

**RESOLUTION NUMBER 2010-028**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A CONDITIONAL USE APPROVAL PER SECTIONS 122-62 AND 122-63 OF THE CODE OF ORDINANCES FOR A WIRELESS TELECOMMUNICATIONS FACILITY AS A PRIVATE UTILITY TO BE LOCATED AT 1010 KENNEDY DRIVE (RE# 00065650-000500), IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, UNDER THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF KEY WEST, FLORIDA, PURSUANT TO SECTION 122-418(9) OF THE CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 122-418(9) of the Code of Ordinances provides that public and private utilities are allowed as a conditional use within the General Commercial (CG) zoning district; and

**WHEREAS**, Section 86-9 of the Code of Ordinances defines public and private utilities as “use of land which is customary and necessary to the maintenance and operation of essential public services, such as electricity and gas transmission systems; water distribution, collection and disposal; communication; and similar services and facilities”; and

**WHEREAS**, wireless telecommunication facilities are considered essential public communications services in the community; and

**WHEREAS**, the subject property is located in the General Commercial (CG) zoning district; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on July 15, 2010; and

 Vice-Chairman  
 Planning Director

**WHEREAS**, the applicant provided a modified application and plans with additional information at the public hearing; and

**WHEREAS**, the Planning Board found that the proposed development complies with the criteria in Section 122-62; and

**WHEREAS**, the Planning Board determined that the granting of the Conditional Use will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; now therefore,

**BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** That a Conditional Use Application, under the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: ALLOWING A WIRELESS TELECOMMUNICATIONS FACILITY BE CONSTRUCTED AT 1010 KENNEDY DRIVE (RE# 00065650-000500), KEY WEST FLORIDA, PER THE ATTACHED PLANS with the following conditions:

1. The applicant must receive a height variance from the City of Key West Board of Adjustment.
2. The site plan package, including general notes is fully incorporated into this approval and constitutes conditions of approval.
3. Pending Federal Aviation Association and National Historic Preservation Act approvals as required for the facility will be obtained.
4. The applicant will provide revised plans which consistently show the proposed total height as 105' and which reflect the removal of the equipment shelter.

 Vice-Chairman  
 Planning Director

5. The July 15, 2010 application will be amended to eliminate the reference to five antennas.

**Section 3.** Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

**Section 4.** This Conditional Use Permit does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

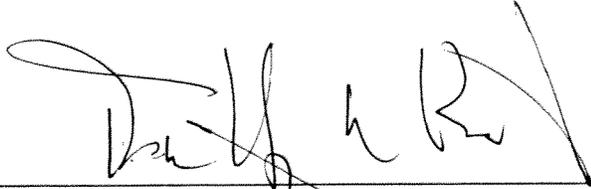
**Section 5.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held July 15, 2010.

  
Vice-Chairman  
  
Planning Director

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

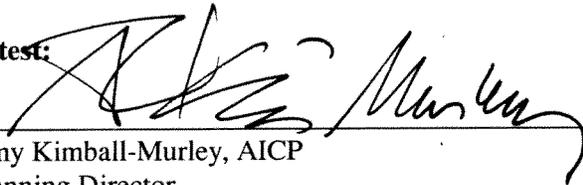


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Timothy W. Root, Vice-Chairman  
Key West Planning Board

Date

Attest:

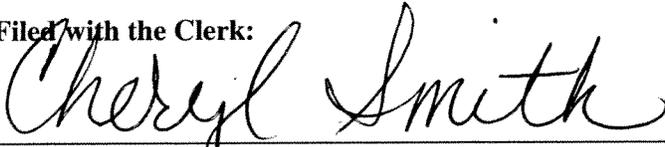


8/3/10

Amy Kimball-Murley, AICP  
Planning Director

Date

Filed with the Clerk:



8-4-10

Cheryl Smith, City Clerk

Date



Vice-Chairman



Planning Director

1010 Kennedy Drive  
Wireless Telecommunication Facility  
General Notes



1. Every five years within the first month of said year or within ninety days following a catastrophic act of nature or other emergency that may affect the structural integrity of tower at the wireless telecommunication facility, the FCC registered entity/owner shall file a statement to the building department, sealed by a Florida registered structural engineer that an inspection has been completed and the tower at said facility is structurally sufficient.
2. The tower at the wireless telecommunications facility shall be constructed according to the most current version of structural standards for steel antennae towers and antennae supporting structures (TIA/EIA-222-G), as defined by the Telecommunications Industries Association (TIA), the nationally accepted standards-making body for towers at wireless telecommunications facilities.
3. The wireless telecommunications facility shall be designed and operated in accordance with all applicable Federal Communications Commission (FCC) regulations, including, but not limited to production of electromagnetic fields and radio frequency (RF) generation for any type of communication antennae attached to said wireless telecommunication facility.
4. The wireless telecommunication facility shall conform to all applicable regulations asset fourth by the National Environmental Policy Act (NEPA): Florida Statutes Section 106, State Historic Preservation Office (SHPO); Environmental Assessment (EA) requirements for the formal permitting process at the Federal level. The wireless telecommunications facility shall conform to the Federal Communication Commission, 47 CFR, Part 1 of the nationwide programmatic agreement for review under the National Historic Preservation Act; Final Rule.
5. The wireless telecommunication facility shall be available for the co-location of communication antennas for four (4) service providers, inclusive of commercial, non-commercial, cellular, radio or government agencies, provided the absence of structural and technological matters.
6. No accessory structures or facilities shall be located at the wireless telecommunications facility, except structures directly related to the operation of the facility (including emergency power generation).
7. FCC registered entity/owner shall provide one (1) sign, prominently displayed and permanently affixed to the facility measuring 3 feet x 4 feet indicating emergency contact information for the wireless telecommunication facility. Provided information shall include name, address and telephone number of FCC registered entity/owner of said facility, and FCC registration number of said facility.
8. Lighting and commercial signage on the wireless telecommunications facility, including the monopole, antennas, equipment, structures or any other appurtenances are prohibited, unless required by the Federal Aviation Administration (FAA) or the Federal Communication Commission (FCC).
9. The wireless telecommunications facility shall not create interference with any public safety telecommunications facility, including, but not limited to degradation of RF signals caused by improper performance or operation of said facility or by the reduction of RF signals due to the physical characteristic of said facility. In the event that said facility interest with public safety telecommunication facilities, it shall be the responsibility of the FCC registered entity/owner of said facility to make all necessary repairs, and/or accommodations to alleviate interference, at FCC registered entity/owner's expense.

*Adrian*  
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10. FCC registered entity/owner of the wireless telecommunications facility shall notice the City of Key West immediately in the event of discontinuance of service (abandonment) at the wireless telecommunications facility. Such discontinuance of service (abandonment) at said facility for a period greater than 365 calendar days shall necessitate the removal of said facility, in its entirety, by the FCC registered entity/owner, at FCC registered entity/owner's expense, and the restoration of property to pre-project condition. In the event of discontinuance of service (abandonment) for greater than 365 calendar days, without removal of said wireless telecommunications facility by FCC registered entity/owner, the City of Key West may contract to remove said facility and assess associated costs to the FCC registered entity/owner of said facility, or property owner.

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



*Provided July 15, 2010  
Public Hearing*

**Development Plan & Conditional Use Application**

**Applications will not be accepted unless complete**



Development Plan  
 Major \_\_\_\_\_  
 Minor \_\_\_\_\_

Conditional Use  
 \_\_\_\_\_  
X

Historic District  
 Yes \_\_\_\_\_  
 No \_\_\_\_\_

Please print or type:

- 1) Site Address 1010 Kennedy Drive, Key West, Florida 33040
- 2) Name of Applicant AT&T Mobility, Kennedy Building Associates, LLC and Kennedy Center Condominium Association, Inc.
- 3) Applicant is: Owner X Authorized Representative X  
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant AT&T Mobility at 5201 Congress Ave. Boca Raton, FL 33487; Kennedy Building Associates, LLC at P.O. Box 2039, Key West, FL 33045; and Kennedy Center Condominium Association, Inc. at 5505 N. Atlantic Ave. Suite 307, Cocoa Beach, FL 32931.
- 5) Applicant's Phone # AT&T Mobility at 561-995-3282; Kennedy Building Associates, LLC 305-296-5601; Kennedy Center Condominium Association, Inc. 321-784-8011 Email Address: matthew.jerry@att.com  
pritam@singhco.com and jallison@theallisonfirm.net.
- 6) Name of Owner, if different than above Kennedy Building Associates, LLC; Kennedy Center Condominium Association, Inc.
- 7) Address of Owner Kennedy Building Associates, LLC at P.O. Box 2039, Key West, FL 33045 and Kennedy Center Condominium Association, Inc at 5505 N. Atlantic Ave. Suite 307, Cocoa Beach, FL 32931.
- 8) Owner Phone # 305-296-560; 321-784-8011 Email pritam@singhco.com and jallison@theallisonfirm.net
- 9) Zoning District of Parcel CG RE# 00065650-000500
- 10) Is Subject Property located within the Historic District? Yes \_\_\_\_\_ No X  
 If Yes: Date of approval \_\_\_\_\_ HARC approval # \_\_\_\_\_  
 OR: Date of meeting \_\_\_\_\_

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11) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is

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



more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary). The proposed wireless telecommunication facility is to be located at the site of an existing commercial office building at 1010 Kennedy Drive. The wireless telecommunication facility consists of a single 105' utility pole for antennas which will be constructed on the ground at the west side of the commercial office building and equipment and up to 5 antennas which will be mounted on the roof of the commercial office building. The antennas will supply wireless communication for AT& T and two other service providers that may include Verizon, Sprint/Nextel or T-Mobile/Metro. These providers have service deficiencies and documentation is attached from AT&T engineers showing the cell coverage deficiencies in this area. Due to the important role that cellular phones play in contemporary life often serving as the sole communication device this facility is considered an essential public service under the City of Key West Zoning Code. The minimum height necessary for this wireless telecommunication facility to serve AT&T and two other service providers proposed is 105' above existing grade. Surrounding land uses include ball fields with light poles, Keys Energy substation with electric transmission poles, FKA parking lot with light poles and Key Plaza Shopping Plaza with light poles. The nearest residential structure is approximately 500 feet from the location of the pole and equipment shelters. A series of photographic simulations are attached depicting the impact of the utility pole, equipment and antennas. Due to the massing of other utility poles and structures in the vicinity of the proposed pole and equipment the visual impact will be minimal. There are no historic properties within 500 feet of the proposed pole and equipment. The pole will be located in an area 6' diameter on the ground. Generator plugs will be installed at the existing power vault to be used in the event of extended power outages. No generators for the wireless communication facility or fuel for generators will be stored on site other than in the event of extended power outages. Landscape/Open Space area will be added to the site to mitigate for the pole footprint resulting in an increase in open space and pervious area which will improve the existing storm water management plan for the site.

12) Has subject Property received any variance(s)? Yes  No \_\_\_\_\_

If Yes: Date of approval November 20, 1985 Resolution # 85-236

Attach resolution(s). Resolution is Attached.

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

Yes  No \_\_\_\_\_

If Yes, describe and attach relevant documents. There are easements for the parking lot, bank drive-through facility and dumpster access. See attached Warranty Deed.

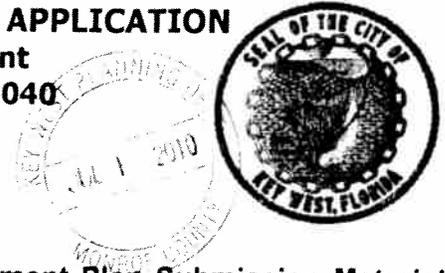
A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

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

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## DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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



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

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

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

#### I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor showing all dimensions including distances from property lines, and including:
- 1) Size of site-39,213 SF
  - 2) Buildings, structures, and parking-The site includes an existing commercial office building, utility building, parking lot and landscape areas.
  - 3) FEMA Flood Zone-AE 8
  - 4) Topography-Lowest 3.27' and Highest 7.66'
  - 5) Easements-See Attached Warranty Deed
  - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site-See Attached Survey.
- B) Existing size, type and location of trees, hedges, and other features-See Attached Survey.
- C) Existing storm water retention areas and drainage flows-See Attached Survey.
- D) A sketch showing adjacent land uses, buildings, and driveways.-See Attached Survey.

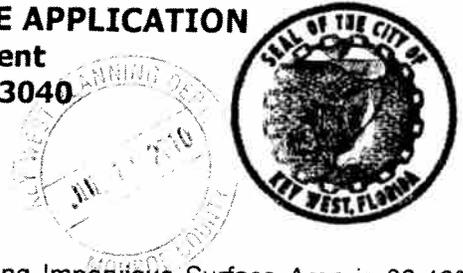
#### II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
- 1) Buildings- Not Applicable. 2) Setbacks-Front & Rear 25', Side 15', Street Side 20' not applicable to utility poles.
  - 3) Parking: Not applicable.
    - a. Number, location and size of automobile and bicycle spaces-0 Needed for Antennas or Equipment Mounted on Roof of Building.
    - b. Handicapped spaces-0 Needed for Antennas or Equipment Mounted on Roof of Building.
    - c. Curbs or wheel stops around landscaping-Not Applicable
    - d. Type of pavement-Not Applicable
  - 4) Driveway dimensions and material-Not Applicable
  - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site. See attached survey and proposed site plan including location for utility pole for antennae.
  - 6) Location of garbage and recycling-Not applicable for Antennas or Equipment Mounted on Roof of Building.
  - 7) Signs-No business signs will be associated with the Antennas, Equipment or utility pole. Only required safety signage will be installed.
  - 8) Lighting-No lighting will be associated with the Antennas or Equipment Mounted on Roof of Building . Only required safety signage will be installed.
  - 9) Project Statistics:
    - a. Zoning-Commercial General(CG)
    - b. Size of site-39,213 SF
    - c. Number of units (or units and Licenses)-Not applicable.
    - d. If non-residential, floor area & proposed floor area ratio- Not applicable.
    - e. Consumption area of restaurants & bars-Not applicable.
    - f. Open space area and open space ratio.-Existing Open Space is 11.44% and Proposed Open Space is 11.99%.

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## DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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



- g. Impermeable surface area and impermeable surface ratio-Existing Impervious Surface Area is 88.46% and Proposed Impervious Surface Area is 88.01%.
- h. Number of automobile and bicycle spaces required and proposed-Not applicable for Antennas or Equipment Mounted on Roof of Building.

### B) Building Elevations

- 1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans. See attached plans and elevations.
  - 2) Height of building.-Existing Building Parapet Wall is 55'-0" above Existing Grade. The top of the Proposed Equipment Mounted on Roof of Building will be 13' above the Parapet Wall and Proposed Antennas Mounted on Roof of Building will be 19' above the Parapet Wall. Pole for Antennae will be 105'-0" above Existing Grade.
  - 3) Finished floor elevations and bottom of first horizontal structure- Existing Building is FFE 7.91
  - 4) Height of existing and proposed grades- Existing Grade is 4.58'. Proposed Grade is 4.58.
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Storm water Retention Forms. See Attached Letter of Approval from City Engineer. Request Submitted to Gary Bowman.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations. See Attached Letter of Approval from City Landscape Coordinator. Request Submitted to Cynthia D. Coogle.

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

The proposed wireless telecommunications facility for four service providers is to be located at the site of an existing commercial office building at 1010 Kennedy Drive. The wireless telecommunication facility consists of equipment and up to 5 antennas mounted on the roof of the commercial office building and a single 105' utility pole for antennae which will be constructed on the ground at the west side of the commercial office building and. Landscape/Open Space area will be added to mitigate for the pole footprint resulting in an increase in open space and pervious area which will improve the existing storm water management plan for the site. The top of the 6' diameter concrete foundation for the pole will be sloped to grade into existing landscape areas. The proposed equipment and antennas mounted on the roof and pole for antennae will have no solid waste or recycling impacts, will not generate traffic, will have no requirements for parking and will not generate noise. The only lighting will be for security or as required by the FAA. The closest surrounding land uses include City of Key West ball fields with sports light poles, Keys Energy substation with electric transmission poles, FCAA parking lot with light poles and Key Plaza Shopping Center with light poles. The nearest residential structure is approximately 500 feet from the location of the pole and equipment shelters. A series of photographic simulations are attached depicting the existing utility poles surrounding the property, the equipment and antennas mounted on the roof and the utility pole for antennae located on the ground. Due to the massing of other utility poles and structures in the vicinity of the existing building and site the new proposed equipment, antennas, and utility pole for antennae will have a minimal the visual impact. There are no historic properties within 500 feet of the equipment, antennas and utility pole.

### CONDITIONAL USE CRITERIA

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

The proposed wireless telecommunication facility for three service providers is to be located at the site of an existing commercial office building at 1010 Kennedy Drive. The wireless telecommunication facility consists of equipment and up to 5 antennas which will be constructed on the roof of the commercial office building and a single 105' utility pole for

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## DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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



antennas which will be constructed on the ground at the west side of the commercial office building. The antennas will supply wireless communication for AT&T and two other service providers that may include Verizon, Sprint/Nextel or T-Mobile/Metro. These providers have service deficiencies and documentation is attached from AT&T engineers showing the cell coverage deficiencies in this area. Due to the important role that cellular phones play in contemporary life often serving as the sole communication device this facility is considered an essential public service under the City of Key West Zoning Code. The minimum height necessary for this wireless telecommunication facility to serve AT&T and other service providers proposed is 105' above existing grade. Surrounding land uses include City of Key West ball fields with sports light poles, Keys Energy substation with electric transmission poles, FCAA parking lot with light poles and Kmart Shopping Plaza with light poles. The nearest residential structure is approximately 500 feet from the location of the utility pole and equipment. A series of photographic simulations are attached depicting the visual impact of the equipment, antennas and utility pole. Due to the massing of other utility poles and structures in the vicinity of the proposed pole, antennas and equipment the visual impact will be minimal. There are no historic properties within 500 feet of the proposed equipment, antennas and utility pole. The equipment and antennas will be located on the roof of the building. The utility pole will be located in a ground area of 6' diameter. Landscape/Open Space area will be added to mitigate for the pole footprint resulting in an increase in open space and pervious area which will improve the existing storm water management plan for the site. The service providers require generator plugs only in the ground floor electrical vault. No generators will be stored on site.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

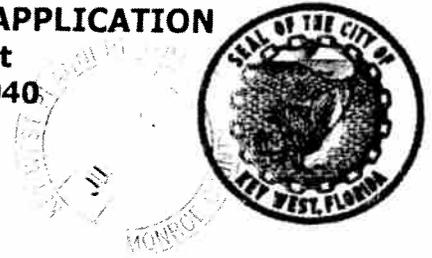
### Sec. 122-62. Specific criteria for approval.

- (a) Findings- This proposed conditional use shall comply with all specific conditions established by the Planning Board, City Commission, comprehensive plan and land development regulations. The conditional use application does not adversely impact properties in the vicinity of the site.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
    - a. Floor area ratio-FAR of roof mounted equipment, antennas and the utility pole does not constitute floor area and; therefore, no increase in FAR is proposed.
    - b. Traffic generation-The roof mounted equipment, antennas and utility pole will require one scheduled maintenance visit per month per service provider.
    - c. Square feet of enclosed building for each specific use- None. d. Proposed employment-There will be no onsite employees and the facility will use existing service provider employees for maintenance.
    - e. Proposed number and type of service vehicles-There will be one standard size pickup truck on site during scheduled monthly maintenance visits.
    - f. Off-street parking-Parking for the periodic service vehicle will be on site in the adjacent parking lot. Attached Warranty Deed includes the easement for use of the adjacent FCAA parking lot.
  - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
    - a. Utilities-No utility improvements are expected or required as a result of the proposed conditional use. The service providers require generator plugs only in the ground floor electrical vault. No generators or fuel for generators will be stored on site. In the event of extended power outages portable generators will be delivered to the site by each service provider.
    - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;- The proposed equipment, antennas and utility pole will not increase the needs for sewer, water or storm water. The traffic impacts will be negligible. There will be no additional impervious

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## DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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



- surface as a result of the equipment and antennas which will be located on the roof of the building. The pole will be located in a ground area of 6' diameter. Landscape/Open Space area will be added to mitigate for the pole footprint resulting in an increase in open space and pervious area which will improve the existing storm water management plan for the site.
- c. Roadway or signalization improvements, or other similar improvements-This is not applicable since there are no changes being proposed to the roadway or signal improvements.
  - d. Accessory structures or facilities; and- This is not applicable since there are no changes being proposed to accessory structures or facilities.
  - e. Other unique facilities/structures proposed as part of site improvements.- The equipment and up to 5 antennas will be located on the roof of the structure above flood levels. The utility pole for antennas will be located at ground level.
- (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigation techniques such as:
- a. Open space;- The applicant proposes an increase in open space of .45% due to additional landscape area added.
  - b. Setbacks from adjacent properties;-The applicant proposes equipment and up to 5 antennas on the roof of an existing structure. Utility poles are not required to meet building setback requirements.
  - c. Screening and buffers-The applicant proposes landscaping in the plant bed around the utility pole. See attached Landscape Plan
  - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; -Landscape berms are not proposed and are not considered an effective mitigation technique for a utility.
  - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.-The proposed facility will not produce smoke, odor, noise or other noxious impacts.
- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility- Surrounding land uses include City of Key West ball fields with sports light poles, Keys Energy substation with electric transmission poles, FKAAs parking lot with light poles and Key Plaza Shopping Center with light poles. The nearest residential structure is approximately 500 feet from the location of the utility pole and equipment shelters. A series of photographic simulations are attached depicting the visual impact of the equipment, antennas and utility pole. Due to the massing of other utility poles and structures in the vicinity of the proposed utility pole, antennas and equipment the visual impact will be minimal. There are no historic properties within 500 feet of the proposed equipment, antennas and utility pole. The equipment and up to 5 antennas will be located on the roof of the building. The pole will be located in a ground area of 6' diameter. Landscape/Open Space area will be added to mitigate for the pole footprint resulting in an increase in open space and pervious area which will improve the existing storm water management plan for the site. The service providers require generator plugs only in the ground floor electrical vault. No generators or fuel for generators will be stored on site. The proposed equipment, antennas and utility pole for antennas will have no solid waste or recycling impacts, will not generate traffic, will have no requirements for parking and will not generate noise.
  - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use.- The existing four story building provides area of sufficient size to accommodate equipment and up to 5 antennas on the roof of the structure. The site provides area of sufficient size to accommodate the utility pole for antennas in a space adjacent to the building. Generator plugs will be required for each service provider in the existing electrical vault on the property. Electric and telephone service which exist on the property will be needed to service the wireless telecommunications facilities.
  - (3) Proper use of mitigative techniques. The proposed wireless communication facility will be located in a commercial zoning district surrounded by other commercial buildings, sports light poles, utility poles, Keys Energy substation and parking lots. The scale and massing of other surrounding buildings, utility poles, Keys Energy substation diminish the visual impacts of the proposed equipment, antennas and utility pole. The nearest

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## DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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



residential structure is approximately 500 feet from the existing building. The equipment and up to 5 antennas will be located on the roof of an existing four story building which will not impact storm water. The pole will be located in a ground area of 6' diameter. Landscape/Open Space area will be added to mitigate for the pole footprint resulting in an increase in open space and pervious area which will improve the existing storm water management plan for the site. The base of the pole will be landscaped. Based on the documentation from AT&T engineers detailing the frequency of dropped calls in this area of Key West the increased wireless communication service provided by this facility will improve the general public health, safety and welfare in the community.

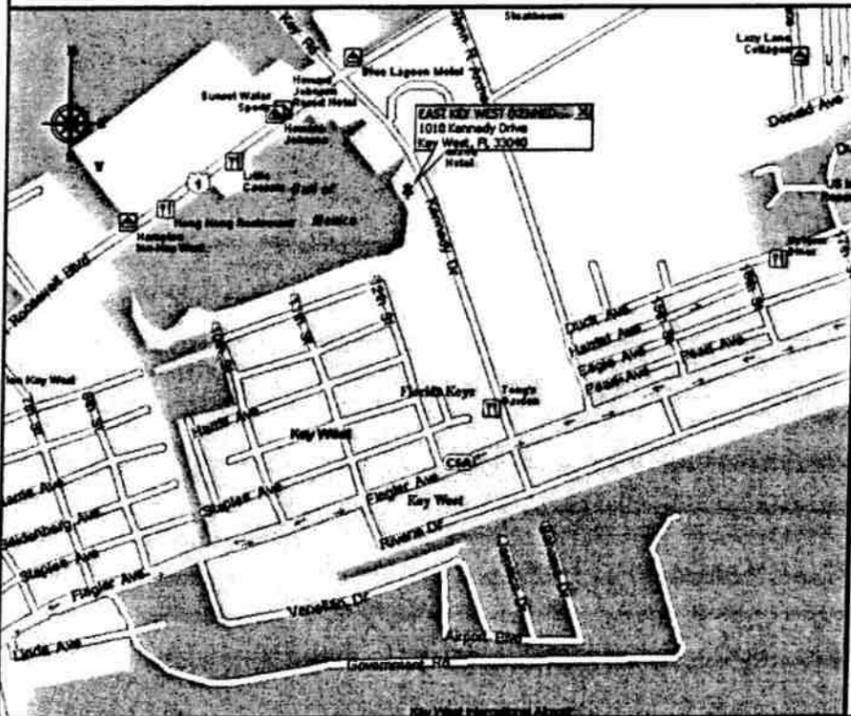
- (4) Hazardous waste. No hazardous waste will be generated by or at the proposed wireless telecommunication facility.
- (5) Compliance with applicable laws and ordinances- The applicant will comply with all applicable local, state and federal laws and regulations as a condition of approval including federal requirements pertaining to air traffic safety (FAA), wireless communication facilities (FCC) and the National Historic Preservation Act (NHPA). Please see attached AT&T licenses with FAA and letter of intent to coordinate with FCC and NHPA by AT&T.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
- a. Land uses within a conservation area- Not applicable. No portion of the proposed wireless telecommunication facility will occur in a conservation area.
  - b. Residential development.-Not applicable. No residential uses are proposed.
  - c. Commercial or mixed use development-Not applicable. No commercial or mixed use development are proposed.
  - d. Development within or adjacent to historic district.-Not applicable. The proposed wireless telecommunication facility is not located within or adjacent to an historic district.
  - e. Public facilities or institutional development-Not applicable. No public facilities or institutional development are proposed.
  - f. Commercial structures, uses and related activities within tidal waters.-Not applicable. No commercial structures, uses or related activities are proposed within tidal waters.
  - g. Adult entertainment establishments.-Not applicable. No adult entertainment establishments are proposed.

ALLEN  
TAK

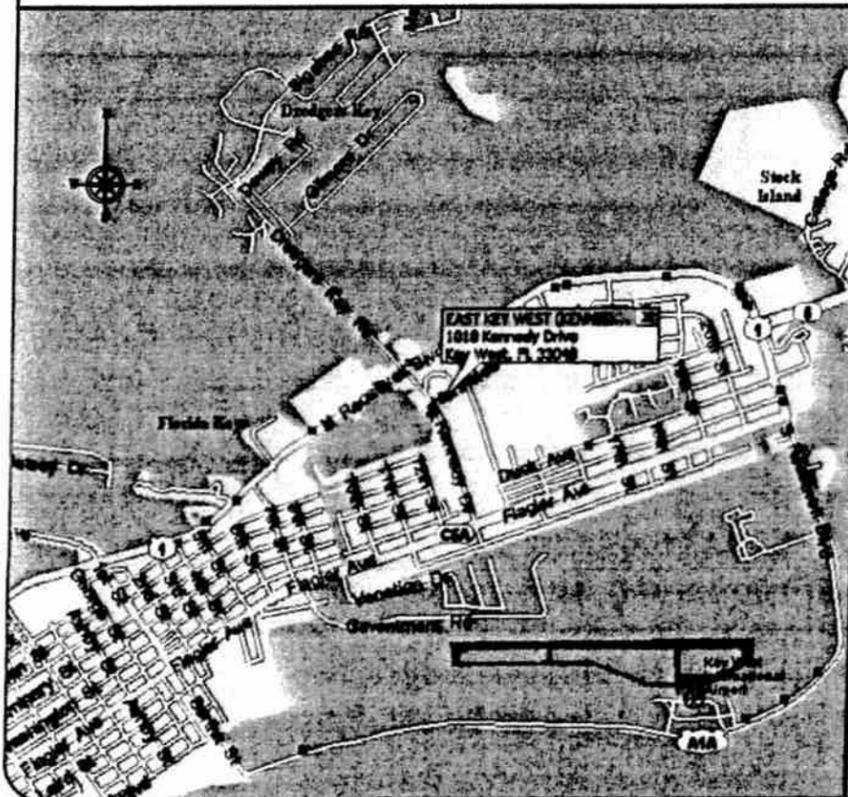
**DRIVING DIRECTIONS**

FROM AT&T'S OFFICE, HEAD SOUTH ON I-95 FOR 44.3 MILES TO EXIT 3A (SR-836/DOLPHIN EXPY), HEAD WEST ON DOLPHIN FOR 7 MILES TO SR-826 (PALMETTO EXPY) EXIT, HEAD SOUTH ON PALMETTO FOR 3.8 MILES TO SR-874 (DON SHULA EXPY) EXIT, HEAD SOUTHWEST ON DON SHULA FOR 7.5 MILES AND MERGE ONTO FLORIDA'S TURNPIKE, HEAD SOUTH ON TURNPIKE FOR 17.0 MILES AND MERGE ONTO US-1, HEAD SOUTH THEN SOUTHWEST ON US-1 FOR 123.9 MILES TO N ROOSEVELT BLVD (US-1), TURN RIGHT AND HEAD NORTH THEN WEST FOR 1.2 MILES TO KENNEDY DR, TURN LEFT AND HEAD SOUTH FOR 0.1 MILES, SITE IS ON THE RIGHT SIDE OF ROAD.

**LOCAL MAP**



**VICINITY MAP**



**at&t**

*TWR Adams*

Provided July 15, 2010  
Public Hearing



**EAST KEY WEST  
(KENNEDY CENTER CONDO)**

1010 KENNEDY DRIVE  
KEY WEST, FL 33040

**10113201**

PROPOSED INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT ON ROOFTOP

**MACTEC**

MACTEC ENGINEERING & CONSULTING, INC

CORPORATE OFFICE  
1105 LAKEWOOD PARKWAY  
ALPHARETTA, GA 30004

LOCAL OFFICE  
5845 NW 158th STREET  
MIAMI LAKES, FL 33014  
TEL: (305) 826-5588  
FAX: (305) 826-1799

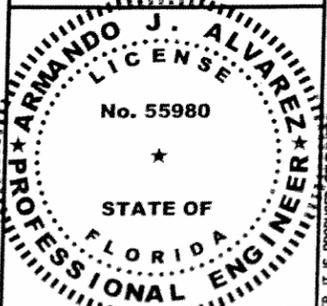
CERTIFICATE OF AUTHORIZATION #: 6090

PROJECT NO.: 6788-09-1916 (42)

REV	DATE	DESCRIPTION
1	7/13/10	REVISED
0	2/26/10	FOR PERMIT

DRAWN BY: O. JOHNSON

CHECKED BY: M. ARBEY



DATE OF SIGNATURE: 7/13/10

EAST KEY WEST  
(KENNEDY CENTER  
CONDO)

1010 KENNEDY DRIVE  
KEY WEST, FL 33040

SHEET NAME

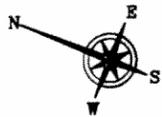
TITLE SHEET

SHEET NUMBER

Z1

SITE DATA	APPROVALS	CONSTRUCTION NOTES	INDEX OF DRAWINGS																					
<p>FOLIO #: 00065650-000100</p> <p>LATITUDE: 24° 33' 56.96" N LONGITUDE: 81° 46' 04.80" W</p> <p>ZONING JURISDICTION: CITY OF KEY WEST</p> <p>ZONING CLASSIFICATION: COMMERCIAL CONDO</p> <p>PROPERTY OWNER(S): KENNEDY BUILDING ASSOCIATES, LLC. PO BOX 2039 KEY WEST, FL 33045</p>	<p>CONSTRUCTION MANAGER _____</p> <p>SITE ACQUISITION _____</p> <p>RF ENGINEER _____</p> <p>PROPERTY OWNER _____</p> <p>CONSTRUCTION MANAGER (FINAL) _____</p>	<p>1. ALL NEW STRUCTURES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2007 EDITION OF THE FLORIDA BUILDING CODE, WITH 2009 AMENDMENTS, FOR DESIGN PRESSURES GENERATED BY NOMINAL DESIGN 3-SECOND GUST WIND VELOCITY OF 150 MPH.</p> <p>2. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.</p> <p>3. CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.</p>	<table border="1"> <thead> <tr> <th>SHT. NO.</th> <th>DESCRIPTION</th> <th>REV. NO.</th> </tr> </thead> <tbody> <tr> <td>Z1</td> <td>TITLE SHEET</td> <td>1</td> </tr> <tr> <td>Z2</td> <td>SITE PLAN</td> <td>1</td> </tr> <tr> <td>Z3</td> <td>ROOF PLAN</td> <td>1</td> </tr> <tr> <td>Z4</td> <td>EQUIPMENT LAYOUT</td> <td>1</td> </tr> <tr> <td>Z5</td> <td>BUILDING ELEVATIONS</td> <td>1</td> </tr> <tr> <td>Z6</td> <td>BUILDING ELEVATIONS</td> <td>1</td> </tr> </tbody> </table>	SHT. NO.	DESCRIPTION	REV. NO.	Z1	TITLE SHEET	1	Z2	SITE PLAN	1	Z3	ROOF PLAN	1	Z4	EQUIPMENT LAYOUT	1	Z5	BUILDING ELEVATIONS	1	Z6	BUILDING ELEVATIONS	1
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Z4	EQUIPMENT LAYOUT	1																						
Z5	BUILDING ELEVATIONS	1																						
Z6	BUILDING ELEVATIONS	1																						
<b>PROJECT INFORMATION</b>																								
<p>1. THIS IS UNMANNED EQUIPMENT AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.</p> <p>2. AT&amp;T CERTIFIES THAT THIS EQUIPMENT WILL BE SERVICED ONLY BY AT&amp;T EMPLOYEES AND SUBCONTRACTORS AND THE WORK ASSOCIATED WITH ANY EQUIPMENT CANNOT BE PERFORMED BY HANDICAPPED PERSONS. THIS FACILITY WILL BE FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY.</p> <p>3. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.</p> <p>4. NO WASTEWATER WILL BE GENERATED AT THIS LOCATION.</p> <p>5. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.</p>																								
<b>LEGAL DESCRIPTION</b>																								
UNIT 101 KENNEDY CENTER CONDOMINIUM																								

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*Handwritten notes: "TUR" and "ADUM"*



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 LOCAL OFFICE  
 5845 NW 158th STREET  
 MIAMI LAKES, FL 33014  
 TEL: (305) 826-5588  
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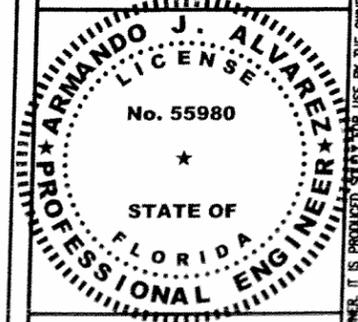
CERTIFICATE OF AUTHORIZATION #: 6090

PROJECT NO.: 6788-09-1916 (42)

REV	DATE	DESCRIPTION
1	7/13/10	REVISED
0	2/26/10	FOR PERMIT

DRAWN BY: O. JOHNSON

CHECKED BY: W. ARREY



DATE OF SIGNATURE: 7/13/10

EAST KEY WEST  
 (KENNEDY CENTER  
 CONDO)

1010 KENNEDY DRIVE  
 KEY WEST, FL 33040

SHEET NAME

SITE PLAN

SHEET NUMBER

22

KENNEDY DRIVE

BRICK PAVED AREA

PROPERTY BOUNDARY

FUTURE CARRIER  
EQUIPMENT PLATFORM

EXISTING COLUMN BELOW  
ROOF DECK (TYP. OF 8)

EXISTING BUILDING

EXISTING UTILITY BUILDING

EXISTING DRIVE-THRU

PROPOSED 15'-0" x 25'-0" AT&T  
EQUIPMENT PLATFORM ON ROOFTOP

PROPOSED 105' MONOPOLE

136'±

178'±

123

131'±

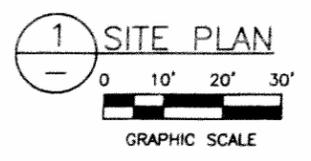
55'±

74'±

44'±

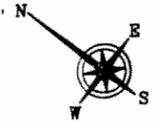
12'±

121'±



SETBACKS OF AT&T EQUIPMENT CABINET AND MONOPOLE FROM PROPERTY BOUNDARY		
	EQ. CAB.	MONOPOLE
NORTHEAST	136'±	178'±
NORTHWEST	131'±	121'±
SOUTHEAST	55'±	74'±
SOUTHWEST	44'±	12'±

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*TRK Adam*



**MACTEC**

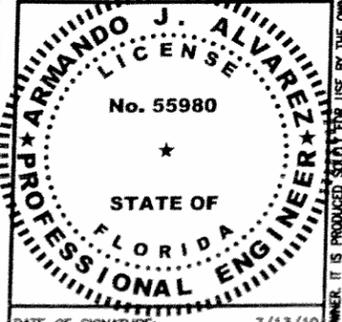
MACTEC ENGINEERING & CONSULTING, INC.  
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ALPHARETTA, GA 30004  
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EAST KEY WEST  
(KENNEDY CENTER  
CONDO)

1010 KENNEDY DRIVE  
KEY WEST, FL 33040

SHEET NAME

ROOF  
PLAN

SHEET NUMBER

Z3

EXISTING ROOF ACCESS HATCH

FUTURE CARRIER  
EQUIPMENT PLATFORM

EXISTING COLUMN BELOW  
ROOF DECK (TYP. OF 8)

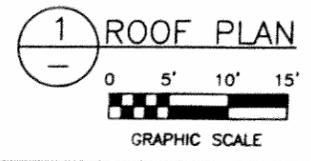
FUTURE CARRIER  
EQUIPMENT PLATFORM

EXISTING BUILDING

EXISTING VENT (TYP.)

LOWER ROOF  
DECK

GROUND  
LEVEL



81'-6"±

34'-4"±

ROOF DECK

27'±

LOWER ROOF  
DECK

PROPOSED 15'-0" x 25'-0"  
AT&T EQUIPMENT PLATFORM  
ON ROOFTOP

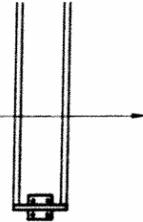
EXISTING SIAMESE CONNECTION  
(TYP. OF 2)

PROPOSED 105' MONOPOLE

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FUTURE CARRIER  
EQUIPMENT PLATFORM



ROOF DECK

PROPOSED AT&T EQUIPMENT  
PLATFORM GUARDRAIL (TYP.)

BOUNDARY OF PROPOSED  
15'-0" x 25'-0" (375 SQ FT)  
AT&T LEASE AREA

PROPOSED AT&T UTILITY H-FRAME  
W/ TELCO CABINET AND DISCONNECT  
PROPOSED AT&T CONDUITS AND JUMPERS  
ROUTED BELOW EQUIPMENT PLATFORM

15'-0"  
(LEASE AREA)

PROPOSED AT&T COAX BRIDGE (TYP.)

NOKIA 1 NOKIA 0  
FUTURE AUXILIARY  
CABINET FUTURE  
AUXILIARY  
CABINET

EMERSON  
RADIO  
CABINET #2  
EMERSON  
RADIO  
CABINET #1  
EMERSON  
AUXILIARY  
CABINET  
EMERSON  
BBU  
CABINET  
EMERSON  
POWER  
CABINET

3'-0"  
MIN.

25'-0"  
(LEASE AREA)

PROPOSED AT&T  
ACCESS STAIRS

EXISTING A/C UNIT AS  
RELOCATED  
EXISTING A/C UNIT TO  
BE RELOCATED

5'-0"

2'-0"

PROPOSED 105' MONOPOLE

EXISTING  
DIRT AREA

EXISTING BUILDING FOUNDATION

EXISTING PARAPET WALL

1 EQUIPMENT LAYOUT



**MACTEC**

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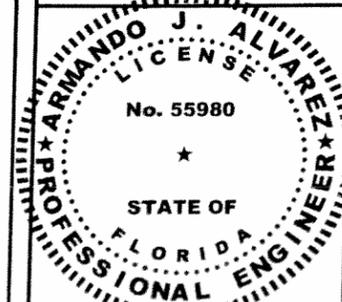
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DATE OF SIGNATURE: 7/13/10

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(KENNEDY CENTER  
CONDO)

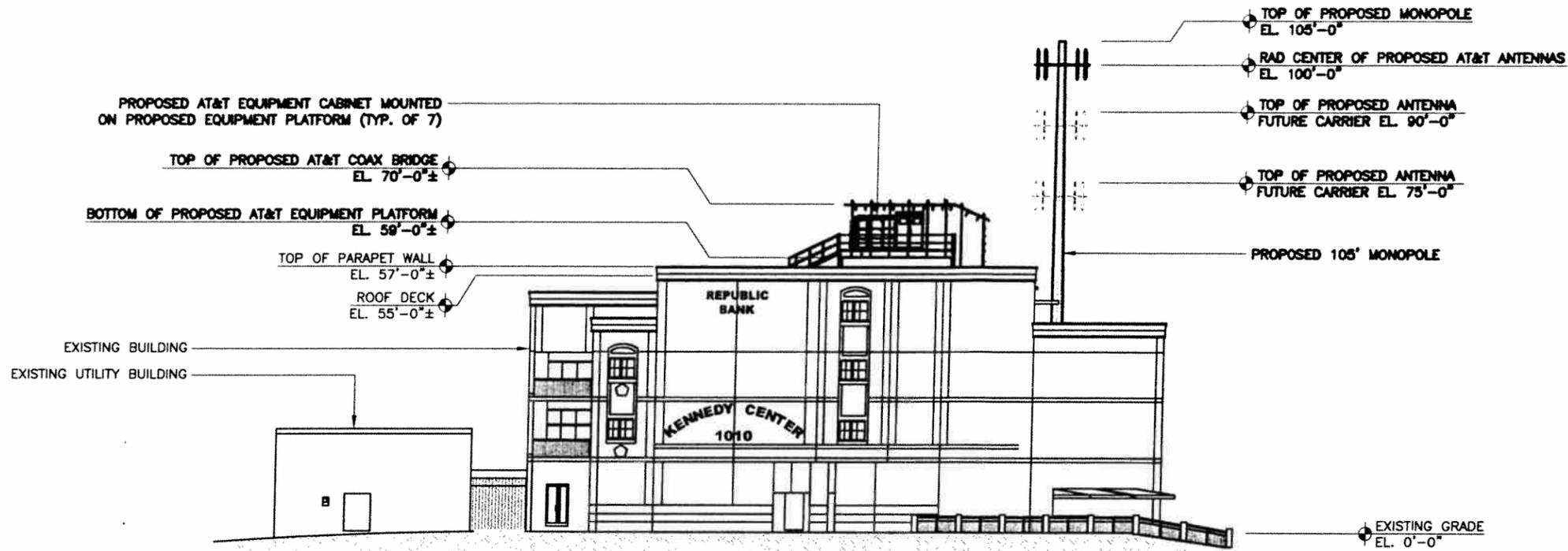
1010 KENNEDY DRIVE  
KEY WEST, FL 33040

SHEET NAME  
EQUIPMENT  
LAYOUT

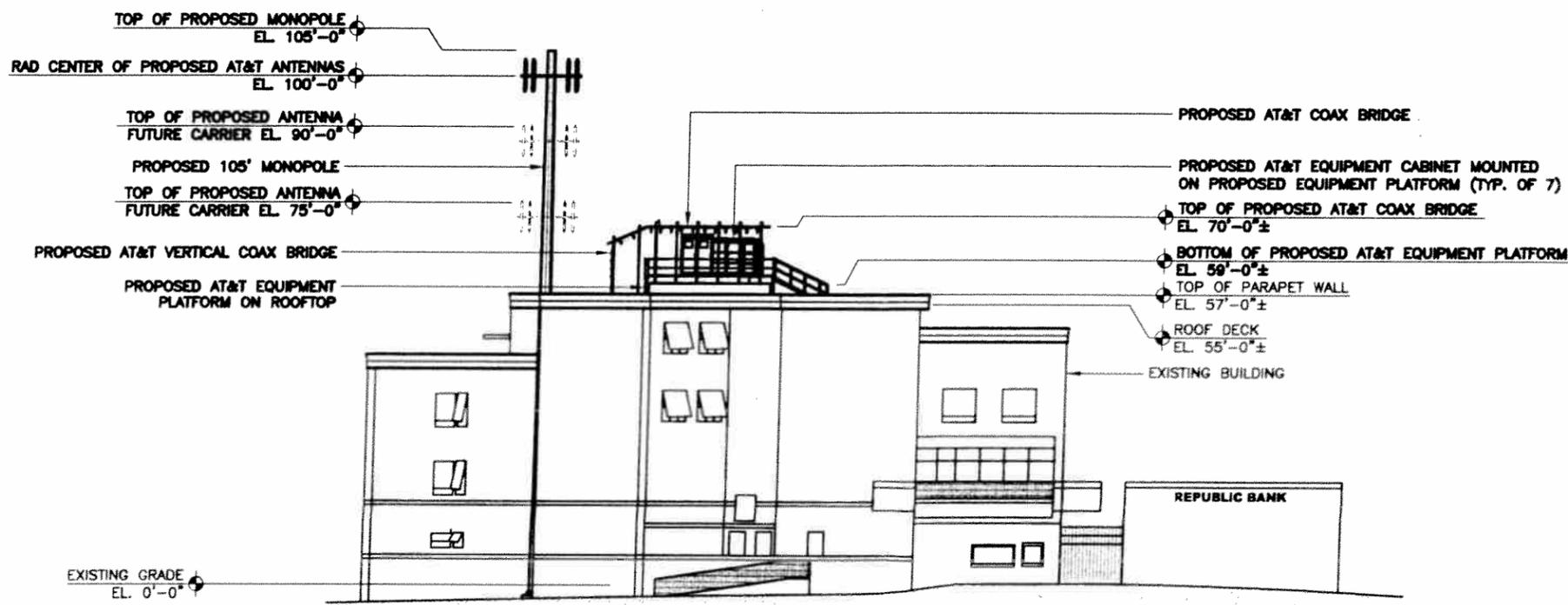
SHEET NUMBER

Z4

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1 NORTH ELEVATION  
0 15' 30'  
GRAPHIC SCALE



2 SOUTH ELEVATION  
0 15' 30'  
GRAPHIC SCALE

*Star*  
*ADUM*

KEY WEST PLANNING DEPT  
JUL 20 2010  
MONROE COUNTY



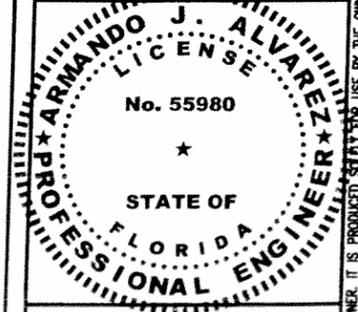
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(KENNEDY CENTER CONDO)

1010 KENNEDY DRIVE  
KEY WEST, FL 33040

SHEET NAME  
BUILDING ELEVATIONS

SHEET NUMBER  
Z5

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*Full  
Action*



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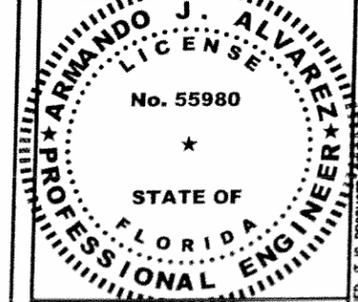
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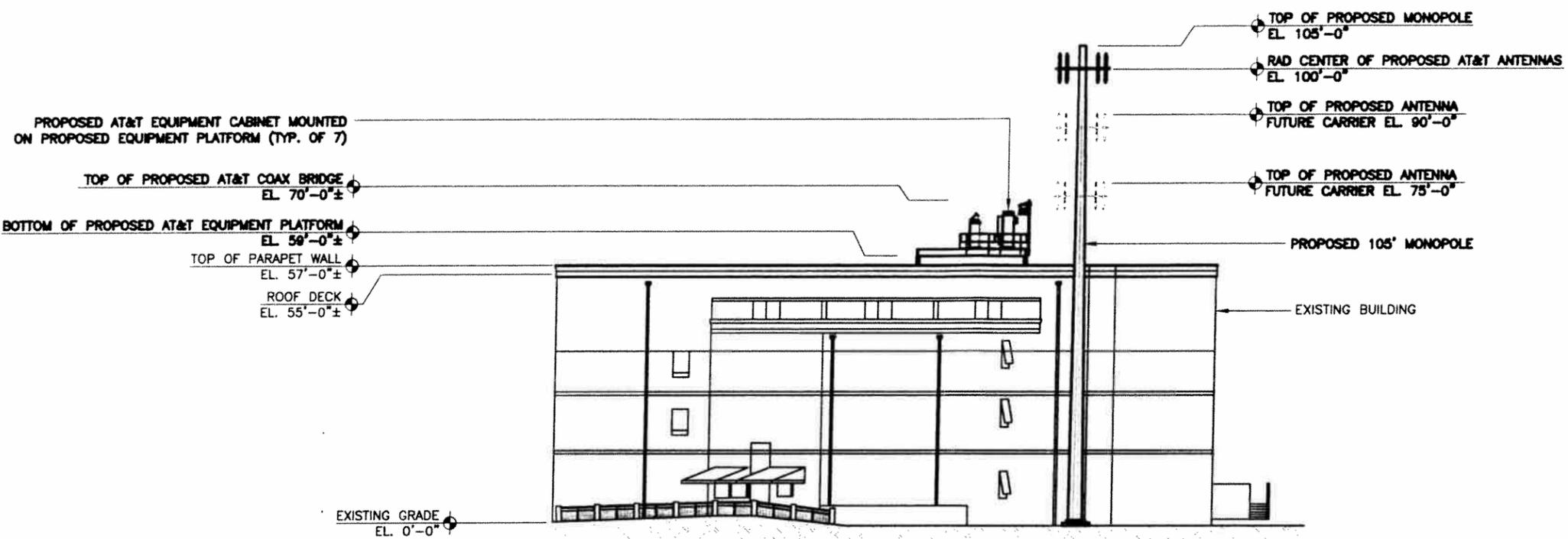
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1010 KENNEDY DRIVE  
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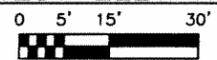
SHEET NAME  
 BUILDING  
 ELEVATIONS

SHEET NUMBER

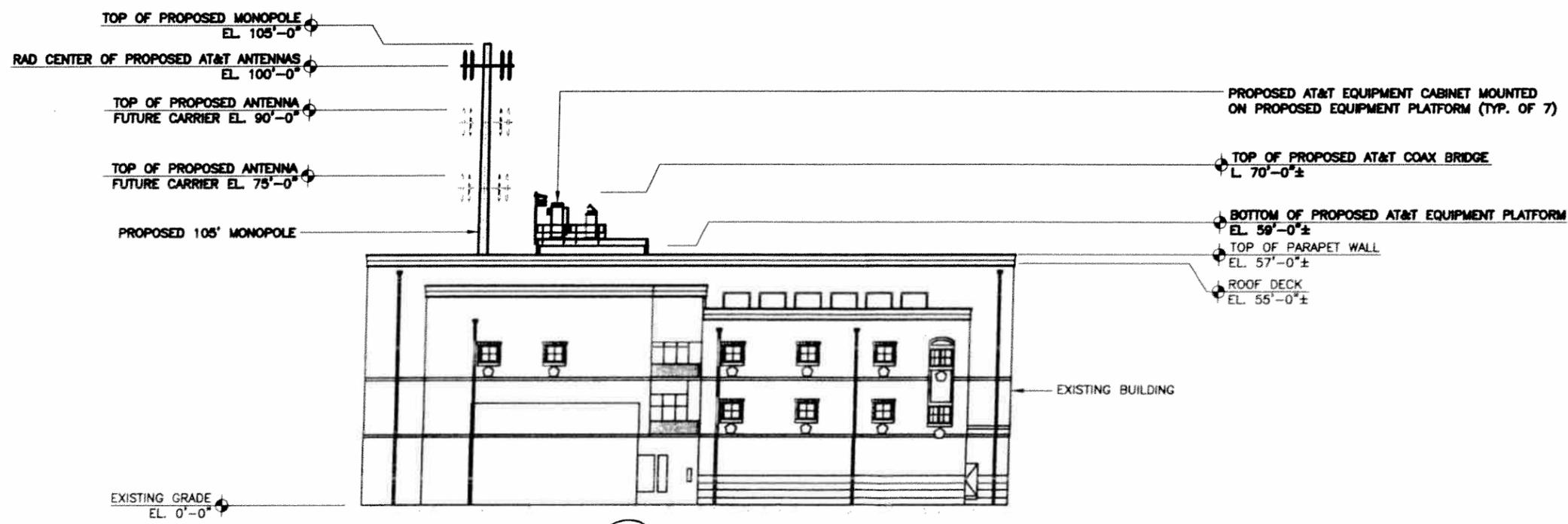
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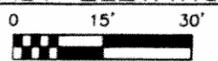
1 WEST ELEVATION



GRAPHIC SCALE



1 EAST ELEVATION



GRAPHIC SCALE

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