

File #: 2022-043

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 (Overlay) Amendment

Key: Cudjoe Key

RE: 00115940-000100
00115950-000100

Additional Information added to File 2022-043

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. 2022-043) LUD Overlay Map Amendment

Dear Cheryl,

Enclosed, please find the responses and documents as indicated below to supplement File No. 2022-043, Industrial Communications – LUD Overlay Map Amendment, to satisfy the outstanding responses and documentation needed per the Notice of Completeness- INCOMPLETE – dated April 6, 2022.

1. *Please provide proof of ownership for the subject properties.*
 - a. *Please find attached proof of ownership for the subject property enclosed with this correspondence as Tab A.*
2. *Please provide an agent authorization form for all property owners.*
 - a. *Please find attached agent authorization form for the subject property enclosed with this correspondence as Tab B.*
3. *Please provide a current Property Record Card(s) from the Monroe County Property Appraiser.*
 - a. *Please find attached property record cards for the subject property enclosed with this correspondence as Tab C.*

Cheryl Cioffari, Assistant Director of Planning

RE: Notice of Completeness – INCOMPLETE - dated April 6, 2022 (File No. 2022-043)

June 1, 2022

Page 2 of 2

4. *Please provide a location map.*
 - a. *Please find attached the location map for the subject property enclosed with this correspondence as Tab D.*
5. *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 E.*
6. *The submitted application includes the 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 pdf of the updated survey of the subject property, which includes the total acreage by land use district, enclosed with this correspondence as Tab F. A hard-copy of the survey will be provided upon our receipt of the same.*
7. *Please provide a list of names and addresses of all real property owners within a 600 foot radius of the subject properties. 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.*
 - a. *Please find attached the list of names and addresses of all property owners within a 600-foot radius of the subject property enclosed with this correspondence as Tab G.*
8. *The submitted application indicates that a traffic study was provided with this application; however, no traffic study was included. Please amend.*
 - a. *Please find attached the traffic statement included with corresponding applications, and the revised application reflecting the same as Tab H.*

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/JG/JC/bg

Enclosures

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

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



OVERLAY

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): NA, I, SS

Proposed Land Use District (Zoning) Designation(s): Overlay Boundary

Total Land Area Affected by Proposed Land Use District (in acres): 18.6 acres upland; 43.2 wetland

Tier Designation(s): Tier I

Is the property located within the Military Installation Area of Impact (MIAD): 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)

See LUD application submitted simultaneously with this 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*) - *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: _____

* * * * *

A

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 65 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 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-55, Page 25, 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 RP DEP CLK

WITNESSES

CUDJOE ENTERPRISES, INC.

[Signature]
Signature of Witness No. 1

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

[Signature]
Printed Name of Witness No. 1

(Corporate Seal)

[Signature]
Signature of Witness No. 2

[Signature]
Printed Name of Witness No. 2



REC'D Jan 15 1999 03:56PM
DANNY I. KOHNAGE, CLERK

GRANTEE SOCIAL SECURITY NUMBER: 031408813

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 or~~ Yes produced a driver's license as identification.


NOTARY PUBLIC

Print Name: JOAN G. KAISER

COMMISSION EXPIRATION:



(SEAL/STAMP)

Prepared by:
Richtelle R. (Shelly) Johnson, Pres.
CHARTER TITLE COMPANY, INC.
31 Ocean Reef Drive, B208
Key Largo, FL 33037

MONROE COUNTY
OFFICIAL RECORDS

B

AGENT AUTHORIZATION FORM

Date of Authorization: 7 / 2 / 2020
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
(Print Name of Property Owner(s) the Applicant(s)) for the application submission

of LAND USE DISTRICT MAP, FUTURE LAND USE MAP, & LAND DEVELOPMENT CODE ADMENDMENT 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)

Lot Block Subdivision CUDJOE KEY
00115940-000100 & 00115950-000100 Key (Island)
Real Estate (RE) Number 1147729 & 1147737
VACANT LAND, BLIMP ROAD, CUDJOE KEY, FL 33042 Alternate Key Number
Street Address (Street, City, State & Zip Code) 21
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 3 day of July, 2020.

by Frank Dirico

(Print Name of Person Making Statement)

who is personally known to me OR produced

(Type of ID Produced) as identification.

[Handwritten Signature of Darlene Moore]

Signature of Notary Public

[Handwritten Name of Darlene Moore]

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires





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 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

| | 2021 | 2020 | 2019 | 2018 |
|----------------------------|---------|---------|---------|---------|
| + 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 |

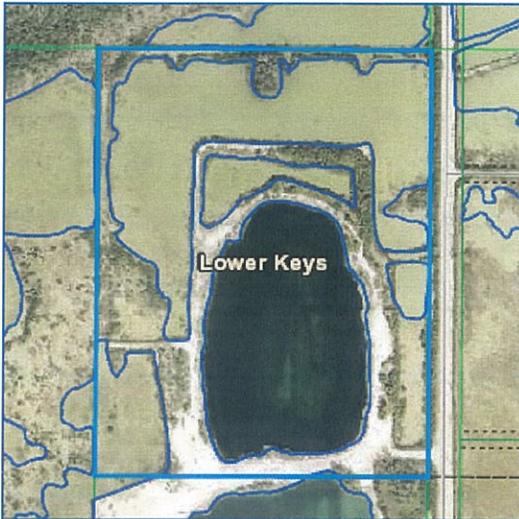
View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

No data available for the following modules: Buildings, Yard Items, 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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[GDPR Privacy Notice](#)



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Version 2.3.197

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 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

| | 2021 | 2020 | 2019 | 2018 |
|----------------------------|----------|----------|----------|----------|
| + 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

2021 TRIM Notice (PDF)

2021 Notices Only

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

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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



E



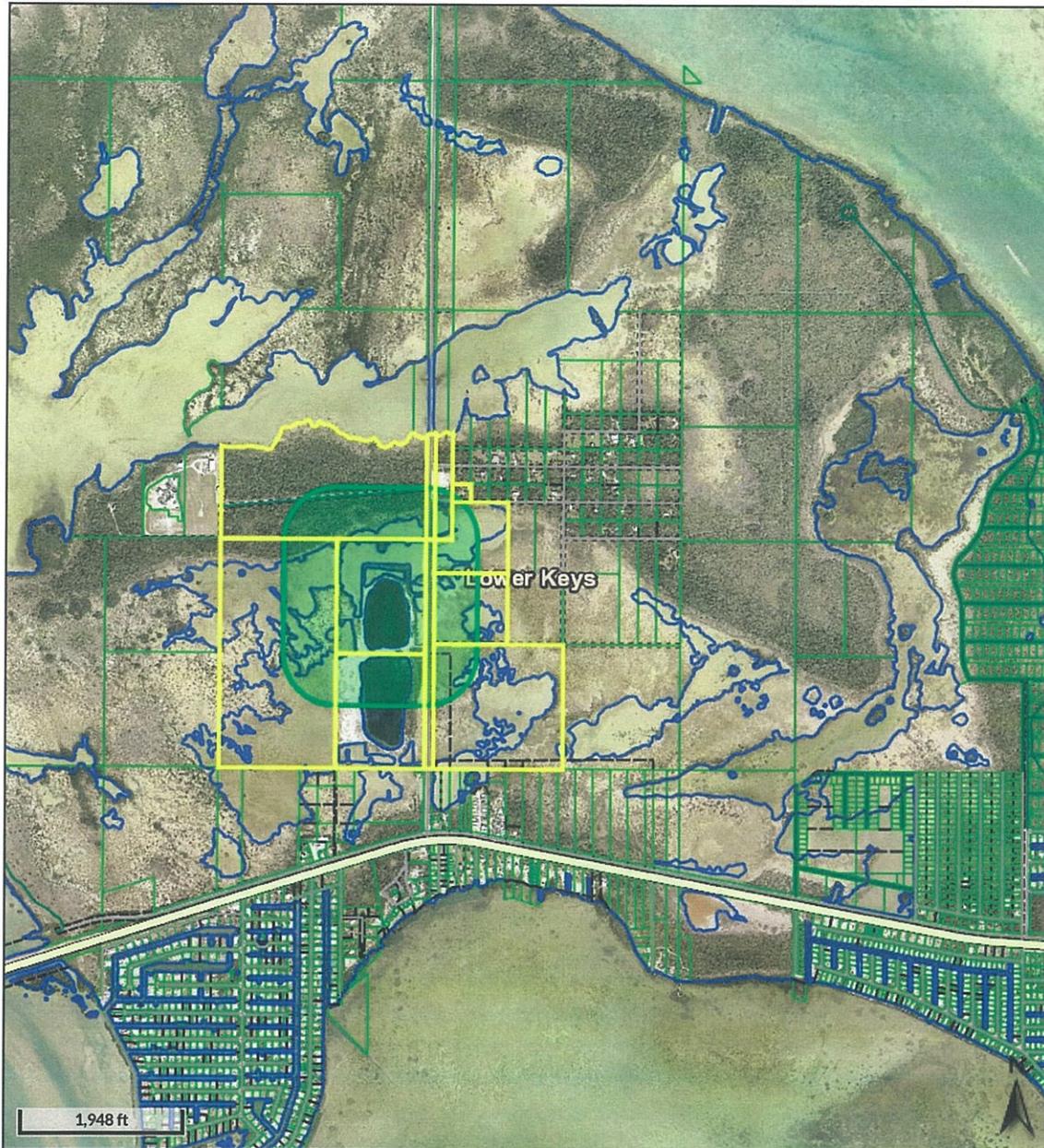




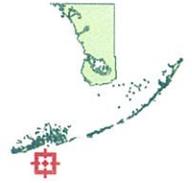








Overview



Legend

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

Date created: 5/31/2022
Last Data Uploaded: 5/31/2022 2:22:49 AM

Developed by Schneider
GEO SPATIAL

Country

| ParcelId | OwnerName | OwnerAddress1 | OwnerAddress2 | OwnerAddress3 | OwnerCity/State/Zip | Country |
|-----------------|---|---|---|---------------|--------------------------|---------|
| 00115540-000000 | MONROE COUNTY | 1100 Simonton St | | | Key West, FL 33040 | |
| 00115470-000000 | MONROE COUNTY | 1100 Simonton St | | | Key West, FL 33040 | |
| 00115410-000200 | MONROE COUNTY | 1875 Century Blvd NE | | | Atlanta, GA 30345 | |
| 00115400-000000 | USA DEPARTMENT OF FISH AND WILDLIFE | C/O DEP DIVISION OF STATE LANDS | 3900 Commonwealth Blvd Mail Station 108 | | Tallahassee, FL 32399 | |
| 00115530-000100 | BOT TIIF | | | | Key West, FL 33040 | |
| 00115410-000100 | MONROE COUNTY FLORIDA | 1100 Simonton St | | | Key West, FL 33040 | |
| 00115840-000100 | MONROE COUNTY | 11 Aquamarine Dr | | | Key West, FL 33040 | |
| 00115800-000100 | DEPALMA LEE ANN | 11 Aquamarine Dr | | | Atlanta, GA 30345 | |
| 00116080-000000 | USA DEPARTMENT OF FISH AND WILDLIFE | 1875 Century Blvd NE | | | Key West, FL 33040 | |
| 00115800-000101 | DEPALMA LEE ANN | 9838 Leahy Rd | | | Key West, FL 33040 | |
| 00115830-000000 | CAMPBELL TODD | 17 Teel St | | | Jacksonville, FL 32246 | |
| 00115810-000000 | KRIENEN FRANK | 11 Aquamarine Dr | | | Arlington, MA 02474 | |
| 00115800-000200 | DEPALMA LEE ANN | 1849 C St NW | | | Washington, DC 20240 | |
| 00116040-000000 | USA NATIONAL PARK SERVICES | C/O DEP DIVISION OF STATE LANDS | | | Key West, FL 33040 | |
| 00115910-000000 | MONROE COUNTY | 1100 Simonton St | | | Tallahassee, FL 32399 | |
| 00115960-000000 | BOT TIIF | C/O DEP DIVISION OF STATE LANDS | 3900 Commonwealth Blvd Mail Station 108 | | Key West, FL 33040 | |
| 00115800-000400 | BOT TIIF | C/O DEP DIVISION OF STATE LANDS | 3900 Commonwealth Blvd Mail Station 108 | | Tallahassee, FL 32399 | |
| 00115930-000000 | MONROE COUNTY | 1100 Simonton St | | | Key West, FL 33040 | |
| 00175010-000000 | DIRICO FRANK | C/O INDUSTRIAL COMMUNICATIONS AND ELECTRONICS INC | 350 NW 215th St | | Miami, FL 33169 | |
| 00115950-000100 | DIRICO FRANK | C/O DEP DIVISION OF STATE LANDS | 3900 Commonwealth Blvd Mail Station 108 | | Tallahassee, FL 32399 | |
| 00115920-000200 | BOT TIIF | C/O DEP DIVISION OF STATE LANDS | 3900 Commonwealth Blvd Mail Station 108 | | Summerland Key, FL 33042 | |
| 00115520-001100 | O'CONNELL JOSEPH L REV FAMILY TRUST 6/10/2017 | 21045 3rd Ave | | | Key West, FL 33040 | |
| 00115920-000200 | BOT TIIF | 6810 Front St | | | Key West, FL 33040 | |
| 00115520-000600 | MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY | 1200 Truman Ave | | | Key West, FL 33040 | |
| 00115520-001700 | FORDYCE LIVING TRUST 11/30/2012 | 32504 SW 203rd Ct | | | Homestead, FL 33080 | |
| 00115920-000300 | RODRIGUEZ DIANA TRUSTEE LIVING TRUST 4/14/14 | PO Box 441042 | | | Miami, FL 33144 | |
| 00115520-001600 | PETERS JOSHUA J | 21512 Asturias Rd | | | Summerland Key, FL 33042 | |
| 00115520-000300 | KIGHT BREANNA M | 21652 Asturias Rd | | | Summerland Key, FL 33042 | |
| 00115520-000700 | MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY | 1200 Truman Ave | | | Key West, FL 33040 | |
| 00115530-000000 | UTILITY BOARD OF THE CITY OF KEY WEST | 1001 James St | | | Key West, FL 33040 | |
| 00115520-001200 | MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY | 1200 Truman Ave | | | Key West, FL 33040 | |
| 00115520-001501 | O'CONNELL JOSEPH L FAMILY TRUST 6/10/2017 | 6810 Front St | | | Key West, FL 33040 | |
| 00115520-000200 | KILMOYER LETITIA C | 701 Spanish Main Dr | | | Cudjoe Key, FL 33042 | |
| 00115520-000900 | CARTER ANNE MARIE | 21583 Valencia Rd | | | Summerland Key, FL 33042 | |
| 00115520-001500 | JOSEPH L O'CONNELL REV FAMILY TR 6/10/17 | 6810 Front St | | | Key West, FL 33040 | |
| 00115520-002300 | MONROE COUNTY BOARD OF COUNTY COMMISSIONERS | 1100 Simonton St | | | Key West, FL 33040 | |
| 00115520-000500 | RODRIGUEZ DIANA TRUSTEE LIVING TRUST 4/14/2014 | PO Box 441042 | | | Key West, FL 33040 | |
| 00115520-002400 | BRUGMAN EDWARD H | 721 South St | | | Miami, FL 33144 | |
| 00115520-002000 | 21695 ASTURIAS ROAD LLC | 18 Allamanda Ave | | | Key West, FL 33040 | |
| 00115520-001300 | COOK BARTON E | 7412 Broken Oak Ln | | | Key West, FL 33040 | |
| 00115520-001800 | FERRARI EDWIN J | 1020 Wilson St | | | Charlotte, NC 28226 | |
| 00115920-000400 | RODRIGUEZ DIANA TRUSTEE LIVING TRUST 4/14/14 | PO Box 441042 | | | Melbourne, FL 32935 | |
| 00115520-002100 | JOSEPH L O'CONNELL REV FAMILY TR 6/10/17 | 6810 Front St | | | Miami, FL 33144 | |
| 00115920-000500 | TIMM FAMILY PARTNERS LLP | 12346 Eagle Chase Way | | | Key West, FL 33040 | |
| 00115520-000100 | LEISNER WALDO W ESTATE | 1716 Catherine St | | | Key West, FL 33040 | |
| 00115920-000100 | BOT TIIF | C/O DEP DIVISION OF STATE LANDS | 3900 Commonwealth Blvd Mail Station 108 | | Key West, FL 33040 | |
| 00115520-002500 | HABITAT FOR HUMANITY OF K W AND LOWER FL KEYS INC | PO Box 5873 | | | Tallahassee, FL 32399 | |
| 00115520-002200 | WALLACE ROBERT EDGAR | PO Box 4522 | | | Key West, FL 33045 | |
| 00175310-000000 | GOULD TIMOTHY E | 21423 Overseas Hwy | | | Key West, FL 33041 | |
| 00175030-000000 | BOT TIIF | C/O DEP DIVISION OF STATE LANDS | 3900 Commonwealth Blvd Mail Station 108 | | Tallahassee, FL 32399 | |
| 00115520-000000 | BRUGMAN EDWARD H | C/O DEP DIVISION OF STATE LANDS | 3900 Commonwealth Blvd Mail Station 108 | | Tallahassee, FL 32399 | |
| 00116070-000000 | USA DEPARTMENT OF FISH AND WILDLIFE | 721 South St | | | Key West, FL 33040 | |
| 00115940-000100 | DIRICO FRANK | 1875 Century Blvd NE | | | Atlanta, GA 30345 | |
| 00174930-000000 | GAY BRENDA | 931 Dreyfus Rd | | | Miami, FL 33169 | |
| 00174970-000100 | STEGRIST NOA A | 19688 Date Palm Dr | | | Berea, KY 40403 | |
| 00174960-000000 | MOBILE HOMES HOLDINGS COCO LLC | 138 Simonton St | | | Summerland Key, FL 33042 | |
| 00174950-000000 | CHRISTENSEN NANCY | 528 Cook St | | | Key West, FL 33040 | |

00174990-000000 BRANTON APPAREL LTD EMPLOY PROFIT SHR PLN
00175000-000000 BRANTON APPAREL LTD EMPLOY PROFIT SHR PLN
00175040-000000 BOT TIF
00174980-000000 D B V INC
00174940-000000 GAY BRENDA
00115840-000101 SOUNDS OF SERVICE RADIO INC
00115480-000000 USA DEPARTMENT OF FISH AND WILDLIFE
00175320-000000 GOULD TIMOTHY E
00174970-000000 ARTIGUE LESLIE C
00175350-000000 GOULD TIMOTHY E
00115410-000300 FLORIDA KEYS AQUEDUCT AUTHORITY

1350 Broadway
1350 Broadway
C/O DEP DIVISION OF STATE LANDS
1099 SE Highway 346
931 Dreyfus Rd
PO Box 987
1875 Century Blvd NE
21423 Overseas Hwy
21611 Old State Road 4A
21423 Overseas Hwy
1100 Kennedy Dr

3900 Commonwealth Blvd Mall Station 108

New York, NY 10018
New York, NY 10018
Tallahassee, FL 32399
Old Town, FL 32680
Berea, KY 40403
Indian Rocks Beach, FL 33785
Atlanta, GA 30345
Summerland Key, FL 33042
Summerland Key, FL 33042
Summerland Key, FL 33042
Key West, FL 33040

21695 ASTURIAS ROAD LLC
18 Allamanda Ave
Key West, FL 33040

ARTIGUE LESLIE C
21611 Old State Road 4A
Summerland Key, FL 33042

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

BRONTON APPAREL LTD EMPLYS PROF
1350 Broadway
New York, NY 10018

BRUGMAN EDWARD H
721 South St
Key West, FL 33040

CAMPBELL TODD
9838 Leahy Rd
Jacksonville, FL 32246

CARTER ANNE MARIE
21583 Valencia Rd
Summerland Key, FL 33042

CHRISTENSEN NANCY
528 Cook St
Lake Placid, FL 33852

COOK BARTON E
7412 Broken Oak Ln
Charlotte, NC 28226

D B V INC
1099 SE Highway 346
Old Town, FL 32680

DEPALMA LEE ANN
11 Aquamarine Dr
Key West, FL 33040

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

FERRARI EDWIN J
1020 Wilson St
Melbourne, FL 32935

FLORIDA KEYS AQUEDUCT AUTHORITY
1100 Kennedy Dr
Key West, FL 33040

FORDYCE LIVING TRUST 11/30/2012
32504 SW 203rd Ct
Homestead, FL 33030

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

HABITAT FOR HUMANITY OF K W AND LC
PO Box 5873
Key West, FL 33045

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

JOSEPH L OCONNELL REV FAMILY TR 6
6810 Front St
Key West, FL 33040

KIGHT BREANNA M
21652 Asturias Rd
Summerland Key, FL 33042

KILMOYER LETTIA C
701 Spanish Main Dr
Cudjoe Key, FL 33042

KRIENEN FRANK
17 Teel St
Arlington, MA 02474

LEISNER WALDO W ESTATE
1716 Catherine St
Key West, FL 33040

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

MONROE COUNTY BOARD OF COUNTY C
1100 Simonton St
Key West, FL 33040

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

MONROE COUNTY FLORIDA
1100 Simonton St
Key West, FL 33040

MONROE COUNTY
1100 Simonton St
Key West, FL 33040

O'CONNELL JOSEPH L FAMILY TRUST 6/
6810 Front St
Key West, FL 33040

O'CONNELL JOSEPH L REV FAMILY TRU:
6810 Front St
Key West, FL 33040

PETERS JOSHUA J
21512 Asturias Rd
Summerland Key, FL 33042

RODRIGUEZ DIANA TRUSTEE LIVING TRU
PO Box 441042
Miami, FL 33144

RODRIGUEZ DIANA TRUSTEE LIVING TRU
PO Box 441042
Miami, FL 33144

SIEGRIST NOA A
19688 Date Palm Dr
Summerland Key, FL 33042

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

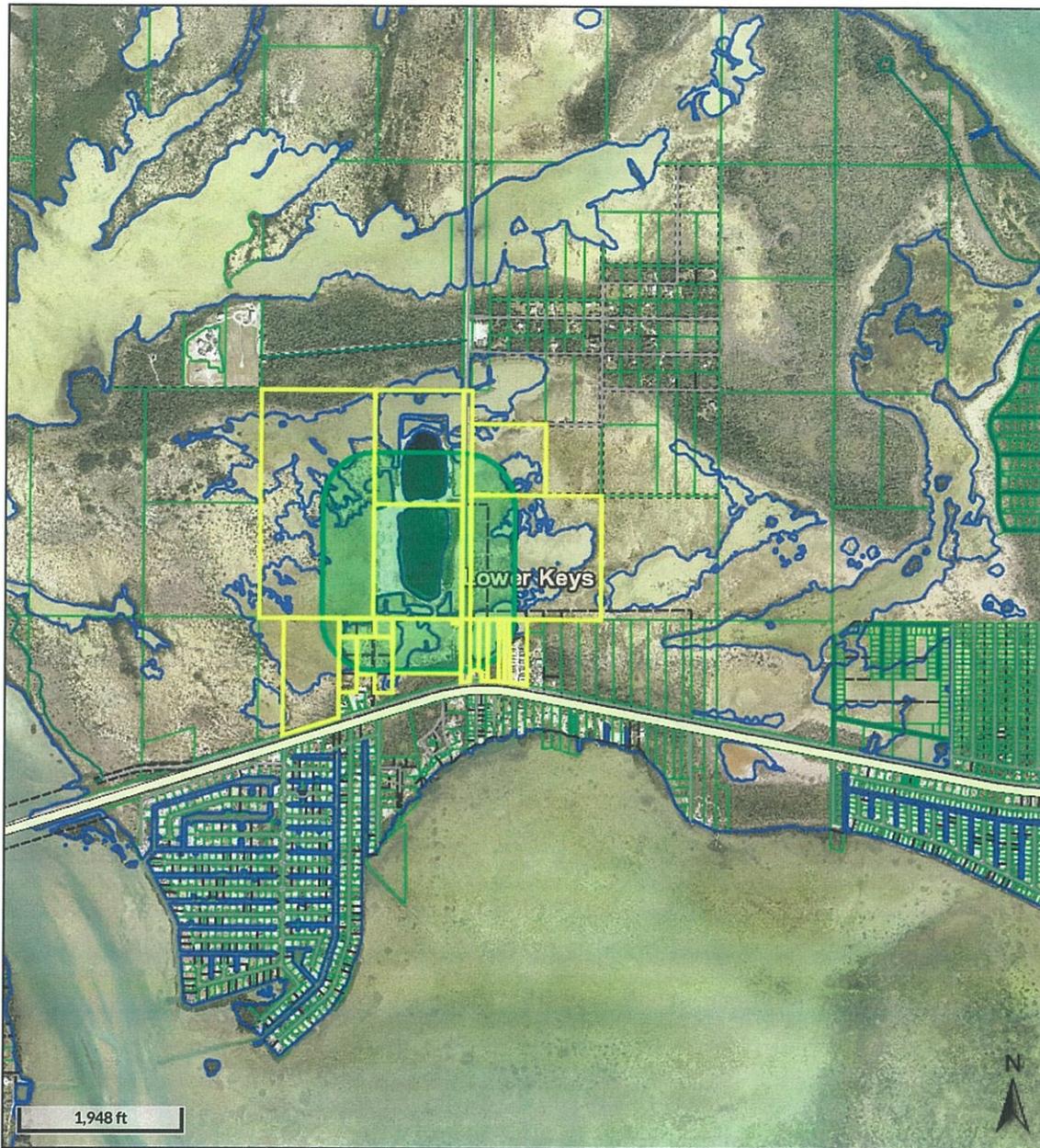
TIMM FAMILY PARTNERS LLLP
12346 Eagle Chase Way
New Port Richey, FL 34655

USA DEPARTMENT OF FISH AND WILDLI
1875 Century Blvd NE
Atlanta, GA 30345

USA NATIONAL PARK SERVICES
1849 C St NW
Washington, DC 20240

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

WALLACE ROBERT EDGAR
PO Box 4522
Key West, FL 33041



Overview



Legend

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

Date created: 5/31/2022
Last Data Uploaded: 5/31/2022 2:22:49 AM

Developed by  Schneider
GEO SPATIAL

| ParcelId | OwnerName | OwnerAddress1 | OwnerAddress2 | OwnerAddress3 | OwnerCity&Zip | Country |
|-----------------|--------------------------------|---|---|---------------|------------------------------|---------|
| 00115840-000100 | MONROE COUNTY | 1100 Simonton St | | | Key West, FL 33040 | |
| 00115800-000100 | DEPALMA LEE ANN | 11 Aquamarine Dr | | | Key West, FL 33040 | |
| 00115800-000101 | DEPALMA LEE ANN | 11 Aquamarine Dr | | | Key West, FL 33040 | |
| 00115810-000000 | KRIENEN FRANK | 17 Teel St | | | Arlington, MA 02474 | |
| 00115800-000200 | DEPALMA LEE ANN | 11 Aquamarine Dr | | | Key West, FL 33040 | |
| 00115910-000000 | MONROE COUNTY | 1100 Simonton St | | | Key West, FL 33040 | |
| 00115960-000000 | BOT THIF | C/O DEP DIVISION OF STATE LANDS | 3900 Commonwealth Blvd Mail Station 108 | | Tallahassee, FL 32399 | |
| 00115800-000400 | BOT THIF | C/O DEP DIVISION OF STATE LANDS | 3900 Commonwealth Blvd Mail Station 108 | | Tallahassee, FL 32399 | |
| 00115930-000000 | MONROE COUNTY | 1100 Simonton St | | | Key West, FL 33040 | |
| 00115950-000100 | DIRICO FRANK | C/O INDUSTRIAL COMMUNICATIONS AND ELECTRONICS INC | 350 NW 215th St | | Miami, FL 33169 | |
| 00115920-000500 | TIMMI FAMILY PARTNERS LLLP | 12346 Eagle Chase Way | | | New Port Richey, FL 34655 | |
| 00115920-000100 | BOT THIF | C/O DEP DIVISION OF STATE LANDS | 3900 Commonwealth Blvd Mail Station 108 | | Tallahassee, FL 32399 | |
| 00175310-000000 | GOULD TIMOTHY E | 21423 Overseas Hwy | | | Cudjoe Key, FL 33042 | |
| 00115940-000100 | DIRICO FRANK | C/O INDUSTRIAL COMMUNICATIONS AND ELECTRONICS INC | 350 NW 215th St | | Miami, FL 33169 | |
| 00174930-000000 | GAY BRENDA | 931 Dreyfus Rd | | | Berea, KY 40403 | |
| 00174960-000000 | MOBILE HOMES HOLDINGS COCO LLC | 138 Simonton St | | | Key West, FL 33040 | |
| 00174950-000000 | CHRISTENSEN NANCY | 528 Cook St | | | Lake Placid, FL 33852 | |
| 00174940-000000 | GAY BRENDA | 931 Dreyfus Rd | | | Berea, KY 40403 | |
| 00115840-000101 | SOUNDS OF SERVICE RADIO INC | PO Box 987 | | | Indian Rocks Beach, FL 33785 | |
| 00175320-000000 | GOULD TIMOTHY E | 21423 Overseas Hwy | | | Summerland Key, FL 33042 | |

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Key West, FL 33040

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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

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 |
| Proposed 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



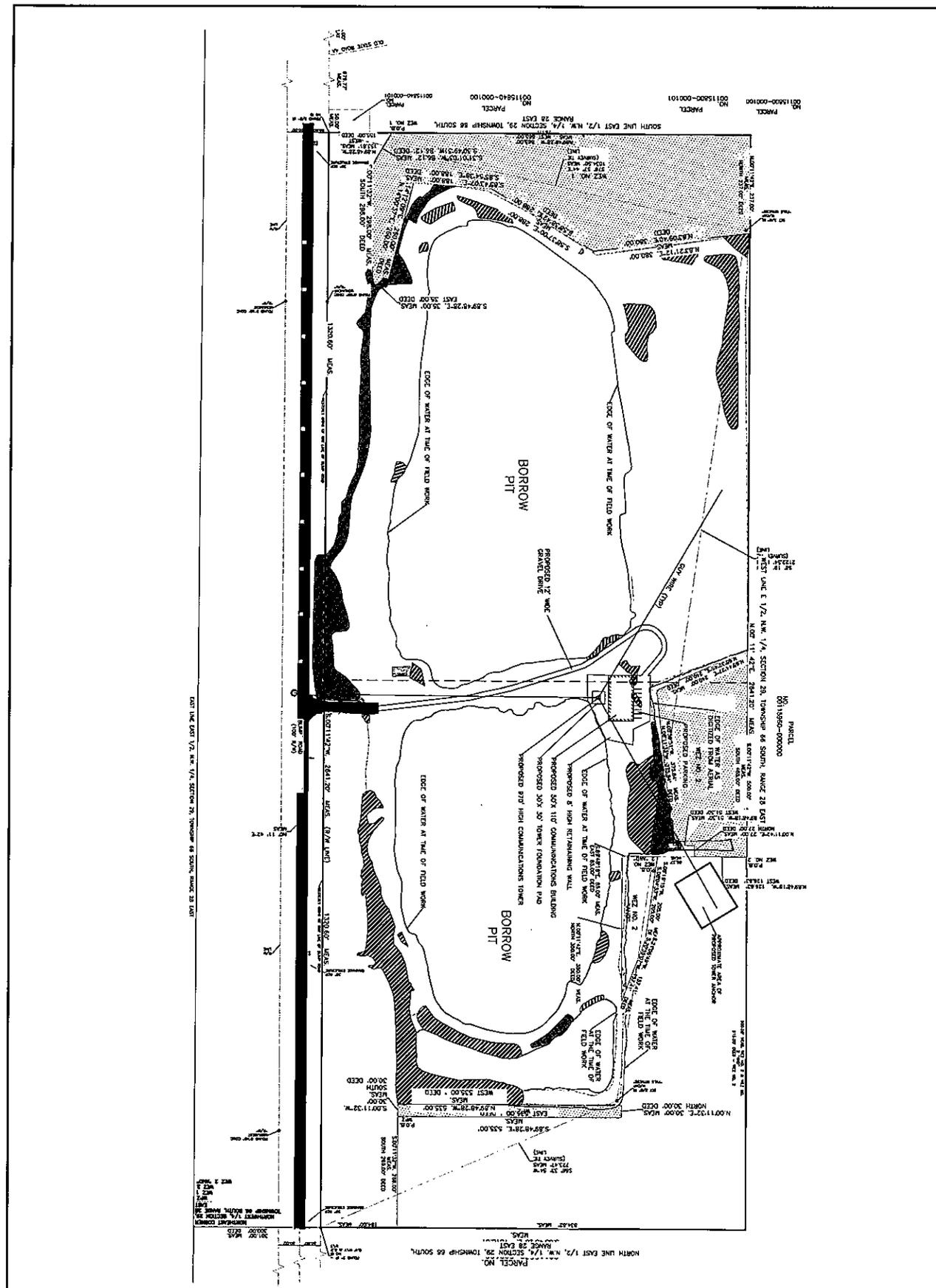
Project Location Map

Attachment A
Communications Tower
Cudjoe Key, Florida

Attachment B

Communications Tower – Cudjoe Key, FL

Site Plan



| | |
|--|--|
| | |
| 40 South of Highway 90 Monroeville, PA 15146-2250 | |
| PROJECT: CUDJOE KEY PT. BLIMP ROAD FACILITY, MONROE COUNTY, FLORIDA, FL 101155 | |
| DRAWING: CONCEPTUAL SITE PLAN | |
| PROJECT NO.: 100 | SHEET NO.: 1 |
| DATE: 10/4/21 | ISSUE: 1 |
| SCALE: 1"=100' | PROJECT TITLE: PROPOSED COMMUNICATIONS FACILITY, BLIMP ROAD, CUDJOE KEY PT., FLORIDA |

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)

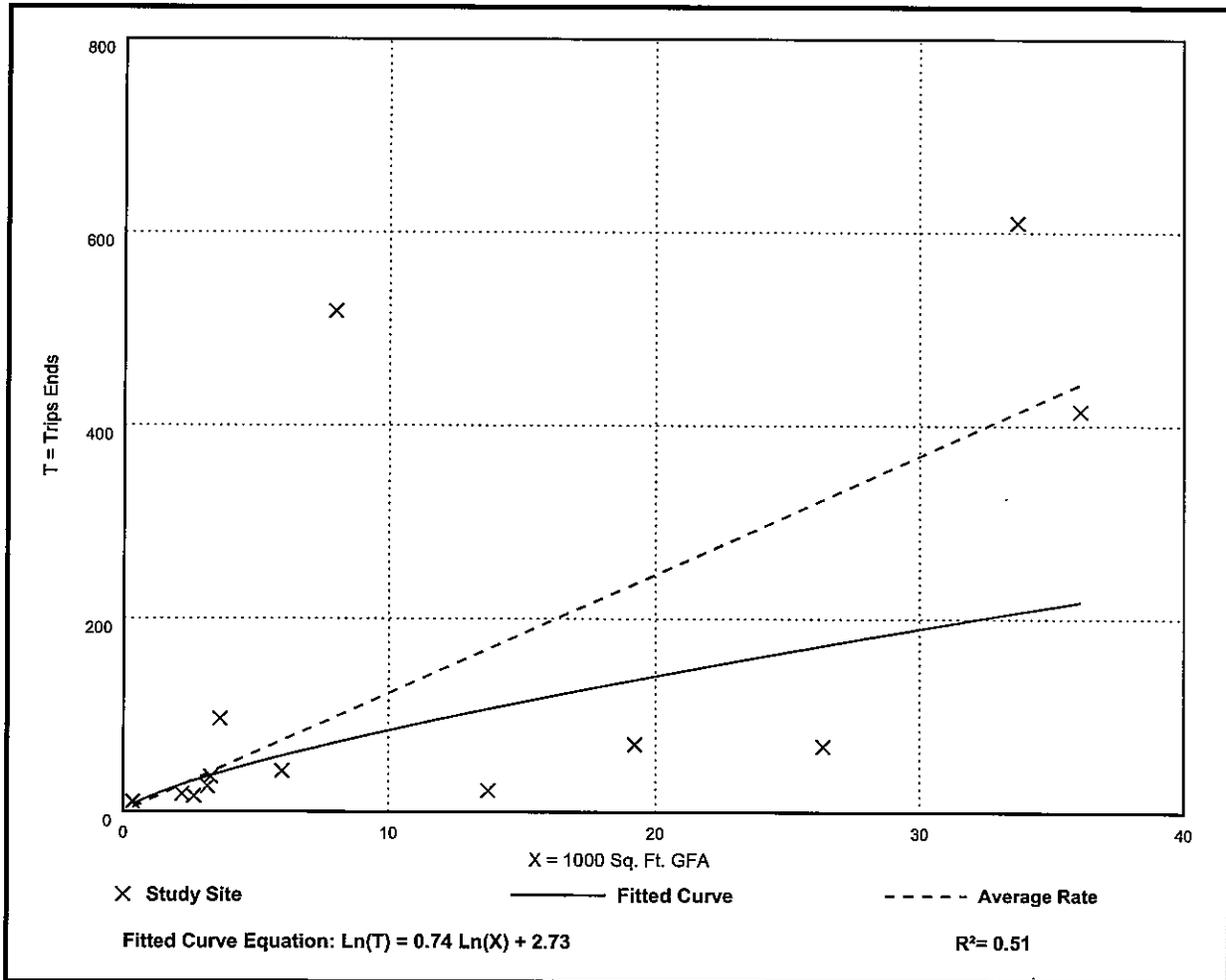
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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

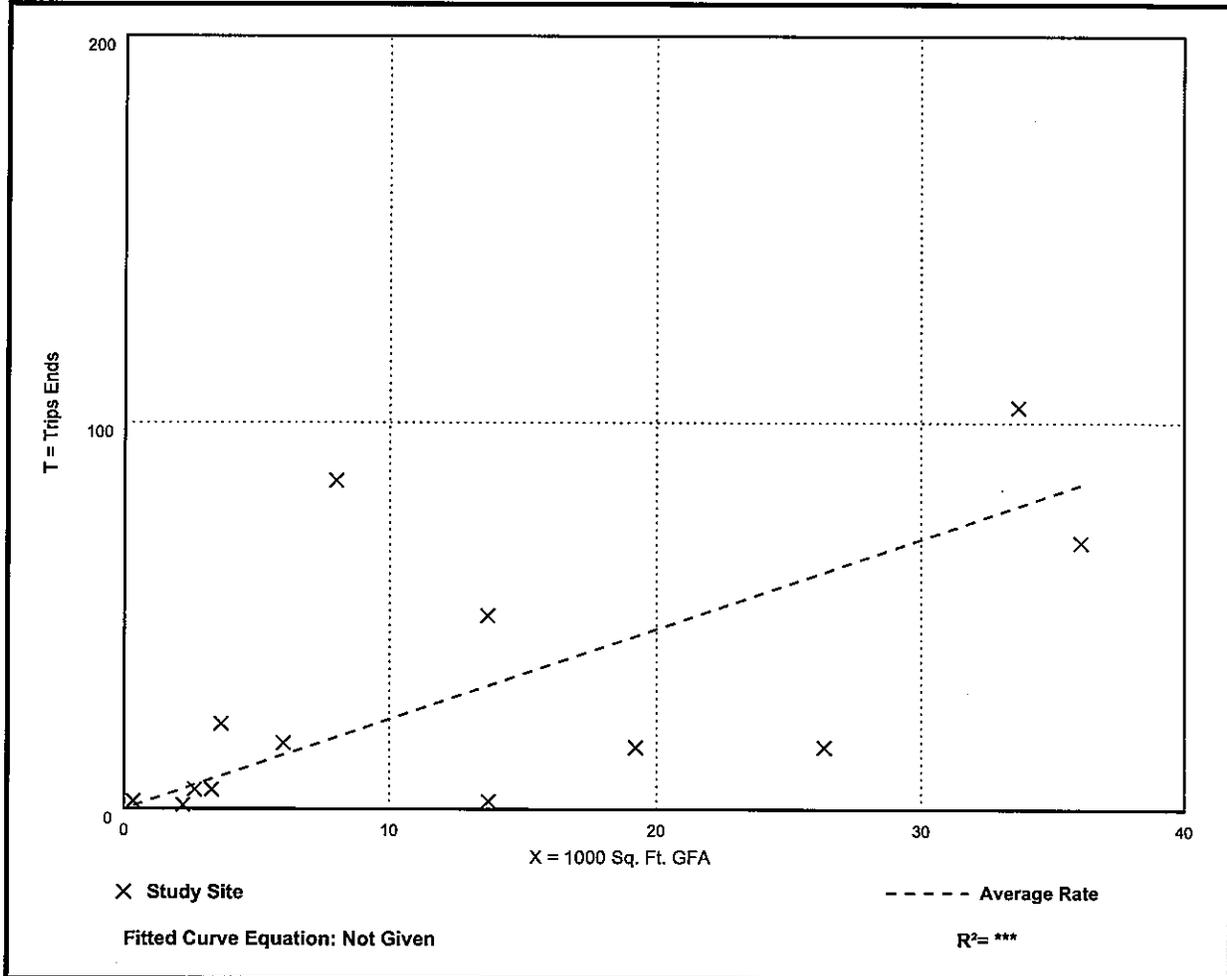
Avg. 1000 Sq. Ft. GFA: 13

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

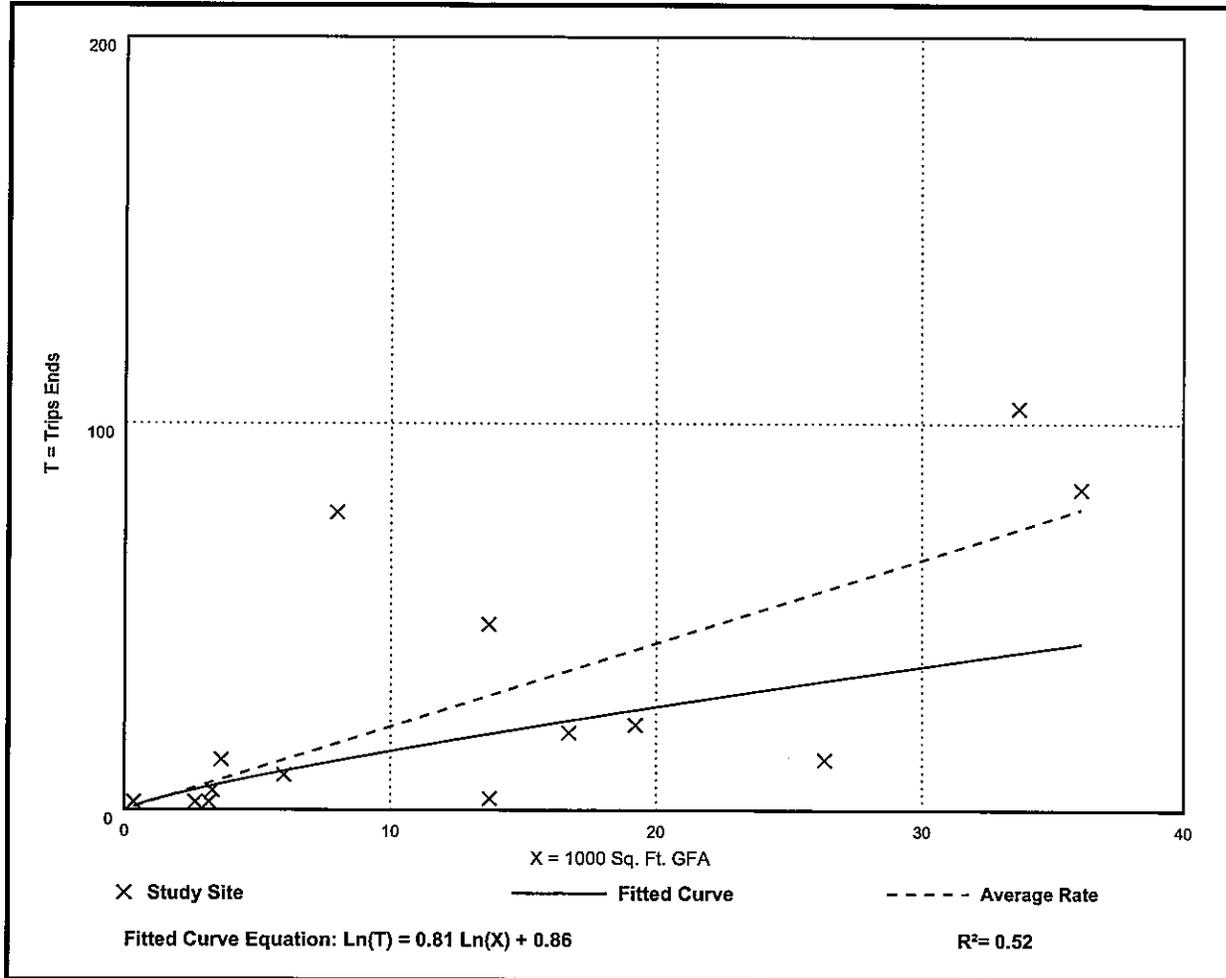
Avg. 1000 Sq. Ft. GFA: 13

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) | MAXIMUM RESERVE VOLUME (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 | 15,560 | 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 | Code/Permit Number | Estimated Days To Complete | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021-001 | 25 ALLOCATION BLOW OUT | Permit | Approved | 2021-001-001 | 312 | 620 | 1311 | 1311 | 4320 | 8132 | 1204 | 2080 | 2235 | 2500 | 2500 | 4051 | 4500 | 5112 | 5112 | 6021 | 6021 | 1207 | 1512 | 1512 | 1811 | 1811 | 2111 | 2111 | 2411 | 2411 | 2711 | 2711 | 3011 | 3011 | 3311 | 3311 | 3611 | 3611 | 3911 | 3911 | 4211 | 4211 | 4511 | 4511 | 4811 | 4811 | 5111 | 5111 | 5411 | 5411 | 5711 | 5711 | 6011 | 6011 | 6311 | 6311 | 6611 | 6611 | 6911 | 6911 | 7211 | 7211 | 7511 | 7511 | 7811 | 7811 | 8111 | 8111 | 8411 | 8411 | 8711 | 8711 | 9011 | 9011 | 9311 | 9311 | 9611 | 9611 | 9911 | 9911 | 10211 | 10211 | 10511 | 10511 | 10811 | 10811 | 11111 | 11111 | 11411 | 11411 | 11711 | 11711 | 12011 | 12011 | 12311 | 12311 | 12611 | 12611 | 12911 | 12911 | 13211 | 13211 | 13511 | 13511 | 13811 | 13811 | 14111 | 14111 | 14411 | 14411 | 14711 | 14711 | 15011 | 15011 | 15311 | 15311 | 15611 | 15611 | 15911 | 15911 | 16211 | 16211 | 16511 | 16511 | 16811 | 16811 | 17111 | 17111 | 17411 | 17411 | 17711 | 17711 | 18011 | 18011 | 18311 | 18311 | 18611 | 18611 | 18911 | 18911 | 19211 | 19211 | 19511 | 19511 | 19811 | 19811 | 20111 | 20111 | 20411 | 20411 | 20711 | 20711 | 21011 | 21011 | 21311 | 21311 | 21611 | 21611 | 21911 | 21911 | 22211 | 22211 | 22511 | 22511 | 22811 | 22811 | 23111 | 23111 | 23411 | 23411 | 23711 | 23711 | 24011 | 24011 | 24311 | 24311 | 24611 | 24611 | 24911 | 24911 | 25211 | 25211 | 25511 | 25511 | 25811 | 25811 | 26111 | 26111 | 26411 | 26411 | 26711 | 26711 | 27011 | 27011 | 27311 | 27311 | 27611 | 27611 | 27911 | 27911 | 28211 | 28211 | 28511 | 28511 | 28811 | 28811 | 29111 | 29111 | 29411 | 29411 | 29711 | 29711 | 30011 | 30011 | 30311 | 30311 | 30611 | 30611 | 30911 | 30911 | 31211 | 31211 | 31511 | 31511 | 31811 | 31811 | 32111 | 32111 | 32411 | 32411 | 32711 | 32711 | 33011 | 33011 | 33311 | 33311 | 33611 | 33611 | 33911 | 33911 | 34211 | 34211 | 34511 | 34511 | 34811 | 34811 | 35111 | 35111 | 35411 | 35411 | 35711 | 35711 | 36011 | 36011 | 36311 | 36311 | 36611 | 36611 | 36911 | 36911 | 37211 | 37211 | 37511 | 37511 | 37811 | 37811 | 38111 | 38111 | 38411 | 38411 | 38711 | 38711 | 39011 | 39011 | 39311 | 39311 | 39611 | 39611 | 39911 | 39911 | 40211 | 40211 | 40511 | 40511 | 40811 | 40811 | 41111 | 41111 | 41411 | 41411 | 41711 | 41711 | 42011 | 42011 | 42311 | 42311 | 42611 | 42611 | 42911 | 42911 | 43211 | 43211 | 43511 | 43511 | 43811 | 43811 | 44111 | 44111 | 44411 | 44411 | 44711 | 44711 | 45011 | 45011 | 45311 | 45311 | 45611 | 45611 | 45911 | 45911 | 46211 | 46211 | 46511 | 46511 | 46811 | 46811 | 47111 | 47111 | 47411 | 47411 | 47711 | 47711 | 48011 | 48011 | 48311 | 48311 | 48611 | 48611 | 48911 | 48911 | 49211 | 49211 | 49511 | 49511 | 49811 | 49811 | 50111 | 50111 | 50411 | 50411 | 50711 | 50711 | 51011 | 51011 | 51311 | 51311 | 51611 | 51611 | 51911 | 51911 | 52211 | 52211 | 52511 | 52511 | 52811 | 52811 | 53111 | 53111 | 53411 | 53411 | 53711 | 53711 | 54011 | 54011 | 54311 | 54311 | 54611 | 54611 | 54911 | 54911 | 55211 | 55211 | 55511 | 55511 | 55811 | 55811 | 56111 | 56111 | 56411 | 56411 | 56711 | 56711 | 57011 | 57011 | 57311 | 57311 | 57611 | 57611 | 57911 | 57911 | 58211 | 58211 | 58511 | 58511 | 58811 | 58811 | 59111 | 59111 | 59411 | 59411 | 59711 | 59711 | 60011 | 60011 | 60311 | 60311 | 60611 | 60611 | 60911 | 60911 | 61211 | 61211 | 61511 | 61511 | 61811 | 61811 | 62111 | 62111 | 62411 | 62411 | 62711 | 62711 | 63011 | 63011 | 63311 | 63311 | 63611 | 63611 | 63911 | 63911 | 64211 | 64211 | 64511 | 64511 | 64811 | 64811 | 65111 | 65111 | 65411 | 65411 | 65711 | 65711 | 66011 | 66011 | 66311 | 66311 | 66611 | 66611 | 66911 | 66911 | 67211 | 67211 | 67511 | 67511 | 67811 | 67811 | 68111 | 68111 | 68411 | 68411 | 68711 | 68711 | 69011 | 69011 | 69311 | 69311 | 69611 | 69611 | 69911 | 69911 | 70211 | 70211 | 70511 | 70511 | 70811 | 70811 | 71111 | 71111 | 71411 | 71411 | 71711 | 71711 | 72011 | 72011 | 72311 | 72311 | 72611 | 72611 | 72911 | 72911 | 73211 | 73211 | 73511 | 73511 | 73811 | 73811 | 74111 | 74111 | 74411 | 74411 | 74711 | 74711 | 75011 | 75011 | 75311 | 75311 | 75611 | 75611 | 75911 | 75911 | 76211 | 76211 | 76511 | 76511 | 76811 | 76811 | 77111 | 77111 | 77411 | 77411 | 77711 | 77711 | 78011 | 78011 | 78311 | 78311 | 78611 | 78611 | 78911 | 78911 | 79211 | 79211 | 79511 | 79511 | 79811 | 79811 | 80111 | 80111 | 80411 | 80411 | 80711 | 80711 | 81011 | 81011 | 81311 | 81311 | 81611 | 81611 | 81911 | 81911 | 82211 | 82211 | 82511 | 82511 | 82811 | 82811 | 83111 | 83111 | 83411 | 83411 | 83711 | 83711 | 84011 | 84011 | 84311 | 84311 | 84611 | 84611 | 84911 | 84911 | 85211 | 85211 | 85511 | 85511 | 85811 | 85811 | 86111 | 86111 | 86411 | 86411 | 86711 | 86711 | 87011 | 87011 | 87311 | 87311 | 87611 | 87611 | 87911 | 87911 | 88211 | 88211 | 88511 | 88511 | 88811 | 88811 | 89111 | 89111 | 89411 | 89411 | 89711 | 89711 | 90011 | 90011 | 90311 | 90311 | 90611 | 90611 | 90911 | 90911 | 91211 | 91211 | 91511 | 91511 | 91811 | 91811 | 92111 | 92111 | 92411 | 92411 | 92711 | 92711 | 93011 | 93011 | 93311 | 93311 | 93611 | 93611 | 93911 | 93911 | 94211 | 94211 | 94511 | 94511 | 94811 | 94811 | 95111 | 95111 | 95411 | 95411 | 95711 | 95711 | 96011 | 96011 | 96311 | 96311 | 96611 | 96611 | 96911 | 96911 | 97211 | 97211 | 97511 | 97511 | 97811 | 97811 | 98111 | 98111 | 98411 | 98411 | 98711 | 98711 | 99011 | 99011 | 99311 | 99311 | 99611 | 99611 | 99911 | 99911 | 10011 | 10011 | 100411 | 100411 | 100711 | 100711 | 101011 | 101011 | 101311 | 101311 | 101611 | 101611 | 101911 | 101911 | 102211 | 102211 | 102511 | 102511 | 102811 | 102811 | 103111 | 103111 | 103411 | 103411 | 103711 | 103711 | 104011 | 104011 | 104311 | 104311 | 104611 | 104611 | 104911 | 104911 | 105211 | 105211 | 105511 | 105511 | 105811 | 105811 | 106111 | 106111 | 106411 | 106411 | 106711 | 106711 | 107011 | 107011 | 107311 | 107311 | 107611 | 107611 | 107911 | 107911 | 108211 | 108211 | 108511 | 108511 | 108811 | 108811 | 109111 | 109111 | 109411 | 109411 | 109711 | 109711 | 110011 | 110011 | 110311 | 110311 | 110611 | 110611 | 110911 | 110911 | 111211 | 111211 | 111511 | 111511 | 111811 | 111811 | 112111 | 112111 | 112411 | 112411 | 112711 | 112711 | 113011 | 113011 | 113311 | 113311 | 113611 | 113611 | 113911 | 113911 | 114211 | 114211 | 114511 | 114511 | 114811 | 114811 | 115111 | 115111 | 115411 | 115411 | 115711 | 115711 | 116011 | 116011 | 116311 | 116311 | 116611 | 116611 | 116911 | 116911 | 117211 | 117211 | 117511 | 117511 | 117811 | 117811 | 118111 | 118111 | 118411 | 118411 | 118711 | 118711 | 119011 | 119011 | 119311 | 119311 | 119611 | 119611 | 119911 | 119911 | 120211 | 120211 | 120511 | 120511 | 120811 | 120811 | 121111 | 121111 | 121411 | 121411 | 121711 | 121711 | 122011 | 122011 | 122311 | 122311 | 122611 | 122611 | 122911 | 122911 | 123211 | 123211 | 123511 | 123511 | 123811 | 123811 | 124111 | 124111 | 124411 | 124411 | 124711 | 124711 | 125011 | 125011 | 125311 | 125311 | 125611 | 125611 | 125911 | 125911 | 126211 | 126211 | 126511 | 126511 | 126811 | 126811 | 127111 | 127111 | 127411 | 127411 | 127711 | 127711 | 128011 | 128011 | 128311 | 128311 | 128611 | 128611 | 128911 | 128911 | 129211 | 129211 | 129511 | 129511 | 129811 | 129811 | 130111 | 130111 | 130411 | 130411 | 130711 | 130711 | 131011 | 131011 | 131311 | 131311 | 131611 | 131611 | 131911 | 131911 | 132211 | 132211 | 132511 | 132511 | 132811 | 132811 | 133111 | 133111 | 133411 | 133411 | 133711 | 133711 | 134011 | 134011 | 134311 | 134311 | 134611 | 134611 | 134911 | 134911 | 135211 | 135211 | 135511 | 135511 | 135811 | 135811 | 136111 | 136111 | 136411 | 136411 | 136711 | 136711 | 137011 | 137011 | 137311 | 137311 | 137611 | 137611 | 137911 | 137911 | 138211 | 138211 | 138511 | 138511 | 138811 | 138811 | 139111 | 139111 | 139411 | 139411 | 139711 | 139711 | 140011 | 140011 | 140311 | 140311 | 140611 | 140611 | 140911 | 140911 | 141211 | 141211 | 141511 | 141511 | 141811 | 141811 | 142111 | 142111 | 142411 | 142411 | 142711 | 142711 | 143011 | 143011 | 143311 | 143311 | 143611 | 143611 | 143911 | 143911 | 144211 | 144211 | 144511 | 144511 | 144811 | 144811 | 145111 | 145111 | 145411 | 145411 | 145711 | 145711 | 146011 | 146011 | 146311 | 146311 | 146611 | 146611 | 146911 | 146911 | 147211 | 147211 | 147511 | 147511 | 147811 | 147811 | 148111 | 148111 | 148411 | 148411 | 148711 | 148711 | 149011 | 149011 | 149311 | 149311 | 149611 | 149611 | 149911 | 149911 | 150211 | 150211 | 150511 | 150511 | 150811 | 150811 | 151111 | 151111 | 151411 | 151411 | 151711 | 151711 | 152011 | 152011 | 152311 | 152311 | 152611 | 152611 | 152911 | 152911 | 153211 | 153211 | 153511 | 153511 | 153811 | 153811 | 154111 | 154111 | 154411 | 154411 | 154711 | 154711 | 155011 | 155011 | 155311 | 155311 | 155611 | 155611 | 155911 | 155911 | 156211 | 156211 | 156511 | 156511 | 156811 | 156811 | 157111 | 157111 | 157411 | 157411 | 157711 | 157711 | 158011 | 158011 | 158311 | 158311 | 158611 | 158611 | 158911 | 158911 | 159211 | 159211 | 159511 | 159511 | 159811 | 159811 | 160111 | 160111 | 160411 | 160411 | 160711 | 160711 | 161011 | 161011 | 161311 | 161311 | 161611 | 161611 | 161911 | 161911 | 162211 | 162211 | 162511 | 162511 | 162811 | 162811 | 163111 | 163111 | 163411 | 163411 | 163711 | 163711 | 164011 | 164011 | 164311 | 164311 | 164611 | 164611 | 164911 | 164911 | 165211 | 165211 | 165511 | 165511 | 165811 | 165811 | 166111 | 166111 | 166411 | 166411 | 166711 | 166711 | 167011 | 167011 | 167311 | 167311 | 167611 | 167611 | 167911 | 167911 | 168211 | 168211 | 168511 | 168511 | 168811 | 168811 | 169111 | 169111 | 169411 | 169411 | 169711 | 169711 | 170011 | 170011 | 170311 | 170311 | 170611 | 170611 | 170911 | 170911 | 171211 | 171211 | 171511 | 171511 | 171811 | 171811 | 172111 | 172111 | 172411 | 172411 | 172711 | 172711 | 1730 |

End of Additional File 2022-043

SMITH / HAWKS
ATTORNEYS AT LAW



Barton W. Smith, Esq.
Jess Miles Goodall, Esq.
Telephone: (305) 296-7227
Facsimile: (305) 296-8448
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 accept this correspondence as our clients Frank DiRico and Industrial Communications' ("Applicant") Background Letter, providing information, and data and analysis to support the Application for Land Use District Map ("LUD") Amendment ("Application"). Additionally, please find check number 234480, in the amount of \$6,138.00, and a copy of the Application package to be date stamped and returned in the enclosed self-addressed postage-paid envelope.

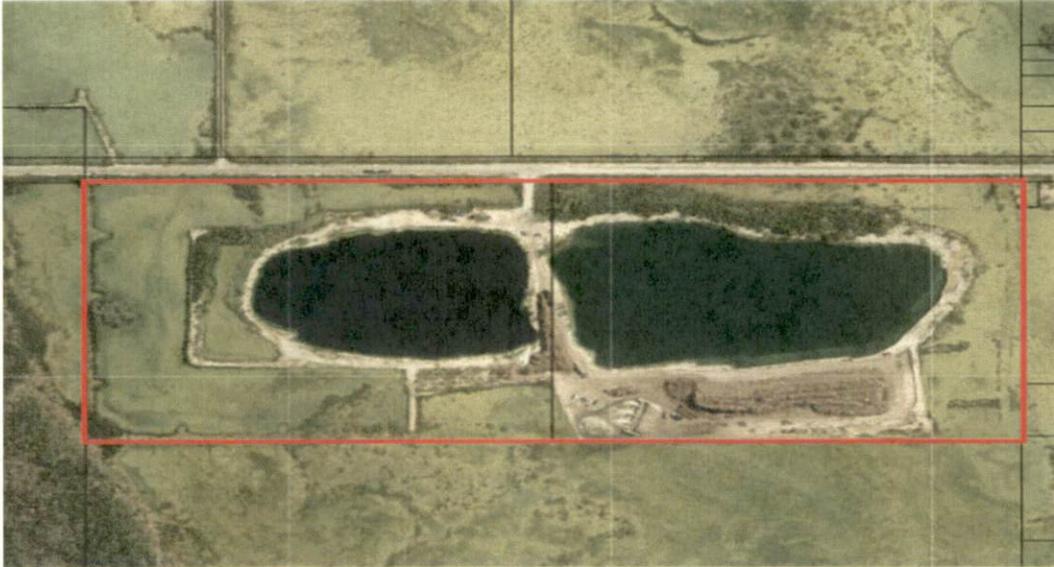
This Application is being filed simultaneously with a text amendment to the Monroe County Land Development Regulations ("LDR") that provides text for Section 130-142 ("Amendment") by creating the Industrial Communications Overlay District ("Overlay"). The LUD amendment will show the Overlay as an Overlay district on the Official Land Use District (zoning) map and shall be shown as the boundaries of the two (2) parcels of real property located west of Blimp Road on Cudjoe Key, Florida having Monroe County Parcel ID Numbers: 00115940-000100 and 00115950-000100 ("Property").

I. Amendment Background

a. Overview

{00255025 - v2 }

A depiction of the Property is set forth below:



II. 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

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:

The LUD amendment will show the Overlay as an Overlay district on the Official Land Use District (zoning) map and shall be shown as the boundaries of the two (2) parcels of real property located west of Blimp Road on Cudjoe Key, Florida having Monroe County Parcel ID Numbers: 00115940-000100 and 00115950-000100 ("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.

V. Amendment Request

The LUD Amendment shall show the Industrial Communications Overlay District on the

official Land Use Designation (zoning) Maps. The Industrial Communications Overlay District shall be shown as the boundary of the two (2) parcels with Monroe County Parcel ID Numbers: 00115940-000100 and 00115950-000100, see below and attached map.

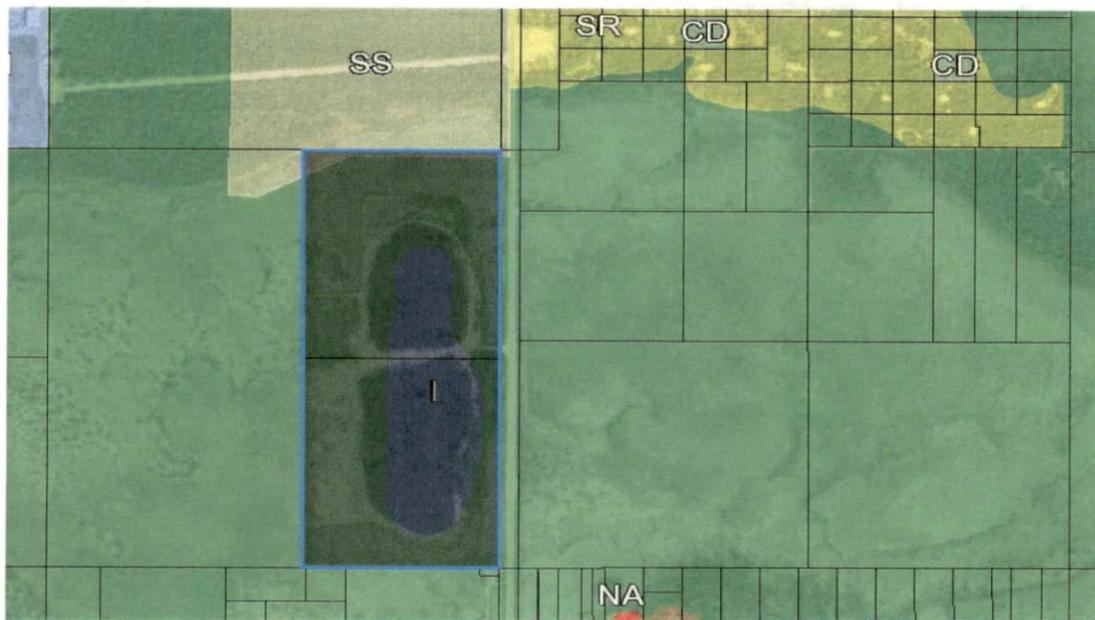
Proposed changes to the relevant portions of the LUD zoning map are set forth below:

VI. The Proposed Amendment

(a) Land Use District Map Amendment.

| Property Owner | RE No. | Property Address | Size for LUD zoning Amendment | Current LUD | FLUM | Tier Designation |
|----------------|-------------------------------------|--|-------------------------------|-------------|------|------------------|
| Frank DiRico | 00115940-000100 and 00115950-000100 | Vacant Land, Blimp Road, Cudjoe Key, Florida | 61.8 acres | NA, I, SS | RC | I |

LUD (Zoning) Map Designations:



FLUM Designations:



VII. Reasons for Proposed LUD Amendment:

i. Data and Analysis

This Application shall adopt the data and analysis submitted with the LDC Text Amendment application submitted simultaneously with this correspondence, creating the Industrial Communications Overlay District.

ii. 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 MCSO 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 Overlay permits a limited exemption to the overall height restriction to allow the Applicant to develop much needed communication infrastructure in the only place that is viable in the Keys. 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

A Text Amendment to the Land Development Regulations has been filed simultaneously with this Application and the Text Amendment provides text for Section 130-142 to the Monroe County Land Development Regulations by creating the Industrial Communications Overlay District. The Overlay permits a limited exemption to the overall height restriction to allow the Applicant to develop much needed communication infrastructure in the only place that is viable in the Keys. 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.

Emily Schemper, Senior Director
RE: Industrial Communications - Proposed Text Amendment
February 11, 2022
Page 7 of 7

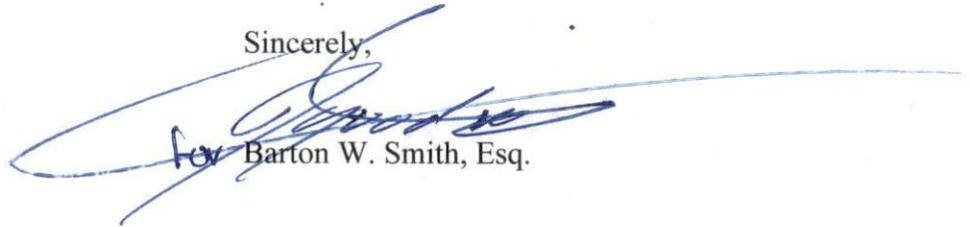
e. No Adverse Community Change

There will be no adverse change to unincorporated Monroe County if the Overlay is approved. As discussed herein, the Tower will not make a large impact on the community character because of its size and will have similar visibility to the existing towers on Cudjoe and surrounding Keys. Outside of the height exception provided for by the Amendment, the Tower will be required to at a minimum comply with level of service, concurrency, and performance standards as set forth in the Code. The Overlay is geographically limited to only the Property as described herein. The exception and other provisions contained within the LDC only apply to non-residential communication uses.

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,



for Barton W. Smith, Esq.

Enclosures

BWS/JMG/bg

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

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



OVERLAY



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): NA, I, SS

Proposed Land Use District (Zoning) Designation(s): Overlay Boundary

Total Land Area Affected by Proposed Land Use District (in acres): 18.6 acres upland; 43.2 wetland

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)

[See LUD application submitted simultaneously with this 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.

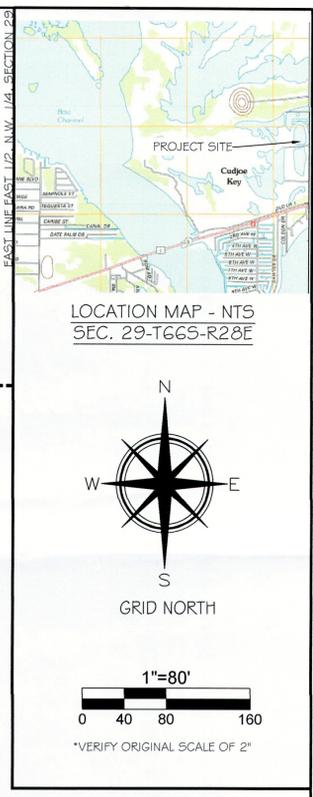
* * * * *

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: _____

* * * * *

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 | IB = IRON BBS | PCZ = POINT OF CURVATURE |
| C 4 G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ANG LENGTH | RCP = REINFORCED CONCRETE PIPE |
| CC = CENTRELINE | LS = LANDSCAPING | RW = RIGHT OF WAY LINE |
| CF = CHALKLINE FENCE | MB = MAILBOX | SDCO = SANITARY SEWER CLEAN-OUT SW = SET OF WALL |
| CM = CONCRETE MONUMENT | MFB = MANGROVE | TRM = TEMPORARY BENCHMARK |
| CGC = CONCRETE | MP = METAL FENCE | TOP = TOP OF BANK |
| CP = CONCRETE POWER POLE | MNB = MEAN HIGH WATER LINE | TS = TOP OF SLOPE |
| COVD = COVERED | NEED = NEEDLE | TY = TYPICAL |
| CRK = CENTRAL ANGLE | NVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | UNR = UNRECORDED |
| DEAR = DRAINAGE EASEMENT | NS = NOT TO SCALE | UT = UTILITY |
| EL = ELEVATION | OH = ROOF OVERHANG | UD = UTILITY easement |
| ENCL = ENCLOSURE | OH = ROOF OVERHANG | US = UTILITY easement |
| EP = END OF PAYMENT | OH = ROOF OVERHANG | W = WOOD |
| FF = FINISHED FLOOR ELEVATION | PC = POINT OF CURVE | WM = WOOD METER |
| FI = FENCE INSIDE | PC = POINT OF CURVE | WMP = WOOD POWER POLE |
| FO = FENCED | PC = POINT OF CURVATURE | WL = WATER LINE |
| FP = FENCE OUTSIDE | PCP = PERMANENT CONTROL POINT | WRK = WATER VALVE |
| FOA = FENCE OUTSIDE | PK = PARCEL KALCH NAIL | |
| FOI = FENCE INSIDE | POB = POINT OF BEGINNING | |
| FOO = FENCE OUTSIDE | PI = POINT OF INTERSECTION | |
| FOU = FENCE OUTSIDE | | |
| FOV = FENCE OUTSIDE | | |
| FOV = FENCE OUTSIDE | | |

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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

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|---|----------------|---------------------|--|
| 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 | |