

File #: 2022-041

Property Owner: Industrial Communications
And Electronics, Inc.
(Frank DiRico)

Applicant: Smith Hawks, PL

Agent/Contact: Bart Smith, Esq.
Jess Goodall, Esq.

Type of Application: FLUM Amendment

Key: Cudjoe Key

RE: 00115940-000100
00115950-000100

Additional Information added to File 2022-041

SMITH/HAWKS
ATTORNEYS AT LAW



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Jess Miles Goodall, Esq.
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Jacob@SmithHawks.com

SENT VIA EMAIL & FEDEX
7770 1568 3290

June 1, 2022

Cheryl Cioffari, *Assistant Director of Planning*
Monroe County | Planning and Environmental Resources
102050 Overseas Highway
Key Largo, FL 33037
Email: Cioffari-Cheryl@MonroeCounty-FL.Gov

RE: Supplemental Documents in response to Notice of Completeness – INCOMPLETE dated April 6, 2022 for Industrial Communications (File No. 2022-041) FLUM Map Amendment

Dear Cheryl,

Enclosed, please find the responses and documents as indicated below to supplement File No. 2022-041, Industrial Communications – FLUM Map Amendment, to satisfy the outstanding responses and documentation needed per the Notice of Completeness- INCOMPLETE – dated April 6, 2022.

1. *Please provide a location map.*
 - a. *Please find attached the location map for the subject property enclosed with this correspondence as Tab A.*
2. Please provide photographs of the site from adjacent roadways.
 - a. *Please find attached the photographs of the site from adjacent roadways enclosed with this correspondence as Tab B.*
3. The submitted application includes submission of a signed and sealed boundary survey; however, the survey does not include total acreage by land use district. Please amend.
 - a. *Please find attached the updated survey of the subject property, which includes the total acreage by land use district, enclosed with this correspondence as Tab C.*

Cheryl Cioffari, Assistant Director of Planning

RE: Notice of Completeness – INCOMPLETE - dated April 6, 2022 (File No. 2022-041)

June 1, 2022

Page 2 of 3

4. The information submitted does not include a response to Policy 101.5.26. The information provided includes responses to changes to nonresidential intensity, but does not consider allocated residential density.

Pursuant to Policy 101.5.26, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density, must be designated as Tire III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots). Provide the net change in density for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.5.26?

- a. The Applicant is proposing to complete a unity of title for the subject properties. The proposed amendments will result in a net change of zero (0) regarding the land use acreages on the property, and as a result will result in a net change of zero (0) regarding allocated density on the subject property.

The Allocated density for the entire combined property was addressed in the Background Letter for the Application, and is provided below with revisions to account for the acreage of the land use districts as stated on the revised survey:

I. Density and Intensity Analysis:

| FLUM Category | Allocated Density (per acre) | Maximum Net Density (per buildable acre) | Maximum Intensity (floor area ratio) |
|---------------------------------------|--|--|--------------------------------------|
| Residential Conservation (43.8 acres) | 0—0.10 du (OS) 0.25 du (NA) 0 rooms/spaces | N/A | 0—0.20 |
| Industrial (16.6 acres) | 1 du 0 rooms/space | 2 du N/A | 0.25—0.60 |

- (a) Net Change in Density from FLUM:

$$RC: 43.8 \times 0.25 = 10.95 \text{ DU}$$

$$I: 16.6 \times 1 = 16.6 \text{ DU}$$

$$RL: 1.4 \times 0.5 = 0.7$$

Total Existing Allocated Density on Property: 28.25 DU

Total Allocated Density after Amendments: 28.25 DU

Cheryl Cioffari, Assistant Director of Planning

RE: Notice of Completeness – INCOMPLETE - dated April 6, 2022 (File No. 2022-041)

June 1, 2022

Page 3 of 3

The FLUM amendments will result in the Property having no net change to Allocated Density or Max net Density because the Property will maintain the same FLUM designation by acreage.

Should you have any questions regarding this application, or the supplemental information contained herein, please do not hesitate to contact our office.

Sincerely,



Jess Miles Goodall

BWS/JMG/bg

Enclosures

Cc (*Electronically*):

Ilze Aguila, Aguila-Ilza@MonroeCounty-FL.Gov

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Future Land Use Map (FLUM) Amendment Application

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

Application Fee: \$6,090.00 (plus \$850 for the BOCC adoption hearing)

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

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

Advertising Costs: \$245.00

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

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

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

Date of Request: 02 / 11 / 2022
Month Day Year

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

SMITH HAWKS, PL

Barton W. Smith/Jess Miles Goodall

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

138 Simonton Street, Key West, Florida 33040

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

Bart@SmithHawks.com

(305) 296-7227

Jess@SmithHawks.com

Brandi@SmithHawks.com

Work Phone

Home Phone

Cell Phone

Email Address

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

Frank DiRico

c/o Agent

(Name/Entity)

Contact Person

c/o Agent

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

c/o Agent

c/o Agent

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property (if in metes and bounds, please attach separate sheet):

| | | | |
|---|-----|-------------------------|------------|
| 29 66 28 CUDJOE KEY PT NE1/4 OF NW1/4 W OR SR | | | Cudjoe Key |
| Block | Lot | Subdivision | Key Name |
| 00115940-000100; and 00115950-000100 | | 1147729, and 1147737 | |
| Real Estate (RE) / Parcel ID Number | | Alternate Key Number | |
| Vacant Land, Blimp Road, Cudjoe Key, FL | | 21 | |
| Street Address | | Approximate Mile Marker | |

Current Future Land Use Map Designation(s): RC, I, RL

Proposed Future Land Use Map Designation(s): A portion from RC to I and a portion from I RC

Current Land Use District Designation(s): NA, I, SS

Total Land Area Affected by Proposed FLUM (in acres): 80,000 Sq. Ft. (net change of zero (0) regarding the Land Use District Acreages on the property).

Tier Designation(s): Tier I

Is the property located within the Military Installation Area of Impact (MIAI): Yes No

Existing Use of the Property (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any nonresidential development):

Vacant Lots.

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

Please see the enclosed data and analysis letter.

The Board of County Commissioners adopted Policy 101.5.26 (effective on November 20, 2012). Pursuant to Policy 101.5.26, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

Provide the net change in density for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.5.26? (attach additional sheets if necessary):

Please see the enclosed data and analysis letter.

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

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

Please see the enclosed data and analysis letter.

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

Please see the enclosed data and analysis letter.

- 3) **Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2030 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:**

Please see the enclosed data and analysis letter.

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

Please see the enclosed data and analysis letter.

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

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

Please see the enclosed data and analysis letter.

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

Please see the enclosed data and analysis letter.

3) Data errors, including errors in mapping, vegetative types and natural features:

Please see the enclosed data and analysis letter.

4) New issues:

Please see the enclosed data and analysis letter.

5) Recognition of a need for additional detail or comprehensiveness:

Please see the enclosed data and analysis letter.

6) Data updates:

Please see the enclosed data and analysis letter.

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

Please see the enclosed data and analysis letter.

* * * * *

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

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

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

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

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

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

* * * * *

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- Completed application form (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Ownership Disclosure Form
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Location map
- Photograph(s) of site(s) from adjacent roadway(s)
- Signed and Sealed Boundary Survey(s), prepared by a Florida registered surveyor – eight (8) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; total acreage by habitat; and total upland area)
- Typed name and address mailing labels of all property owners within a 600 foot radius of the property(s) – (three sets). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included
- Copy of current Future Land Use Map (request from the Planning & Environmental Resources Department prior to application submittal)

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

- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- Traffic Study, prepared by a licensed traffic engineer (*required if application affects specific and defined area*) - *See attached Traffic Statement*
- Transportation fee of \$5,000 to cover the cost of experts hired by the Department to review the traffic study – any unused funds deposited will be returned upon approval (*required if application affects specific and defined area*)

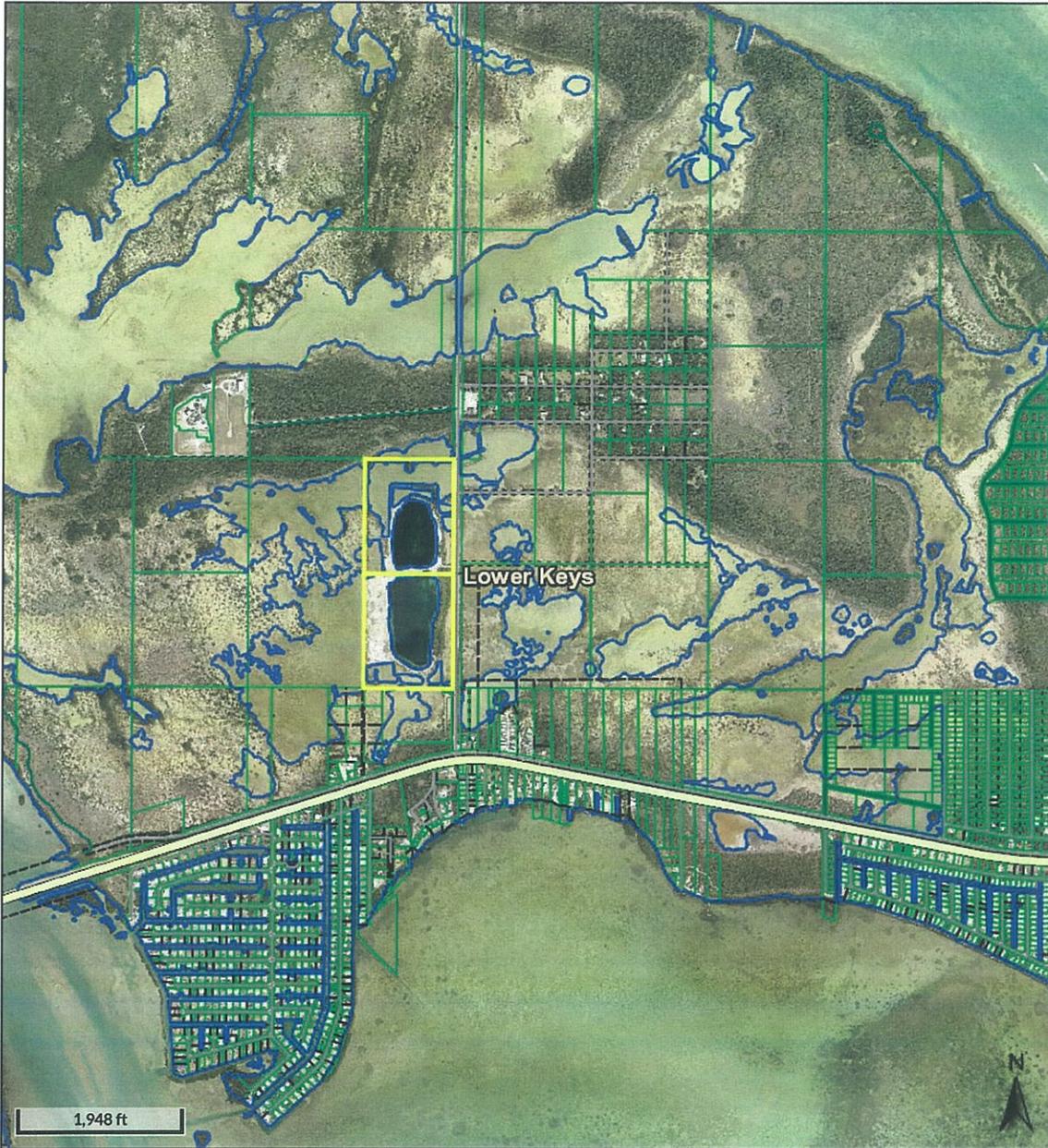
If deemed necessary to complete a full review of the application, within reason, the Planning & Environmental Resources Department reserves the right to request additional information.

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

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

Is there a pending code enforcement proceeding involving all or a portion of the parcel(s) proposed for development? Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____



Overview



Legend

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

Date created: 5/27/2022
Last Data Uploaded: 5/27/2022 5:23:09 AM

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End of Additional File 2022-041



SMITH/HAWKS
ATTORNEYS AT LAW

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Jess Miles Goodall, Esq.
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Email: Bart@SmithHawks.com
Jess@SmithHawks.com

SENT VIA FEDEX
7760 2768 8564

February 11, 2022

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

**RE: INDUSTRIAL COMMUNICATIONS REQUEST FOR FUTURE LAND USE MAP
AMENDMENT**

Dear Emily,

Enclosed, please find FRANK DIRICO and INDUSTRIAL COMMUNICATIONS AND ELECTRONICS, INC. (individually “DiRico” and “Industrial”, and collectively, the “Applicant”)’s application to amend the Future Land Use Map (“FLUM”) (“Application”) for the vacant land near Blimp Road on Cudjoe Key, Florida having Monroe County Parcel ID Numbers: 00115940-000100 and 00115950-000100 (“Property”). Additionally, please allow this letter to serve as data and analysis in support of the FLUM amendment.

The Applicant purchased the Property with the intent to develop a state-of-the-art wireless communications tower (“Tower”). The construction of the Tower will result in the availability of a communications hub covering most of the Florida Keys and will provide television, radio, VHF, cellular, and emergency (police, fire and other agency) communications. The entire facility will be constructed to withstand major hurricane conditions. The Application is for a FLUM Amendment in accordance with §102-158, and §102-159 of the Monroe County Land Development Code (“LDC”), to amend the FLUM designation of a eighty thousand square foot (80,000-sf) portion of the Property from Residential Conservation (“RC”) to Industrial (“I”), and to amend a eighty thousand square feet (80,000-sf) from the existing I FLUM to RC, to allow the development of the Tower.

A Land Use District (zoning) map (“LUD”) amendment is being submitted simultaneously with this Application. Also enclosed is check number 234478, in the amount of \$6,658.00, and a true copy of this letter and the application package, to be date-stamped and returned using the

{00215412 - v5 }

self-addressed envelope provided.

BACKGROUND, WRITTEN DESCRIPTION, CODE COMPLIANCE ANALYSIS.

I. BACKGROUND INFORMATION:

- a. Location:** Cudjoe Key, Monroe County, Florida
- b. Address:** Vacant Land, Blimp Road, Cudjoe Key, Monroe County, Florida
- c. Legal Description:** That portion of the East ½ of the Northwest ¼ of Section 29, Township 66 South, Range 28 East, lying West of the State Road, Monroe County, Florida.
- d. Real Estate (RE) Number:** 00115940-000100 and 00115950-000100
- e. Property Owner/Applicant:** Frank DiRico, C/O Industrial Communications and Electronics Inc.
- f. Agent:** Smith/Hawks, PL
Barton W. Smith, Esq./ Jess Miles Goodall, Esq.
- g. Total Property Area:** 61.8 gross acres and 43.2 acres of wetland
- h. Total Upland Area:** 18.6 acres
- i. Land Use District:** Native Area (NA), Industrial (I) and Sparsely Settled (SS)
- j. Future Land Use Map (FLUM) Designation:** Residential Conservation (RC), Industrial (I), and Residential Low (RL)
- k. Tier Designation:** Tier I
- l. Flood Zone:** AE10
- m. Existing Uses:** Vacant Land, borrow pit, and storage
- n. Community Character of Immediate Vicinity:** Surrounded by wetlands

II. RELEVANT PRIOR COUNTY ACTIONS:

- A. In 1991, the owner at the time applied for a Boundary Determination to interpret the boundary of the Zoning map to include parcels with ID#s 00115940-000100 and 00115950-000100 in their entirety as Industrial Zoning, rather than partially Industrial, and partially Native Area, as currently shown on the zoning maps. The Planning Director denied the request and interpreted the boundaries to be partially Industrial, and partially Native Area, as currently shown on the zoning maps.

- B. On July 16, 1998 the owner at the time, Cudjoe Enterprises, Inc., entered into a settlement agreement ("1998 Cudioe Enterprises Agreement" - Exhibit 2) to allow continued mining operations for 10 years and approve a restoration/reclamation plan. All mining and restoration were to be completed within 10 years of the agreement. This agreement was between DCA, the County and the property owner. The agreement included a requirement to execute a Conservation Easement on the property.

III. Amendment Background

A depiction of the Property is set forth below:

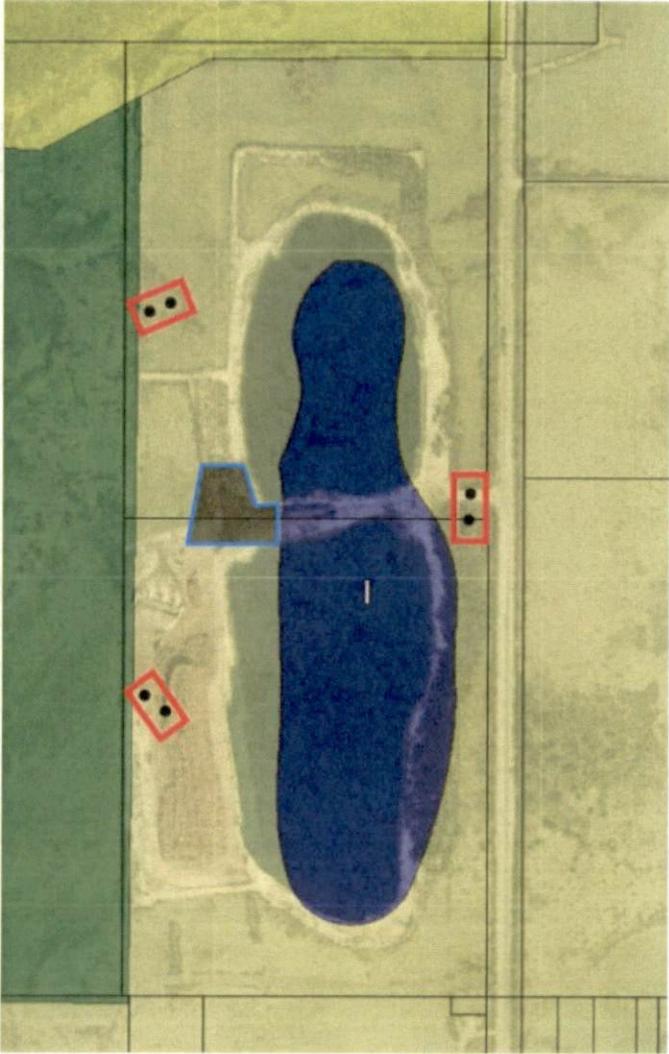


Amendments to the relevant portions of the FLUM Comp. Plan are set forth below:

I. The Proposed Amendment

The Applicant is seeking this FLUM Amendment to amend five (5) portions of the Property and will permit the development of the Tower and the placement of the guy wire platforms on the Property. The Amendment changes approximately 80,000-sf from the RC designation to the I designation, as shown below (Tower site, shown in blue, is approximately 35,000-sf, and each area surrounding the guy wire platforms, shown in red, are approximately 15,000-sf). The Amendment will not change the overall FLUM designation acreage on the Property and will have no effect on the density and intensity of the Property.

- a. **The Applications propose to amend the FLUM for a 80,000-sf portion of the Property, as codified in the Map Atlas, Map Series 2-3 of the Monroe County Comprehensive Plan ("Comp. Plan"), from Residential Conservation ("RC") to Industrial ("I"), as shown below:**



| Property Owner | RE No. | Property Address | Acreage for FLUM Amendment | Current FLUM | Proposed FLUM | Zoning | Tier Designation |
|----------------|-------------------------------------|----------------------------------|-----------------------------------|--------------|---------------|--------|------------------|
| Frank DiRico | 00115940-000100 and 00115950-000100 | VACANT LAND BLIMP Rd, CUDJOE KEY | 80,000 sf or 1.84 acres of upland | RC | I | I | I |

b. The Applications propose to amend the FLUM for a 80,000-sf portion of the Property, as codified in the Map Atlas, Map Series 2-3 of the Monroe County

Comprehensive Plan (“Comp. Plan”), from Industrial (“I”) to Residential Conservation (“I”), as shown below:



| Property Owner | RE No. | Property Address | Acreage for FLUM Amendment | Current FLUM | Proposed FLUM | Zoning | Tier Designation |
|-----------------------|--|---|--|---------------------|----------------------|---------------|-------------------------|
| Frank DiRico | 00115940-000100 and 00115950-000100 | VACANT LAND BLIMP Rd, CUDJOE KEY | 80,000 sf or 1.84 acres of upland | I | RC | NA | I |

The Proposed Amendments will allow the Applicant to develop a state-of-the-art wireless communications tower (“Tower”). The construction of the Tower will result in the availability of a communications hub covering most of the Florida Keys and will provide television, radio, VHF, cellular, and emergency (police, fire and other agency) communications.

c. Comprehensive Plan FLUM Policies for current and proposed FLUM:

Currently, the parcel is vacant land, located on Cudjoe Key, Florida. The Property has multiple FLUM designations, including RC, I and RL. Pursuant to the Monroe County Comprehensive Plan (“Comp. Plan”), the Property’s FLUM designations have the following principal purpose:

Policy 101.5.1

The principal purpose of the Residential Conservation (RC) future land use category is to encourage preservation of open space and natural resources while providing for very low-density residential development in areas characterized by a predominance of undisturbed native vegetation. Low-intensity public uses and utilities are also allowed.

Policy 101.5.9

The principal purpose of the Industrial (I) future land use category is to provide for the development of industrial, manufacturing, and warehouse and distribution uses. Other commercial, public, residential, and commercial fishing-related uses are also allowed. Residential uses are limited to employee housing or commercial apartments.

II. Density and Intensity Analysis:

| FLUM Category | Allocated Density (per acre) | Maximum Net Density (per buildable acre) | Maximum Intensity (floor area ratio) |
|--|--|--|--------------------------------------|
| Residential Conservation (44.04 acres) | 0—0.10 du (OS) 0.25 du (NA) 0 rooms/spaces | N/A | 0—0.20 |
| Industrial (16.4 acres) | 1 du 0 rooms/space | 2 du N/A | 0.25—0.60 |

(a) Net Change in Density from FLUM:

RC: $44.04 \times 0.25 = 11.01$ DU
 I: $16.4 \times 1 = 16.4$ DU
 RL: $1.46 \times 0.5 = 0.73$

Total Existing Allocated Density on Property: 28.14 DU

Total Allocated Density after Amendments: 28.14 DU

The FLUM amendments will result in the Property having no net change to Allocated Density or Max net Density because the Property will maintain the same FLUM designation by acreage.

III. Reasons for Comp. Plan FLUM Amendments:

The Applicant is proposing to build the Tower at Blimp Road on privately owned, vacant land on Cudjoe Key. DiRico purchased the Property on January 5, 1999, specifically to develop the Tower, and is willing to spend in excess of six million dollars (\$6,000,000.00) to provide never-fail Keys-wide communication, specifically during the aftermath of large disasters. Specifically, the Tower is being proposed as a mitigation measure in response to the emergency communication issues that were faced in the aftermath of Hurricane Irma. It is not a secret that Monroe County was plagued by severe communication issues immediately following Irma, as the Keys faced non-working phone lines, extensive power outages at key communication towers, and a lack of inter and intra agency communication during the emergency response.

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

The Property is the only location in the Florida Keys where a tower this tall can ever be constructed, because the entire area around the Property is an FAA no-fly zone. The Tower has already received approval from the Army Corp., South Florida Water Management, Florida Department of Environmental Protection, Federal Communication Commission, and the Federal Aviation Authority.

Additionally, the FLUM amendments are mirroring the LUD amendments that have been filed simultaneously with this Application. This Application will amend the Property's FLUM designations and maintain compliance with the corresponding LUD designations for the two areas being amended.

IV. Analysis of Proposed Intensities; Compatibility; Concurrency Analysis:

| FLUM | Type | Adopted Standards | Development Potential |
|--|----------------------------------|-------------------|-------------------------|
| Residential Conservation (44.04 acres) | Nonresidential Maximum Intensity | 0—0.20 | 8.8 acres or 383,328-sf |

| FLUM | Type | Adopted Standards | Development Potential |
|------------------------------|----------------------------------|-------------------|----------------------------------|
| Institutional (16.4 acres) | Nonresidential maximum Intensity | 0.30 | 4.92 acres or 214,315.2-sf |
| Residential Low (1.46 acres) | Nonresidential Maximum Intensity | 0.25 | 0.365 acres or 15,899.4-sf |
| Total | | | 14.85 res or 613,542.6-sf |

a. Net Change in Nonresidential Maximum Intensity based on FLUM:

Individually, each portion subject to the FLUM amendment would result in a decrease in Maximum Nonresidential Intensity. However, the FLUM amendments will result in the Property having no net change to Maximum Nonresidential Intensity because the Property will maintain the same FLUM designation by acreage and square footage.

Total Intensity: 14.85 res or 613,542.6-sf No net change in intensity potential of the Property

V. Consistency/Basis

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

163.3177(1), Fla. Stat. – The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government’s programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

163.3177(6)(a), Fla. Stat. – A future land use plan element designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of

the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed.

163.3177(6)(a)(1), Fla. Stat. – Each future land use category must be defined in terms of uses included and must include standards to be followed in the control and distribution of population densities and building and structure intensities. The proposed distribution, location, and extent of the various categories of land use shall be shown on a land use map or map series which shall be supplemented by goals, policies, and measurable objectives.

163.3177(4) Fla. Stat. – The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

163.3177(8) Fla. Stat. – Future land use map amendments shall be based upon the following analyses:

- a. An analysis of the availability of facilities and services.
- b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

163.3161(4), Fla. Stat. – It is the intent of this act that local governments have the ability to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions.

282.709 (1), Fla. Stat. – The department may acquire and administer a statewide radio communications system to serve law enforcement units of state agencies, and to serve local law enforcement agencies through mutual aid channels.

282.709 (1)(a), Fla. Stat. – The department shall, in conjunction with the Department of Law Enforcement and the Division of Emergency Management, establish policies, procedures, and standards to be incorporated into a comprehensive management plan for the use and operation of the statewide radio communications system.

282.709 (1)(b), Fla. Stat. – The department shall bear the overall responsibility for the design, engineering, acquisition, and implementation of the statewide radio communications system and for ensuring the proper operation and maintenance of all common system equipment.

282.709 (5)(d)(2), Fla. Stat. – The department may make the mutual aid channels available to federal agencies, state agencies, and agencies of the political subdivisions of the state for the purpose of public safety and domestic security.

There are no provisions of Part II of Chapter 163 which are inconsistent with the Amendment.

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

GOAL 215

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

Policy 215.1.3

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

Policy 215.1.7

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

GOAL 216

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

Policy 216.2.4

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

GOAL 211

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

Objective 211.1

Monroe County shall encourage the use of water conservation strategies, including, but not limited to cisterns, on-site stormwater collection systems used for irrigation and bioswales, and work cooperatively with FCAA and Miami-Dade County to encourage water conservation efforts and assure that land use planning and development controls are maintained which protects the recharge area of the Florida City Wellfield from potential sources of groundwater contamination and saltwater intrusion. (See Potable Water Objective 701.3 and related policies). [§163.3177(6)d.2.b., F.S.; §163.3177(6)d.2.c., F.S.]

Objective 212.2

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

Policy 214.1.1

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

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

GOAL 301

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

Objective 301.1

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

Monroe County shall increase the participation of the citizens of the County and government related entities that operate within the County in the comprehensive planning and growth management process.

- iii. **Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2030 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:**

Potable Water:

FKAA’s Water Treatment Facility in Florida City has a maximum water treatment design of 29.8 million gallons per day (MGD) and is capable of treating up to 23.8 MGD. There are also two saltwater Reverse Osmosis (RO) plants located on Stock Island and Marathon which are capable of producing potable water under emergency conditions. The RO desalination plants have design capacities of 2.0 and 1.0 MGD, respectively.

As discussed above, the FLUM Amendment will not result in a change to the Max Nonresidential Intensity, and therefore, there is not change to the potable water LOS for the Property:

| FLUM | Comp. Plan Potable Water Policy 701.1.1 | Max Potential Floor Area Square Footage | LOS Standard .35 Gal/sq. ft./day | Net Change |
|---|--|--|-------------------------------------|------------|
| Residential Conservation (44.04 acres) | Nonresidential LOS .35 gal/sq. ft./day | 383,328-sf | .35 | No Change |
| Industrial (16.4 acres) | Nonresidential LOS .35 gal/sq. ft./day | 214,315.2-sf | .35 | No Change |

LOS for potable water will not be changed by the FLUM amendment. An LOS analysis and required letters of coordination will be provided during the required minor conditional use approval application.

Sanitary Sewer:

LOS for sanitary sewer will not be changed by the FLUM amendment. An LOS analysis and required letters of coordination will be provided during the required minor conditional use approval application

Traffic Study:

The FLUM Amendment will not result in a change to traffic flow.

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

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

(b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.

(c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.

(d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.

(e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.

(f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.

(g) Protecting the historical heritage of the Florida Keys.

(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

- 1. The Florida Keys Aqueduct and water supply facilities;**
- 2. Sewage collection, treatment, and disposal facilities;**
- 3. Solid waste treatment, collection, and disposal facilities;**
- 4. Key West Naval Air Station and other military facilities;**
- 5. Transportation facilities;**
- 6. Federal parks, wildlife refuges, and marine sanctuaries;**
- 7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;**

8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; the installation and proper operation and maintenance of onsite sewage treatment and disposal systems; and other water quality and water supply projects, including direct and indirect potable reuse.

(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.

(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.

(l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.

(m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post disaster reconstruction plan.

(n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

iv. **Factors for basis of Amendment**

The Board of County Commissioners may consider an amendment if the change is based on one or more factors, including changed projections (e.g. regarding public service needs) from those on which the text was based, changed assumptions (e.g. regarding demographic trends), data errors, new issues, or recognition of a need for additional detail or comprehensiveness. This Amendment is based upon changed projections, changed assumptions, data errors, and new issues.

a. **Changed projections**

The current Code has policies that prevents communication infrastructure from being developed at heights that would exponentially enhance the reliability and redundancy of emergency communication during and after a disaster. Monroe County suffered wide-spread communication outages post Hurricane Irma, making it impossible for emergency responders to utilize the MSCO radio system during recovery efforts. Hurricanes are always an imminent threat to the Keys and its public safety agency need a communication system that they can rely during and after a large disaster. The current system does not meet these requirements and has been proven to fail at critical times.

The FLUM Amendment would serve to keep the LUD and FLUM maps consistent and would allow the Applicant to develop a new Applicant to develop much needed communication infrastructure in the only place that is viable in the Keys by use of a minor conditional use approval. The Tower will increase redundancy and reliability of emergency communications, during and post disaster, in the Florida Keys and will enhance emergency (police, fire and other agency), television, radio, VHF, and cellular communications. The entire facility will be constructed to withstand major hurricane conditions.

b. Changed assumptions

Not Applicable.

a. Data errors

Not Applicable

b. New issues

Not Applicable.

c. Recognition of a need for additional detail or comprehensiveness

Not Applicable.

d. Data updates

Not Applicable.

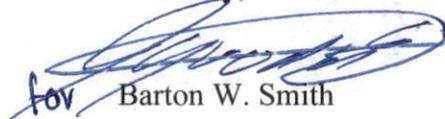
v. No Adverse Community Change

There will be no adverse change to unincorporated Monroe County if the Amendments are approved. The Amendments are geographically limited in scope.

vi. Conclusion

Based on the foregoing, Applicant requests Monroe County adopt the Amendments. Thank you for your consideration and assistance, and please feel free to contact me with any questions.

Sincerely,


fov Barton W. Smith

Enclosures

BWS/JG

Electric cc: Ilze Aguila, Aguila-Ilze@MonroeCounty-FL.Gov

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Future Land Use Map (FLUM) Amendment Application

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

Application Fee: \$6,090.00 (plus \$850 for the BOCC adoption hearing)

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

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

Advertising Costs: \$245.00

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

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

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

Date of Request: 02 / 11 / 2022
Month Day Year

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

SMITH HAWKS, PL

Barton W. Smith/Jess Miles Goodall

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

138 Simonton Street, Key West, Florida 33040

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

Bart@SmithHawks.com

Jess@SmithHawks.com

Brandi@SmithHawks.com

(305) 296-7227

Work Phone

Home Phone

Cell Phone

Email Address

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

Frank DiRico

c/o Agent

(Name/Entity)

Contact Person

c/o Agent

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

c/o Agent

c/o Agent

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property (if in metes and bounds, please attach separate sheet):

| Block | Lot | Subdivision | Key Name |
|---|-----|-------------------------|------------|
| 29 66 28 CUDJOE KEY PT NE1/4 OF NW1/4 W OR SR | | | Cudjoe Key |
| 00115940-000100; and 00115950-000100 | | 1147729, and 1147737 | |
| Real Estate (RE) / Parcel ID Number | | Alternate Key Number | |
| Vacant Land, Blimp Road, Cudjoe Key, FL | 21 | | |
| Street Address | | Approximate Mile Marker | |

Current Future Land Use Map Designation(s): RC, I, RL

Proposed Future Land Use Map Designation(s): A portion from RC to I and a portion from I RC

Current Land Use District Designation(s): NA, I, SS

Total Land Area Affected by Proposed FLUM (in acres): 0

Tier Designation(s): Tier I

Is the property located within the Military Installation Area of Impact (MIAI): Yes No

Existing Use of the Property (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any nonresidential development):

Vacant Lots.

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

Please see the enclosed data and analysis letter.

The Board of County Commissioners adopted Policy 101.5.26 (effective on November 20, 2012). Pursuant to Policy 101.5.26, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

Provide the net change in density for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.5.26? (attach additional sheets if necessary):

Please see the enclosed data and analysis letter.

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

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

Please see the enclosed data and analysis letter.

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

Please see the enclosed data and analysis letter.

- 3) **Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2030 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:**

Please see the enclosed data and analysis letter.

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

Please see the enclosed data and analysis letter.

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

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

Please see the enclosed data and analysis letter.

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

Please see the enclosed data and analysis letter.

- 3) **Data errors, including errors in mapping, vegetative types and natural features:**

Please see the enclosed data and analysis letter.

- 4) **New issues:**

Please see the enclosed data and analysis letter.

- 5) **Recognition of a need for additional detail or comprehensiveness:**

Please see the enclosed data and analysis letter.

6) Data updates:

Please see the enclosed data and analysis letter.

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

Please see the enclosed data and analysis letter.

* * * * *

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

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

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

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

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

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

* * * * *

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- Completed application form (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Ownership Disclosure Form
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Location map
- Photograph(s) of site(s) from adjacent roadway(s)
- Signed and Sealed Boundary Survey(s), prepared by a Florida registered surveyor – eight (8) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; total acreage by habitat; and total upland area)
- Typed name and address mailing labels of all property owners within a 600 foot radius of the property(s) – (three sets). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included
- Copy of current Future Land Use Map (request from the Planning & Environmental Resources Department prior to application submittal)

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

- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- Traffic Study, prepared by a licensed traffic engineer (*required if application affects specific and defined area*)
- Transportation fee of \$5,000 to cover the cost of experts hired by the Department to review the traffic study – any unused funds deposited will be returned upon approval (*required if application affects specific and defined area*)

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

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

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

Is there a pending code enforcement proceeding involving all or a portion of the parcel(s) proposed for development? Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

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

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

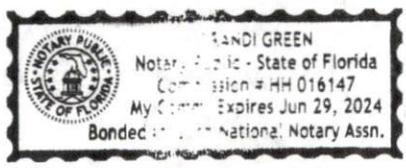
I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: [Handwritten Signature] Date: February 11, 2022

STATE OF: FLORIDA
COUNTY OF: MONROE

Subscribed and sworn to (or affirmed) before me, by means of physical presence or online notarization, on FEBRUARY 11, 2022 (date)

by JESS MILES GOODALL (name of affiant). He/She is personally known to me
or has produced [Redacted] (~~type of identification~~) as identification.



Brandi Green
NOTARY PUBLIC
Brandi Green
PRINT
My Commission Expires: 06/29/24

Send complete application package to:

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

MONROE COUNTY
OFFICIAL RECORDS

FILE #1103735
BK#1556 PG#355

WARRANTY DEED

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

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

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

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

SUBJECT TO:

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

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

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

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

WITNESSES

CUDJOE ENTERPRISES, INC.

[Signature]
Signature of Witness No. 1

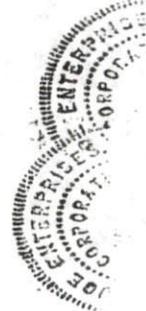
By: [Signature]
RONALD C. McPHALL, as President

John G. Kaiser
Printed Name of Witness No. 1

(Corporate Seal)

[Signature]
Signature of Witness No. 2

June B. Washington
Printed Name of Witness No. 2



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

GRANTEE SOCIAL SECURITY NUMBER: 031408613

STATE OF FLORIDA
COUNTY OF MONROE

FILE #1103735
BK#1556 PG#356

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


NOTARY PUBLIC

Print Name: JOAN G. KAISER

COMMISSION EXPIRATION:



(SEAL/STAMP)

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

MONROE COUNTY
OFFICIAL RECORDS



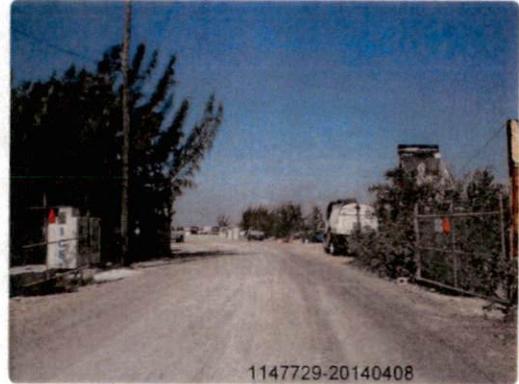
Disclaimer

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

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

Summary

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



Owner

DIRICO FRANK
 C/O INDUSTRIAL COMMUNICATIONS AND ELECTRONICS INC
 350 NW 215th St
 Miami FL 33169

Valuation

| | 2020 | 2019 | 2018 | 2017 |
|----------------------------|---------|---------|---------|---------|
| + Market Improvement Value | \$0 | \$0 | \$0 | \$0 |
| + Market Misc Value | \$0 | \$0 | \$0 | \$0 |
| + Market Land Value | \$8,345 | \$8,345 | \$8,345 | \$8,345 |
| = Just Market Value | \$8,345 | \$8,345 | \$8,345 | \$8,345 |
| = Total Assessed Value | \$8,345 | \$8,345 | \$8,345 | \$8,345 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$8,345 | \$8,345 | \$8,345 | \$8,345 |

Land

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

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|
| 1/7/1999 | \$800,000 | Warranty Deed | | 1556 | 355 | M - Unqualified | Vacant |
| 11/1/1994 | \$1 | Warranty Deed | | 1332 | 1244 | M - Unqualified | Vacant |
| 2/1/1971 | \$31,000 | Conversion Code | | 454 | 403 | Q - Qualified | Vacant |

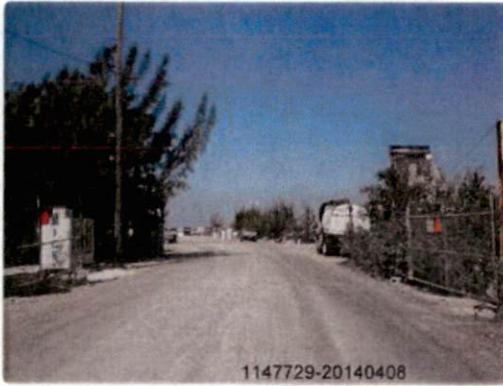
Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|----------|-------------|----------------|---------|-------------|-----------------------------|
| 13101232 | 4/29/2013 | 3/20/2013 | \$2,000 | Commercial | INSTALL TEMP ELEC AND WATER |

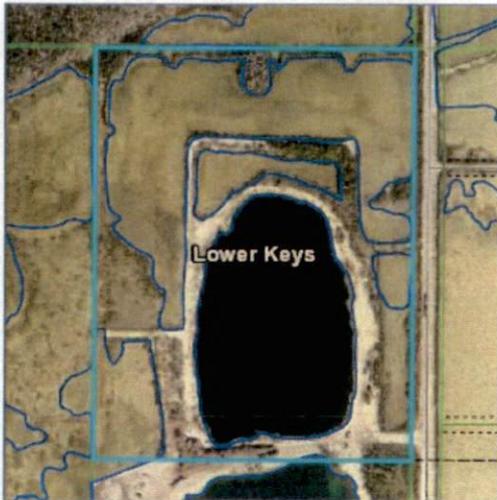
View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

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

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

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Version 2.3.102





Disclaimer

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

Summary

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



Owner

DIRICO FRANK
 C/O INDUSTRIAL COMMUNICATIONS AND
 ELECTRONICS INC
 350 NW 215th St
 Miami FL 33169

Valuation

| | 2020 | 2019 | 2018 | 2017 |
|----------------------------|----------|----------|----------|----------|
| + Market Improvement Value | \$0 | \$0 | \$0 | \$0 |
| + Market Misc Value | \$0 | \$0 | \$0 | \$0 |
| + Market Land Value | \$10,102 | \$10,102 | \$10,102 | \$10,102 |
| = Just Market Value | \$10,102 | \$10,102 | \$10,102 | \$10,102 |
| = Total Assessed Value | \$10,102 | \$10,102 | \$10,102 | \$10,102 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$10,102 | \$10,102 | \$10,102 | \$10,102 |

Land

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

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|
| 1/7/1999 | \$1 | Warranty Deed | | 1556 | 355 | M - Unqualified | Vacant |
| 11/1/1994 | \$160,000 | Warranty Deed | | 1332 | 1244 | M - Unqualified | Vacant |

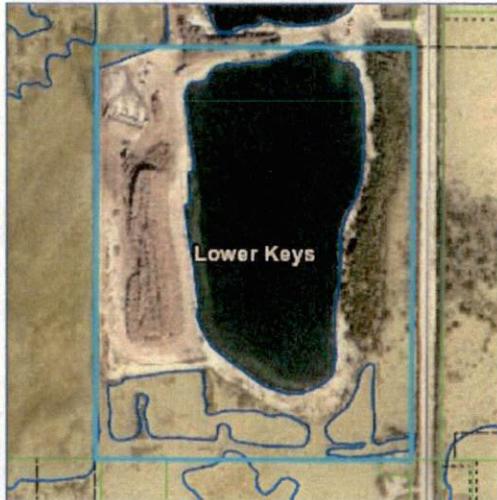
View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

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

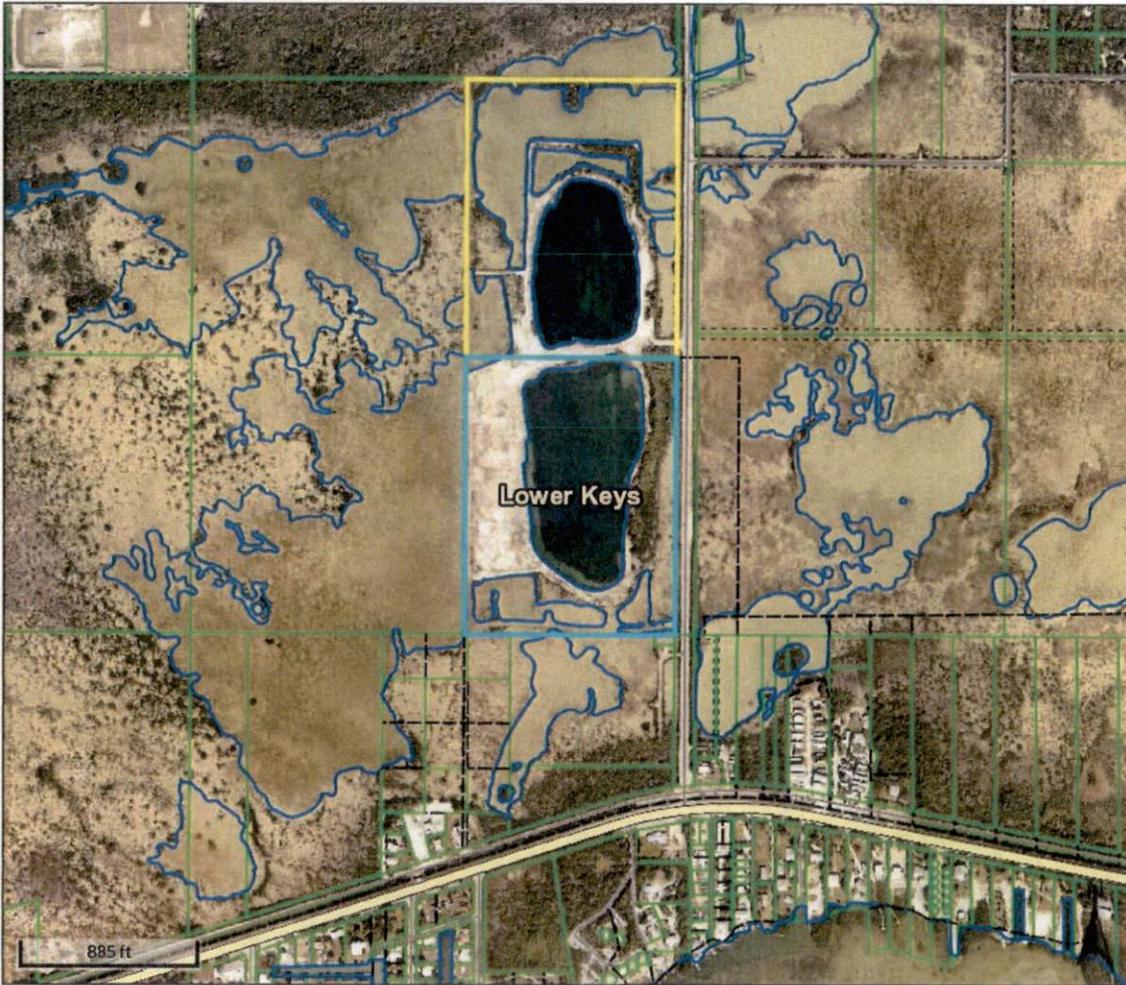
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Overview



Legend

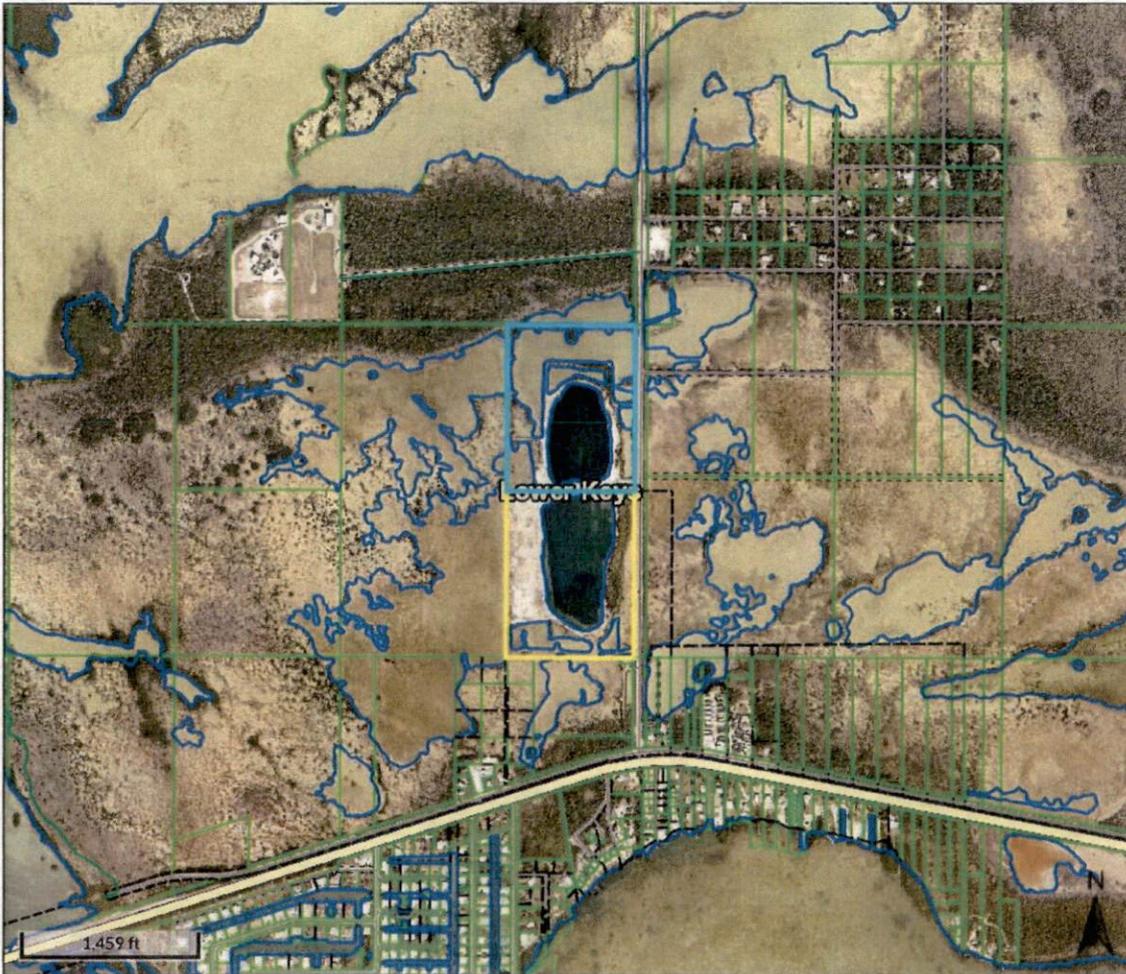
- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- [] Condo Building
- Key Names
- ▭ Subdivisions
- ▭ Parcels

| | | | | | |
|------------------------------|--|---------------------|------------|----------------|---|
| Parcel ID | 00115950-000100 | Alternate ID | 1147737 | Owner | DIRICO FRANK |
| Sec/Twp/Rng | 29/66/28 | ID | | Address | C/O INDUSTRIAL COMMUNICATIONS AND ELECTRONICS |
| Property Address | VACANT LAN BLIMP Rd | Class | MINERAL PR | | INC |
| | CUDJOE KEY | | | | 350 NW 215th St |
| District | 100C | | | | Miami, FL 33169 |
| Brief Tax Description | 29 66 28 CUDJOE KEY PT SE1/4 OF NW1/4 W OF SR OR454-403 OR929-2401/2408 OR1332-1244 OR1556-353/54C OR1556-355/56 | | | | |

(Note: Not to be used on legal documents)

Date created: 11/23/2021
 Last Data Uploaded: 11/23/2021 2:32:01 AM

Developed by Schneider GEOSPATIAL



Overview



Legend

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

| | | | | | |
|------------------------------|--|---------------------|---------------|----------------------|--|
| Parcel ID | 00115940-000100 | Alternate ID | 1147729 | Owner Address | DIRICO FRANK C/O INDUSTRIAL COMMUNICATIONS AND ELECTRONICS INC 350 NW 215th St Miami, FL 33169 |
| Sec/Twp/Rng | 29/66/28 | Class | MINERAL PR | | |
| Property Address | VACANT LAN BLIMP Rd CUDJOE KEY | | | | |
| District | 100C | | | | |
| Brief Tax Description | 29 66 28 CUDJOE KEY PT NE1/4 OF NW1/4 W OR SR OR454-403 OR929-2401/2408 OR1332-1244 OR1556-353/54C OR1556-355/56 | | | | |
| | <i>(Note: Not to be used on legal documents)</i> | | | | |

Date created: 11/23/2021
Last Data Uploaded: 11/23/2021 2:32:01 AM

Developed by Schneider
GEO SPATIAL

| | ParcelId | OwnerName | OwnerAddress1 | OwnerAddress2 | OwnerCityStZip |
|----|-----------------|---|-------------------------------------|--|------------------------------|
| 1 | 00115530-000100 | BOT TIIF | C/O DEP, DIVISION OF STATE LANDS | 3900 Commonwealth Blvd Mail Station 108 | Tallahassee, FL 32399 |
| 2 | 00174950-000000 | CHRISTENSEN NANCY | 528 Cook St | | Lake Placid, FL 33852 |
| 3 | 00115800-000100 | DEPALMA LEE ANN | 11 Aquamarine Dr | | Key West, FL 33040 |
| 4 | 00174930-000000 | GAY BRENDA | 931 Dreyfus Rd | | Berea, KY 40403 |
| 5 | 00175310-000000 | GOULD TIMOTHY E | 21423 Overseas Hwy | | Cudjoe Key, FL 33042 |
| 6 | 00115520-001900 | HERNANDEZ MICHAEL PATRICK | 21045 3rd Ave | | Summerland Key, FL 33042 |
| 7 | 00115810-000000 | KRIENEN FRANK | 17 Teel St | | Arlington, MA 02474 |
| 8 | 00174960-000000 | MOBILE HOMES HOLDINGS COCO LLC | 138 Simonton St | | Key West, FL 33040 |
| 9 | 00115930-000000 | MONROE COUNTY MONROE COUNTY | 1100 Simonton St | | Key West, FL 33040 |
| 10 | 00115520-000600 | COMPREHENSIVE PLAN LAND AUTHORITY | 1200 Truman Ave | | Key West, FL 33040 |
| 11 | 00115840-000101 | SOUNDS OF SERVICE RADIO INC | PO Box 987 | | Indian Rocks Beach, FL 33785 |
| 12 | 00115920-000500 | TIMM FAMILY PARTNERS LLLP UTILITY BOARD OF THE CITY OF | 12346 Eagle Chase Way | | New Port Richey, FL 34655 |
| 13 | 00115530-000000 | KEY WEST | 1001 James St | | Key West, FL 33040 |

BOT TIF
C/O DEP, DIVISION OF STATE LANDS
3900 Commonwealth Blvd Mail Station 108
Tallahassee, FL 32399

CHRISTENSEN NANCY
528 Cook St
Lake Placid, FL 33852

DEPALMA LEE ANN
11 Aquamarine Dr
Key West, FL 33040

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

GAY BRENDA
931 Dreyfus Rd
Berea, KY 40403

GOULD TIMOTHY E
21423 Overseas Hwy
Cudjoe Key, FL 33042

GOULD TIMOTHY E
21423 Overseas Hwy
Summerland Key, FL 33042

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

KRIENEN FRANK
17 Teel St
Arlington, MA 02474

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

MONROE COUNTY COMPREHENSIVE PL
1200 Truman Ave
Key West, FL 33040

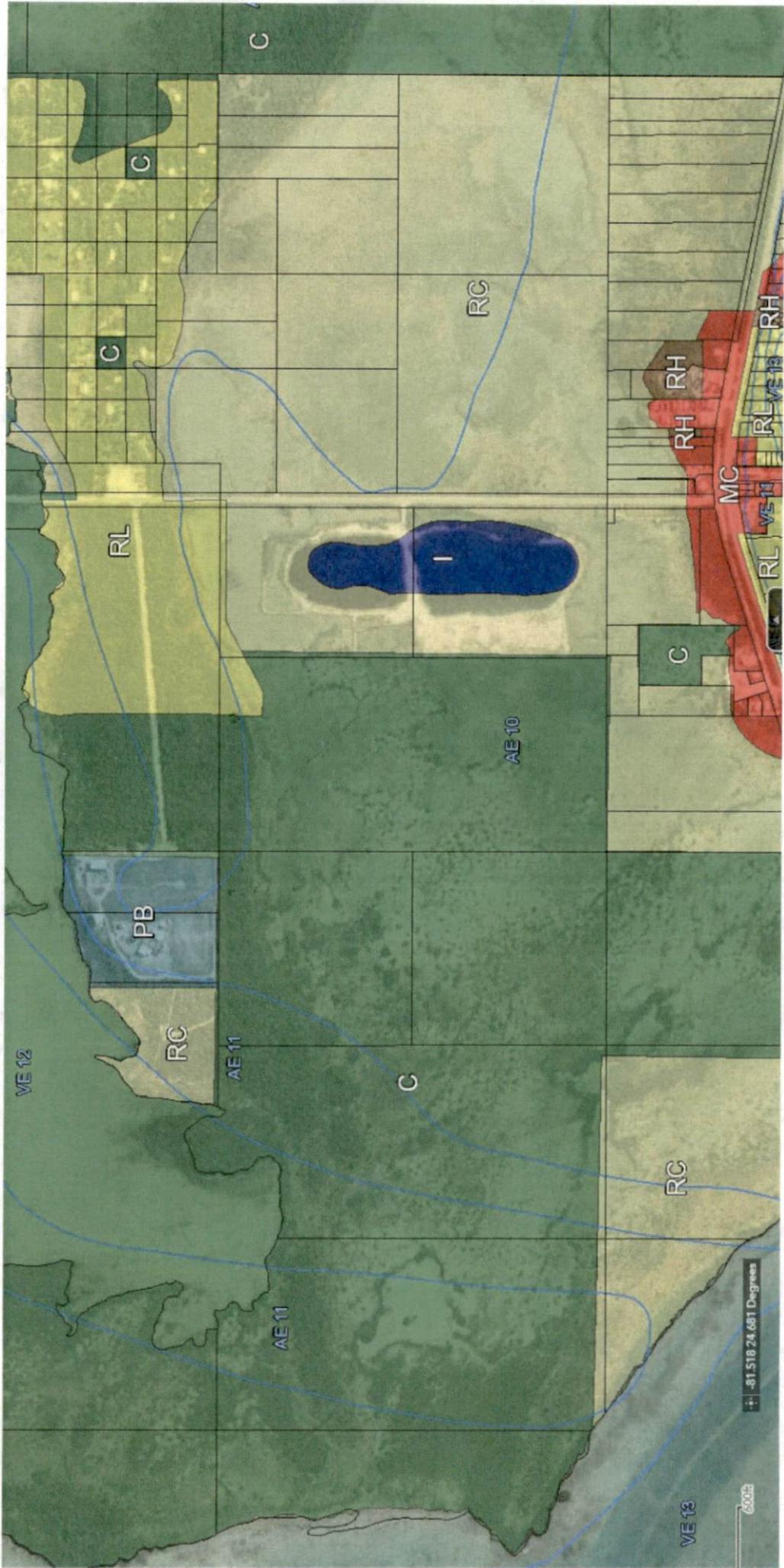
MONROE COUNTY
1100 Simonton St
Key West, FL 33040

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

TIMM FAMILY PARTNERS LLLP
12346 Eagle Chase Way
New Port Richey, FL 34655

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

FUMM



AGENT AUTHORIZATION FORM

Date of Authorization: 12 / 6 / 2021
Month Day Year

I hereby authorize SMITH HAWKS, PL / BARTON SMITH, ESQ., & JESS GOODALL, ESQ. be listed as authorized agent
(Print Name of Agent)

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

of ANY/ALL LAND USE PLANNING DEPARTMENT APPLICATIONS
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)
THAT PORTION EAST 1/2 OF THE NORTH WEST, 1/4 OF SECTION 29, TOWNSHIP 66, SOUTH, FLANGE 28 EAST, LYING WEST OF THE STATE ROAD, MONROE COUNTY, FLORIDA CUDJOE KEY

Lot Block Subdivision Key (Island)
00115940-000100 & 00115950-000100 1147729 & 1147737

Real Estate (RE) Number Alternate Key Number
VACANT LAND, BLIMP ROAD, CUDJOE KEY, FL 33042 21

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:
138 Simonton Street, Key West, FL 33040

Mailing Address (Street, City, State and Zip Code)
(305)296-7227 BART@SMITHHAWKS.COM

Work Phone Home Phone Cell Phone Email Address

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

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

Signature of Property Owner: [Handwritten Signature]
Printed Name of Property Owner: FRANK DIRICO

STATE OF FLORIDA COUNTY OF MONROE

Sworn to and subscribed before me this 6th day of NOVEMBER, 20 21

by Frank Dirico, who is personally known to me OR produced
(Print Name of Person Making Statement)

[Handwritten Signature] as identification.
(Print Name of Person Making Statement)

(Type of ID Produced)
Signature of Notary Public



[Handwritten Signature]
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:

KBP CONSULTING, INC.

February 18, 2022

Jess Miles Goodall, Esq.
Smith Hawks
138 Simonton Street
Key West, Florida 33040

**Re: Communications Tower – Cudjoe Key, Florida
Traffic Statement**

Dear Jess:

There is a proposed communications tower to be located on the west side of Blimp Road approximately 2,000 feet north of Overseas Highway / US 1 (near mile marker 21.4) on Cudjoe Key, Monroe County, Florida. More specifically the subject site is located on two (2) parcels with the following Parcel ID numbers: 00115940-000100 and 00115950-000100. A project location map is presented in Attachment A to this memorandum. The subject site is currently vacant.

The proposed redevelopment of this property involves the construction of a +/- 970-foot-tall communications tower with a 5,500 square foot communications building. Vehicular access will be provided via one (1) two-way driveway connection to Blimp Road. A preliminary site plan for this development is presented in Attachment B. The purpose of this technical memorandum is to document the trip generation characteristics of the proposed development.

Trip Generation Analysis

Consistent with the foregoing description of the proposed development, a trip generation analysis has been conducted utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. According to the subject ITE manual, the most appropriate land use category for this analysis is Land Use #170 – Utility. The trip generation rates used to determine the vehicle trips associated with this analysis are presented below. Relevant excerpts from the referenced manual are presented in Attachment C.

Utility – ITE Land Use #170

- Daily: $T = 12.29 (X)$
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $T = 2.33 (X)$ (87% in / 13% out)
- PM Peak Hour: $T = 2.16 (X)$ (18% in / 82% out)

It is noted that the trip generation data for this land use lacks data for Saturdays and Sundays. While it is expected that the number of trips generated on weekend days will be minimal, the daily trip generation rate has not been weighted. Instead, the weekday trip generation rate has been applied to the daily analysis.

KBP CONSULTING, INC.

Table 1 below summarizes the trip generation characteristics associated with the subject communications tower site on Cudjoe Key, Florida.

| Table 1 Trip Generation Summary Communications Tower - Cudjoe Key, Florida | | | | | | | | |
|--|----------|-------------|--------------------|-----|-------|--------------------|-----|-------|
| Land Use | Size | Daily Trips | AM Peak Hour Trips | | | PM Peak Hour Trips | | |
| | | | In | Out | Total | In | Out | Total |
| <i>Proposed</i> Utility | 5,500 SF | 68 | 11 | 2 | 13 | 2 | 10 | 12 |

Compiled by: KBP Consulting, Inc. (February 2022).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition).

As indicated in Table 1 above, the proposed communications tower and associated communications building is projected to generate 68 daily vehicle trips, 13 AM peak hour vehicle trips (11 inbound and 2 outbound), and 12 PM peak hour vehicle trips (2 inbound and 10 outbound).

As mentioned previously, the subject site is located near mile marker 21.4 on Overseas Highway / US 1. Segment 6 (Cudjoe) of Overseas Highway / US 1 encompasses mile markers 20.5 to 23.0 and is currently operating at Level of Service (LOS) "A" (see Attachment D). Given the adequate capacity of this segment, a traffic statement for this project is sufficient.

Conclusions

The traffic analysis for the proposed communications tower and associated communications building to be located along Blimp Road on Cudjoe Key indicates that the traffic impacts will be insignificant on a segment of Overseas Highway / US 1 that has adequate capacity. As a result, additional traffic analyses are not warranted at this time.

If you have any questions, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.

Florida Registration Number 49897

Registry Number 29939

Attachment A

Communications Tower – Cudjoe Key, FL

Project Location Map



KBP
CONSULTING, INC.

Project Location Map

Attachment A
Communications Tower
Cudjoe Key, Florida

Attachment B

Communications Tower – Cudjoe Key, FL

Site Plan

SITE:
 CUDJOE KEY PT
 MONROE COUNTY
 FLORIDA
 FL-10155

ADDRESS:
 CUDJOE KEY PT
 BLIMP ROAD
 FLORIDA

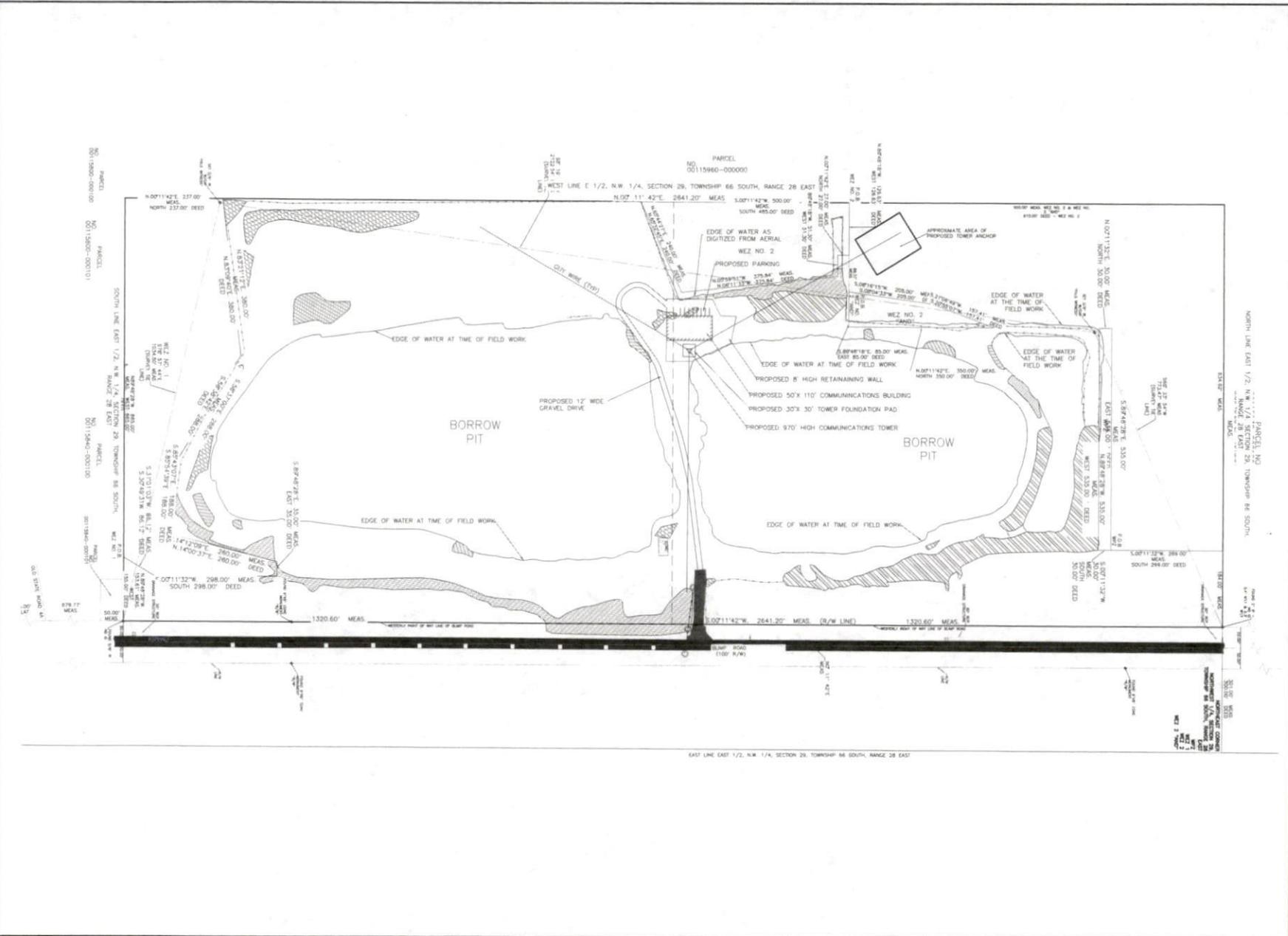
PROJECT NO:
 SITE: CUDJOE KEY FL-10155
 DRAWN BY: RICK
 SCALE: 1"=100'

| NO | DATE | ISSUE |
|----|---------|---------|
| 0 | 10/4/21 | 10/4/21 |
| | | |
| | | |
| | | |

PROJECT TITLE:
 PROPOSED COMMUNICATIONS FACILITY
 BLIMP ROAD
 CUDJOE KEY PT.
 FLORIDA

SHEET TITLE:
 CONCEPTUAL SITE PLAN

SHEET NUMBER:
 1



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

Attachment C

Communications Tower – Cudjoe Key, FL

ITE Trip Generation Manual (11th Edition) Excerpts

Land Use: 170 Utility

Description

A utility is a free-standing building that can house office space, a storage area, and electromechanical or industrial equipment that support a local electrical, communication, water supply or control, or sewage treatment utility.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Delaware, Oregon, and Texas.

Source Numbers

422, 443, 538, 876

Utility (170)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 13

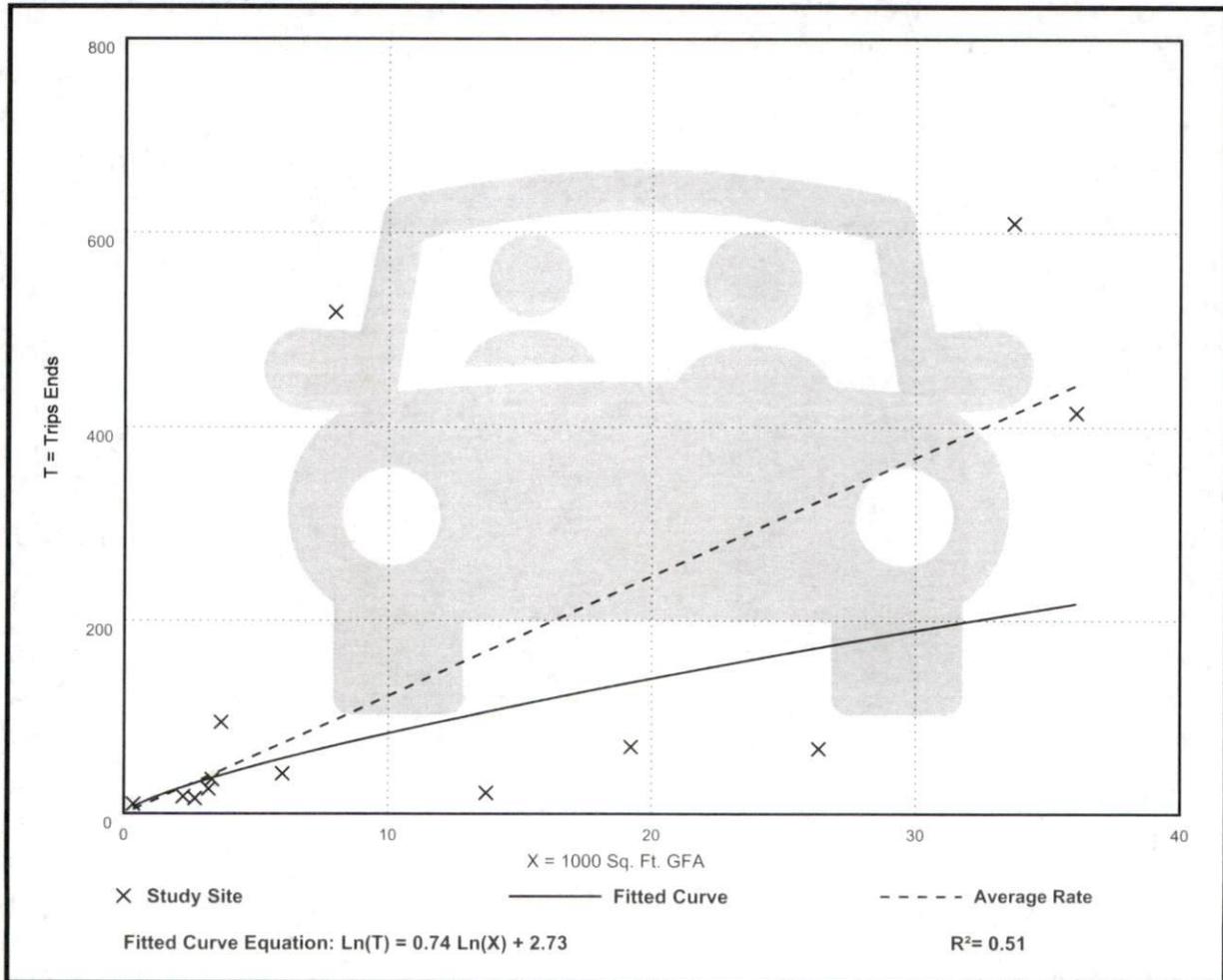
Avg. 1000 Sq. Ft. GFA: 12

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 12.29 | 1.60 - 65.03 | 14.32 |

Data Plot and Equation



Utility (170)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

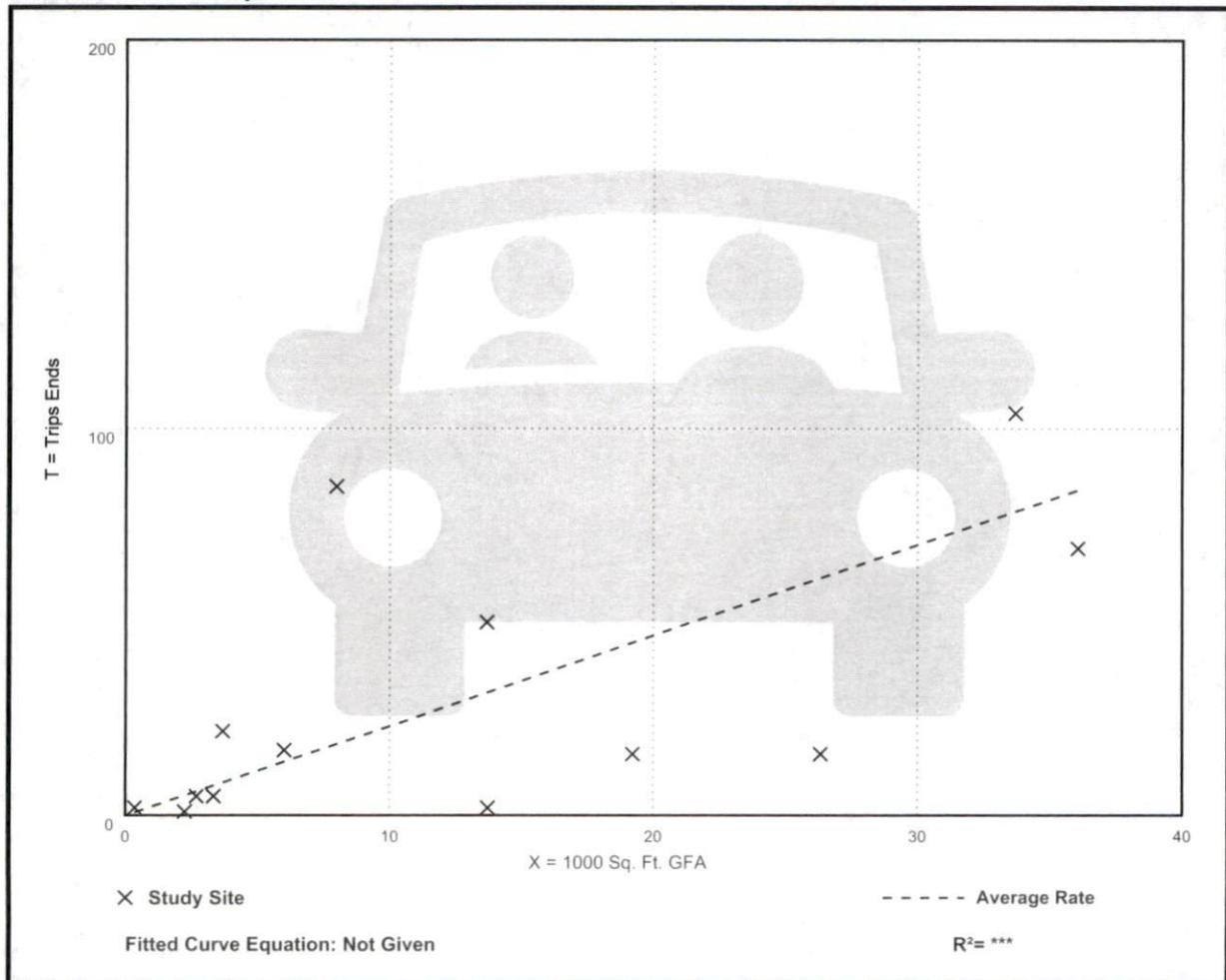
Avg. 1000 Sq. Ft. GFA: 13

Directional Distribution: 87% entering, 13% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 2.33 | 0.15 - 10.67 | 2.34 |

Data Plot and Equation



Utility (170)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 14

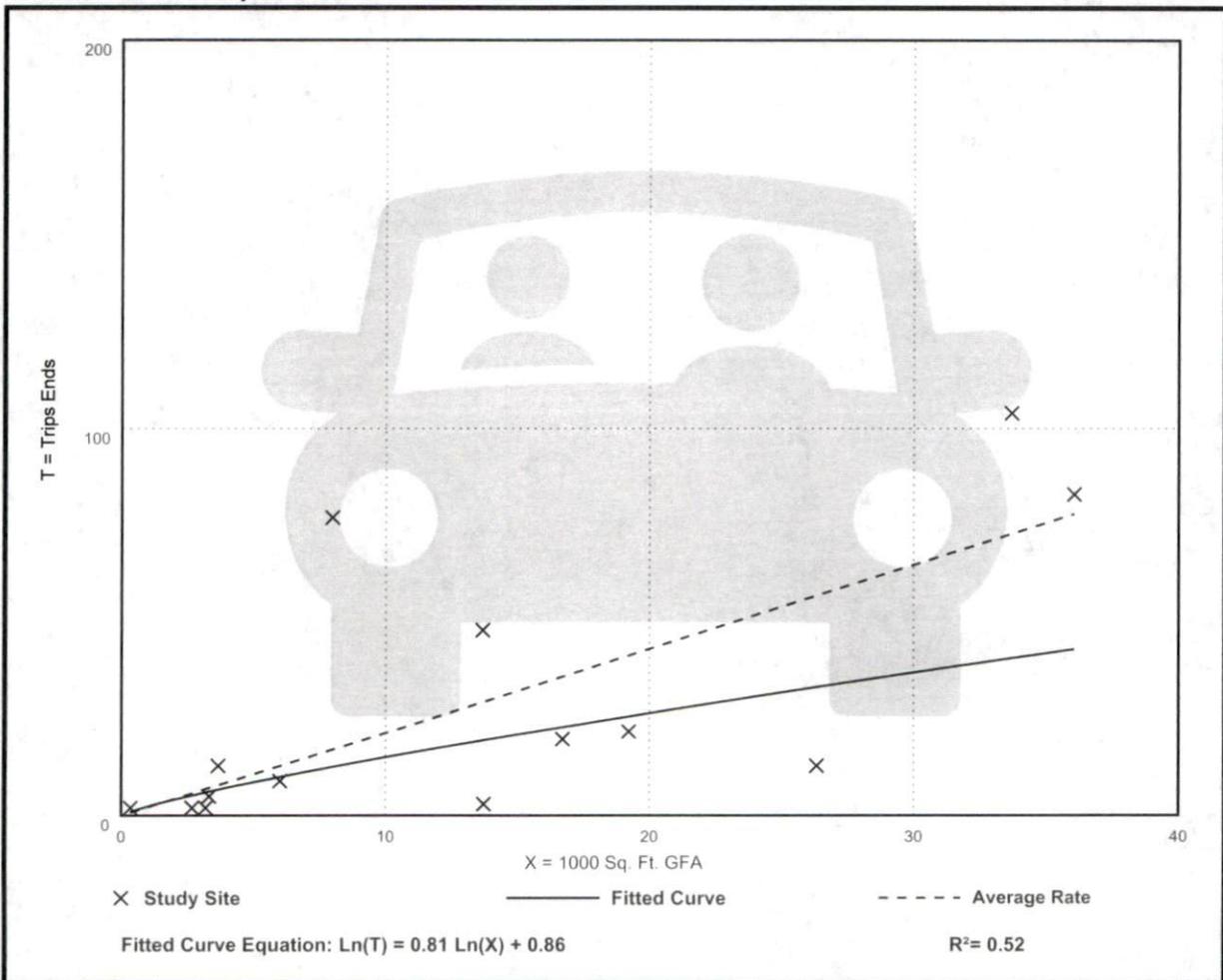
Avg. 1000 Sq. Ft. GFA: 13

Directional Distribution: 18% entering, 82% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 2.16 | 0.22 - 9.67 | 2.00 |

Data Plot and Equation



Attachment D

Communications Tower – Cudjoe Key, FL

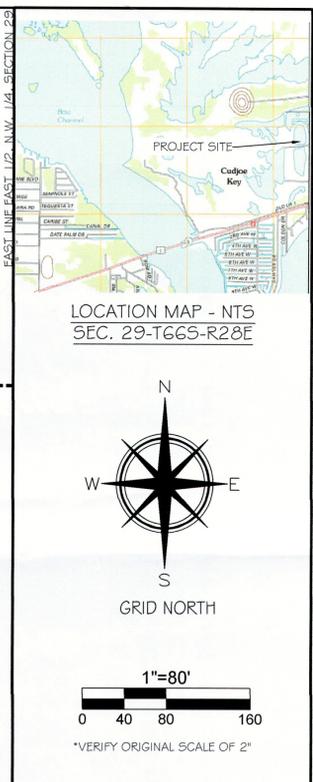
Monroe County Level of Service and Reserve Capacity Tables

2021 LEVEL OF SERVICE AND RESERVE CAPACITY

| SEGMENT | LENGTH (miles) | FACILITY TYPE | POSTED SPEED | | ADJ. FOR SIGNAL (mph) | ADJUSTED LOS C CRITERIA (mph) | MEDIAN TRAVEL SPEED (mph) | LOS | RESERVE SPEED (mph) | 2021 | | 2017 MAXIMUM RESERVE VOLUME (trips) |
|-------------------------------|-------------------|----------------------------|-----------------|------------------|--------------------------------|--|------------------------------------|-----|---------------------------|--------------------------------------|---|--|
| | | | Limits (mph) | Average (mph) | | | | | | MAXIMUM RESERVE VOLUME (trips) | 5% ALLOCATION BELOW LOS C (trips) | |
| 1 Stock Island (4.0 - 5.0) | 1.10 | 4-L/D | 30/35/45 | 40.1 | N/A | 22.0 | 40.0 | A | 18.0 | 3,279 | 3,474 | 1,348 |
| 2 Boca Chica (5.0- 9.0) | 3.9 | 4-L/D | 45/55 | 54.7 | N/A | 50.2 | 59.9 | A | 9.7 | 6,265 | 7,876 | 6,071 |
| 3 Big Coppitt (9.0- 10.5) | 1.5 | 2-L/U | 45/55 | 46.3 | N/A | 41.8 | 47.5 | B | 5.6 | 1,391 | 1,921 | 1,341 |
| 4 Saddlebunch (10.5- 16.5) | 5.8 | 2-L/U | 45/55 | 53.6 | N/A | 49.1 | 53.5 | B | 4.3 | 4,130 | 6,513 | 4,034 |
| 5 Sugarloaf (16.5- 20.5) | 3.9 | 2-L/U | 45 | 45.0 | 6.8 | 33.7 | 48.8 | A | 15.1 | 9,752 | 10,856 | 7,944 |
| 6 Cudjoe (20.5- 23.0) | 2.5 | 2-L/U | 45 | 45.0 | N/A | 40.5 | 47.9 | A | 7.4 | 3,064 | 3,920 | 3,188 |
| 7 Summerland (23.0- 25.0) | 2.2 | 2-L/U | 45 | 45.0 | N/A | 40.5 | 46.1 | B | 5.6 | 2,040 | 2,791 | 1,639 |
| 8 Ramrod (25.0- 27.5) | 2.3 | 2-L/U | 45 | 45.0 | N/A | 40.5 | 46.5 | A | 6.0 | 2,285 | 3,063 | 2,133 |
| 9 Torch (27.5- 29.5) | 2.1 | 2-L/U | 45 | 45.0 | N/A | 40.5 | 48.8 | A | 8.3 | 2,886 | 3,589 | 2,504 |
| 10 Big Pine (29.5- 33.0) | 3.4 | 2-L/U | 45 | 45.0 | 5.9 | 34.6 | 42.7 | A | 8.1 | 4,561 | 5,511 | 1,295 |
| 11 Bahia Honda (33.0- 40.0) | 7.0 | 2-L/U (70%) 4-L/D (30%) | 45/50/55 | 52.4 | N/A | 47.9 | 54.8 | A | 6.9 | 7,998 | 10,730 | 6,723 |
| 12 7-Mile Bridge (40.0- 47.0) | 6.8 | 2-L/U | 45/55 | 54.4 | N/A | 49.9 | 53.2 | B | 3.3 | 3,716 | 6,508 | 3,603 |
| 13 Marathon (47.0- 54.0) | 7.3 | 2-L/U (13%) 4-L/D (87%) | 35/45 | 42.5 | N/A | 22.0 | 39.6 | A | 17.6 | 21,276 | 22,590 | 19,221 |
| 14 Grassy (54.0- 60.5) | 6.4 | 2-L/U | 45/55 | 54.6 | 2.1 | 48.0 | 51.4 | C | 3.4 | 3,603 | 6,183 | 3,286 |
| 15 Duck (60.5- 63.0) | 2.7 | 2-L/U | 55 | 55.0 | N/A | 50.5 | 53.2 | C | 2.7 | 1,207 | 2,344 | 1,252 |
| 16 Long (63.0- 73.0) | 9.9 | 2-L/U | 45/50/55 | 53.4 | N/A | 48.9 | 49.9 | C | 1.0 | 1,639 | 5,619 | 2,459 |
| 17 L Matecumbe (73.0- 77.5) | 4.5 | 2-L/U | 45/50/55 | 52.5 | N/A | 48.0 | 48.2 | C | 0.2 | 149 | 1,939 | 224 |
| 18 Tea Table (77.5- 79.5) | 2.2 | 2-L/U | 45 | 45.0 | N/A | 40.5 | 46.6 | A | 6.1 | 2,222 | 2,965 | (692) |
| 19 U Matecumbe (79.5- 84.0) | 4.1 | 2-L/U | 45 | 45.0 | N/A | 40.5 | 35.3 | E | -5.2 | (3,531) | (2,187) | (883) |
| 20 Windley (84.0- 86.0) | 1.9 | 2-L/U | 45 | 45.0 | N/A | 40.5 | 39.3 | D | -1.2 | (378) | 271 | 157 |
| 21 Plantation (86.0- 91.5) | 5.8 | 2-L/U | 35/45 | 43.0 | 5.9 | 32.6 | 34.7 | C | 2.0 | 1,921 | 3,524 | 3,266 |
| 22 Tavernier (91.5- 99.5) | 8.0 | 4-L/D | 45/50 | 47.2 | 3.1 | 39.6 | 49.4 | A | 9.8 | 12,983 | 15,580 | 8,876 |
| 23 Key Largo (99.5- 106.0) | 6.8 | 4-L/D | 45 | 45.0 | 5.4 | 35.1 | 45.0 | A | 9.9 | 11,148 | 13,095 | 8,333 |
| 24 Cross (106.0- 112.5) | 6.2 | 2-L/U | 45/55 | 51.4 | N/A | 46.9 | 49.1 | C | 2.2 | 2,259 | 4,618 | 5,852 |
| Overall | 108.3 | | | | | 45.0 | 45.5 | C | 0.5 | | | N/A |

| File No. | Project Name | Application Type | Status | City/Permit Issued | Approval/Permit Number | Estimated Daily Trips by Segment Number | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|----------------------|--------------|--------------------|--|---|-------|------|-------|-------|------|------|------|------|------|-------|-------|-------|-------|-------|-------|-------|------|-------|------|-------|-------|-------|-------|
| | | | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 2021 Reserve Capacity | | | | | | 3279 | 6285 | 1391 | 4130 | 8752 | 3064 | 2040 | 2285 | 2886 | 4561 | 7998 | 2716 | 22276 | 3603 | 1207 | 1839 | 149 | 2222 | -3531 | -378 | 1821 | 17893 | 11148 | 2239 |
| 3% ALLOCATION BELOW LOS C | | | | | | 3474 | 7876 | 1921 | 6513 | 10826 | 3920 | 2791 | 3063 | 3369 | 5511 | 10730 | 6508 | 22590 | 6183 | 2844 | 3419 | 1939 | 2965 | -1187 | 271 | 1934 | 15580 | 13095 | 4619 |
| The # in this cell is the MAX. The difference between 3% below and reserve capacity is ACTUAL # of trips allowed once 0 is reached | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017-057 | St. Raphael Church | Min. CLUP | Permitted | CO Issued | 1800914-CO 7.18.21 | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017-136 | 49 Atlantic Drive (Truck Weight Station) | Min. CLUP | Permitted | Permit Issued | 1900009-Permit 6.8.19 | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018-189 | Superior School | Min. CLUP | Permitted | Permit Issued | CO 0512018 | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019-009/010/011 | Thompson Island (Residential Units) | FLM&L/LO | Under Review | Under Review | | 62 | 35 | 29 | 27 | 21 | 17 | 8 | 4 | | | | | | | | | | | | | | | | |
| 2019-028/029 | Alan Hoading (Residential or Commercial) | FLM&L/LO | Under Review | Under Review | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018-200 | Key Haven Commercial/Office | Min. CLUP | Approved | Permit Issued | DO 04-19 | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019-068 | Safe Harbor Community Center (Longfellow) | LDC Text | Under Review | Under Review | | 200 | 215 | 55 | 49 | 43 | 37 | 31 | 25 | 18 | 12 | | | | | | | | | | | | | | |
| 2018-050 | Coco Palms Residential Units | TIS (Self-Rate) | Permitted | CO Issued | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019-007 | Quarry III | TIS | Permitted | Permit Issued | +19104207-CO 8.9.21 +19104206-CO 8.9.21 +19104205-CO 8.9.21 +19104204-CO 8.9.21 | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019-205 | Quarry III | TIS | Permitted | Permit Issued | +20100058-Permit 6.12.20 +20100057-Permit 6.12.20 +20100056-Permit 6.12.20 | 250 | 306 | 312 | 180 | 134 | 109 | 92 | 76 | 67 | 59 | 42 | | | | | | | | | | | | | |
| 2019-177 | Hearts Day Resort | Methodology | Under Review | Under Review | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019-056 | Search & Seize Trip Generation | Trip Generation | Approved | Approved | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020-047 | Block Island Harbor Yacht Club | FLM&L/LO Methodology | Under Review | Under Review | | 97 | 48 | 42 | 34 | 32 | 29 | 26 | 24 | 21 | 18 | 15 | 11 | 11 | | | | | | | | | | | |
| 20191242.00 | 22938 US J Cottage | Permit | Permitted | Permit Issued | 20191242-Appfied 8.30.20 | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019-018 (2019-026) | Dockside and Landing Apartments (alternate with 30th/Beaumont) Alternate only if needed, not counted in other total. | Min. CLUP TIS | Under Review | Under Review | | 211 | 269 | 327 | 385 | 385 | 344 | 293 | 228 | 209 | 180 | 128 | 115 | 112 | 13 | | | | | | | | | | |
| 2020-026 | Public Park BPK | Permit | Permitted | Permit Issued | +18104641-Permit 7.1.21 +18104640-Permit 6.8.21 | 208 | 242 | 294 | 346 | 346 | 219 | 208 | 203 | 185 | 166 | 115 | 104 | 104 | 12 | | | | | | | | | | |
| 18104641/1810463 | Bella Construction/ 33 Dimeaux Dr. | Permit | Permitted | Permit Issued | 20191242, Permit 5.11.21 | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020-130 | Southoff Estates (Workforce Housing) | Min. CLUP | Under Review | Under Review | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020-056 | Dickerson | Min. CLUP | Under Review | Under Review | | 78 | 65 | 95 | 43 | 38 | 33 | 28 | 23 | 20 | 15 | 10 | | | | | | | | | | | | | |
| 20102807 (2012-001) | Big Cayport OH Bldg | Permit | Permitted | Permit Issued | 20102807-Appfied 9.30.20 (traffic mitigation hold) | 20 | 22 | 25 | 11 | 10 | 9 | 7 | 4 | 5 | 4 | 3 | | | | | | | | | | | | | |
| 2010281.00 | 5650 Laurel Ave - Mixed Use - 20U/0U | Permit | Permitted | Permit Issued | 20102812-Permit 9.8.21 | 16 | 8 | 7 | 6 | 5 | 5 | 4 | 4 | 3 | 3 | 2 | 2 | 2 | | | | | | | | | | | |
| 2010449 thru 2010447 (2010-076) | Wrecker's Key Apartments RE 00124540* RE 00124540* | Permit | Permitted | Permit Issued | +2010447-Permit 5.25.21 +2010446-Permit 5.25.21 +2010445-Permit 5.25.21 +2010444-Permit 5.25.21 +2010443-Permit 5.25.21 +2010442-Permit 5.25.21 +2010441-Permit 5.25.21 +2010440-Permit 5.25.21 | 380 | 219 | 137 | 183 | 144 | 112 | 97 | 73 | 49 | 24 | | | | | | | | | | | | | | |
| 19101451 | St Restaurant - 6840 Front St. | Permit | Permitted | Permit Issued | 19101451-Permit 4.5.21 | 104 | 65 | 58 | 47 | 43 | 40 | 36 | 33 | 29 | 25 | 18 | 14 | 14 | | | | | | | | | | | |
| 2021-022 | PLOR SR RE 00090820* APT RE 00090820* | CLUP Renewal | Permitted | Permit Issued | SR: +21001801-Appfied 9.2.21 +21001799-Appfied 9.2.21 +21001798-Appfied 9.2.21 +2001300-Appfied 8.21.20 +2001299-Appfied 8.21.20 +2001298-Appfied 8.21.20 +2001297-Appfied 8.21.20 +2001296-Appfied 8.21.20 +2001295-Appfied 8.21.20 +2001294-Appfied 8.21.20 App: + all permits closed 7-248.75.19 | | | | | | | | | | | | | | | | | | | | | | | | |
| 20209306 | mini storage - 113 OMA, Rockland | Permit | Permitted | Permit Issued | 20209306-Permit 4.18.21 | 28 | 43 | 20 | 12 | | | | | | | | | | | | | | | | | | | | |
| 19102476 | SI redveloped from 19 middle homes and one 8 unit apartment building to 27 "500" units. | Permit | Permitted | Permit Issued | 19102479-Appfied 8.28.19 | 9 | 3 | 3 | 3 | 2 | 2 | 2 | 1 | 1 | | | | | | | | | | | | | | | |
| 211000121 (2010-142) | 118 Ocean Dr. 81. Mini warehouse, RFC investments | Permit | Permitted | Permit Issued | DO 09-20 *Permit applied 8.24.21 | | | | | | | | | | | | | | | | | | | | | | | | |
| 2009-211 (2021-082) CLUP | Shell Gas of Summerland | Min App/ Min CLUP | Under Review | Under Review | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021-009 | Wicken Back Gas Station and C-Store | Methodology | Under Review | Under Review | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021-076 | Flowey Park 41152 2nd Street, west | Under Review | Under Review | Under Review | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021-132 | Little Palm - Dolphin Resort | Under Review | Under Review | Under Review | | 17 | 8 | 6 | 5 | 2 | | | | | | | | | | | | | | | | | | | |
| 21100084 | 2284 Overseas Highway (Mary Jane's Coffee Shop) | Under Review | Under Review | Under Review | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021-183 | Urban-45 warehouse | Min CLUP | Under Review | Under Review | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021-222 | KL Public | No App TIS | Under Review | Under Review | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021-011 LOU (19102980) | Diary BPK | Min CLUP | Under Review | Under Review | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021-237 | Permitted Remaining Capacity = Reserve Capacity - Total Input | | | | | 790 | 4894 | 261 | 1511 | 8700 | 7140 | 1267 | 1441 | 2252 | 4242 | 7774 | 3074 | 21244 | 5190 | 1207 | 1639 | 149 | 2221 | 7591 | 416 | 1826 | 12451 | 10776 | 2216 |
| | Actual Remaining Capacity = Reserve Capacity - Permitted Projects | | | | | 1414 | 5599 | 815 | 3483 | 8393 | 1412 | 1785 | 2061 | 2793 | 4411 | 7802 | 1790 | 21290 | 1401 | 1207 | 1639 | 149 | 2222 | 6531 | 410 | 1826 | 10974 | 2752 | |
| | ACTUAL # of trips allowed once 0 is reached | | | | | 195 | 1,611 | 590 | 2,682 | 1,168 | 806 | 751 | 778 | 709 | 950 | 2,732 | 2,792 | 1,818 | 2,580 | 1,187 | 3,880 | 1,790 | 743 | 5,746 | 646 | 1,409 | 2,597 | 1,847 | 2,393 |

MAP OF BOUNDARY SURVEY



SURVEYORS NOTES

- HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0901).
- COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK.
- METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS).
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION N 327, P.I.D. AA01 G8, ELEVATION 4.20' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: BLIMP ROAD, SUMMERLAND KEY, FLORIDA, 33042.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- THE BACKGROUND IMAGE IS A GEO-REFERENCED AERIAL ORTHO IMAGE CREATED BY FLORIDA KEYS LAND SURVEYING USING PHOTOGRAMMETRIC METHODS, AND REPRESENTS ACTUAL CONDITIONS EXISTING AT TIME OF PHOTOGRAPHY. IMAGE IS SHOWN FOR VISUAL REFERENCE ONLY.
- ALL FIELD DATA WAS ACQUIRED BETWEEN 01/29/2021 - 04/26/2021.
- ALL HABITAT AREAS WERE MARKED AND IDENTIFIED IN THE FIELD BY CHEON ENVIRONMENTAL CONSULTING.
- AT THE TIME OF FIELDWORK NO ADDITIONAL UPLAND AREAS WERE APPARENT TO THIS SURVEYOR.
- ALL EDGE OF WATER LINES SHOWN HEREON WERE DIGITIZED FROM THE SAID GEO-REFERENCED AERIAL ORTHO IMAGE.
- ALL "MANGROVE DRIF EDGES" WERE MARKED AND IDENTIFIED IN THE FIELD BY CHEON ENVIRONMENTAL CONSULTING.
- REVISION (1) - 09/10/2021 - REVISED TO SHOW "MANGROVE DRIF EDGE" AS LOCATED IN THE FIELD ON 06/12/2021.

SYMBOL LEGEND:

| | | | |
|--|-----------------------|--|--------------------------------|
| | CATCH BASIN | | WATER METER |
| | DRAINAGE MANHOLE | | WELL TEST STATION |
| | CONCRETE UTILITY POLE | | WOOD UTILITY POLE |
| | ELECTRIC MANHOLE | | 2" PLASTIC TRAFFIC REFLECTOR |
| | FIRE HYDRANT | | 4x4 POST W/ ROPE |
| | GUY WIRE | | SPOT ELEVATION (TYPICAL) |
| | MAILBOX | | ELECTRIC BOX |
| | SANITARY CLEANOUT | | UPLAND |
| | SANITARY MANHOLE | | DISTURBED BUTTONWOOD SALTMARSH |
| | SIGN | | MANGROVES |
| | TELEPHONE MANHOLE | | |
| | WATER VALVE | | |
| | LIGHT POLE | | |
| | MANGROVE DRIF EDGE | | |

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

| | | |
|-----------------------------------|--|------------------------------------|
| BFP = BACKFLOW PREVENTER | GUW = GUY WIRE | PCG = POINT OF COMMENCEMENT |
| BO = BLOW OUT | IP = IRON PIPE | PCZ = POINT OF CURVATURE |
| C 4 G = 2" CONCRETE CURB & GUTTER | IR = IRON ROD | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | L = ANG LENGTH | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L3 = LANDSCAPING | RCP = REINFORCED CONCRETE PIPE |
| CG = CENTRELINE | MB = MAILBOX | RW = RIGHT OF WAY LINE |
| CH = CHALKLINE | MFB = MANGROVE | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MP = METAL PILE | SW = TOP OF BANK |
| CONC = CONCRETE | MWB = MEAN HIGH WATER LINE | TRM = TEMPORARY BENCHMARK |
| CP = COPIED | ND = NOTED | TOP = TOP OF BANK |
| COVD = COVERED | NDVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TS = TOP OF SLOPE |
| CS = CENTRAL ANGLE | NTS = NOT TO SCALE | UT = UTILITY |
| DEAR = DRAINAGE EASEMENT | OH = ROOF OVERHANG | UR = UNDERGROUND |
| EL = ELEVATION | OH = ROOF OVERHANG | US = UTILITY EASEMENT |
| ENCL = ENCLOSURE | OH = ROOF OVERHANG | UT = UTILITY |
| EP = END OF PAYMENT | OH = ROOF OVERHANG | WD = WOOD |
| FF = FINISHED FLOOR ELEVATION | PC = POINT OF CURVE | WM = WOOD MANHOLE |
| FI = FENCE INSIDE | PC = POINT OF CURVE | WM = WOOD MANHOLE |
| FO = FENCED | PC = POINT OF CURVE | WM = WOOD MANHOLE |
| FP = FENCE POST | PC = POINT OF CURVE | WM = WOOD MANHOLE |
| FR = FENCE OUTSIDE | PC = POINT OF CURVE | WM = WOOD MANHOLE |
| FS = FENCE SURFACE | PC = POINT OF CURVE | WM = WOOD MANHOLE |
| FW = FENCE WALL | PC = POINT OF CURVE | WM = WOOD MANHOLE |
| FX = FENCE X | PC = POINT OF CURVE | WM = WOOD MANHOLE |
| FX = FENCE X | PC = POINT OF CURVE | WM = WOOD MANHOLE |

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2022-040/2022-041
2022-040/2022-043
MONROE CO. PLANNING DEPT

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

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

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

SIGNED:
ERIC A. ISAACS, P.S., 27263, PROFESSIONAL SURVEYOR AND MAPPER, LEM 7647

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

FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@gmail.com

| | | | |
|---|----------------|---------------------|--|
| BOUNDARY SURVEY | | | |
| VACANT LAND - BLIMP ROAD | | | |
| SUMMERLAND KEY, MONROE COUNTY, FLORIDA | | | |
| DATE: 03/09/2021 | SURVEY BY: EAI | PROJECT: BLIMP ROAD | |
| REVISION DATE: 08/10/2021 | DRAWN BY: GBF | H. SCALE: 1"=80' | |
| JOB NO.: 21-121 | CHECKED BY: | SHEET 2 OF 2 | |

