

File #: 2022-042

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

Applicant: Smith Hawks, PL

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

Type of Application: LUD Map Amendment

Key: Cudjoe Key

RE: 00115940-000100
00115950-000100

Additional Information added to File 2022-042

SMITH/HAWKS
ATTORNEYS AT LAW



Barton Smith, Esq.
Jess Miles Goodall, Esq.
Jacob C. McMahon, Esq.
Telephone: (305) 296-7227
Email: Bart@SmithHawks.com
Jess@SmithHawks.com
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. 2022-042) LUD Map Amendment

Dear Cheryl,

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

1. *The application contains a section that indicates the total land area affected by the proposed land use district is zero (0). Elsewhere in the document, it is indicated that the proposed LUD amendment will affect 80,000 of the subject properties. Please clarify and update the application, as necessary.*
 - a. Please find attached the revised application providing that the proposed amendment will affect 80,000 SF of the property and clarifying that the amendment will have a net change of zero (0) regarding the land use district acreages on the property.
2. *Please provide a location map.*
 - a. Please find attached the location map for the subject property enclosed with this correspondence as Tab A.

Cheryl Cioffari, *Assistant Director of Planning*

RE: *Notice of Completeness – INCOMPLETE - dated April 6, 2022 (File No. 2022-042)*

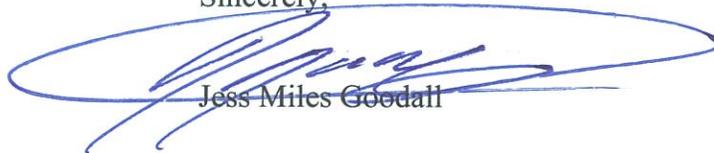
June 1, 2022

Page 2 of 2

3. 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.
4. 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.

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 Goedall

BWS/JMG/bg

Enclosures

Cc (*Electronically*): Ilze Aguila, Aguila-Ilza@MonroeCounty-FL.Gov

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



Land Use District (Zoning) Map 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: \$5,570.00

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 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)

(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

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) 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

Current Land Use District (Zoning) Designation(s): A portion from RC to I and a portion from I RC

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

Total Land Area Affected by Proposed Land Use District (in acres): 80,000 S.F. (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 Land Use District amendment (attach additional sheets if necessary):

Please see the enclosed data and analysis letter.

The Board of County Commissioners may consider 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 Land Use District (Zoning) Map Amendment shall provide for community 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 a location close to the project site, between 45 - 120 days 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)
- N/A* 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 Land Use District Map (request from the Planning & Environmental Resources Department prior to application submittal)
- 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: _____

Date: FEBRUARY 11, 2022

STATE OF FLORIDA

COUNTY OF MONROE

Sworn to and subscribed before me this 11th day of FEBRUARY, 2022,

by JESS MILES GOODALL

who is personally known to me ~~OR~~

~~produced~~

(PRINT NAME OF PERSON MAKING STATEMENT)

_____ as identification.

(TYPE OF ID PRODUCED)

Signature of Notary Public

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:

Send complete application package to:

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

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



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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)

(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

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c/o AGENT

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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) 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

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

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

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- 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
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- 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*)

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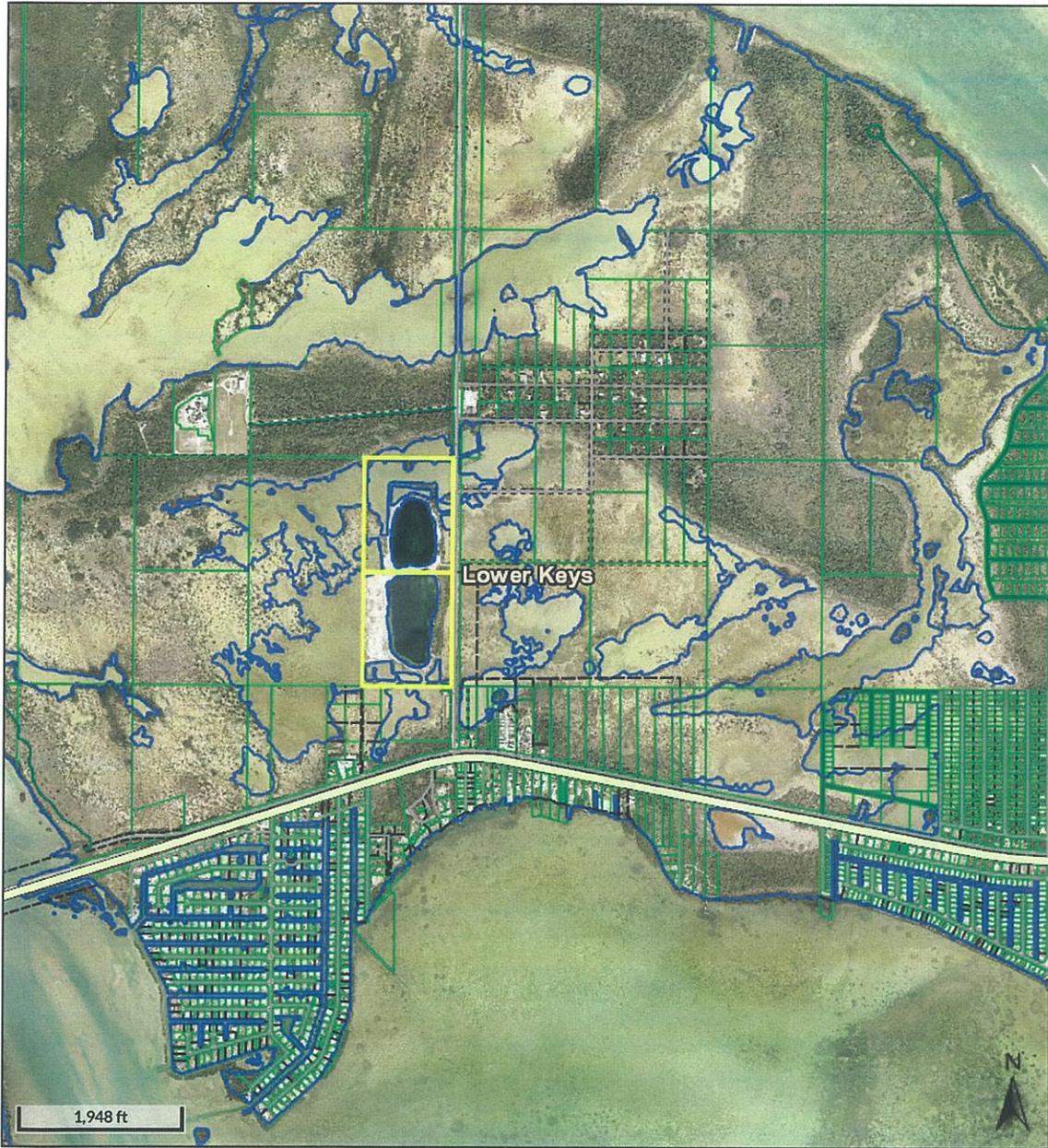
Additional fees may apply pursuant to the approved fee schedule.

* * * * *

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

Developed by  Schneider
GEO SPATIAL

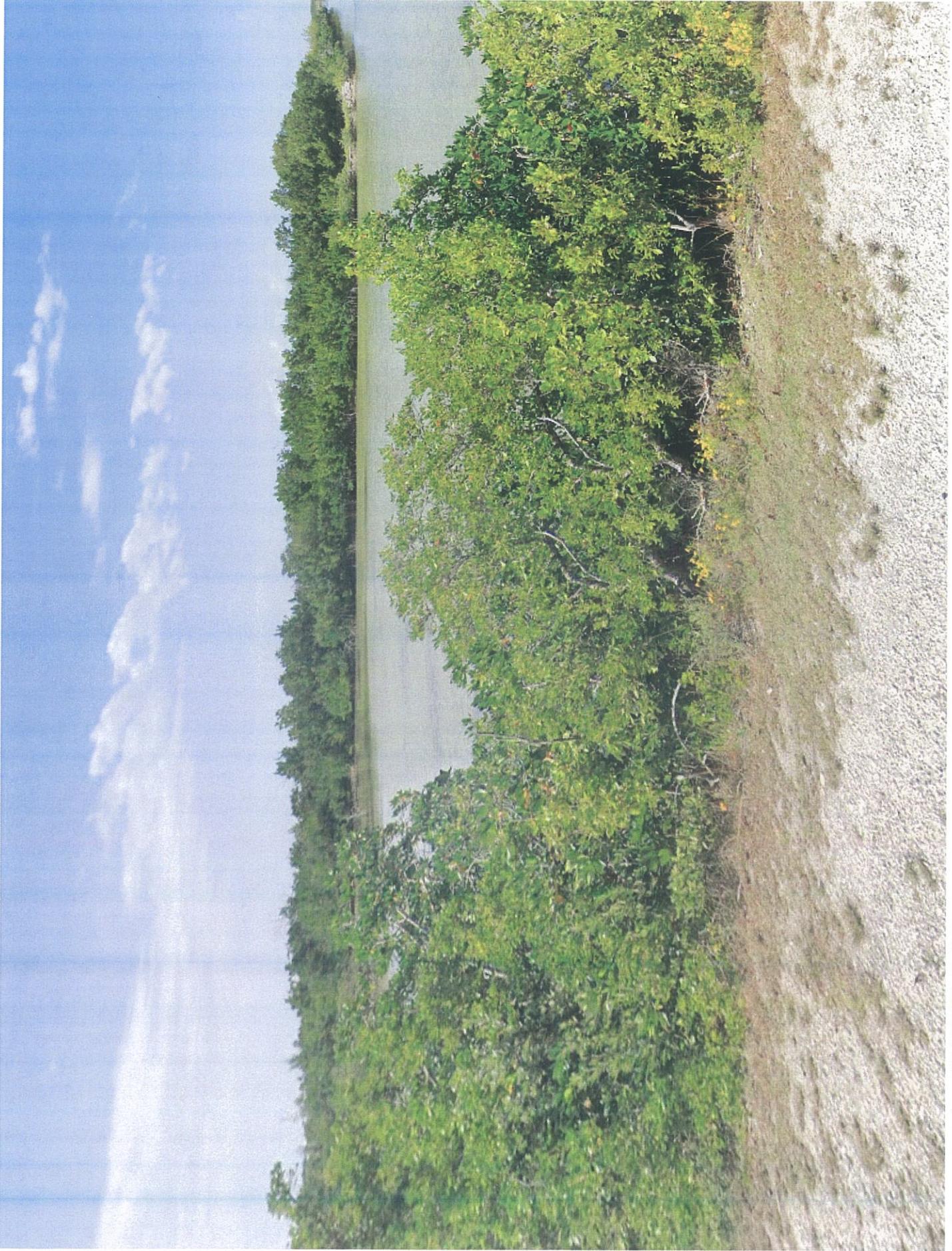
5/27/22, 10:59 AM

Blimp Rd - Google Maps



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5/27/22, 11:03 AM

Blimp Rd - Google Maps



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5/27/22, 11:05 AM

Blimp Rd - Google Maps



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5/27/22, 11:07 AM

Blimp Rd - Google Maps



End of Additional File 2022-042



SMITH/HAWKS
ATTORNEYS AT LAW

Barton W. Smith, Esq.
Jess Miles Goodall, Esq.
Telephone: (305) 296-7227
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 LAND USE
DESIGNATION (ZONING) MAP AMENDMENT**

Dear Emily,

Please allow this letter to serve as data and analysis in support of the enclosed Land Use District (Zoning) Map Amendment Application (“Application”) made on behalf of Frank DiRico and Industrial Communications (individually, “DiRico” and “Industrial”, and collectively, “Applicant”)’s application to amend the Land Use District (“LUD”) Map for the vacant land near Blimp Road on Cudjoe Key, Florida having Monroe County Parcel ID Numbers: 00115940-000100 and 00115950-000100 (“Property”).

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 LUD Amendment in accordance with §102-158, and §102-159 of the Monroe County Land Development Code (“LDC”), to amend the zoning designation of an eighty thousand square foot (80,000 sf) portion of the Property from Native Area (“NA”) to Industrial (“I”), and to amend a eighty thousand square feet (80,000 sf) from the existing I zoning to NA zoning, to allow the development of the Tower.

Additionally, enclosed is check number 234477, in the amount of \$6,138.00 for the Application fee, and a true copy of this letter and the application package, to be date-stamped and returned using the prepaid, self-addressed envelope provided.

{00198147 - v9 }

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. DEPICTION OF THE PROPERTY:



III. 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 having Monroe County Parcel ID Numbers: 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 Cudjoe 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.

IV. PROPOSED LAND USE DESIGNATION (ZONING) MAP AMENDMENT:

Currently, the parcel is vacant land, located on Cudjoe Key, Florida. The Property has multiple zoning designations, including SS, I and NA. Development of a new antenna-supporting structure is not permitted in Native Area zoning districts. Industrial zoning districts permit the development of wireless communication towers by use of a minor conditional use approval:

Sec. 130-82. - Industrial District (I).

- (b) The following uses are permitted as minor conditional uses in the Industrial district, subject to the standards and procedures set forth in [chapter 110](#), article III:

- (4) New antenna-supporting structures, pursuant to section 146-5(a);

The only area on the Property that is suitable to develop a new antenna-supporting structure is currently zoned NA, and the guidewire platforms are located in the NA zoning designation. Therefore, the Applicant is seeking this LUD 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 NA 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 zoning designation acreage on the Property and will have no effect on the density and intensity of the Property.

The Tower will be built above base flood elevation and will be compliant with all required Monroe County Code.

V. THE PROPOSED AMENDMENT

(a) Land Use District Map Amendment -The area of NA, as shown below, shall be amended to I:



Property Owner	RE No.	Property Address	Square Footage for LUD zoning Amendment	Current LUD	Proposed LUD	FLUM	Tier Designation
Frank DiRico	00115940-000100 and 00115950-000100	VACANT LAND BLIMP Rd, CUDJOE KEY	80,000 sf	NA	I	RC	I

(b) Land Use District Map Amendment - the 80,000 sf area of I, as shown below, shall be amended to NA:



Property Owner	RE No.	Property Address	Square Footage for LUD zoning Amendment	Current LUD	Proposed LUD	FLUM	Tier Designation
Frank DiRico	00115940-000100 and 00115950-000100	VACANT LAND BLIMP Rd, CUDJOE KEY	80,000 sf	I	NA	I	I

VI. DENSITY ANALYSIS:

LUD Category	Allocated Density (Buildable unit per gross acre)	Maximum Net Density (Buildable units per buildable acre)	Open Space requirement
Native Area (44.04 acres)	0.25	N/A	0.95
Industrial (16.4 acres)	1.0	2.0	0.20
Sparsely Settled (1.46 acres)	0.5	N/A	0.80

The Property has the following zoning designations by size:

1. Sparsely Settled (SS): approximately 1.46 acres or 63,597.6 sf
2. Industrial: approximately 16.4 acres or 714,384 sf
3. Native Area: approximately 44.04 acres or 1,918,382.4 sf

The Application will amend approximately 1.84 acres from NA to I, and subsequently amend approximately 1.84 acres from I to NA. Following the Amendment, the Property will have the following zoning designations by size:

1. Sparsely Settled (SS): approximately 1.46 acres or 63,597.6 sf
2. Industrial: approximately 16.4 acres or 714,384 sf
3. Native Area: approximately 44.04 acres or 1,918,382.4 sf

There will be no change to the Properties zoning designation acreage, and therefore there will be no change to the Property's allocated or maximum net density.

VII. REASONS FOR PROPOSED LUD AMENDMENT:

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, during the aftermath of large disasters. 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. 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. 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 previously expressed support for the construction of the Tower because Monroe County needs improved 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 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.

VIII. ANALYSIS OF PROPOSED INTENSITIES; COMPATIBILITY; CONCURRENCY ANALYSIS:

b. Amending 80,000 sf or 1.84 acres of NA to I:

Existing LUD	Type	Adopted Standards	Development Potential
Native Area (44.04 acres)	Nonresidential Maximum Intensity	0.20	8.81 acres
Sparsely Settled (1.46 acres)	Nonresidential Maximum Intensity	0.20	0.3 acres
Industrial (16.4 acres)	Nonresidential Maximum Intensity	0.30	4.92 acres
Total			14.03 acres or 611,146.8 sf

The Application will amend approximately 1.84 acres from NA to I, and subsequently amend approximately 1.84 acres from I to NA. Following the Amendment, the Property will have the following Development potential changes:

Nonresidential: +0 sf or 0 acres

Total development nonresidential potential: 14.03 acres or 611,146.8 sf

There will be no change to the Properties zoning designation acreage, and therefore there will be no change to the Property's intensity.

i. 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

Under the current Code, development of new antenna-supporting structures is not permitted in NA zoning districts. 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. Monroe County suffered wide-spread communication outages post Hurricane Irma, making it impossible for emergency responders to utilize the Sheriff's radio system during recovery efforts, making inter and intra agency communication almost impossible. The Tower would exponentially enhance the reliability and redundancy of emergency communication during and after a disaster. Hurricanes are always an imminent threat to Monroe County and its public safety agencies 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, placing lives at danger.

The LUD Amendment will permit the Applicant to 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.

The LUD Amendment does not change the Property's zoning designation acreage or square footage, and therefore does not change the Property's development potential

b. Changed assumptions

N/A.

a. Data errors

N/A

b. New issues

When the Applicant initially proposed the Tower, the area suitable for the Tower was designated Industrial, *see* Boundary Survey. According to the current zoning maps, the area is

Emily Schemper, Planning and Environmental Resources
Re: Industrial Communications- LUD application
February 11, 2022
Page 9 of 9

designated as NA. Based on the survey's zoning designation, the Applicants were permitted to develop an antenna-supporting structure at the desired location, which was zoned I. The proposed LUD amendment will change the area described above to I, and will return the Applicants right to develop antenna-supporting structures in that area, and will simultaneously change another portion of the Property, which is the identical square footage as the portion being changed to I, from I to NA.

The LUD Amendment does not change the Property's zoning designation acreage or square footage, and therefore does not change the Property's development potential.

a. Recognition of a need for additional detail or comprehensiveness

Not Applicable.

b. Data updates

Not Applicable.

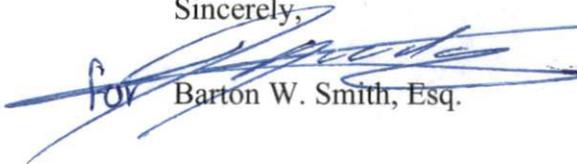
ii. No Adverse Community Change

There will be no adverse change to unincorporated Monroe County if the proposed Amendment is approved. The proposed Amendment is geographically limited in scope.

iii. Conclusion

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

Sincerely,


for Barton W. Smith, Esq.

Enclosures

BWS/JG/bg

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

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Land Use District (Zoning) Map 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: \$5,570.00

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 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)

(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

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) 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

Current Land Use District (Zoning) Designation(s): A portion from RC to I and a portion from I RC

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

Total Land Area Affected by Proposed Land Use District (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 Land Use District amendment (attach additional sheets if necessary):

Please see the enclosed data and analysis letter.

The Board of County Commissioners may consider 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 Land Use District (Zoning) Map Amendment shall provide for community 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 a location close to the project site, between 45 - 120 days 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 Land Use District Map (request from the Planning & Environmental Resources Department prior to application submittal)
- 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:  Date: FEBRUARY 11, 2022

STATE OF FLORIDA

COUNTY OF MONROE

Sworn to and subscribed before me this 11th day of FEBRUARY, 2022,

by JESS MILES GOODALL who is personally known to me OR
~~produced~~
(PRINT NAME OF PERSON MAKING STATEMENT)

_____ as identification.
(TYPE OF ID PRODUCED)


Signature of Notary Public

Brandi Green
Print, Type or Stamp Commissioned Name of Notary Public
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:

Mon
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 1998 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

[Signature]
Signature of Witness No. 2

JUNE B. WASHINGTON
Printed Name of Witness No. 2

(Corporate Seal)



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

GRANTEE SOCIAL SECURITY NUMBER: 031409813

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. a Florida corporation, on behalf of the corporation. They ~~are personally known to me~~ has produced a driver's license as identification.


NOTARY PUBLIC

Print Name: JOAN G. KAISER

COMMISSION EXPIRATION:



(SEAL/STAMP)

Prepared by:
Richelle R. (Shelly) Johnson, Pres.
CHARTER TITLE COMPANY, INC.
31 Ocean Reef Drive, B208
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 MINERAL PR (4700)
 Class
 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

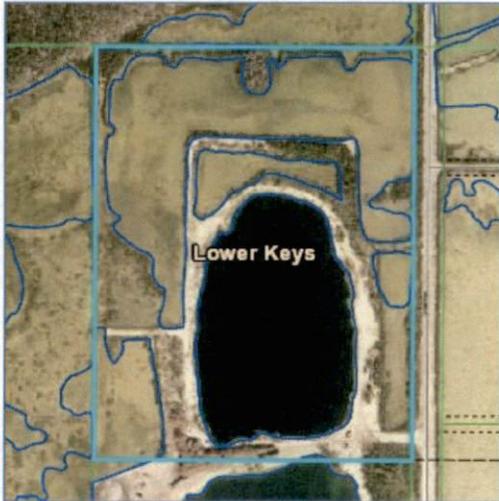
View Tax Info

[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).

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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).

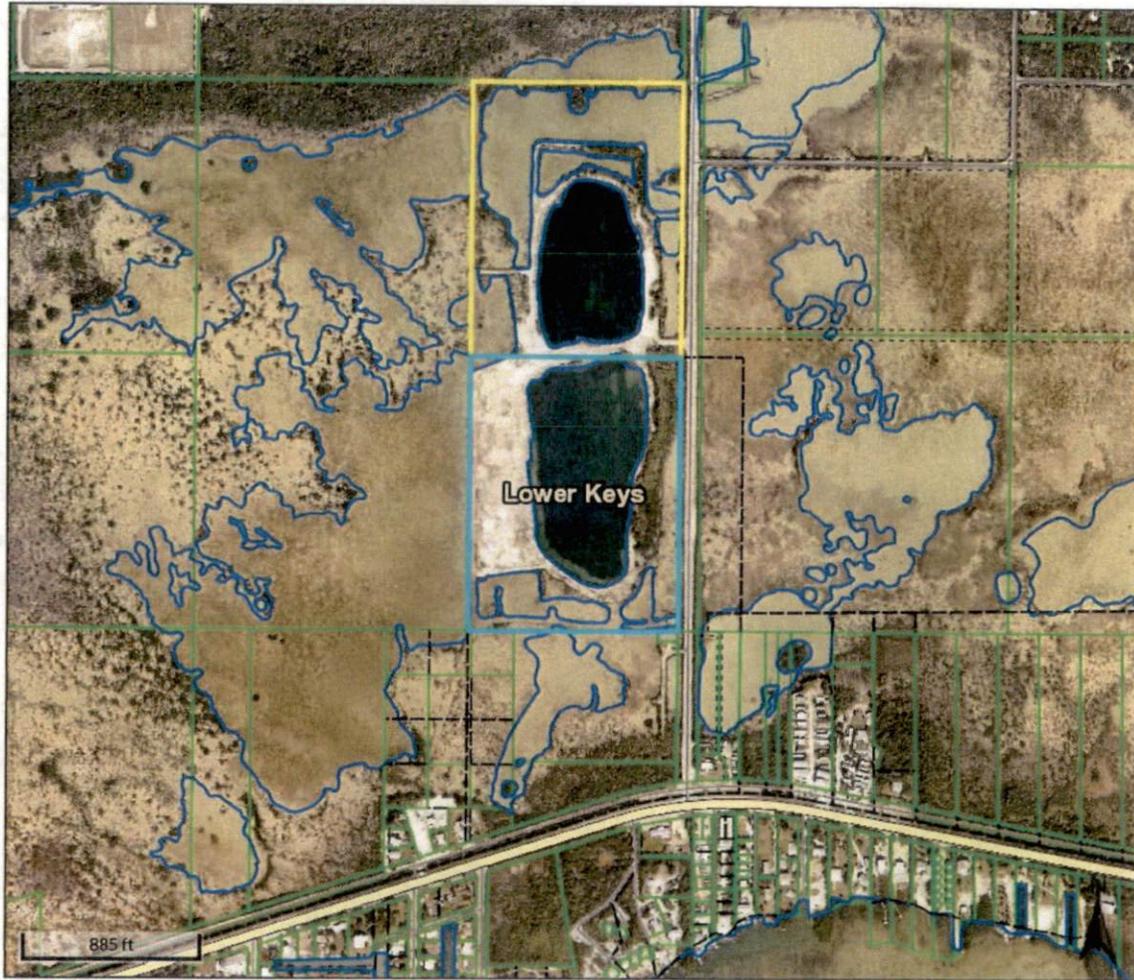
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Overview



Legend

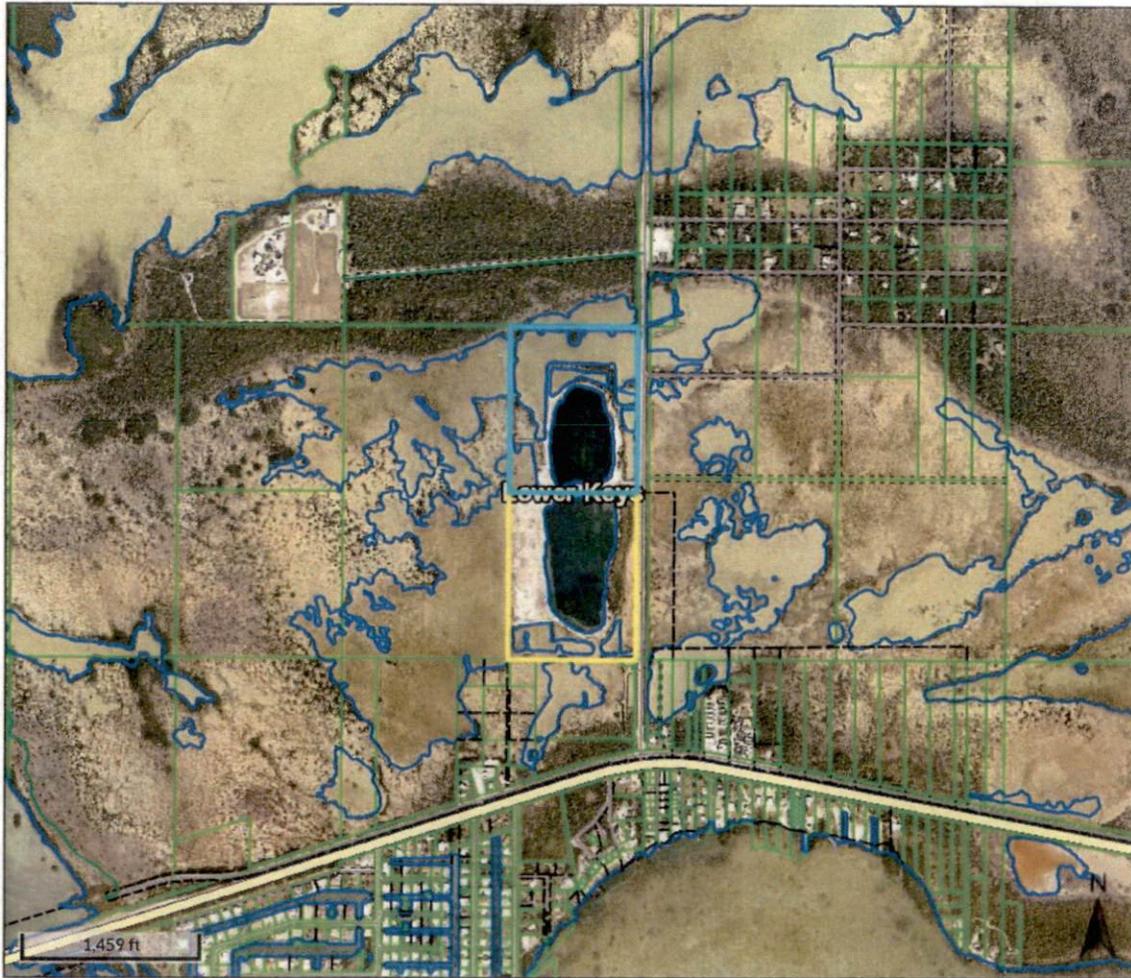
- Centerline
- ... Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- [] Condo Building
- Key Names
- ▭ Subdivisions
- ▭ Parcels

Parcel ID	00115950-000100	Alternate ID	1147737	Owner Address	DIRICO FRANK C/O INDUSTRIAL COMMUNICATIONS AND ELECTRONICS INC 350 NW 215th St Miami, FL 33169
Sec/Twp/Rng	29/66/28	Property Class	VACANT LAN BLIMP Rd CUDJOE KEY	Address	
District	100C	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				

(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

	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	12346 Eagle Chase Way		New Port Richey, FL 34655
13	00115530-000000	UTILITY BOARD OF THE CITY OF 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

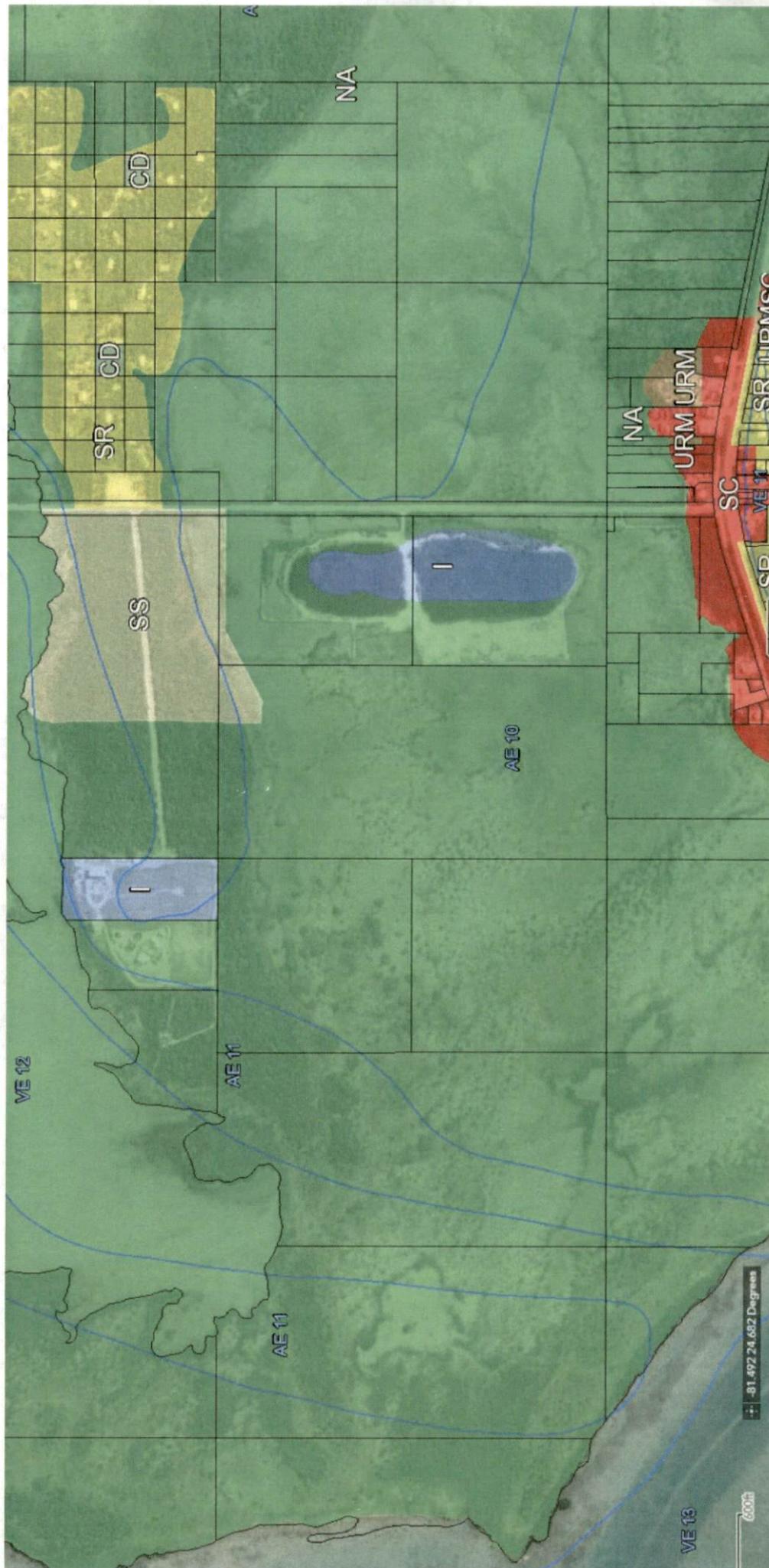
MONROE COUNTY
1100 Simonton St
Key West, FL 33040

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

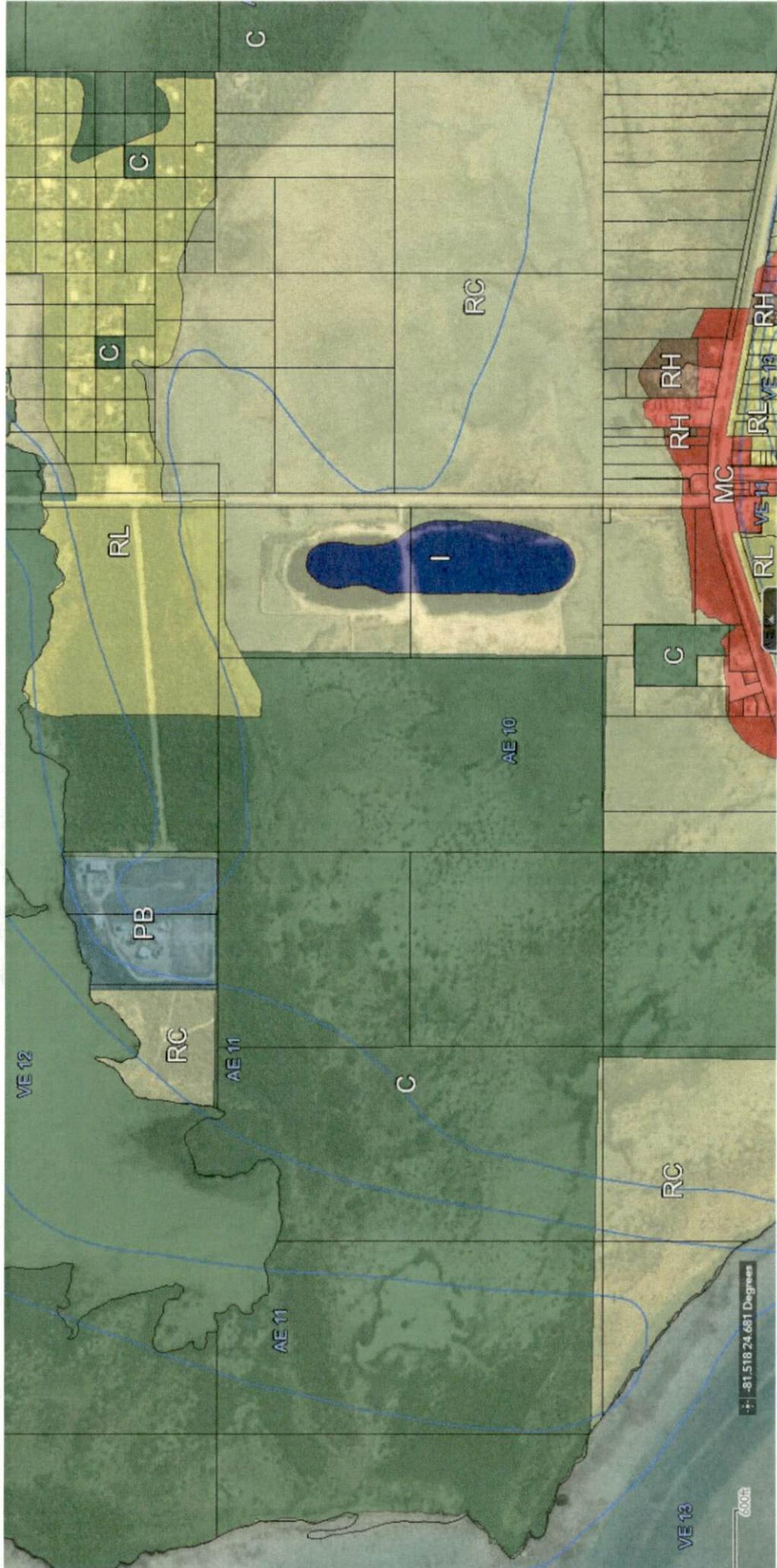
TIMM FAMILY PARTNERS LLLP
12346 Eagle Chase Way
New Port Richey, FL 34655

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

LWD



FUUM



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 December, 20 21

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

(Type of ID Produced) as identification.

[Handwritten Signature] 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 $T = \text{number of trips}$ and $X = 1,000 \text{ square feet of gross floor area}$
- 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

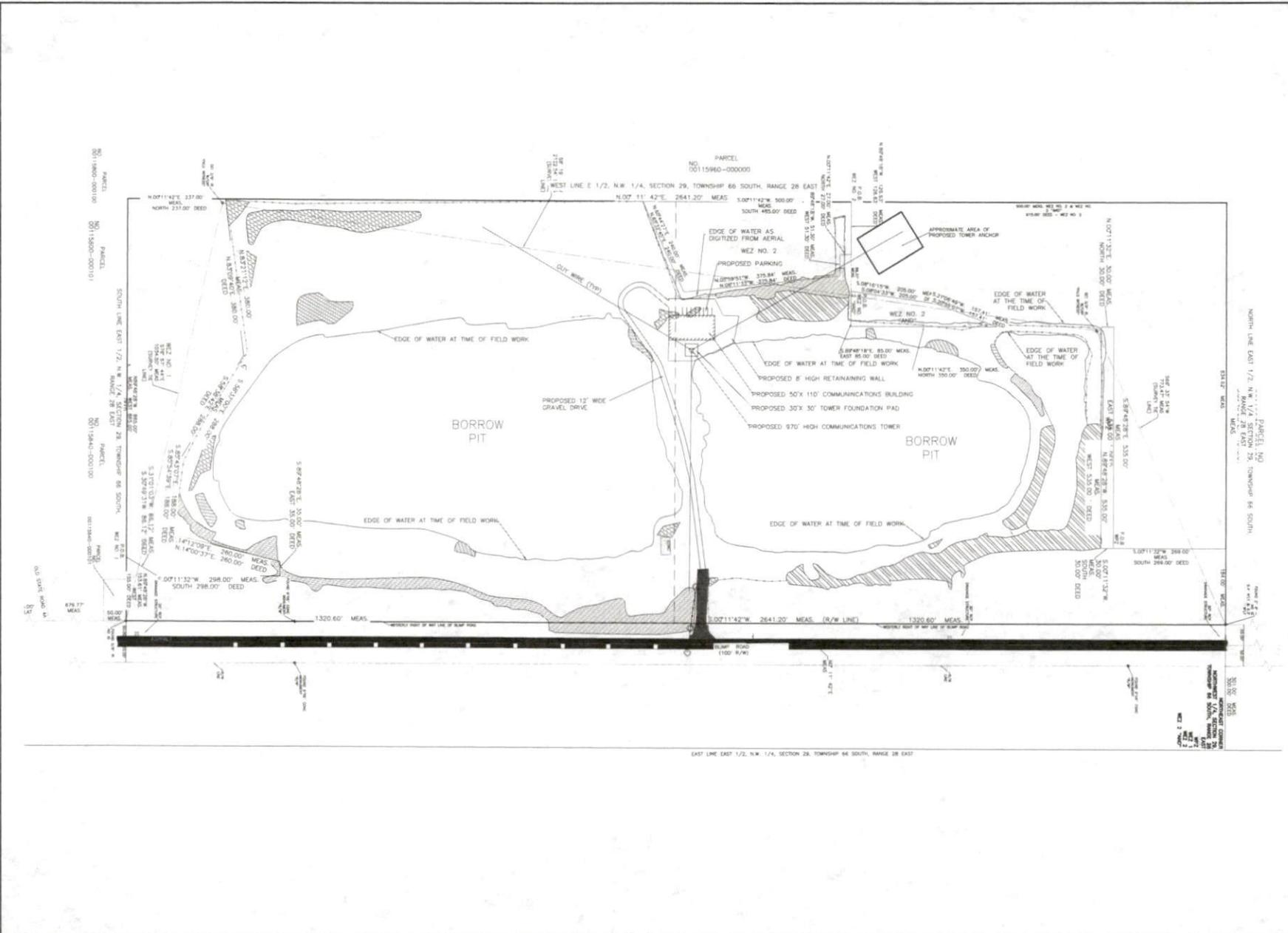
SCALE: 1"=100'

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

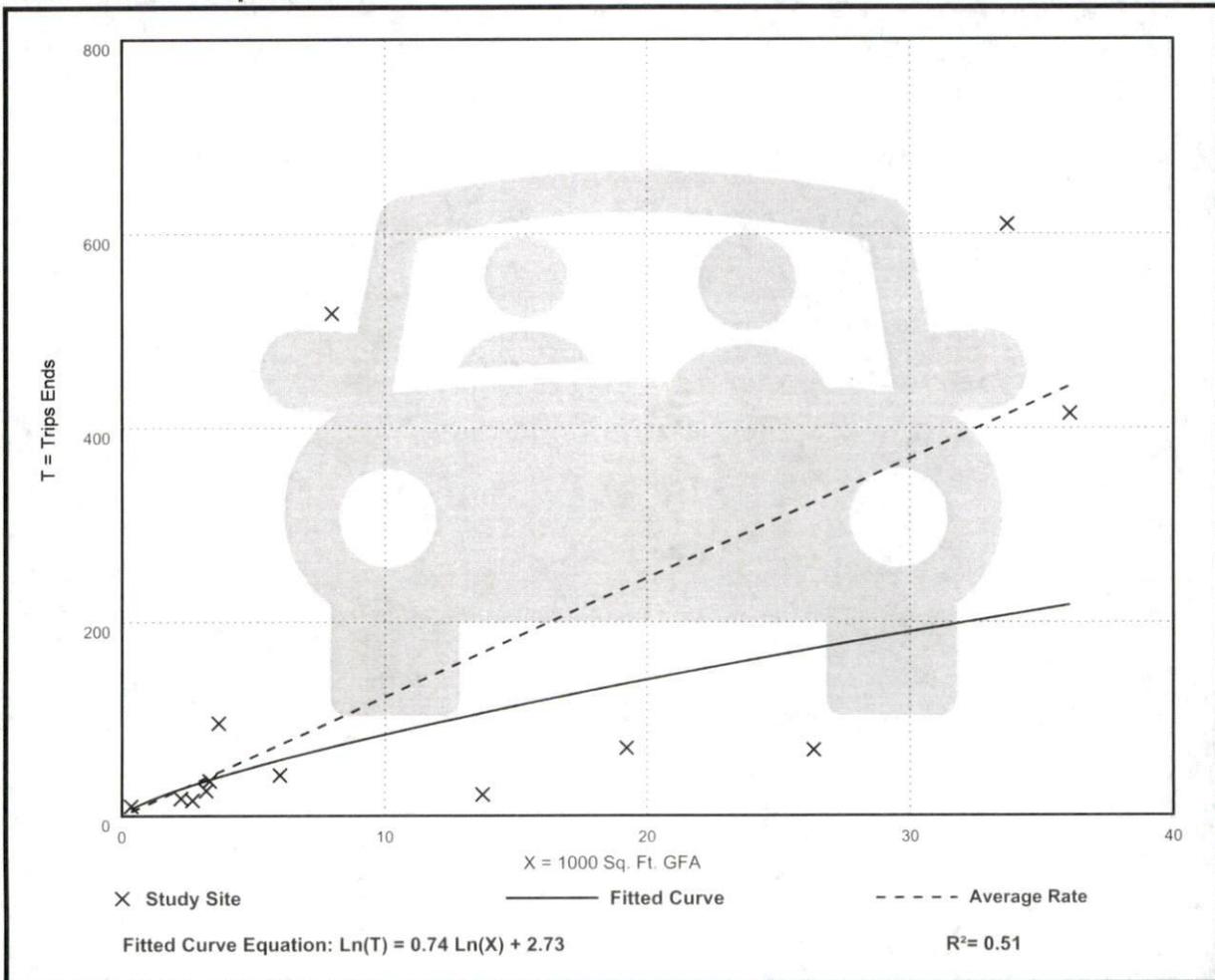
Avg. 1000 Sq. Ft. GFA: 12

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

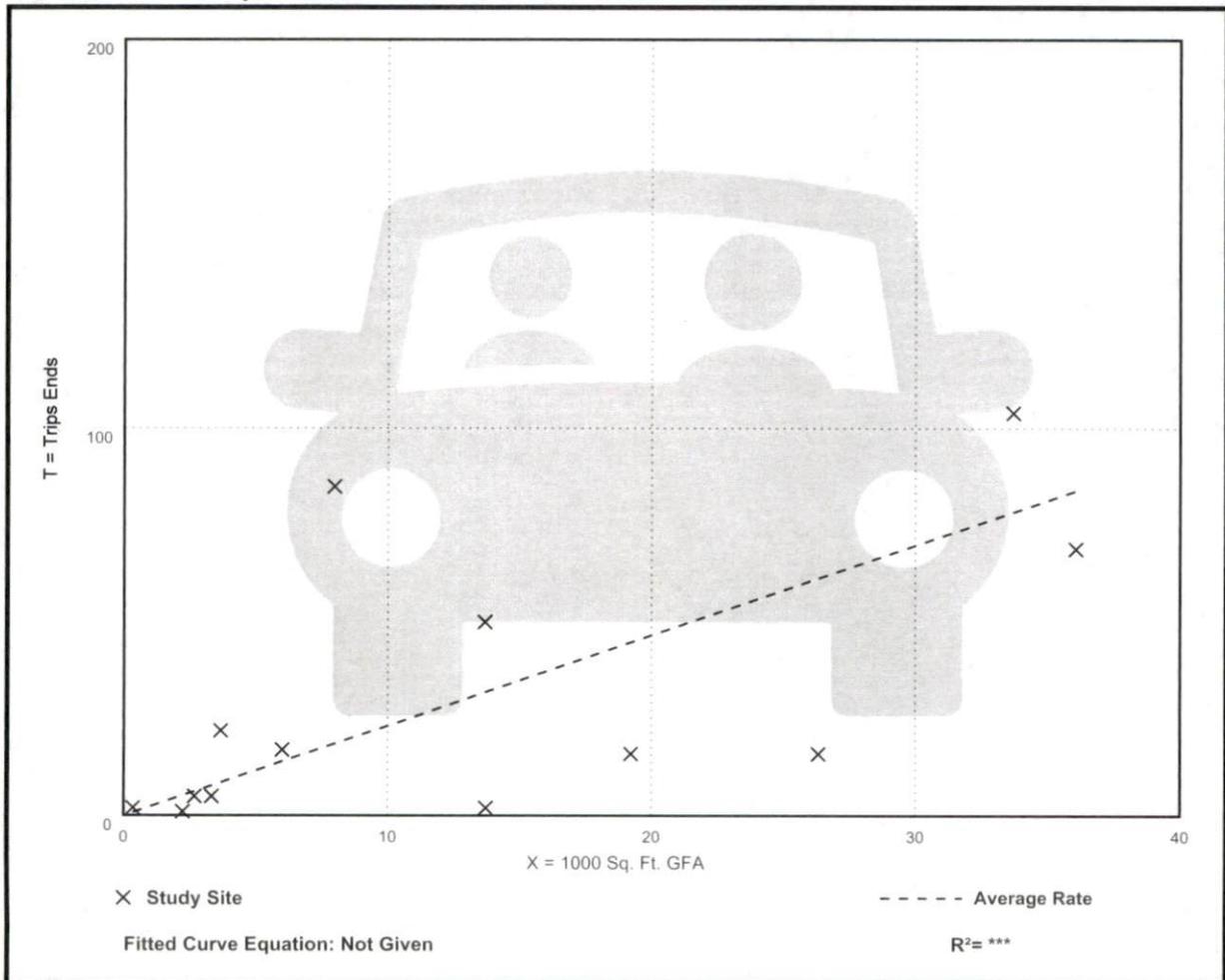
Avg. 1000 Sq. Ft. GFA: 13

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

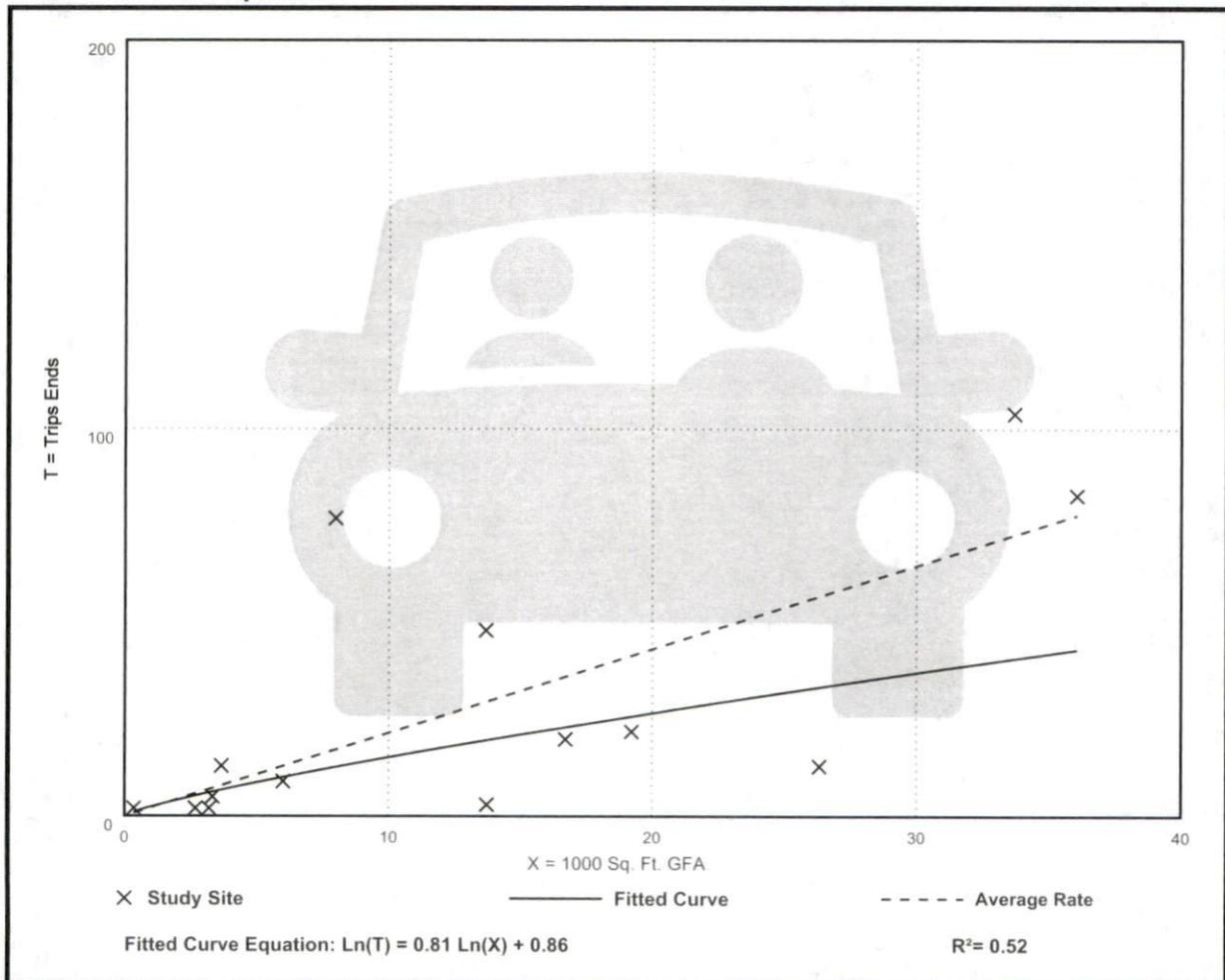
Avg. 1000 Sq. Ft. GFA: 13

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

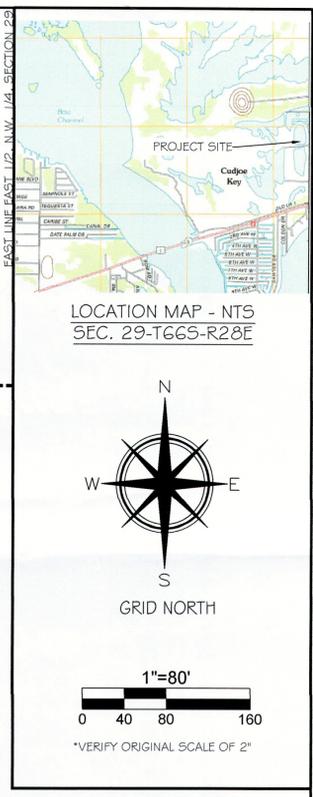
Monroe County Level of Service and Reserve Capacity Tables

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
			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	CDE/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	
						South Stock Island Key Haven (4.0-5.6)	Sea Chick Rockland (0-9-4.0)	Big Coast (9.0-10.5)	Shark, Saddlebunch (10.5-16.5)	Lower Upper Supermarket (10.5-20.5)	Colton (20.5-23.0)	Summerland (23.0-25.0)	Revered (25.0-27.5)	Touch (27.5-29.5)	Big Pine (29.5-33.0)	W Summerland, Bahia Honda, Cline (33.0-40.0)	7-Able Bridge (40.0-47.0)	Marathon, Key Colony Beach (47.0-54.0)	Fat Deer Creek, Greasy (54.0-60.0)	Stick, Couch (60.0-63.0)	Long, Florida, Craig (63.0-71.0)	Lower Matecumbe (71.0-77.0)	Two Tables, FR (77.0-79.5)	Upper Matecumbe (79.5-84.0)	Wilder (84.0-86.0)	Plantation (86.0-91.5)	Tamiami, Key Largo (91.5-99.5)	Key Largo (99.5-106.0)	Key Largo, Cross Key (106.0-112.5)
2021 Reserve Capacity						3279	6265	1391	4130	8752	3064	2040	2285	2886	4561	7998	3716	21276	3603	1207	1839	149	2222	3531	379	1921	12983	11148	2209
2021-2021						A	A	B	B	A	A	B	A	A	A	A	C	C	C	C	A	E	D	C	A	A	C		
5% ALLOCATION BELOW LDC						3474	7876	1921	6513	10856	3920	2791	3063	3589	5511	10730	6508	22590	6183	2344	5419	1939	2965	-2187	271	3524	15580	13095	4618
The # in this cell is the MAX. The difference between 5% below and reserve capacity is ACTUAL # of trips allowed once 0 is reached.																													
2017-097	El Baptist Church	Min. CUP	Permitted	CO Issued	1830024-CO 7.19.21																								
2017-120	85 Atlantic Drive (Truck Wash Station)	Min. Dev	Permitted	Permit Issued	19030098-Permit 4.3.19																								
2018-189	Sigfried School	T/UM	Approved		Ord 03.1.2019																								
2019-008/016/011	Thompson Island (Residential Units)	FL/MA/LUD	Under Review			42	35	28	27	21	17	8	4																
2019-029/029	Abel Holding (Residential or Commercial)	FL/MA/LUD	Hold																										
2019-200	Key Haven (Commercial/Office)	Min. CUP	Approved		00 04-19																								
2019-068	Safe Harbor Community Center (Longstock)	LDC Tst	Under Review		+8.21.21 no permits applied for yet.	200	215	55	49	43	37	31	25	18	12														
2019-189	Key Haven (Commercial/Office)	LDC Tst	Under Review		1,055	575																							
2018-050	Coco Palms (Residential Units)	TIS (not Ward)	Permitted	CO Issued	+19104207-CO 8.9.21 +19104206-CO 8.9.21 +19104205-CO 8.9.21 +19104204-CO 8.9.21					23	49	76	97	31	29	18	8												
2019-208	Quarry II	TIS	Permitted	Permit Issued	+20100058-Permit 6.12.20 +20100057-Permit 6.12.20 +20100056-Permit 6.10.20	250	306	312	160	134	109	92	76	67	59	42													
2019-177	Weeks Cay Resort	Methodology	Hold																										
2019-058	Beards & Brown Trip Generation	Trips Generation	Approved		TIS not Ward, in existing plans. Trip gen for intensity compliance																								
2020-047	Stock Island Harbor Yacht Club	FL/MA/LUD	Under Review			97	48	42	34	32	29	26	24	21	18	13	11	11											
20101242.00	2293A US 1 Cudjoe	Methodology	Permitted		20101242-Appled 6.9.20																								
2020-026 (2020-026)	Driveway and Landing Apartments (Alternative with 10% reduction) Alternative only if needed, not applied in other sites.	Mag. CUP TIS	Under Review			231	269	327	385	385	244	221	226	209	185	128	115	115	13										
2020-026	Driveway and Landing Apartments (Alternative with 10% reduction) Alternative only if needed, not applied in other sites.	Mag. CUP	Approved for Next App			208	242	294	346	346	219	208	201	183	166	115	104	104	12										
18104641/1810463	Public Park BWP	Permit	Permitted	Permit Issued	+18104641-Permit 7.1.21 +18104643-Permit 6.8.21																								
20101267.00	Bella Construction/ 33 Diamond Dr.	Permit	Permitted	Permit Issued	20101267-Permit 6.11.21				14																				
2020-130	Southoff Estates (Workforce Housing)	Mag. CUP	Under Review																									204	
2020-056	Dickerson	Min. CUP	Under Review			76	85	95	43	38	33	28	23	20	15	10													
20102607 (2021-001)	Big Coppitt Crt Bldg	Permit	Permitted	Permit Issued	20102607-Appled 9.30.20 (Traffic mitigation hold)	20	22	25	11	10	9	7	4	5	4	5													
20102382.00	5650 Laurel Ave - Mixed use - 2DU/Ch	Permit	Permitted	Permit Issued	20102382-Permit 9.8.21	16	8	7	6	5	5	4	4	3	3	2	2	2	2										
20109439 thru 20103447 (2020-078)	Wrecker's Cay Apartments RE 00146607 RE 00146607	Permit	Permitted	Permit Issued	+20103447-Permit 5.25.21 +20103448-Permit 5.25.21 +20103449-Permit 5.25.21 +20103450-Permit 5.25.21 +20103451-Permit 5.25.21 +20103452-Permit 5.25.21 +20103453-Permit 5.25.21	380	219	137	183	146	122	97	78	49	24														
19101451	SI Restaurant - 6840 Front St.	Permit	Permitted	Permit Issued	19101451-Permit 4.5.21	104	63	58	47	43	40	36	33	29	25	18	14												
2021-022	FLOR 378 RE 00090820* APF RE 00090820*	CUP Renewal	Permitted		SPR: +2101301-Appled 6.2.21 +2101302-Appled 6.2.21 +2101303-Appled 6.2.21 +2021304-Appled 6.2.21 +2021305-Appled 6.2.21 +2021306-Appled 6.2.21 +2021307-Appled 6.2.21 +2021308-Appled 6.2.21 +2021309-Appled 6.2.21 +2021310-Appled 6.2.21 +2021311-Appled 6.2.21 +2021312-Appled 6.2.21 +2021313-Appled 6.2.21 +2021314-Appled 6.2.21 +2021315-Appled 6.2.21 +2021316-Appled 6.2.21 +2021317-Appled 6.2.21 +2021318-Appled 6.2.21 +2021319-Appled 6.2.21 +2021320-Appled 6.2.21 +2021321-Appled 6.2.21 +2021322-Appled 6.2.21 +2021323-Appled 6.2.21 +2021324-Appled 6.2.21 +2021325-Appled 6.2.21 +2021326-Appled 6.2.21 +2021327-Appled 6.2.21 +2021328-Appled 6.2.21 +2021329-Appled 6.2.21 +2021330-Appled 6.2.21 +2021331-Appled 6.2.21 +2021332-Appled 6.2.21 +2021333-Appled 6.2.21 +2021334-Appled 6.2.21 +2021335-Appled 6.2.21 +2021336-Appled 6.2.21 +2021337-Appled 6.2.21 +2021338-Appled 6.2.21 +2021339-Appled 6.2.21 +2021340-Appled 6.2.21 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+2021																								

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 G3, 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 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	LS = LANDSCAPING	RCP = REINFORCED CONCRETE PIPE
CG = CENTRELINE	MB = MAILBOX	RW = RIGHT OF WAY LINE
CP = CHALKLINE FENCE	MFB = MANGROVE	SDCO = SANITARY SEWER CLEAN-OUT SW = SET OF WALL
CPM = CONCRETE MONUMENT	MP = METAL FENCE	TRM = TEMPORARY BENCHMARK
CGC = CONCRETE	MNB = MEAN HIGH WATER LINE	TOP = TOP OF BANK
CPF = CONCRETE POWER POLE	MSL = MEAN LOW WATER LINE	TS = TOP OF SLOPE
COVD = COVERED	ND = NOTED	TY = TYPICAL
CRK = CENTRAL ANGLE	NDV = NATIONAL GEODETIC VERTICAL DATUM (1929)	UR = UNDERGROUND
DEAR = DRAINAGE EASEMENT	NTS = NOT TO SCALE	UT = UTILITY
EL = ELEVATION	OH = ROOF OVERHANG	UD = UTILITY DRAINAGE
ENCL = ENCLOSURE	OH = ROOF OVERHANG	UP = UTILITY
EP = END OF PAYMENT	OH = ROOF OVERHANG	W = WOOD
FF = FINISHED FLOOR ELEVATION	PC = POINT OF CURVE	WM = WOOD MANHOLE
FI = FENCE INSIDE	PC = POINT OF CURVE	WMT = WATER METER
FO = FENCED	PC = POINT OF CURVATURE	WPP = WOOD POWER POLE
FO = FENCE OUTSIDE	PCP = PERMANENT CONTROL POINT	WRK = WATER VALVE
FO = FENCE OUTSIDE	PK = PARCEL KALCH NAIL	
FO = FENCE OUTSIDE	POB = POINT OF BEGINNING	
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	

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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 SURVEYORS 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, LHM 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	