

# **Application**



KEY WEST TELCO, LLC

October 12, 2018

Mr. Patrick Wright  
Director of Planning  
1300 White Street  
Key West, FL 33040

RE: Proposed Wireless Telecommunications Facility at Arthur Sawyer American Legion  
Post #28

Dear Mr. Wright,

We are pleased to submit a conditional use application and a variance application for you review. The two applications are for a wireless telecommunications facility located at 5610 College Road, Arthur Sawyer Post #28 American Legion. This utility project is designed to improve a coverage deficiency. A lengthy search of numerous parcels in the area led to this location, a well screened and buffered location in a geographic area that meets the radio frequency assessment to rectify the coverage deficiency.

Wireless communication is integral component of public safety. A large number and growing percentage every year depend exclusively on mobile phones as their primary communication device. In the aftermath of Hurricane Irma, the importance of reliable wireless communication was reinforced. Numerous reports, such as FEMA's *2017 Hurricane Season After Action Report* identify investment in wireless infrastructure as a key focus area.

We look forward to working with you during the review process of these applications.

Thank you,

Rick Richter

PO Box 999, Tavernier, FL 33070

Phone (305) 852-8171 · Email: KeysWiFi@gmail.com

**DEVELOPMENT PLAN AND CONDITIONAL USE  
APPLICATION City of Key West Planning Department  
1300 White Street, Key West, FL 33040  
(305) 809-3720**



**Development Plan & Conditional Use Application**

**Applications will not be accepted unless complete**

Development Plan

Major   
Minor

Conditional Use

Historic District

Yes   
No

Please print or type:

- 1) Site Address 5610 College Road, Key West, FL 33040
- 2) Name of Applicant Key West Telco, LLC
- 3) Applicant is: Owner  Authorized Representative   
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant PO Box 999  
Tavernier, FL 33070
- 5) Applicant's Phone # 305-852-8171 Email keyswifi@gmail.com
- 6) **Email Address:** keyswifi@gmail.com
- 7) Name of Owner, if different than above Arthur Sawyer Post 28, American Legion
- 8) Address of Owner 5610 College Road, Key West, FL 33040
- 9) Owner Phone # 305-797-5090 Email jwhite@fkaa.com
- 10) Zoning District of Parcel PS RE# 00072080-001300
- 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).

SEE FOLLOWING PAGE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**Development Plan & Conditional Use Application**

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Description of Proposed Development and Use

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

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

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

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

If Yes, describe and attach relevant documents.

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- 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.**

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**Required Plans and Related Materials for both a Conditional Use and  
Minor/Major Development Plan**

**I. Existing Conditions.**

- A) Recent Survey of the site by a licensed Surveyor showing all dimensions including distances from property lines, and including:
  - 1) Size of site; Overall parent parcel 3.13 ac Development area: 1600' sq ft
  - 2) Buildings, structures, and parking; The existing site contains the Legion Hall, pavilion, shed, parking lot, and dense vegetation.
  - 3) FEMA Flood Zone; AE
  - 4) Topography; 2.5' NGVD 29
  - 5) Easements; and See Survey
  - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site. See Survey
- B) Existing size, type and location of trees, hedges, and other features. See Survey & Landscape Plan
- C) Existing stormwater retention areas and drainage flows. See Survey
- D) A sketch showing adjacent land uses, buildings, and driveways. See Survey

**II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.**

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
  - 1) Buildings Unmanned equipment shelters on elevated platform
  - 2) Setbacks 20' front, 15' side 20' rear
  - 3) Parking: One (12' x 20') space identified. Expect 2 visits per month per provider
    - a. Number, location and size of automobile and bicycle spaces
    - b. Handicapped spaces 0
    - c. Curbs or wheel stops around landscaping 0
    - d. Type of pavement existing unimproved road
  - 4) Driveway dimensions and material See Survey
  - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site. See attached survey and site plan for proposed location of utility pole to support antenna.
  - 6) Location of garbage and recycling Not applicable for unmanned facility
  - 7) Signs Only required safety signs to be posted.
  - 8) Lighting: Per Federal Aviation Administration (to be determined) none proposed.
  - 8) Project Statistics
    - a. Zoning Public Service (PS)
    - b. Size of site Parent Parcel 3.13 ac / development area: 1600' sq feet
    - c. Number of units (or units and Licenses) Not Applicable
    - d. If non-residential, floor area & proposed floor area ratio existing building 3961 SF, proposed development 1600 SF, Total Floor Area: 5561 SF, Parent tract area 136,517 SF, Floor Area Ratio: .0407 < 0.8 max allowable.
    - e. Consumption area of restaurants & bars Not applicable
    - f. Open space area and open space ratio 130,956 SF .0407 < .8 max
    - g. Impermeable surface area and impermeable surface ratio Existing impermeable space (building, road, slabs) 20600 SF, Proposed equipment platform = 200 SF Total surface area = 20800, ratio=20,800 SF / 136,517 SF = .152 < 0.6 Max allowable
    - h. Number of automobile and bicycle spaces required and proposed: Req: 0 Proposed: 1

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### B) Building Elevations

- 1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans. See attached plans
- 2) Height of building. Top of 7' above AGL, height of AT&T equipment shelter 16'4.5" above AGL. Pole 125' above AGL.
- 3) Finished floor elevations and bottom of first horizontal structure Existing building is 2.69 FFE
- 4) Height of existing and proposed grades Existing grade: 2.65' Proposed grade 2.65'

### C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.

- ### D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed.
- The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations. See attached landscape existing conditions and design by David Knoll, Architect.

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- E) **III. Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

The proposed wireless telecommunications facility is to be located at the site of the existing American Legion Hall at 5610 College Road. The wireless telecommunications facility consists of a single 125' utility pole for antennae which will be constructed on the ground at the east side of the Legion Hall and a 40'X40' elevated platform for equipment.

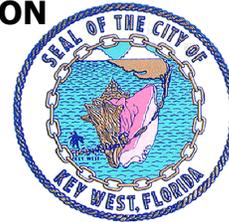
In the aftermath of Hurricane Irma, FEMA, the State of Florida, and Monroe County all reviewed the storm and identified areas of community need and improvement. The 2017 Hurricane Season FEMA After-Action Report issued on July 12, 2018 identified 5 focus areas. Including focus area #4 "Responding during long-term infrastructure outages." FEMA recommendations include: (1) "Encourage investment in redundant assets to maintain communications and supply temporary power, (2) Encourage critical infrastructure owners and operators, and state and local governments, to **INVEST IN MORE RESILIENT INFRASTRUCTURE [emphasis added]** and include continuity and resilient all-hazards communications capabilities in plans and guidance. The proposed utility pole and elevated platform built to the 2017 FBC buttress the entire eastern Key West communications system.

Landscape area will be added to mitigate the pole and platform foot print resulting in a drastic improved buffer between the adjacent parcel and parent parcel. The proposed equipment platform and unmanned shelters will have no solid waste or recycling impacts, only generate an estimated 2 visits per month. The only lighting will be motion detected after hours security, manually controlled for emergency use during dark hours, or as required by the FAA.

The surrounding areas of conservation and the dense, lush landscaping of the golf course create a myriad of natural visual buffers to diminish the visual impact of the pole. The landscape plan will mitigate the visual impact of the platform / shelters.

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### Development Plan Submission Materials

#### Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

#### Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

#### Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

#### Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio, permitted and proposed.
- (6) Lot coverage, permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.

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- (10) Parking spaces, permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

### Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

### Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
  - (1) A breakdown of the proposed residential units by number of bedrooms;
  - (2) Tenure (i.e., owner-occupied or rental); and
  - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

### Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
  - a. South Florida Regional Planning Council (SFRPC).
  - b. City electric system (CES).
  - c. State department of environmental protection (DEP).
  - d. Army Corps of Engineers (ACOE).
  - e. South Florida Water Management District (SFWMD).
  - f. State department of transportation (DOT).
  - g. State department of community affairs (DCA).
  - h. Florida Keys Aqueduct Authority (FKAA).
  - i. State fish and wildlife conservation commission (F&GC).
  - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

# DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department  
1300 White Street, Key West, FL 33040  
(305) 809-3720



## CONDITIONAL USE CRITERIA

### Sec. 122-61. Purpose and intent.

The proposed wireless telecommunications facility is to be located at the site of the existing American Legion Hall at 5610 College Road. The wireless telecommunications facility consists of a single 125' utility pole for antennae which will be constructed on the ground at the east side of the Legion Hall and a 40'X40' elevated platform for equipment. The antennae will supply wireless communication for AT&T and up to three other service providers that may include Verizon, Sprint, and T-Mobile / Metro. These providers have service deficiencies and documentation is attached from AT&T engineers show coverage deficiencies in the area, which includes: Lower Keys Medical Center, Florida Keys Community College, Gerald Adams Elementary, City of Key West Transportation Center, Monroe County Sheriff's Office, among other essential services.

In the aftermath of Hurricane Irma, numerous reports have supported strengthening and hardening our wireless communication ecosystem. Mobile phones play an integral role in society, often serving as the sole and primary device to send and receive communications. Communications such as activating 911 for the individual or a victim of an accident or crime, receiving alerts of threats to children or others, notifications in time of emergency or disaster, and sharing updates with family and loved ones. The City of Key West zoning code recognizes a public / private utility as an essential public service. The immediate surrounding area is the Key West.

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

**EVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
**City of Key West Planning Department**  
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**(305) 809-3720**



**Sec. 122-62. Specific criteria for approval.**

- (a) Findings. The proposed conditional use shall comply with all specific conditions established by the Planning Board, the City Commission, comprehensive plan and land development regulations. The conditional use application does not adversely impact properties in the vicinity of the site.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
    - a. Floor area ratio; Proposed WTF creates a FAR of .0407 < 0.8 max allowable (negligible intensity)
    - b. Traffic generation; Negligible, 2 visits per month for maintenance.
    - c. Square feet of enclosed building for each specific use; ATT is proposing a 64' unmanned shelter on top of the elevated platform.
    - d. Proposed employment; There will be no onsite employees and the facility will use existing service provider employee for maintenance.
    - e. Proposed number and type of service vehicles; and There will be one standard size pick up truck or van on site during scheduled monthly maintenance visits.
    - f. Off-street parking needs. Identified area for parking during maintenance visits is shown on the site plan.
  - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
    - a. Utilities; One 600-amp service to a common box will be on the elevated platform, served by existing Keys Energy service to the parent tract.
    - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94; The proposed wireless telecommunications facility (utility pole and platform) will not increase the needs for sewer, water, or storm water. The traffic impacts are negligible. The increase of impervious surface will be negligible, and any storm water diverted to support the proposed landscape buffer. The pole will be located in a ground area of 8' diameter, Landscape will be added to mitigate the visual impacts from adjacent parcel.
    - c. Roadway or signalization improvements, or other similar improvements: Not applicable, no changes proposed.
    - d. Accessory structures or facilities; and Not applicable, no changes proposed.
    - e. Other unique facilities/structures proposed as part of site improvements: Utility pole and elevated platform
  - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
    - a. Open space; The design minimizes the use of space.
    - b. Setbacks from adjacent properties; The proposed WTF meets or exceeds all setback requirements.
    - c. Screening and buffers; SEE PROPOSED LANDSCAPE PLAN
    - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and SEE PROPOSED LANDSCAPE PLAN
    - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts. The proposed facility will not create smorke, odor or general noxious impacts. Any noise will be mitigated and diffused by the proposed landscape buffer, - SEE LANDSCAPE PLAN.

## DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. Surrounding land uses include the Key West Golf Club, conservation areas, and to a further extent the Lower Keys Medical Center, Gerald Adams Elementary, the City of Key West Transportation Center, the SPCA, and Florida Keys Community College among others. The nearest residential structure is approximately 225' from the proposed wireless telecommunications facility. The intensity of the hammocks / existing vegetation in the area coupled with extensive landscape buffer mitigate the visual impact. There are no historic properties within 500' of the proposed wireless telecommunications facility. There are no solid waste, recycling, water, or greywater impacts. The site will create a negligible impact with traffic, only impacting the parent parcel.
  - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use.  
The platform design and height of the utility pole are ideal in size and strength, minimum in height necessary to provide a long-term, robust addition to the wireless ecosystem, and to remedy the communication deficiencies in the area.
  - (3) Proper use of mitigative techniques. The proposed wireless telecommunications facility will be located in a PS zoning district. It is surrounded by extensive conservation land and a rich, and densely foliated golf course. The nearest residence is approximately 225' feet from the proposed facility. An extensive landscape buffer is proposed to mitigate any visual impact. FEMA has recommended improving and investing in communications infrastructure following the 2017 hurricane season. AT&T has provided evidence from engineers detailing the service deficiency in this area of Key West and unincorporated Monroe County. The increased wireless communication capability and resiliency will improve the general public health, safety, and welfare in the community.
  - (4) Hazardous waste. No hazardous waste will be generated by or at the proposed wireless telecommunications facility.
  - (5) Compliance with applicable laws and ordinances. The applicant will comply with all applicable local, state, and federal laws and regulations as a condition of approval including federal requirements pertaining to air traffic safety (FAA), wireless telecommunications facilities (FCC) and the National Historic Preservation Act (NHPA). Please see attached AT&T licenses. Applicant has applied for all other required permits / authorizations.
  - (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. Not applicable - The proposed wireless telecommunications facility is not located within a conservation area.
    - b. Residential development.; Not applicable – The proposed wireless telecommunications facility is no located within a residentially zoned area.
    - c. Commercial or mixed use development. Not applicable – No commercial or mixed use development are proposed.

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- d. Development within or adjacent to historic district. Not applicable – The proposed wireless telecommunications facility is not located within or adjacent to a historic district.
- e. Public facilities or institutional development. Not applicable – No public facilities or institutional development are proposed.
- f. Commercial structures uses and related activities within tidal waters. Not applicable – No commercial structures, uses, or related activities are proposed within tidal waters.
- g. Adult entertainment establishments. Not applicable – No adult entertainment establishments are proposed.

# **AT&T Documentation of Need**



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

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

## Summary

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Maiko Llanes".

Maiko Llanes, PE  
RF Design Engineer  
AT&T Mobility



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

Note,

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

ULS License

**Cellular License - KNKN793 - NEW CINGULAR WIRELESS PCS, LLC**

**PA** This license has pending applications: 0004325256

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

**Market**

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

**Dates**

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

**Five Year Buildout Date**

09/20/1995

**Control Points**

<b>1</b>	1841 NW 22ND STREET, FORT LAUDERDALE, FL P: (954)486-1717
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**Licensee**

FRN	0003291192	Type	Limited Liability Company
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**Licensee**

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

AT&T MOBILITY LLC Michael P Goggin 1120 20th Street, NW, Suite 1000 Washington, DC 20036 ATTN Michael P. Goggin	P:(202)457-2055 F:(202)457-3074 E:MG7268@att.com
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- 2) Location of existing wireless communications facilities to which the proposed facility will be a handoff candidate, including lon / lat / power level of each.

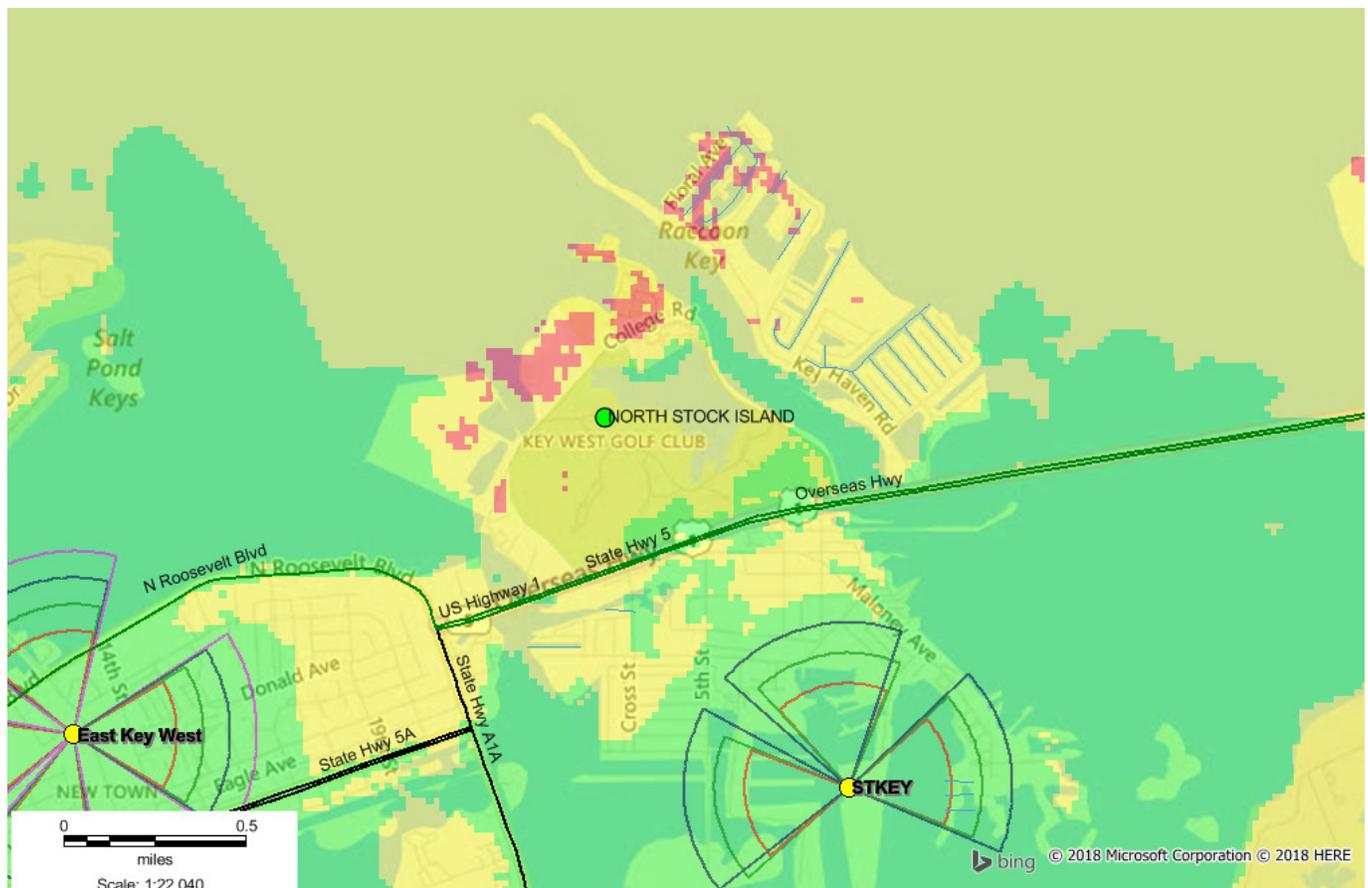
Name	Latitude	Longitude	Power Level (Pilot Eirp)
STKEY	24.5636	-81.7348	47 dBm/ (50w)
EAST KEY WEST	24.5657	-81.7681	47 dBm (50w)
SUKEY	24.59602	-81.661	47 dBm (50w)

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

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

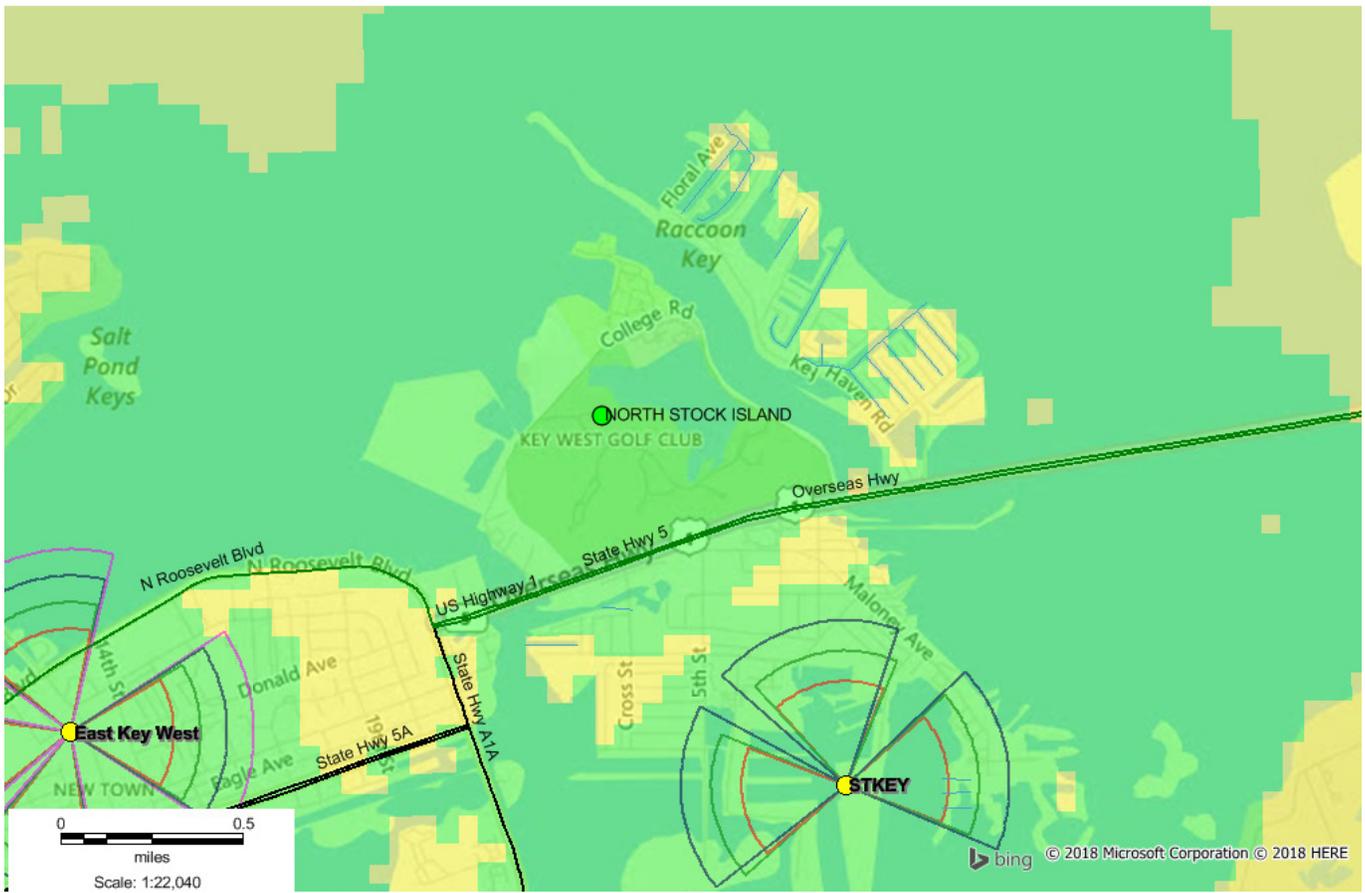
**Existing coverage:**

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



**Coverage with proposed site (125' antenna CL):**

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



# Warranty Deed

# CHICAGO TITLE INSURANCE COMPANY

---

13800 NW 14<sup>th</sup> Street, Suite 190, Sunrise, Florida 33323

## PROPERTY INFORMATION REPORT

File Number: 7153276 Reference: 5610 College Road

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

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

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

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

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

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

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

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

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

**CERTIFICATE OF SEARCH**

**FILE NUMBER: 7153276**

**PAGE 2**

**Name Search on the Fee Simple Title Owner only:**

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

And found the following:

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

**PROPERTY INFORMATION REPORT**

**FILE NUMBER: 7153276**

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

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

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

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

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

**THERE IS EXCEPTED FROM THIS CERTIFICATE**

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

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

**CHICAGO TITLE INSURANCE COMPANY**

By \_\_\_\_\_

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

# **Property Record Card**

**Disclaimer**

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

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

**Summary**

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



**Owner**

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

**Valuation**

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

**Land**

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

**Commercial Buildings**

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

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

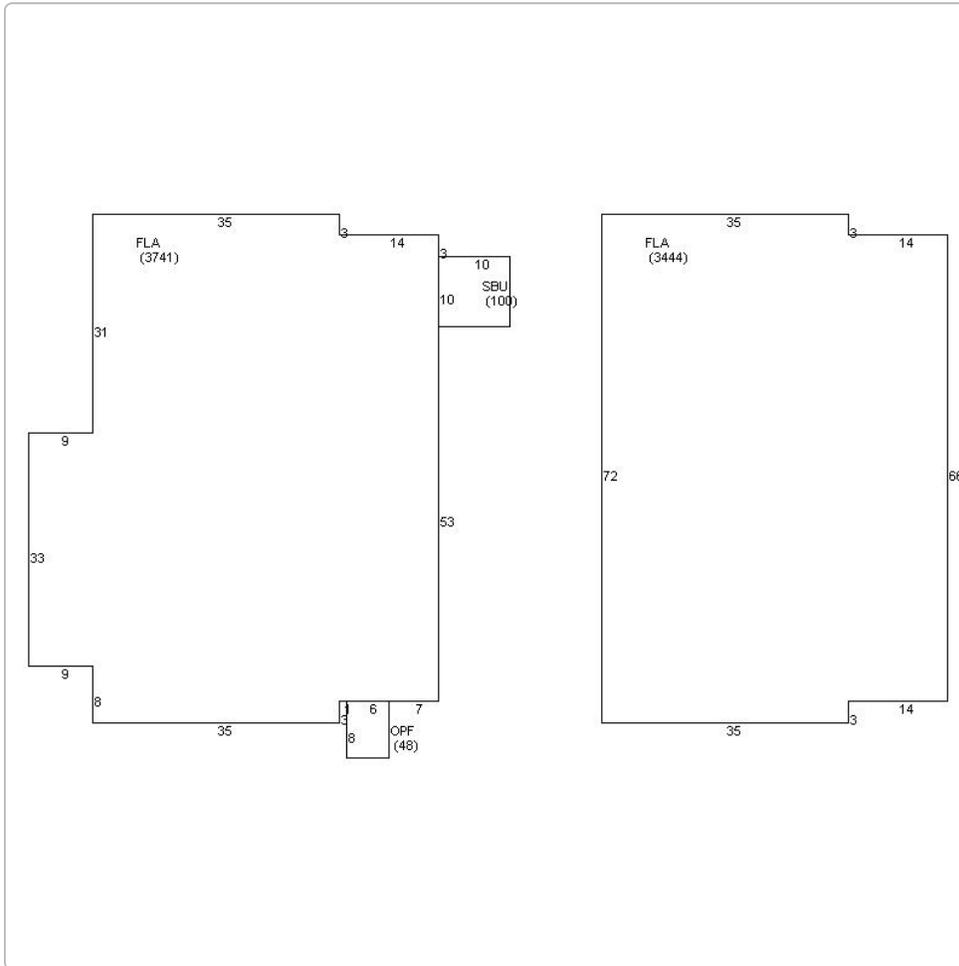
## Yard Items

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

## Permits

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

## Sketches (click to enlarge)



## Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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

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

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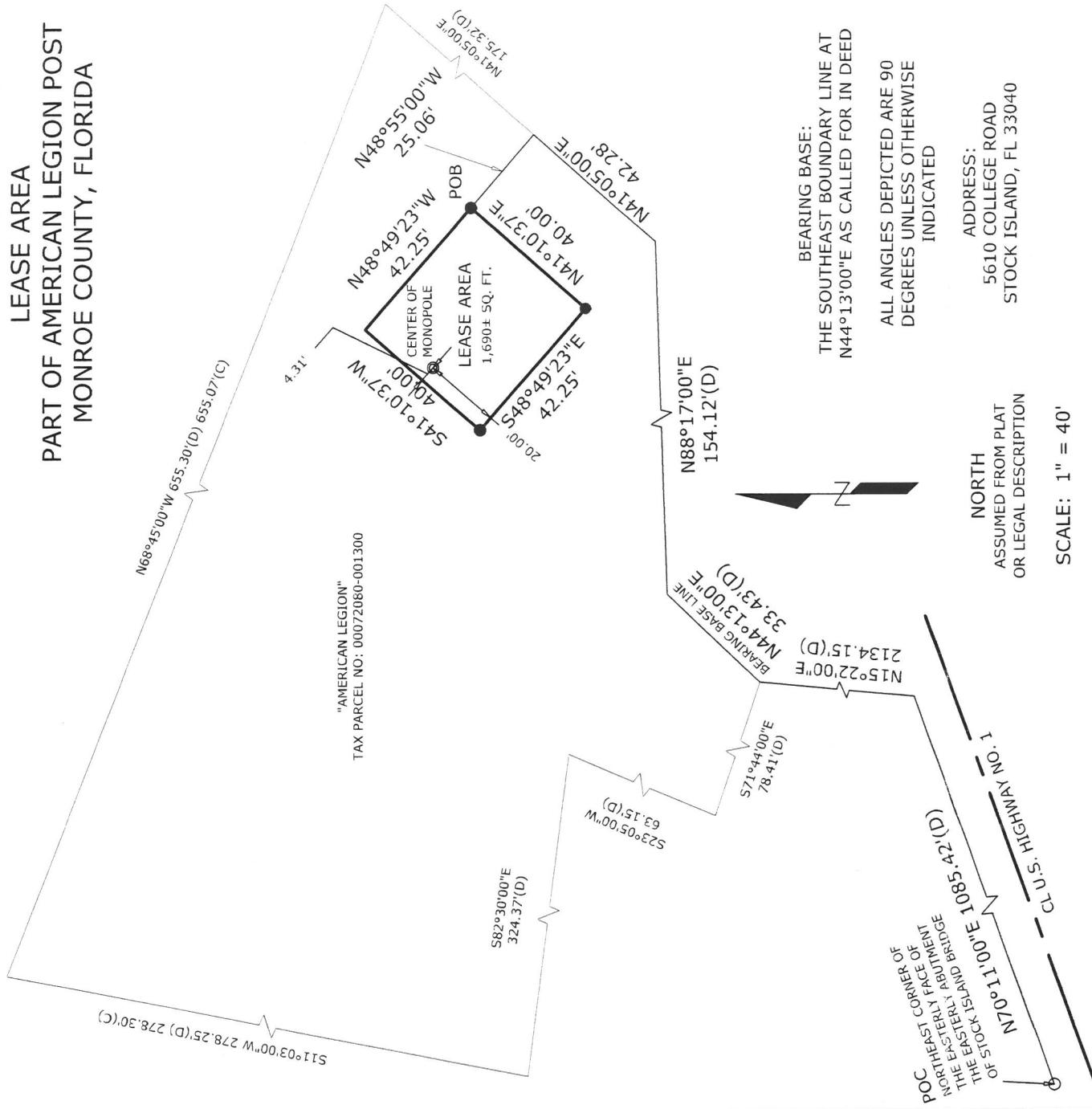


# **Boundary & Topographic Survey**



# **Specific Purpose Sketches**

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



**NEWLY AUTHORED BY THE UNDERSIGNED FOR PROPOSED LEASED AREA:**

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

**LEGEND FOR ABBREVIATIONS**

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

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

**SURVEYORS NOTES:**

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

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

SCALE: 1" = 40'

F/W DATE: 07/16/18

REV. DATE: -/-

SHEET: 1 OF 1

DRAWN BY: KMK

CHECKED BY: RER

INVOICE #: 18061902

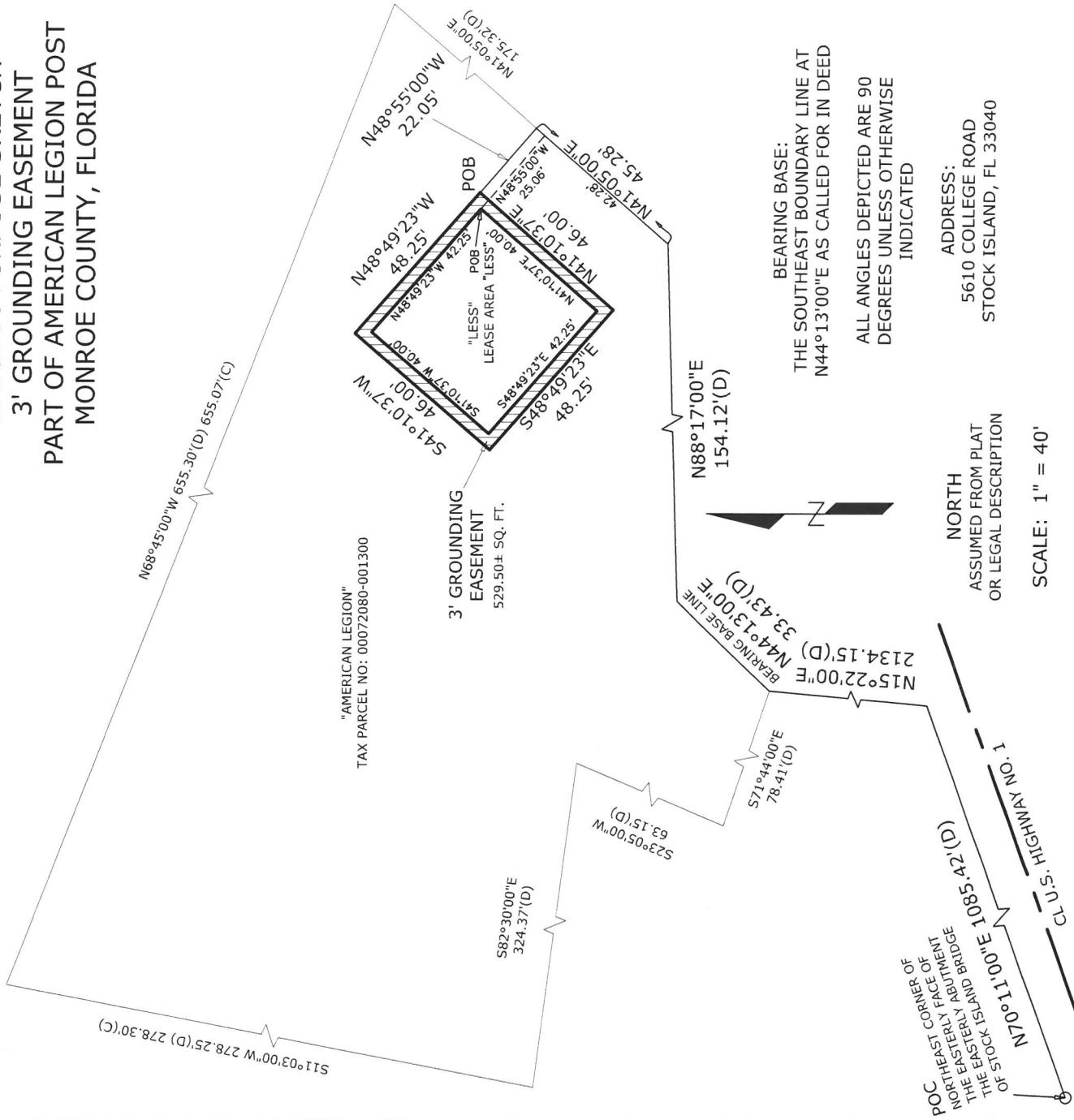
THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LEGAL DESCRIPTION NEWLY CREATED ON THIS DATE BY THE UNDERSIGNED AND SHOWN ON SHEET 1 OF 1. IT IS PART A SURVEY OF THE LANDS BEING DESCRIBED HEREIN (See chap. 51-17 Florida Adm. Code and Chap. 472.02 Florida Statutes).

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAPER SURVEYOR AND MAPPER

SIGNED  
ROBERT E. REECE, PSM 5532, PROFESSIONAL SURVEYOR AND MAPPER

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

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



"AMERICAN LEGION"  
TAX PARCEL NO: 00072080-001300

BEARING BASE:  
THE SOUTHEAST BOUNDARY LINE AT  
N44°13'00"E AS CALLED FOR IN DEED

ALL ANGLES DEPICTED ARE 90  
DEGREES UNLESS OTHERWISE  
INDICATED

ADDRESS:  
5610 COLLEGE ROAD  
STOCK ISLAND, FL 33040

NORTH  
ASSUMED FROM PLAT  
OR LEGAL DESCRIPTION

SCALE: 1" = 40'

**NEWLY AUTHORED BY THE UNDERSIGNED FOR PROPOSED LEASED AREA:**

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

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

Said lands containing 529.50 square feet, more or less.

LEGEND FOR ABBREVIATIONS  
D = DEED  
FND = FOUND  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT

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

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

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

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

*Robert E. Reece*

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

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

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



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

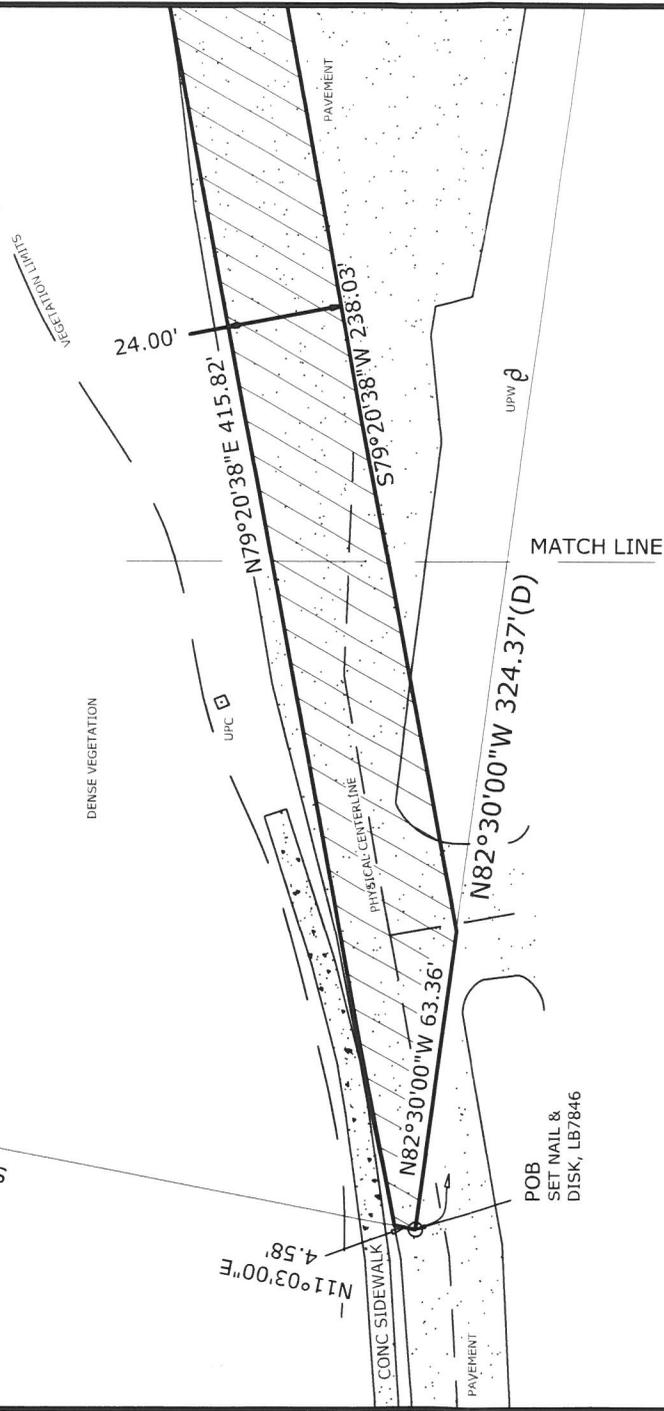
$N68^{\circ}45'00''W$  655.30'(D) 655.07'(C)

**NORTH**  
ASSUMED FROM PLAT  
OR LEGAL DESCRIPTION

$S11^{\circ}03'00''W$  278.25'(D) 278.30'(C)

**SCALE: 1" = 40'**

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



**NEWLY AUTHORED BY THE UNDERSIGNED FOR PROPOSED LEASED AREA:**

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

**LEGEND FOR ABBREVIATIONS**

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

**SURVEYORS NOTES:**

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

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

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

*Robert E. Reece*

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

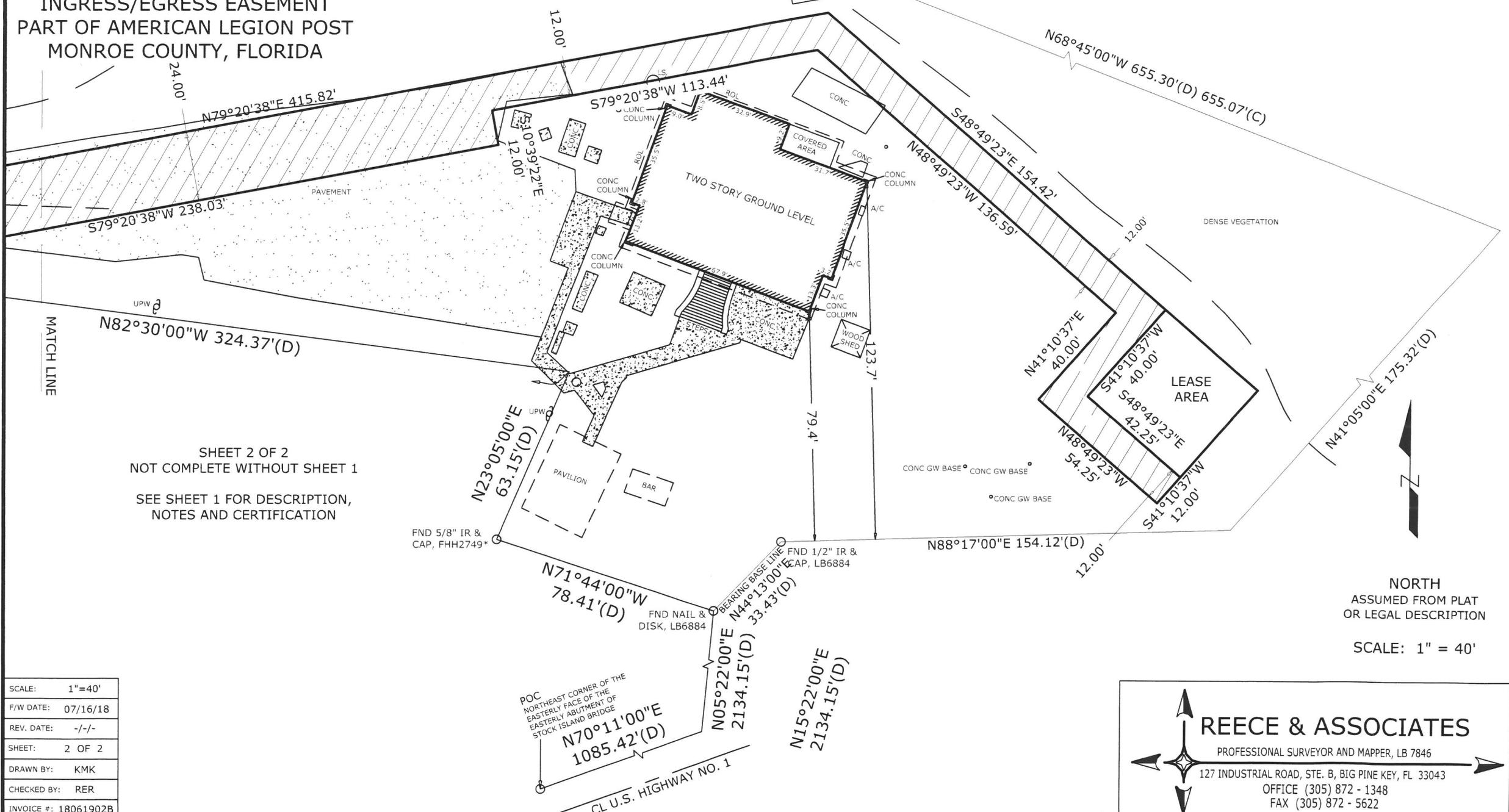


**REECE & ASSOCIATES**

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

NOT VALID WITHOUT THE  
SIGNATURE AND THE  
ORIGINAL PAID  
SURVEYOR AND MAPPER

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



SHEET 2 OF 2  
NOT COMPLETE WITHOUT SHEET 1  
SEE SHEET 1 FOR DESCRIPTION,  
NOTES AND CERTIFICATION

NORTH  
ASSUMED FROM PLAT  
OR LEGAL DESCRIPTION  
SCALE: 1" = 40'

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

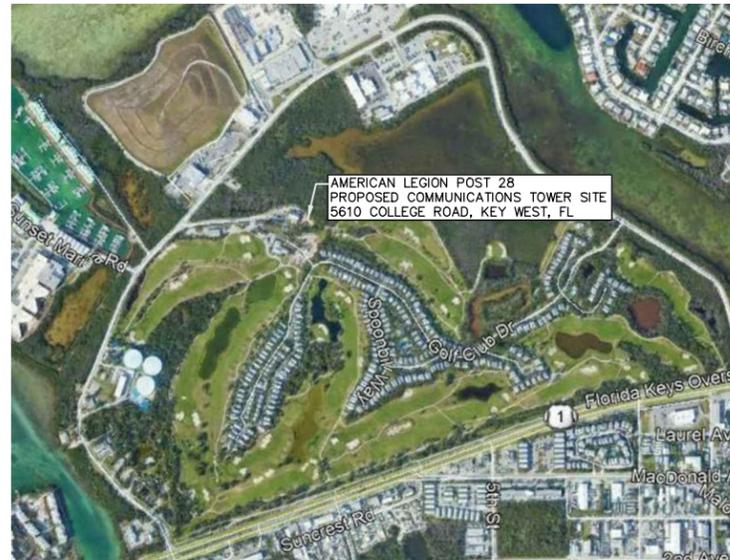
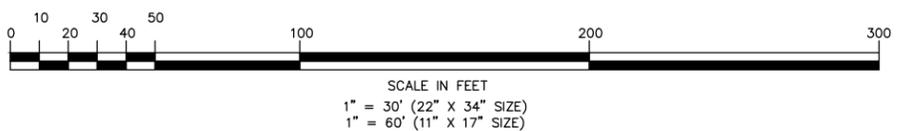
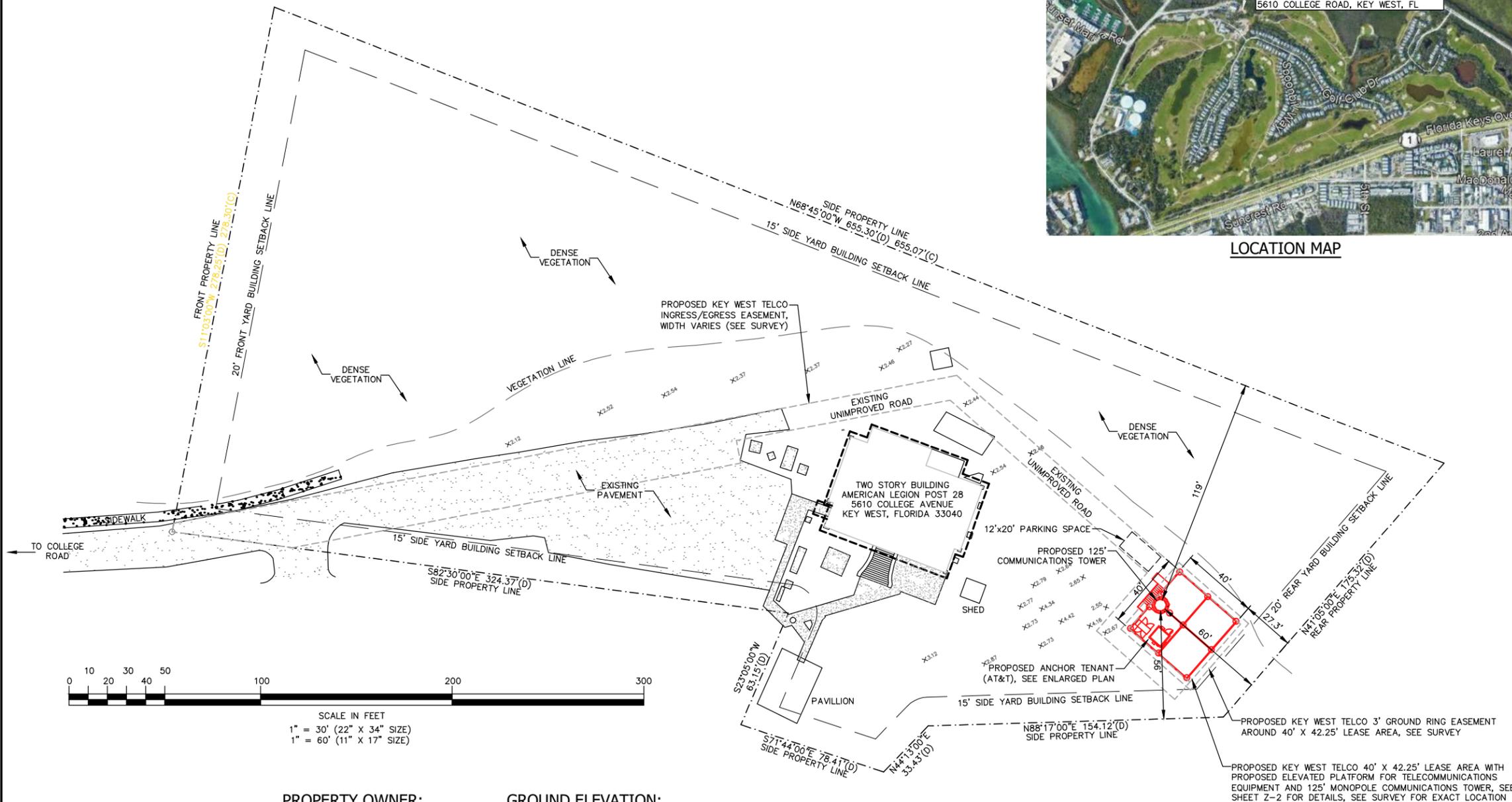
**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, STE. B, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

POC  
NORTHEAST CORNER OF THE  
EASTERLY ABUTMENT OF  
EASTERLY ABUTMENT OF  
STOCK ISLAND BRIDGE  
N70°11'00"E  
1085.42'(D)  
CL U.S. HIGHWAY NO. 1

# **Proposed Plans**

**PROJECT INFORMATION:**

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



LOCATION MAP

**PROPERTY OWNER:**  
ARTHUR SAWYER POST 28, AMERICAN LEGION  
5610 COLLEGE ROAD  
KEY WEST, FLORIDA 33040

**PARCEL ID NUMBER:**  
RE# 00072080-001300

**PARCEL ZONING DISTRICT:**  
PS

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

**PARCEL ACREAGE:**  
OVERALL PARENT PARCEL ACREAGE: 3.134

**GROUND ELEVATION:**  
EXISTING GROUND ELEVATION 2.5' NGVD 29

**PROPOSED TOWER OWNER:**  
KEY WEST TELCO LLC  
P.O. BOX 999  
TAVERNIER, FLORIDA 33070

**LEASE PARCEL INFORMATION:**

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

**TRAFFIC GENERATION**

EXPECTED TRAFFIC GENERATION IS 2 TRIPS PER MONTH PER CARRIER

**FLOOR TO AREA RATIO**

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

**IMPERMEABLE SURFACE RATIO**

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

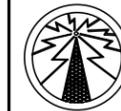
**PROJECT SURVEYOR**

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

**PROJECT LANDSCAPE ARCHITECT**

DAVID KNOLL-ARCHITECT  
KEY WEST, FLORIDA 33043

**APPLICANT/OWNER:**



**KEY WEST TELCO, LLC**

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

**PROJECT NAME AND LOCATION:**

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

**PROJECT ENGINEER**



**WAYPOINT**

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

**ENGINEER SEAL**

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

**DATE OF ISSUE**

OCTOBER 4, 2018

**ISSUED FOR**

ZONING DOCUMENT

**SUBMITTALS**

REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION

**PROJECT NUMBER**

L201805-06

**DRAWN BY CHECKED APPROVED**

RCM RCM RCM

**APPROVING AGENCY**

KEY WEST, FLORIDA

**BUILDING CODE**

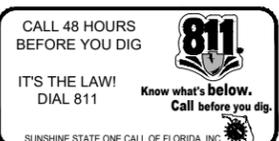
2017 FLORIDA BUILDING CODE

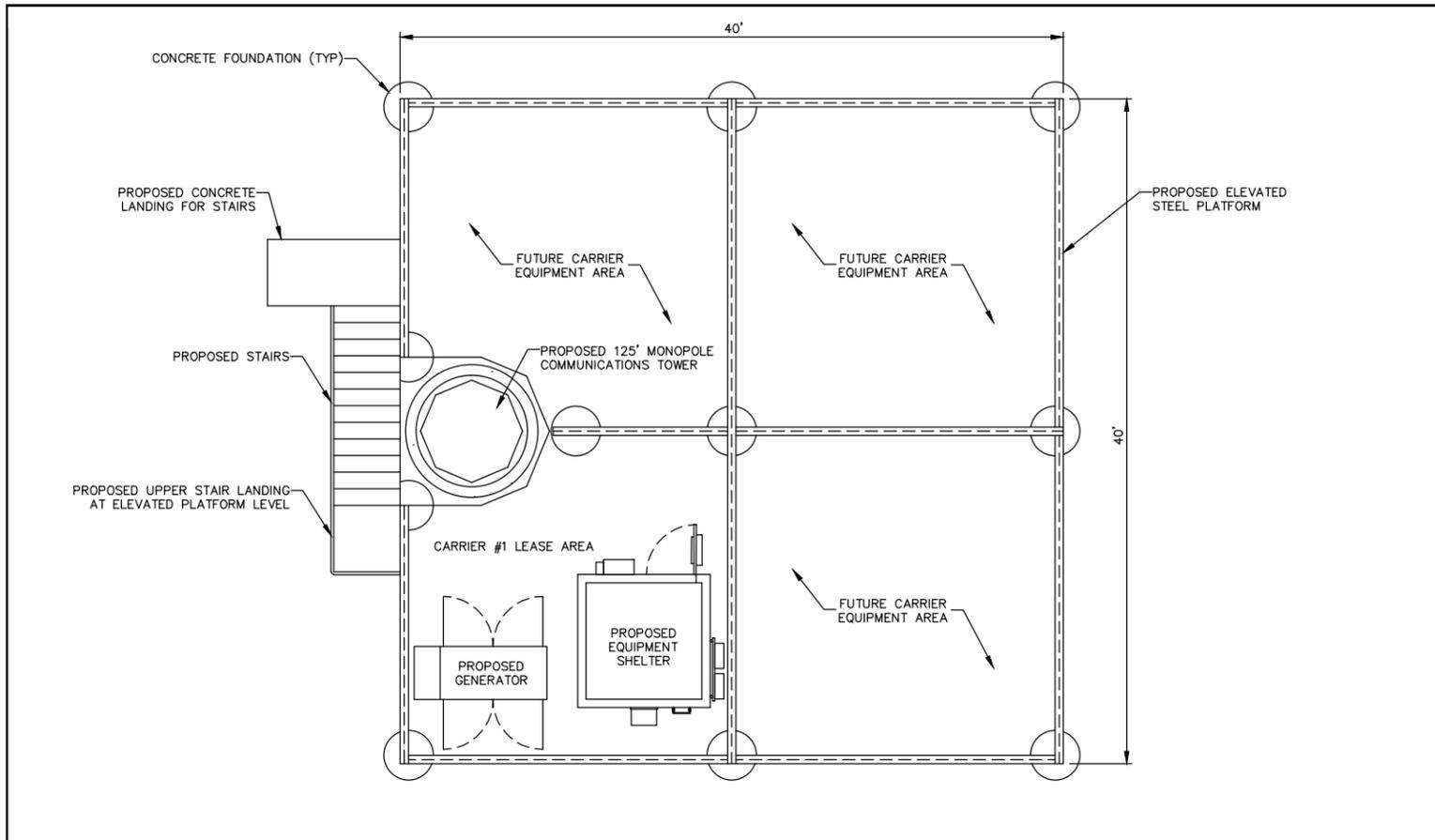
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**SITE PLAN**

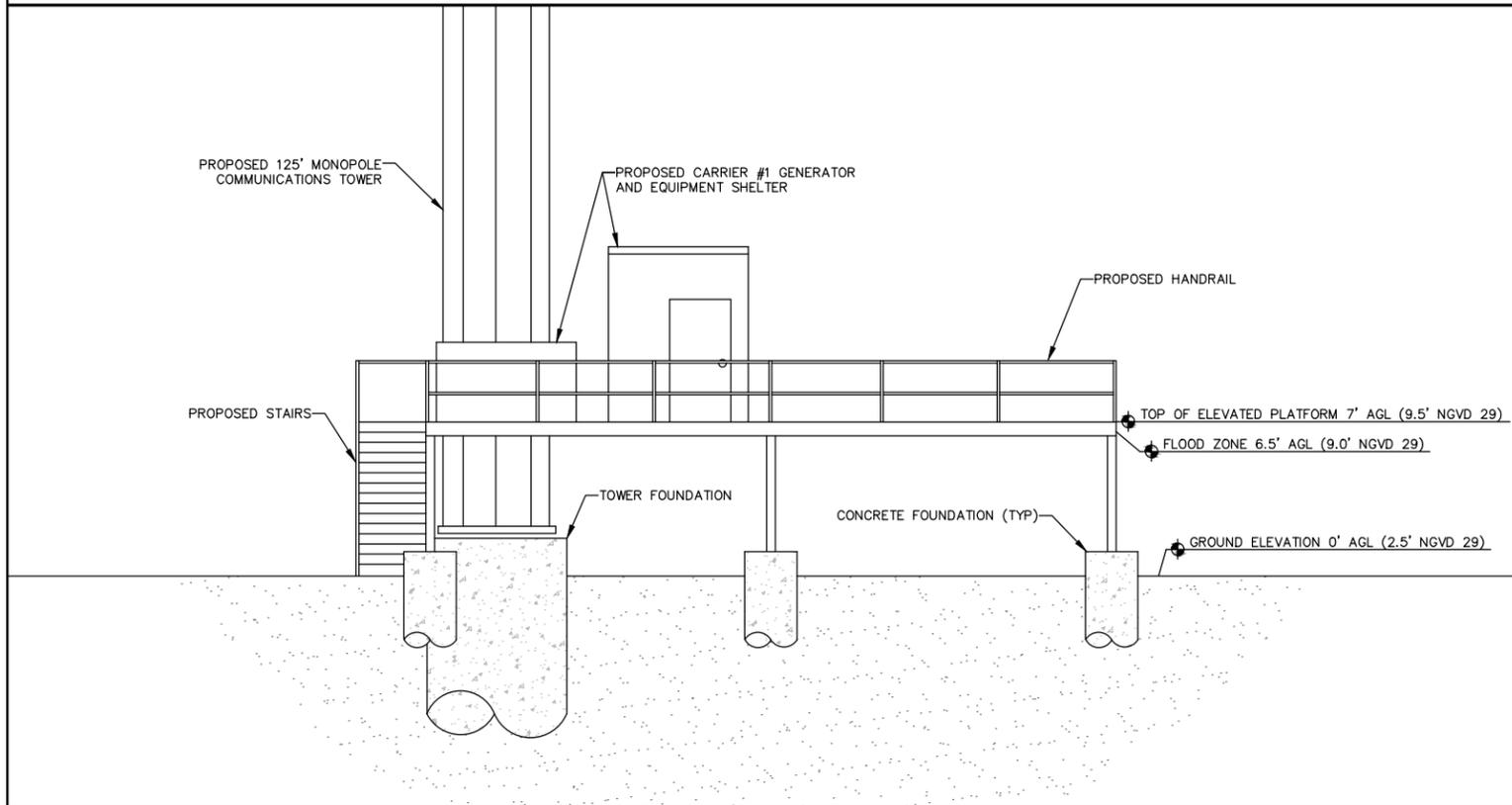
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**Z-1**

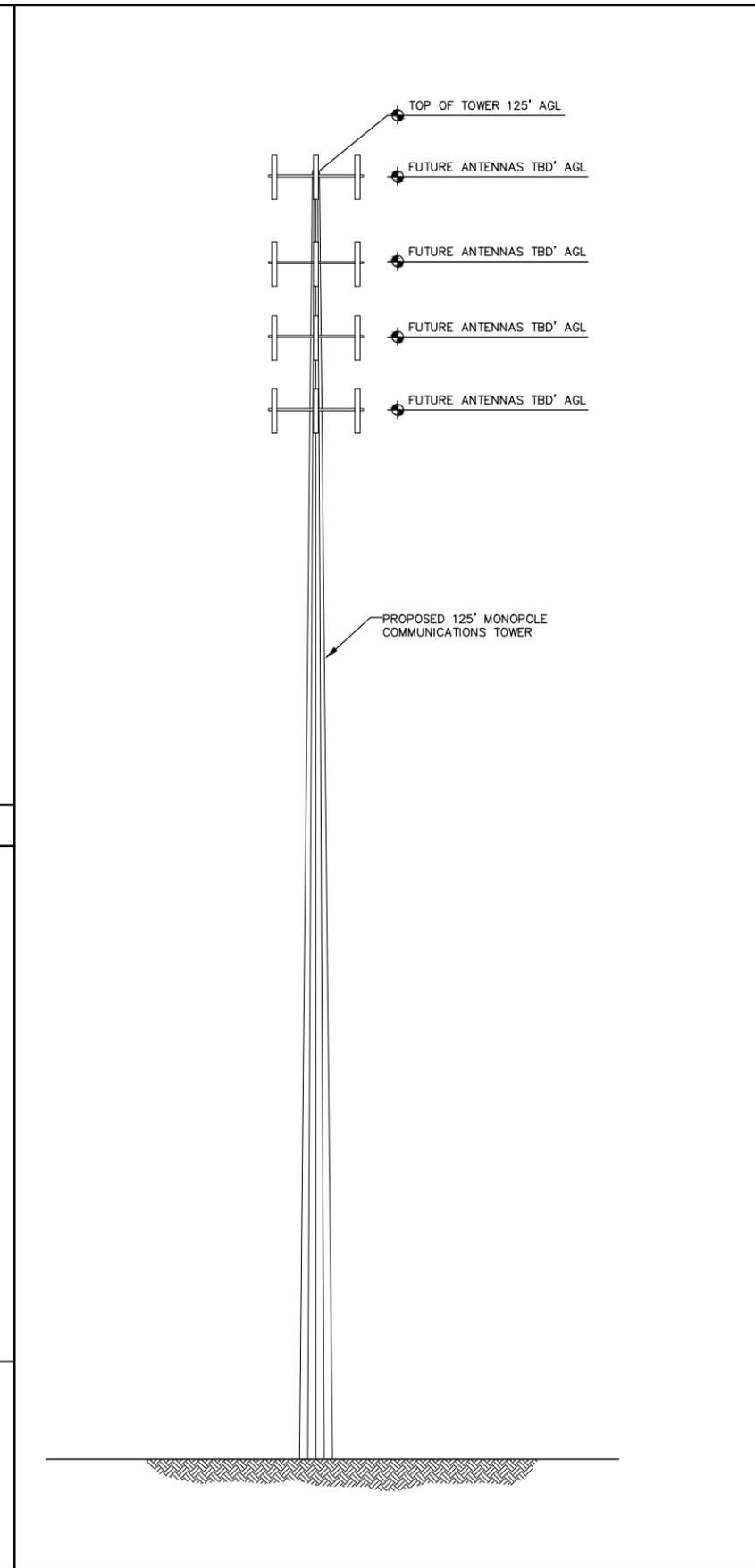




**PROPOSED ELEVATED PLATFORM FOR WIRELESS CARRIERS**



**PROPOSED ELEVATED PLATFORM FOR WIRELESS CARRIERS**



**PROPOSED TOWER ELEVATION**

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

**APPLICANT/OWNER:**  
  
**KEY WEST TELCO, LLC**  
 P.O. BOX 999  
 TAVERNIER, FL 33070  
 305-852-8171

**PROJECT NAME AND LOCATION:**  
**AMERICAN LEGION POST 28**  
**5610 COLLEGE ROAD**  
**KEY WEST, FLORIDA 33040**

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

**ENGINEER SEAL**  
 RUSSELL C. MORRISON, P.E.  
 FLORIDA P.E. #51567

**DATE OF ISSUE**  
 OCTOBER 4, 2018

**ISSUED FOR**  
 ZONING DOCUMENT

**SUBMITTALS**

REV.	DATE	DESCRIPTION

**PROJECT NUMBER**  
 L201805-06

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

**APPROVING AGENCY**  
 KEY WEST, FLORIDA

**BUILDING CODE**  
 2017 FLORIDA BUILDING CODE

**SHEET TITLE**  
**SITE PLAN**

**SHEET NUMBER**  
**Z-2**

**DESIGNED APPURTENANCE LOADING**

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

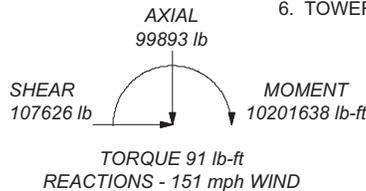
**MATERIAL STRENGTH**

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

**TOWER DESIGN NOTES**

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

ALL REACTIONS ARE FACTORED



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

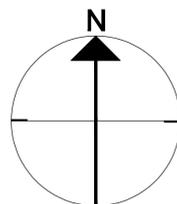
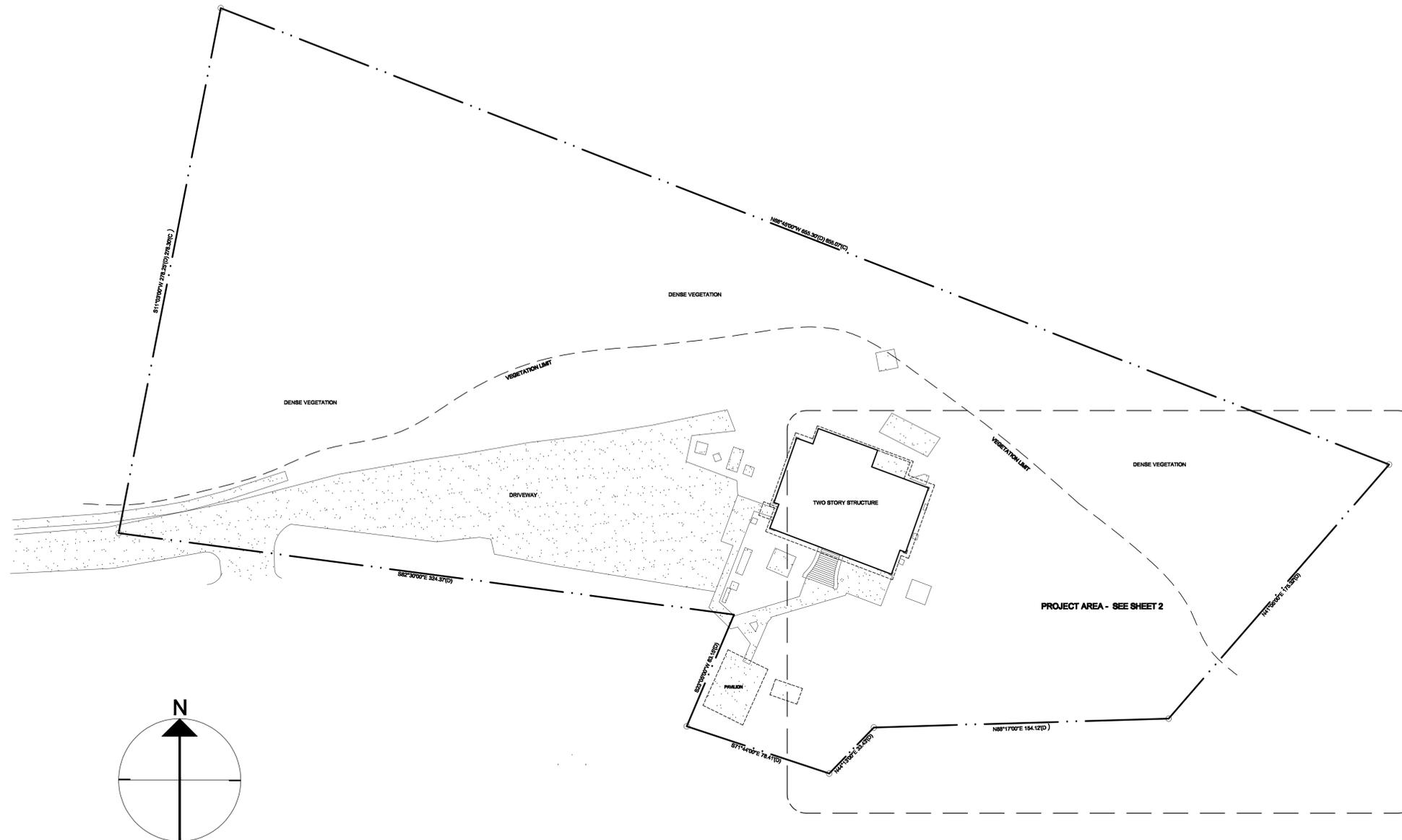
Section	1	2	3	4	5
Length (ft)	20.00	30.00	35.50	33.00	33.00
Number of Sides	18	18	18	18	18
Thickness (in)	0.2500	0.4375	0.6250	0.6250	0.6875
Socket Length (ft)	4.25	5.75	7.50	9.00	
Top Dia (in)	22.0000	28.4930	38.3850	49.5670	58.9730
Bot Dia (in)	30.8800	41.8130	54.1470	64.2190	73.6250
Grade			A572-65		
Weight (lb)	1838.6	6397.5	14218.3	16294.5	20900.3

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

Job:	<b>RFQ67630</b>			
Project:				
Client:	Keys Wi-Fi Inc.	Drawn by:	KB	
Code:	TIA-222-G	Date:	07/19/18	
Path:	N:\enr\Proposal\67600\67630.enr		Scale:	NTS
			Dwg No.	E-1

# **Landscape Plans**

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



**SITE PLAN** (THIS DOCUMENT IS BASED ON A SURVEY PERFORMED BY REECE AND ASSOCIATES, SURVEYORS)

1/32" = 1' - 0"

REVISIONS	
NO.	DATE

DATE OF ISSUE:  
**8 / 15 / 18**

1

OF 2 SHEETS

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

DAVID KNOLL

A R C H I T E C T

KEY WEST, FLORIDA · 305.775.6617



# **Authorization Form**

City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)

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

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

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

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

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

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

Subscribed and sworn to (or affirmed) before me on this 13<sup>th</sup> of June 2018  
*Date*

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

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

[Signature]  
*Notary's Signature and Seal*

GERALD W. PANNESI  
*Name of Acknowledger typed, print name*

GG003455  
*Commission Number, if any*



# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

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

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

5610 College Road, Key West, FL 33040

Street Address of subject property

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

Rick Richter

Signature of Authorized Representative

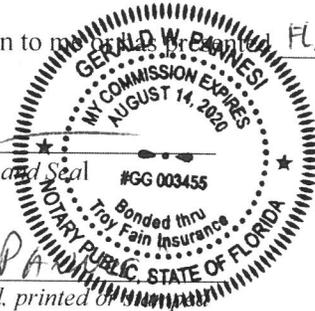
Subscribed and sworn to (or affirmed) before me on this June 13, 2013 by

Rick Richter

Name of Authorized Representative

He/She is personally known to me Gerald W. Parnes, FL Lic R236-146-74-3280 as identification.

Gerald W. Parnes  
Notary's Signature and Seal



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

GG003455

Commission Number, if any

# **Sunbiz.org Search Result**

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

DOCUMENT# N44075

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

**Current Principal Place of Business:**

5610 W. COLLEGE RD.  
KEY WEST, FL 33040

**Current Mailing Address:**

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

**FEI Number: 59-6200885**

**Certificate of Status Desired: Yes**

**Name and Address of Current Registered Agent:**

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

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

**SIGNATURE: GARY S DECKER**

**05/10/2018**

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

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

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

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

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

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

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

**SIGNATURE: GARY S DECKER**

**COMMANDER**

**05/10/2018**

Electronic Signature of Signing Officer/Director Detail

Date