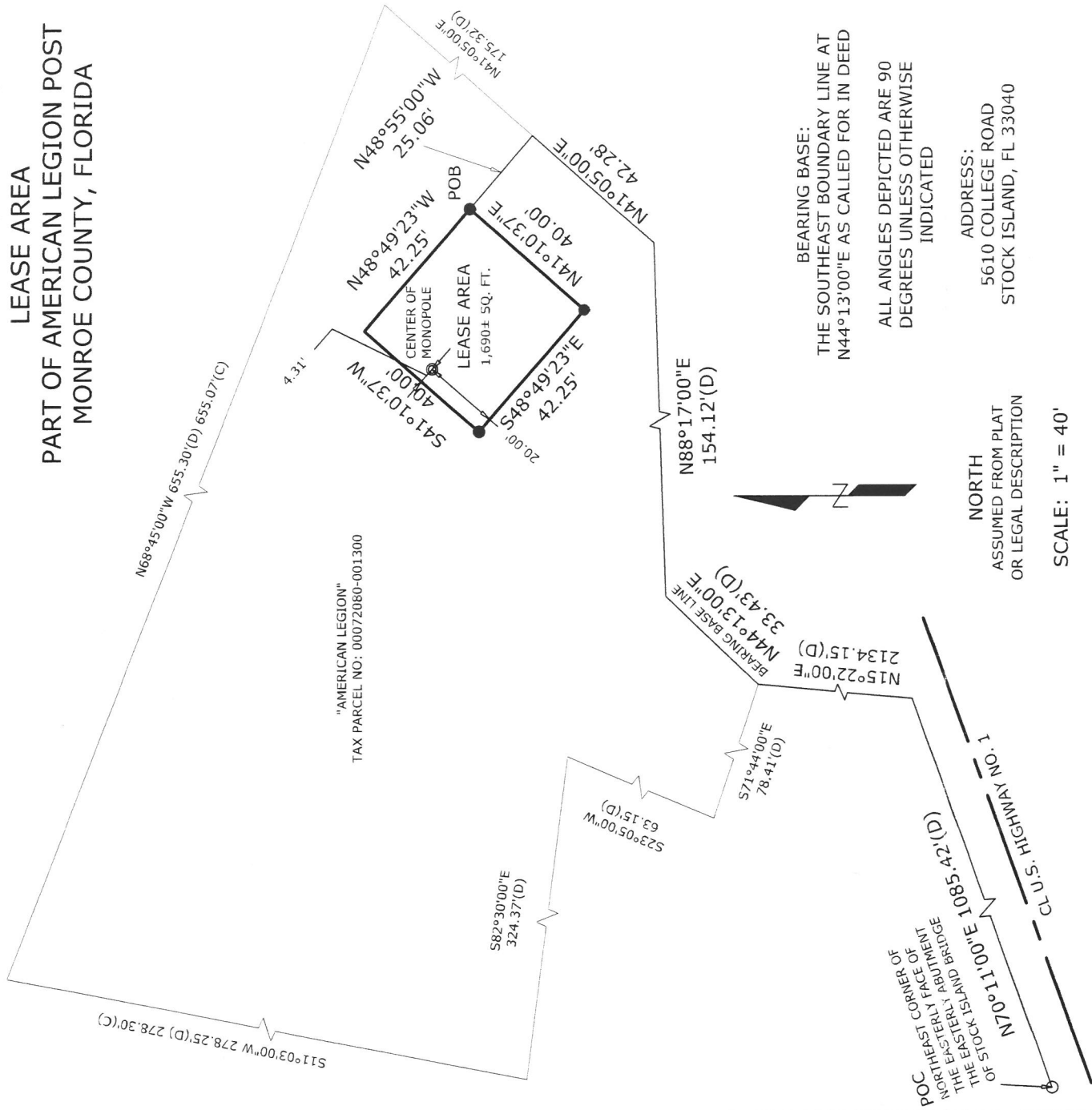
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE SURVEYOR AND MAPPER

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

[illegible]

Specific Purpose Sketches

SPECIFIC PURPOSE SKETCH
LEASE AREA
PART OF AMERICAN LEGION POST
MONROE COUNTY, FLORIDA



NEWLY AUTHORED BY THE UNDERSIGNED FOR PROPOSED LEASED AREA:

Commencing at the Northeast Corner of the Easterly abutment of the Stock Island bridge, as now constructed, bear N70°11'00"E for a distance of 1085.42 feet to a point; thence bear N05°22'00"E for a distance of 2134.15 feet to a point, said point being on the Southerly boundary of the American Legion Hall Post; thence continue along said Southerly boundary, bear N44°13'00"E for a distance of 33.43 feet to a point; thence continuing along said Southerly boundary, bear N88°17'00"E for a distance of 154.12 feet to a point on the Easterly boundary of said American Legion Hall Post; thence along said Easterly boundary, bear N41°05'00"E for a distance of 42.28 feet to a point; thence departing said Easterly line and at right angles, bear N48°55'00"W for a distance of 25.06 feet to the point of Beginning; thence bear N48°49'23"W for a distance of 42.25 feet; thence bear S41°10'37"W for a distance of 40.00 feet; thence bear S48°49'23"E for a distance of 42.25 feet; thence bear N41°10'37"E for a distance of 40.00 feet back to the point of beginning, containing 1,690 square feet, more or less.

LEGEND FOR ABBREVIATIONS

D = DEED
FND = FOUND
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
O.R.B. = OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA

SURVEYORS NOTES:

1. THIS IS NOT A SURVEY.
2. LEGAL DESCRIPTIONS THAT HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
3. PROPOSED TOWER SITE (PROPOSED LEASE AREA) PROVIDED THROUGH CONCEPT PLAN FOR KEYS WI-FI, INC COMPLETED BY WAYPOINT ENGINEERING AND EQUIPMENT LLC.

● = SET 60D NAIL WITH RIBBON
○ = SET 1/2" IRON ROD
— DENOTES PROPOSED LEASED AREA

PREPARED FOR: KEYS WI-FI, INC.
DATED: 08/29/18

| | |
|-------------|----------|
| SCALE: | 1"=40' |
| F/W DATE: | 07/16/18 |
| REV. DATE: | -/- |
| SHEET: | 1 OF 1 |
| DRAWN BY: | KMK |
| CHECKED BY: | REB |
| INVOICE #: | 18061902 |

THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LEGAL DESCRIPTION NEWLY CREATED ON THIS DATE BY THE UNDERSIGNED AND SHOWN ON SHEET 1 OF 1. IT IS NOT A SURVEY OF THE LANDS BEING DESCRIBED HEREIN! (See chap. 51-17 Florida Adm. Code and Chap. 472.02 Florida statutes).

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL PASSED
STAMP OF THE
SURVEYOR AND MAPPER

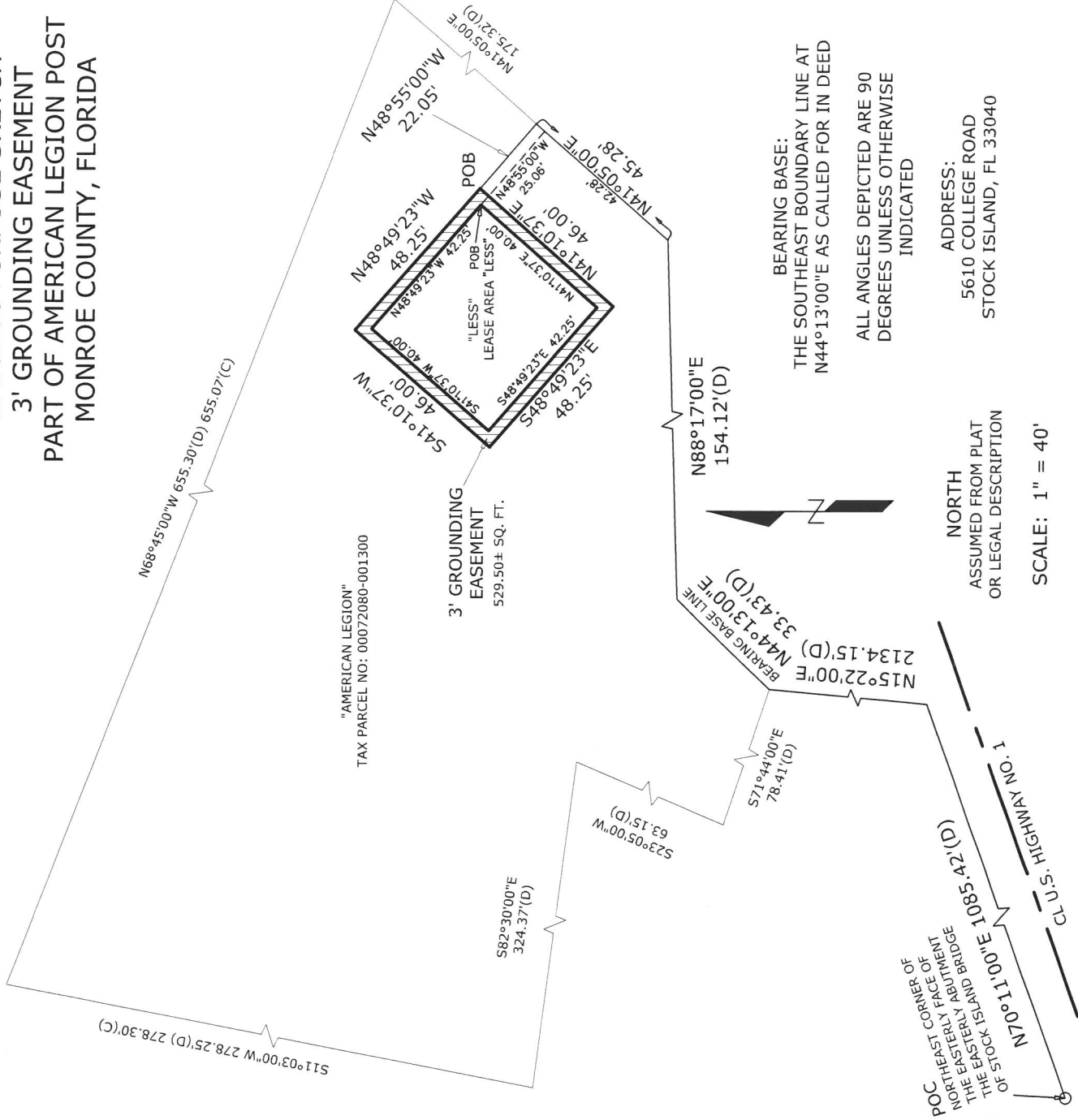
Robert E. Reece

SIGNED
ROBERT E. REECE, PSM 5332, PROFESSIONAL SURVEYOR AND MAPPER

REECE & ASSOCIATES

PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, STE. B, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

SPECIFIC PURPOSE SKETCH
3' GROUNDING EASEMENT
PART OF AMERICAN LEGION POST
MONROE COUNTY, FLORIDA



NEWLY AUTHORED BY THE UNDERSIGNED FOR PROPOSED LEASED AREA:

Commencing at the Northeast Corner of the Easterly face of the Stock Island bridge, as now constructed, bear N70°11'00\"E for a distance of 1085.42 feet to a point; thence bear N05°22'00\"E for a distance of 2134.15 feet to a point, said point being on the Southerly boundary of the American Legion Hall Post; thence continue along said Southerly boundary, bear N44°13'00\"E for a distance of 33.43 feet to a point; thence continuing along said Southerly boundary, bear N88°17'00\"E for a distance of 154.12 feet to a point on the Easterly boundary of said American Legion Hall Post; thence along said Easterly boundary, bear N41°05'00\"E for a distance of 45.28 feet to a point; thence departing said Easterly line and at right angles, bear N48°55'00\"W for a distance of 22.05 feet to the point of Beginning; thence bear N48°49'23\"W for a distance of 48.25 feet; thence bear S41°10'37\"W for a distance of 46.00 feet; thence bear S48°49'23\"E for a distance of 48.25 feet; thence bear N41°10'37\"E for a distance of 46.00 feet back to the point of beginning.

"LESS"

Commencing at the Northeast Corner of the Easterly face of the Stock Island bridge, as now constructed, bear N70°11'00\"E for a distance of 1085.42 feet to a point; thence bear N05°22'00\"E for a distance of 2134.15 feet to a point, said point being on the Southerly boundary of the American Legion Hall Post; thence continue along said Southerly boundary, bear N44°13'00\"E for a distance of 33.43 feet to a point; thence continuing along said Southerly boundary, bear N88°17'00\"E for a distance of 154.12 feet to a point on the Easterly boundary of said American Legion Hall Post; thence along said Easterly boundary, bear N41°05'00\"E for a distance of 42.28 feet to a point; thence departing said Easterly line and at right angles, bear N48°55'00\"W for a distance of 25.06 feet to the point of Beginning; thence bear N48°49'23\"W for a distance of 42.25 feet; thence bear S41°10'37\"W for a distance of 40.00 feet; thence bear S48°49'23\"E for a distance of 42.25 feet; thence bear N41°10'37\"E for a distance of 40.00 feet back to the point of beginning, containing 1,690 square feet, more or less.

Said lands containing 529.50 square feet, more or less.

LEGEND FOR ABBREVIATIONS

D = DEED
FND = FOUND
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

SURVEYORS NOTES:

1. THIS IS NOT A SURVEY.
2. LEGAL DESCRIPTIONS THAT HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
3. PROPOSED TOWER SITE (PROPOSED LEASE AREA) PROVIDED THROUGH CONCEPT PLAN FOR KEYS WI-FI, INC COMPLETED BY WAYPOINT ENGINEERING AND EQUIPMENT LLC.

_____ DENOTES PROPOSED LEASED AREA
PREPARED FOR: KEYS WI-FI, INC.
DATED: 08/29/18

| | |
|-------------|-----------|
| SCALE: | 1"=40' |
| F/W DATE: | 07/16/18 |
| REV. DATE: | -/-/- |
| SHEET: | 1 OF 1 |
| DRAWN BY: | KMK |
| CHECKED BY: | REK |
| INVOICE #: | 18061902A |

THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LEGAL DESCRIPTION NEWLY CREATED ON THIS DATE BY THE UNDERSIGNED AND SHOWN ON SHEET 1. IT IS NOT A SURVEY OF THE LANDS BEING DESCRIBED HEREIN (See chap. 51-17, Florida Adm. Code and Chap. 472.027 Florida statutes).

Robert E. Reece

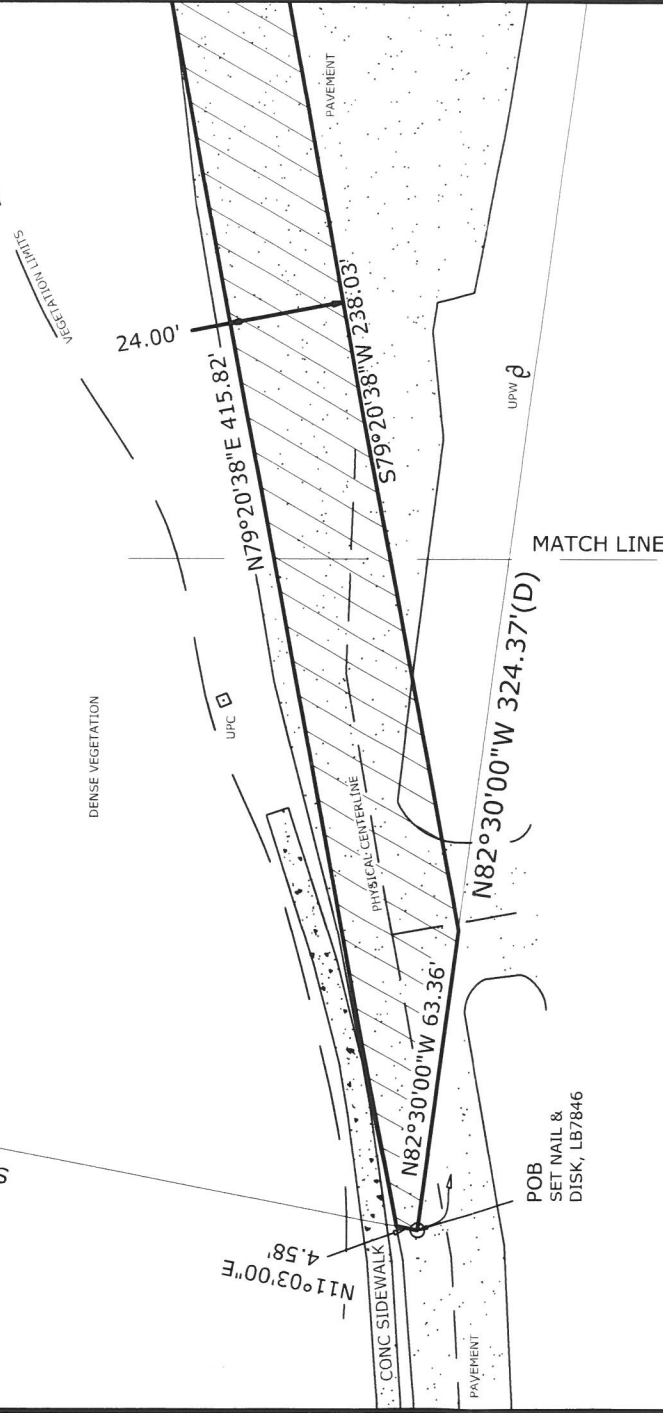
SIGNED ROBERT E. REECE, PSN 5632, PROFESSIONAL SURVEYOR AND MAPPER

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



N 68° 45' 00" W 655.30' (D) 655.07' (C)

SHEET 1 OF 2
NOT COMPLETE WITHOUT SHEET 2
SEE SHEET 2 FOR REMAINDER OF SKETCH



Commencing at the Northeast Corner of the Easterly face of the Easterly abutment of the Stock Island bridge, as now constructed, bear N70°11'00"E for a distance of 1085.42 feet to a point; thence bear N05°22'00"E for a distance of 2134.15 feet to a point, said point being on the Southerly boundary of the American Legion Hall Post; thence continue along said Southerly boundary, bear N71°44'00"W for a distance of 78.41 feet to a point; thence continue along said Southerly boundary, bear N23°05'00"E for a distance of 63.15 feet to a point; thence continue along said Southerly boundary, bear N82°30'00"W for a distance of 324.37 feet to the Point of Beginning, said point also being on the Westerly boundary of said American Legion Hall Post; thence along said Westerly boundary, bear N11°03'00"E for a distance of 4.58 feet to a point; thence departing said Westerly boundary, bear N79°20'38"E for a distance of 415.82 feet to a point; thence bear S48°49'23"E for a distance of 154.42 feet to a point; thence at right angles, bear S41°10'37"W for a distance of 40.00 feet to a point; thence at right angles, bear S48°49'23"E for a distance of 42.25 feet to a point; thence at right angles, bear S41°10'37"W for a distance of 12.00 feet to a point; thence at right angles, bear N48°49'23"W for a distance of 54.25 feet to a point; thence at right angles, bear N41°10'37"E for a distance of 40.00 feet to a point; thence at right angles, bear N48°49'23"W for a distance of 136.59 feet to a point; thence bear S79°20'38"W for a distance of 113.44 feet to a point; thence at right angles, bear S10°39'22"E for a distance of 12.00 feet to a point; thence at right angles, bear S79°20'38"W for a distance of 238.03 feet to a point on the Southerly boundary of the American Legion Hall Post; thence along said Southerly boundary, bear N82°30'00"W for a distance of 63.36 feet back to the Point of Beginning, containing 1,690 square feet more or less.

1. THIS IS NOT A SURVEY.
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NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER

SIGNED _____
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

REECE & ASSOCIATES

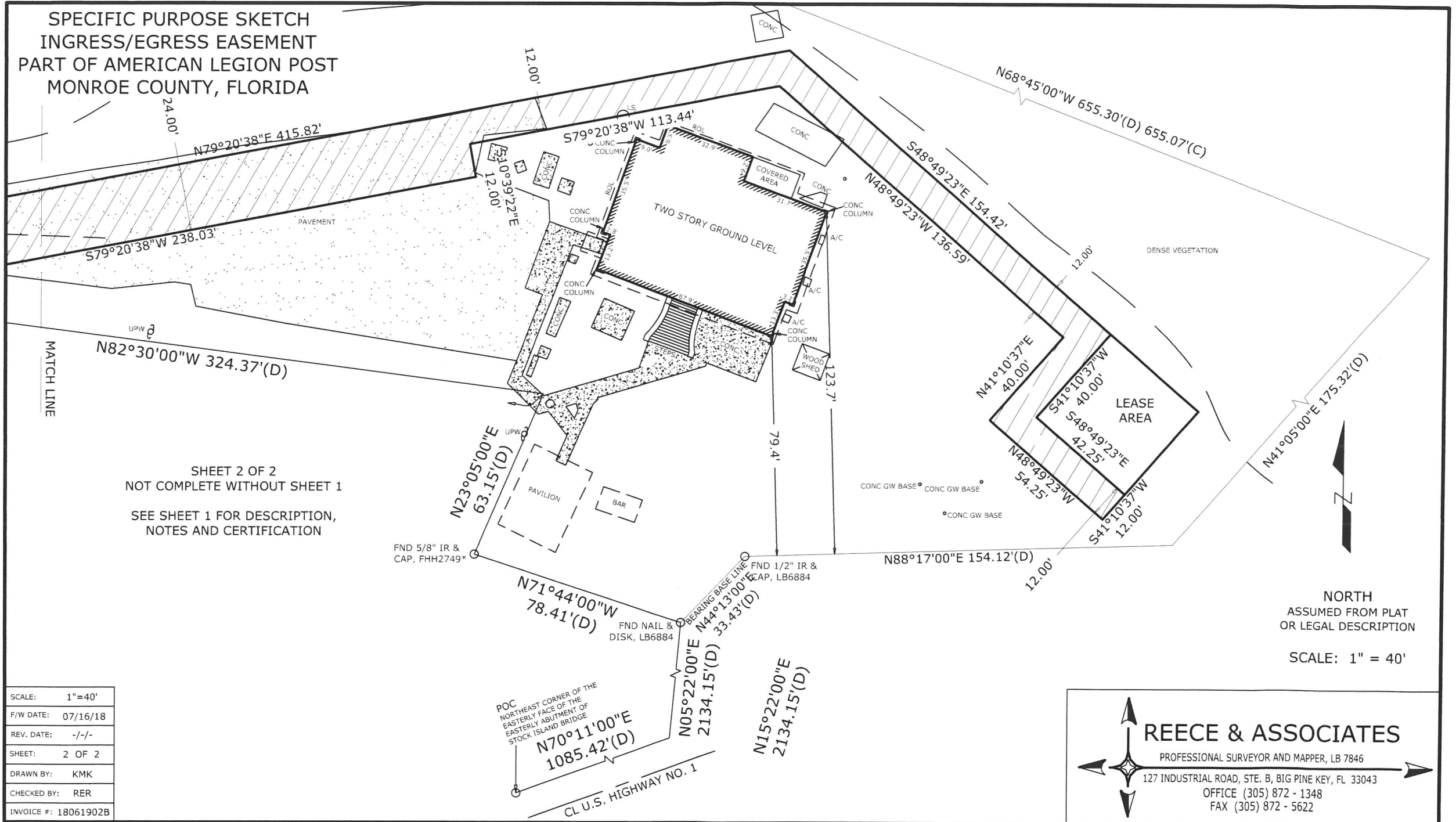
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

127 INDUSTRIAL ROAD, STE. B, BIG PINE KEY, FL 33043

OFFICE (305) 872 - 1348

FAX (305) 872 - 5622

SPECIFIC PURPOSE SKETCH
INGRESS/EGRESS EASEMENT
PART OF AMERICAN LEGION POST
MONROE COUNTY, FLORIDA



| | |
|-------------|-----------|
| SCALE: | 1"=40' |
| F/W DATE: | 07/16/18 |
| REV. DATE: | -/-/- |
| SHEET: | 2 OF 2 |
| DRAWN BY: | KMK |
| CHECKED BY: | RER |
| INVOICE #: | 18061902B |

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, STE. B, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
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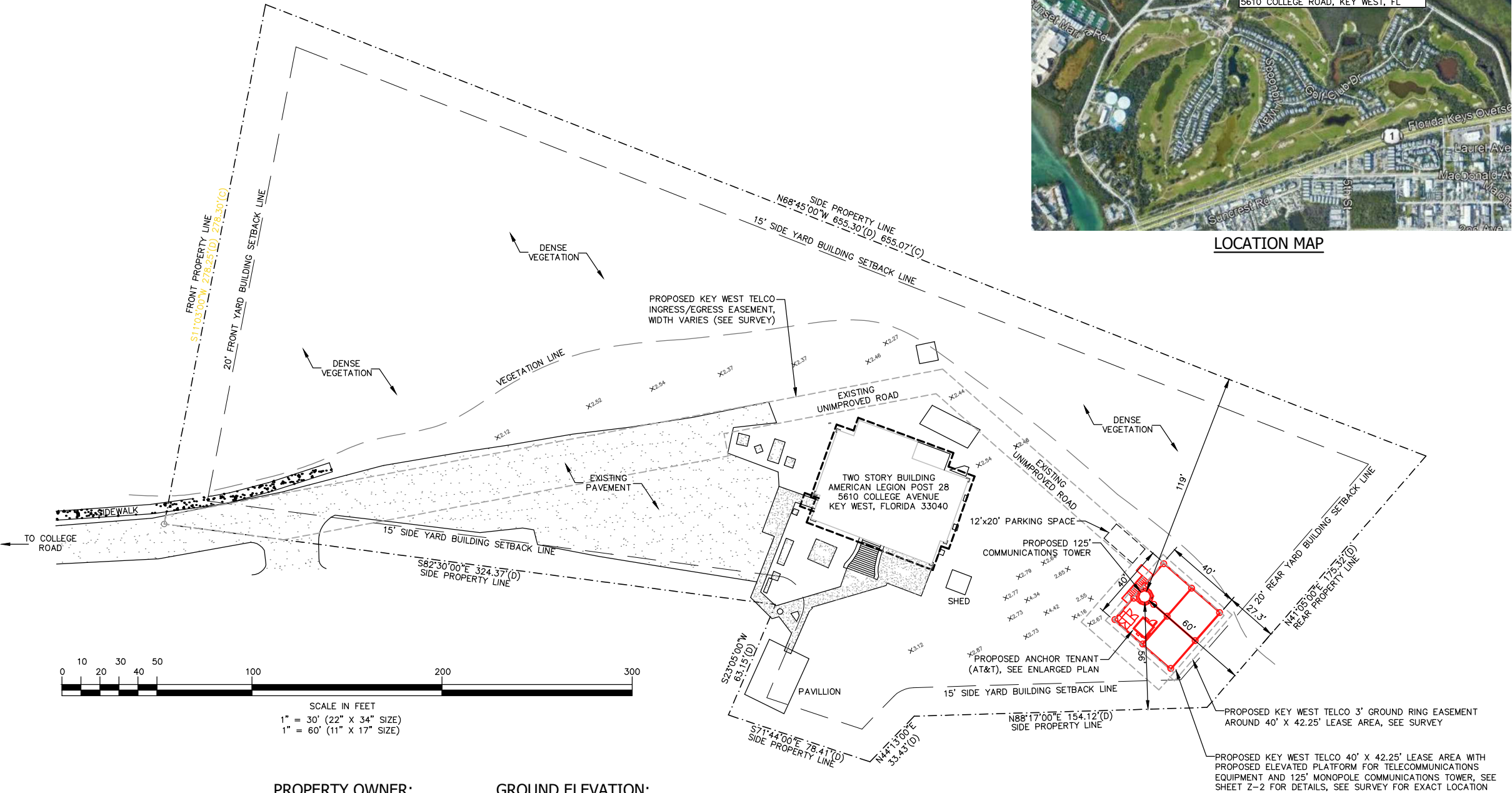
Proposed Plans

PROJECT INFORMATION:

PROPOSED 125' MONOPOLE COMMUNICATIONS TOWER FOR CELLULAR AND EMERGENCY SERVICES WIRELESS COMMUNICATIONS. RADIO EQUIPMENT TO BE INSTALLED ON ELEVATED PLATFORM ABOVE FLOOD PLAIN OF 9' NGVD '29



LOCATION MAP



PROPERTY OWNER:

ARTHUR SAWYER POST 28, AMERICAN LEGION
5610 COLLEGE ROAD
KEY WEST, FLORIDA 33040

PARCEL ID NUMBER:

RE# 00072080-001300

PARCEL ZONING DISTRICT:

PS

FEMA FLOOD ZONE:

COMMUNITY NO.: 120168
MAP NO.: 12087C-1528K
MAP DATE 02-18-05
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 9' NGVD 29

PARCEL ACREAGE:

OVERALL PARENT PARCEL ACREAGE: 3.134

GROUND ELEVATION:

EXISTING GROUND ELEVATION 2.5' NGVD 29

PROPOSED TOWER OWNER:

KEY WEST TELCO LLC
P.O. BOX 999
TAVERNIER, FLORIDA 33070

LEASE PARCEL INFORMATION:

- LEASE PARCEL SIZE: 40' X 40' = 1600 SF, 0.0367 ACRES
- NO GARBAGE OR SEWAGE WILL BE GENERATED AT THIS FACILITY
- ONLY INFORMATION SIGNS ASSOCIATED WITH THE TELECOMMUNICATIONS EQUIPMENT ARE ALLOWED
- ELEVATED EQUIPMENT PLATFORM WILL CONFORM WITH MINIMUM ELEVATION AS REQUIRED BY FEMA FLOOD ZONE MAP OF 9' NGVD 29
- APPROXIMATE IMPERVIOUS AREA OF DEVELOPMENT WILL BE LESS THAN 500 SF, STORMWATER RETENTION AREA TO BE PROVIDED UNDER ELEVATED PLATFORM

TRAFFIC GENERATION

EXPECTED TRAFFIC GENERATION IS 2
TRIPS PER MONTH PER CARRIER

FLOOR TO AREA RATIO

EXISTING BUILDING FLOOR AREA = 3961 SF
PROPOSED EQUIPMENT PLATFORM = 1600 SF
TOTAL FLOOR AREA = 5561 SF
PARENT TRACT AREA (FROM SURVEY) = 3.134 ACRES OR 136,517 SF
FLOOR TO AREA RATIO = 5,561SF/136,517SF = 0.0407 < 0.8 MAX ALLOWABLE

IMPERMEABLE SURFACE RATIO

EXISTING IMPERMEABLE SPACE (BUILDING, ROAD, SLABS) = 20600 SF
PROPOSED EQUIPMENT PLATFORM = 200 SF
TOTAL FLOOR AREA = 20800 SF
PARENT TRACT AREA (FROM SURVEY) = 3.134 ACRES OR 136,517 SF
FLOOR TO AREA RATIO = 20,800SF/136,517SF = 0.152 < 0.6 MAX ALLOWABLE

PROJECT SURVEYOR

REECE AND ASSOCIATES
P.O. BOX 432123
BIG PINE KEY, FLORIDA 33043

PROJECT LANDSCAPE ARCHITECT

DAVID KNOLL-ARCHITECT
KEY WEST, FLORIDA 33043

APPLICANT/OWNER:



**KEY WEST
TELCO, LLC**

P.O. BOX 999
TAVERNIER, FL 33070
305-852-8171

PROJECT NAME AND LOCATION:

**AMERICAN LEGION POST 28
5610 COLLEGE ROAD
KEY WEST, FLORIDA 33040**

PROJECT ENGINEER



WAYPOINT

ENGINEERING AND EQUIPMENT LLC
820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
FLORIDA CA#29673

ENGINEER SEAL

RUSSELL C. MORRISON, P.E.
FLORIDA P.E. #51567

DATE OF ISSUE

OCTOBER 4, 2018

ISSUED FOR

ZONING DOCUMENT

SUBMITTALS

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|------|------|-------------|

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PROJECT NUMBER

L201805-06

DRAWN BY CHECKED APPROVED

| | | |
|-----|-----|-----|
| RCM | RCM | RCM |
|-----|-----|-----|

APPROVING AGENCY

KEY WEST, FLORIDA

BUILDING CODE

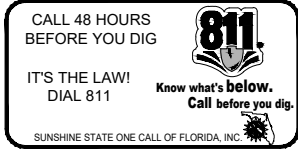
2017 FLORIDA BUILDING CODE

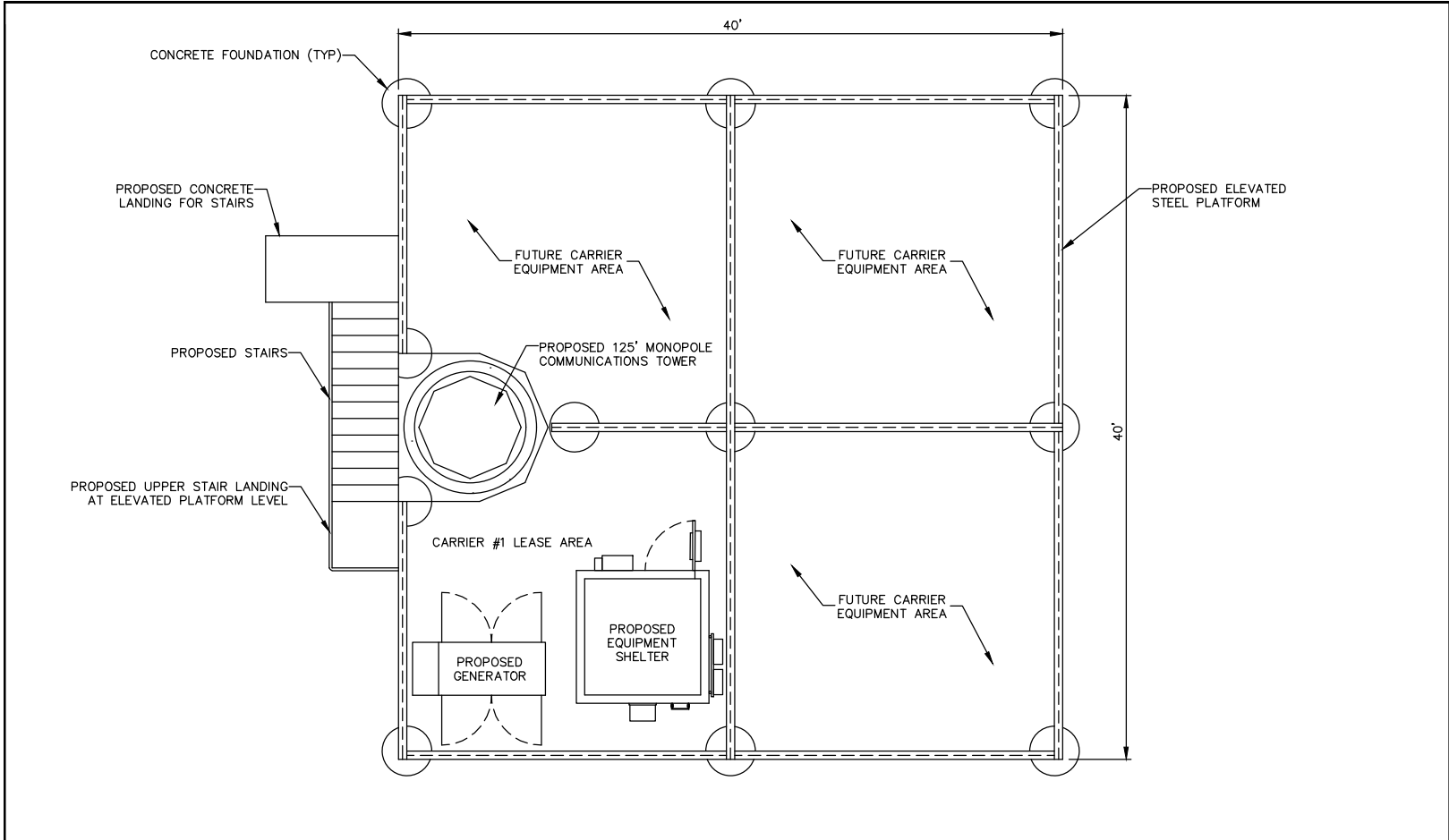
SHEET TITLE

SITE PLAN

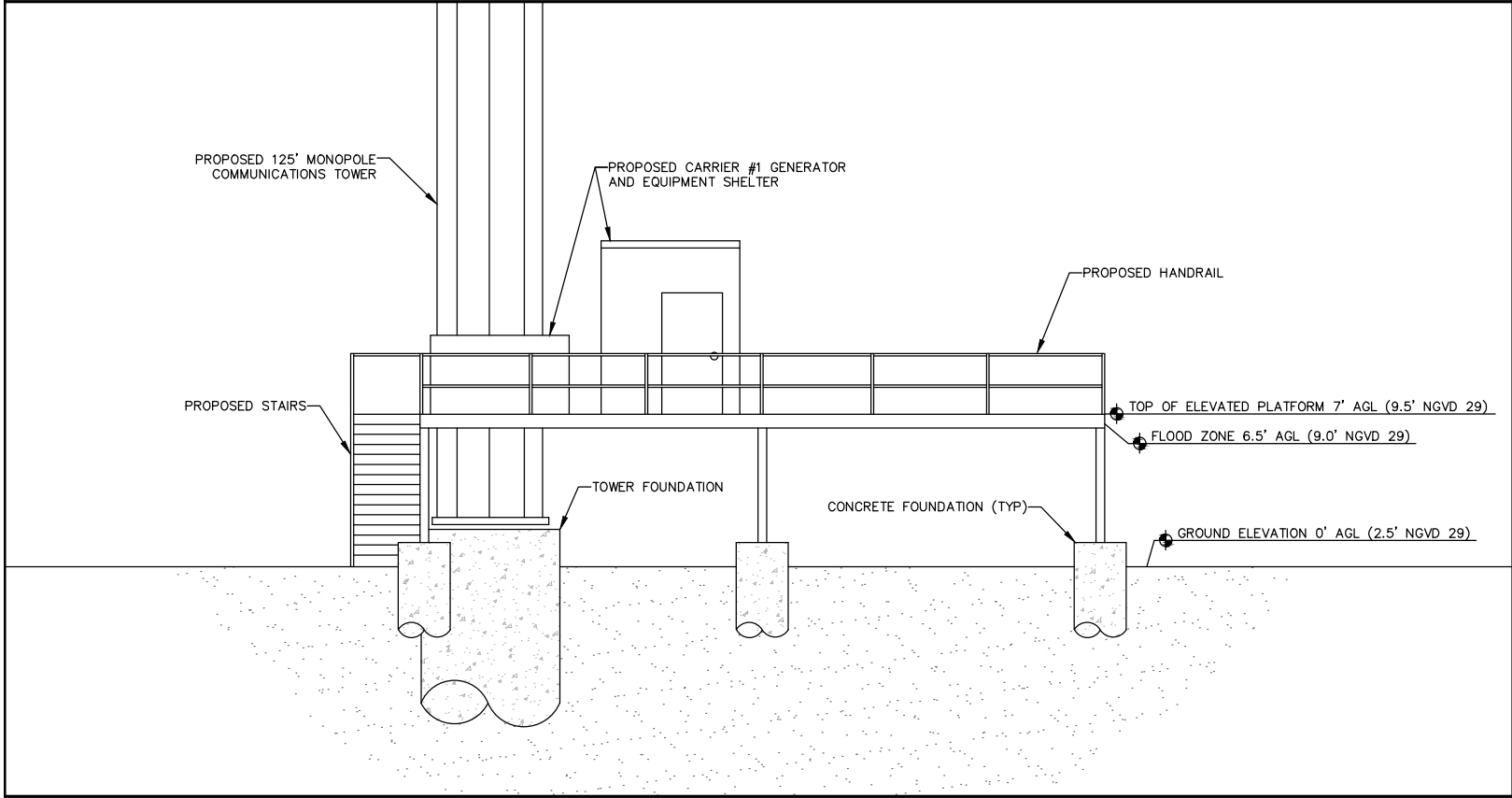
SHEET NUMBER

Z-1

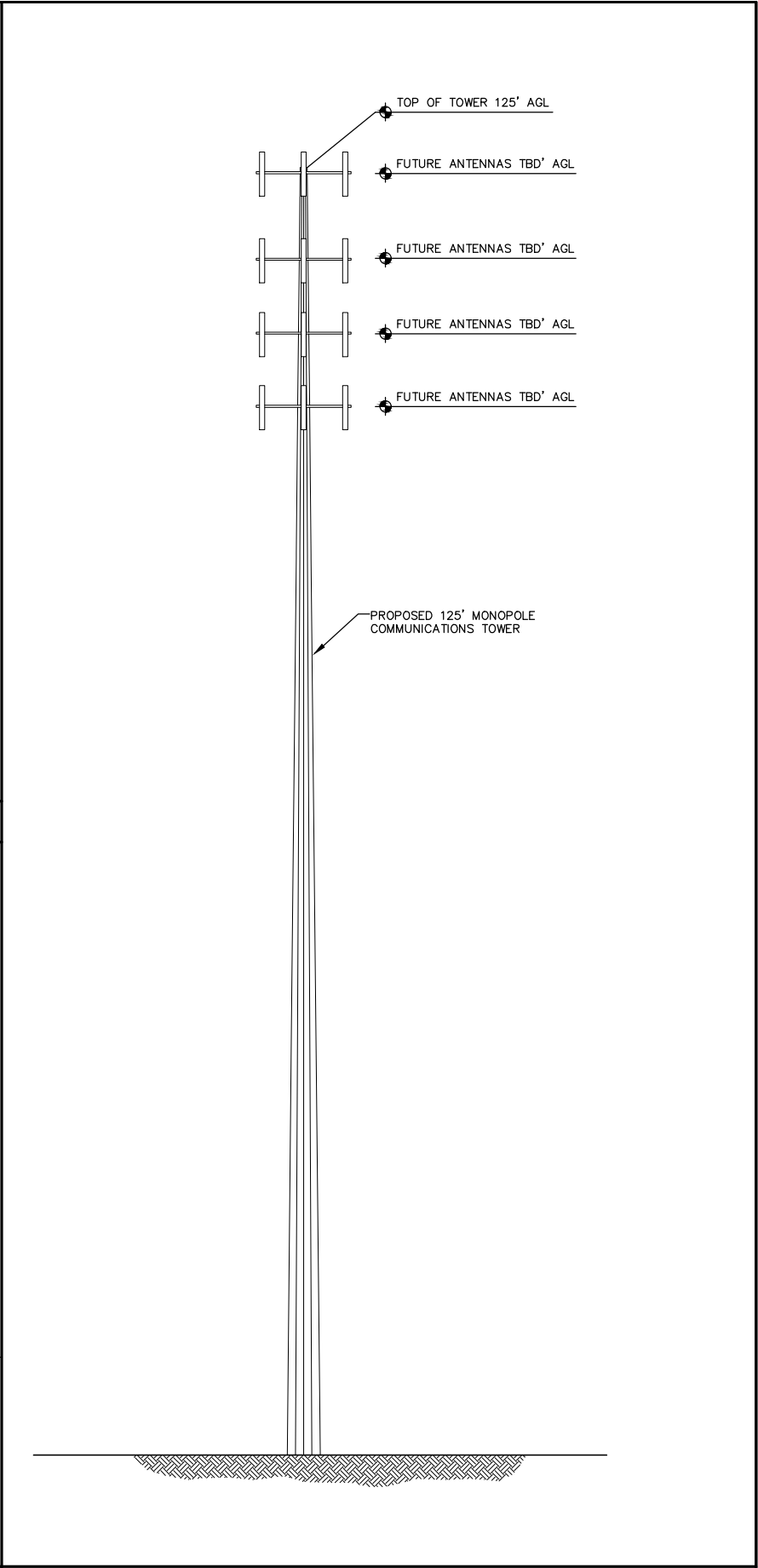




PROPOSED ELEVATED PLATFORM FOR WIRELESS CARRIERS




PROPOSED ELEVATED PLATFORM FOR WIRELESS CARRIERS



PROPOSED TOWER ELEVATION

PROPOSED SITE PLAN-KEYS WEST TELCO-AMERICAN LEGION POST #28, 5610 COLLEGE ROAD, KEY WEST, FL

APPLICANT/OWNER:




KEY WEST
TELCO, LLC

P.O. BOX 999
TAVERNIER, FL 33070
305-852-8171

PROJECT NAME AND LOCATION:

AMERICAN LEGION POST 28
5610 COLLEGE ROAD
KEY WEST, FLORIDA 33040

PROJECT ENGINEER



WAYPOINT

ENGINEERING AND EQUIPMENT LLC
820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
FLORIDA CA#29673

ENGINEER SEAL

RUSSELL C. MORRISON, P.E.
FLORIDA P.E. #51567

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ZONING DOCUMENT

SUBMITTALS

| REV. | DATE | DESCRIPTION |
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PROJECT NUMBER

L201805-06

DRAWN BY

CHECKED

APPROVED

RCM

RCM

RCM

APPROVING AGENCY

KEY WEST, FLORIDA

BUILDING CODE

2017 FLORIDA BUILDING CODE

SHEET TITLE

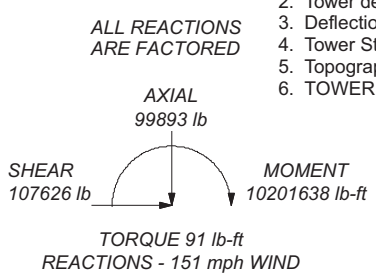
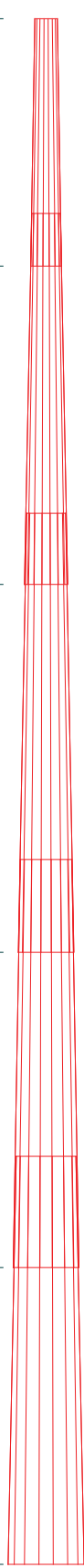
SITE PLAN

SHEET NUMBER

Z-2

| | | | | | |
|--------------------|---------|---------|---------|---------|---------|
| Section | 5 | 4 | 3 | 2 | 1 |
| Length (ft) | 33.00 | 33.00 | 35.50 | 30.00 | 20.00 |
| Number of Sides | 18 | 18 | 18 | 18 | 18 |
| Thickness (in) | 0.6875 | 0.6250 | 0.6250 | 0.4375 | 0.2500 |
| Socket Length (ft) | | 9.00 | 7.50 | 5.75 | 4.25 |
| Top Dia (in) | 58.9730 | 49.5670 | 38.3850 | 28.4930 | 22.0000 |
| Bot Dia (in) | 73.6250 | 64.2190 | 54.1470 | 41.8130 | 30.8800 |
| Grade | | | A572-65 | | |
| Weight (lb) | 59649.2 | 16294.5 | 14218.3 | 6397.5 | 1838.6 |

125.0 ft
105.0 ft
79.3 ft
49.5 ft
24.0 ft
0.0 ft



DESIGNED APPURTENANCE LOADING

| TYPE | ELEVATION | TYPE | ELEVATION |
|----------------------------------|-----------|----------------------------------|-----------|
| 6' Lightning Rod | 125 | SitePro1 - RMVP-HK_14.5' Low-Pro | 105 |
| SitePro1 - RMVP-HK_14.5' Low-Pro | 125 | (2) 800-10865 | 105 |
| (2) 800-10865 | 125 | (2) 800-10865 | 105 |
| (2) 800-10865 | 125 | (2) 800-10865 | 105 |
| (2) 800-10865 | 125 | RRUS-11 | 105 |
| RRUS-11 | 125 | RRUS-11 | 105 |
| RRUS-11 | 125 | RRUS-11 | 105 |
| RRUS-11 | 125 | RRUS-32 | 105 |
| RRUS-32 | 125 | RRUS-32 | 105 |
| RRUS-32 | 125 | RRUS-32 | 105 |
| RRUS-32 | 125 | (2) Radio 4478 B14 | 105 |
| (2) Radio 4478 B14 | 125 | (2) Radio 4478 B14 | 105 |
| (2) Radio 4478 B14 | 125 | (2) Radio 4478 B14 | 105 |
| (2) Radio 4478 B14 | 125 | Radio 4415 B25 | 105 |
| Radio 4415 B25 | 125 | Radio 4415 B25 | 105 |
| Radio 4415 B25 | 125 | Radio 4426 B66 | 105 |
| Radio 4426 B66 | 125 | Radio 4426 B66 | 105 |
| Radio 4426 B66 | 125 | Raycap DC6-48-60 | 105 |
| Raycap DC6-48-60 | 125 | Raycap DC6-48-60 | 105 |
| Raycap DC6-48-60 | 125 | Raycap DC6-48-60 | 105 |
| SBNHH-1D85C | 125 | SBNHH-1D85C | 105 |
| SBNHH-1D85C | 125 | SBNHH-1D85C | 105 |
| SBNHH-1D85C | 125 | SitePro1 - RMVP-HK_14.5' Low-Pro | 95 |
| SitePro1 - RMVP-HK_14.5' Low-Pro | 115 | (2) 800-10865 | 95 |
| (2) 800-10865 | 115 | (2) 800-10865 | 95 |
| (2) 800-10865 | 115 | (2) 800-10865 | 95 |
| (2) 800-10865 | 115 | RRUS-11 | 95 |
| RRUS-11 | 115 | RRUS-11 | 95 |
| RRUS-11 | 115 | RRUS-11 | 95 |
| RRUS-11 | 115 | RRUS-32 | 95 |
| RRUS-32 | 115 | RRUS-32 | 95 |
| RRUS-32 | 115 | RRUS-32 | 95 |
| RRUS-32 | 115 | (2) Radio 4478 B14 | 95 |
| (2) Radio 4478 B14 | 115 | (2) Radio 4478 B14 | 95 |
| (2) Radio 4478 B14 | 115 | (2) Radio 4478 B14 | 95 |
| (2) Radio 4478 B14 | 115 | Radio 4415 B25 | 95 |
| Radio 4415 B25 | 115 | Radio 4415 B25 | 95 |
| Radio 4415 B25 | 115 | Radio 4426 B66 | 95 |
| Radio 4426 B66 | 115 | Radio 4426 B66 | 95 |
| Radio 4426 B66 | 115 | Radio 4426 B66 | 95 |
| Radio 4426 B66 | 115 | Raycap DC6-48-60 | 95 |
| Raycap DC6-48-60 | 115 | Raycap DC6-48-60 | 95 |
| Raycap DC6-48-60 | 115 | Raycap DC6-48-60 | 95 |
| Raycap DC6-48-60 | 115 | SBNHH-1D85C | 95 |
| SBNHH-1D85C | 115 | SBNHH-1D85C | 95 |
| SBNHH-1D85C | 115 | SBNHH-1D85C | 95 |
| SBNHH-1D85C | 115 | | |

MATERIAL STRENGTH

| GRADE | Fy | Fu | GRADE | Fy | Fu |
|---------|--------|--------|-------|----|----|
| A572-65 | 65 ksi | 80 ksi | | | |

TOWER DESIGN NOTES

1. Tower designed for Exposure C to the TIA-222-G Standard.
2. Tower designed for a 151 mph basic wind in accordance with the TIA-222-G Standard.
3. Deflections are based upon a 60 mph wind.
4. Tower Structure Class II.
5. Topographic Category 1 with Crest Height of 0.00 ft
6. TOWER RATING: 66.6%

Nello Corporation
1201 S. Sheridan Street
South Bend, IN. 46619
Phone: 800-806-3556
FAX:

Job: **RFQ67630**

Project:

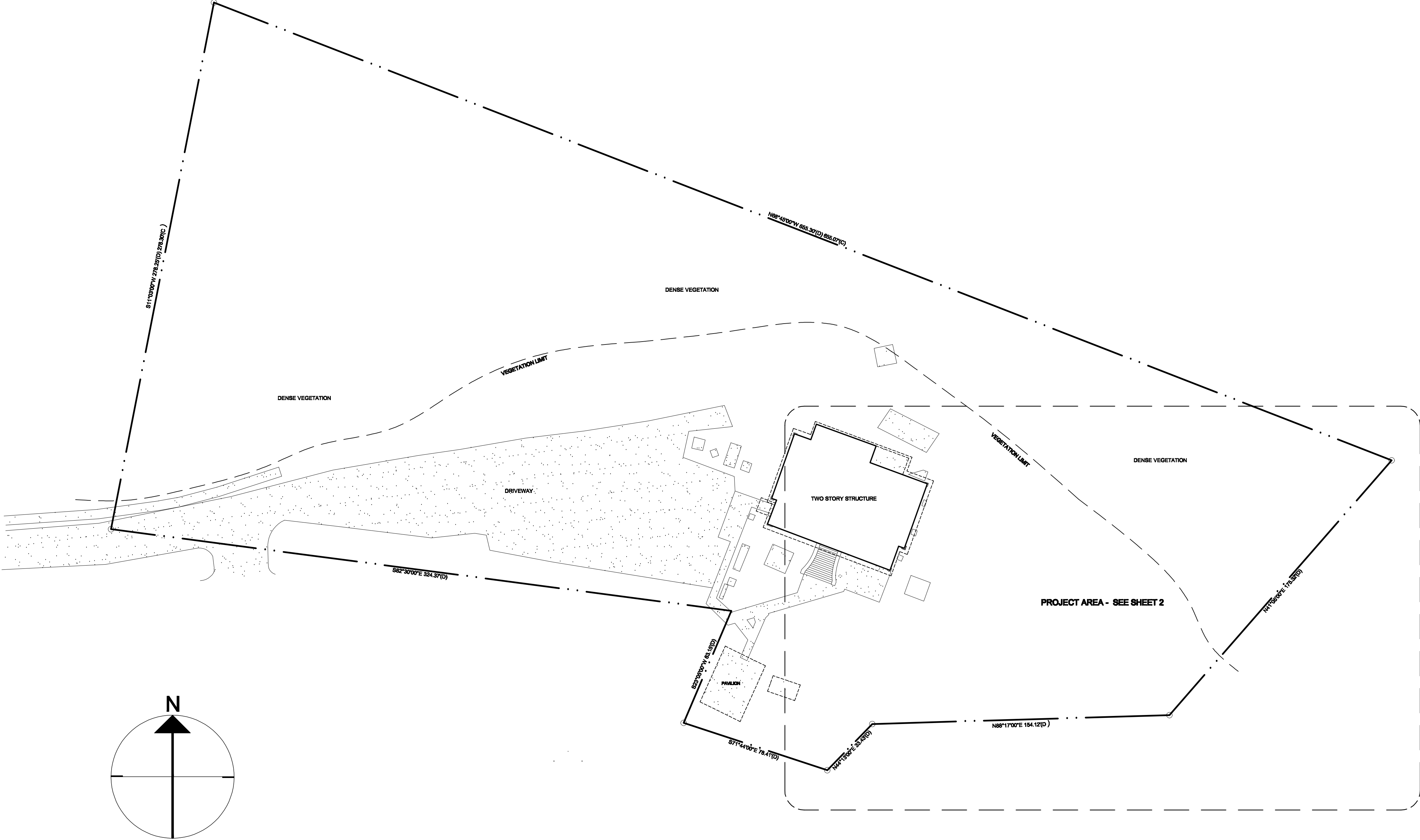
Client: **Keys Wi-Fi Inc.** Drawn by: **KB** App'd:

Code: **TIA-222-G** Date: **07/19/18** Scale: **NTS**

Path: N:\enr\Proposal\67600\67630.enr Dwg No. **E-1**

Landscape Plans

LANDSCAPE PLAN FOR:
5601 OLD COLLAGE ROAD
AMERICAN LEGION LODGE
KEY WEST, FLORIDA



SITE PLAN (THIS DOCUMENT IS BASED ON A SURVEY PERFORMED BY REECE AND ASSOCIATES, SURVEYORS)
1/32" = 1' - 0"

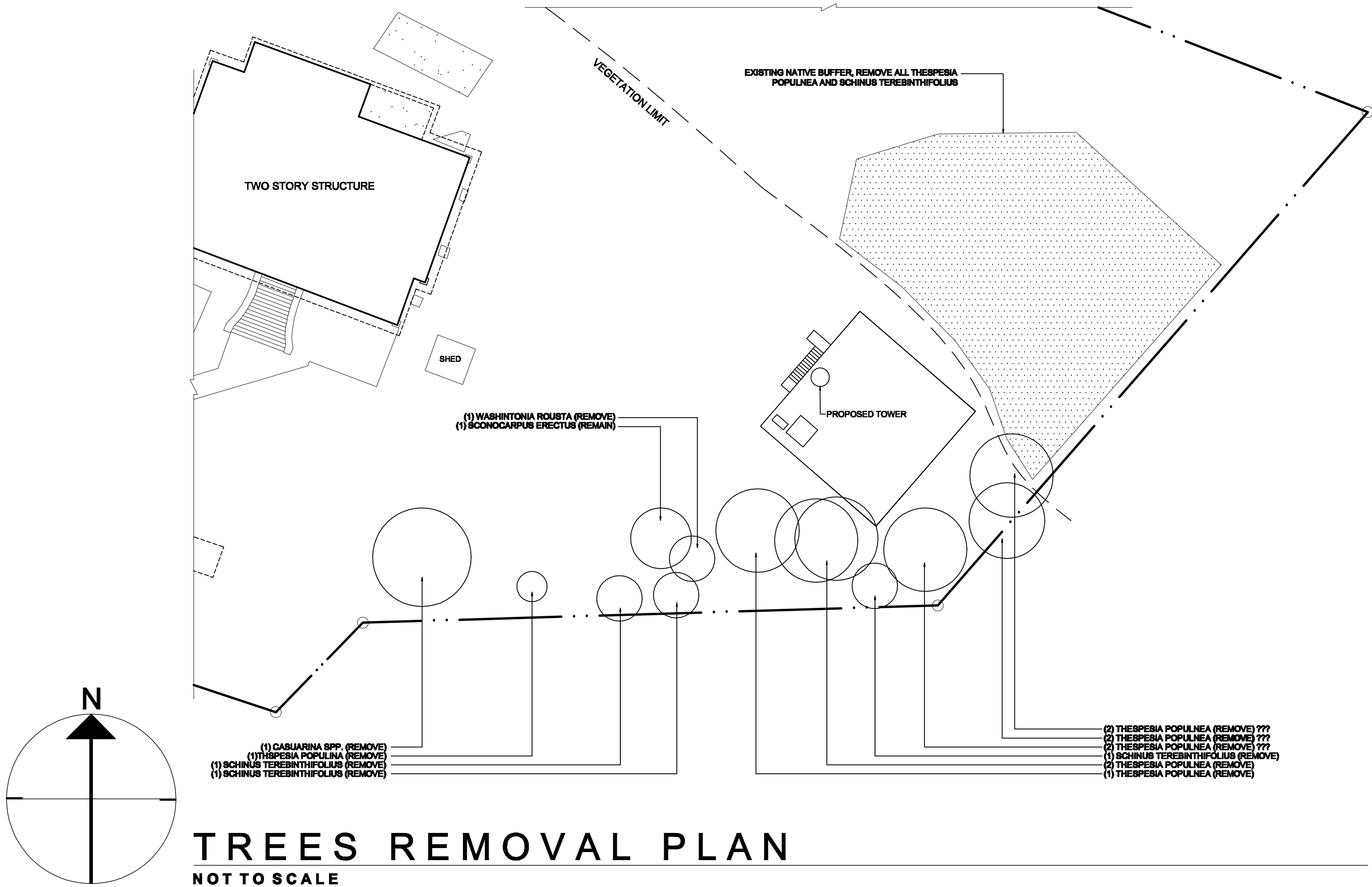
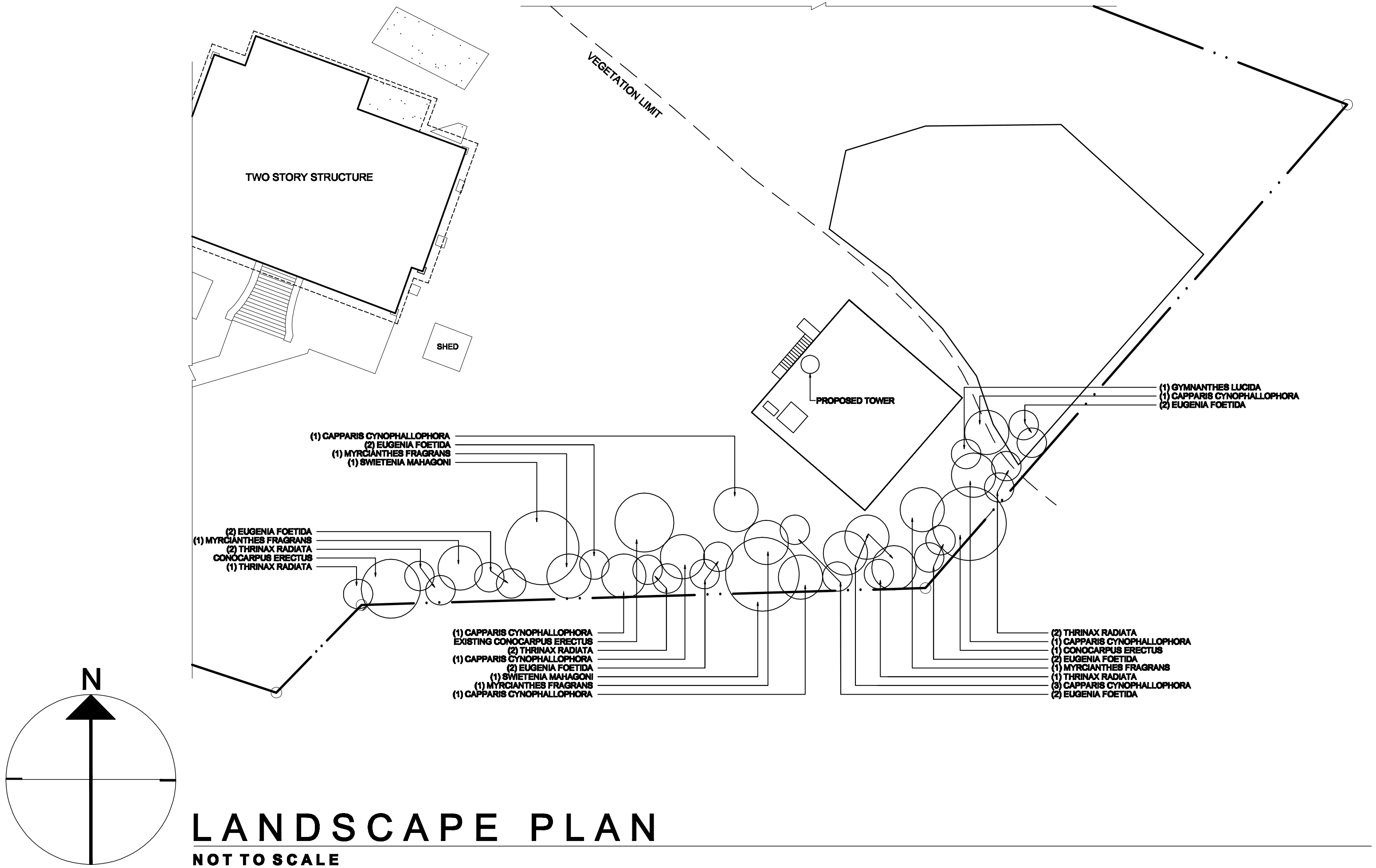
| REVISIONS | |
|-----------|------|
| NO. | DATE |
| | |
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LANDSCAPE PLAN FOR:
5610 OLD COLLAGE ROAD
AMERICAN LEGION LODGE
KEY WEST, FLORIDA

DATE OF ISSUE:
8 / 15 / 18

DAVID KNOLL
ARCHITECT
KEY WEST, FLORIDA · 305.715.8617

1
OF 2 SHEETS



| REVISIONS | |
|-----------|------|
| NO. | DATE |
| | |
| | |
| | |
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| | |

DATE OF ISSUE:
8 / 15 / 18

LANDSCAPE PLAN FOR:
5610 OLD COLLAGE ROAD
AMERICAN LEGION LODGE
KEY WEST, FLORIDA

DAVID KNOLL
ARCHITECT
KEY WEST, FLORIDA · 305.715.8617

2
OF 2 SHEETS

Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

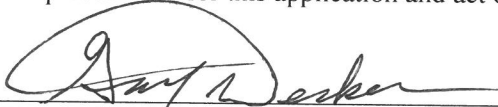
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, GARY S. DECKER as
Please Print Name of person with authority to execute documents on behalf of entity

COMMANDER of Arthur Sawyer Post 28 American Legion, Dept. of FL
Name of office (President, Managing Member) *Name of owner from deed*

authorize Rick Richter, Key West Telco, LLC
Please Print Name of Representative

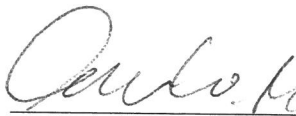
to be the representative for this application and act on my/our behalf before the City of Key West.


Signature of person with authority to execute documents on behalf on entity owner

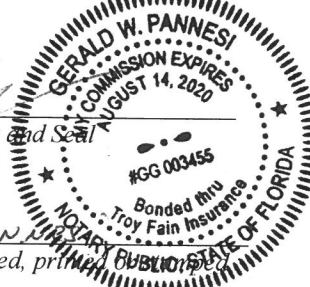
Subscribed and sworn to (or affirmed) before me on this 13th of June 2018
Date

by GERALD W. PANNESI
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented _____ as identification.


Notary's Signature and Seal

GERALD W. PANNESI
Name of Acknowledger typed, print name

A circular notary seal for Gerald W. Pannesi, Notary Public, State of Florida. The seal includes the text "COMMISSION EXPIRES AUGUST 14, 2020", "#GG 003455", and "Bonded thru Troy Fain Insurance".

GG003455

Commission Number, if any

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Rick Richter, in my capacity as managing member
(print name) (print position; president, managing member)
of Key West Telco, LLC
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

5610 College Road, Key West, FL 33040

Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

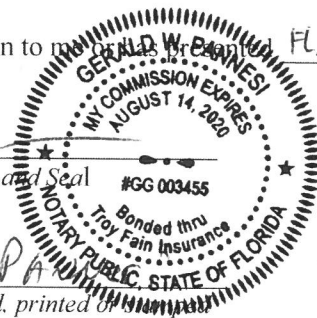
Rick Richter

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this June 13, 2013 by
Rick Richter
Name of Authorized Representative

He/She is personally known to me Gerald W. Parnes, FL Lic R236-14674-3280 as identification.

Gerald W. Parnes
Notary's Signature and Seal



GERALD W. PARNES
Name of Acknowledger typed, printed or stamped

GG003455

Commission Number, if any

Sunbiz.org Search Result

**2018 FLORIDA NOT FOR PROFIT CORPORATION AMENDED ANNUAL
REPORT**

DOCUMENT# N44075

Entity Name: ARTHUR SAWYER POST NO. 28, THE AMERICAN LEGION,
INCORPORATED

Current Principal Place of Business:

5610 W. COLLEGE RD.
KEY WEST, FL 33040

Current Mailing Address:

5610 W. COLLEGE RD.
KEY WEST, FL 33040 US

FEI Number: 59-6200885

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

DECKER, GARY S
5610 W. COLLEGE RD.
KEY WEST, FL 33040 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: GARY S DECKER

05/10/2018

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title EXECUTIVE COMMITTEE
Name WHITE, JOE III
Address 5610 W. COLLEGE RD.
City-State-Zip: KEY WEST FL 33040

Title EXECUTIVE COMMITTEE
Name WICKMAN, FRED
Address 5610 W. COLLEGE RD.
City-State-Zip: KEY WEST FL 33040

Title EXECUTIVE COMMITTEE
Name THORPE, MARK
Address 5610 W. COLLEGE RD.
City-State-Zip: KEY WEST FL 33040

Title EXECUTIVE COMMITTEE
Name CONAWAY, DONALD
Address 5610 W. COLLEGE RD.
City-State-Zip: KEY WEST FL 33040

Title COMMANDER
Name DECKER, GARY S
Address 5610 W. COLLEGE RD.
City-State-Zip: KEY WEST FL 33040

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: GARY S DECKER

COMMANDER

05/10/2018

Electronic Signature of Signing Officer/Director Detail

Date