

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chair and Planning Board Members

From: Kevin Bond, AICP, LEED Green Associate, Senior Planner

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: September 18, 2014

Agenda Item: **Conditional Use – 1500 Reynolds Street (RE # 00037160-000100; AK # 8735677)** – A request for conditional use approval to allow new wireless antennas and a new equipment shelter on the roof of an existing hotel building on property located 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

Request: To allow the expansion of a private utility use by the installation of three new Verizon wireless communication antennas and a new 12' x 20' equipment shelter on the roof of the Casa Marina Hotel building

Applicant: Charles F. Fink, SBA Communications Corporation

Property Owner: Casa Marina Owner LLC

Location: 1500 Reynolds Street (RE # 00037160-000100; AK # 8735677)

Zoning: Historic Commercial Tourist (HCT)



Background:

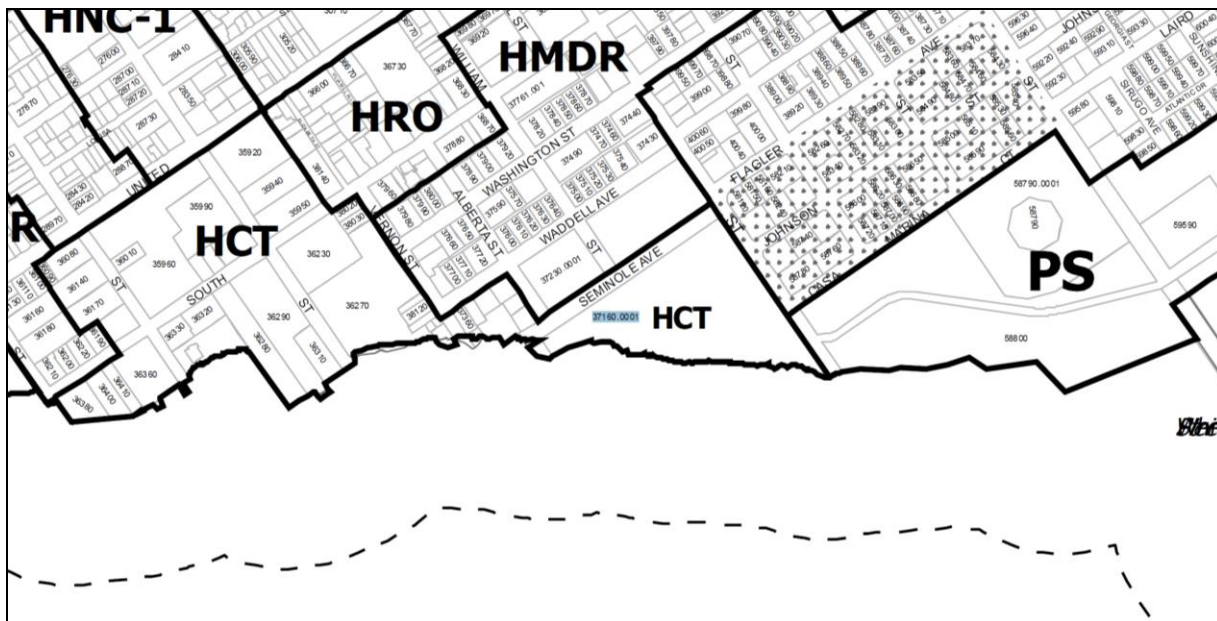
The property, which contains the Casa Marina Resort, is located at the southern corner of Reynolds Street and Seminole Avenue. The proposed location of the new antennas and equipment shelter is the roof a non-historic hotel building built as an addition to the original Casa Marina building, which is a contributing structure within the Key West Historic District. This same roof area contains existing wireless antennas, equipment and shelters previously approved as conditional uses and height variances by the City in 2002 and 2010.

Request:

The applicant proposes to install three new antenna “tripods,” a 12’ x 20’ equipment shelter and related wireless communication equipment on the roof of a non-historic building at the Casa Marina Resort. The new antennas and shelter would extend up to eight (8) feet higher than the existing rooftop parapet wall, for a total height of 54 feet above ground level (AGL). The new structures would not exceed the height of the existing rooftop wireless facilities, although the new equipment shelter would be four (4) inches taller than the other existing shelter.

Wireless communication facilities are considered a private utility under the City’s Land Development Regulations. Conditional use approval is required for new or expanding public and private utilities within the HCT Zoning District, pursuant to City Code Section 122-898(8). Additionally, due to the proposed expansion of the three-dimensional building envelope by the new antennas and equipment shelter, a height variance is required and shall be obtained as a condition of approval of this conditional use request.

Surrounding Zoning and Uses:



- North:** HMDR and SF, Residential
- South:** C-OW, Atlantic Ocean
- East:** PS, Higgs Beach
- West:** HCT, Hotels, Residential

Process:

Development Review Committee:	July 24, 2014
Planning Board:	September 18, 2014
Local Appeal Period:	10 days
DEO Review:	Up to 45 days

Conditional Use Review

The purpose of conditional use review, pursuant to City Code Section 122-61, is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. City Code Chapter 122, Article III sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Conditional Use Specific Criteria pursuant to Code Section 122-62

(a) Findings

Code Section 122-62(a) provides, in part, that “a conditional use shall be permitted upon a finding by the Planning Board that the proposed use, application, and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the Planning Board and or the City Commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations.” This section also specifies that “a conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public’s interest.”

(b) Characteristics of use

The proposed conditional uses include 2,795 square feet of commercial retail and 1,360 square feet of restaurant with a 15-seat, 225-square-foot consumption area. The characteristics of the proposed conditional uses are evaluated below.

(1) Scale and intensity of the proposed conditional use as measured by the following:

a. Floor area ratio (FAR):

No change in floor area is proposed.

b. Traffic generation:

According to the applicant, this would be an unmanned facility with occasional visits by a technical once or twice per month.

c. Square feet of enclosed space for each specific use:

A new 268 square foot equipment shelter is proposed for the private utility use.

d. Proposed employment:

None.

e. Proposed number and type of service vehicles:

The applicant's letter states one to two technician visits per month.

f. Off-street parking needs:

No parking need would be generated by the proposed use.

(2) On- or off-site improvement needs generated by the proposed conditional use and not identified above including the following:

a. Utilities

None expected. Keys Energy had no objections.

b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in City Code Chapter 94

None expected.

c. Roadway or signalization improvements, or other similar improvements

None expected.

d. Accessory structures or facilities

None expected.

e. Other unique facilities/structures proposed as part of site improvements

None proposed.

(3) On-site amenities proposed to enhance site and planned improvements, including mitigative techniques such as:

a. Open space

No change proposed.

b. Setbacks from adjacent properties

No change proposed.

c. Screening and buffers

The existing rooftop parapet wall provides some screening of the wireless equipment. The proposed shelter would be located away from the Seminole Avenue side of the building toward the ocean. However, the antennas and shelter would still be visible at ground level from certain nearby locations. See the photo simulations on plan sheets A-2.

d. Landscaping berms proposed to mitigate against adverse impacts to adjacent sites

None proposed.

e. Mitigative techniques for abating smoke, odor, noise and other noxious impacts

No smoke, odor, noise or other noxious impacts expected.

(c) Criteria for conditional use review and approval

Pursuant to City Code Section 122-62(c), applications for a conditional use shall clearly demonstrate the following:

(1) Land use compatibility

The proposed development would be located on the rooftop of an existing non-historic building. The facility would be similar to the existing rooftop wireless and mechanical equipment. Portions of the rooftop antennas and shelters would be visible from nearby properties and streets.

(2) Sufficient site size, adequate site specifications and infrastructure to accommodate the proposed use

The size and shape of the site are adequate to accommodate the proposed scale and intensity of the conditional use requested. No proposed changes to access or internal circulation are being proposed. The applicant intends to use existing infrastructure on the site.

(3) Proper use of mitigative techniques

The proposed facility would be located on the roof of an existing non-historic building. The height and location of portions of the proposed facility may result in aesthetic impacts. The visual impacts can be mitigated by distance from sensitive uses as well as obscuring structures between the object and the viewer. The applicant has submitted simulations showing how the facility may appear from various locations. However, there is not a practical way to fully screen the proposed facility from all possible locations in the vicinity.

(4) Hazardous waste

None anticipated or proposed.

(5) Compliance with applicable laws and ordinances

The applicant will comply with all applicable laws and regulations as a condition of approval, including federal requirements pertaining to air traffic safety, wireless communication facilities, and the National Historic Preservation Act of 1966 as amended.

(6) Additional criteria applicable to specific land uses

Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:

a. Land uses within a conservation area: N/A

b. Residential development: N/A

c. Commercial or mixed use development:

Not applicable; the proposed use is an expansion of an existing private utility use.

d. Development within or adjacent to historic district:

The property is located within the Key West Historic District. All applicable future work as a result of this conditional use, if approved, would be subject to review through the Certificate of Appropriateness process. The project would be reviewed by the Historic Architectural Review Commission (HARC) for compliance with appearance and design guidelines. The Florida State Historic Preservation Office (SHPO) has reviewed the proposed use and their response and recommendation letter is attached. Staff recommends that the applicant adhere to the SHPO recommendations in order to reduce the adverse visual effects on historic properties.

e. Public facilities or institutional development: N/A

f. Commercial structures, uses and related activities within tidal waters: N/A

g. Adult entertainment establishments: N/A

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board that the request for Conditional Use be **APPROVED WITH CONDITIONS** as follows:

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.
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.



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

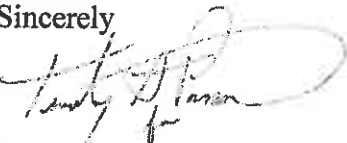
Promoting Florida's History and Culture VivaFlorida.org



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,


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

Pc: Enid Torregrosa, Historic Preservation Planner
Scott Wehmeyer

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2014-**

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

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.
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 ____ day of _____, 2014.

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

Richard Klitenick, Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

JUL 02 2014

Applications will not be accepted unless complete

CITY OF KEY WEST
PLANNING DEPT.

Development Plan

Conditional Use

Historic District

Major _____

X

Yes X

Minor _____

No _____

Please print or type:

- 1) Site Address 1500 REYNOLDS STREET
- 2) Name of Applicant VERIZON WIRELESS
- 3) Applicant is: Owner _____ Authorized Representative ✓
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 777 NW 51 STREET
BOCA RATON
- 5) Applicant's Phone # 561-226-9485 Email CFINK@SBASITE.COM
- 6) Email Address: _____
- 7) Name of Owner, if different than above CASA MARINA OWNER, LLC
- 8) Address of Owner 501 E. CAMINO REAL, BOCA RATON
- 9) Owner Phone # 561-447-3269 Email RRUBENSTEIN@LUXURYRESORTS.COM
- 10) Zoning District of Parcel HCT RE# _____
- 11) Is Subject Property located within the Historic District? Yes ✓ No _____
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
VERIZON WIRELESS IS PROPOSING TO ADD AN EQUIPMENT SHELTER AND ANTENNA ON THE ROOF OF THE WEST SIDE OF THE CASA MARINA HOTEL. THE PROPOSED INSTALLATION WILL BE PAINTED TO MATCH AND WILL BE INSTALLED AT THE SAME HEIGHT AS THE ATT ANTENNA AND SHELTER.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



13) Has subject Property received any variance(s)? Yes _____ No X

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes _____ No X

If Yes, describe and attach relevant documents.

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

* B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans*, one set of plans MUST be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.



July 2, 2014

City of Key West
Planning Department
Donald Craig, Planning Director
3140 Flagler Avenue
Key West, FL 33040

Re: Verizon Wireless Application for Conditional Use Permit
Wireless Supported Services Facility
Property Location – 1500 Reynolds Street
Folio No. – 00037160-000100
Project name – 62335 – Casa Marina – Verizon

Dear Mr. Craig:

Verizon Wireless is proposing to collocate antenna and an unoccupied equipment shelter at 1500 Reynolds Street, Key West, Florida and is submitting the Conditional Use Application to that end. The proposed installation includes three antenna support tripods with three antenna each and an unoccupied equipment shelter on the west side of the Casa Marina Hotel. The proposed installation will be painted to match the existing building with all support wires below the building parapet. The shelter is a Florida Approved concrete building suitable for this type of installation and will be slightly higher than the ATT shelter by approximately 4 inches. The top of all of the Verizon proposed antenna will be at or below the existing ATT antenna. The attached drawings show the specific rooftop location with the proposed antenna and proposed shelter. Page A2 is a photo simulation of the installation from three different views.

This facility is necessary in order to provide greater reliability of service to the south area of Key West. The location selected is designed by Verizon's engineers to meet coverage requirements as there are no other tower facilities in the area to collocate to provide this level of service. As mentioned above, this is an unmanned communications facility and as a result, will not generate additional traffic that will degrade the level of service on any road nor place any additional demands on public services beyond the capacity of those services.

1. Development Plan and Conditional Use Application
2. Application fee in the amount of \$2,000.00
3. Authorization Form.
4. Justification Statement, this letter.
5. Site Photos – Sheet A2
6. Set of zoning drawings consisting of pages T1-E-5 including rooftop plan, elevations and photo simulations.
7. Propagation Maps – before and after

Existing Use and Adjacent Properties

The subject property is currently utilized as a hotel with a portion of the roof on the west side utilized by ATT as a wireless facility. The addition of Verizon Wireless in this location will not have an additional adverse impact to the community within the immediate vicinity as the proposed facility will only be seen from the street level along Seminole Avenue, see sheet A-2. Since this will be an unmanned facility impact to the public will be negligible. The facility will not utilize any public services other than an occasional visit by a site technician once or twice monthly. As can be seen in the photos of the adjoining properties there are three existing parking lots, two office buildings and a time share residential building.

Necessity Standards

Attached to this application are copies of the Verizon propagation maps for the “before” and “after” showing coverage in the area. The purple areas show coverage which is acceptable inside structures and outdoors, green areas indicate areas with outdoor coverage and limited indoor coverage and blue areas show minimal or no coverage. As can readily be seen, coverage in the target area could best be described as minimal with considerable areas of the impacted area having no coverage. The propagation map showing the service area “after” facility construction clearly shows improved coverage in areas of south Key West.

Summary and Conclusion

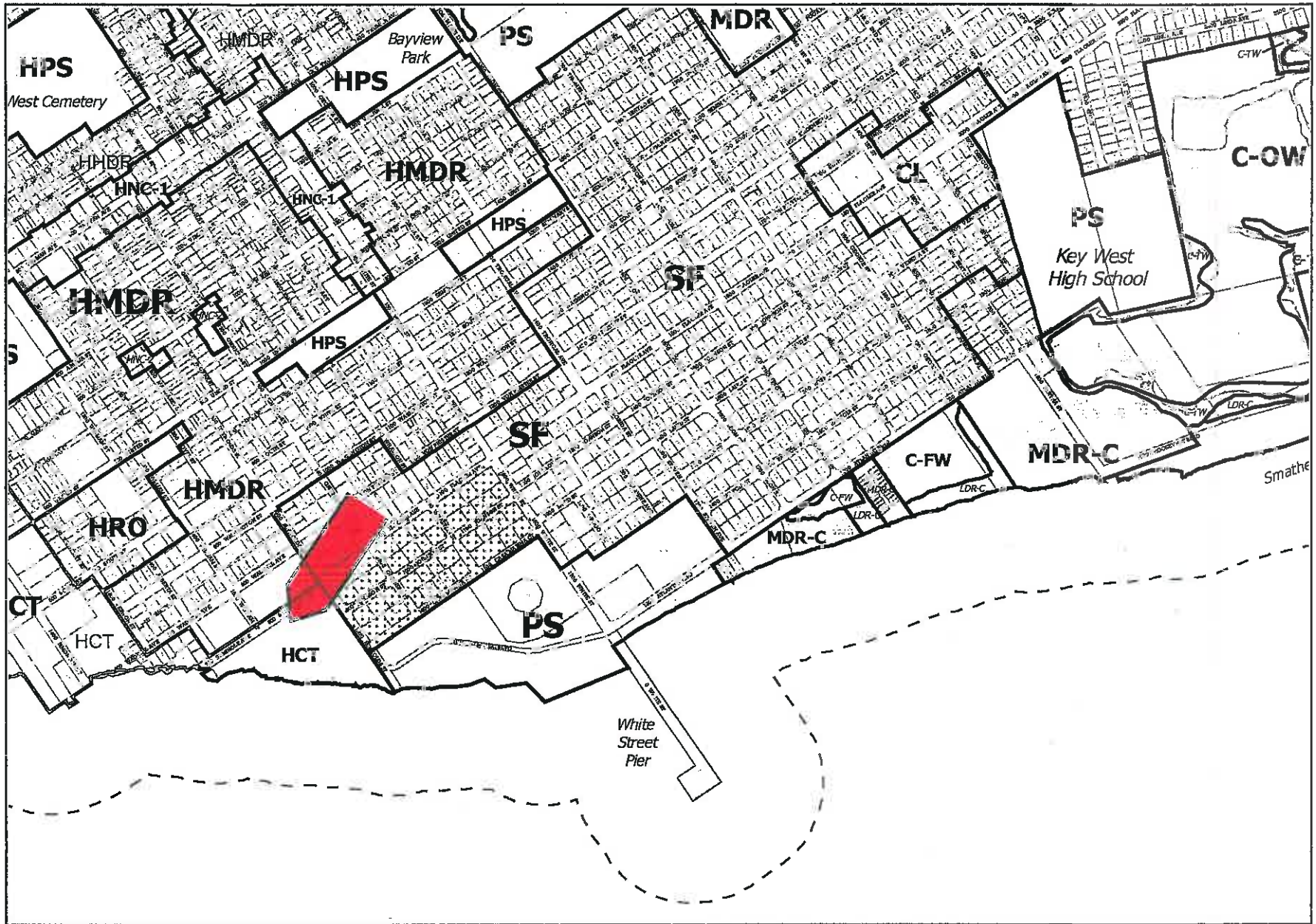
There is a lack of service for Verizon customers in the area of the proposed location as evidenced by the attached back-up materials. The proposed facility will enhance the service availability in the area and is being collocated on a structure already being utilized for such use. The proposed site is located in an area that will have minimal impact to adjacent properties and will not degrade any public services including roads, sewer, water, parks or schools.

Based upon the forgoing, we request your favorable consideration of this application. Should you have any questions regarding our application, please contact me at 561-226-9485.

Yours truly,



Chuck Fink
SBA Network Services
Agent for Verizon Wireless

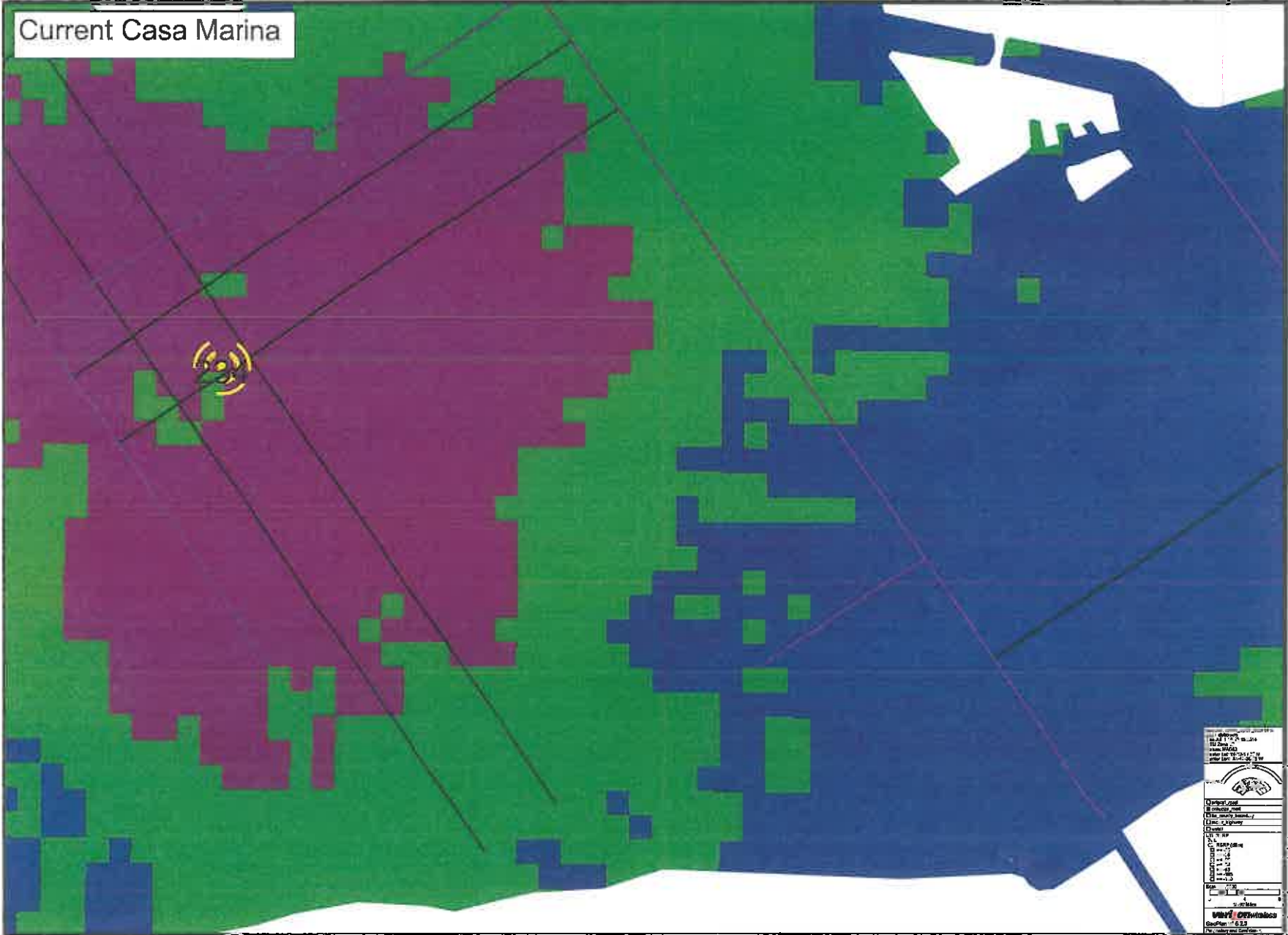


ZONING MAP OF THE CITY OF KEY WEST

PLATE 3 OF 8.

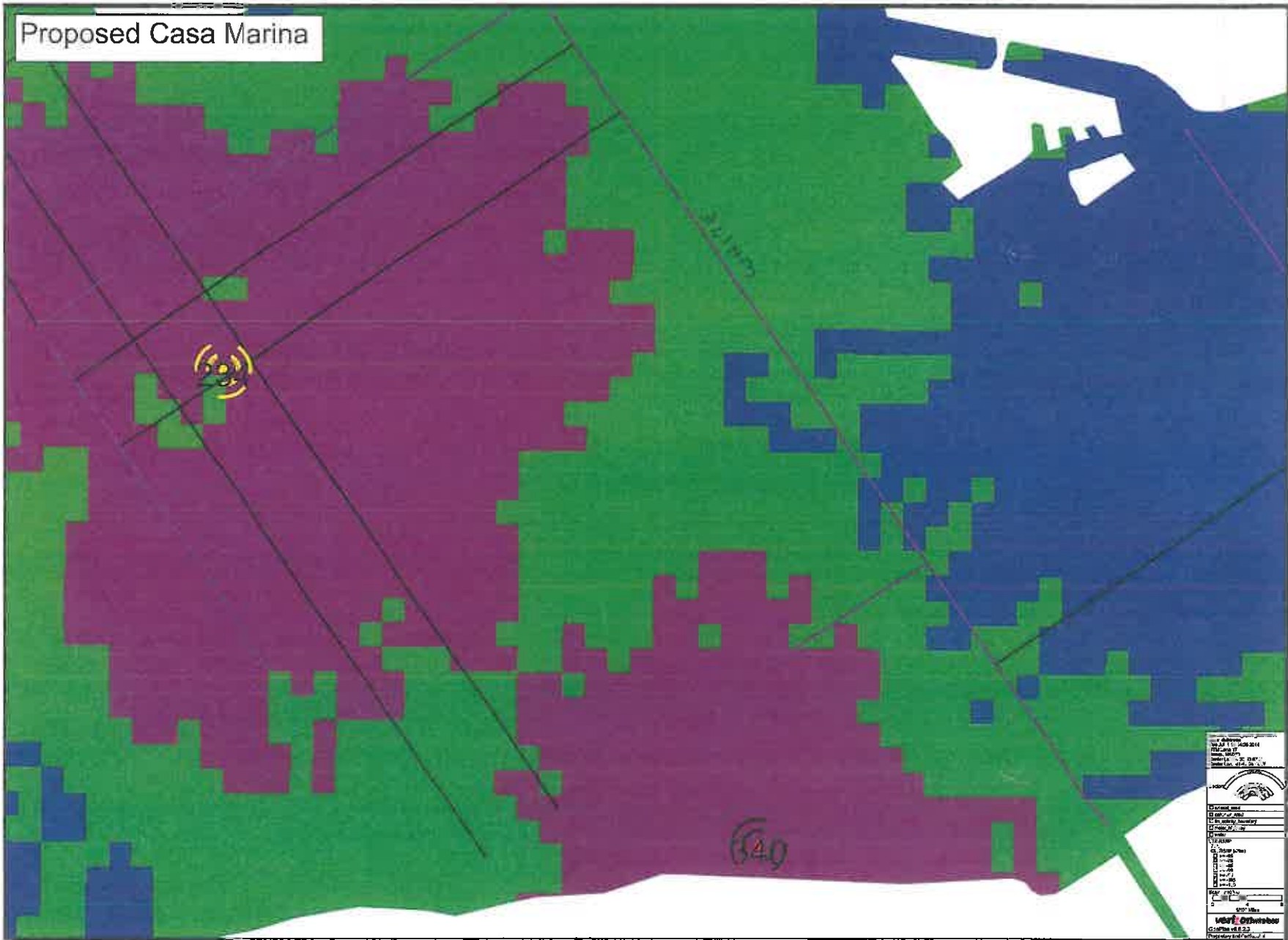
Not official version. Please contact the Planning Department or City Clerk for the official version.

Current Casa Marina



Project Name	Current Casa Marina
Client	Current Casa Marina
Location	Current Casa Marina
Scale	1:1000
Date	2023-10-27
Author	Current Casa Marina
Reviewer	Current Casa Marina
Project Manager	Current Casa Marina
Project Status	Current Casa Marina
Project Description	Current Casa Marina
Project Objectives	Current Casa Marina
Project Deliverables	Current Casa Marina
Project Risks	Current Casa Marina
Project Stakeholders	Current Casa Marina
Project Budget	Current Casa Marina
Project Schedule	Current Casa Marina
Project Communication	Current Casa Marina
Project Reporting	Current Casa Marina
Project Evaluation	Current Casa Marina
Project Closure	Current Casa Marina

Proposed Casa Marina



Map No.	111-108-2014
Date	11/11/2014
Scale	1" = 100'
Sheet No.	1 of 2
Project No.	111-108-2014
Project Name	Proposed Casa Marina
Client	City of Miami
Prepared by	City of Miami
Checked by	City of Miami
Approved by	City of Miami
Date	11/11/2014
Scale	1" = 100'
Sheet No.	1 of 2
Project No.	111-108-2014
Project Name	Proposed Casa Marina
Client	City of Miami
Prepared by	City of Miami
Checked by	City of Miami
Approved by	City of Miami
Date	11/11/2014



August 15, 2014

City of Key West
Planning Department
Donald Craig, Planning Director
3140 Flagler Avenue
Key West, FL 33040

RECEIVED

AUG 16 2014

CITY OF KEY WEST
PLANNING DEPT.

Re: Verizon Wireless Conditional Use Permit – DRC Additional Material
Wireless Supported Services Facility
Property Location – 1500 Reynolds Street
Folio No. – 00037160-000100
Project name – 62335 – Casa Marina – Verizon

Dear Mr. Craig:

Pursuant to the DRC meeting of July 24th where additional material was requested to clarify some points on the Verizon application, attached hereto please find three copies of the following;

1. Special purpose survey showing crown of road elevations and elevations of various pieces of rooftop equipment.
2. Photo-sims of the hotel from various locations from the community looking at the proposed rooftop site.
3. Updated zoning drawings with additional dimension on the rooftop shelter and updated elevations based on the completed survey.

With this additional material in hand I would respectfully request the Variance Request be placed on the next avail agenda which we understand is September 23. I have included a disk with the material listed above in pdf format for your use.

Thank you again for your consideration. Should you have any questions regarding our application, please contact me at 561-226-9485.

Yours truly,

Chuck Fink
SBA Network Services
Agent for Verizon Wireless

C: Kevin Bond

Authorization

62335
CASA MARINA

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, ROBERT RUBENSTEIN as
Please Print Name of person with authority to execute documents on behalf of entity

SVP of CASA MARINA OWNER LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize CHARLES FINIK SBA
Please Print Name of Representative

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

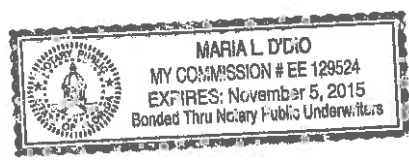
X [Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 7/1/14
Date

by ROBERT RUBENSTEIN
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.

[Signature]
Notary's Signature and Seal



Maria L. D'Orto
Name of Acknowledger typed, printed or stamped

EE 129524
Commission Number, if any

ORIGINAL



Detail by Entity Name

Foreign Limited Liability Company

CASA MARINA OWNER, LLC

Filing Information

Document Number	M05000002214
FEI/EIN Number	N/A
Date Filed	04/28/2005
State	DE
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	01/28/2013
Event Effective Date	NONE

Principal Address

501 E. CAMINO REAL
BOCA RATON, FL 33432

Changed: 04/13/2012

Mailing Address

501 E. CAMINO REAL
BOCA RATON, FL 33432

Changed: 04/13/2012

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MGR

BEOVICH, ANTHONY
501 EAST CAMINO REAL
BOCA RATON, FL 33432

Title MGR

GRAY, JONATHAN D
501 EAST CAMINO REAL
BOCA RATON, FL 33432

Title MGR

SUMERS, GARY M
501 E. CAMINO REAL
BOCA RATON, FL 33432

Title MGR

STEIN, WILLIAM J
501 E. CAMINO REAL
BOCA RATON, FL 33432

Title MGR

MCDONAGH, DENNIS
501 E. CAMINO REAL
BOCA RATON, FL 33432

Title MGR

CAPLAN, KENNETH A
501 E. CAMINO REAL
BOCA RATON, FL 33432

Annual Reports

Report Year	Filed Date
2012	04/13/2012
2013	04/02/2013
2014	04/18/2014

Document Images

04/18/2014 -- ANNUAL REPORT	View image in PDF format
04/02/2013 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- LC Amendment	View image in PDF format
04/13/2012 -- ANNUAL REPORT	View image in PDF format
04/13/2011 -- ANNUAL REPORT	View image in PDF format
03/18/2010 -- ANNUAL REPORT	View image in PDF format
03/20/2009 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
10/03/2006 -- REINSTATEMENT	View image in PDF format
08/14/2006 -- LC Amendment	View image in PDF format
04/28/2005 -- Foreign Limited	View image in PDF format

[Frs|u|k|w|E|#|q|g|#|S|u|v|d|f|#|S|r|d|f|w](#)

[V|d|w|#|#|a|u|g|d|#|G|h|s|d|u|p|h|q|w|#|#|w|d|w](#)

Verification Form

Deed

130 213 40

Record & Return to:
LandAmerica - Brigitte Sawicki
1302 N. 19th Street, Suite 200
Tampa, FL 33605
File # T-053331

Doc# 1517059 05/18/2005 3:34PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This instrument prepared by:

DEED DOC STAMP CL: JILL \$730,213.40

Sung Lee, Esq.
Akin Gump Strauss Hauer & Feld LLP
1700 Pacific Avenue, Suite 4100
Dallas, Texas 75201-4675

Doc# 1517059
Bk# 2115 Pg# 141

GENERAL WARRANTY DEED

STATE OF FLORIDA §
COUNTY OF MONROE § KNOW ALL MEN BY THESE PRESENTS THAT:
§

THAT CASA MARINA REALTY PARTNERSHIP, L.P., a Delaware limited partnership (hereinafter called "Grantor"), whose mailing address is c/o Wyndham International, Inc., 1950 Stemmons Freeway, Suite 6001, Dallas, Texas 75207, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by CASA MARINA OWNER, LLC, a Delaware limited liability company (hereinafter called "Grantee"), whose mailing address is c/o Wyndham International, Inc., 1950 Stemmons Freeway, Suite 6001, Dallas, Texas 75207, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property situated in Monroe County, Florida, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "Land"), together with Grantor's interest in and to all rights, titles, benefits, easements, privileges, remainders, tenements, hereditaments, interests, reversions and appurtenances thereunto belonging or in any way appertaining, and all of the estate, right, title, interest, claim or demand whatsoever of Grantor therein, in and to adjacent strips and gores, if any, between the Land and abutting properties, and in and to adjacent streets, highways, roads, alleys or rights-of-way, and the beds thereof, either at law or in equity, in possession or expectancy, now or hereafter acquired (all of the above-described properties together with the Land are hereinafter collectively referred to as the "Property").

This conveyance is made and accepted subject and subordinate to (a) standby fees, taxes and assessments by any taxing authority for the current year and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership by Grantee, its successors or assigns, which standby fees, taxes and assessments Grantee assumes and agrees to pay, (b) zoning laws and regulations and ordinances of municipal and other governmental authorities affecting the Property, and (c) all matters listed on Exhibit B attached hereto and made a part hereof for all purposes (all of those items described in (a) through (c) above are hereinafter collectively referred to as the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee, Grantee's legal representatives, successors and assigns forever and subject to the Permitted Encumbrances, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 14th day of May, 2005, to be effective for all purposes
as of the 10th day of May, 2005.

GRANTOR:

CASA MARINA REALTY PARTNERSHIP, L.P., a
Delaware limited partnership

By: Casa Marina Realty Corporation, a Delaware
corporation, its general partner

Cindy Nelson
Cindy Nelson
Witness

By: [Signature]
Name: Gregory J. Moundas
Title: Vice President

Natalya Simulic
Natalya Simulic
Witness

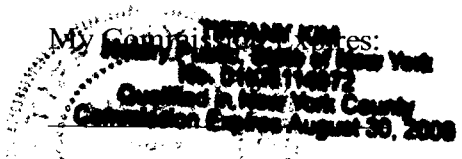
STATE OF NY §
§
COUNTY OF NY §

BEFORE ME, the undersigned authority, on this day personally appeared Gregory Moundas
Vice President of Casa Marina Realty Corporation, a Delaware corporation, general partner
of CASA MARINA REALTY PARTNERSHIP, L.P., a Delaware limited partnership, known to
me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to
me that he executed the same for the purposes and consideration therein expressed, in the
capacity therein stated, and as the act and deed of said corporation and limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14 day of
May, 2005.

[Signature]
Notary Public in and for the State of NY

TIFFANY KIM
Notary's Printed Name



After recording, this document should be returned to:
Akin Gump Strauss Hauer & Feld LLP
Attn: Sung Lee
1700 Pacific Avenue, Suite 4100
Dallas, TX 75201-4675

Exhibit A to General Warranty Deed

Description of Land

Doc# 1517059
Bk# 2115 Pg# 144

Exhibit A

Doc# 1517059
Bk# 2115 Pg# 145

Policy Number: Proforma

Exhibit A-1:

Parcel I:

All that land in the City of Key West, Monroe County, Florida, lying and being situate within a triangle formed by Seminole Avenue, Reynolds Street and the low water mark of the shore known as South Beach, the said triangle embracing Blocks 1, 2, 3, 4, 5 and 6 and the space between them formerly laid out as streets, but heretofore vacated as streets by the City Council of the City of Key West, all shown on the Plat of the KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17, recorded in Plat Book 1, at page 69 of the Public Records of Monroe County, Florida; and also all the land under water lying in front of and all riparian rights belonging or appurtenant to the said triangle; less, however, that portion of Block 6 which is not included in Parcel II described herein and all of the land under water lying in front of and all riparian rights belonging or appurtenant thereto.

Subject to encroachment by Reynolds Street being more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of Block 4 of KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17, Key West, Monroe County, Florida and recorded in Plat Book 1, at page 69 of the Public Records of Monroe County, Florida, said corner is also known as the Point of Beginning of the land hereinafter described:

From said Point of Beginning bear South 37°32'30" East for a distance of 706.00 feet, more or less, to the shore line of said plat; thence meander the shoreline of said plat in a Westerly direction to a point which is 10.21 feet measured at right angles to the preceeding course; thence bear North 37°32'30" West for a distance of 678.00 feet, more or less, to a point; thence continue bearing Northwesterly for a distance of 20.00 feet, more or less, to a point on the Southeasterly property line of Seminole Avenue; said point also bearing South 52°00'00" West from the Point of Beginning; thence bear North 52°00'00" East for a distance of 17.81 feet back to the Point of Beginning.

Parcel II:

On the Island of Key West, Monroe County, Florida and being a part of Block 6 of KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17 as recorded in Plat Book 1, at page 69 of the Public Records of Monroe County, Florida and being more particularly described by metes and bounds as follows:

Begin at a point on the Southeasterly property line of Seminole Avenue at the intersection of the Southwesterly property line of Alberta Street extended on its course Southeasterly; thence Southwesterly along the Southeasterly property line of Seminole Avenue for a distance of 14.83 feet; thence run Southeasterly and parallel with the said Alberta Street for a distance of 67.00 feet, more or less, to the Mean High Tide Line of the Straits of Florida; thence run Easterly along the said Mean High Tide Line for a distance of 18.00 feet, more or less to the Easterly boundary of said Block 6; thence run Northwesterly along the Easterly boundary of said Block 6 for a distance of 78.00 feet, more or less, back to the Point of Beginning; together with all the land under water lying in front of and all riparian rights belonging or appurtenant thereto.

Parcel III:

A concrete dock or pier situated on the following described property:

A parcel of submerged land lying in the Straits of Florida adjacent to Block 6 of the KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17 as recorded in Plat Book 1, at page 69 of

the Public Records of Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at a point on the Southeasterly property line of said Seminole Avenue at the intersection of the Southwesterly property line of Alberta Street extended on its course Southeasterly; thence run Southeasterly along the Easterly boundary of said Block 6 for a distance of 78.00 feet, more or less, to the Mean High Water Line of the Straits of Florida and the Point of Beginning of the parcel of land herein being described: Thence continue Southeasterly along the extension of the Easterly boundary of said Block 6 for a distance of 106.00 feet; thence run Southerly along a line deflected 41°09'30" to the right for a distance of 270.00 feet; thence at right angles in a Westerly direction for a distance of 25.00 feet; thence at right angles in a Northerly direction for a distance of 262.00 feet; thence run Northwesterly along a line deflected 41°09'30" to the left for a distance of 115.00 feet, more or less, to the Mean High Tide Line of the Straits of Florida; thence run Easterly along the said Mean High Tide Line a distance of 28.00 feet, more or less, back to the Point of Beginning.

Parcel IV:

On the island of Key West, Florida being Lots 1 through 16, inclusive, all being in Block Seven (7) as shown on the plat of the Key West Investment Company's Subdivision of part of Tract Seventeen (17), recorded in Plat Book Number 1, page 69, of the Public Records of Monroe County, Florida.

Doc# 1517059
Bk# 2115 Pg# 146

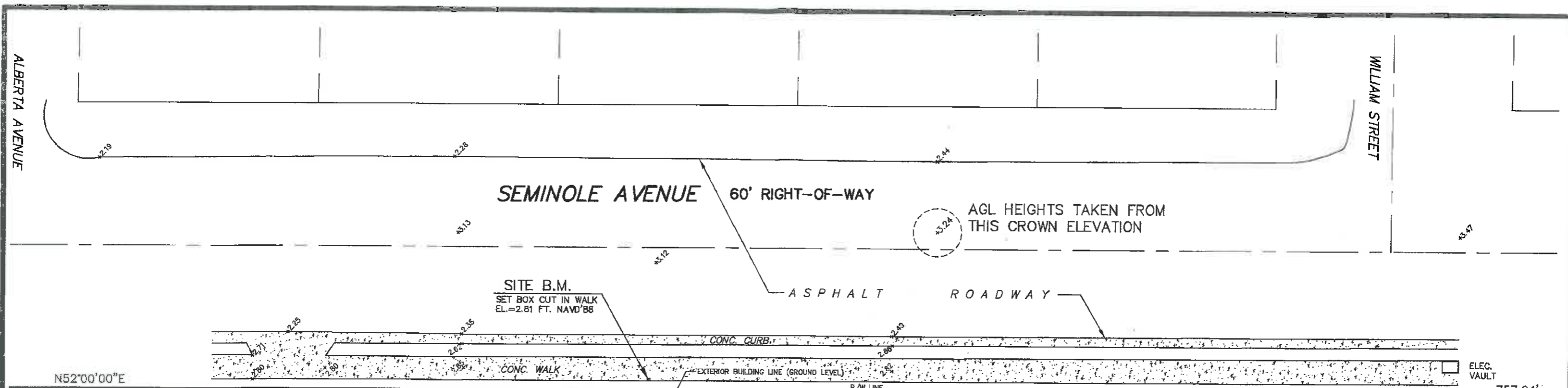
Exhibit B to General Warranty Deed

Permitted Encumbrances

All matters of record affecting the Property which are valid and subsisting.

**MONROE COUNTY
OFFICIAL RECORDS**

Survey



LEGEND

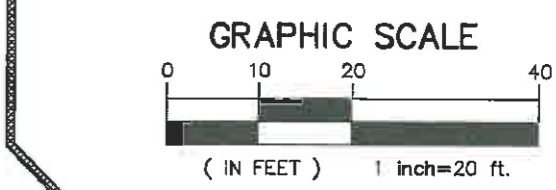
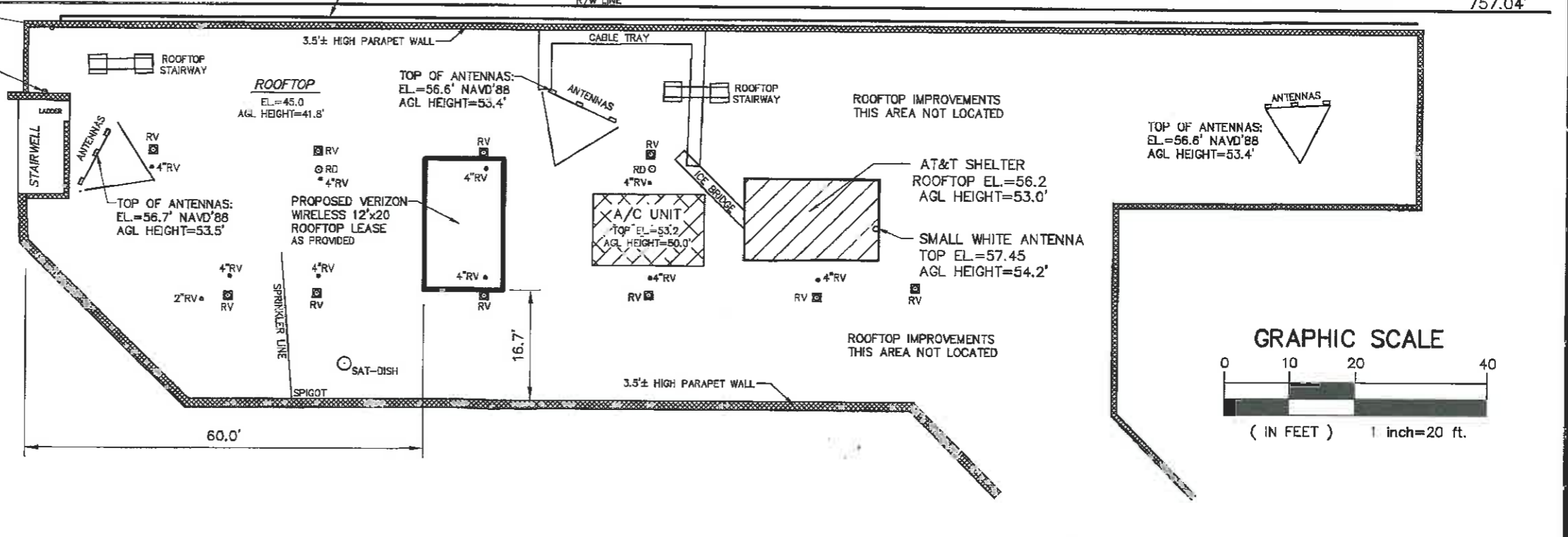
NAVD '88=NORTH AMERICAN VERTICAL DATUM OF 1988
 B.M.=ELEVATION BENCHMARK
 AGL=ABOVE GROUND LEVEL INDICATED
 ⚭^o=EXISTING SPOT ELEVATION
 A/C=AIR CONDITIONING
 R/W=RIGHT OF WAY
 CONC.=CONCRETE
 EL.=ELEVATION

SYMBOLS

RV = ROOF VENT WITH HOOD
 4"RV = ROOF VENT-4" PIPE
 RD = ROOF DRAIN

Notes :

1. This survey was performed for the specific purpose of mapping the area shown and obtaining NAVD'88 elevations and AGL heights for the improvements shown.
2. Lands shown hereon were not abstracted for rights-of-way or easements of record.
3. Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
4. Underground utilities and improvements were not located.
5. Elevations shown hereon are in feet, referenced to NAVD'88, based on NGS Benchmark "872 4557 TIDAL 2", having a published elevation of 2.64 ft. NAVD'88.



Map Of Survey – Specific Purpose Survey

SURVEYOR'S SIGNATURE & SEAL

NOTE: THIS SURVEY IS VALID FROM THE DATE OF THE LAST FIELD SURVEY (INCLUDING REVISION BLOCKS) TO THE SIGNATURE DATE.

No. 52176
 WILLIAM B. ZENTZ
 REGISTERED LAND SURVEYOR
 STATE OF FLORIDA

8/15/15
 DATE

William B. Zentz & Associates, Inc.

WZ Professional Surveying & Mapping

CERTIFICATE OF AUTHORIZATION (LB) No. 6840
 684 Old Dixie Highway
 Vero Beach, FL 32962
 Phone: (772) 567-7552
 Fax : (772) 567-1751

DATE	REVISION

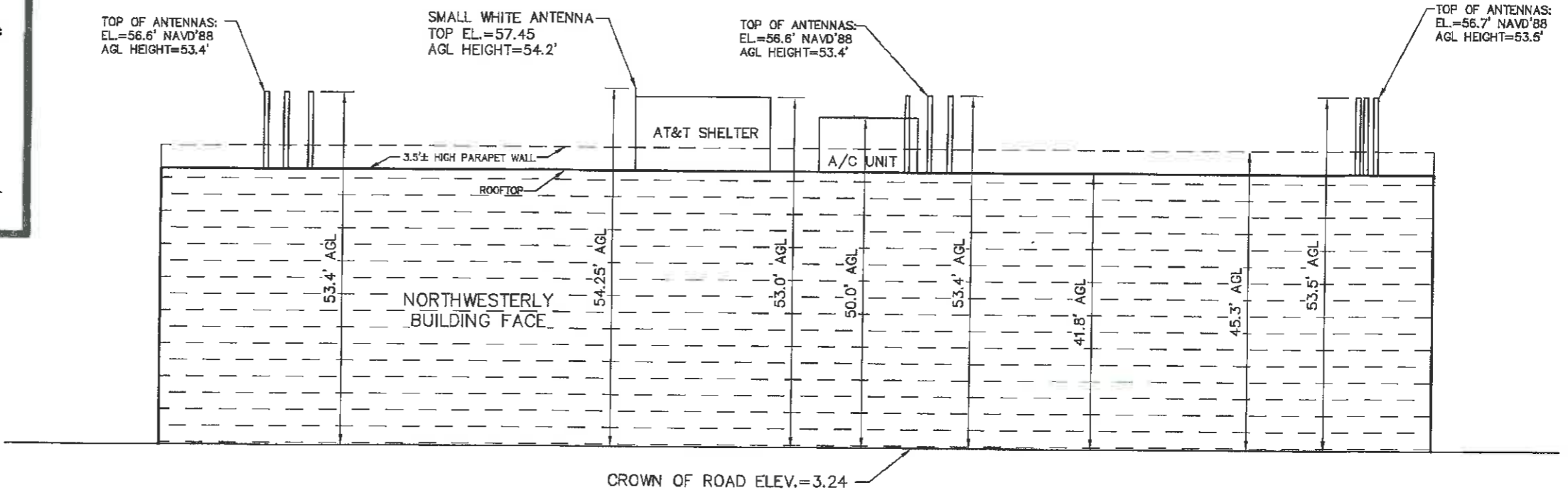
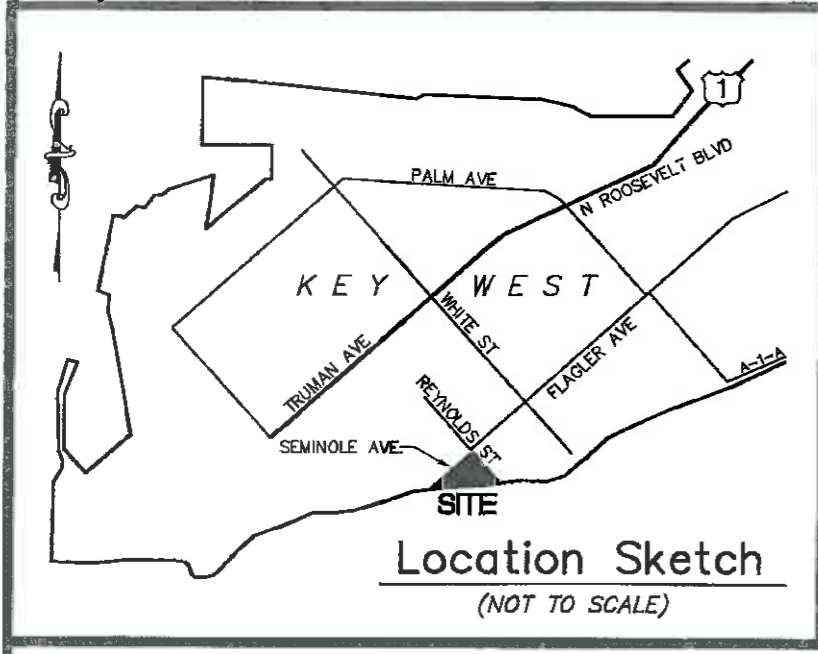
Verizon Wireless - #62335

Casa Marina

1500 Reynolds Street, Key West

Monroe County, Florida

DRAWN BY	FIELD BOOK / PAGE	FIELD SURVEY DATE	Job No.	SHEET OF
W.B.Z.	VER 16/27	8/14/14	114-260	1 2



Profile View - Looking Southeasterly from Seminole Avenue

SCALE:
VERTICAL: 1"=20'
HORIZONTAL: NTS

Map Of Survey – Specific Purpose Survey

William B. Zentz & Associates, Inc.
WZ Professional Surveying & Mapping
 CERTIFICATE OF AUTHORIZATION (LB) No. 6840
 684 Old Dixie Highway
 Vero Beach, FL 32962
 Phone: (772) 567-7552
 Fax : (772) 567-1751

DATE	REVISION

Verizon Wireless - #62335
Casa Marina
1500 Reynolds Street, Key West
Monroe County, Florida

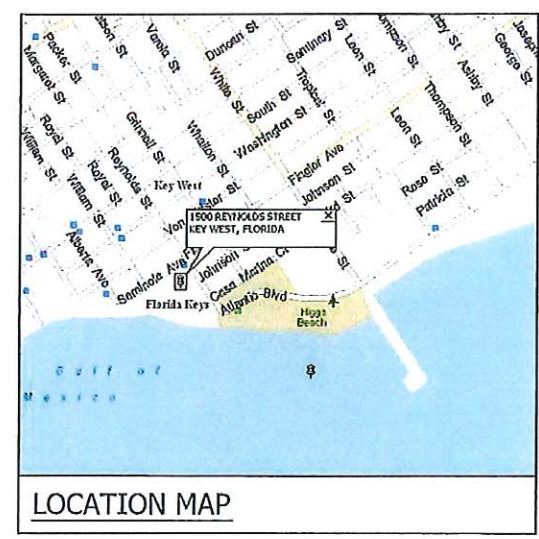
DRAWN BY	FIELD BOOK / PAGE	FIELD SURVEY DATE	Job No.	SHEET	OF
W.B.Z.	VER 16/27	8/14/14	114-260	2	2

Site Plans

REVISED DRAWING
8/15/14



CASA MARINA
VERIZON SITE #62335
 NEW PROJECT FOR WIRELESS COMMUNICATIONS SERVICE
 1500 REYNOLDS STREET, KEY WEST, FLORIDA 33040



SITE INFORMATION

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° 32' 50.41"
LONGITUDE:	-81° 47' 29.13"

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	SHELTER 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 TELCO RISER 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:

 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

 ENGINEERING AND EQUIPMENT LLC
 820 W. INDIANTOWN ROAD, SUITE 105
 JUPITER, FLORIDA 33411
 PHONE: 561-724-1223
 FLORIDA REG. NO. 11867
RUSSELL C. MORRISON
 ENGINEER SEAL
 No. 51567
 STATE OF FLORIDA
 ENGINEER

DATE OF ISSUE
 JUNE 5, 2014

ISSUED FOR
 CONSTRUCTION PLANS

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
 COVER SHEET

SHEET NUMBER
 T-1

STANDARD PROVISIONS

INTENT

- CONSTRUCTION PLANS AND SPECIFICATIONS DESCRIBE THE WORK TO BE PERFORMED AND THE MATERIALS REQUIRED FOR THE PROPER CONSTRUCTION OF THE PROJECT.
- CONSTRUCTION PLANS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND COMPLEMENTARY. THOUGH, SHOULD ANY MATERIAL OR SPECIFICATION BE SHOWN, INDICATED OR SPECIFIED ON ONE SHEET AND NOT ANOTHER, IT SHALL BE THE SAME AS IF SHOWN, INDICATED OR SPECIFIED ON BOTH.
- THE INTENTION OF THE CONSTRUCTION DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE COMPLETION OF THE WORK.
- THE PURPOSE OF ANY SPECIFICATIONS IS TO SUPPLEMENT THE INTENT OF THE CONSTRUCTION PLANS AND TO DESIGNATE A PROCEDURE, TYPE OR QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- MINOR DEVIATIONS FROM THE DESIGN LAYOUT MAY OCCUR AND SHALL BE CONSIDERED AS PART OF THE WORK. HOWEVER, NO CHANGES THAT ALTER THE INTENT OF THE DESIGN OF THE PROJECT WILL BE MADE OR PERMITTED WITHOUT PERMISSION OF THE OWNER AND ENGINEER.

CONFLICTS

- THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE PROJECT SITE PRIOR TO CONSTRUCTION AND VERIFICATION OF ALL MEASUREMENTS ON THE CONSTRUCTION PLANS BEFORE ORDERING ANY MATERIAL OR PERFORMING ANY WORK. NO EXTRA COMPENSATION SHALL BE ALLOWED DUE TO DISCREPANCIES BETWEEN THE ACTUAL DIMENSIONS IN THE FIELD AND THE DIMENSIONS INDICATED ON THE CONSTRUCTION PLANS. ANY DISCREPANCY IN DIMENSION WHICH MAY INADVERTENTLY OCCUR SHALL BE SUBMITTED TO THE OWNER AND ENGINEER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREA.
- THE CONTRACTOR, WHEN AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER WHICH THE CONTRACTOR DID NOT REQUEST ADDITIONAL INFORMATION ON PRIOR TO THE BID.
- NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES ENCOUNTERED OR ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED WILL BE ACCEPTED AS A REASON FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL THE OBLIGATIONS OF THE CONSTRUCTION CONTRACT

PROTECTION OF WORK AREA

- CONTRACTOR TO PROTECT THE WORK AREA, WHETHER INDOORS OR OUTDOORS. MAINTAIN FINISHED SURFACES CLEAN AND SUITABLY PROTECTED UNTIL CONSTRUCTION IS COMPLETE AND ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- PROTECT FINISHED SURFACES, INCLUDING JAMBS AND HEADS OF OPENINGS USED AS PASSAGEWAYS THROUGH WHICH EQUIPMENT AND MATERIALS MUST PASS.
- PROVIDE PROTECTION OF EQUIPMENT ROOM SURFACES PRIOR TO CONSTRUCTION ACTIVITIES IN THESE AREAS.

REPAIRS AND REPLACEMENT OF DAMAGED ITEMS

- IN THE EVENT OF DAMAGE TO EXISTING FACILITIES, THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS AND REPAIRS AT NO ADDITIONAL COST TO THE OWNER OR PROPERTY OWNER.

STORAGE OF MATERIALS AND TOOLS

- CONTRACTOR IS NOT TO UTILIZE THE EXISTING BUILDING SPACE FOR STORAGE OF MATERIALS OR TOOLS WITHOUT THE APPROVAL OF THE PROPERTY OWNER
- 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 MATERIAL STORAGE MUST ALSO MEET THE SPECIFICATIONS OF THE MANUFACTURER.

TEMPORARY FACILITIES

- CONTRACTOR IS 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 CORDS MUST BE STORED DURING NON WORKING HOURS.

CLEAN UP

- CONTRACTOR SHALL KEEP THE SITE CLEAR OF DEBRIS AND TRASH DUE TO CONSTRUCTION ACTIVITIES. AT THE COMPLETION OF THE PROJECT, CONTRACTOR TO REMOVE ALL TOOLS SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THE WORK AREA CLEAN AND READY FOR USE BY THE OWNER.
- CONTRACTOR TO VISUALLY INSPECT ALL EXTERIOR SURFACES AND REMOVE SOIL, WASTE MATERIALS, AND OTHER FOREIGN MATTER. REMOVE ALL SPLASHED MATERIALS FROM ALL FINISHED AND OTHER SURFACES.
- CONTRACTOR TO VISUALLY INSPECT ALL INTERIOR SURFACES AND REMOVE WASTE MATERIALS, FOREIGN MATTER, PAINT DROPPINGS, SPOTS, STAINS, AND SOIL FROM FINISHED SURFACES.

SHOP DRAWINGS

- CONTRACTOR TO SUBMIT SHOP DRAWINGS AND SPECIFICATIONS AS REQUIRED TO THE OWNER AND/OR ENGINEER FOR APPROVAL.
- ALL SHOP DRAWINGS TO BE REVIEWED, CHECKED, AND CORRECTED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER OR CONSTRUCTION PROJECT MANAGER.

PRODUCTS AND SUBSTITUTIONS

- SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS, AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.

COMPLIANCE

- 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 TO VERIFY SUCH COMPLIANCE. WHERE NO CODES EXIST, 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.
- 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.
- 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, LOCAL AMENDMENTS TO STANDARD CODES WILL APPLY. THE CONTRACTOR SHALL COMPLY WITH ALL ZONING AND SITE ACQUISITION STIPULATIONS AS OUTLINED IN ANY ZONING APPROVAL OF THE PROJECT.
- 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)
 - NATIONAL ELECTRIC CODE (NEC)
 - ANSI/TIA/EIA-222-REVISION G
 - LIFE SAFETY CODE NFPA-LATEST EDITION
 - FEDERAL AVIATION REGULATIONS-LATEST EDITION
 - UNDERWRITERS LABORATORIES

COORDINATION WITH LOCAL PUBLIC UTILITIES

- THE CONTRACTOR WILL COORDINATE WITH LOCAL UTILITIES FOR THE ELECTRIC AND TELEPHONE REQUIREMENTS OF THE SITE. THE CONTRACTOR WILL ALSO 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.

PERMITS AND LICENSES

- CONTRACTOR SHALL HAVE EVIDENCE OF ALL REQUIRED PERMITS AND LICENSES AVAILABLE ON SITE AS REQUIRED FOR LOCAL INSPECTION AUTHORITIES

INSPECTIONS

- THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST 24 HOURS IN ADVANCE OF ALL REQUIRED INSPECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT REQUIRED INSPECTIONS BY PERMITTING AUTHORITIES ARE CARRIED OUT IN A TIMELY MANNER SO AS NOT TO DELAY THE PROJECT CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL INSPECTIONS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER'S TESTING LABORATORY OR ENGINEERING FIRM TO OBTAIN ALL REQUIRED INSPECTIONS AND TESTING. THE CONTRACTOR IS TO PROVIDE RESULTS OF ALL TESTING TO THE OWNER.

SAFETY

- THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY INCLUDING BY NOT LIMITED TO PROTECTION OF ALL SITE PERSONNEL AND THE GENERAL PUBLIC DURING THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO INSTALL AND MAINTAIN ALL SAFETY DEVICES, INCLUDING, BUT NOT LIMITED TO, BARRICADES, LAMPS, SIGNS, BARRIERS, WARNING TAPES, AND OTHER ITEMS IN ACCORDANCE WITH OSHA SAFETY ACT AND ANSI OCCUPATIONAL GUIDELINES.

ENVIRONMENTAL PROTECTION

- NOISE LEVEL: THE CONTRACTOR SHALL ENSURE THAT ALL STATE AND LOCAL REGULATIONS REGARDING ACCEPTABLE NOISE LEVELS ARE ADHERED TO DURING THE COURSE OF CONSTRUCTION ACTIVITIES.
- DUST CONTROL: THE CONTRACTOR SHALL IMPLEMENT NECESSARY DUST CONTROL MEASURES TO LIMIT THE RELEASE OF FUGITIVE DUST DURING THE COURSE OF CONSTRUCTION ACTIVITIES.

INSURANCE AND BONDS

- EACH CONTRACTOR AND SUB-CONTRACTOR SHALL AT HIS OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AND BONDS AS REQUIRED AND SHALL NOT COMMENCE WITH HIS WORK UNTIL HE HAS PRESENTED ALL CERTIFICATES OF INSURANCE TO THE OWNER.

REPAIRS OF EXISTING FACILITIES

- ANY EXISTING FACILITIES DAMAGED DURING THE COURSE OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION PRIOR TO THE DAMAGE OF THE FACILITIES.

AS-BUILT DRAWINGS

- THE CONTRACTOR SHALL PREPARE A RED LINED SET OF AS-BUILT DRAWINGS IN THE FORM OF MARKED UP CONSTRUCTION PLANS THAT SHALL BE PROVIDED TO THE OWNER. AS-BUILT PLANS WILL BE PROVIDED TO THE OWNER WITHIN 2 WEEKS OF PRACTICAL COMPLETION OF THE PROJECT.

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

N24° 42' 12"



W81° 21' 10"

WAYPOINT

ENGINEERING AND EQUIPMENT LLC
820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
FLORIDA CA# 29678



DATE OF ISSUE

JUNE 5, 2014

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

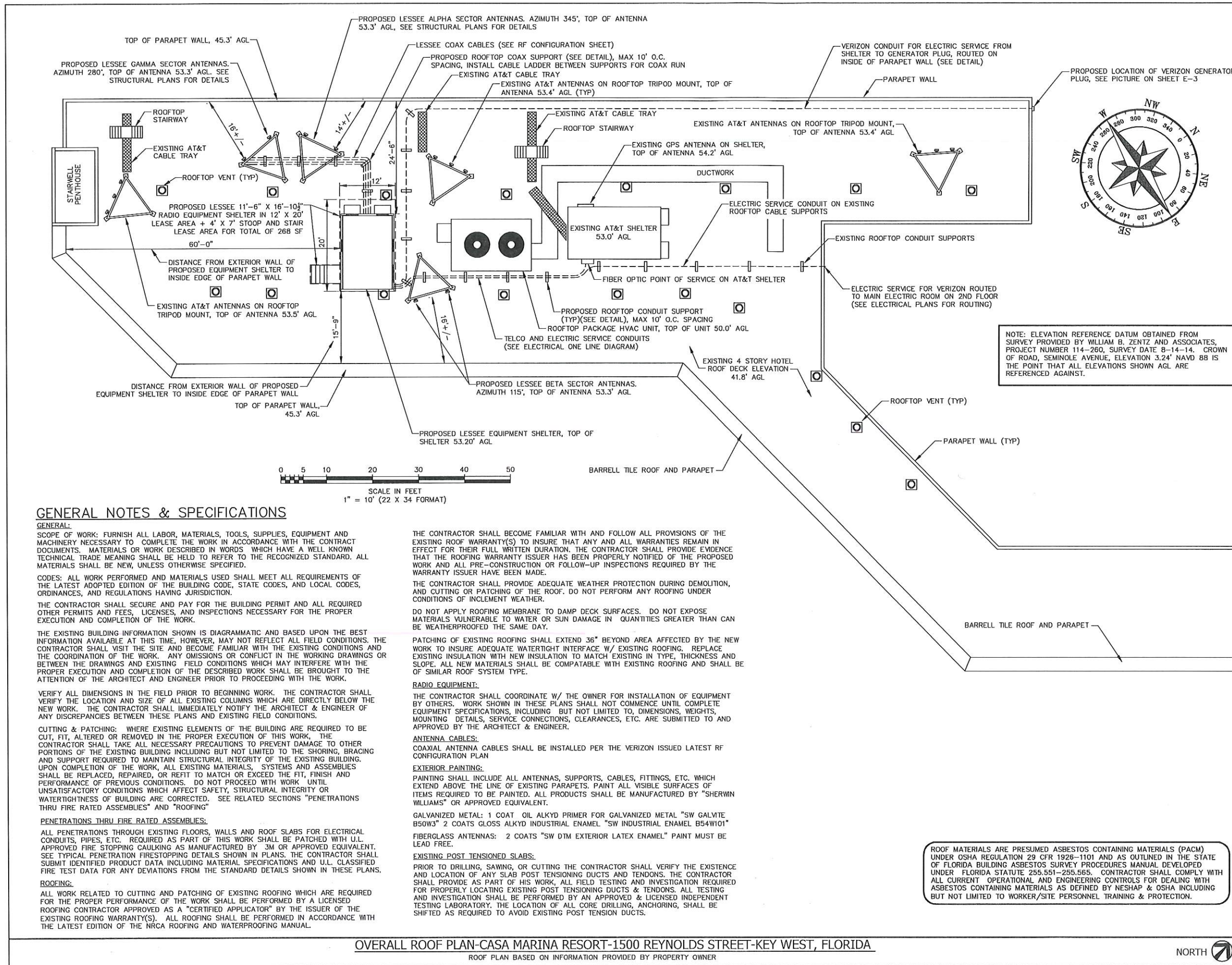
2010 FLORIDA BUILDING CODE

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

G-1



GENERAL NOTES & SPECIFICATIONS

GENERAL:
SCOPE OF WORK: FURNISH ALL LABOR, MATERIALS, TOOLS, SUPPLIES, EQUIPMENT AND MACHINERY NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. MATERIALS OR WORK DESCRIBED IN WORDS WHICH HAVE A WELL KNOWN TECHNICAL TRADE MEANING SHALL BE HELD TO REFER TO THE RECOGNIZED STANDARD. ALL MATERIALS SHALL BE NEW, UNLESS OTHERWISE SPECIFIED.

CODES: ALL WORK PERFORMED AND MATERIALS USED SHALL MEET ALL REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE BUILDING CODE, STATE CODES, AND LOCAL CODES, ORDINANCES, AND REGULATIONS HAVING JURISDICTION.

THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND ALL REQUIRED OTHER PERMITS AND FEES, LICENSES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

THE EXISTING BUILDING INFORMATION SHOWN IS DIAGRAMMATIC AND BASED UPON THE BEST INFORMATION AVAILABLE AT THIS TIME, HOWEVER, MAY NOT REFLECT ALL FIELD CONDITIONS. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND THE COORDINATION OF THE WORK. ANY OMISSIONS OR CONFLICT IN THE WORKING DRAWINGS OR BETWEEN THE DRAWINGS AND EXISTING FIELD CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION AND COMPLETION OF THE DESCRIBED WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION AND SIZE OF ALL EXISTING COLUMNS WHICH ARE DIRECTLY BELOW THE NEW WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT & ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND EXISTING FIELD CONDITIONS.

CUTTING & PATCHING: WHERE EXISTING ELEMENTS OF THE BUILDING ARE REQUIRED TO BE CUT, FIT, ALTERED OR REMOVED IN THE PROPER EXECUTION OF THIS WORK, THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO OTHER PORTIONS OF THE EXISTING BUILDING INCLUDING BUT NOT LIMITED TO THE SHORING, BRACING AND SUPPORT REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF THE EXISTING BUILDING. UPON COMPLETION OF THE WORK, ALL EXISTING MATERIALS, SYSTEMS AND ASSEMBLIES SHALL BE REPLACED, REPAIRED, OR REFIT TO MATCH OR EXCEED THE FIT, FINISH AND PERFORMANCE OF PREVIOUS CONDITIONS. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS WHICH AFFECT SAFETY, STRUCTURAL INTEGRITY OR WATERTIGHTNESS OF BUILDING ARE CORRECTED. SEE RELATED SECTIONS "PENETRATIONS THRU FIRE RATED ASSEMBLIES" AND "ROOFING"

PENETRATIONS THRU FIRE RATED ASSEMBLIES:
ALL PENETRATIONS THROUGH EXISTING FLOORS, WALLS AND ROOF SLABS FOR ELECTRICAL CONDUITS, PIPES, ETC. REQUIRED AS PART OF THIS WORK SHALL BE PATCHED WITH U.L. APPROVED FIRE STOPPING CAULKING AS MANUFACTURED BY 3M OR APPROVED EQUIVALENT. SEE TYPICAL PENETRATION FIRESTOPPING DETAILS SHOWN IN PLANS. THE CONTRACTOR SHALL SUBMIT IDENTIFIED PRODUCT DATA INCLUDING MATERIAL SPECIFICATIONS AND U.L. CLASSIFIED FIRE TEST DATA FOR ANY DEVIATIONS FROM THE STANDARD DETAILS SHOWN IN THESE PLANS.

ROOFING:
ALL WORK RELATED TO CUTTING AND PATCHING OF EXISTING ROOFING WHICH ARE REQUIRED FOR THE PROPER PERFORMANCE OF THE WORK SHALL BE PERFORMED BY A LICENSED ROOFING CONTRACTOR APPROVED AS A "CERTIFIED APPLICATOR" BY THE ISSUER OF THE EXISTING ROOFING WARRANTY(S). ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NRCA ROOFING AND WATERPROOFING MANUAL.

THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL PROVISIONS OF THE EXISTING ROOF WARRANTY(S) TO INSURE THAT ANY AND ALL WARRANTIES REMAIN IN EFFECT FOR THEIR FULL WRITTEN DURATION. THE CONTRACTOR SHALL PROVIDE EVIDENCE THAT THE ROOFING WARRANTY ISSUER HAS BEEN PROPERLY NOTIFIED OF THE PROPOSED WORK AND ALL PRE-CONSTRUCTION OR FOLLOW-UP INSPECTIONS REQUIRED BY THE WARRANTY ISSUER HAVE BEEN MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION DURING DEMOLITION, AND CUTTING OR PATCHING OF THE ROOF. DO NOT PERFORM ANY ROOFING UNDER CONDITIONS OF INCLEMENT WEATHER.

DO NOT APPLY ROOFING MEMBRANE TO DAMP DECK SURFACES. DO NOT EXPOSE MATERIALS VULNERABLE TO WATER OR SUN DAMAGE IN QUANTITIES GREATER THAN CAN BE WEATHERPROOFED THE SAME DAY.

PATCHING OF EXISTING ROOFING SHALL EXTEND 36" BEYOND AREA AFFECTED BY THE NEW WORK TO INSURE ADEQUATE WATERTIGHT INTERFACE W/ EXISTING ROOFING. REPLACE EXISTING INSULATION WITH NEW INSULATION TO MATCH EXISTING IN TYPE, THICKNESS AND SLOPE. ALL NEW MATERIALS SHALL BE COMPATIBLE WITH EXISTING ROOFING AND SHALL BE OF SIMILAR ROOF SYSTEM TYPE.

RADIO EQUIPMENT:
THE CONTRACTOR SHALL COORDINATE W/ THE OWNER FOR INSTALLATION OF EQUIPMENT BY OTHERS. WORK SHOWN IN THESE PLANS SHALL NOT COMMENCE UNTIL COMPLETE EQUIPMENT SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO, DIMENSIONS, WEIGHTS, MOUNTING DETAILS, SERVICE CONNECTIONS, CLEARANCES, ETC. ARE SUBMITTED TO AND APPROVED BY THE ARCHITECT & ENGINEER.

ANTENNA CABLES:
COAXIAL ANTENNA CABLES SHALL BE INSTALLED PER THE VERIZON ISSUED LATEST RF CONFIGURATION PLAN

EXTERIOR PAINTING:
PAINTING SHALL INCLUDE ALL ANTENNAS, SUPPORTS, CABLES, FITTINGS, ETC. WHICH EXTEND ABOVE THE LINE OF EXISTING PARAPETS. PAINT ALL VISIBLE SURFACES OF ITEMS REQUIRED TO BE PAINTED. ALL PRODUCTS SHALL BE MANUFACTURED BY "SHERWIN WILLIAMS" OR APPROVED EQUIVALENT.

GALVANIZED METAL: 1 COAT OIL ALKYD PRIMER FOR GALVANIZED METAL "SW GALVITE B50W3" 2 COATS GLOSS ALKYD INDUSTRIAL ENAMEL "SW INDUSTRIAL ENAMEL B54W101"


FIBERGLASS ANTENNAS: 2 COATS "SW DTM EXTERIOR LATEX ENAMEL" PAINT MUST BE LEAD FREE.

EXISTING POST TENSIONED SLABS:
PRIOR TO DRILLING, SAWING, OR CUTTING THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ANY SLAB POST TENSIONING DUCTS AND TENDONS. THE CONTRACTOR SHALL PROVIDE AS PART OF HIS WORK, ALL FIELD TESTING AND INVESTIGATION REQUIRED FOR PROPERLY LOCATING EXISTING POST TENSIONING DUCTS & TENDONS. ALL TESTING AND INVESTIGATION SHALL BE PERFORMED BY AN APPROVED & LICENSED INDEPENDENT TESTING LABORATORY. THE LOCATION OF ALL CORE DRILLING, ANCHORING, SHALL BE SHIFTED AS REQUIRED TO AVOID EXISTING POST TENSION DUCTS.


ROOF MATERIALS ARE PRESUMED ASBESTOS CONTAINING MATERIALS (PACM) UNDER OSHA REGULATION 29 CFR 1926-1101 AND AS OUTLINED IN THE STATE OF FLORIDA BUILDING ASBESTOS SURVEY PROCEDURES MANUAL DEVELOPED UNDER FLORIDA STATUTE 255.551-255.565. CONTRACTOR SHALL COMPLY WITH ALL CURRENT OPERATIONAL AND ENGINEERING CONTROLS FOR DEALING WITH ASBESTOS CONTAINING MATERIALS AS DEFINED BY NESHAP & OSHA INCLUDING BUT NOT LIMITED TO WORKER/SITE PERSONNEL TRAINING & PROTECTION.

OVERALL ROOF PLAN-CASA MARINA RESORT-1500 REYNOLDS STREET-KEY WEST, FLORIDA
ROOF PLAN BASED ON INFORMATION PROVIDED BY PROPERTY OWNER



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

 N24°42'12"
 W81°21'10"
 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
 AUGUST 15, 2014

ISSUED FOR
 CONSTRUCTION PLANS

SUBMITTALS
 REV. DATE DESCRIPTION

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
 ROOF AND PENTHOUSE
 PLAN

SHEET NUMBER
 A-1



NORTHWEST BUILDING ELEVATION



SOUTHEAST BUILDING ELEVATION



NORTHEAST BUILDING ELEVATION

BUILDING ELEVATIONS-CASA MARINA-1500 REYNOLDS STREET, KEY WEST, FLORIDA

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
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

AUGUST 15, 2014

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

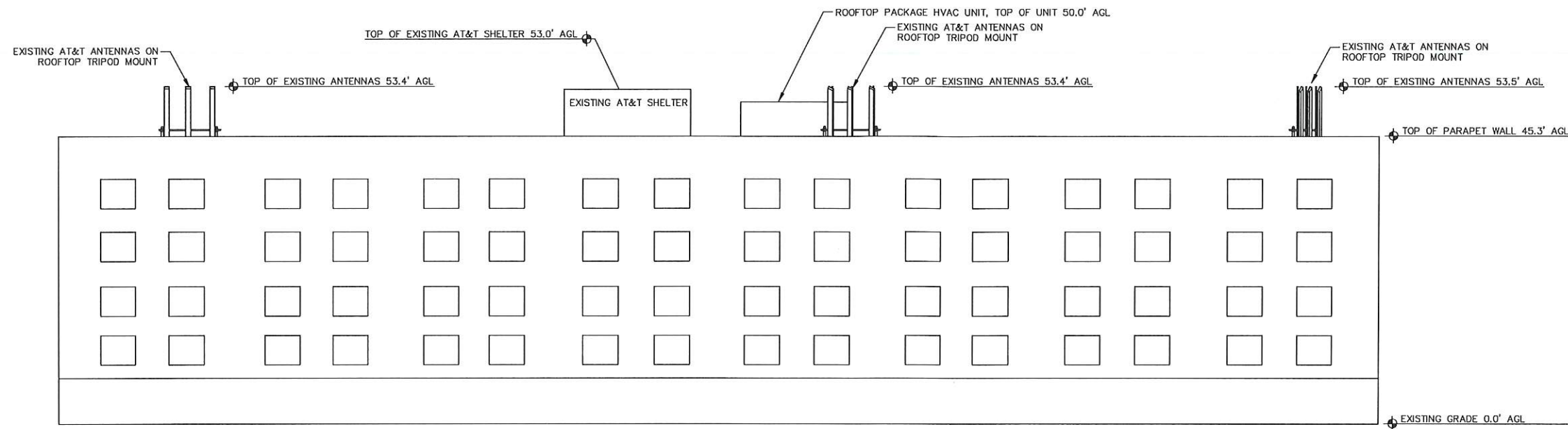
2010 FLORIDA BUILDING CODE

SHEET TITLE

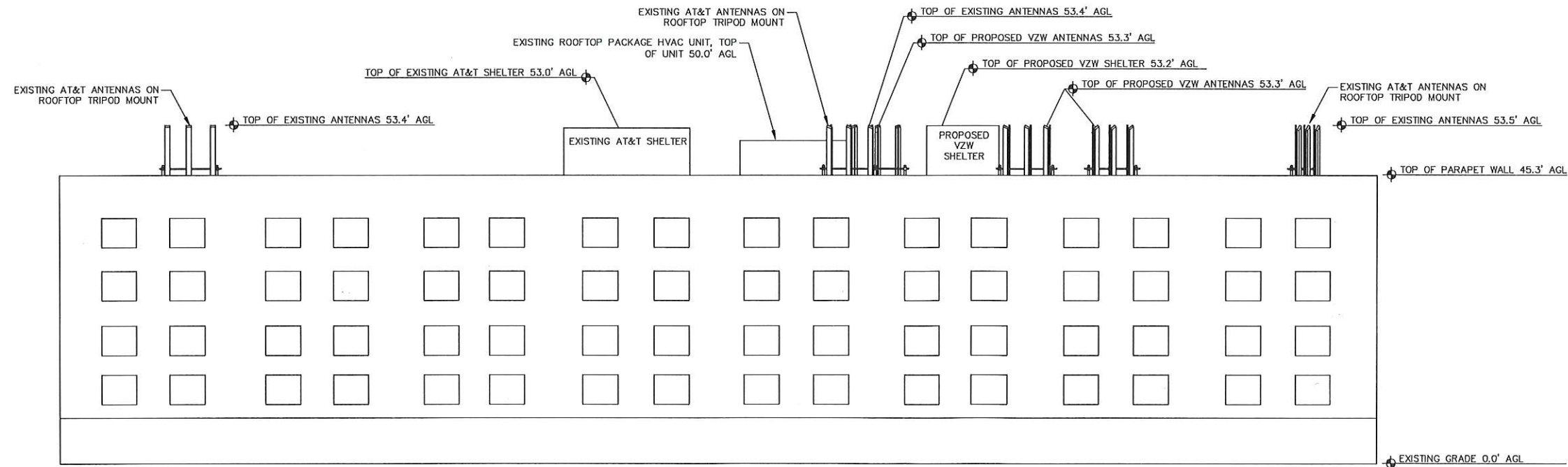
BUILDING ELEVATIONS
PLAN

SHEET NUMBER

A-2



EXISTING NORTHWEST BUILDING ELEVATION



PROPOSED NORTHWEST BUILDING ELEVATION

BUILDING ELEVATIONS-CASA MARINA RESORT-1500 REYNOLDS STREET-KEY WEST, FLORIDA
 ROOF PLAN BASED ON INFORMATION PROVIDED BY PROPERTY OWNER

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
 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

AUGUST 15, 2014

ISSUED FOR

CONSTRUCTION PLANS

SUBMITTALS

REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION

PROJECT NUMBER

L201403-09

DRAWN BY CHECKED APPROVED

KJM KJM RCM

APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

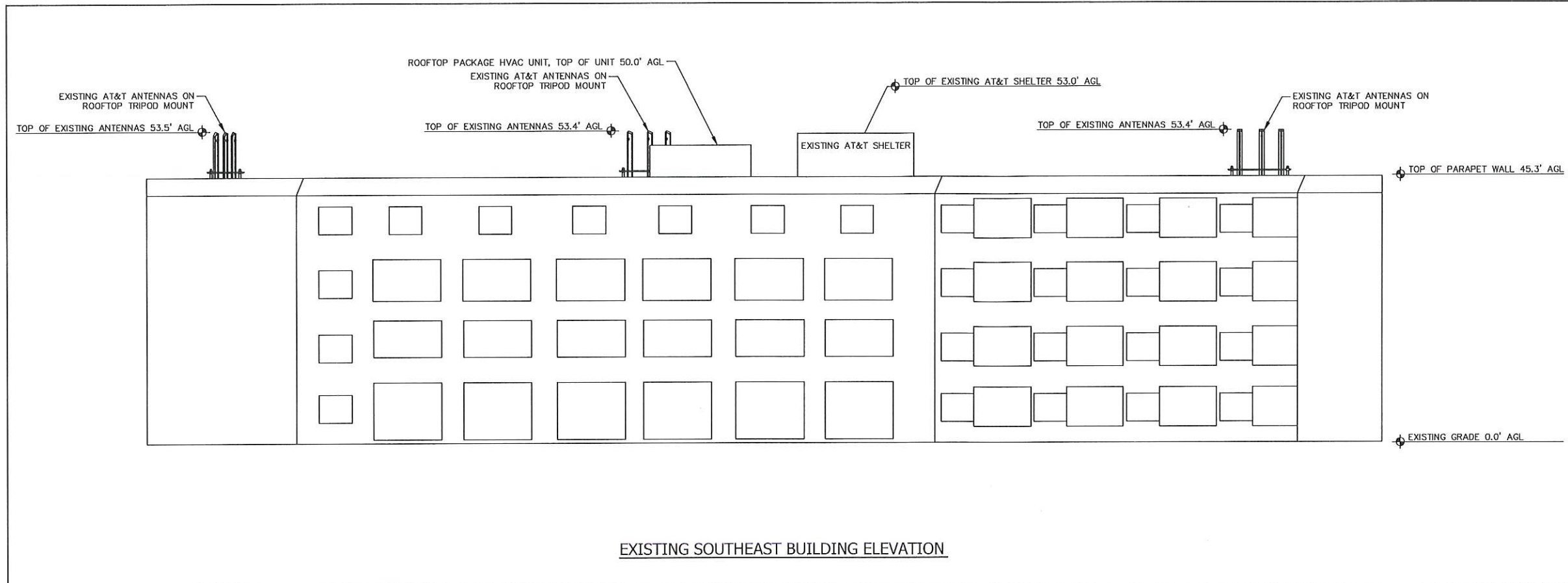
2010 FLORIDA BUILDING CODE

SHEET TITLE

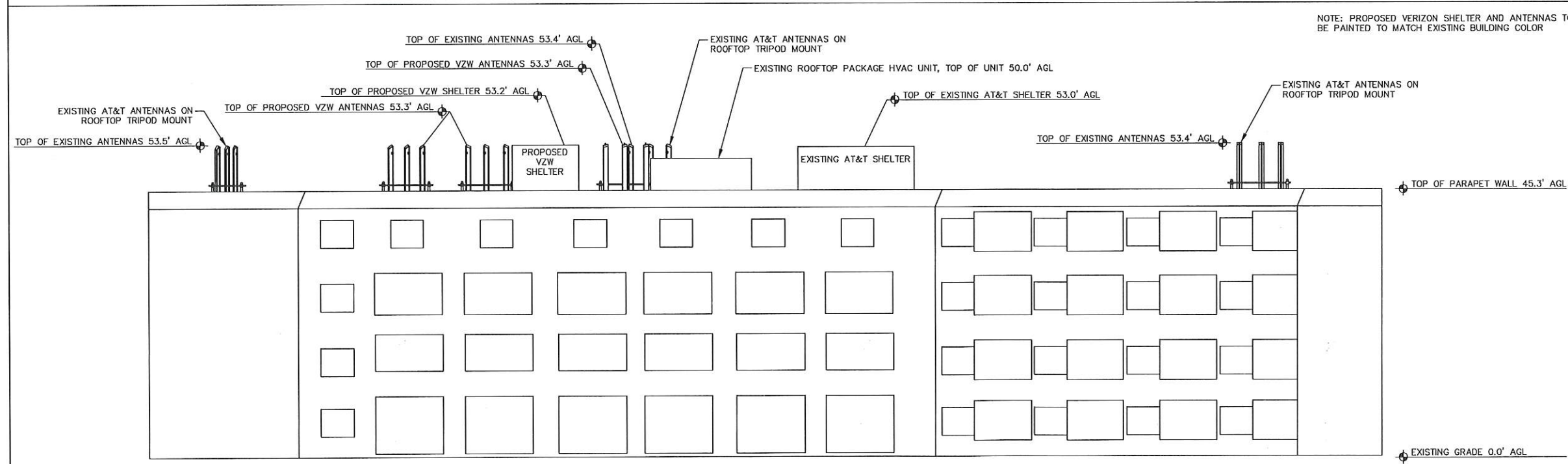
NORTHWEST BUILDING ELEVATION
 PLAN

SHEET NUMBER

A-2A



EXISTING SOUTHEAST BUILDING ELEVATION



PROPOSED SOUTHEAST BUILDING ELEVATION

BUILDING ELEVATIONS-CASA MARINA RESORT-1500 REYNOLDS STREET-KEY WEST, FLORIDA

ROOF PLAN BASED ON INFORMATION PROVIDED BY PROPERTY OWNER

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
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

JUNE 26, 2014

ISSUED FOR

ZONING 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

SOUTHEAST BUILDING ELEVATION
PLAN

SHEET NUMBER

A-2B



715 SEMINOLE AVENUE



761 SEMINOLE AVENUE



837 SEMINOLE AVENUE



850 SEMINOLE AVENUE



1500 ALBERTA STREET



1579 WILLIAM STREET

APPLICANT/OWNER:



777 YAMATO ROAD, SUITE 600
BOCA RATON, FLORIDA 33431

PROJECT NAME AND LOCATION:

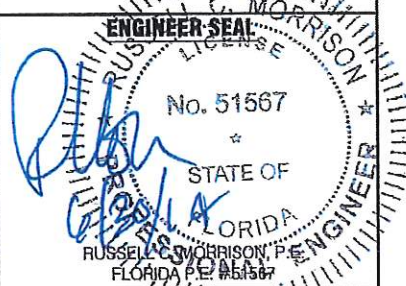
CASA MARINA
VERIZON SITE #62335
1500 REYNOLDS STREET
KEY WEST, FL 33040

PROJECT ENGINEER



WAYPOINT

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



DATE OF ISSUE

JUNE 30, 2014

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

ADJACENT PROPERTIES
EXHIBIT

SHEET NUMBER

A-2C



EXISTING AT&T ANTENNAS, TOP OF ANTENNAS 53.5' AGL

EXISTING AT&T ANTENNAS, TOP OF ANTENNAS 53.4' AGL

PROPOSED VERIZON ALPHA SECTOR ANTENNAS, TOP OF ANTENNAS 53.3' AGL

PROPOSED VERIZON RADIO EQUIPMENT SHELTER, TOP OF EQUIPMENT SHELTER 53.2' AGL

PROPOSED VERIZON GAMMA SECTOR ANTENNAS, TOP OF ANTENNA 53.3' AGL

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

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

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

N24° 42' 12"
W81° 21' 10"

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

AUGUST 15, 2014

ISSUED FOR

ZONING DOCUMENTS

SUBMITTALS

REV.	DATE	DESCRIPTION

PROJECT NUMBER

L201306-04

DRAWN BY CHECKED APPROVED

CMO	RCM	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 FACE. DUE TO EXTENSIVE TREE COVER,
ANTENNAS NOT VISIBLE AT THIS LOCATION.

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 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
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

AUGUST 15, 2014

ISSUED FOR

ZONING DOCUMENTS

SUBMITTALS

REV.	DATE	DESCRIPTION

PROJECT NUMBER

L201306-04

DRAWN BY CHECKED APPROVED

CMO RCM 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

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
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

AUGUST 15, 2014

ISSUED FOR

ZONING DOCUMENTS

SUBMITTALS

REV.	DATE	DESCRIPTION

PROJECT NUMBER

L201306-04

DRAWN BY CHECKED APPROVED

CMO 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

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
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

AUGUST 15, 2014

ISSUED FOR

ZONING DOCUMENTS

SUBMITTALS

REV.	DATE	DESCRIPTION

PROJECT NUMBER

L201306-04

DRAWN BY CHECKED APPROVED

CMO RCM RCM

APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

2010 FLORIDA BUILDING CODE

SHEET TITLE

PHOTO SIMULATION
EXHIBIT

SHEET NUMBER

A-2F



NORTHWEST BUILDING ELEVATION-ALBERTA ST. AND WASHINGTON ST. (600' +/- FROM CASA MARINA HOTEL)
 PHOTO SIMULATION-CASA MARINA-1500 REYNOLDS STREET, KEY WEST, FLORIDA

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
 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

AUGUST 15, 2014

ISSUED FOR

ZONING DOCUMENTS

SUBMITTALS

REV.	DATE	DESCRIPTION

PROJECT NUMBER

L201306-04

DRAWN BY CHECKED APPROVED

CMO RCM RCM

APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

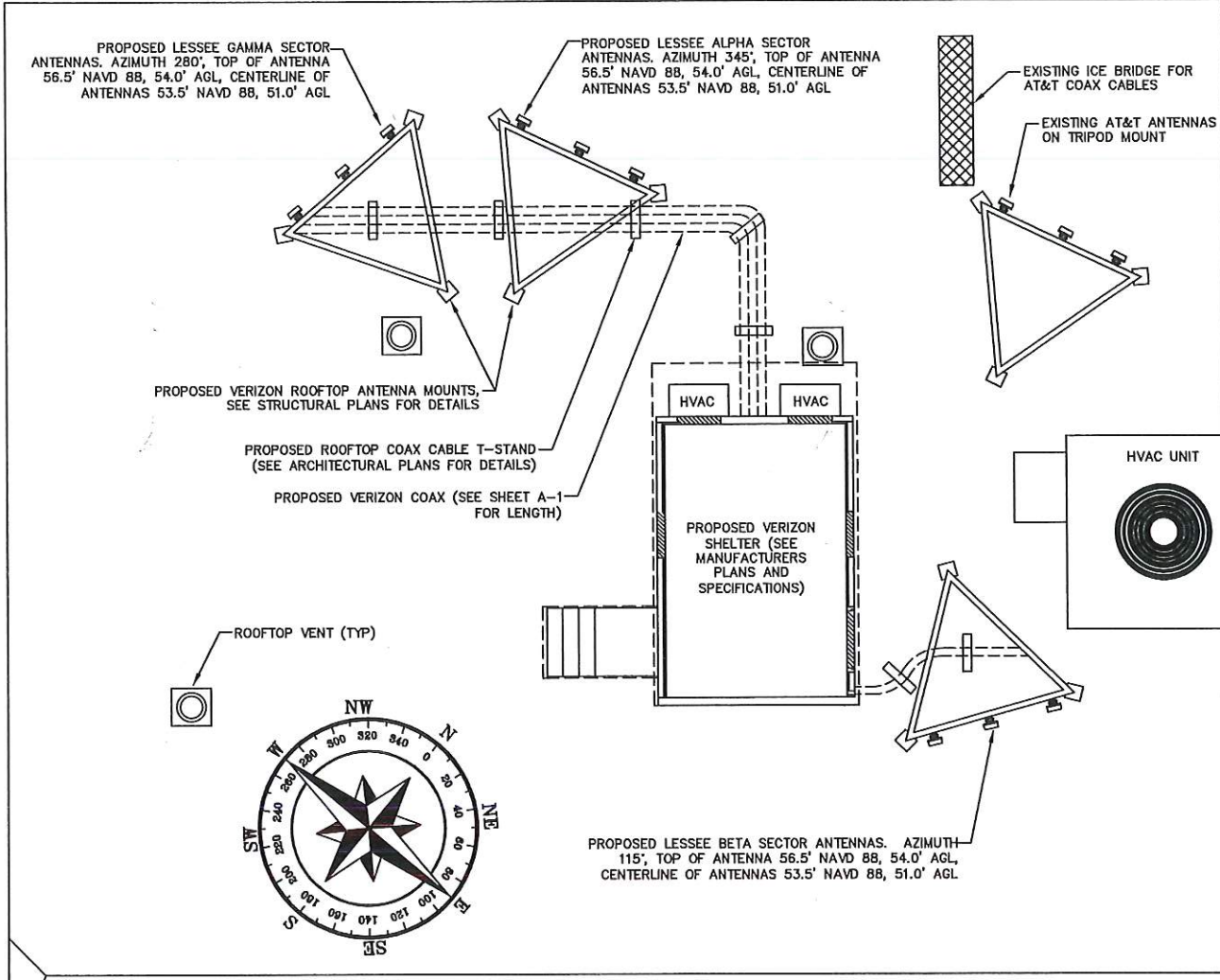
2010 FLORIDA BUILDING CODE

SHEET TITLE

PHOTO SIMULATION
 EXHIBIT

SHEET NUMBER

A-2G



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

Proposed Config
PROPOSED CONFIGURATION

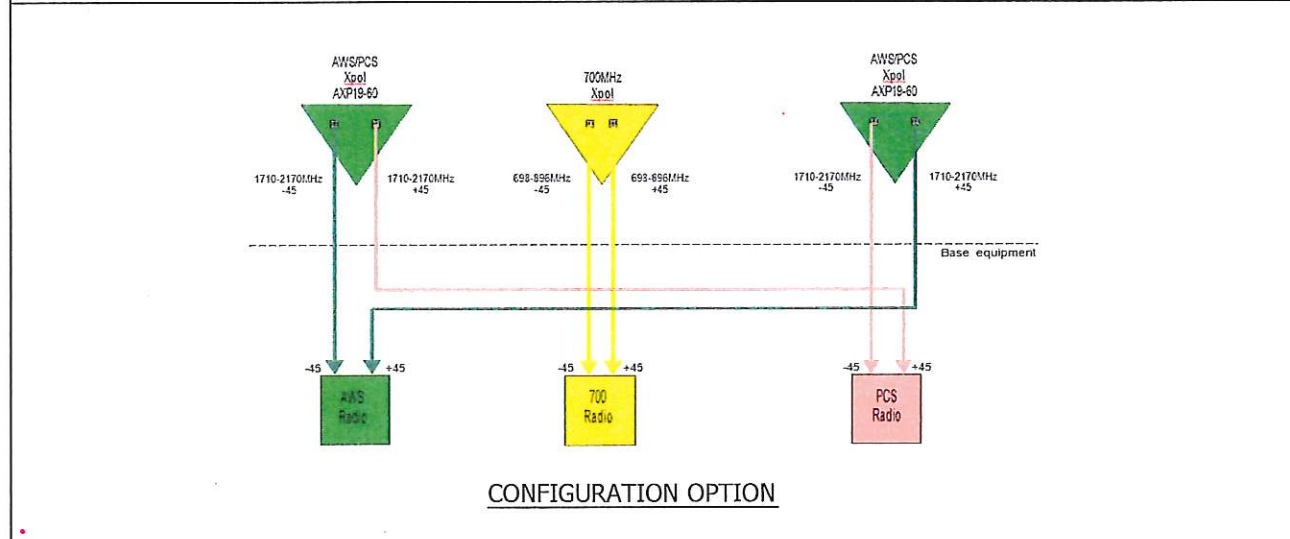
RF ENGINEERING ANTENNA SPECIFICATION SHEET

CELLULAR 800 MHz ANTENNA CONFIGURATIONS				
SCOPE OF WORK- 800Mhz	ALPHA	BETA	GAMMA	
Antenna Quantity				
Antenna Model				
Antenna Orientation				
Antenna Centerline (feet AGL)				
Mechanical Down-Tilt (Deg.)				
Diplexed Antenna				
Diplexer Model Qty:				
TMA Model Qty:				
Coaxial Type				
Coaxial Quantity				
Cell Site Number & PNs	0			
PCS 1900MHz ANTENNA CONFIGURATIONS				
SCOPE OF WORK- 1900 Mhz	ALPHA	BETA	GAMMA	
Antenna Quantity	1	1	1	
Antenna Model	AXP19-60-2	AXP19-60-2	AXP19-60-2	
Antenna Orientation	345	115	280	
Antenna Centerline (feet AGL)	50	50	50	
Mechanical Down-Tilt (Deg.)	0	0	0	
Diplexed Antenna				
Diplexer Model Qty:				
TMA Model Qty:				
Coaxial Type	1 5/8"	1 5/8"	1 5/8"	
Coaxial Quantity	2	2	2	
PCS Site Number & PNs	0			
LTE 700MHz ANTENNA CONFIGURATIONS				
SCOPE OF WORK-700 Mhz	ALPHA	BETA	GAMMA	
Antenna Quantity	1	1	1	
Antenna Model	CSS XT-665-4	CSS XT-665-4	CSS XT-665-4	
Antenna Orientation	345	115	280	
Antenna Centerline (feet AGL)	-60- 51	-60- 51	-60- 51	
Mechanical Down-Tilt (Deg.)	0	0	0	
Diplexed Antenna				
Diplexer Model Qty:				
TMA Model Qty:				
Coaxial Type	1 5/8"	1 5/8"	1 5/8"	
Coaxial Quantity	2	2	2	
DUL Quantity				
LTE Site Number & PNs				
LTE 2100MHz (AWS) ANTENNA CONFIGURATIONS				
SCOPE OF WORK- 2100 Mhz	ALPHA	BETA	GAMMA	
Antenna Quantity	1	1	1	
Antenna Model	AXP19-60-2	AXP19-60-2	AXP19-60-2	
Antenna Orientation	345	115	280	
Antenna Centerline (feet AGL)	50	50	50	
Mechanical Down-Tilt (Deg.)	0	0	0	
Diplexed Antenna				
Diplexer Model Qty:				
TMA Model Qty:				
Coaxial Type	1 5/8"	1 5/8"	1 5/8"	
Coaxial Quantity	2	2	2	
DUL Quantity				
AWS Site Number & PNs				

TECH TYPE: 7001900/2100
 ANTENNAS: Adding 9 antennas/ 18 cables
 COAX:
 DIPLEXER: No diplexers.
 COMMENTS:

EQUIPMENT SUMMARY				
Total Number of Antennas:	0	CELLULAR (800MHz)	Total Number of Coaxial:	0
Total Number of Antennas:	3	PCS (1900MHz)	Total Number of Coaxial:	6
Total Number of Antennas:	3	LTE (700MHz)	Total Number of Coaxial:	6
Total Number of Antennas:	3	AWS (2100MHz)	Total Number of Coaxial:	6
TOTAL ANTENNA COUNT:	9	TOTAL	TOTAL COAXIAL COUNT:	18
Cellular Diplexed:	0	CELLULAR (800MHz)	Cellular Coaxial Size:	0
PCS Diplexed:	0	PCS (1900MHz)	PCS Coaxial Size:	1 5/8"
LTE Diplexed:	0	LTE (700MHz)	LTE Coaxial Size:	1 5/8"
AWS Diplexed:	0	AWS (2100MHz)	AWS Coaxial Size:	1 5/8"
TOTAL DIPLEXER COUNT:	0	COMBINER SET NEEDED AT BTS:		N/A

RF CONFIGURATION INFORMATION



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

- LINE AND ANTENNA NOTES:
- NORTH ARROW SHOWN ON SITE PLAN REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY AND NOTIFY VERIZON OF ANY DISCREPANCY BEFORE COMMENCEMENT OF CONSTRUCTION.
 - ANTENNA AND COAX TO BE PROVIDED BY VERIZON WIRELESS, CONTRACTOR TO COORDINATE DELIVERY OF MATERIALS.
 - ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLIES TO CONFORM WITH ASTM A307 OR ASTM A36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM WITH ASTM A325. ALL EXPOSED FASTENERS SHALL BE GALVANIZED UNLESS OTHERWISE NOTES.
 - PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
 - THOROUGHLY REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES REQUIRING GROUND CONNECTIONS.
 - MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. ALL BENDS TO BE A MINIMUM OF 8" RADIUS.
 - FOR ALL EXTERNAL GROUND CONNECTIONS, APPLY A PROTECTIVE COATING OF ANTI-OXIDANT COMPOUND SUCH AS 'NO-OXIDE A' BY DEARBORN CHEMICAL COMPANY.
 - REPAIR ALL GALVANIZED AREAS DAMAGED BY THERMOWELDING. REPAIR WITH GOLD-GALV PAINT.

LINES AND ANTENNA NOTES

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

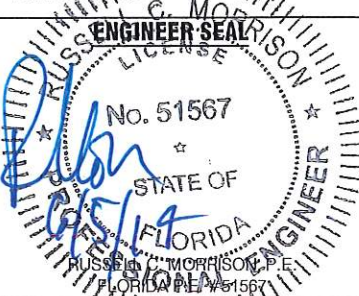
N24° 42' 12"



W81° 21' 10"

WAYPOINT

ENGINEERING AND EQUIPMENT LLC
820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33458
PHONE: 561-252-1200
FLORIDA CA#20678



DATE OF ISSUE

JUNE 5, 2014

ISSUED FOR

CONSTRUCTION PLANS

SUBMITTALS

REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION

PROJECT NUMBER

L201403-09

DRAWN BY CHECKED APPROVED

KJM KJM RCM

APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

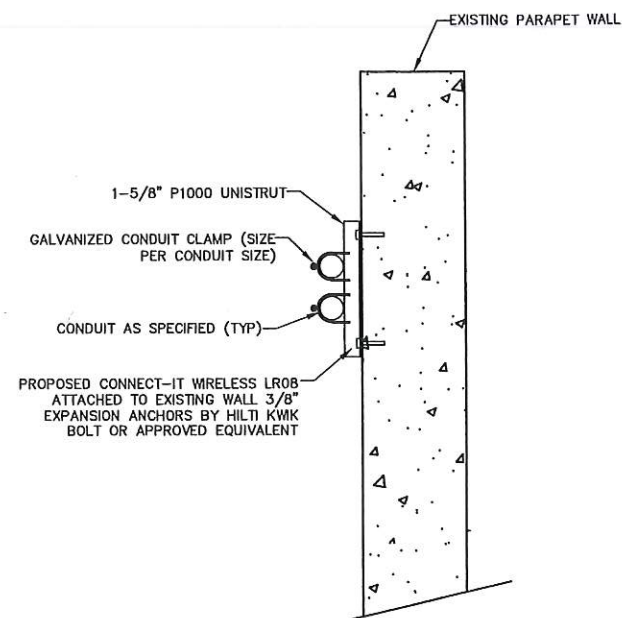
2010 FLORIDA BUILDING CODE

SHEET TITLE

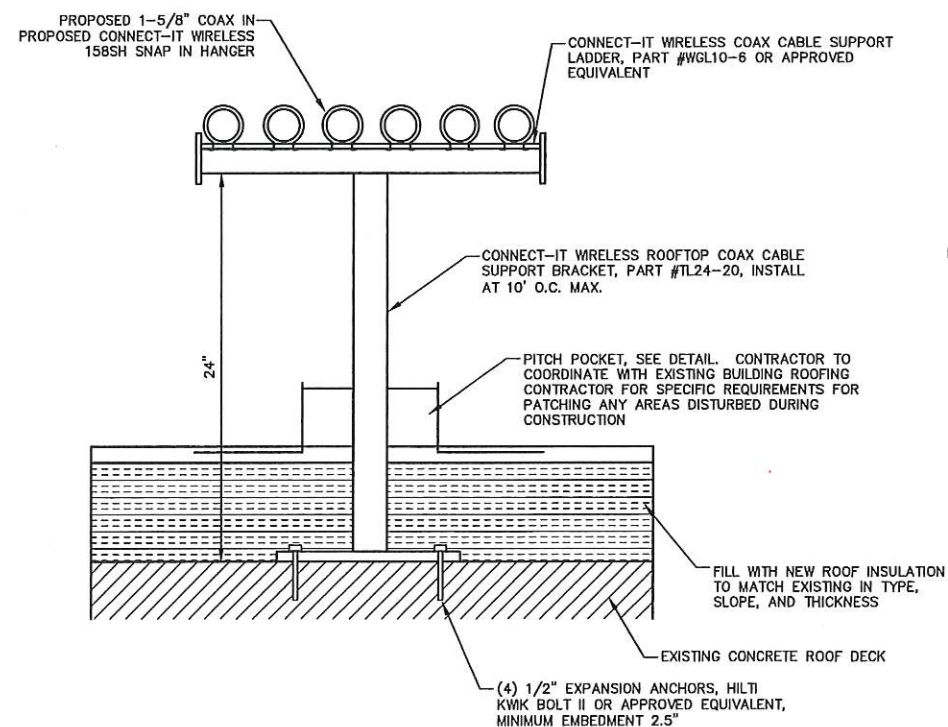
RF PLAN
ANTENNAS AND LINES

SHEET NUMBER

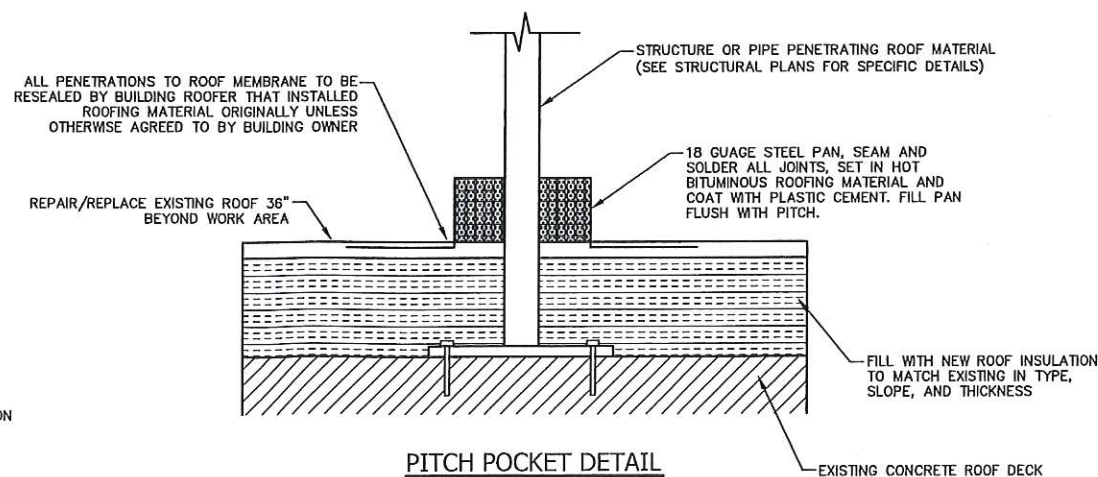
A-3



COAX CABLE MOUNT TO PARAPET WALL



ROOFTOP MOUNT CABLE SUPPORT



PITCH POCKET DETAIL

APPLICANT/OWNER:



777 YAMATO ROAD, SUITE 600
BOCA RATON, FLORIDA 33431

PROJECT NAME AND LOCATION:

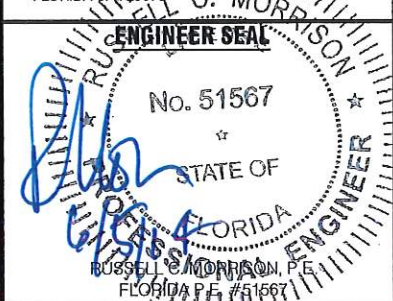
CASA MARINA
VERIZON SITE #62335
1500 REYNOLDS STREET
KEY WEST, FL 33040

PROJECT ENGINEER



WAYPOINT

ENGINEERING AND EQUIPMENT LLC
820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33411
PHONE: 561-263-1230
FLORIDA CA#23673



DATE OF ISSUE

JUNE 5, 2014

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

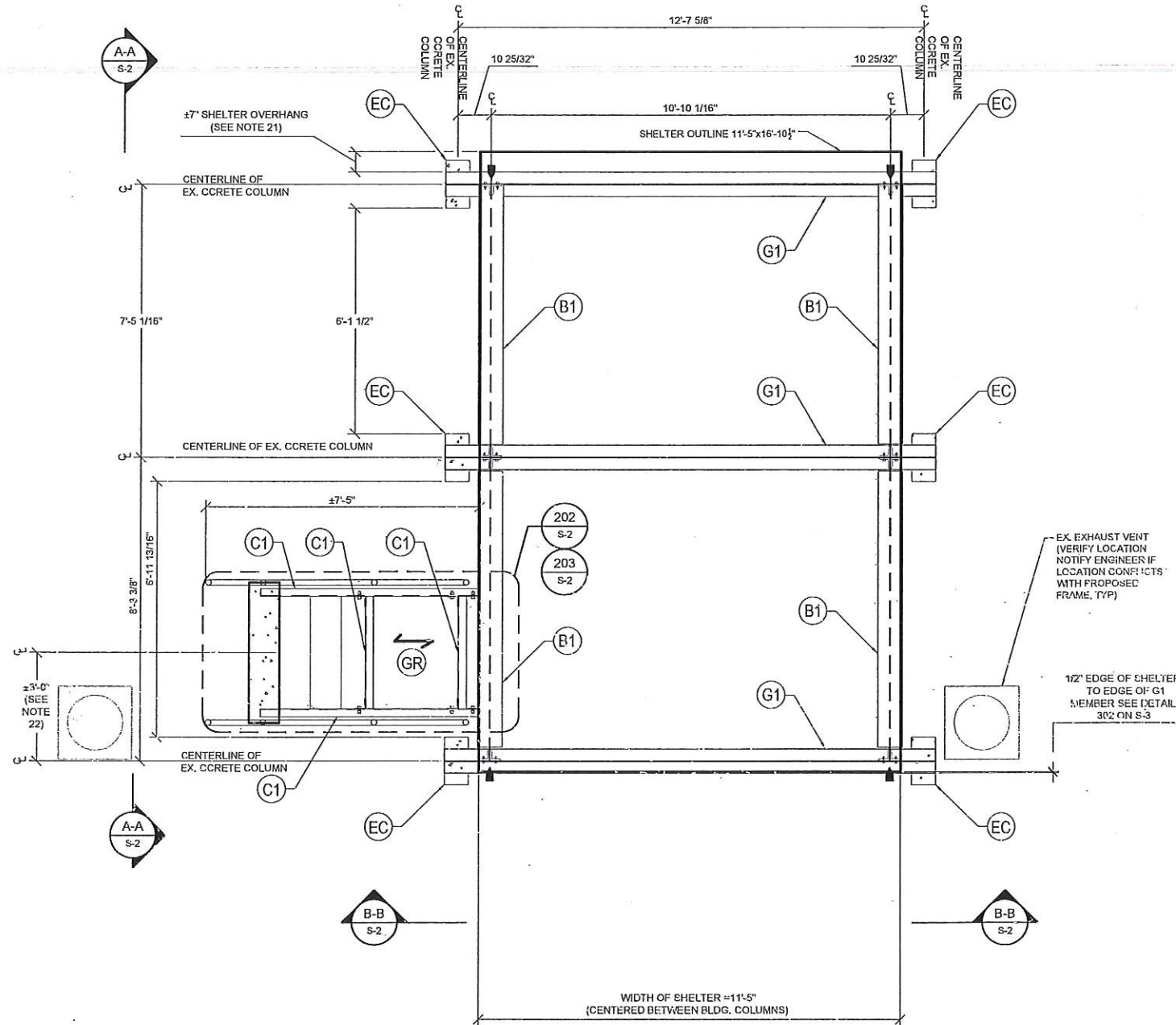
2010 FLORIDA BUILDING CODE

SHEET TITLE

CONSTRUCTION DETAILS

SHEET NUMBER

A-4



- LEGEND**
- (GR) MCNICHOLS GW(19W4) 1" x 1/2" GALVANIZED FINISH GRATING (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
 - DIRECTION OF GRATING
 - (EC) EX. CONCRETE COLUMN, 7 1/2" X 15 1/8" W/ #4 VERTICAL REINFORCEMENT & #2 @ 72" O/C TIES
 - (G1) GIRDER, W10X33
 - (C1) CHANNEL C10x15.3
 - (B1) BEAM, W10X33
 - (P1) 5.0X PIPE
 - (P2) 3.0X PIPE
 - (A1) ANTENNA (SEE CIVIL PLANS FOR DETAILS)
 - (S1) SHELTER PERIMETER BEAM W16x31 (INCLUDED W/ SHELTER)
 - (HR) HAND RAIL (SEE DETAIL 307 ON S-3)
 - ▬ INSTALL STIFFENER (SEE DETAIL 203 ON S-2)

UNDERLYING STRUCTURAL SUPPORT FOR SHELTER - PLAN VIEW
SCALE: 1/2" = 1'-0"

NOTES:

1. DESIGN: CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND ANY OTHER LOCAL OR REGIONAL GOVERNING CODES DURING CONSTRUCTION.
2. WIND LOAD CRITERIA (ASCE 7-10):
STRUCTURAL FRAME:
BASIC WIND SPEED = 185 MPH (3-SECOND GUST)
STRUCTURAL CATEGORY = II
WIND EXPOSURE = D
MWFRS ENCLOSED BUILDING
3. STRUCTURAL STEEL:
MATERIAL - ALL STEEL MEMBERS SHALL CONFORM WITH THE FOLLOWING SPECIFICATIONS:
PIPE SHAPES SHALL CONFORM TO ASTM A53 GRADE B (Fy = 35 ksi; Fu = 60 ksi)
HSS SHAPES SHALL CONFORM TO ASTM A500 GRADE B (Fy = 46 ksi; Fu = 58 ksi)
W SHAPES SHALL CONFORM WITH ASTM A992 (Fy=50ksi, Fu=65ksi)
CHANNELS AND ANGLES SHALL CONFORM WITH ASTM A36 (Fy=36ksi, Fu=58ksi)
PLATES SHALL CONFORM WITH ASTM A36 (Fy=36ksi, Fu=58ksi)
CONNECTIONS:
DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO AISC MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
WELDING:
SHALL BE DONE BY AN AWS CERTIFIED WELDER AND IN COMPLIANCE WITH AWS D1.1. ALL WELDS SIZES SHALL BE THE MAXIMUM ALLOWED BY THE MATERIAL BEING WELDED WITH E70XX ELECTRODE
GALVANIZED ASSEMBLIES:
GALVANIZED HSS ASSEMBLIES SHOULD NOT BE COMPLETELY SEALED BECAUSE RAPID PRESSURE CHANGES DURING THE GALVANIZING PROCESS TEND TO BURST SEALED ASSEMBLIES.
4. SHELTER:
THIS DESIGN IS BASED AN EMAIL PROVIDED BY JOHN IRVING AT CELLIXION A LIGHTWEIGHT 11'-5" x 16'-10 3/4" x 11'-5" (LxWxH OVERALL) IS PROPOSED TO BE INSTALLED ON TOP OF THE SUBFRAME AS DETAILED IN THESE PLANS. THE SHELTER HAS A DEAD WEIGHT OF 22,000 LBS (SHELTER WEIGHT ONLY). THE SHELTER FLOOR HAS A W16x31 PERIMETER BEAM THAT IS PROPOSED TO BE DIRECTLY WELDED TO THE SUBFRAME. THE LIGHTWEIGHT SHELTER SHOP DRAWINGS MUST BE PROVIDED TO JWME PRIOR TO CONSTRUCTION SO THAT JWME MAY BE ABLE TO MODIFY ANY PARTS OF THE DESIGN THAT MAY CONFLICT WITH THESE PLANS.
5. ALL COMPONENTS SHALL BE PROTECTED FROM WEATHER EFFECTS. USE HOT DIP GALVANIZED MATERIAL OR PAINT AS APPROPRIATE. TOUCH UP ALL FIELD WELDS AND ABRADED AREAS WITH TWO COATS OF ACCEPTABLE PAINT. REPAIR OF ABRADED OR UNCOATED AREAS SHALL CONFORM TO ASTM A780-93A.
6. CONTRACTOR MAY PAINT GALVANIZED HSS MEMBERS IF REQUESTED BY THE CLIENT. CONTRACTOR SHALL COORDINATE WITH PROJECT MANAGER FOR COLOR SELECTION.
9. CONTRACTOR / STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.
10. CONTRACTOR / STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ANY STEEL FABRICATION. AT THE CONTRACTOR'S OPTION, FIELD SPLICES MAY BE USED FOR ERECTION PURPOSES. IF FIELD SPLICES ARE USED, THE SHOP DRAWINGS SHALL INCLUDE ALL DETAILS FOR THE PROPOSED FIELD SPLICES AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
11. AT THE CONTRACTOR'S OPTION, SHOP WELDS MAY BE USED INSTEAD OF FIELD WELDS
12. SUBMIT ORIGINAL SHOP DRAWINGS, INCLUDING COMPLETE DETAILS, SCHEDULES OF FABRICATION AND ASSEMBLY PROCEDURES, AND DIAGRAMS. INCLUDE DETAILS OF CUTS, CONNECTIONS, CAMBER, HOLE, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS A2.1 AND A2.4 SYMBOLS, AND SHOW SIZE, LENGTH, AND TYPE OF WELD. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF ANCHOR BOLTS AND OTHER ANCHORAGES TO BE INSTALLED AS WORK OF OTHERS' SECTIONS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY AREAS OF THE SITE AT THE CONTRACTOR'S EXPENSE THAT ARE DISTURBED AS A RESULT OF THE WORK ASSOCIATED WITH THE INSTALLATION OF THE PROPOSED IMPROVEMENTS
14. THE CONTRACTOR SHALL VERIFY PROPOSED STRUCTURAL LOCATIONS AND POTENTIAL CONFLICTS BEFORE BEGINNING CONSTRUCTION AND NOTIFY THE ENGINEER. DESIGN MODIFICATIONS MAY BE NECESSARY AS A RESULT.
15. CONTRACTOR SHALL VERIFY ALL DIMENSION PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWING SET AND EXISTING FIELD CONDITIONS.
16. JWME WAS NOT PROVIDED AN EXISTING DRAINAGE PLAN FOR THIS ROOF AND THEREFORE THE EXISTING DRAINAGE PATTERN IS UNKNOWN. THE CONTRACTOR MUST PROVIDE PROPER SLOPING AT AND AROUND SHELTER SO THAT THE EXISTING DRAINAGE PATTERN ON THE ROOF IS MAINTAINED. THIS MAY REQUIRE SOME MODIFICATION TO THE EXISTING ROOF. THE CONTRACTOR SHALL EVALUATE THE SITE PRIOR TO CONSTRUCTION AND NOTIFY JWME OF ANY POTENTIAL PROBLEMS. JWME WILL WORK WITH THE CONTRACTOR TO DEVELOP A PROPER DRAINAGE PLAN AS NECESSARY.
17. THIS DESIGN IS BASED ON INFORMATION PROVIDED TO JWME BY WAYPOINT ENGINEERING INCLUDING:
- RECORD DRAWINGS BY PETER L. GLUCK ARCHITECT 80 FIFTH AVE. NEW YORK, NY 10011 & GEIGER BERGER ASSOCIATES, P.C. (STRUCTURAL ENGINEERS) 500 FIFTH AVE. NEW YORK, NY 10036 DATED 1978
- PHOTOGRAPHS OF THE RECORD BUILDING DRAWINGS FROM SITE VISIT PERFORMED BY RUSSELL MORRISON OF WAYPOINT ENGINEERING, LLC ON 03/11/14
- LIGHT WEIGHT SHELTER DESIGNED BY CELLIXION (JOHN IRVING, PE). INFORMATION ON THE OVERALL DIMENSIONS AND WEIGHT OF THIS SHELTER WERE PROVIDED IN AN EMAIL FROM MR. IRVING.
18. CONTRACTOR MUST COORDINATE ALL SITE IMPROVEMENTS WITH THE BUILDING OWNER AND CLIENT PROJECT MANAGER.
19. CONTRACTOR MUST VERIFY THE PROPOSED BASE PLATES ARE LOCATED DIRECTLY ABOVE THE UNDERLYING BUILDING'S CONCRETE COLUMNS AND THAT THE CONCRETE SLAB THICKNESS IS AS INDICATED. CONTRACTOR SHALL ALSO VERIFY THAT NO EXISTING REINFORCING STEEL IN THE UNDERLYING CONCRETE DECK AND COLUMN ARE COMPROMISED WITH THE PROPOSED IMPROVEMENTS. REPORT TO ENGINEER IF DIFFERENT.
20. FROM THE SITE PHOTOGRAPH IT IS UNDERSTOOD THERE ARE SOME EXHAUST VENTS NEAR THE PROPOSED SITE AREA. JWME WAS NOT PROVIDED AN AS-BUILT SURVEY OF THIS ROOF TOP AND ALL EQUIPMENT IS GENERALLY LOCATED. THE CONTRACTOR MUST VERIFY THAT THE EXISTING EXHAUST VENT IS NOT IN CONFLICT WITH THE PROPOSED SITE LAYOUT AND THAT ALL CLEARANCES ARE MAINTAINED ACCORDING TO THE FBC. THE CONTRACTOR MUST CONTACT THE ENGINEER IF THERE IS A PERCEIVED CONFLICT PRIOR TO CONSTRUCTION.
21. THE SHELTER'S PERIMETER BEAM IS NOT LOCATED ON TOP OF THE UNDERLYING GIRDER DUE TO THE SHELTER LENGTH.
22. STAIRWELL MUST BE CENTERED ON SHELTER DOOR AND PROVIDE PROPER INGRESS AND EGRESS ACCESS TO SHELTER. NOTIFY ENGINEER IF SHELTER DRAWINGS CONFLICT WITH PROPOSED STAIRWELL. MODIFICATIONS MAY BE NECESSARY.

APPLICANT/OWNER:



14055 RIVEREDGE DRIVE, SUITE 600
TAMPA, FLORIDA 33637

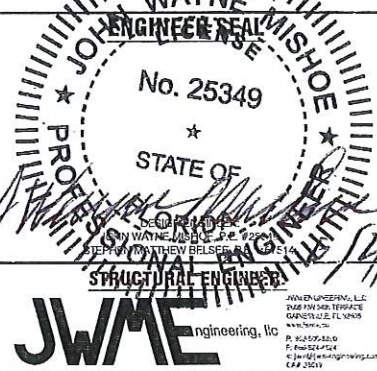
PROJECT NAME AND LOCATION:

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

PROJECT ENGINEER



ENGINEERING AND EQUIPMENT LLC
820 W. INDIANTOWN ROAD, SUITE 105
JUPTER, FLORIDA 33458
PHONE: 561-253-2111
FLORIDA 04939673



DATE OF ISSUE

JUNE 5, 2014

ISSUED FOR

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV.	DATE	DESCRIPTION

PROJECT NUMBER

L201403-09

DRAWN BY CHECKED APPROVED

SMB JWM FCM

APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

2010 FLORIDA BUILDING CODE

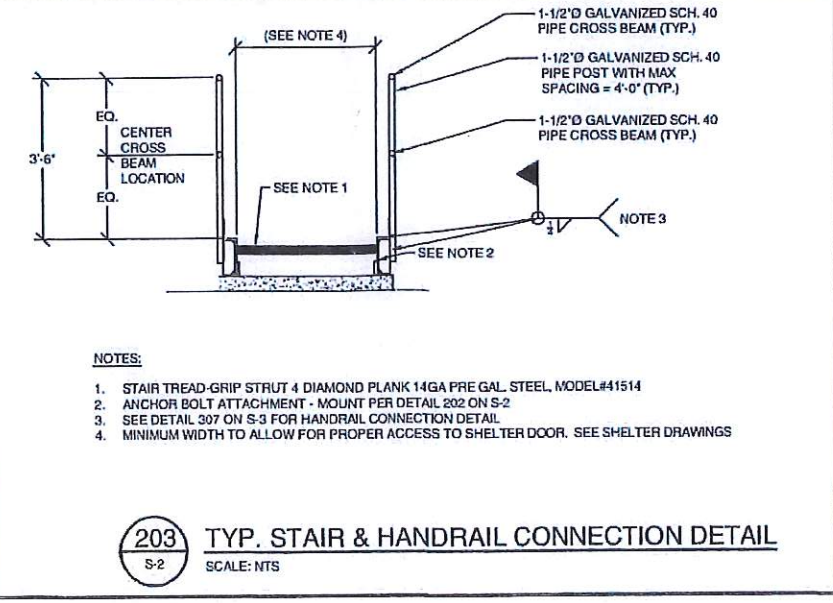
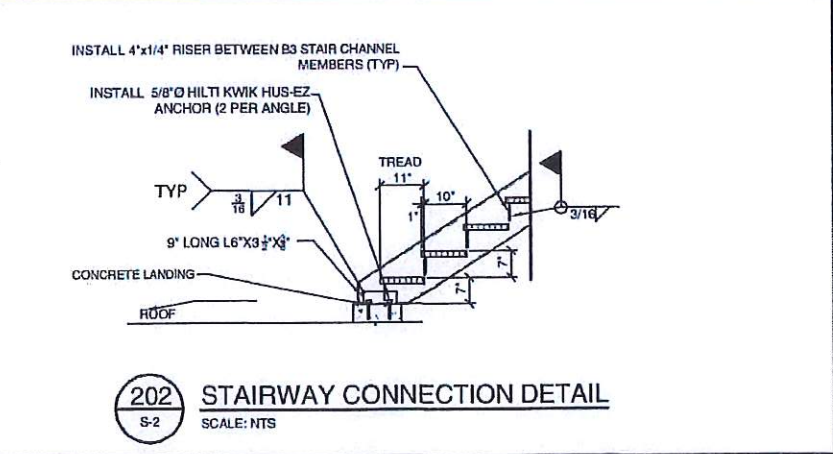
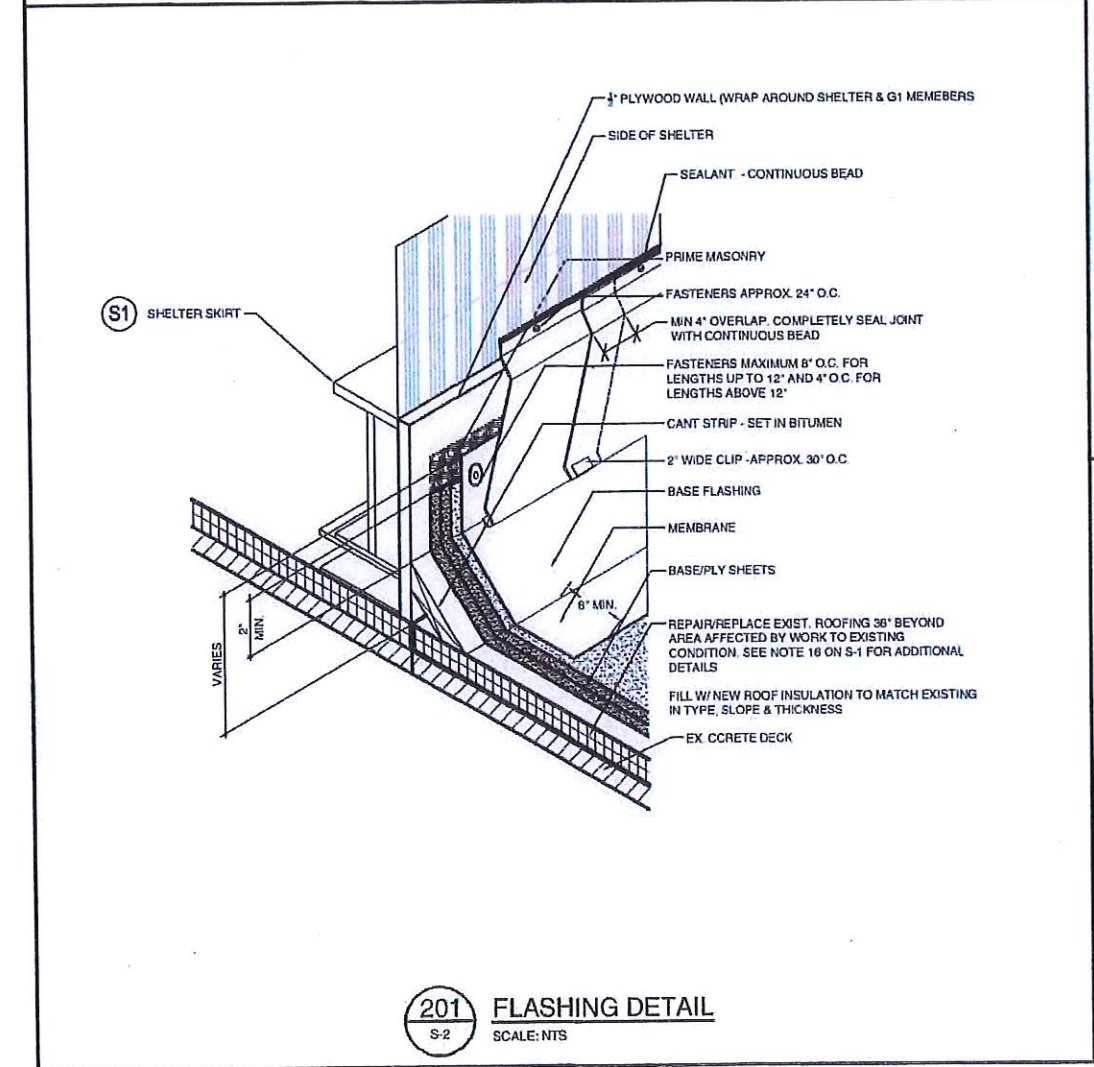
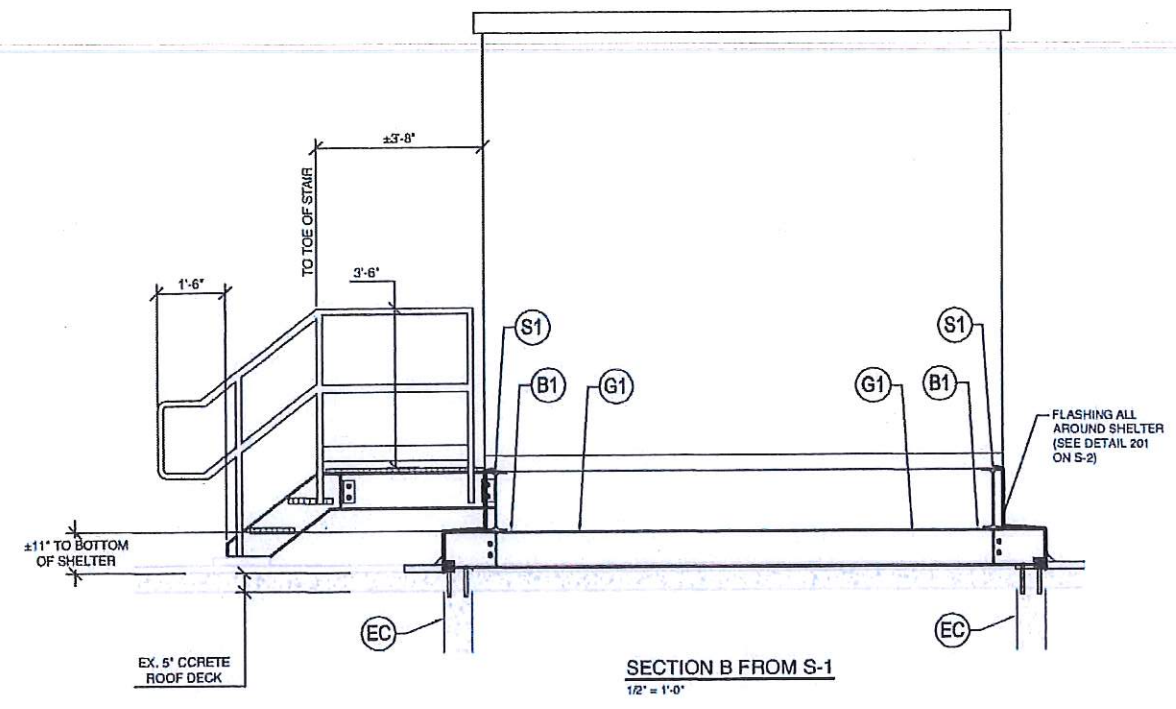
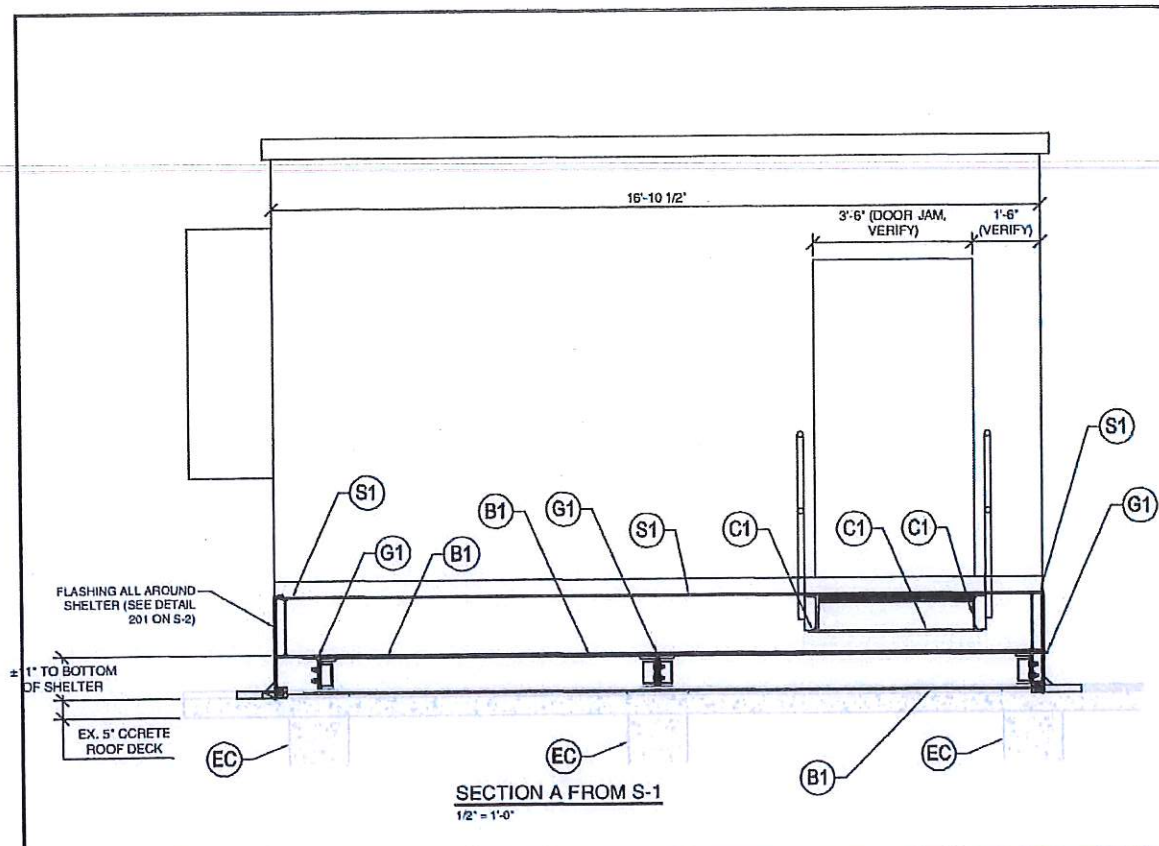
SHEET TITLE

STRUCTURAL PLAN AND SECTION

SHEET NUMBER

S-1





- LEGEND**
- (GR) MCNICHOLS GW(19W4) 1" x 1/2" GALVANIZED FINISH GRATING (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
 - DIRECTION OF GRATING
 - (EC) EX. CONCRETE COLUMN, 7 1/2" X 15 1/2" W/ #5 VERTICLE REINFORCEMENT & #2 @ 72" O/C TIES
 - (G1) GIRDER, W10X33
 - (C1) CHANNEL C10x15.3
 - (B1) BEAM, W10X33
 - (P1) 5.0X PIPE
 - (P2) 3.0X PIPE
 - (A1) ANTENNA (SEE CIVIL PLANS FOR DETAILS)
 - (S1) SHELTER PERIMETER BEAM W16x31 (INCLUDED W/ SHELTER)
 - (HR) HAND RAIL (SEE DETAIL 307 ON S-3)
 - ▬ INSTALL STIFFENER (SEE DETAL 203 ON S-2)

APPLICANT/OWNER:
verizonwireless
 14055 RIVEREDGE DRIVE, SUITE 600
 TAMPA, FLORIDA 33637

PROJECT NAME AND LOCATION:
 CASA MARINA
 VERIZON SITE #62335
 1500 REYNOLDS STREET
 KEY WEST, FL 33040

PROJECT ENGINEER
 WAYPOINT
 ENGINEERING AND EQUIPMENT LLC
 820 W. INDIANTOWN ROAD, SUITE 105
 JUPITER, FLORIDA 33411
 PHONE: 561-352-1300
 FLORIDA LICENSE NO. 12987

ENGINEER'S SEAL
 No. 25349
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 JOHN W. MISON
 6/30/2014

STRUCTURAL ENGINEER:
 JWME Engineering, Inc.
 2341 GARDNER RD. SUITE 100
 W. PALM BEACH, FL 33411
 PHONE: 561-833-8888
 FLORIDA LICENSE NO. 12987

DATE OF ISSUE
 JUNE 5, 2014

ISSUED FOR
 CONSTRUCTION DOCUMENTS

SUBMITTALS

REV.	DATE	DESCRIPTION

PROJECT NUMBER
 L201403-09

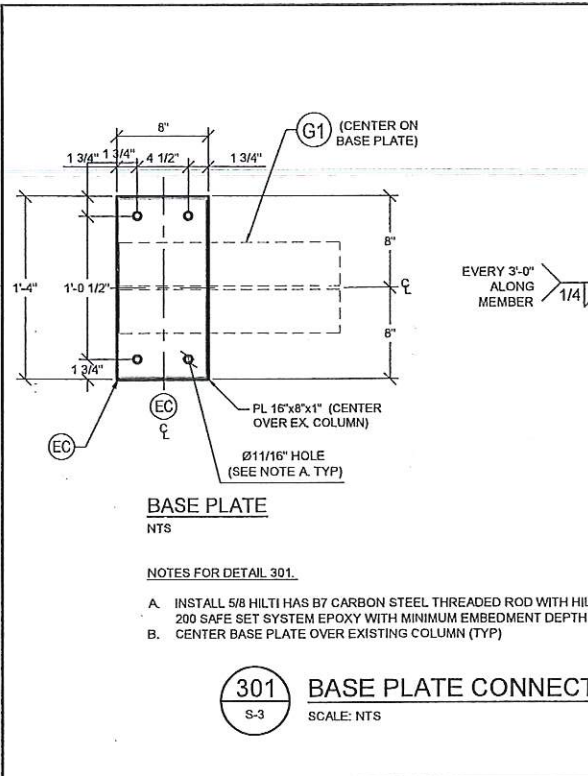
DRAWN BY CHECKED APPROVED
 SMB JWM RCM

APPROVING AGENCY
 CITY OF KEY WEST, FLORIDA

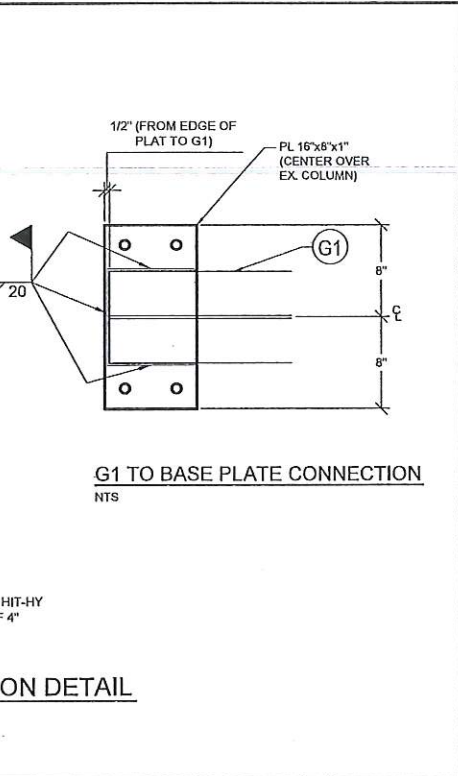
BUILDING CODE
 2010 FLORIDA BUILDING CODE

SHEET TITLE
 SHELTER SECTIONS
 AND DETAILS

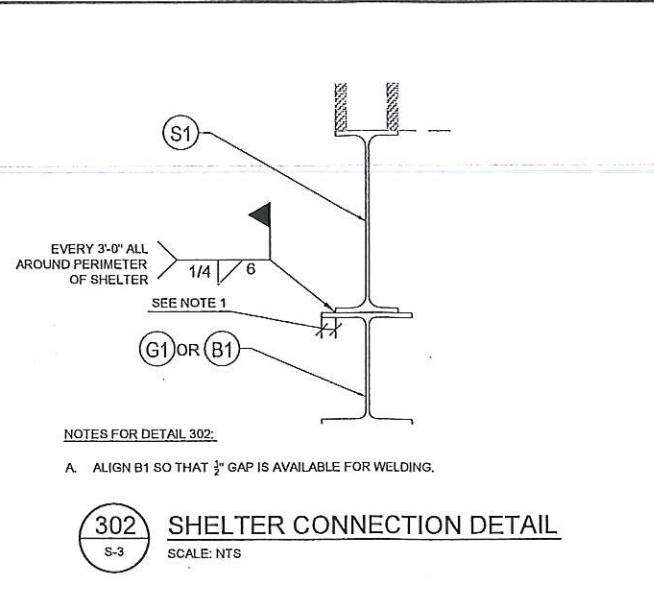
SHEET NUMBER
 S-2



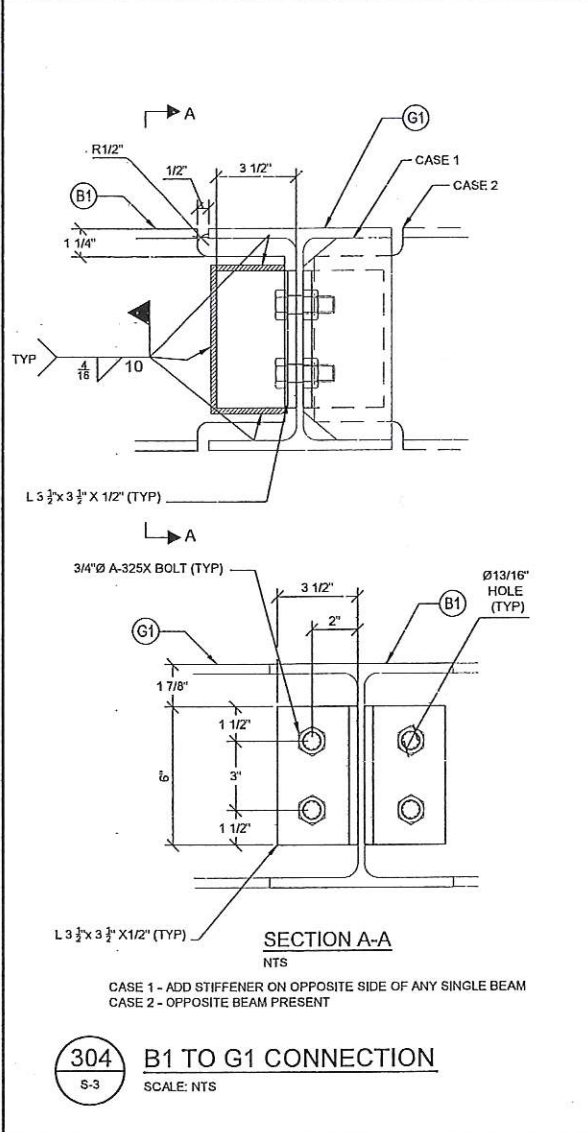
301 BASE PLATE CONNECTION DETAIL
S-3 SCALE: NTS



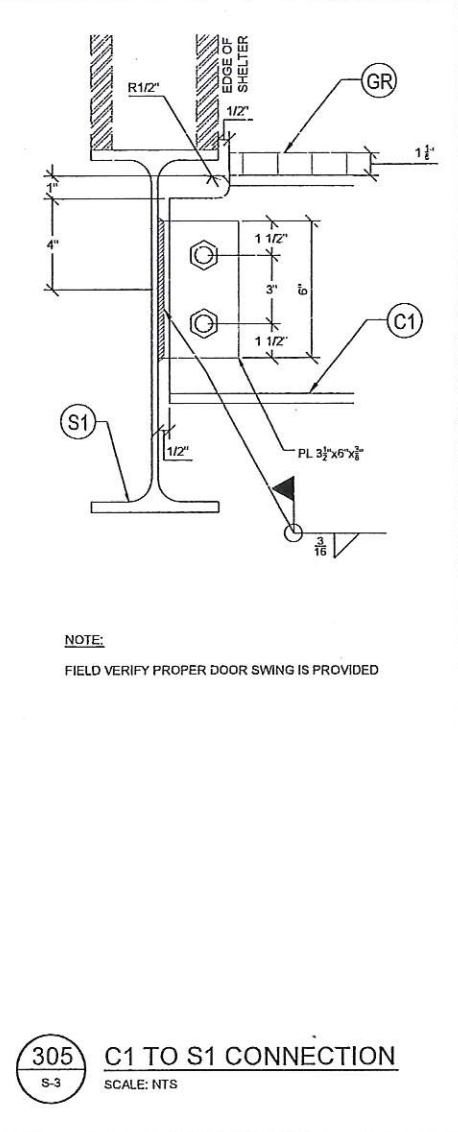
302 SHELTER CONNECTION DETAIL
S-3 SCALE: NTS



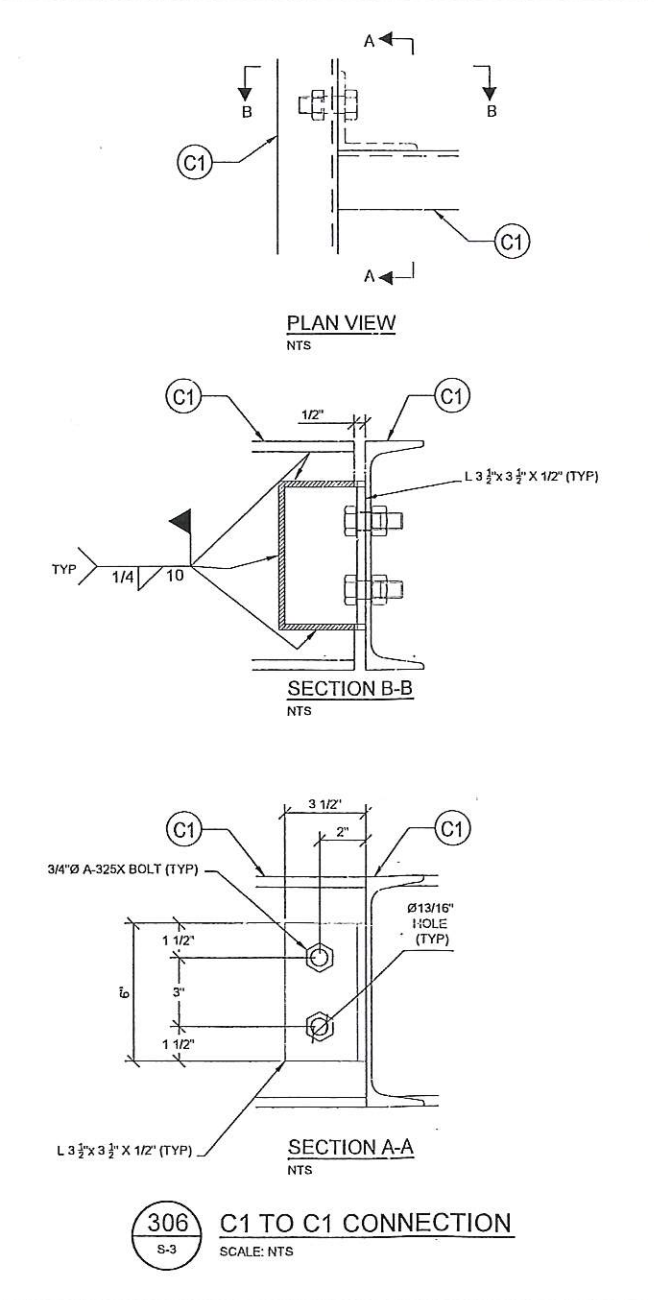
303 STIFFENER PLATE DETAIL
S-3 SCALE: NTS



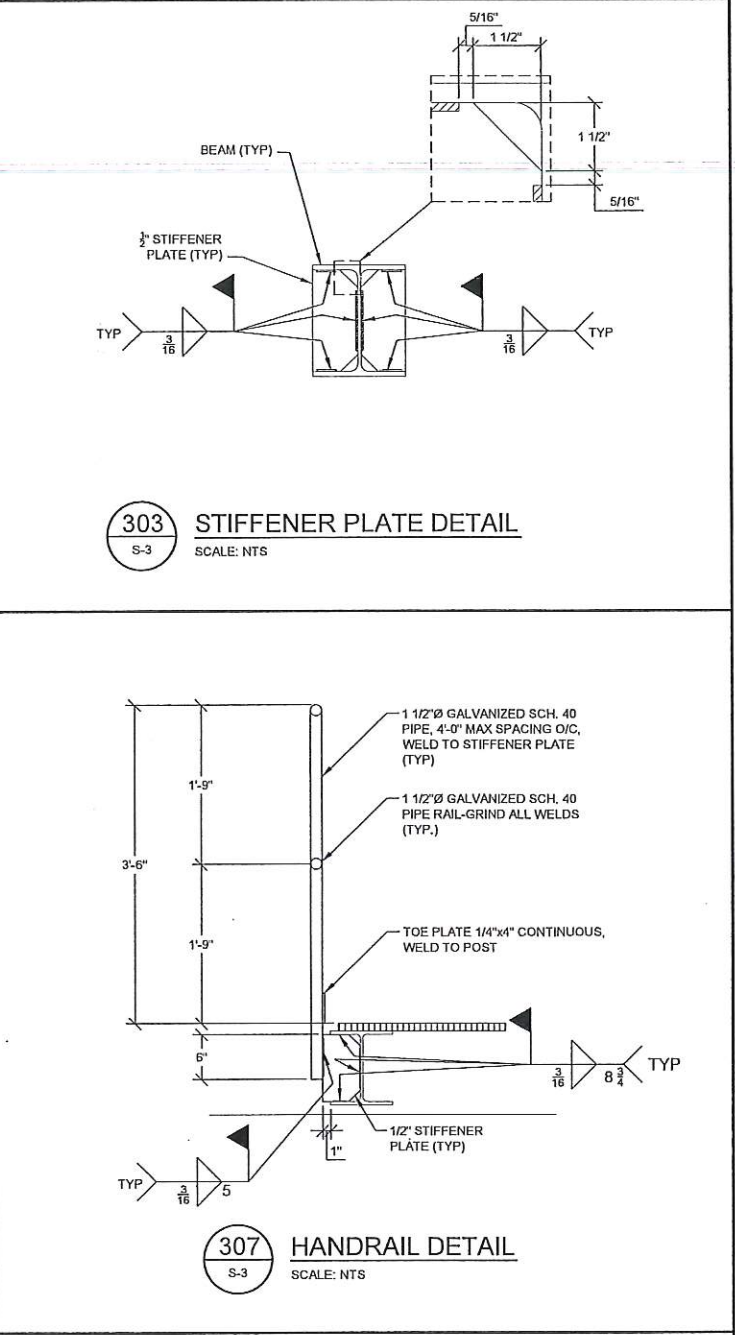
304 B1 TO G1 CONNECTION
S-3 SCALE: NTS



305 C1 TO S1 CONNECTION
S-3 SCALE: NTS



306 C1 TO C1 CONNECTION
S-3 SCALE: NTS



307 HANDRAIL DETAIL
S-3 SCALE: NTS

- LEGEND**
- GR MCNICHOLS GW(19W4) 1" x 3" GALVANIZED FINISH GRATING (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
 - DIRECTION OF GRATING
 - EC EX. CONCRETE COLUMN, 7 8/16" X 15 8/16" W/ #5 VERTICLE REINFORCEMENT & #2 @72" O/C TIES
 - G1 GIRDER, W10X33
 - C1 CHANNEL C10X15.3
 - B1 BEAM, W10X33
 - P1 5.0X PIPE
 - P2 3.0X PIPE
 - A1 ANTENNA (SEE CIVIL PLANS FOR DETAILS)
 - S1 SHELTER PERIMETER BEAM W16X31 (INCLUDED W/ SHELTER)
 - HR HAND RAIL (SEE DETAIL 307 ON S-3)
 - ▶ INSTALL STIFFENER (SEE DETAIL 203 ON S-2)

APPLICANT/OWNER:

 14055 RIVEREDGE DRIVE, SUITE 600
 TAMPA, FLORIDA 33637

PROJECT NAME AND LOCATION:
 CASA MARINA
 VERIZON SITE #62335
 1500 REYNOLDS STREET
 KEY WEST, FL 33040

PROJECT ENGINEER

 N24' 42' 12"
 W81' 21' 10"
 ENGINEERING AND EQUIPMENT LLC
 820 W. INDIANTOWN ROAD, SUITE 105
 JUPITER, FLORIDA 33458
 PHONE: 561-252-1331
 FLORIDA CA 2375

DATE OF ISSUE
 JUNE 5, 2014

ISSUED FOR
 CONSTRUCTION DOCUMENTS

SUBMITTALS
 REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION

PROJECT NUMBER
 L201403-09

DRAWN BY CHECKED APPROVED
 SMB JWM RCM

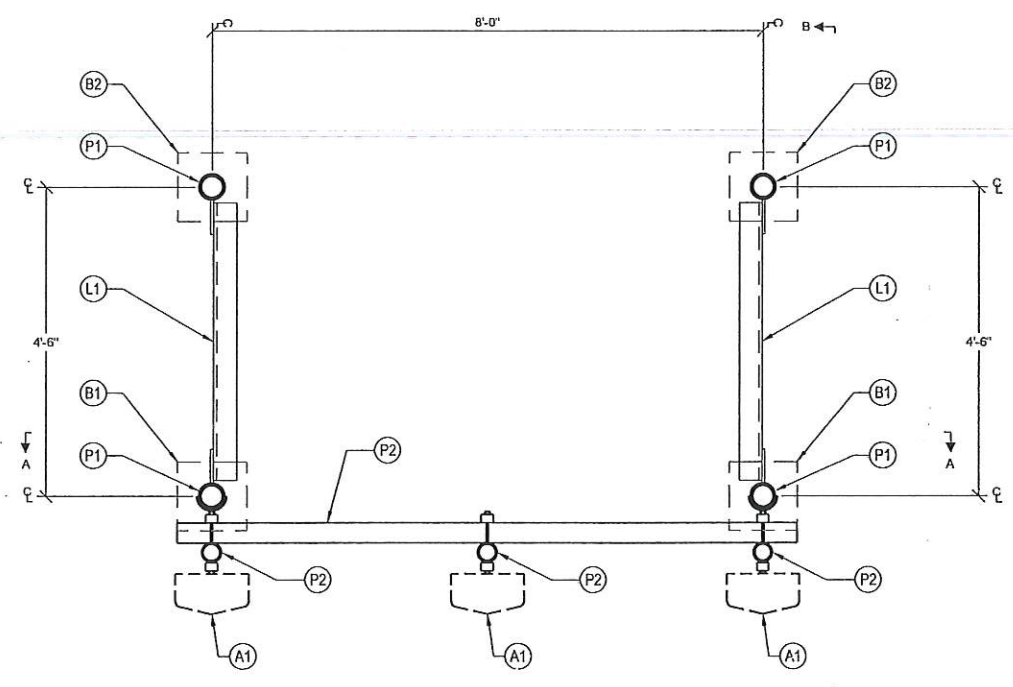
APPROVING AGENCY
 CITY OF KEY WEST, FLORIDA

BUILDING CODE
 2010 FLORIDA BUILDING CODE

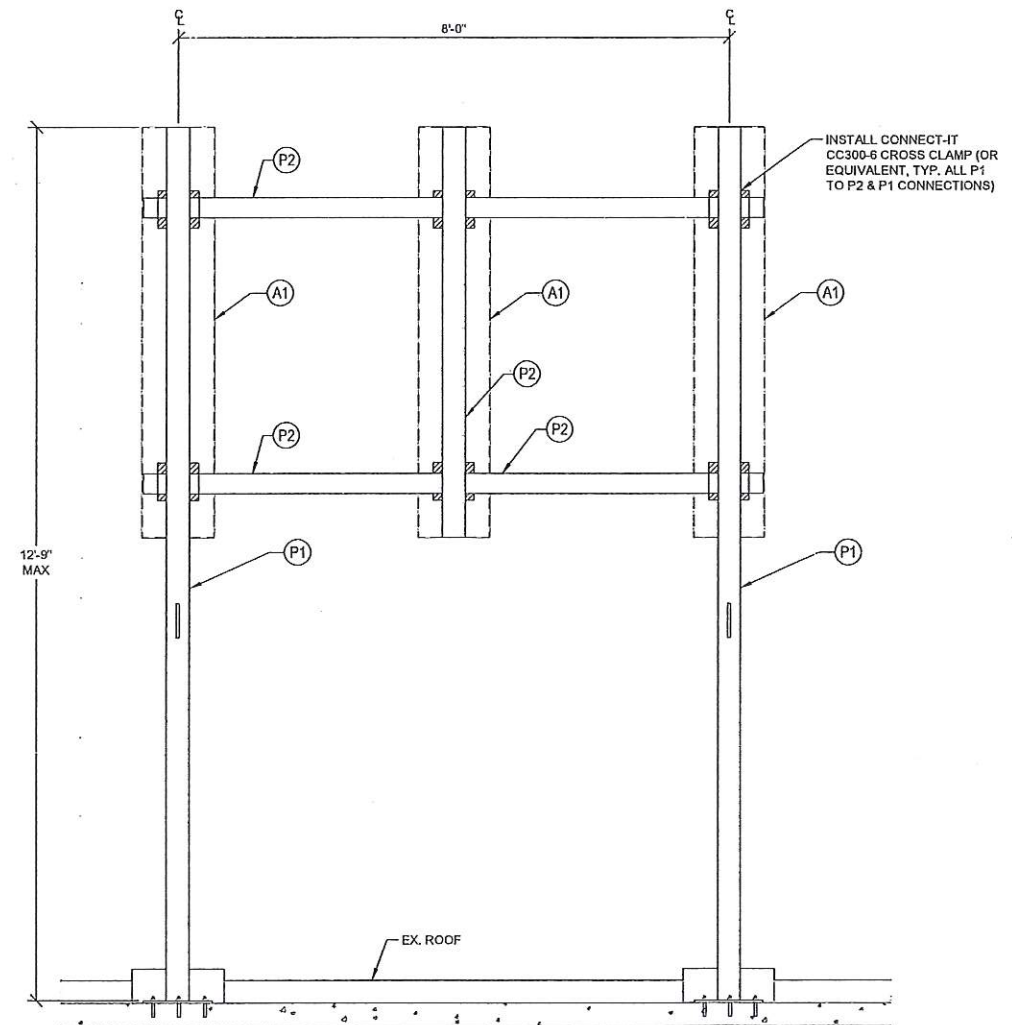
SHEET TITLE
 STRUCTURAL DETAILS

SHEET NUMBER
 S-3

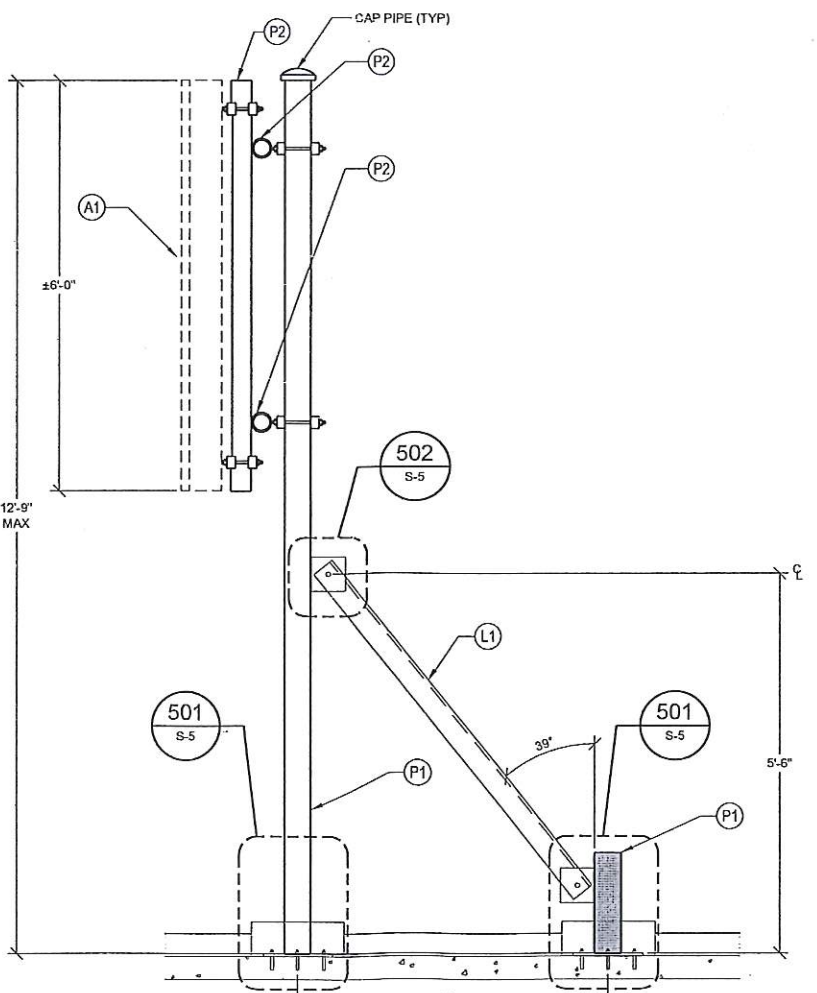
VERIFY SCALES
 BASE IS ONE FIFTH OF
 ORIGINAL DRAWINGS
 IF NOT SPECIFIED ON
 THIS SHEET, ADJUST
 SCALES ACCORDINGLY.



ANTENNA FRAME - PLAN VIEW
3/4" = 1'-0"



SECTION A-A
3/4" = 1'-0"



SECTION B-B
3/4" = 1'-0"

LEGEND

- (GR) MCNICHOLS GW(19W4) 1" x 1/4" GALVANIZED FINISH GRATING (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
- DIRECTION OF GRATING
- (EC) EX. CONCRETE COLUMN, 7 1/2" x 15 1/2" W/ #5 VERTICLE REINFORCEMENT & #2 @ 72" O/C TIES
- (G1) GIRDER, W10X33
- (C1) CHANNEL C10x15.3
- (B1) BEAM, W10X33
- (P1) 5.0X PIPE
- (P2) 3.0X PIPE
- (A1) ANTENNA (SEE CIVIL PLANS FOR DETAILS)
- (S1) SHELTER PERIMETER BEAM W16x31 (INCLUDED W/ SHELTER)
- (HR) HAND RAIL (SEE DETAIL 307 ON S-3)
- INSTALL STIFFENER (SEE DETAIL 203 ON S-2)

APPLICANT/OWNER:



14055 RIVEREDGE DRIVE, SUITE 600
TAMPA, FLORIDA 33637

PROJECT NAME AND LOCATION:

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

PROJECT ENGINEER

N24' 42' 12"
W81' 21' 10"

WAYPOINT
ENGINEERING AND EQUIPMENT LLC
820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33458
PHONE: 561-252-1140
FLORIDA 04113673

JOHN WAYNE J. SHOEMAKER
ENGINEER SEAL
LICENSE
No. 25349
STATE OF FLORIDA
PROFESSIONAL ENGINEER
STROCKMAN GREENE
Engineering, LLC
1000 W. 15th Street
Gainesville, FL 32609
P. 352.355.8840
F. 352.355.4424
www.strockman.com
Exp. 12/31/2015

DATE OF ISSUE

JUNE 5, 2014

ISSUED FOR

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV.	DATE	DESCRIPTION

PROJECT NUMBER

L201403-09

DRAWN BY CHECKED APPROVED

SMB JWM RCM

APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

2010 FLORIDA BUILDING CODE

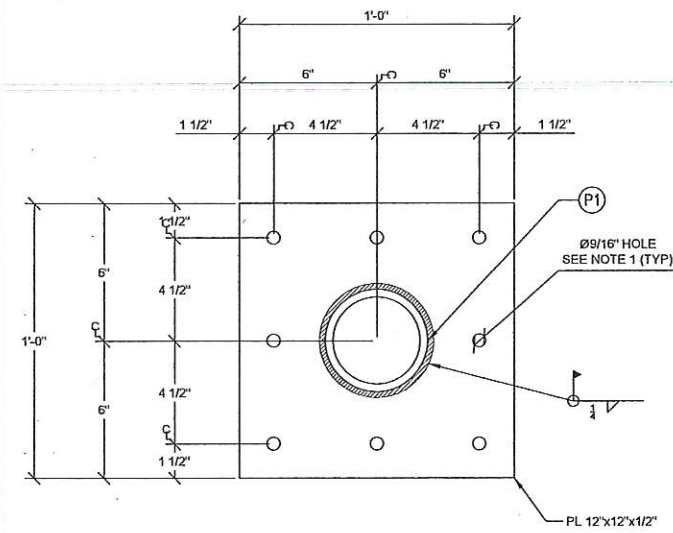
SHEET TITLE

ANTENNA FRAME
PLAN & SECTIONS

SHEET NUMBER

S-4

VERIFY SCALES
BASED ONE EACH ON
ORIGINAL DRAWING
IF ANY DIMENSION ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

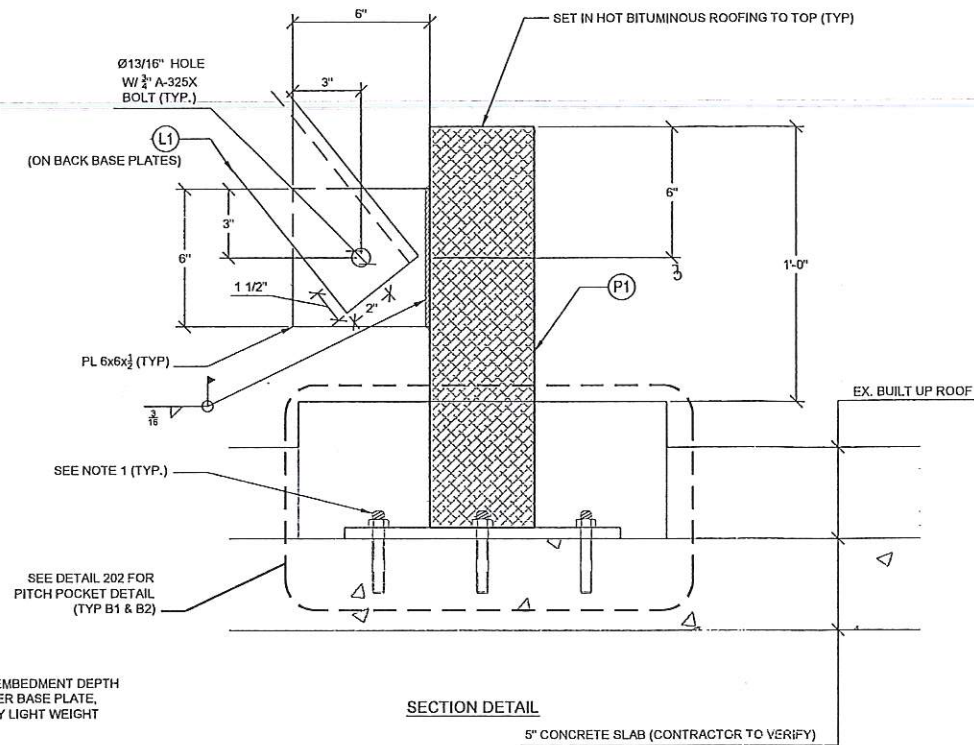


BASE PLATE - PLAN VIEW

NOTES FOR DETAIL 200:

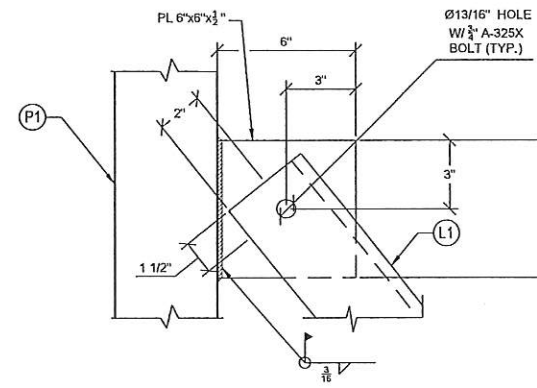
1. INSTALL $\frac{3}{8}$ " HOT DIPPED GALVANIZED HILTI KWIK BOLT 3 W/ EMBEDMENT DEPTH OF 3 1/2" PER MANUFACTURER'S SPECIFICATIONS (TYP. OF 8 PER BASE PLATE, EMBEDMENT DEPTH IS FROM TOP OF ROOF SLAB, REMOVE ANY LIGHT WEIGHT INSULATING CONCRETE IF PRESENT)

501 BASEPLATE MODIFICATION DETAIL
SCALE: NTS

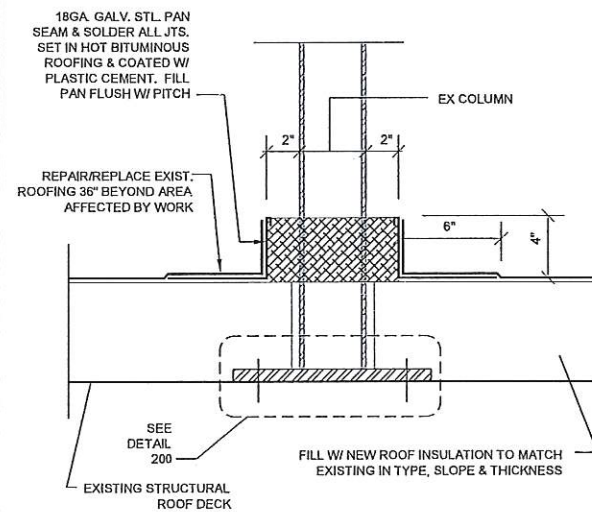


SECTION DETAIL

5" CONCRETE SLAB (CONTRACTOR TO VERIFY)



502 PLATE TO COLUMN WELD DETAIL
SCALE: NTS



503 ROOF PITCH POCKET DETAIL
SCALE: NTS

LEGEND

- (GR) MCNICHOLS GW(19W4) 1" x 1/2" GALVANIZED FINISH GRATING (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
- DIRECTION OF GRATING
- (EC) EX. CONCRETE COLUMN, 7 1/2" x 15 1/8" W/ #5 VERTICLE REINFORCEMENT & #2 @ 72" O/C TIES
- (G1) GIRDER, W10X33
- (C1) CHANNEL C10x15.3
- (B1) BEAM, W10X33
- (P1) 5.0X PIPE
- (P2) 3.0X PIPE
- (A1) ANTENNA (SEE CIVIL PLANS FOR DETAILS)
- (S1) SHELTER PERIMETER BEAM W16x31 (INCLUDED W/ SHELTER)
- (HR) HAND RAIL (SEE DETAIL 307 ON S-3)
- INSTALL STIFFENER (SEE DETAIL 203 ON S-2)

APPLICANT/OWNER:



14055 RIVEREDGE DRIVE, SUITE 600
TAMPA, FLORIDA 33637

PROJECT NAME AND LOCATION:

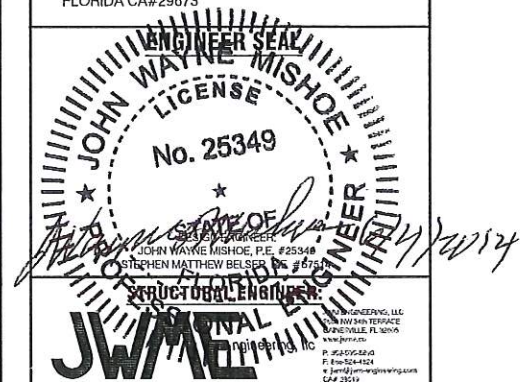
CASA MARINA
VERIZON SITE #62335
1500 REYNOLDS STREET
KEY WEST, FL 33040

PROJECT ENGINEER



WAYPOINT

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



DATE OF ISSUE

JUNE 5, 2014

ISSUED FOR

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV.	DATE	DESCRIPTION

PROJECT NUMBER

L201403-09

DRAWN BY CHECKED APPROVED

SMB JWM RCM

APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

2010 FLORIDA BUILDING CODE

SHEET TITLE

ANTENNA DETAILS

SHEET NUMBER

S-5



ELECTRICAL SYSTEM NOTES

1. GENERAL

- A. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR FOR A COMPLETE ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS. ITEMS NOT SHOWN BUT OBVIOUSLY NECESSARY FOR A COMPLETE SYSTEM SHALL BE INCLUDED.
- B. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS.
- C. ALL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND THE LOCAL BUILDING CODES. ALL COMPONENTS SHALL BE U.L. APPROVED.
- D. THE CONTRACTOR SHALL BEFORE SUBMITTING HIS BID, VISIT THE SITE OF THE PROJECT AND BECOME FAMILIAR WITH THE CONDITIONS. NO ALLOWANCE WILL BE MADE FOR EXISTING CONDITIONS OR FAILURE OF THE CONTRACTOR TO OBSERVE THEM.
- E. EXACT LOCATION OF ALL EQUIPMENT SHALL BE COORDINATED WITH WIRELESS CARRIER, THE BUILDING OWNER AND OTHER TRADES.
- F. WHERE EQUIPMENT IS SPECIFIED BY MANUFACTURER AND TYPE, SUBSTITUTION SHALL ONLY BE MADE WITH THE APPROVAL OF THE ENGINEER. THE CONTRACTOR SHALL SUBMIT DETAILS OF PROPOSED MATERIALS, REASON FOR CHANGE AND CHANGE IN CONTRACT AMOUNT.

2. SCOPE OF WORK

- A. THE CONTRACTOR SHALL PROVIDE ALL ELECTRICAL WIRING AND EQUIPMENT UNLESS OTHERWISE INDICATED. MAIN COMPONENTS ARE AS FOLLOWS:
 - 1. PROVIDE ELECTRICAL SERVICE AS INDICATED ON THE DRAWINGS.
 - 2. PROVIDE SERVICE EQUIPMENT MOUNTED AS DIRECTED BY CARRIER AND AS INDICATED ON THE DRAWINGS.

- 3. PROVIDE TELEPHONE CONDUIT WITH PULL WIRE AND CABLE AS INDICATED ON DRAWINGS.
- 4. COORDINATE ELECTRICAL SERVICE WITH POWER CO. CONTACT REPRESENTATIVE & OBTAIN FAULT CURRENT LETTER PRIOR TO CONSTRUCTION. CONTRACTOR SHALL MAKE ADJUSTMENTS TO CIRCUIT BREAKERS TO MEET FAULT CURRENT WHEN NOT USING CURRENT LIMITING FUSES.
- 5. COORDINATE TELEPHONE SERVICE WITH THE TELEPHONE CO. CONTACT REPRESENTATIVE PRIOR TO CONSTRUCTION.
- 6. INSTALL WIRE AND CONDUIT AS INDICATED. PROVIDE CABLE SUPPORTS AS INDICATED.
- 7. PROVIDE GROUNDING AND LIGHTNING PROTECTION SYSTEM AS INDICATED.
- 8. RESTORE ALL AREAS TO ORIGINAL CONDITION AFTER INSTALLATION OF CONDUIT.
- 9. CONTRACTOR SHALL CLEARLY LABEL DISCONNECTS AND OTHER RELATED GEAR.
- 10. AT TIME OF PLAN PERMITTING, CONTRACTOR SHALL APPLY FOR A THIRTY (30) DAY TEMPORARY POWER PERMIT FOR TESTING PURPOSES.

3. CONDUIT

- A. CONDUIT SIZES AS SHOWN ON THE DRAWINGS ARE A MINIMUM. THE CONTRACTOR MAY INCREASE AS REQUIRED FOR EASE OF PULLING.
- B. CONDUIT TYPES SHALL BE AS FOLLOWS UNLESS OTHERWISE INDICATED:
 - 1. ALL ABOVE GRADE CONDUIT SHALL BE RIGID GALVANIZED STEEL.
 - 2. ALL CONDUIT BELOW GRADE SHALL BE SCHEDULE 40 PVC.
 - 3. CONCEALED CONDUIT IN WALLS OR ABOVE CEILING SHALL BE EMT.
- C. ALL EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL. NYLON INSULATED BUSHINGS SHALL BE USED ON ALL CONDUIT TERMINATIONS.

- D. FLEX CONDUIT SHALL BE LIQUID TIGHT FLEXIBLE METALLIC CONDUIT.
- E. NO CONDUIT SHALL BE INSTALLED IN LIFE SAFETY AREAS SUCH AS STAIRWAYS.
- F. CONDUIT ROUTES ARE SCHEMATIC. FIELD VERIFY ROUTE BEFORE BID. COORDINATE ROUTE WITH WIRELESS CARRIER AND BUILDING OWNER.
- G. WEATHERPROOF HUBS SHALL BE USED FOR ALL TOP AND SIDE PENETRATIONS TO ENCLOSURE LOCATED OUTDOORS.

4. CONDUCTORS

- A. CONDUCTORS SHALL BE STRANDED COPPER TYPE THWN WITH 90 DEGREE C RISE INSULATION.

5. PULL BOXES AND JUNCTION BOXES

- A. INTERIOR ENCL. SHALL BE NEMA 1. EXTERIOR ENCL. SHALL BE NEMA 3R.

6. GROUNDING

- A. PROVIDE GROUND SYSTEM AS INDICATED ON THE DRAWINGS AND AS REQUIRED BY THE NATIONAL ELECTRIC CODE AND RADIO EQUIPMENT MANUFACTURER.
- B. ALL RACEWAYS REQUIRE GROUNDING CONDUCTORS. BONDING CONDUCTORS THROUGH THE RACEWAY SYSTEM SHALL BE CONTINUOUS FROM MAIN SWITCH GROUND BUSES TO PANEL GROUND BARS, AND FROM PANEL GROUNDING BARS TO BRANCH CIRCUIT OUTLETS, MOTORS, LIGHTS, ETC. THESE GROUND CONDUCTORS ARE REQUIRED THROUGHOUT THE PROJECT REGARDLESS OF WHETHER CONDUIT RUNS SHOW GROUND CONDUCTORS ON THE DRAWINGS.
- C. COORDINATE WITH ENCLOSURE SUPPLIER TO INSTALL TELCO GROUND BARS BELOW THE TELCO BOARD. CONNECT TO MAIN GROUNDING SYSTEM.

GROUNDING PROTECTION SYSTEM NOTES

- 1. PROVIDE "CABLE ENTRANCE GROUND BAR" (CEGB), 3"H X 6"L X 1/4"D. MOUNT AT TELCO CABINET. COORD. INSTALLATION WITH CPM.
- 2. PROVIDE A GROUND RING BURIED A MINIMUM OF 18" BELOW GRADE. THE GROUND RING SHALL BE INSTALLED A MINIMUM OF 2'-0" AWAY FROM THE FOUNDATION UNLESS SHOWN ON DRAWING.
- 3. BOND FENCE POST TO GROUND RING USING AN EXOTHERMIC WELD. BOND FENCE GATE TO POST WITH A FLEXIBLE COPPER JUMPER STRAP MECHANICALLY OR EXOTHERMICALLY. TYPICAL FOR ALL FENCE PLANES WITHIN 12 FEET OF TOWER FOUNDATION. FOR FENCE PLANES BEYOND 12', EXTEND 1#2 TO EACH FENCE PLANE TO ANY PLANES WITHIN 50'.
- 4. BOND DISCONNECT SWITCH, METER, TELEPHONE CABINET AND SERVICE CONDUITS TO BURIED GROUND RING AS THEY CROSS.
- 5. EACH LEG OF THE WAVEGUIDE STRUCTURE SHALL BE INDIVIDUALLY BONDED TO THE BURIED GND RING. EXOTHERMICALLY WELD CONNECTIONS AT POST FOR WAVEGUIDE STRUCTURE AND BURIED GND RING. PLACE 5/8"x10" COPPERCLAD GND ROD AT 10' INTERVALS ALONG WAVEGUIDE PATH.
- 6. BOND REBAR IN CONCRETE FOR COMMUNICATION STRUCTURE AND EQUIPMENT PAD TO BURIED GROUND RING. EXOTHERMICALLY WELD A #2 TINNED SOLID COPPER CONDUCTOR TO THE REBAR AND CONNECT TO THE BURIED GROUND RING.
- 7. PROVIDE INSPECTION SLEEVE AT MAIN SERVICE GROUNDS. EXOTHERMIC CONNECTIONS.
- 8. PROVIDE BONDING CONDUCTOR(S) FROM THE BURIED GROUND RING TO THE ANTENNA CABLE BUS BAR AT POINT JUST INSIDE OF THE COMMUNICATION STRUCTURE EXIT. VERIFY EXACT LOCATION OF COPPER BUS BAR FOR PROPER CONDUCTOR LENGTH. FINAL EXOTHERMIC WELDS TO COPPER BUS BAR BY THE ANTENNA CABLE INSTALLER.
- 9. EXOTHERMICALLY WELD BONDING CONDUCTOR TO COMMUNICATION STRUCTURE LEG AT 1'-0" ABOVE PAD AND BOND TO BURIED GROUND RING. PROVIDE A 3/4" PVC SLEEVE WITH A GRADUAL BEND IN THE CONCRETE FOUNDATION.
- 10. 5/8"x10'-0" LONG COPPER CLAD GND ROD AS SHOWN ON PLAN (NON-LINEAR). TYPICAL FOR ALL GROUND RODS SHOWN. USE STAINLESS STEEL HARDWARE WHERE APPLICABLE.
- 11. ELECTRICAL CONTRACTOR SHALL TAKE MEGGER READINGS OF GROUND. THE RESULTS SHALL NOT BE GREATER THAN 5 OHMS.
- 12. ALL CONNECTIONS TO GROUND SYSTEM SHALL BE MADE IN LINE WITH BENDS NOMINAL 12" RADIUS IN THE DIRECTION OF CURRENT FLOW. T-CONNECTIONS WILL NOT BE ALLOWED.
- 13. ALL BENDS IN GROUND WIRES SHALL BE NOMINAL 12" RADIUS.
- 14. ANTENNA CABLES SHALL BE BONDED AT EACH END. RUNS GREATER THAN 150' SHALL BE BONDED TOWARDS MIDDLE OF LENGTH. COORDINATE LOCATION WITH WIRELESS CARRIER'S PROJECT MANAGER.
- 15. WHEN APPLICABLE, CONTRACTOR SHALL BOND FRAMES TO EACH OTHER AND TO GND RING VIA TWO PATHS. COORDINATE WITH WIRELESS CARRIER PROJECT MANAGER.
- 16. CONTRACTOR CAN PROVIDE ONE OF THE FOLLOWING AS DIRECTED BY THE PROJECT MANAGER: THE SECOND OPTION IS PREFERRED.
 - A. CADWELD EACH CABINET GROUND WIRE TO GROUND RING AS SHOWN IN EQUIPMENT GROUND DETAIL.
 - B. CADWELD EACH WIRE TO A 1/4"x4"x24" MIN. COPPER BUS BAR LOCATED BEHIND RADIO CABINET. EXTEND A #2 WIRE FROM EACH END OF COPPER BUS BAR TO GROUND RING.
- 17. PROVIDED BRAIDED BONDING JUMPERS BETWEEN EACH GATE AND POST (OPTIONAL).
- 19. CONTRACTOR SHALL PROVIDE EXOTHERMIC BONDING AT ALL BURIED GROUND RING CONNECTIONS, STRUCTURAL EQUIPMENT FRAME, SERVICE RACK(S), EXISTING TOWER GROUND RINGS, AND AS INSTRUCTED BY METROPICS CPM.
- 20. CONTRACTOR SHALL PROVIDE MECHANICAL BONDING AT ALL ANTENNA SECTOR GROUND BARS, ALL ELECTRICAL EQUIPMENT DISCONNECTS, TRANSFORMERS, J-BOXES, PANEL-BOARDS, CABINETS, AND MAIN GROUND BAR AS DIRECTED BY METROPICS CPM. ALL MECHANICAL CONNECTIONS SHALL BE PROPERLY TERMINATED W/ LUGS, NUTS & BOLTS.
- 21. CONTRACTOR SHALL COAT WITH NOX-OX ALL POINTS OF CONTACT BETWEEN DISSIMILAR METALS.

ABBREVIATIONS

ANT	ANTENNA
AWG	AMERICAN WIRE GAUGE
BCW	BARE COPPER WIRE
RWY	RACEWAY
TYP.	TYPICAL
RGS	RIGID GALVANIZED STEEL
EMT	ELECTRICAL METALLIC TUBING
DWG	DRAWING
LPS.	LIGHTNING PROTECTION SYSTEM
S.S.	STAINLESS STEEL
PNL.	PANEL
CLF.	CURRENT LIMITING FUSE
CPM	CONST. PROJ. MANAGER

SYMBOLS

▼	CADWELD TYPE CONNECTION	Ⓞ	CONDUIT TAG 1; REFER TO RISER
Ⓞ	5/8" X10'-0" COPPERCLAD GRND. ROD W/INSP. SLEEVE	M-1,3	CONDUIT TAG 1; PANEL SCHEDULE
○	5/8" X10'-0" COPPERCLAD GRND. ROD	Ⓜ	GENERATOR RECEPTACLE
■	MECHANICAL TYPE CONNECTION		
---	#2 TINNED SOLID BARE CU WIRE		
---	UNDER GROUND TELCO CONDUIT		
---	UNDER GROUND ELECTRIC CONDUIT		

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

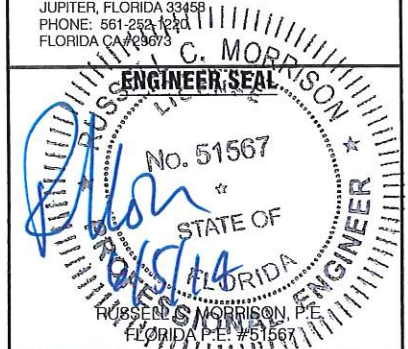
N24° 42' 12"



W81° 21' 10"

WAYPOINT

ENGINEERING AND EQUIPMENT LLC
820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33459
PHONE: 561-253-1234
FLORIDA CA# 23973



DATE OF ISSUE

JUNE 5, 2014

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

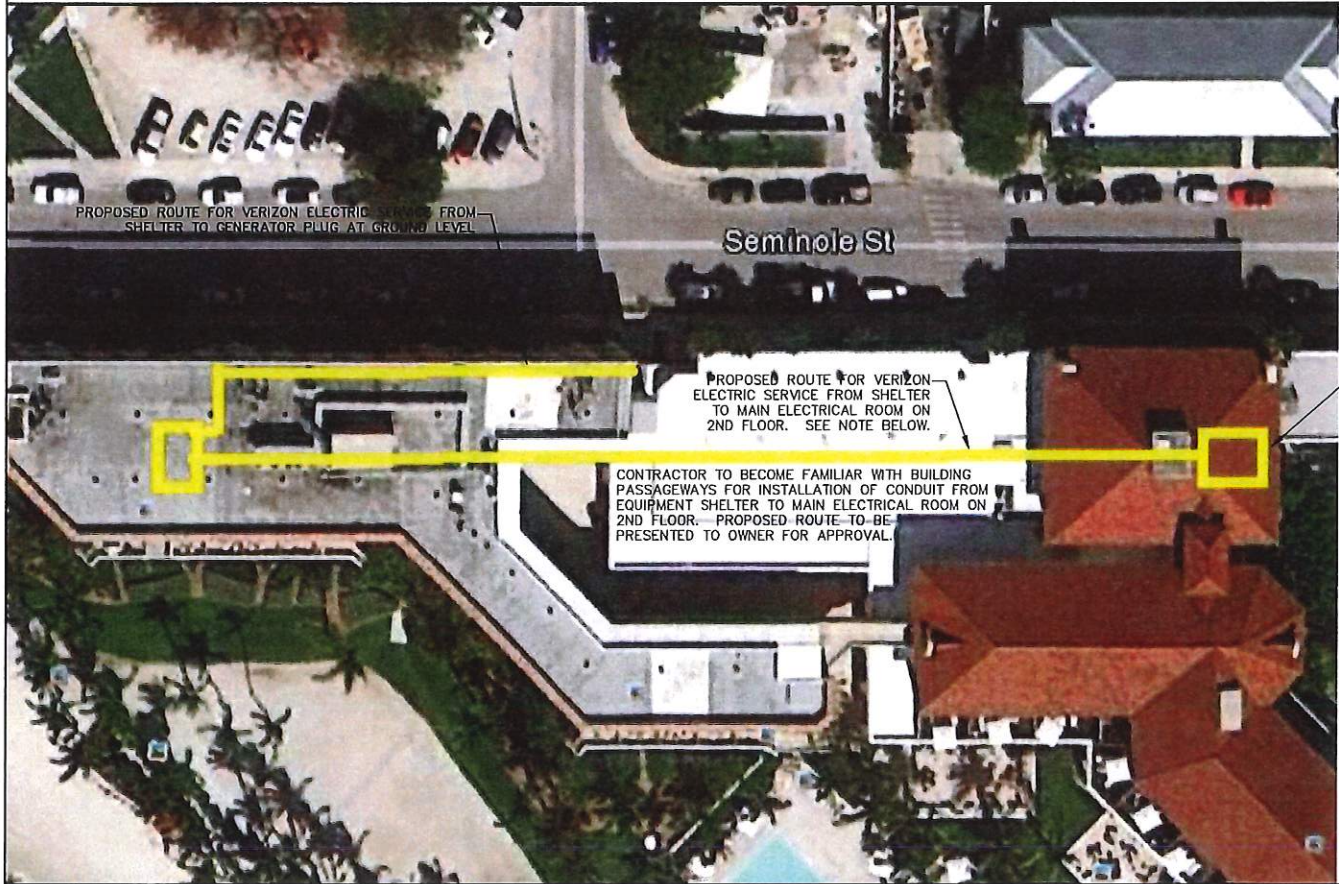
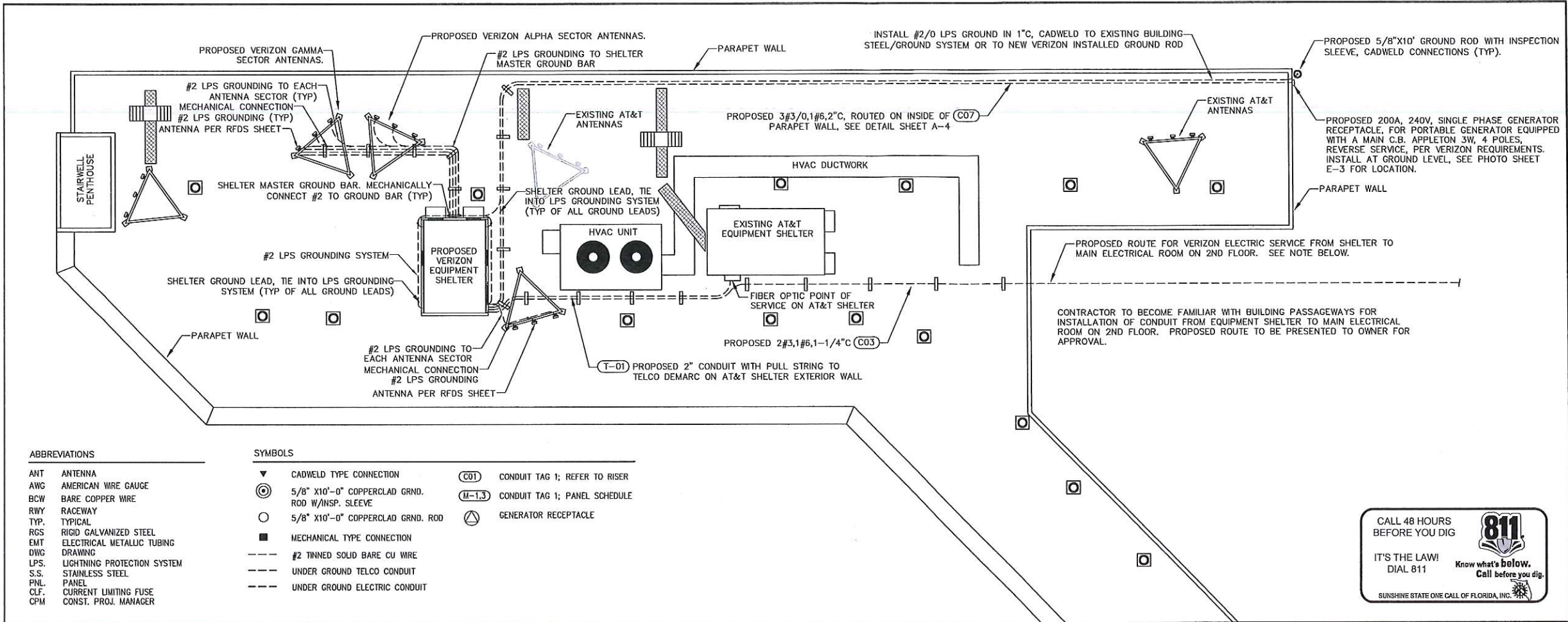
2010 FLORIDA BUILDING CODE

SHEET TITLE

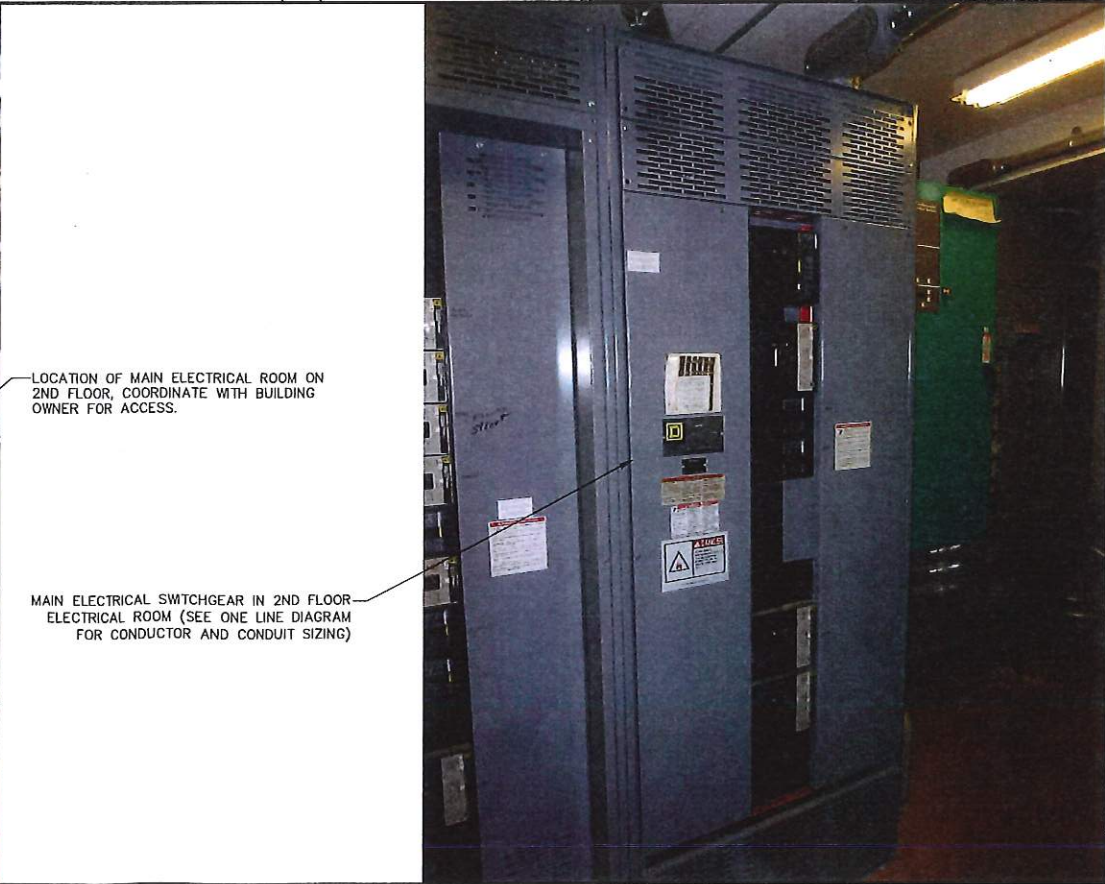
ELECTRICAL NOTES

SHEET NUMBER

E-1



ELECTRICAL SERVICE ROUTING SCHEMATIC



2ND FLOOR MAIN ELECTRICAL ROOM SWITCHGEAR

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

ENGINEERING AND EQUIPMENT LLC
820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33458
PHONE: 561-263-1200
FLORIDA CA#23873

WAYPOINT

ENGINEER SEAL

RUSSELL C. MORRISON

No. 51567

STATE OF FLORIDA

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

CALL 48 HOURS BEFORE YOU DIG

811

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DATE OF ISSUE

JUNE 5, 2014

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

ELECTRICAL SITE AND GROUNDING PLAN

SHEET NUMBER

E-2

240V LOAD CALCULATION

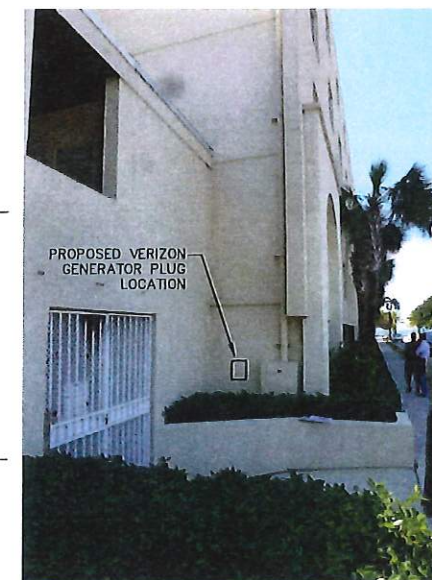
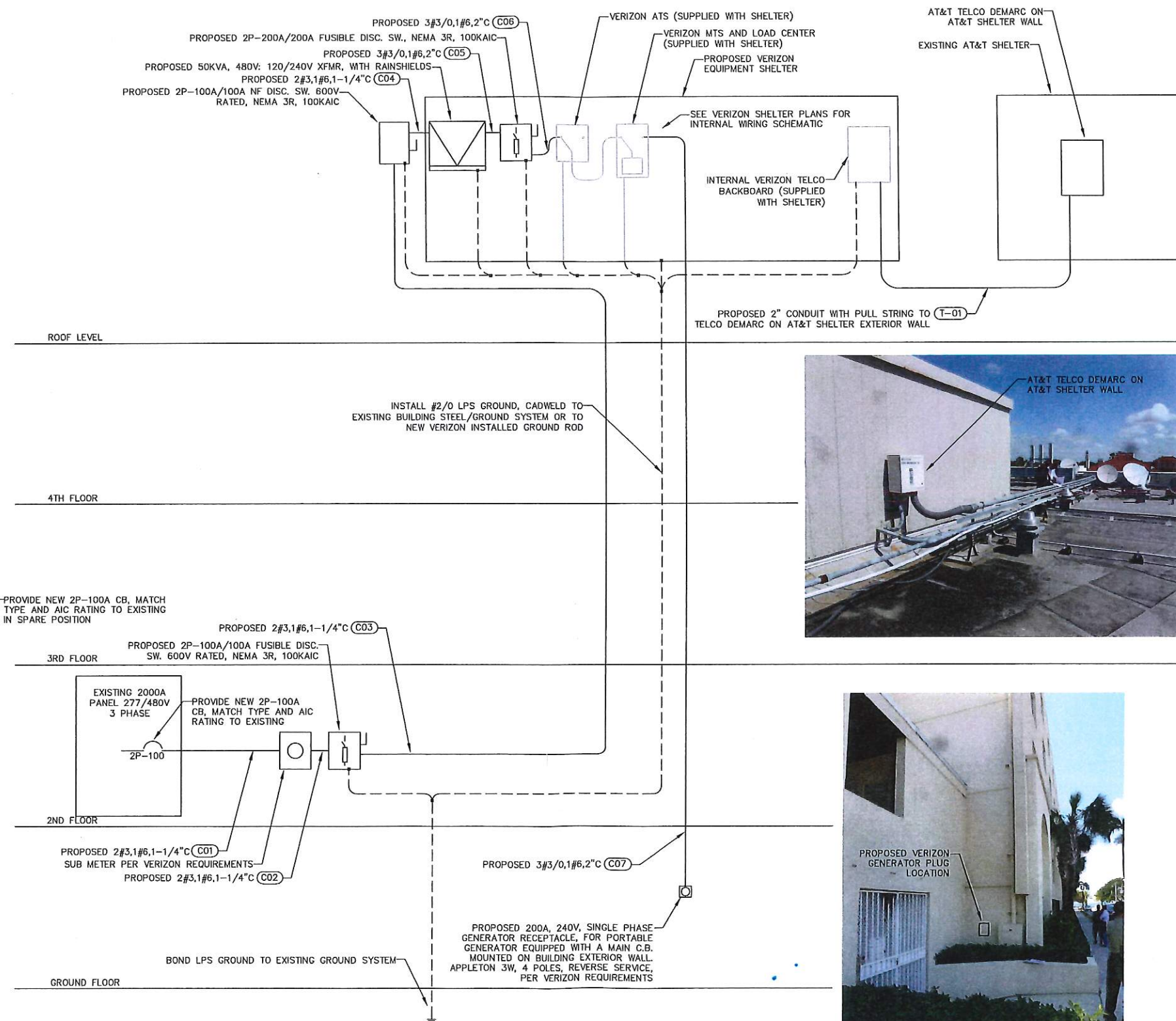
LOAD	AMPS
VERIZON WIRELESS CONNECTED LOAD	75
TOTAL	75

VOLTAGE PROVIDED: 240V, SINGLE PHASE, 3 WIRE,
AMPS PROVIDED: 200AMPS, 1C/PHASE, 3/0 CU

CONTRACTOR SHALL PROVIDE A RECORDING AMPMETER FOR 30 DAYS MIN. PER NEC 220-87. CONTRACTOR TO SUBMIT TO ENGINEER/OWNER THE MAXIMUM RECORDED VALUE OF THE HIGHEST AMP LOAD. THE EXISTING MAXIMUM DEMAND SHALL BE MULTIPLIED BY 125%. THE NEW LOAD SHALL BE ADDED TO THE MAXIMUM LOAD X 125%. THIS NEW TOTAL VALUE SHALL BE LESS THAN 80% OF THE AMP RATING OF THE SERVICE CONDUCTORS. DO NOT BEGIN OTHER WORK UNTIL THESE REQUIREMENTS ARE MET.



2000A 277/480V PANEL MAIN ELECTRICAL ROOM



ELECTRICAL AND TELCO RISER DIAGRAM

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
820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
FLORIDA CA #29674



DATE OF ISSUE

JUNE 5, 2014

ISSUED FOR

CONSTRUCTION PLANS

SUBMITTALS

REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION

PROJECT NUMBER

L201403-09

DRAWN BY CHECKED APPROVED

KJM KJM RCM

APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

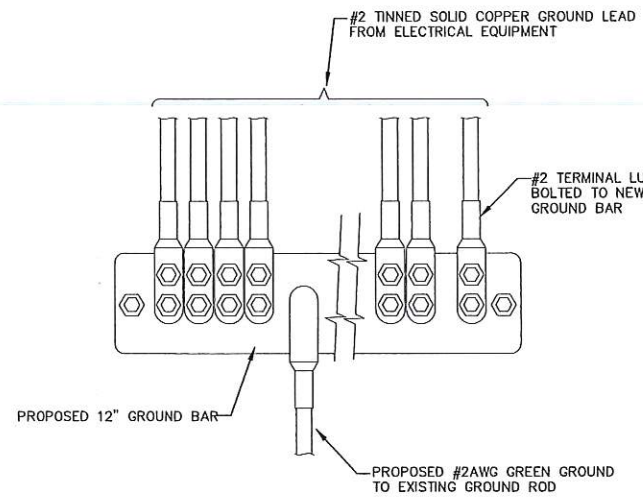
2010 FLORIDA BUILDING CODE

SHEET TITLE

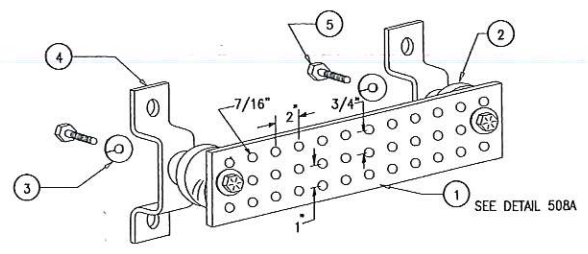
ELECTRICAL RISER
TELCO RISER

SHEET NUMBER

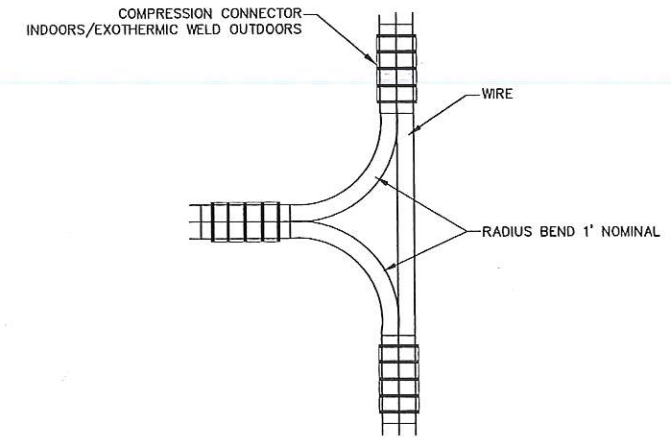
E-3



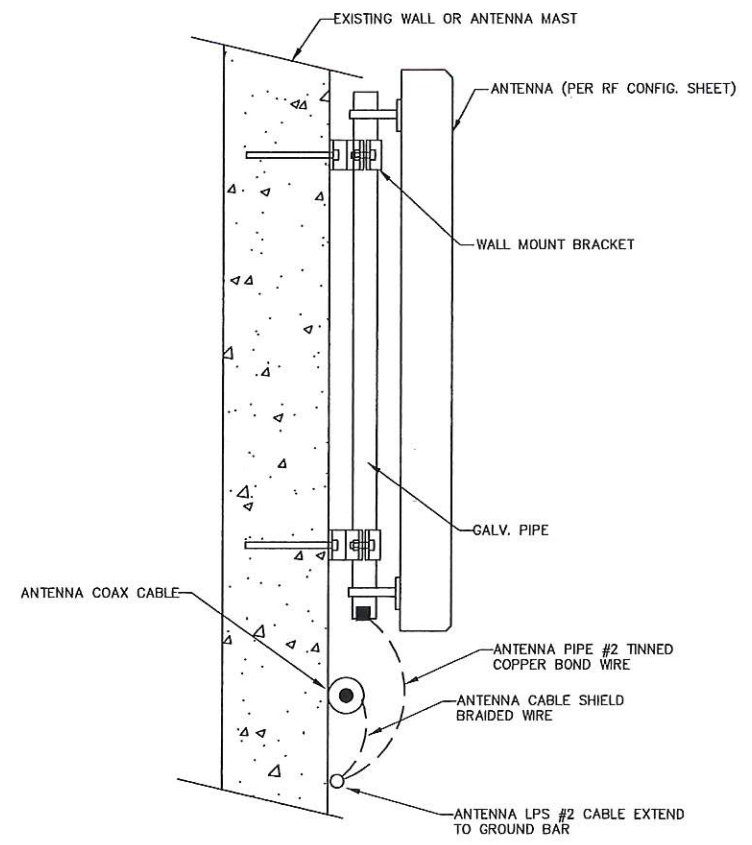
GROUND BAR DETAIL



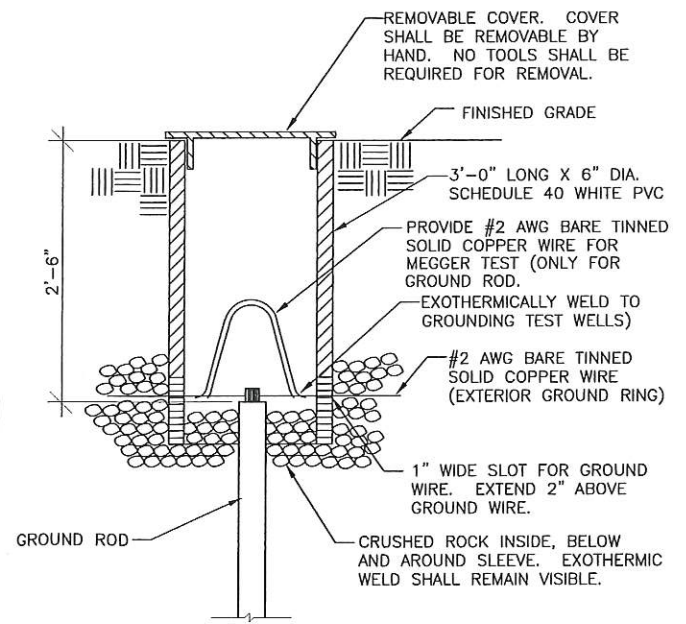
- LEGEND**
- 1- COPPER GROUND BAR, 1/4" X 4" X 20", NEWTON INSTRUMENT CO. CAT. NO. B-6142 OR EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION
 - 2- INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4
 - 3- 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-B
 - 4- WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT. NO. A-6056
 - 5- 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO. CAT. NO. 3012-1
 - 6- INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPOLE STRUCTURE. CONNECTION TO TOWER/MONOPOLE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS



NON-DIRECTIONAL SPLICE



ANTENNA LPS DETAIL



GROUND ROD INSPECTION SLEEVE DETAIL

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

N24 42 12
WB1 21 10
WAYPOINT
ENGINEERING AND EQUIPMENT LLC
820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33458
PHONE: 561-253-1220
FLORIDA P.E. #29678

ENGINEER SEAL
No. 51567
STATE OF FLORIDA
RUSSELL C. MORRISON, P.E.
FLORIDA P.E. #51567

DATE OF ISSUE

JUNE 5, 2014

ISSUED FOR

CONSTRUCTION PLANS

SUBMITTALS

REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION

PROJECT NUMBER

L201403-09

DRAWN BY **CHECKED** **APPROVED**

KJM KJM RCM

APPROVING AGENCY

CITY OF KEY WEST, FLORIDA

BUILDING CODE

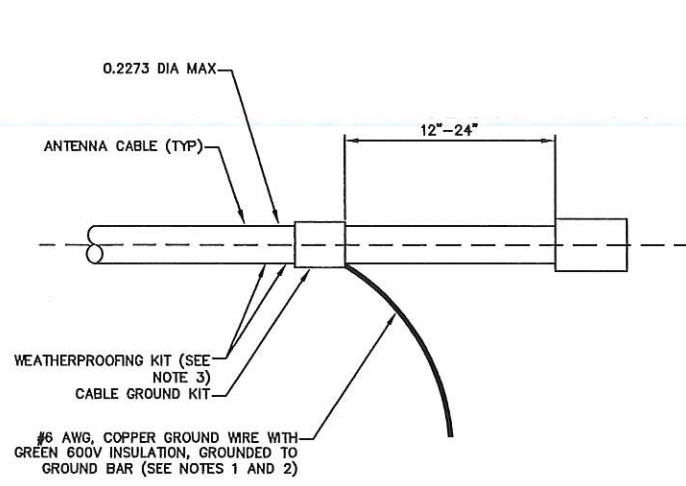
2010 FLORIDA BUILDING CODE

SHEET TITLE

ELECTRICAL DETAILS

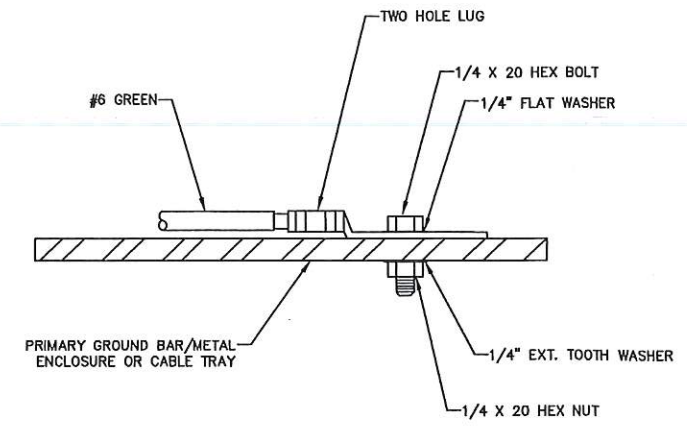
SHEET NUMBER

E-4



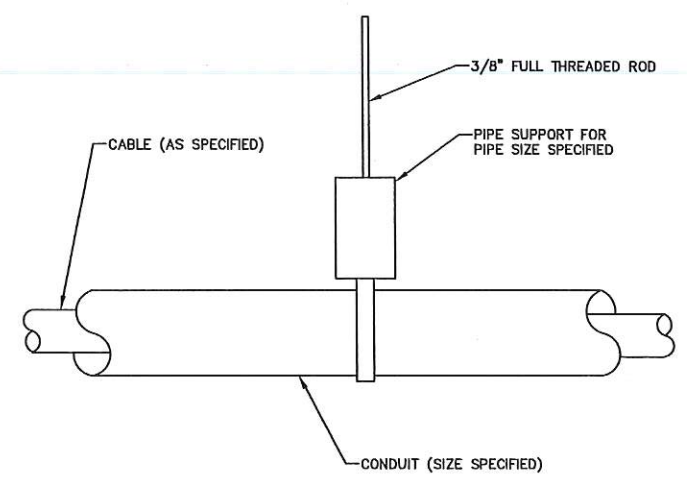
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR
2. GROUND KIT WILL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER
3. WEATHER PROOFING SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER

CONNECTION OF GROUND CABLE KIT TO ANTENNA CABLE

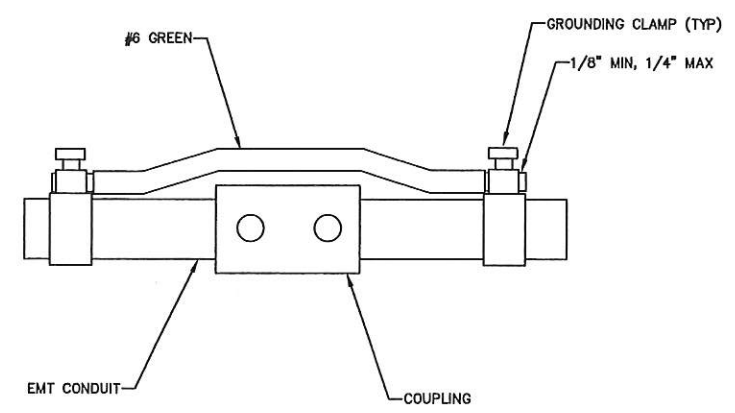


1. CHOOSE BOLT LENGTH TO ALLOW FOR A MINIMUM OF 2 EXPOSED THREADS
2. BURNISH MOUNTING AREA TO REMOVE PAINT OR SCALING IN AREA FOR LUG TO BE MOUNTED
3. APPLY ANTI OXIDANT COMPOUND TO MATING SURFACE OF LUG AND WIPE CLEAN EXCESS COMPOUND
4. USE SOLID COPPER WIRE AND TWO HOLE LUG FOR ALL EXTERIOR GROUNDING APPLICATIONS

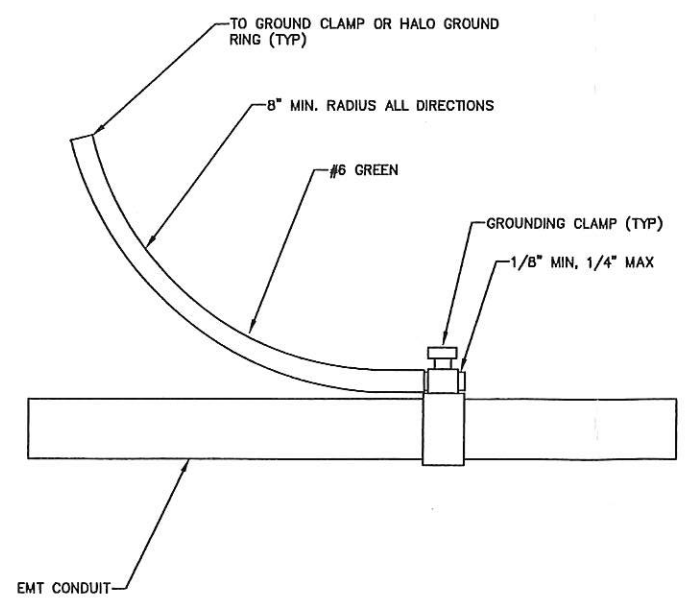
GROUNDING CONNECTION DETAIL



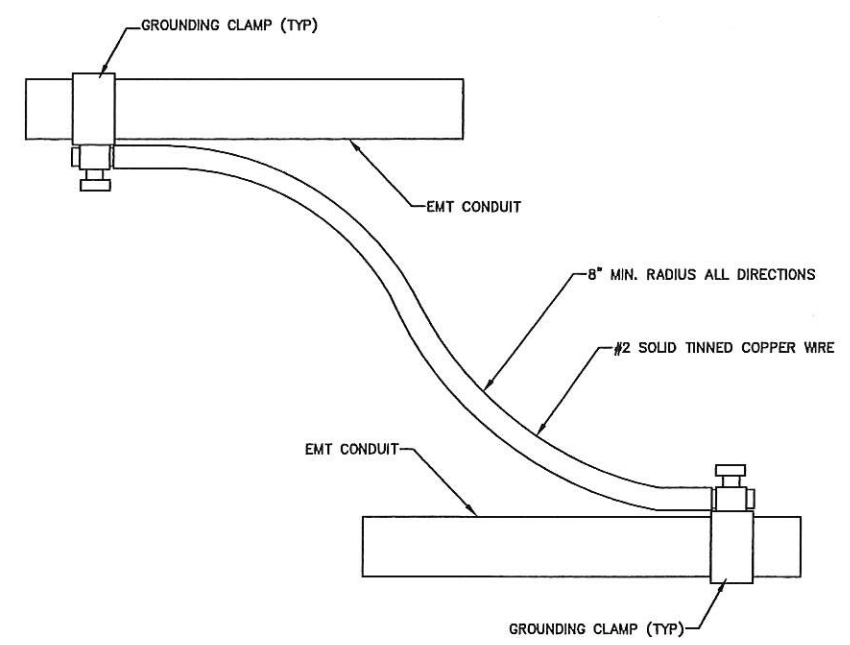
PIPE SUPPORT DETAIL



CONDUIT BOND DETAIL



CONDUIT BOND DETAIL



MULTIPLE CONDUIT GROUNDING DETAIL

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
820 W. INDIANTOWN ROAD, SUITE 105
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
FLORIDA CA#23876



DATE OF ISSUE

JUNE 5, 2014

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

ELECTRICAL DETAILS

SHEET NUMBER

E-5



AXP19-60 Xpol, 60° H-Beams

1710-2170 MHz



X7-665 Xpol, 65° H-Beam

698-800 MHz

Electrical Specifications

Frequency	1710-2170 MHz
Polarization	Slant +/- 45
Gain @ 1710 MHz	19.0 dBi
Gain @ 1920 MHz	19.3 dBi
Gain @ 2170 MHz	19.6 dBi
Horizontal Beam (3dB Points)	60°
Vertical Beam (3dB Points)	5°
Elect. Downtilt Range, 2° Increments	0-6°
VSWR / Return Loss	<1.40:1 / 15.6 dB
VSWR / Return Loss w/tp	<1.50:1 / 14.0 dB
Front-to-Back at Horizon	>30 dB
Upper Side Lobe Suppression	<-18 dB
Impedance	50 Ohms
Power Input Per Connector	250 CW at 1900 MHz
Isolation	<-28 dB
Intermodulation (2x20W)	typ -150 dBc

Mechanical Specifications

Input Connector (female)	Back 7/16 DIN or w/bot. opt.
Antenna Dimensions (LxWxD)	69.1 x 6.7 x 4.1 in. (1755 x 170 x 104mm)
Antenna Dimensions with Opt-"ip"	69.1 x 6.7 x 4.5 in. (1755 x 170 x 114mm)
*Antenna Weight	15.0 lbs
Bracket Weight	13.2 lbs
RF Distribution	Printed Microstrip Substrate
Radome	Ultra High-Strength Luran
Weatherability	UV Stabilized, ASTM D1925
Radome Water Absorption	ASTM D570, 0.45%
Environmental	MIL-STD-810E
Wind Survival	150 mph
Front Wind Load @100mph	105 lbf
Equivalent Flat Plate @100mph	2.13 sq-ft. (c=2)
Mounting Brackets	Fits 3.5 Inch Max. O.D. Pipe
Mechanical Downtilt Range	0-12°
Clamps/Bolts	Galvanized Steel/Stainless Steel

[Link to Mechanical Drawing](#)

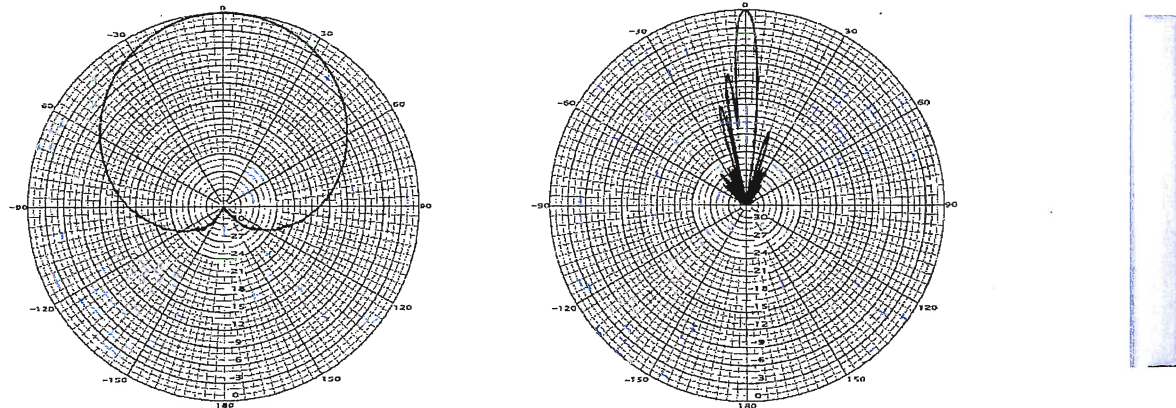
Electrical Specifications

Frequency	698-800 MHz
Polarization	Slant +/- 45
Gain @ 698 MHz	15.3 dBi
Gain @ 752 MHz	15.6 dBi
Gain @ 782 MHz	15.8 dBi
Horizontal Beam (3dB Points)	65°
Vertical Beam (3dB Points)	10°
Elect. Downtilt Range, 2° Increments	0-10°
VSWR / Return Loss	<1.40:1 / 15.6 dB
Front-to-Back at Horizon	>30 dB
Upper Side Lobe Suppression	<-18 dB
Impedance	50 Ohms
Power Input Per Connector	500 CW at 800 MHz
Isolation	<-28 dB
Intermodulation (2x20W)	<-150 dBc

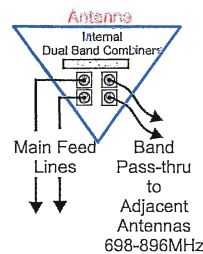
Mechanical Specifications

Input Connector (female)	Back 7/16 DIN or w/bot. opt.
Antenna Dimensions (LxWxD)	72.0 x 12.5 x 7.1 in. (1829 x 318 x 180mm)
*Antenna Weight	30.0 lbs
Bracket Weight	13.2 lbs
Lightning Protection	Direct Ground
RF Distribution	Printed Microstrip Substrate
Radome	Ultra High-Strength Luran
Weatherability	UV Stabilized, ASTM D1925
Radome Water Absorption	ASTM D570, 0.45%
Environmental	MIL-STD-810E
Wind Survival	150 mph
Front Wind Load @100mph	177.4 lbf
Equivalent Flat Plate @100mph	3.6 sq-ft. (c=2)
Mounting Brackets	Fits 3.5 Inch Max. O.D. Pipe
Mechanical Downtilt Range	0-12°
Clamps/Bolts	Galvanized Steel/Stainless Steel

[Link to Mechanical Drawing](#)

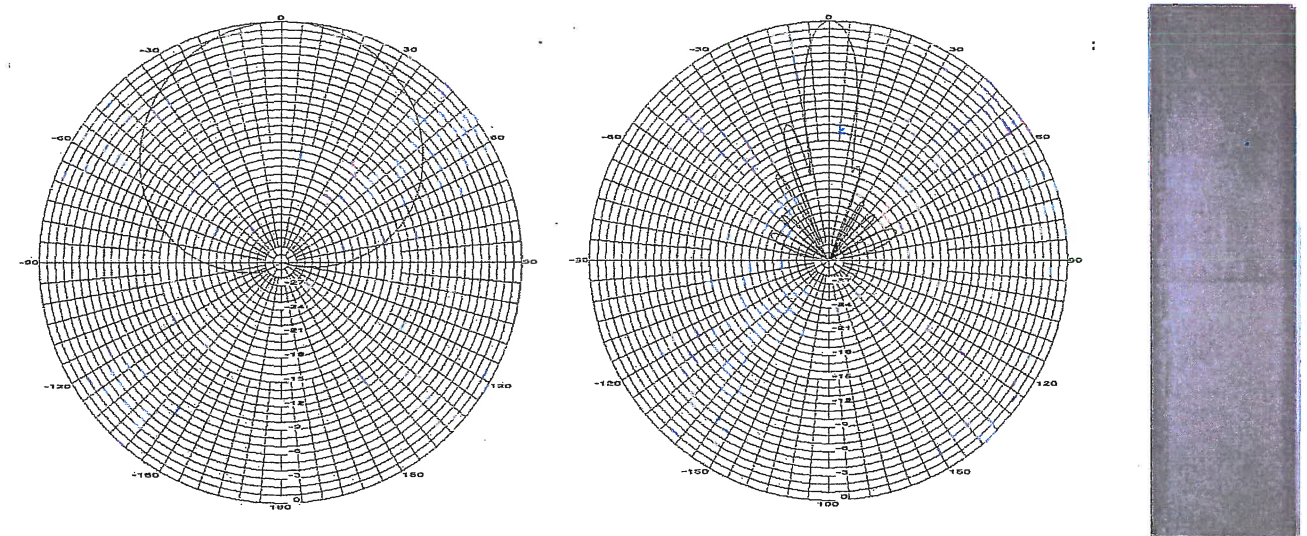


Available with Integrated Diplexers and back mounted connectors, bottom mounted connectors are not available with Integrated Diplexers



Integrated Pass-Thru Diplexers will work with TMA's

Recommended Connector Coupling Torque
7/16 DIN: 220-265 lbf-in (25-30 N-m)



Recommended Connector Coupling Torque
7/16 DIN: 220-265 lbf-in (25-30 N-m)

Ordering Information & Options

- AXP19-60-x "-x" is a placeholder for the built-in fixed electrical downtilt in degrees, set to 0, 2, 4 or 6
- AXP19-60-xip "ip" option includes pass-thu integrated diplexer(s) which pass DC to the diplexer port(s)
- AXP19-60-x-bot for bottom mounted connectors, add "-bot" (otherwise antenna comes standard with back mounted connectors)

*Antenna Weight may vary slightly with options.



Ordering Information & Options

- X7-665-x "-x" is a placeholder for the built-in fixed electrical downtilt in degrees, set to 0, 2, 4, 6, 8 or 10
- X7-665-x-bot for bottom mounted connectors, add "-bot" (otherwise antenna comes standard with back mounted connectors)

*Antenna Weight may vary slightly with options.



DRC Minutes/Comments



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

July 23, 2014

Mr. Don Craig
City of Key West
PO Box 1409
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS FOR MEETING OF July 24, 2014

Dear Mr. Don Craig:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for July 24, 2014. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 908 Terry Lane – Variance
COMMENT: KEYS has no objections to the variance request. Owner may need secondary utility easement between each other. Existing meter center is on 908 Terry Lane #2.
2. LOCATION: 316 Admirals Lane - Variance
COMMENT: KEYS has no objections to the variance request.
3. LOCATION: 832 Caroline Street – Easement
COMMENT: KEYS has no objections to the easement request.
4. LOCATION: 917 Frances Street – Change of Nonconforming Use
COMMENT: KEYS has no objections to the request for change of nonconforming use.
5. LOCATION: 519 Fleming Street – Conditional Use
COMMENT: KEYS has no objections to the request for conditional use.
6. LOCATION: 1004 Kennedy Drive – Variance
COMMENT: KEYS has no objections to the variance request. New construction may require meter center/riser to be upgraded. KEYS will need a full set of plans and a completed project review form.
7. LOCATION: 614 Frances Street – Variance
COMMENT: KEYS has no objections to the variance request.

8. LOCATION: 505 Greene Street – Exception for Outdoor Merchandise Display
COMMENT: KEYS has no objections to the request for exception for outdoor merchandise display.
9. LOCATION: 1500 Reynolds Street – Conditional Use
COMMENT: KEYS has no objections to the request for conditional use.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 295.1055.

Sincerely,



Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

MA/mpa

Copied via electronic mail:
L. Tejada, General Manager & CEO
J. Wetzler, Asst. General Manager & CFO
D. Finigan, Director of Engineering & Control
A. Tejada, Director of Customer Services
File: PLI-132

Property Appraiser Record Card



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **8735677** Parcel ID: **00037160-000100**

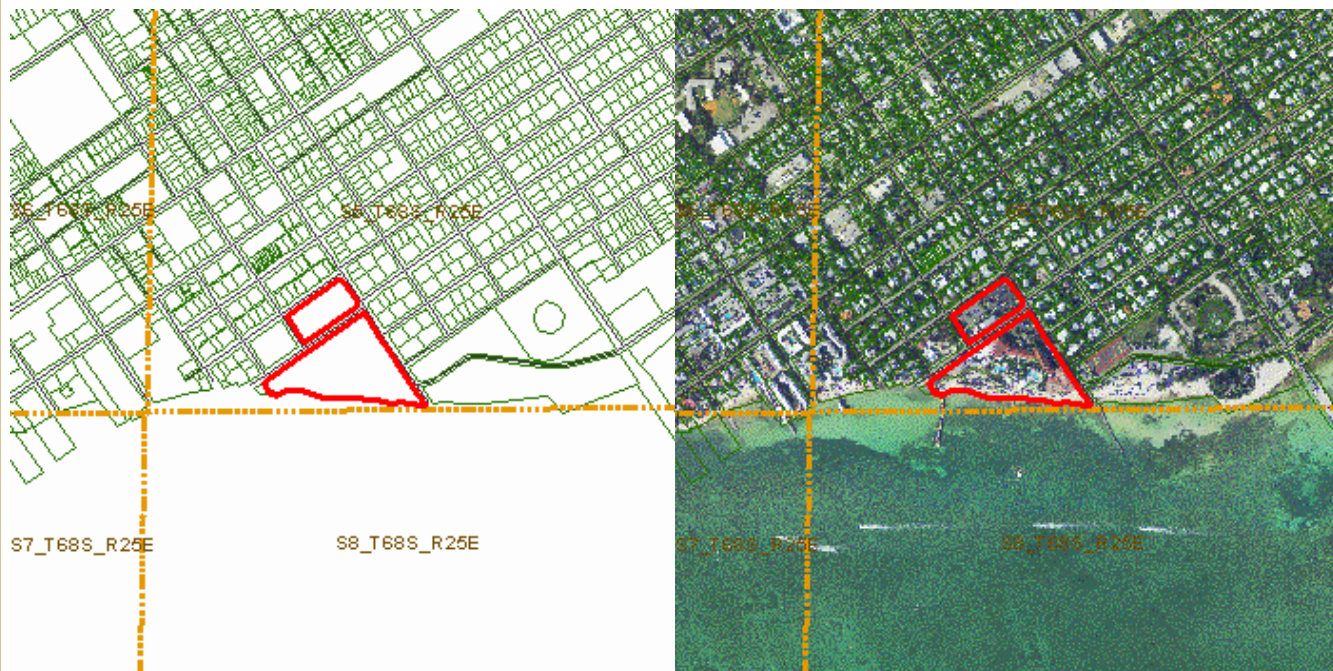
Ownership Details

Mailing Address:
CASA MARINA OWNER LLC
PO BOX 437
BROADWAY, NJ 08808-0437

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1500 REYNOLDS ST KEY WEST
811 SEMINOLE ST KEY WEST
Legal Description: KW KW INVESTMENT CO SUB PB1-69 SQRS 1 THRU 5 & PT SQR 6 & SQR 7 TR 17 G6-103 G37-65/67 G70-508/9 OR175-860/887 OR695-8/9OR1033-627/632 OR1033-633/648 OR1033-649/664 OR1350-357/368(LEASE) OR1350-385/91-C OR1359-745/774(LEASE) OR1436-592/597OR1436-598/608 OR1437-275/278Q/C OR1624-743/763(LEASE) OR1624-764/779(LEASE) OR1701-931/932Q/C OR2115-141/147 OR2326-1954/1959(REST) OR2347-648/666(II LEASE) OR2414-19/25(REST)

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	290,110.00 SF
100D - COMMERCIAL DRY	0	0	83,000.00 SF

Building Summary

Number of Buildings: 7
Number of Commercial Buildings: 7
Total Living Area: 183188
Year Built: 1901

Building 1 Details

Building Type	Condition G	Quality Grade 450
Effective Age 20	Perimeter 918	Depreciation % 23
Year Built 1901	Special Arch 0	Grnd Floor Area 11,610
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 9	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1986					3,870

2	FLA	1	1986	3,870
3	FLA	1	1986	3,870

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15708	WAREHOUSE/MARINA A	100	N	N
	15709	WAREHOUSE/MARINA A	100	N	N
	15710	WAREHOUSE/MARINA A	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5411	MIN WOOD SIDING	100

Building 2 Details

Building Type	Condition G	Quality Grade 450
Effective Age 18	Perimeter 1,213	Depreciation % 23
Year Built 1916	Special Arch 0	Grnd Floor Area 92,058
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0

No sketch available to display

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1915				92,058
2	CPF		1	1915				405
3	OPF		1	1915				7,084

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15711	HOTELS/MOTEL A	100	Y	Y
	15712	CPF	100	N	N
	15713	OPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5412	REIN CONCRETE	100

Building 3 Details

Building Type
Effective Age 18
Year Built 1979
Functional Obs 0

Condition G
Perimeter 760
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 23
Grnd Floor Area 13,704

Inclusions:

Roof Type
Heat 1
Heat Src 1

Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1978					6,852
2	FLA		1	1978					6,852

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15714	HOTELS/MOTEL A	100	Y	Y
	15715	HOTELS/MOTEL A	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5413	C.B.S.	100

Building 4 Details

Building Type
 Effective Age 18
 Year Built 1979
 Functional Obs 0

Condition G
 Perimeter 1,045
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 23
 Grnd Floor Area 52,446

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 160
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0

No sketch available to display

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	SBU		1	1978					5,495
2	SBF		1	1978					5,863
3	FLA		1	1978					1,232
4	OUF		1	1978					30,006
5	EPB		1	1978					1,800
6	FLA		1	1978					51,214
7	PTO		1	1978					13,433

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15716	SBU	100	N	N
	15717	SBF	100	N	N
	15718	OFF BLDG 1 STY-A	100	Y	Y
	15719	OUF	100	N	N
	15720	EPB	100	N	Y
	15721	HOTELS/MOTEL A	100	Y	Y
	15722	PTO	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5414	C.B.S.	100

Building 5 Details

Building Type
 Effective Age 18
 Year Built 1986

Condition E
 Perimeter 638
 Special Arch 0

Quality Grade 450
 Depreciation % 23
 Grnd Floor Area 6,972

Functional Obs 0

Economic Obs 0

Inclusions:

Roof Type
Heat 1
Heat Src 1

Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 252

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		3	1986					1,783
2	OUF		1	1985					1,401
3	FLA		1	1985					4,154
4	FLA		1	1986					1,035
5	OUF		1	1986					2,760
6	OUF		1	1986					2,802

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15723	HOTELS/MOTEL A	100	Y	Y
	15724	OUF	100	N	N
	15725	HOTELS/MOTEL A	100	Y	Y
	15726	HOTELS/MOTEL A	100	Y	Y
	15727	OUF	100	N	N
	15728	OUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5415	CUSTOM	100

Building 6 Details

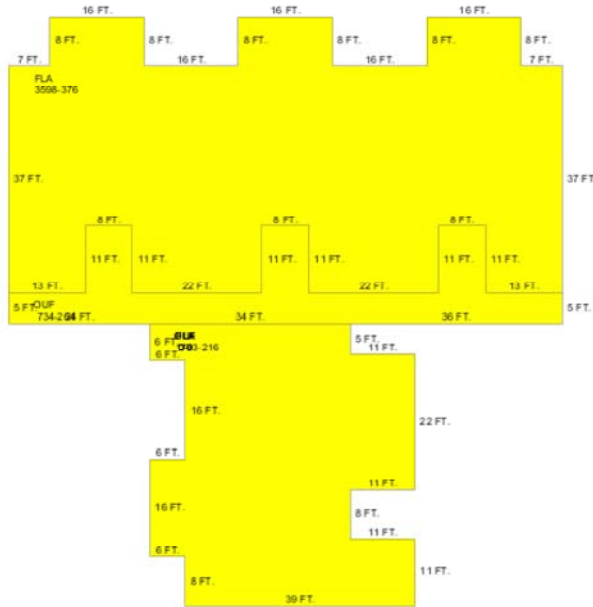
Building Type	Condition G	Quality Grade 450
Effective Age 18	Perimeter 592	Depreciation % 23
Year Built 1986	Special Arch 0	Grnd Floor Area 5,822
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		3	1986				1,783
2	FLA		3	1986				3,598
3	OUF		1	1986				734
4	OUF		1	1986				1,104
5	OUF		1	1986				1,468
6	FLA		1	1986				441

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
-------------	---------------------	------	--------	-----------	-----

15729	HOTELS/MOTEL A	100	Y	Y
15730	HOTELS/MOTEL A	100	Y	Y
15731	OUF	100	N	N
15732	OUF	100	N	N
15733	OUF	100	N	N
15734	HOTELS/MOTEL A	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5416	CUSTOM	100

Building 7 Details

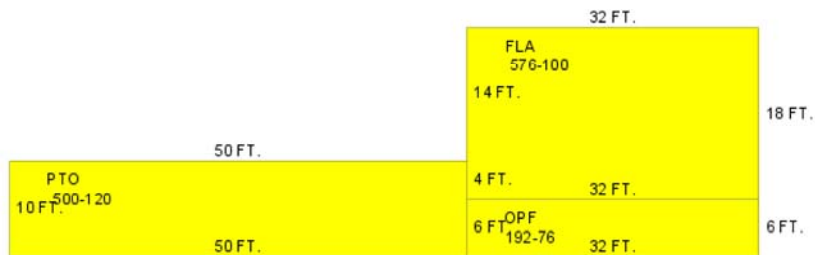
Building Type	Condition G	Quality Grade 450
Effective Age 18	Perimeter 100	Depreciation % 23
Year Built 1979	Special Arch 0	Grnd Floor Area 576
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1978				576

2	OPF	1	1978	192
3	PTO	1	1978	500

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15735	1 STY STORE-A	100	Y	Y
	15736	OPF	100	N	N
	15737	PTO	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5417	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PO5:COMM POOL	2,500 SF	0	0	2007	2014	3	50
1	DK4:WOOD DOCKS	3,840 SF	240	16	2000	2001	5	40
2	DK3:CONCRETE DOCK	2,338 SF	167	14	1979	1980	5	60
3	DK4:WOOD DOCKS	1,650 SF	150	11	2000	2001	5	40
4	TK2:TIKI	509 SF	0	0	1979	1980	4	40
5	AP2:ASPHALT PAVING	49,200 SF	0	0	1979	1980	2	25
6	RW2:RETAINING WALL	720 SF	180	4	1979	1980	3	50
7	PT2:BRICK PATIO	2,762 SF	0	0	1979	1980	5	50
8	PT2:BRICK PATIO	13,662 SF	0	0	1979	1980	2	50
9	AP2:ASPHALT PAVING	19,311 SF	0	0	1979	1980	2	25
10	PT3:PATIO	962 SF	0	0	1985	1986	2	50
11	PT3:PATIO	440 SF	0	0	1969	1970	2	50
12	RW2:RETAINING WALL	136 SF	68	2	1969	1970	4	50
13	AP2:ASPHALT PAVING	34,240 SF	0	0	1985	1986	2	25
14	PO5:COMM POOL	2,500 SF	0	0	2007	2014	3	50
15	HT2:HOT TUB	1 UT	0	0	1979	1980	5	50
16	CL2:CH LINK FENCE	256 SF	0	0	1993	1994	3	30
18	WD2:WOOD DECK	3,900 SF	0	0	1995	1996	2	40
19	CL2:CH LINK FENCE	360 SF	60	6	1989	1990	1	30
20	PT3:PATIO	765 SF	51	15	2000	2001	2	50
21	DK4:WOOD DOCKS	676 SF	26	26	2000	2001	5	40
23	TK2:TIKI	94 SF	0	0	2000	2001	5	40
24	FN2:FENCES	988 SF	247	4	2001	2002	4	30
25	FN2:FENCES	122 SF	0	0	2001	2002	2	30
26	BL2:BOAT LIFT	1 UT	0	0	2003	2004	2	20
27	WD2:WOOD DECK	200 SF	20	10	2003	2004	2	40

Appraiser Notes

2003-01-10 (241) 314 HOTEL ROOMS

DR-219 ATTACHED TO OR2115-141/147 STATES THE SALES PRICE IS \$107,500,000, BUT THE DOCUMENTARY STAMPS ON DEED CALCULATE THE SALES PRICE TO \$104,316,200 TPP 8538421 - WYNDHAM MARRIOTT CASA MARINA TPP 8695128 - THE MESSAGE STUDIO INC TPP 8930010 - HEARTLAND CASH NETWORK LLC FOR ATM @ CASA MARINA

TPP 8538421 - WYNDHAM MARRIOTT CASA MARINA TPP 8695128 - THE MESSAGE STUDIO INC TPP 8930010 - HEARTLAND CASH NETWORK LLC FOR ATM @ CASA MARINA

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
21	09-4523	07/06/2009	07/06/2009	0	Commercial	ISSUED C/O
10-- 3531	11/18/2010		15,000	Commercial	INSTALLATION OF 200 AMP SERVICE, DATA AND GROUNDING ON ROOF TOP FOR ANTENNAS AND ASSOCIATED EQUIPMENT	
10-3530	11/18/2010		30,000	Commercial	INSTALL WIRELESS TELECOMMUNICATION FACILITY ON EXISTING ROOF TOP.	
10-2776	08/24/2010		6,000	Commercial	PICK UP AND RELAY BRICK PAVER DRIVEWAY APPROXIMATELY 3000SF NO NEW IMPERVIOUS AREAS WILL BE ADDED.	
10-1232	04/20/2010		11,000	Commercial	ERECT REPLACEMENT OF TWO 3.5 TON CHILLER UNITS FOR HALLWAYS, MAIN BUILDING. UNIT REPLACEMENT OF IDENTICAL SIZE AND DESIGN, NO DUCT. RECONNECT TO EXISTING PIPING. UNITS LOCATED INSIDE BUILDING ABOVE LOBBY.	
10-1081	05/13/2010		2,500	Commercial	AFTER THE FACT: REPLACE 1000 WATT POLE LIGHTS WITH 400 WATT LIGHTS. NEW LIGHTING ON EXISTING POLE. NEW LIGHTS TO MATCH EXISTING. SHIELDS TO BE INSTALLED AS NEEDED. LIGHT POST AND FIXTURES TO MATCH.	
10-0584	02/25/2010		8,000	Commercial	INSTALL WIRELESS CELLULAR PHONE SYSTEM WITH INSIDE ANTENNAE PROVIDING SIGNAL.	
10-1042	04/10/2010		26,936	Commercial	CONSTRUCT ROADWAY ENTRANCE 360SF PAVE PREPARED SURFACE 13,500SF WITH HOT ASPHALT, STRIPE 124 PARKING SPACES, 13 COMPACT SPACES AND 5 HANDICAP SPACES AS PER CITY AND ADA SPECS, SUPPLY AND INSTALL 60 CONCRETE CAR STOPS	
06-4050	07/06/2009	07/06/2009	0	Commercial	RENOVATED STRUCTURE (20 DEED RESTRICTED EFFICIENCY UNITS) INCLUDING PLUMBING ELECTRIC, MECHANICAL AND ROOFING.	
05-1104	04/11/2005		30,000	Commercial	REHABILITATION OF EXISTING WOOD ROOF FRAMING IN THE SPORTS HUT	
05-3219	08/02/2005		700	Commercial	REPLACE 30SF OF EXISTING DECKING	
05-3348	08/14/2005		11,000	Commercial	ALL TEMPORARY CONSTRUCTION FENCES MUST BE SECURED IF KEY WEST IF PLACED UNDER A HURRICANE WATCH OR WARNING. REPAIR OF FENCING AROUND TENNIS COURTS (200LF/6' H)	
05-3347	08/17/2005		60,250	Commercial	REPAIR/REPLACE CHAINLINK FENCE FOOTING ON TEH EAST SIDE (100LF). REPAIR BLOCK WALL ON THE WEST SIDE 180SF. REPAIR DOCK AND SWIMMING PIER.	
05-4328	10/12/2005		0	Commercial	REVISION TO EXISTING PERMIT (05-3348) REPLACE 100LF OF DAMAGES CHAIN LINK FENCE WITH ALUMINUM PICKET FENCE.	
05-2583	11/18/2005		2,400	Commercial	INSTALL TEMPORARY POWER FOR SIX SLEEPER TRAILER.	
05-5739	12/16/2005		29,988	Commercial	HURRICANE REPAIRS: RELEVEL THE FRONT OF THE DECK AND REPLACE THE BOARDS ON IT. BUILD THE HANDRAILS BACK AT THE END OF THE PIER. 12' REPAIR THE HANDRAIL AT THE FRONT OF THE PIER. 9' MATERIAL IS ACQ WOOD TREATMENT. REPAIR MISSING BOARDS.	
05-5740	12/16/2005		70,850	Commercial	HURRICANE REPAIRS TO PIER	
06-0143	01/12/2006		10,000	Commercial	HURRICANE REPAIRS TO FENCEES	
06-0531	01/30/2006		1,000	Commercial	DEMO OF DRYWALL, WING WALLS TUB AND TRIM	
06-1228	04/12/2006		33,000	Commercial	HURRICANE DAMAGE: REPAIRS TO A/C SYSTEMS.	
06-2336	04/17/2006		11,600	Commercial	REPLACE/INSTALL NEW 110LF OF 3 & 4 FT OF WOOD PICKET FENCING AROUND MANAGERS OFFICE.	
06/2582	04/25/2006		1,000	Commercial	EXTEND PERMIT FOR TEMPOARARY TRAILER THAT SITS ON CASA MARINA/ REACH PROPERTY	
06-2897	06/15/2006		0			
06-5024	08/30/2006		20,000	Commercial	CARPET, FURNITURE, DRYWALL, DOORS AND RAILING DEMOLITION.	
06-5031	08/30/2006		400,000	Commercial		

						REPLACE WATER CLOSETS, LAVATORIES, SHOWER AND SHOWER VALVES 981 AND 321 WATER LINES.
06-5962	10/30/2006	6,000	Commercial			RELOCATION OF EXISTING FIRE SPRINKLER HEADS
07-1522	03/29/2007	54,740	Commercial			INSTALL 1600SF NEW ROOFING
07-1557	04/02/2007	197,000	Commercial			DEMO OF POOL AREA 5500SF
07-1899		310,000	Commercial			NEW RETAINING WALLS, POOL AREA CONCRETE, ALL CONCRETE HARD SCAPES, INCLUDING FILL PLACEMENT
07-2034	04/24/2007	95,000	Commercial			REFLECTING FOUNTAIN
07-2519	05/30/2007	280,000	Commercial			CONSTRUCT NEW COMMERCIAL POOL
07-3376	07/06/2007	160,000	Commercial			ADD NEW PAVILLION ONTO EXISTING KITCHEN STRUCTURE OF 6X6 POST V-GROOVE CEILING WITH CEDAR SHAKE ROOF. NEW CONCRETE FLOOR AT SUN SUN BAR AND KITCHEN REPAIR ROOF AT SUN SUN BAR.
07-1636	04/09/2007	0	Commercial			TEMPORARY CONSTRUCTION TRAILERS
07-4413	10/10/2007	80,000	Commercial			INSTALL NEW CABINTRY FOR NEW LOBBY BAR TO INCLUDE PAINT AND INTERIOR FINISHES.
07-3942	08/08/2007	100,000	Commercial			DEMO ALL SIDEWALKS AND FRONT ENTRY INSTALL NEW HEADER CURBS AT SIDEWALK.
07-4402	10/11/2007	9,500	Commercial			ISNTALLATION OF CONDUITS, PULL BOXES FOR LOW VOLTAGE WIRING, BRANCH CIRCUITS, WIRING DEVICES AND CONNECTION AS INDICATED ON PLANS.
10-		0				
07-5128	11/28/2007	1,000	Commercial			REPLACE EXISTING GAS LINE TO OUTDOOR KITCHEN, REPLACE MAINFOLD IN OUTDOOR KITCHEN, HOOK APPLIANCES.
07-5200	12/19/2007	27,000	Commercial			REMOVE EXISTING 4 K TANK AND INSTALL ONE NEW 2 K FIREGARD TANK ON EXISTING CONCRETE REQ CONNECT TO EXISTING PIPING.
07-5496	12/21/2007	15,000	Commercial			SEAL-COAT FRONT MAIN PARKING LOT AND SUITE BUILDING PARKING LOT; STRIPE BACK PARKING LOT TO PLAN SPECIFICATIONS AND TO EXISTING STANDARDS (MAIN PARKING AND SUITE PARKING ONLY). ADA/HANDICAP SPACES TO BE INCLUDED PER PLANS. AND AUXILIERY LOT.
08-0658	03/19/2008	95,000	Commercial			COMMERCIAL POOL RENOVATION.
08-0499	02/26/2008	15,000	Commercial			REPLACE EXISTING 1250 GAL GREASE TRAP
08-4582	02/02/2009	3,500	Commercial			ADD/RELOCATE FIRE SPRINKLER HEADS
08-4583	02/02/2009	3,500	Commercial			ADD/RELOCATE FIRE SPRINKLER HEADS.
07-0276	02/20/2007	40,000	Commercial			ADA ROOMS ONLY: APPLY NEW DRYWALL, PAINT AND FINISH INSTALLATION OF NEW VANITIES. INSTALLATION OF NEW FURNITURE.
07-0716	02/14/2007	587,000	Commercial			REPLACE CHILLED WATER FAN COILS IN GUEST ROOMS (195 ROOMS)
06-6802	02/02/2007	8,000	Commercial			REPLACE 5 WINDOWS AND 2 DOORS, ALL NEW GLASS IS LAMINATED IMPACT ROOM #402.
07-0498	02/01/2007	30,178	Commercial			REMOVE AND ROOF ON BUILDING 7,8,9,10. INSTALLING SARNAFIL G-410 ENERGY SMART ROOFING MEMBRANE
06-3951	01/16/2007	355,955	Commercial			
1	01-3978	12/14/2001	09/18/2002	22,000	Commercial	AWNING
2	02-0322	04/11/2002	09/18/2002	50,000	Commercial	SIDEWALK & DUCT
3	02-0635	04/22/2002	09/18/2002	99,800	Commercial	ANTENNAS
4	03-1400	04/21/2003	01/01/2004	61,000	Commercial	NEW ELECTRIC
5	02-1549	06/14/2002	09/18/2003	2,125	Commercial	INSTALLED NEW AWNING
6	03-3169	09/12/2003	09/18/2003	5,500	Commercial	REPLACED LIGHT FIXTURES
7	03-3425	09/25/2003	10/02/2003	1,800	Commercial	INSTALLED NEW CEILING WOR
8	03-2912	09/24/2003	10/02/2003	25,900	Commercial	INSTALLED 15 PITCH PANS
9	03-2406	09/26/2003	10/02/2003	20,350	Commercial	REPLACED PARTS A/C
10	03-2285	10/01/2003	10/08/2003	16,230	Commercial	INSTALLED NEW DECK 200SF
11	03-3806	11/03/2004	11/10/2003	21,000	Commercial	REPAIRED DECKING
12	03-3721	10/31/2003	11/08/2003	7,500	Commercial	REPAIRED ROOF DECK
13	04-2422	07/21/2004	12/17/2004	27,000	Commercial	REPLACE HALLWAY DOORS

14	05-3349	08/14/2005	12/11/2005	19,000	Commercial	REPAIR EXTERIOR LIGHTING IN COMMON AREAS,ALSO FANS .
15	06-6161	11/21/2006	04/15/2007	4,000	Commercial	DEMO 4469 SF OF WOOD FLOORING IN BAR AND RESTAURANT AREA
16	06-6162	11/27/2006	04/15/2007	88,000	Commercial	DEMO 14,500 SF OF INTERIOR PUBLIC SPACE.THIS WILL INCLUDE BUILD BACK OF MENTIONED WORK
17	06-3951	01/16/2007	04/15/2007	355,955	Commercial	REMOVE OLD ROOF. REPLACE.5 WOOD FIBER OVER ISO SET IN HOT ASPHALT
18	07-0280	03/20/2007	04/15/2007	22,000	Commercial	REPLACE PLUMBING AT FLAGLER
19	07-4803	10/22/2007	11/22/2007	2,000	Commercial	INSTALL IRRIGATION SYSTEM
20	07-4822	10/24/2007	11/22/2007	7,500	Commercial	COVER DUCT FIRST FLOOR DRYWALL & METAL STUDS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	27,550,765	656,655	18,220,567	65,621,679	30,934,707	0	65,621,679
2013	27,550,765	435,867	17,359,656	44,324,443	28,122,461	0	44,324,443
2012	28,949,152	446,565	17,359,656	25,565,874	25,565,874	0	25,565,874
2011	28,949,152	454,505	18,986,124	33,331,182	26,220,827	0	33,331,182
2010	30,372,154	465,125	14,397,600	23,837,116	23,837,116	0	23,837,116
2009	30,372,154	478,775	20,659,724	23,181,570	23,181,570	0	23,181,570
2008	30,388,565	493,423	34,432,873	60,000,000	60,000,000	0	60,000,000
2007	25,926,075	497,417	34,432,873	69,316,439	69,316,439	0	69,316,439
2006	25,926,075	335,472	44,563,750	74,743,668	74,743,668	0	74,743,668
2005	26,229,701	343,222	21,556,600	45,887,445	45,887,445	0	45,887,445
2004	26,814,915	505,548	21,556,600	45,887,445	45,887,445	0	45,887,445
2003	26,814,915	514,362	19,316,380	53,082,953	53,082,953	0	53,082,953
2002	26,814,915	528,119	19,316,380	53,082,953	53,082,953	0	53,082,953
2001	32,146,185	531,828	13,521,466	53,082,953	53,082,953	0	53,082,953
2000	32,051,273	161,846	11,026,169	47,461,104	47,461,104	0	47,461,104
1999	34,776,245	167,609	11,026,169	44,949,658	44,949,658	0	44,949,658
1998	23,184,164	172,915	11,026,169	44,949,658	44,949,658	0	44,949,658
1997	23,547,698	178,888	10,503,815	42,351,368	42,351,368	0	42,351,368
1996	0	168,380	10,503,815	10,672,195	10,672,195	0	10,672,195
1995	0	173,890	10,503,815	10,677,705	10,677,705	0	10,677,705
1994	0	180,785	10,503,815	10,684,600	10,684,600	0	10,684,600
1993	0	189,061	10,503,815	10,692,876	10,692,876	0	10,692,876
1992	0	197,041	10,503,815	10,700,856	10,700,856	0	10,700,856
1991	0	205,530	10,503,815	10,709,345	10,709,345	0	10,709,345
1990	0	213,299	9,350,374	9,563,673	9,563,673	0	9,563,673
1989	0	221,786	9,285,080	9,506,866	9,506,866	0	9,506,866
1988	0	156,967	8,762,726	8,919,693	8,919,693	0	8,919,693

Parcel Sales History

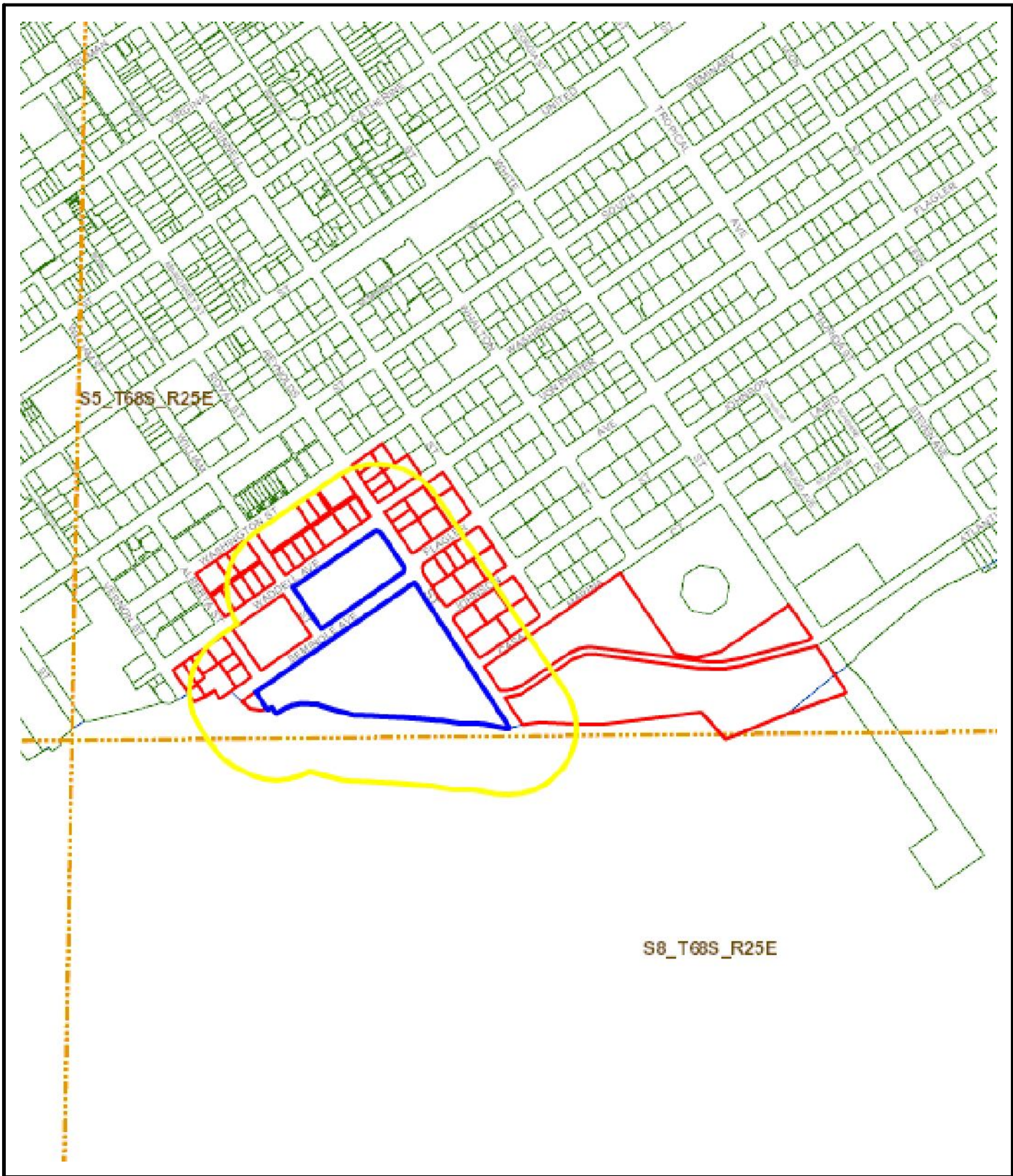
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/10/2005	2115 / 141	104,316,200	WD	Q
12/1/1996	1436 / 0592	54,346,000	WD	O
11/1/1987	1033 / 640	9,500,000	WD	M

This page has been visited 141,053 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

Public Notices
(radius map & mailing list)



Monroe County, Florida

MCPA GIS Public Portal

Printed: Sep 04, 2014

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.



Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 PM on September 18, 2014 at Old City Hall, 510 Greene Street**, Key West, Florida, (behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Conditional Use – 1500 Reynolds Street (RE # 00037160-000100; AK # 8735677) – A request for conditional use approval to allow new wireless antennas and a new equipment shelter on the roof of an existing hotel building on property located 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

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at www.keywestcity.com. Written responses must be submitted before the hearing to the contact person below.

Contact: Kevin Bond, Senior Planner; E-mail: kbond@cityofkeywest-fl.gov; Phone: 305-809-3725; Fax 305-809-3978;
Mail: PO Box 1409, Key West FL 33041-1409

THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Conditional Use – A request for conditional use approval to allow new wireless antennas and a new equipment shelter on the roof of an existing hotel building on property located 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

Applicant: Verizon Wireless **Owner:** Casa Marina Owner, LLC

Locations: 1500 Reynolds Street (RE # 00037160-000100; AK # 8735677)

Date of Hearing: September 18, 2014 **Time of Hearing:** 6:00 PM

Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to: Kevin Bond, Senior Planner; **E-mail:** kbond@cityofkeywest-fl.gov; Phone: 305-809-3725; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Conditional Use – A request for conditional use approval to allow new wireless antennas and a new equipment shelter on the roof of an existing hotel building on property located 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

Applicant: Verizon Wireless **Owner:** Casa Marina Owner, LLC

Locations: 1500 Reynolds Street (RE # 00037160-000100; AK # 8735677)

Date of Hearing: September 18, 2014 **Time of Hearing:** 6:00 PM

Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to: Kevin Bond, Senior Planner; **E-mail:** kbond@cityofkeywest-fl.gov; Phone: 305-809-3725; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

NAME	ADDRESS1	ADDRESS2 CITY	STATE	ZIP	COUNTRY
1 AMARAL JOSI WILLIAMS		16301 WO CHARLOTTE	NC	28278-5826	
2 BRAY FAMILY TRUST AGREEMENT 10/10/2012		906 JOHN: KEY WEST	FL	33040-4746	
3 BRE/FL DEVELOPMENT LLC	C/O BLACKSTONE REAL ESTATE	345 PARK NEW YORK	NY	10154	
4 BUCKHEIM RICHARD A		900 JOHN: KEY WEST	FL	33040	
5 CANNON ROGER F TRUST AGREEMENT 9/6/2005		3240 HAVE PALATINE	IL	60067-9054	
6 CASA MARINA OWNER LLC		PO BOX 4: BROADWAY	NJ	08808-0437	
7 CATHEY BROOKS H		908 WASH KEY WEST	FL	33040-4753	
8 COCONUT BEACH RESORT OWNERS ASSOC INC		500 FLEMI KEY WEST	FL	33040	
9 COOPER J DAVID		PO BOX 1: KEY WEST	FL	33041-1214	
10 CUNNINGHAM DAVID A ESTATE	C/O CUNNINGHAM JON M CO-E)	2150 VICK CUMMING	GA	30041	
11 CURTIS LINDA W TRUST 10/15/2010		900 WASH KEY WEST	FL	33040-4753	
12 DIBERT SUSANNE K AND SAMUEL C		13716 WIN MIDLOTHIAN	VA	23112-4949	
13 FORMAN SCOTT AND PAOLA		1421 REY: KEY WEST	FL	33040-4782	
14 FOSTER TRUST 4/25/2008		901 FLAG: KEY WEST	FL	33040-4743	
15 GILDEA PAUL F		904 WASH KEY WEST	FL	33040	
16 GULFSTREAM APARTMENTS OF KEY WEST LLC		500 FLEMI KEY WEST	FL	33040-6891	
17 HAMMOND JOHN B AND KAREN B		1107 KEY: KEY WEST	FL	33040-4086	
18 HASKINS LINDA DE LONG L/E		908 FLAG: KEY WEST	FL	33040-4744	
19 HOLLIDAY HENRY L III		PO BOX 6: KEY WEST	FL	33041-0006	
20 HOLST LESLIE K AND ELLEN R		1415 ALBE: KEY WEST	FL	33040-4757	
21 HOUSING AUTHORITY OF THE CITY OF KEY WEST FLORIDA		1400 KEN: KEY WEST	FL	33040-4055	
22 INFOTECH INC		1320 ROY: KEY WEST	FL	33040-4766	
23 JOHNSON FAMILY TRUST 08/20/1993	C/O JOHNSON WILLIAM FRANKL	4677 HAMI DELRAY BEACH	FL	33445-5318	
24 KAUFELT LYNN H		900 FLAG: KEY WEST	FL	33040-4744	
25 KAUFMAN STUART M REVOCABLE INTER-VIVOS TR 10/4/88		760 WASH KEY WEST	FL	33040-4778	
26 KERR GREGORY T		722 ASHE: KEY WEST	FL	33040	
27 LOUIE'S BACK YARD INC		700 WADD: KEY WEST	FL	33040	
28 LUJAN LAUREN L		903 CASA: KEY WEST	FL	33040	
29 LUKEN CLAIRE S LIVING TRUST 4/26/2000		3400 N LAI CHICAGO	IL	60657-2801	
30 MANSOUR PAUL S AND HEATHER L		920 JOHN: KEY WEST	FL	33040-4746	
31 MARCUS BARBARA		927 S WIN LOS ANGELES	CA	90019	
32 MILLER GAIL ANN AS TRUSTEE DEC TR 1/8/1993		728 POOR: KEY WEST	FL	33040-6411	
33 MONROE COUNTY		500 WHITE: KEY WEST	FL	33040	
34 NORMAC INC		800 WASH: KEY WEST	FL	33040-4799	

NAME	ADDRESS1	ADDRESS2 CITY	STATE	ZIP	COUNTRY
35 REIMER TIMOTHY S		924 FLAGL KEY WEST	FL	33040-4744	
36 RYAN TIMOTHY J		1007 SIMC KEY WEST	FL	33040	
37 SAMAHA FOUAD QUAL PER RES TR 9/23/2010		905 VONP KEY WEST	FL	33040-4747	
38 SHEPANZYK DEREK AND KRISTINA		410 CANAI LAKE GEORGE	NY	12845-1129	
39 SPOTTSWOOD PARTNERS II LTD		500 FLEMI KEY WEST	FL	33040	
40 SPOTTSWOOD WILLIAM B TRUST NO II 12/29/1997		500 FLEMI KEY WEST	FL	33040-6891	
41 TRAMMELL JANE W TRUST 7/15/1992		901 JOHN: KEY WEST	FL	33040	
42 UIHLEIN JAMES C		822 WASH KEY WEST	FL	33040-4735	
43 VAN ROOY ADAM		1030 N CC INDIANAPOLIS	IN	46202-2726	
44 VINCENT RICHARD C		906 VON F KEY WEST	FL	33040	
45 WADDELL AND REYNOLDS LLC		PO BOX 6 KEY WEST	FL	33041-0006	
46 WADDELL PROPERTIES LLC		403 RUTH SYRACUSE	NY	13212-1942	
47 WESCHLER KENNETH JAY		915 VON F KEY WEST	FL	33040	
48 WRIGHT DONALD E		2300 W W/ LIMA	OH	45805-2126	
49 ZECKENDORF CONSTANCE REVOCABLE TRUST 7/25/2013		1433 REYI KEY WEST	FL	33040-4781	
50 ZENSINGER DAVID AND MARCIA		1419 REYI KEY WEST	FL	33040	
51					
52					
53					
54					
55					
56					
57					
58					
59					
60					
61					
62					
63					
64					
65					
66					
67					
68					