

Key West Planning Board Meeting Agenda
May 20, 2010 – 6:00 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street



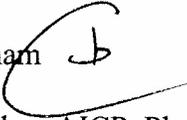
Item 5.a.2.

Conditional Use – 1010 Kennedy Drive (RE# 00065650-000500) – A conditional use for a proposed wireless facility (consisting of a monopole and associated equipment shelters) as a private utility in the CG zoning district per Section 122-418 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

From: Brendon Cunningham 

Through: Amy Kimball-Murley, AICP, Planning Director

Meeting Date: May 20, 2010

Agenda Item: Conditional Use Application for a proposed wireless telecommunications facility (consisting of a mono-pole and associated equipment shelters) as a private utility within the Commercial General (CG) zoning district per Section 122-418(9) of the LDRs for property located at 1010 Kennedy Drive (RE # 00065650-000500).

Request: To allow the construction of a wireless telecommunications facility with equipment shelters and a 125 foot tall mono-pole to be constructed within a designated common area on property located at 1010 Kennedy Drive

Applicant: AT&T Mobility, Kennedy Building Associates, LLC. and Kennedy Center Condominium Association, Inc.

Property Owner: Kennedy Building Associates, LLC. and Kennedy Center Condominium Association, Inc.

Location: 1010 Kennedy Drive (RE# 00065650-000500)

Zoning District: General Commercial (CG)



Background:

The proposed project is located on property with an existing four storey commercial building. The property is surrounded on three sides by commercially zoned properties and on one side by City owned ball fields in a public service-zoned district across Kennedy Drive. There is a residential neighborhood southwest of the property, abutting the rear-yard of the adjacent commercial uses.

Request:

The applicant is proposing to construct a wireless telecommunications facility that will consist of three equipment shelters and one equipment cabinet on the rooftop of an existing structure and with an associated 125 foot tall mono-pole capable of serving four FCC registered wireless providers located adjacent to the existing structure. Cellular phones have become an essential public service and as such are defined as a public and private utility per Section 86-9 of the Code. Public and Private Utilities are allowed conditionally in the CG zoning district per Section 122-418(9) of the Code. The purpose of this application is to accommodate the increased use and number of users of cellular telephones within the community and address the applicant's described "gap" in cellular service. The applicant held three public meetings on the proposed site to address questions and concerns of nearby residents and to describe the project as it evolved over time. In addition, the applicant has responded to staff requests for additional information on a variety of topics and provided a revised application to reflect the full body of information provided over time.

The proposed facility will meet all dimensional requirements regarding setbacks. The existing building coverage will remain the same and the impervious surface ratio will be slightly reduced. However, the height of the associated mono-pole and equipment shelters will require a height variance. The variance is part of a separate application that will be reviewed by the City Commission sitting as the Board of Adjustment.

Surrounding Zoning and Uses:

North: CG, Commercial

South: CG, Parking Lot

East: PS, Wicker's Field

West: CG, Commercial Retail - Key Plaza Shopping Center

Permitted Uses in the CG Zoning District Per Section 122-417

- (1) Group homes with less than or equal to six residents as provided in section 122-1246.
- (2) Cultural and civic activities.
- (3) Hospitals and extensive care.
- (4) Places of worship.
- (5) Business and professional offices.
- (6) Commercial retail low and medium intensity less than or equal to 10,000 square feet.
- (7) Commercial retail high intensity less than or equal to 5,000 square feet.
- (8) Hotels, motels, and transient lodging.
- (9) Medical services.
- (10) Parking lots and facilities.

- (11) Restaurants, with or without drive-through.
- (12) Veterinary medical services with or without outside kennels.

Conditional Uses Per Section, 122-418

- (1) Single-family/two-family residential dwellings.
- (2) Multiple-family residential dwellings.
- (3) Group homes with seven to 14 residents as provided in section 122-1246.
- (4) Community centers, clubs and lodges.
- (5) Educational institutions and day care.
- (6) Nursing homes, rest homes and convalescent homes.
- (7) Parks and recreation, active and passive.
- (8) Protective services.
- (9) Public and private utilities.**
- (10) Bars and lounges.
- (11) Boat sales and service.
- (12) Commercial retail low and medium intensity greater than 10,000 square feet.
- (13) Commercial retail high intensity greater than 5,000 square feet.
- (14) Commercial amusement.
- (15) Funeral homes.
- (16) Gasoline stations.
- (17) Light industrial.
- (18) Marinas.
- (19) Small recreational power-driven equipment rentals (allowed only as an accessory use to a hotel/motel).
- (20) Vehicular sales and related services.
- (21) Tattoo establishments (see division 13 of Article V)

Process:

Development Review Committee:	September 17, 2009; March 25, 2010
Tree Commission:	April 12, 2010
Planning Board:	April 29, 2010
Board of Adjustment:	May 18, 2010 - Tentative

Conditional Use Review:

Code Sec.122-62 (a) provides, in part, that “a conditional use shall be permitted upon a finding by the Planning Board that the proposed use, application, and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the Planning Board and or the City Commission during review of the respective application in order to ensure compliance with the Comprehensive Plan and Land Development Regulations. The same section also specifies that “A conditional use shall be denied if the City determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public’s interest.”

Conditional Use Criteria Per Code Sec. 122-62:

(a) Findings:

The Planning Board may find that the application meets the Code purpose of ensuring 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”.

The following criteria form the basis for a finding of compliance.

(b) Characteristics of Use Described:

1) Scale and Intensity

a. Floor Area Ratio (FAR):

Not applicable; the proposal is for equipment shelters and a mono-pole, none of which are considered to be habitable space and thus are not considered floor area.

b. Traffic Generation:

While this application does not address FAR, for the purposes of traffic generation, 2.4 trips per 1,000 SF of gross floor area will be considered (Institute of Transportation Engineers (ITE) Trip Generation Manual, 7th Edition, land use code 170, Utility). The ITE manual projects a total of 4.08 anticipated trips ($1.7 \times 2.4 = 4.08$) per day. However, the applicant notes that the facility is fully automated and that trip generation will be associated with scheduled maintenance which would consist of one trip per month for each service provider.

c. Square Feet of Enclosed Building for Each Specific Use:

Not applicable; the shelters are for equipment and are not habitable space.

d. Proposed Employment

According to the applicant, there will be no onsite employees. The applicant states that the service providers will use existing staff to service the facility as needed.

e. Proposed Number of Service Vehicles:

Each wireless provider will service the facility with one team and associated vehicle monthly.

f. Off-Street Parking:

Although this application addresses a change in use, it does not constitute a factor which is expected to increase parking demand per Section 108-571. Further, on site parking is now provided as part of the legally established structure.

2) On or Off site Improvements Required and Not Listed in Subsection (b)(1)

a. Utilities:

No utility improvements are expected to be required as a result of the proposed conditional use. Further, Keys Energy Services and the Florida Keys Aqueduct Authority have no objections to the proposed conditional use.

b. Public facilities:

The addition of the unmanned equipment shelters and the mono-pole will not increase the need for sewer, water, or stormwater management facilities. The project, as presented, will result in a minor decrease to the impervious surface ratio on the site.

c. Roadway or Signal Improvements:

Not applicable; no changes are being proposed to roadway or signal improvements.

d. Accessory Structures or Facilities:

Not applicable; no improvement needs are generated by the proposed conditional use.

e. Other Unique Facilities/Structures Proposed as Part of On-Site Improvements:

Equipment shelters on the site will be located above flood levels as they are to be placed on the roof of the building.

3) On-Site Amenities Proposed to Enhance the Site and Planned Improvements.

a. Open Space:

The applicant proposes to remove existing pavement and landscape to install the mono-pole. The landscaping will be reinstalled in another location.

b. Setbacks from Adjacent Properties:

The property has legal non-conforming left and rear yard setbacks. The equipment will be located on the roof and as such is not subject to setback requirements. The mono-pole does not further increase the non-conforming rear yard setback.

Yard	Allowed	Existing	Proposed
Front	25'*	NA	NA
Rear	25'*	12'	12'
L. Side	15'^	0'	0'
R. Side	15'^	NA	NA

* Can be increased to 20% of lot depth up to 50 feet for buildings over 25 feet in height

^ Can be increased to 10% of lot width up to 20 feet

c. Screening and Buffers:

The addition of equipment on the roof and the mono-pole do not require additional buffers.

d. Landscaped Berms Proposed to Mitigate Against Adverse Impacts to Adjacent Sites:

Landscape berms are not proposed and are not considered to be effective mitigation for the utility.

e. Mitigative Techniques for Abating Smoke, Odor, Noise, and Other Noxious Impacts:

Not applicable; 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 Review Shall Clearly Demonstrate the Following.

1) Land Use Compatibility:

The project parcel is surrounded by existing commercial development. The leasehold area is located on the roof of an existing four storey commercial building. The associated mono-pole is proposed to be at the rear of the property adjacent to the building. The property is surrounded on all sides by uses that require pole lighting. The adjacent parking areas of the commercial uses have pole lighting as do the ball fields across Kennedy Drive. Additionally, there is a Keys Energy substation with associated power poles on Kennedy Drive. Although the mono-pole will be higher than nearby poles and structures, its location within an area with many existing structures is expected to minimize visual impacts thus the monopole is expected to blend in from most perspectives.

2) Sufficient Site Size, Adequate Site Specifications and Infrastructure to Accommodate the Proposed Use:

The size and shape of the site are adequate to accommodate the proposed scale and intensity of the conditional use requested. No proposed changes to access or internal circulation are being proposed. The applicant intends to use existing infrastructure on the site. Urban design amenities are not considered appropriate to the leasehold area based on the proposed location on the roof of the building. The surface development of the site (the equipment shelters) is not expected to be visible from nearby residential areas; however, the monopole may be visible from a number of different locations in the immediate vicinity and will add to skyline clutter already existing in the area. However, typical approaches to visual impacts (such as screening and landscaping) are not expected to be helpful for a project of this type, regardless of its location.

The applicant has provided structural information on the proposed mono-pole including an assessment of the likelihood of failure and a radius of impact should the pole structure collapse. The information submitted by the applicant shows a maximum catastrophic impact area of approximately 125' from the center of the pole. The entire impact area includes commercial structures and pavement; no residential uses are located within the area.

3) Proper Use of Mitigative Techniques:

The proposed leasehold area is located on the roof of an existing building, and is surrounded by commercial shopping centers and ball fields. However, the height of the monopole structure may result in aesthetic impacts to areas beyond the immediate vicinity. The visual impacts of tall structures can be mitigated by distance from sensitive uses as well as obscuring structures between the monopole and the viewer. The applicant has submitted simulations showing how the structure may appear from various locations. In many cases the proposed structure will blend in with existing structures, including light standards and power poles which are common in the area. However, there may not be a practical way to mitigate appearance from all possible locations in the vicinity.

The applicant has included, at the Department's request, a series of general notes, equipment notes, and tower notes on the site plan series accompanying the application. These notes require tower inspection every five years, structural standards for the tower, compliance with federal standards, limits to co-location of service providers, prohibition of accessory structures, safety signage and contact information requirements, prohibition of lighting except as required by the FAA or FCC, prohibitions of interference with public safety signals, limits to noise created by generators in the event of electrical power failure, and requirements for the facility to be automated.

4) Hazardous Waste:

No hazardous waste will be generated by the proposed conditional use.

5) Compliance with Applicable Laws and Ordinances:

The applicant will comply with all applicable laws and regulations as a condition of approval, including federal requirements pertaining to air traffic safety, wireless communication facilities, and the National Historic Preservation Act.

6) Additional Criteria Applicable to Specific Land Uses. Applicants Shall Demonstrate the Proposed Conditional Use Satisfies the Following Criteria:

a. Land Uses Within a Conservation Area:

Not applicable; the site is not located in a conservation area.

b. Residential Development:

Not applicable; residential development is not proposed.

c. Commercial or Mixed Use Development:

Not applicable; mixed use development is not proposed

d. Development Within or Adjacent to Historic Districts:

Not applicable; the proposed facility is not proposed to be located within an historic district. The applicant has provided documentation acceptable to the HARC Planner demonstrating that there are no significant historic structures within 500 feet of the site.

- e. **Public Facilities or Institutional Development:**
Not applicable; while the equipment and mono-pole are considered a utility, no public facilities or institutional developments are being proposed.
- f. **Commercial Structures, Uses and Related Activities Within Tidal Waters:**
Not applicable; this site is not located within tidal waters.
- g. **Adult Entertainment Establishments:**
Not applicable; no adult entertainment is being proposed.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

Concurrency management has been previously addressed in this report. The proposed application is in compliance with Chapter 94 of the City Code of Ordinances.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for conditional use be **approved** 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, equipment shelter notes, and tower notes are fully incorporated into this approval and constitute conditions of approval.
3. Pending Federal Aviation Association and National Historic Preservation Act approvals as required for the facility will be obtained.

**Draft
Resolution**

RESOLUTION NUMBER 2010-

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A CONDITIONAL USE APPROVAL PER SECTION 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 Commercial General (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 transmissions 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 Commercial General (CG) zoning district; and

WHEREAS, the applicant filed a Conditional Use Application for a wireless telecommunications

_____ Chairman

_____ Planning Director

facility and provided an amended application on May 7, 2010; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on May 20, 2010; 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 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, equipment shelter notes, and tower notes are fully incorporated into this approval and constitute conditions of approval.

_____ Chairman

_____ Planning Director

3. Pending Federal Aviation Association and National Historic Preservation Act approvals as required for the facility will be obtained.

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 regular meeting held May 20, 2010.

_____ Chairman

_____ Planning Director

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

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Amy Kimball-Murley, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

Draft

_____ Chairman

_____ Planning Director

Application

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



Development Plan & Conditional Use Application

Applications will not be accepted unless complete



Development Plan

Major _____

Minor _____

Conditional Use

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 _____

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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



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 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 125' utility pole for antennae which will be constructed on the ground at the west side of the commercial office building and three unmanned equipment shelters and one equipment cabinet which will be constructed on the roof of the commercial office building. The antennae will supply wireless communication for AT& T and three other service providers that may include

Verizon, Sprint/Nextel and 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 three other service providers proposed is 125' above existing grade. Surrounding land uses include ball fields with light poles, Keys Energy substation with electric transmission poles, FCAA 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 and equipment shelters. Due to the massing of other utility poles and structures in the vicinity of the proposed pole and unmanned equipment shelters the visual impact will be minimal. There are no historic properties within 500 feet of the proposed pole and equipment shelters. The unmanned equipment shelters will be located on the roof of the building. 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.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
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- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

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-Unmanned Equipment Shelters proposed for roof of building.
 - 2) Setbacks-Front & Rear 25', Side 15', Street Side 20' not applicable to utility poles.
 - 3) Parking: Not applicable, unmanned equipment shelters.
 - a. Number, location and size of automobile and bicycle spaces-0 Needed for Unmanned Equipment Shelters
 - b. Handicapped spaces-0 Needed for Unmanned Equipment Shelters
 - 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 unmanned equipment shelters.
 - 7) Signs-No business signs will be associated with the unmanned equipment shelters or utility pole. Only required safety signage will be installed.
 - 8) Lighting-No lighting will be associated with the buildings. Only required safety signage will be installed.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
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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%.
- 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 unmanned equipment shelters.

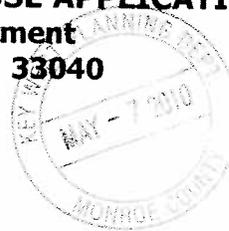
B) Building Elevations

- 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 Roof is 55'-0" above Existing Grade. The top of the Proposed Unmanned Equipment Shelters is 70'-6" (15'-6" above the Existing Building Roof). Pole for Antennae will be 125'-0" above Existing Grade.
 - 3) Finished floor elevations and bottom of first horizontal structure- Existing Building is FFE 7.91. Bottom of Unmanned Equipment Shelter which is the first horizontal structure is 59'-0".
 - 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 three unmanned equipment shelters and equipment cabinets which will be constructed on the roof of the commercial office building and a single 125' 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 unmanned equipment shelters, equipment cabinets 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 new proposed equipment shelters and equipment cabinets located 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 unmanned equipment shelters, equipment cabinets and utility pole for antennae will

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
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have a minimal the visual impact. There are no historic properties within 500 feet of the unmanned equipment shelters and utility pole.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The proposed wireless telecommunication 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 three unmanned equipment shelters and equipment cabinets which will be constructed on the roof of the commercial office building and a single 125' utility pole for antennae which will be constructed on the ground at the west side of the commercial office building and. The antennae will supply wireless communication for AT& T and three other service providers that may include Verizon, Sprint/Nextel and 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 125' above existing grade. Surrounding land uses include City of Key West ball fields with sports light poles, Keys Energy substation with electric transmission poles, FKA 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 shelters. A series of photographic simulations are attached depicting the visual impact of the unmanned equipment shelters and utility pole. Due to the massing of other utility poles and structures in the vicinity of the proposed pole and unmanned equipment shelters the visual impact will be minimal. There are no historic properties within 500 feet of the proposed unmanned equipment shelters and utility pole. The equipment shelters 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 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 unmanned equipment shelters, equipment cabinets and the utility pole does not constitute floor area and; therefore, no increase in FAR is proposed.
 - b. Traffic generation-The unmanned equipment shelters, equipment cabinets and utility pole will require one scheduled maintenance visit per month per service provider.
 - c. Square feet of enclosed building for each specific use- The unmanned equipment shelters will be 11'-6" width x 20'-0" length x 9' height;
 - d. Proposed employment-There will be no onsite employees and the facility will use existing service provider employees for maintenance.

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- 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 three unmanned equipment shelters, equipment cabinets 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 surface as a result of the unmanned equipment shelters 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.-Unmanned equipment shelters and equipment shelters will be located on the roof of the structure above flood levels. The utility pole for antennae 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 unmanned equipment shelters 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, 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 utility pole and equipment shelters. A series of photographic simulations are attached depicting the visual impact of the unmanned equipment shelters and utility pole. Due to the massing of other utility poles and structures in the vicinity of the proposed utility pole and unmanned equipment shelters the visual impact will be minimal. There are no historic properties within 500 feet of the proposed unmanned equipment shelter, equipment cabinets and utility pole. The equipment shelters and equipment cabinets 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

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generator plugs only in the ground floor electrical vault. No generators or fuel for generators will be stored on site. The proposed unmanned equipment shelters and utility 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.

- (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 three unmanned equipment shelters and equipment cabinets on the roof of the structure. The site provides area of sufficient size to accommodate the utility pole for antennae 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 unmanned equipment shelters and utility pole. The nearest residential structure is approximately 500 feet from the existing building. The unmanned equipment shelters and equipment cabinets 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.

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.

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.

Verification Forms

Verification Form



Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

Kennedy Center Condominium Association, Inc. being duly sworn, depose and say
Name(s) of Applicant(s)

that: We are (check one) the Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

1010 Kennedy Drive, Key West, Florida 33040

Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Signature of Owner/Legal Representative
John R. Allison III, President

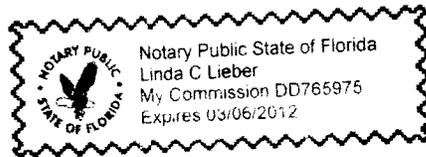
Signature of Joint/Co-owner/Legal Representative

Subscribed and sworn to (or affirmed) before me on May 6, 2010 (date) by

John R Allison III (name). He/She is personally known to me or has

presented _____ as identification.

Linda C Lieber
Notary's Signature and Seal



Linda C Lieber Name of Acknowledger typed, printed or stamped

_____ Title or Rank _____ Commission Number (if any)

Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

Kennedy Building Associates, LLC being duly sworn, depose and say
Name(s) of Applicant(s)

that: We are (check one) the Owner _____ Owner's Legal Representative
for the property identified as the subject matter of this application:

1010 Kennedy Drive, Key West, Florida 33040

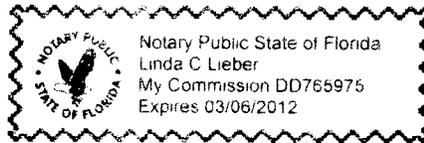
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Pritam Singh _____
Signature of Owner/Legal Representative Signature of Joint/Co-owner/Legal Representative
Pritam Singh, Manager

Subscribed and sworn to (or affirmed) before me on Feb 26, 2010 (date) by
Pritam Singh (name). He/She is personally known to me or has
presented _____ as identification.

Linda C Lieber
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Title or Rank _____ Commission Number (if any)

Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

AT&T Mobility being duly sworn, depose and say
Name(s) of Applicant(s)

that: We are (check one) the _____ Owner X Owner's Legal Representative
for the property identified as the subject matter of this application: (Coapplicant)

1010 Kennedy Drive, Key West, Florida 33040

Street Address and Commonly Used Name (if any)

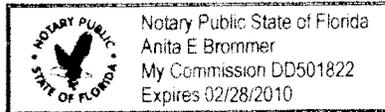
All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Matthew H. Jerry
Signature of Owner/Legal Representative
Matthew H. Jerry, Authorized Agent

Signature of Joint/Co-owner/Legal Representative

Subscribed and sworn to (or affirmed) before me on February 25, 2010 (date) by
Matthew H. Jerry (name). He/She is personally known to me or has
presented _____ as identification.

Anita E. Brommer
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Title or Rank _____ Commission Number (if any)

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



Verification Form

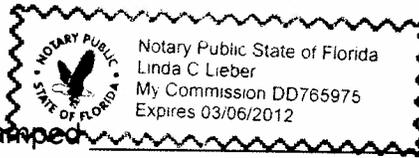
I, ELIZABETH NEWLAND (please print), being duly sworn, depose and say
Print Name of Applicant

That I am the owner _____/legal representative X of the property, which is the subject matter of this application. All of the answers to the above questions, sketches and attached data that make up this application, are true and correct to the best of my knowledge and belief.

[Signature]
Signature of Applicant

Subscribes and sworn to (or affirmed) before me on Aug 5, 2009 (date) by Elizabeth Newland (name of affiant, deponent or other signer). He/She ~~is~~ personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal

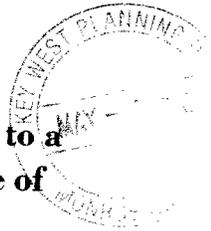


Name of Acknowledger typed, printed or stamped _____

Commission Number, if any _____

Authorization Forms

Authorization Form



Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

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

Kennedy Center Condominium Association, Inc. authorizes

Please Print Name(s) of Owner(s)

Pritam Singh

Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.

Signature of Owner
John R Allison III, President

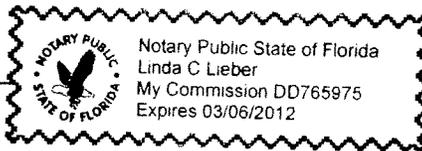
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on May 6, 2010 (date) by

John R Allison III
Please Print Name of Affiant

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

Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)

Authorization Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

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

Kennedy Building Associates, LLC authorizes
Please Print Name(s) of Owner(s)

Matthew H. Jerry
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.

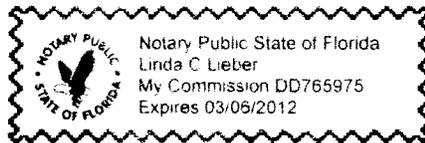
 Signature of Owner
Pritam Singh as Manager

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on Jul 26, 2010 (date) by
Pritam Singh
Please Print Name of Affiant

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


Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)

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



Authorization Form

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

I, PRITAM SINGH authorize
Please Print Name(s) of Owner(s)

ELIZABETH NEULAND
Please Print Name of Representative

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

[Signature]

Signature of Owner

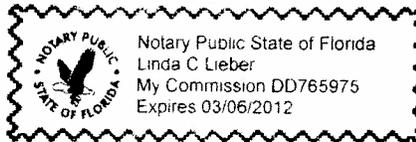
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on Aug 5, 2009 (date) by

Pritam Singh
Please Print Name of Affiant

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

[Signature]
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number, if any

Deed

THIS INSTRUMENT PREPARED BY,
JOHN R. ALLISON, III, ESQ.
The Allison Firm, P.A.
6803 Overseas Highway
Marathon, FL 33050

RCD Jun 29 2004 03:23PM
DANNY L KOLHAGE, CLERK

Parcel No. 8577044/1068471

WARRANTY DEED

THIS WARRANTY DEED, made this 29 day of June, 2004, between KENNEDY BUILDING ASSOCIATES, LLC, a Florida limited liability company (hereinafter called "Grantor"), and FLORIDA KEYS AQUEDUCT AUTHORITY, a special district of the State of Florida, having a mailing address of P.O. Box 1239, 1100 Kennedy Drive, Key West, Florida 33041-1239 (hereinafter called "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following property lying in Monroe County, Florida, to wit:

Parcels A and C as more particularly described in Exhibit A attached hereto.

This conveyance is subject to real estate taxes and assessments for 2004 and all subsequent years; and easements, conditions, and restrictions of record, including the Easement Rights in favor of Grantor as set forth herein.

Grantor hereby reserves and Grantee, by acceptance of this Warranty Deed, does hereby grant the following easements rights ("Easement Rights") over Parcels A and C:

- A. Grantee acknowledges that Grantor requires a total of 129 parking spaces for the Building, 30 of which will be situated on Parcel B. Grantee shall provide Grantor with a total of 99 parking spaces either on the ground level of Parcels A or C or within a structure to be constructed by Grantee in the future. Until such time as Grantee commences construction of its intended improvements on Parcels A and C, Grantee shall have the continued right to use 32 parking spaces and Grantor shall be entitled to park only in all remaining parking spaces.
- B. It is the intent of the Parties that Grantor may, at its election and expense, re-stripe the parking lot in order to increase the current number of spaces to approximately 127 parking spaces, in which event Grantee shall have available 32 parking spaces and Grantor shall have available 95 parking spaces.
- C. At such time as Grantee constructs its improvements, it is the intent of the parties that Grantee shall have the flexibility to designate the location of Grantor's full 99 parking spaces within Parcels A and C, whether within parking levels of the improvements or on ground level; provided, however, Grantor's designated parking

- spaces shall be in closest proximity possible to Parcel B.
- D. Upon completion of the Grantee's improvements and final designation of Grantor's parking spaces, Grantor shall pay to Grantee a sum equal to the costs associated with paving for 99 spaces assuming that all 99 spaces were located on the ground level even if Grantee has elected to designate parking spaces within the parking level(s) of its intended improvements.
- E. Once completed, Grantor shall have the obligation to maintain its designated parking spaces, including maintaining the area in a clean condition, re-stripping or resurfacing, as needed, replacement of parking bumpers. Grantor shall have no responsibility for any structural components of Grantee's improvements whether or not such structural components are part of the designated parking area for Grantor.
- F. Grantor shall have the obligation to pay any future ad valorem taxes assessed against Grantor's easement rights. Grantee shall cooperate with Grantor in any appeal of the assessed valuation by the County Tax Assessor.
- G. Grantor shall have an easement to operate a drive-thru facility as currently situated on Parcel C, including reasonable access to the drive-thru facility over Parcels A and C. Grantor shall reduce the drive-thru facility, at Grantor's expense, from its current four lanes to only two lanes. Grantor shall modify the existing four-lane drive-thru facility located on Parcel C to a two-lane facility in accordance with the plans approved by Grantee, a copy of which is on file with the parties. Grantor shall complete the modification on or before Grantee is issued its certificate of occupancy for its improvements on Parcels A and C.
- H. Grantor shall have an easement over the 10-foot strip of land within Parcel C adjacent to the existing Building located on Parcel B to benefit the Building and Parcel B, including, without limitation, reasonable access to the existing dumpsters situated on Parcel B that service the existing Building (it is anticipated that Grantor will make a reasonable attempt to relocate dumpster for access primarily, if not totally, through Parcel B).
- I. At such time as Republic Bank (BB&T), its successors or assigns, terminates its leasehold interest in the Building and a subsequent long-term (not less than 5 years) tenant is obtained that does not require the drive-thru, the easement rights for the drive-thru area shall terminate. Grantee shall have the right to construct its improvements over the drive-thru facility provided the reasonable use of the drive-thru facility is not restricted.
- J. Grantor shall maintain at all times general public liability insurance with a minimum single limit for personal injury of One Million Dollars (\$1,000,000) for any occurrence and Two Hundred Fifty Thousand Dollars (\$250,000) for property damage for any one occurrence. Such insurance shall name Grantee as an additional insurer.
- K. The Easement Rights shall be fully assignable by Grantor as an appurtenance to Parcel B. There shall remain at all times a unity of title for the holder of the Easement Rights and the fee simple owner of Parcel B.
- L. Anything herein to the contrary notwithstanding, the covenants, conditions, and easements of this Easement shall be covenants running with the land and shall be

Exhibit A - Legal Description of Parcel A

FILE #1453830
BK#2020 PG#429

PARCEL A

A parcel of land on the Island of Key West, Monroe County, Florida and being a part of Parcel 14, according to "Plat of Survey of Lands on Island of Key West, Monroe County, Florida", as Indicated and described; recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida;

Said parcel of land being described by metes and bounds and follows: Begin at the Southeast corner of said Parcel 14 and run thence South $68^{\circ}45'03''$ West along the South boundary of said Parcel 14, a distance of 191.88 feet to a point; thence North $21^{\circ}10'40''$ West, 67.35 feet to a point; thence North $52^{\circ}25'40''$ East, 200 feet to a point on the Westerly right of way boundary line of Kennedy Drive (13th Street), said point also being 123.56 feet Northerly of the Point of Beginning; thence South $21^{\circ}10'57''$ East along said Westerly right of way line of Kennedy Drive (13th Street), for a distance of 123.56 feet back to the Point of Beginning.

LESS

A parcel of land on the Island of Key West, Monroe County, Florida and being a part of Parcel 14, according to "Plat of Survey of Lands on Island of Key West, Monroe County, Florida", as Indicated and described; recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida;

Said parcel of land being described by metes and bounds as follows: Begin at the Southeast corner of said Parcel 14 and run thence South $68^{\circ}45'03''$ West along the South boundary of said Parcel 14, a distance of 191.68 feet to a point; thence North $21^{\circ}10'40''$ West, a distance of 42.00 feet to a point; thence North $68^{\circ}45'03''$ East, a distance of 191.68 feet to a point; thence South $21^{\circ}10'57''$ East, a distance of 42.00 feet to the Point of Beginning at the Southeast corner of said Parcel 14.

Exhibit A - Legal Description of Parcel C

FILE #1453830
BK#2020 PG#430

PARCEL C

A parcel of land on the Island of Key West, Monroe County, Florida, more particularly described as follows:

Commence at the Northeast corner of Parcel 14, according to "Plat of Survey of Lands on Island of Key West, Monroe County, Florida", as indicated and described; recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida and bear South 52°25'40" West for a distance of 103.96 feet; thence run South 36°27'42" East for a distance of 100 feet; thence run South 52°25'40" West for a distance of 50 feet; thence run South 31°30'53" East for a distance of 149.64 feet; thence run South 21°10'40" East for a distance of 51.04 feet to the Point of Beginning of the land being described herein; continue running South 21°10'40" East 200 feet; thence run North 52°25'40" East for a distance of 198.61 feet to the Westery edge of an existing concrete sidewalk; the same being the Westery right of way of 13th Street (as of October 6, 1973); thence run Northwesterly along said sidewalk and right of way for a distance of 200 feet to a point that bears North 52°25'40" East of and 198.61 feet from the Point of Beginning; thence run South 52°25'40" West for a distance of 198.61 feet to the Point of Beginning.

Exhibit A - Legal Description of Parcel B

FILE # 1453830
BK# 2020 PG# 431

PARCEL B

A parcel of land on the Island of Key West, Monroe County, Florida, more particularly described as follows:

Commence at the Northeast corner of Parcel 14, according to "Plat of Survey of Lands on Island of Key West, Monroe County, Florida", as indicated and described; recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida and bear South 52°25'40" West for a distance of 103.96 feet; thence run South 36°27'42" East for a distance of 100 feet to the Point of Beginning of the land being described herein; thence run South 52°25'40" West, for a distance of 50 feet; thence run South 31°30'53" East for a distance of 149.64 feet; thence run South 21°10'40" East for a distance of 51.04 feet; thence run North 52°25'40" East for a distance of 198.61 feet to the Westerly edge of an existing concrete sidewalk; the same being the Westerly right of way of 13th Street (as of October 6, 1973); thence run Northwesterly along said sidewalk and right of way for a distance of 200 feet to a point that bears North 52°25'40" East of and 148.06 feet from the Point of Beginning; thence run South 52°25'40" West for a distance of 148.06 feet back to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

Survey

Licensing

ULS License

PCS Broadband License - KNLG485 - New Cingular Wireless PCS, LLC

PA This license has pending applications: 0003228752, 0003222629, 0003188409, 0003163951, 0003147753, 0003140643, 0003139870, 0003139869, 0003139863, 0003139795, 0003127893, 0003126154, 0003125201, 0003125058, 0003123691, 0003120141, 0003119675, 0002795722, 0003090855, 0003090786, 0002909898, 0002892276, 0002884759, 0002881244, 0002881153, 0002881127, 0002844122, 0002839028, 0002824653, 0002795959, 0002795949, 0002795915, 0002795847, 0002795839, 0002795828, 0002795806

Call Sign	KNLG485	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular

Market

Market	BTA293 - Miami-Ft. Lauderdale, FL	Channel Block	D
Submarket	0	Associated Frequencies (MHz)	001865.00000000-001870.00000000 001945.00000000-001950.00000000

Dates

Grant	06/12/2007	Expiration	04/28/2017
Effective	06/12/2007	Cancellation	

Buildout Deadlines

1st	04/28/2002	2nd	
-----	------------	-----	--

Notification Dates

1st	01/29/2002	2nd	
-----	------------	-----	--

Licensee

FRN	0003291192	Type	Limited Liability Company
Licensee			
New Cingular Wireless PCS, LLC 5601 LEGACY DRIVE, MS: A-3 PLANO, TX 75024 ATTN FCC GROUP		P:(469)229-7533 F:(469)229-7295	
Contact			
AT&T MOBILITY LLC KELLYE ABERNATHY 5601 LEGACY DRIVE, MS: A-3 PLANO, TX 75024		P:(469)229-7422 F:(469)229-7297	
Ownership and Qualifications			
Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes
Alien Ownership The Applicant answered "No" to each of the Alien Ownership questions.			
Basic Qualifications The Applicant answered "No" to each of the Basic Qualification questions.			
Tribal Land Bidding Credits This license did not have tribal land bidding credits.			
Demographics			
Race			
Ethnicity		Gender	

ULS License

PCS Broadband License - WPVC979 - New Cingular Wireless PCS, LLC

Call Sign	WPVC979	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular
Market			
Market	MTA015 - Miami-Fort Lauderdale	Channel Block	A
Submarket	9	Associated Frequencies (MHz)	001850.00000000- 001865.00000000 001930.00000000- 001945.00000000
Dates			
Grant	07/07/2005	Expiration	06/23/2015
Effective	10/04/2006	Cancellation	
Buildout Deadlines			
1st	06/23/2000	2nd	06/23/2005
Notification Dates			
1st	06/20/2000	2nd	04/19/2005
Licensee			
FRN	0003291192	Type	Limited Liability Company
Licensee			
New Cingular Wireless PCS, LLC 5601 LEGACY DRIVE, MS: A-3 PLANO, TX 75024 ATTN FCC GROUP		P:(469)229-7422 F:(469)229-7297 E:KELLYE.E.ABERNATHY@CINGULAR.COM	
Contact			
Cingular Wireless LLC Kellye E Abernathy Ms. 5601 LEGACY DRIVE, MS: A-3 PLANO, TX 75024		P:(469)229-7422 F:(469)229-7297 E:KELLYE.E.ABERNATHY@CINGULAR.COM	

Ownership and Qualifications

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

Alien Ownership

The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race			
Ethnicity		Gender	

ULS License

Cellular License - KNKN793 - NEW CINGULAR WIRELESS PCS, LLC

 **This license has pending applications: 0003977124**

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

Market

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

Dates

Grant	10/06/2009	Expiration	10/01/2019
Effective	10/06/2009	Cancellation	

Five Year Buildout Date

09/20/1995

Control Points

1 1841 NW 22ND STREET, FORT LAUDERDALE, FL
P: (954)486-1717

Licensee

FRN	0003291192	Type	Limited Liability Company
-----	------------	------	---------------------------

Licensee

NEW CINGULAR WIRELESS PCS, LLC 5601 LEGACY DRIVE, MS: A-3 PLANO, TX 75024 ATTN KELLYE E. ABERNATHY	P:(469)229-7422 F:(469)229-7297 E:KELLYE.E.ABERNATHY@CINGULAR.COM
---	---

Contact

AT&T MOBILITY LLC KELLYE E ABERNATHY 5601 LEGACY DRIVE MS A-3 PLANO, TX 75025	P:(469)229-7422 F:(469)229-7297 E:KA8805@ATT.COM
--	--

Ownership and Qualifications

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

Alien Ownership

The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Demographics

Race

Ethnicity

Gender

Summary
Dropped Call Analysis



AT&T Mobility
5201 Congress Avenue
Boca Raton, FL 33487

RE: Documentation in support of need for new AT&T site at or near the location of the proposed tower at 1010 Kennedy Dr. in Key West, FL.

Summary

AT&T has an existing and ongoing need for a new facility in the eastern half of the city of Key West to improve coverage and service experience for our customers in the vicinity. The proposed tower at 1010 Kennedy Dr. is in the correct location to meet AT&T's needs in the area. The proposed tower at 125' is lower than AT&T's optimum height of 145', but will meet AT&T's needs in the immediate area. Because the site is lower than optimum, there is a possibility that AT&T will require additional sites to properly serve our customers in the eastern half of the city. Lowering the proposed height any further will greatly reduce the probability of coverage towards the edges of the cell site coverage area and increase the chance that AT&T will require multiple additional sites.

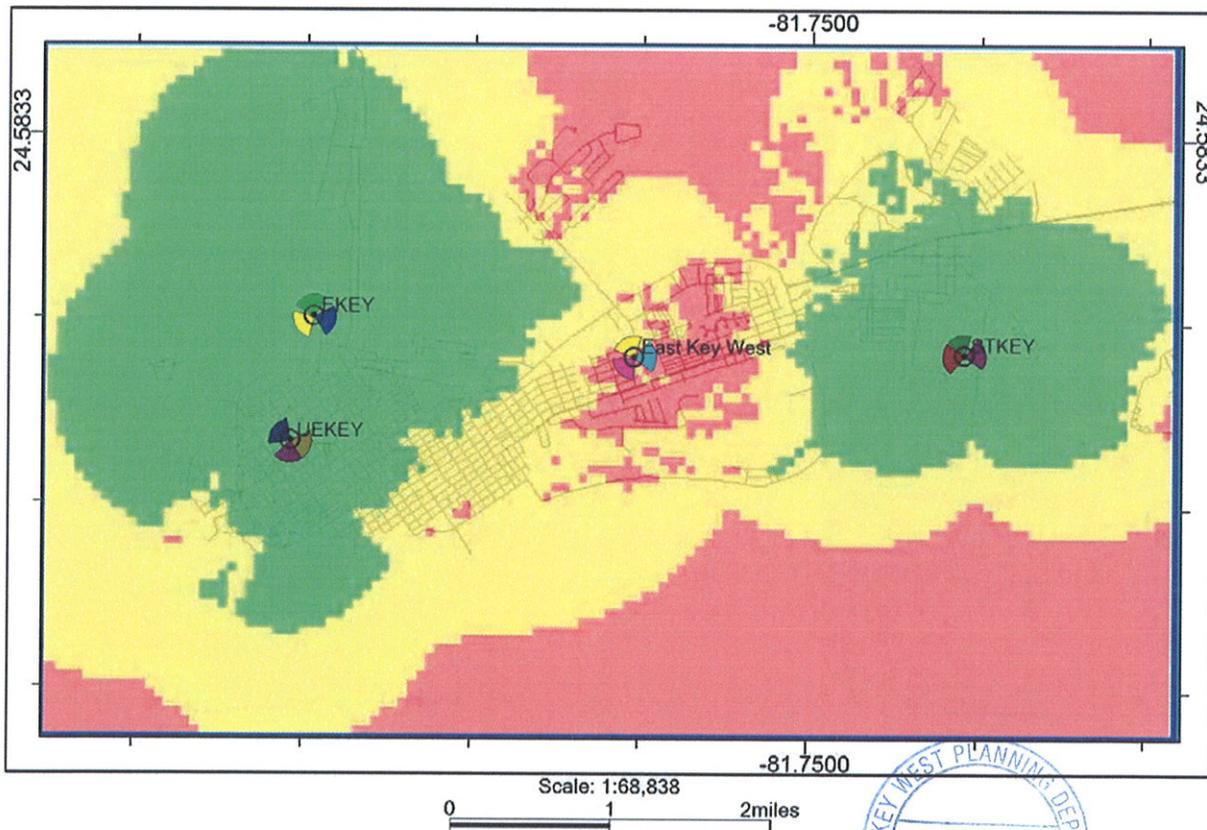
Below are two maps showing AT&T's current coverage on the island and a simulation of the coverage provided by the proposed tower.

Existing coverage:

Green = good outdoor and indoor service

Yellow = useable outdoor, marginal indoor service

Red = marginal outdoor, poor to no indoor service

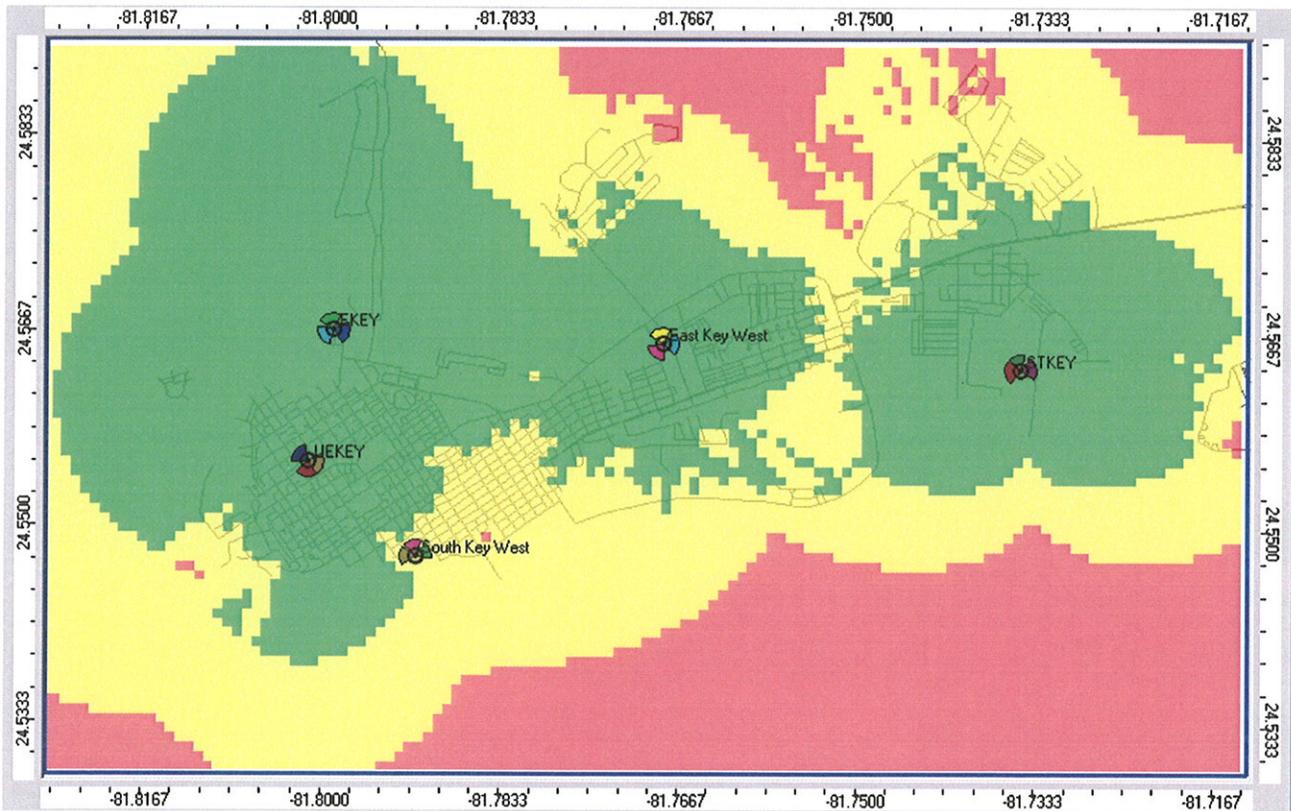




AT&T Mobility
5201 Congress Avenue
Boca Raton, FL 33487

Coverage with proposed site:

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



Sincerely,

Maiko Llanes, PE
RF Design Engineer
AT&T Mobility





RE: Dropped call analysis in support of need for new AT&T site at or near the location of the proposed tower at 1010 Kennedy Dr. in Key West, FL.

Summary:

An analysis of dropped calls on the AT&T network was performed to provide additional justification of the need for a new wireless facility in the vicinity of the proposed tower at 1010 Kennedy Dr. In order to perform this study, the eastern (Beta) sector of AT&T's facility on the Coast Guard Base and the Western (Gamma) sector on AT&T's facility at the Stock Island power plant were selected, as these two sectors currently attempt to serve more than 95% of the area in question. Using these two sectors, switch data reports were run to determine the number of dropped calls per month using an average of the last four months of data. The dropped numbers were grouped by band and technology as shown below:

Sector/ Technology	Avg # dropped calls/ Month
Coast Guard Beta GSM	1910
Coast Guard Beta UMTS	5200
Stock Island Gamma GSM	1040
Stock Island Gamma UMTS	2800

The total number of dropped calls/ month on average is 10950. Because of the location of the proposed tower near the center of the weakest coverage area and the high usage density in the immediate vicinity, it is predicted that at least 75% of the dropped calls on these two sectors occur within the coverage area of the proposed site. Even using an extremely conservative figure of 50%, more than 5000 dropped calls a month have the potential to be remedied by the introduction of a new facility in the vicinity of the proposed tower.

Sincerely,

Maiko Llanes, PE
RF Design Engineer
AT&T Mobility



FAA Filing Pending



Federal Aviation Administration

The system will be going offline at 6 am ET on Saturday, April 24 2010 for about an hour for maintenance. We apologize for any inconvenience.

<< OE/AI

Notice of Proposed Construction or Alteration - Off Airport

Project Name: RICK -000144288-10

Sponsor: Rick Suarez

Details for Case : East Key West

Show Project Summary

Case Status

ASN: 2010-ASO-2039-OE

Status: Accepted

Date Accepted: 04/15/2010

Date Determined:

Letters: None

Documents: 04/15/2010 East Key West

Construction / Alteration Information

Notice Of: Construction

Duration: Permanent

if Temporary : Months: Days:

Work Schedule - Start:

Work Schedule - End:

State Filing:

Structure Summary

Structure Type: Monopole

Structure Name: East Key West

FCC Number:

Prior ASN: 2010-ASO-1435-OE

Structure Details

Latitude: 24° 33' 56.63" N

Longitude: 81° 46' 5.28" W

Horizontal Datum: NAD83

Site Elevation (SE): 3 (nearest foot)

Structure Height (AGL): 130 (nearest foot)

Requested Marking/Lighting: None

Other :

Recommended Marking/Lighting:

Current Marking/Lighting: N/A New Structure

Other :

Nearest City: Key West

Nearest State: Florida

Description of Location: 1010 Kennedy Drive

Description of Proposal: Refiling due to the GE being wrong on 2010-ASO-1435-OE.

Common Frequency Bands

Low Freq	High Freq	Freq Unit	ERP	ERF
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dB
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

Specific Frequencies



**Federal Aviation
Administration**

The system will be going offline at 6 am ET on Saturday, April 24 2010 for about an hour for maintenance. We apologize for any inconvenience.

<< OE/AI

Notice of Proposed Construction or Alteration - Off Airport

Project Name: RICK -000144288-10

Sponsor: Rick Suarez

Details for Case : East Key West

Show Project Summary

Case Status

ASN: 2010-ASO-2040-OE

Status: Accepted

Date Accepted: 04/15/2010

Date Determined:

Letters: None

Documents: 04/15/2010 East Key West

Construction / Alteration Information

Notice Of: Construction

Duration: Temporary

if Temporary : Months: 12 Days: 0

Work Schedule - Start:

Work Schedule - End:

State Filing:

Structure Summary

Structure Type: Crane

Structure Name: East Key West

FCC Number:

Prior ASN: 2010-ASO-1436-OE

Structure Details

Latitude: 24° 33' 56.63" N

Longitude: 81° 46' 5.28" W

Horizontal Datum: NAD83

Site Elevation (SE): 3 (nearest foot)

Structure Height (AGL): 150 (nearest foot)

Requested Marking/Lighting: None

Other :

Recommended Marking/Lighting:

Current Marking/Lighting: N/A New Structure

Other :

Nearest City: Key West

Nearest State: Florida

Description of Location: 1010 Kennedy Drive

Description of Proposal: Refiling due to the GE being wrong on 2010-ASO-1436-OE.

Common Frequency Bands

Low Freq	High Freq	Freq Unit	ERP	ERF
----------	-----------	-----------	-----	-----

Specific Frequencies

Structural Design and Fall Radius



Structural Design Report
125' Monopole
located at: East Key West, FL

prepared for: NSORO LLC
by: Sabre Towers & Poles™

Job Number: 10-04137

April 19, 2010

Monopole Profile.....	1
Foundation Design Summary.....	2
Pole Calculation.....	C1-C6
Foundation Calculations.....	A1-A10

Monopole by MAC

Foundation by PBB

Approved by KJT

POLE SPECIFICATIONS	
POLE HEIGHT	124.00 FEET
TAPER	.3030 IN/FT
POLE SHAPE	18 SIDED POLYGON
ORIENTATION	FLAT-FLAT

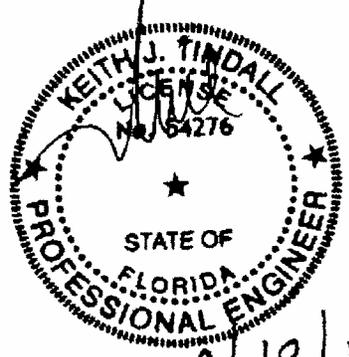
Lev	Qty	Elev ft.	Future	DESCRIPTION APPURTENANCE / ANTENNA
1	1	119.00	F	12' Low Profile Platform (R)
9		121.00	F	800 10123
18		121.00	F	CBC819-DF
2	1	109.00	F	12' Low Profile Platform (R)
9		109.00	F	DBXLH-8585B-VTM.
12		109.00	F	ETB19GB-12UB
3	1	99.00	F	12' Low Profile Platform (R)
9		99.00	F	DBXLH-8585B-VTM.
12		99.00	F	ETB19GB-12UB
4	1	89.00	F	12' Low Profile Platform (R)
9		89.00	F	DBXLH-8585B-VTM.
12		89.00	F	ETB19GB-12UB

Load Case DESCRIPTION	Wind (mph)	OLF Vert	Rad. Ice	Factors Gust Cf	Wind (psf)
1) 3s Gusted Wind	150.0	1.20	1.10	.65	96.3
2) 3s Gusted Wind 0.9	150.0	.90	1.10	.65	96.3
3) 3s Gusted Wind&Ice	30.0	1.20	1.10	.65	2.4
4) Service Loads	60.0	1.00	1.10	.65	8.6

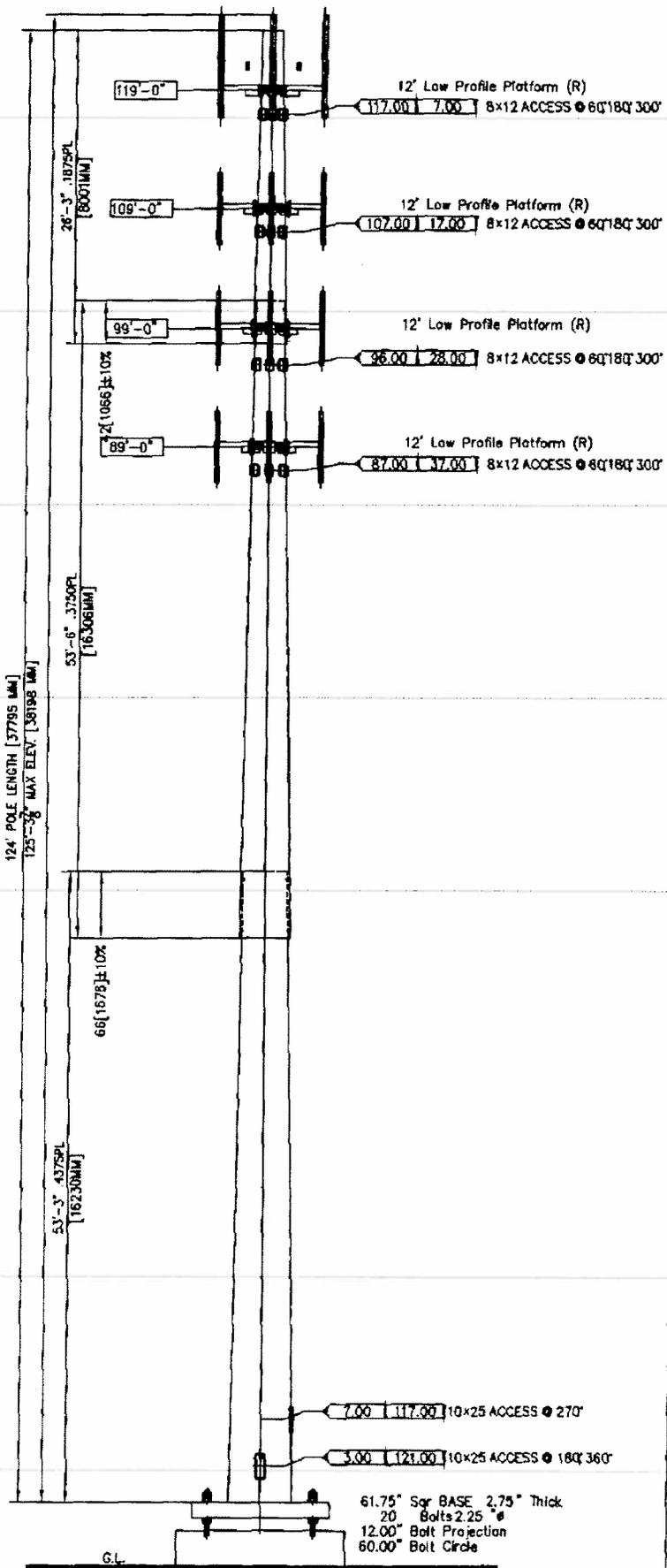
Load Case DESCRIPTION	Res. Axial (kips)	Base Shear (kips)	React. Mom (ft-k)	Disp. DEFL. (ft)	Top SWAY (deg)
1) 3s Gusted Wind	43.5	63.2	5570	10.0	8.82
2) 3s Gusted Wind 0.9	33.0	63.2	5525	9.9	8.70
3) 3s Gusted Wind&Ice	41.8	1.8	140	.3	.22
4) Service Loads	34.8	5.7	498	.9	.79

Sec	LENGTH (ft)	Flat-Flat TOP#	Flat-Flat BOT#	THICK (in)	WEIGHT (lbs)	STEEL SPEC	FINISH
1	26.25	17.00	24.95	.1875	1400	A572-65	Galv
2	53.50	23.52	39.73	.3750	7400	A572-65	Galv
3	53.25	37.31	53.45	.4375	13900	A572-65	Galv
TOTAL					22700		
ABolt Cluster	Bolt#	Hole#					
AB	84.00	2.25	2.825	2700	A615-75	Galv-18"	

- 1) FULL HEIGHT STEP BOLTS
- 2) ANTENNA FEED LINES RUN INSIDE POLE
- 3) THE MONOPOLE WAS DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-G, STRUCTURE CLASS II, EXPOSURE CATEGORY C, TOPOGRAPHIC CATEGORY 1.



4/19/10



NSORO LLC
East Key West, FL

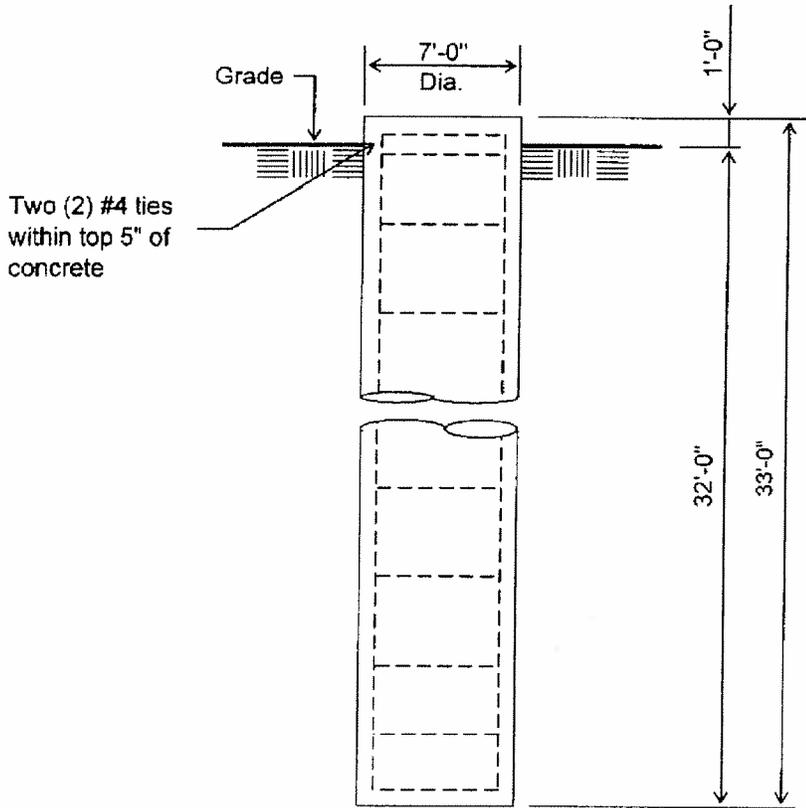
125.00 MONOPOLE

CONFIDENTIAL
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10-04137	SIZE	DRAWING NO.	REV
DATE	16Apr10	A 10-04137-PE	
DRAWN BY		REFERENCE DRAWING	SCALE
CHECKED BY	HAC		N.T.S.
			PAGE 1

Customer: NSORO LLC
Site: East Key West, FL

125' Monopole at
 150 mph Wind with no ice per ANSI/TIA-222-G-2005.
 Antenna Loading per Page 1
PRELIMINARY - NOT FOR CONSTRUCTION



Notes:

- 1). Concrete shall have a minimum 28-day compressive strength of 4000 PSI, in accordance with ACI 318-05.
- 2). Rebars to conform to ASTM specification A615 Grade 60.
- 3). All rebar to have a minimum of 3" concrete cover.
- 4). All exposed concrete corners to be chamfered 3/4".
- 5). The foundation is based on presumptive sand soil as defined in ANSI/TIA-222-G-2005. It is recommended that a soil analysis of the site be performed to verify the soil parameters used in the design.
- 6). The foundation is based on the following factored loads:
 Moment (kip-ft) = 5570.83
 Axial (kips) = 43.45
 Shear (kips) = 63.208

ELEVATION VIEW
 (47.04 Cu. Yds. each)
 (1 REQUIRED; NOT TO SCALE)

Rebar Schedule per Pier	
Pier	(34) #10 vertical rebar w/#4 ties, two within top 5" of pier then 12" C/C

Information contained herein is the sole property of Sabre Towers & Poles, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Towers & Poles.

SABRE COMMUNICATIONS CORP
 2101 Murray Street
 Sioux City, IA 51101

JOB: 10-04137
NSORO LLC
 East Key West, FL

16-Apr-10 12:55
 Ph 712.258.6690
 Fx 712.258.8250

TOP DIAMETER 17.00 in. [17.26 in. Point-Point]
 BOTTOM DIAMETER 53.45 in. [54.27 in. Point-Point]
 POLE HEIGHT 124.00 ft. 18 SIDED FLAT ORIENTATION
 BASE HEIGHT 1.00 ft. ABOVE GROUND
 E-MODULUS 29000 ksi [12000 ksi SHEAR MODULUS]

APPURTENANCES

ATTACH POINTS:	NO.	X,ft	Qty	Description	Status
	1	119.00	1	12' Low Profile Platform (R)	Future Appurt
	2	109.00	1	12' Low Profile Platform (R)	Future Appurt
	3	99.00	1	12' Low Profile Platform (R)	Future Appurt
	4	89.00	1	12' Low Profile Platform (R)	Future Appurt

Some wind forces may have been derived from full-scale wind tunnel tests.

Pole Section	Bottom X,ft.	Thick in.	Connect Type	LAP in.	Taper in/ft	Length ft.	Weight lbs	Steel Spec	Pole Finish
1	26.25	.18750	SLIP-JNT	42.	.3030	26.25	1105	A572-65	GALVANIZE
2	76.25	.37500	SLIP-JNT	66.	.3030	53.50	6770	A572-65	GALVANIZE
3	124.00	.43750	C-WELD		.3030	53.25	11307	A572-65	GALVANIZE

SECTION PROPERTIES

X,ft	UP,ft	D,in	T,in	Area in ²	Iz in ⁴	IxIy in ⁴	SxSy in ³	w/t	d/t	Fy (ksi)	
124.00	.00	17.00	.1875	10.01	714	357	41.4	14.22	90.7	65.00	TOP
119.00	5.00	18.51	.1875	10.91	926	463	49.3	15.65	98.7	65.00	P01
114.00	10.00	20.03	.1875	11.81	1176	588	57.8	17.07	106.8	65.00	
109.00	15.00	21.54	.1875	12.71	1464	732	66.9	18.50	114.9	65.00	P02
104.00	20.00	23.06	.1875	13.61	1798	899	76.8	19.92	123.0	65.00	
101.25	22.75	23.89	.1875	14.11	2004	1002	82.6	20.71	127.4	65.00	Slip-B01
99.00	25.00	24.20	.3750	28.36	4068	2034	165.5	9.62	64.5	65.00	P03
97.75	26.25	24.58	.3750	28.81	4264	2132	170.8	9.79	65.5	65.00	Slip-T02
92.75	31.25	26.09	.3750	30.61	5116	2558	193.1	10.51	69.6	65.00	
89.00	35.00	27.23	.3750	31.96	5824	2912	210.6	11.04	72.6	65.00	P04
84.00	40.00	28.74	.3750	33.77	6866	3433	235.2	11.75	76.7	65.00	
79.00	45.00	30.26	.3750	35.57	8026	4013	261.2	12.47	80.7	65.00	
74.00	50.00	31.77	.3750	37.37	9308	4654	288.5	13.18	84.7	65.00	
69.00	55.00	33.29	.3750	39.18	10722	5361	317.2	13.89	88.8	65.00	
64.00	60.00	34.80	.3750	40.98	12272	6136	347.2	14.60	92.8	65.00	
59.00	65.00	36.32	.3750	42.78	13964	6982	378.6	15.31	96.9	65.00	
54.00	70.00	37.83	.3750	44.59	15804	7902	411.4	16.03	100.9	65.00	
53.25	70.75	38.06	.3750	44.86	16094	8047	416.4	16.13	101.5	65.00	Slip-B02
48.25	75.75	38.83	.4375	53.31	19846	9923	503.4	13.89	88.7	65.00	
47.75	76.25	38.98	.4375	53.52	20082	10041	507.4	13.95	89.1	65.00	Slip-T03
42.75	81.25	40.49	.4375	55.62	22544	11272	548.3	14.56	92.6	65.00	
37.75	86.25	42.01	.4375	57.72	25202	12601	590.8	15.17	96.0	65.00	
32.75	91.25	43.52	.4375	59.83	28058	14029	634.9	15.78	99.5	65.00	
27.75	96.25	45.04	.4375	61.93	31122	15561	680.5	16.39	102.9	65.00	
22.75	101.25	46.55	.4375	64.04	34404	17202	727.8	17.00	106.4	65.00	
17.75	106.25	48.07	.4375	66.14	37904	18952	776.6	17.61	109.9	65.00	
12.75	111.25	49.58	.4375	68.24	41638	20819	827.0	18.22	113.3	65.00	
7.75	116.25	51.10	.4375	70.35	45610	22805	879.0	18.83	116.8	65.00	
2.75	121.25	52.61	.4375	72.45	49824	24912	932.6	19.44	120.3	65.00	
.00	124.00	53.45	.4375	73.61	52248	26124	962.7	19.78	122.2	65.00	BASE

SABRE COMMUNICATIONS CORP
 2101 Murray Street
 Sioux City, IA 51101

JOB: 10-04137
NSORO LLC
 East Key West, FL

16-Apr-10 12:55
 Ph 712.258.6690
 Ex 712.258.8250

CASE - 1: 3s Gusted Wind

ANSI-TIA-222-G

WIND OLF	1.60	GUSTED WIND (3sec)	150.0 mph	241.4 kph
VERTICAL OLF	1.20	EXP-CAT/STRUC CLASS	C-II	
DESIGN ICE	.00 in	EXP-POWER COEFF.	.2105	
GUST FACTOR (Gh)	1.10	REFERENCE HEIGHT	900.0 ft	
FORCE COEFF (Cf)	.65	PRESSURE @ 32.7 ft	96.3 psf	4608.4 Pa
IMPORTANCE FAC (I)	1.00	BASE ABOVE Grd	1.0	
DIRECTION FAC (Kd)	.95	CREST HEIGHT	.0 ft	
TOPOGRAPHIC CAT	1			

APPURTENANCES

Sabre Areas

#	Qty	Description	Center	WEIGHT	AREA	Tx-CABLE		WIND	FORCES		MOM.
			Line	each	each	Type	Qty		#/Ft	Psf	
			Elev-Ft	Lbs	Ft^2				Kips	Kips	Lg-X
											Ft-K
1	1	12' Low Profile Platform (R)	119.0	1239	104.1			126.7	13.20	-1.5	-3.3
	9	800 10123	121.0	72		1 5/8"	18	1.04127.1			-3.5
	18	CBC819-DF	121.0	4		None	1	.00127.1			-1
2	1	12' Low Profile Platform (R)	109.0	1239	67.4			124.4	8.39	-1.5	-2.1
	9	DBXLH-8585B-VTM.	109.0	44		1 5/8"	18	1.04124.4			-2.9
	12	ETB19G8-12UB	109.0	20		None	1	.00124.4			-1.3
3	1	12' Low Profile Platform (R)	99.0	1239	67.4			122.0	8.23	-1.5	-2.1
	9	DBXLH-8585B-VTM.	99.0	44		1 5/8"	18	1.04121.9			-2.7
	12	ETB19G8-12UB	99.0	20		None	1	.00121.9			-1.3
4	1	12' Low Profile Platform (R)	89.0	1239	67.4			119.3	8.05	-1.5	-2.0
	9	DBXLH-8585B-VTM.	89.0	44		1 5/8"	18	1.04119.2			-2.5
	12	ETB19G8-12UB	89.0	20		None	1	.00119.2			-1.3

RESULTS

X, ft	Kzt	WIND psf	ICE in	FORCES, kips			MOMENTS, ft-kips			F'y ksi	Inter 4.8.2
				ShearX	ShearY	AxiaZ	BendX	BendY	TorqZ		
124.00	1.00	83.04	.00	.0	.01	-1	.0	.0	.0	82.55	.000
119.00	1.00	82.33	.00	.0	14.48	-3.3	-4.9	.0	.0	82.55	.021
114.00	1.00	81.59	.00	.0	15.49	-3.6	-78.9	.0	.0	81.30	.229
109.00	1.00	80.83	.00	.0	25.21	-7.4	-158.4	.0	.0	79.62	.408
104.00	1.00	80.05	.00	.0	25.79	-7.8	-284.5	.0	.0	77.95	.645
101.25	1.00	79.60	.00	.0	26.18	-8.1	-355.4	.0	.0	77.02	.756
99.00	1.00	79.23	.00	.0	35.22	-11.8	-416.3	.0	.0	82.55	.413
97.75	1.00	79.02	.00	.0	35.77	-12.4	-460.4	.0	.0	82.55	.442
92.75	1.00	78.16	.00	.0	36.52	-13.3	-639.3	.0	.0	82.55	.542
89.00	1.00	77.49	.00	.0	45.78	-17.4	-778.2	.0	.0	82.55	.606
84.00	1.00	76.56	.00	.0	46.64	-18.4	-1006.7	.0	.0	82.55	.700
79.00	1.00	75.59	.00	.0	47.53	-19.5	-1240.0	.0	.0	82.55	.775
74.00	1.00	74.57	.00	.0	48.44	-20.6	-1478.3	.0	.0	82.55	.836
69.00	1.00	73.50	.00	.0	49.37	-21.8	-1720.0	.0	.0	82.55	.885
64.00	1.00	72.36	.00	.0	50.32	-23.0	-1966.7	.0	.0	82.55	.923
59.00	1.00	71.15	.00	.0	51.29	-24.3	-2218.3	.0	.0	82.55	.955
54.00	1.00	69.86	.00	.0	51.85	-25.1	-2475.0	.0	.0	82.55	.980
53.25	1.00	69.66	.00	.0	52.44	-26.1	-2514.2	.0	.0	82.55	.986
48.25	1.00	68.25	.00	.0	52.99	-27.2	-2775.8	.0	.0	82.55	.898
47.75	1.00	68.11	.00	.0	53.56	-28.3	-2802.5	.0	.0	82.55	.900
42.75	1.00	66.57	.00	.0	54.58	-30.0	-3070.8	.0	.0	82.55	.913
37.75	1.00	64.89	.00	.0	55.58	-31.6	-3343.3	.0	.0	82.55	.922
32.75	1.00	63.03	.00	.0	56.58	-33.2	-3620.8	.0	.0	82.55	.929
27.75	1.00	60.94	.00	.0	57.60	-34.8	-3904.2	.0	.0	82.11	.940
22.75	1.00	58.54	.00	.0	58.65	-36.4	-4191.7	.0	.0	81.39	.952
17.75	1.00	55.70	.00	.0	59.73	-38.1	-4485.0	.0	.0	80.67	.963
12.75	1.00	53.21	.00	.0	60.84	-39.9	-4784.2	.0	.0	79.95	.974
7.75	1.00	53.21	.00	.0	61.98	-41.6	-5088.3	.0	.0	79.23	.983
2.75	1.00	53.21	.00	.0	62.88	-43.0	-5398.3	.0	.0	78.51	.992
.00	1.00	53.21	.00	.0	63.21	-43.5	-5570.8	.1	.0	78.12	.997

DISPLACEMENTS

ELEV X, ft	DEFLECTION feet			ROTATION, degrees					
	X	Y	Z	X	Y	Z			
124.00	.00	10.00	-.56	10.00	< 8.06%	-8.82	.00	.00	8.82

CASE - 2: 3s Gusted Wind 0.9 Dead ----- ANSI-TIA-222-G

WIND OLF	1.60	GUSTED WIND (3sec)	150.0 mph	241.4 kph
VERTICAL OLF	.90	EXP-CAT/STRUC CLASS	C-II	
DESIGN ICE	.00 in	EXP-POWER COEFF.	.2105	
GUST FACTOR (Gh)	1.10	REFERENCE HEIGHT	900.0 ft	
FORCE COEFF (Cf)	.65	PRESSURE @ 32.7 ft	96.3 psf	4608.4 Pa
IMPORTANCE FAC (I)	1.00	BASE ABOVE Grd	1.0	
DIRECTION FAC (Kd)	.95	CREST HEIGHT	.0 ft	
TOPOGRAPHIC CAT	1			

APPURTENANCES ----- Sabre Areas

#	Qty	Description	Center Line Elev-Ft	WEIGHT each Lbs	AREA each Ft^2	Tx-CABLE		WIND Psf	FORCES		
						Type	Qty #/Ft		Tra-Y Kips	AX-Z Kips	MOM. Lg-X Ft-K
1	1	12' Low Profile Platform (R)	119.0	1239	104.1			126.7	13.20	-1.1	-3.3
	9	800 10123	121.0	72		1 5/8"	18	1.04127.1			-2.6
	18	CBC819-DF	121.0	4		None	1	.00127.1			-1.1
2	1	12' Low Profile Platform (R)	109.0	1239	67.4			124.4	8.39	-1.1	-2.1
	9	DBXLH-8585B-VTM.	109.0	44		1 5/8"	18	1.04124.4			-2.2
	12	ETB19G8-12UB	109.0	20		None	1	.00124.4			-1.2
3	1	12' Low Profile Platform (R)	99.0	1239	67.4			122.0	8.23	-1.1	-2.1
	9	DBXLH-8585B-VTM.	99.0	44		1 5/8"	18	1.04121.9			-2.0
	12	ETB19G8-12UB	99.0	20		None	1	.00121.9			-1.2
4	1	12' Low Profile Platform (R)	89.0	1239	67.4			119.3	8.05	-1.1	-2.0
	9	DBXLH-8585B-VTM.	89.0	44		1 5/8"	18	1.04119.2			-1.9
	12	ETB19G8-12UB	89.0	20		None	1	.00119.2			-1.2

RESULTS

X, ft	Kzt	WIND psf	ICE in	FORCES, kips			MOMENTS, ft-kips			F'y ksi	Inter
				ShearX	Sheary	Axiaz	BendX	BendY	TorqZ		
124.00	1.00	83.04	.00	.0	.00	-1.1	.0	.0	.0	82.55	.000
119.00	1.00	82.33	.00	.0	14.27	-2.0	-4.9	.0	.0	82.55	.020
114.00	1.00	81.59	.00	.0	15.28	-2.2	-77.8	.0	.0	81.30	.224
109.00	1.00	80.83	.00	.0	24.82	-4.8	-156.3	.0	.0	79.62	.399
104.00	1.00	80.05	.00	.0	25.41	-5.1	-280.4	.0	.0	77.95	.633
101.25	1.00	79.60	.00	.0	25.80	-5.4	-350.3	.0	.0	77.02	.742
99.00	1.00	79.23	.00	.0	34.69	-7.9	-410.4	.0	.0	82.55	.405
97.75	1.00	79.02	.00	.0	35.23	-8.4	-453.8	.0	.0	82.55	.434
92.75	1.00	78.16	.00	.0	35.99	-9.1	-629.9	.0	.0	82.55	.532
89.00	1.00	77.49	.00	.0	45.12	-12.0	-766.8	.0	.0	82.55	.595
84.00	1.00	76.56	.00	.0	46.01	-12.8	-992.5	.0	.0	82.55	.688
79.00	1.00	75.59	.00	.0	46.92	-13.7	-1222.5	.0	.0	82.55	.762
74.00	1.00	74.57	.00	.0	47.86	-14.7	-1456.7	.0	.0	82.55	.822
69.00	1.00	73.50	.00	.0	48.82	-15.6	-1696.7	.0	.0	82.55	.870
64.00	1.00	72.36	.00	.0	49.80	-16.7	-1940.8	.0	.0	82.55	.909
59.00	1.00	71.15	.00	.0	50.81	-17.7	-2189.2	.0	.0	82.55	.940
54.00	1.00	69.86	.00	.0	51.39	-18.3	-2443.3	.0	.0	82.55	.966
53.25	1.00	69.66	.00	.0	51.99	-19.2	-2481.7	.0	.0	82.41	.971
48.25	1.00	68.25	.00	.0	52.56	-20.0	-2741.7	.0	.0	82.55	.885
47.75	1.00	68.11	.00	.0	53.15	-20.9	-2768.3	.0	.0	82.55	.887
42.75	1.00	66.57	.00	.0	54.19	-22.3	-3034.2	.0	.0	82.55	.900
37.75	1.00	64.89	.00	.0	55.24	-23.5	-3305.0	.0	.0	82.55	.910
32.75	1.00	63.03	.00	.0	56.28	-24.8	-3580.8	.0	.0	82.55	.917
27.75	1.00	60.94	.00	.0	57.35	-26.1	-3862.5	.0	.0	82.11	.928
22.75	1.00	58.54	.00	.0	58.44	-27.4	-4149.2	.0	.0	81.39	.940
17.75	1.00	55.70	.00	.0	59.57	-28.8	-4441.7	.0	.0	80.67	.952
12.75	1.00	53.21	.00	.0	60.73	-30.2	-4739.2	.0	.0	79.95	.962
7.75	1.00	53.21	.00	.0	61.93	-31.6	-5043.3	.0	.0	79.23	.972
2.75	1.00	53.21	.00	.0	62.87	-32.7	-5352.5	.0	.0	78.51	.982
.00	1.00	53.21	.00	.0	63.20	-33.0	-5525.8	.0	.0	78.12	.987

DISPLACEMENTS

ELEV X, ft	DEFLECTION feet			ROTATION, degrees		
	X	Y	Z	X	Y	Z
124.00	.00	9.88	-1.54	9.88 < 7.97% >	-8.70	.00

SABRE COMMUNICATIONS CORP
 2101 Murray Street
 Sioux City, IA 51101

JOB: 10-04137
NSORO LLC
 East Key West, FL

16-Apr-10 12:55
 Ph 712.258.6690
 Fx 712.258.8250

CASE - 3: 3s Gusted Wind&Ice

ANSI-TIA-222-G

WIND OLF	1.00	GUSTED WIND (3sec)	30.0 mph	48.3 kph
VERTICAL OLF	1.20	EXP-CAT/STRUC CLASS	C-II	
DESIGN ICE	.00 in	EXP-POWER COEFF.	.2105	
GUST FACTOR (Gh)	1.10	REFERENCE HEIGHT	900.0 ft	
FORCE COEFF (Cf)	.65	PRESSURE @ 32.7 ft	2.4 psf	115.2 Pa
IMPORTANCE FAC (I)	1.00	BASE ABOVE Grd	1.0	
DIRECTION FAC (Kd)	.95	CREST HEIGHT	.0 ft	
TOPOGRAPHIC CAT	1			

APPURTENANCES

Sabre Areas

#	Qty	Description	Center	WEIGHT	AREA	Tx-CABLE		WIND	FORCES		MOM.
			Line	each	each	Type	Qty		#/Ft	Psf	
			Elev-Ft	Lbs	Ft^2				Kips	Kips	FT-K
- 1	1	12' Low Profile Platform (R)	119.0	1239	104.1			3.2	.33	-1.5	-1
	9	800 10123	121.0	72		1 5/8"	18 1.04	3.2		-3.5	
	18	CBC819-DF	121.0	4		None	1 .00	3.2		-1	
- 2	1	12' Low Profile Platform (R)	109.0	1239	67.4			3.1	.21	-1.5	-1
	9	DBXLH-8585B-VTM.	109.0	44		1 5/8"	18 1.04	3.1		-2.9	
	12	ETB19G8-12UB	109.0	20		None	1 .00	3.1		-3	
- 3	1	12' Low Profile Platform (R)	99.0	1239	67.4			3.0	.21	-1.5	-1
	9	DBXLH-8585B-VTM.	99.0	44		1 5/8"	18 1.04	3.0		-2.7	
	12	ETB19G8-12UB	99.0	20		None	1 .00	3.0		-3	
- 4	1	12' Low Profile Platform (R)	89.0	1239	67.4			3.0	.20	-1.5	-1
	9	DBXLH-8585B-VTM.	89.0	44		1 5/8"	18 1.04	3.0		-2.5	
	12	ETB19G8-12UB	89.0	20		None	1 .00	3.0		-3	

RESULTS

X, ft	Kzt	WIND psf	ICE in	FORCES, kips			MOMENTS, ft-kips			F'y ksi	Inter 4.8.2
				ShearX	Sheary	AxialZ	BendX	BendY	TorqZ		
124.00	1.00	2.08	.00	.0	.00	-1.1	.0	.0	.0	82.55	.000
119.00	1.00	2.06	.00	.0	.37	-5.4	-.1	.0	.0	82.55	.007
114.00	1.00	2.04	.00	.0	.39	-5.6	-2.0	.0	.0	81.30	.012
109.00	1.00	2.02	.00	.0	.64	-10.6	-4.0	.0	.0	79.62	.022
104.00	1.00	2.00	.00	.0	.65	-10.8	-7.2	.0	.0	77.95	.027
101.25	1.00	1.99	.00	.0	.66	-11.1	-9.0	.0	.0	77.02	.030
99.00	1.00	1.98	.00	.0	.89	-15.8	-10.5	.0	.0	82.55	.018
97.75	1.00	1.98	.00	.0	.90	-16.3	-11.6	.0	.0	82.55	.019
92.75	1.00	1.95	.00	.0	.92	-17.0	-16.1	.0	.0	82.55	.021
89.00	1.00	1.94	.00	.0	1.15	-21.9	-19.6	.0	.0	82.55	.024
84.00	1.00	1.91	.00	.0	1.17	-22.5	-25.4	.0	.0	82.55	.026
79.00	1.00	1.89	.00	.0	1.20	-23.3	-31.3	.0	.0	82.55	.028
74.00	1.00	1.86	.00	.0	1.22	-24.0	-37.3	.0	.0	82.55	.030
69.00	1.00	1.84	.00	.0	1.24	-24.8	-43.3	.0	.0	82.55	.031
64.00	1.00	1.81	.00	.0	1.26	-25.7	-49.6	.0	.0	82.55	.031
59.00	1.00	1.78	.00	.0	1.29	-26.5	-55.9	.0	.0	82.55	.032
54.00	1.00	1.75	.00	.0	1.30	-27.1	-62.3	.0	.0	82.55	.033
53.25	1.00	1.74	.00	.0	1.32	-27.9	-63.3	.0	.0	82.41	.033
48.25	1.00	1.71	.00	.0	1.33	-28.7	-69.9	.0	.0	82.55	.030
47.75	1.00	1.70	.00	.0	1.34	-29.7	-70.5	.0	.0	82.55	.030
42.75	1.00	1.66	.00	.0	1.37	-31.1	-77.3	.0	.0	82.55	.030
37.75	1.00	1.62	.00	.0	1.39	-32.2	-84.1	.0	.0	82.55	.031
32.75	1.00	1.58	.00	.0	1.42	-33.5	-91.1	.0	.0	82.55	.031
27.75	1.00	1.52	.00	.0	1.45	-34.7	-98.2	.0	.0	82.11	.031
22.75	1.00	1.46	.00	.0	1.47	-36.0	-105.4	.0	.0	81.39	.031
17.75	1.00	1.39	.00	.0	1.50	-37.4	-112.8	.0	.0	80.67	.032
12.75	1.00	1.33	.00	.0	1.53	-38.8	-120.3	.0	.0	79.95	.032
7.75	1.00	1.33	.00	.0	1.56	-40.2	-127.9	.0	.0	79.23	.033
2.75	1.00	1.33	.00	.0	1.58	-41.4	-135.7	.0	.0	78.51	.033
.00	1.00	1.33	.00	.0	1.59	-41.8	140.0	.0	.0	78.12	.033

DISPLACEMENTS

ELEV	DEFLECTION feet			ROTATION, degrees		
X, ft	X	Y	Z	X	Y	Z
124.00	.00	.25	.00	.25<	.20%>	-.22
						.00
						.00
						.22

SABRE COMMUNICATIONS CORP
 2101 Murray Street
 Sioux City, IA 51101

JOB: 10-04137
NSORO LLC
 East Key West, FL

16-Apr-10 12:55
 Ph 712.258.6690
 Fx 712.258.8250

CASE - 4: Service Loads

ANSI-TIA-222-G

WIND OLF	1.00	GUSTED WIND (3sec)	60.0 mph	96.6 kph
VERTICAL OLF	1.00	EXP-CAT/STRUC CLASS	C-II	
DESIGN ICE	.00 in	EXP-POWER COEFF.	.2105	
GUST FACTOR (Gh)	1.10	REFERENCE HEIGHT	900.0 ft	
FORCE COEFF (Cf)	.65	PRESSURE @ 32.7 ft	8.6 psf	412.3 Pa
IMPORTANCE FAC (I)	1.00	BASE ABOVE Grd	1.0	
DIRECTION FAC (Kd)	.85	CREST HEIGHT	.0 ft	
TOPOGRAPHIC CAT	1			

APPURTENANCES

Sabre Areas

#	Qty	Description	Center	WEIGHT	AREA	Tx-CABLE		WIND	FORCES		MOM.
			Line	each	each	Type	Qty		#/Ft	Psf	
			Elev-Ft	Lbs	Ft^2				Kips	Kips	Ft-K
- 1	1	12' Low Profile Platform (R)	119.0	1239	104.1			11.3	1.18	-1.2	- .3
	9	800 10123	121.0	72		1 5/8"	18 1.04	11.4		-2.9	
	18	CBC819-DF	121.0	4		None	1 .00	11.4		- .1	
- 2	1	12' Low Profile Platform (R)	109.0	1239	67.4			11.1	.75	-1.2	- .2
	9	DBXLH-8585B-VTM.	109.0	44		1 5/8"	18 1.04	11.1		-2.4	
	12	ETB19G8-12UB	109.0	20		None	1 .00	11.1		- .2	
- 3	1	12' Low Profile Platform (R)	99.0	1239	67.4			10.9	.74	-1.2	- .2
	9	DBXLH-8585B-VTM.	99.0	44		1 5/8"	18 1.04	10.9		-2.2	
	12	ETB19G8-12UB	99.0	20		None	1 .00	10.9		- .2	
- 4	1	12' Low Profile Platform (R)	89.0	1239	67.4			10.7	.72	-1.2	- .2
	9	DBXLH-8585B-VTM.	89.0	44		1 5/8"	18 1.04	10.7		-2.1	
	12	ETB19G8-12UB	89.0	20		None	1 .00	10.7		- .2	

RESULTS

X, ft	Kzt	WIND psf	ICE in	FORCES, kips			MOMENTS, ft-kips			F'y ksi	Inter 4.8.2
				ShearX	ShearY	AxiaZ	BendX	BendY	TorqZ		
124.00	1.00	7.43	.00	.0	.00	-1.1	.0	.0	.0	82.55	.000
119.00	1.00	7.37	.00	.0	1.30	-4.5	-.4	.0	.0	82.55	.007
114.00	1.00	7.30	.00	.0	1.39	-4.7	-7.1	.0	.0	81.30	.025
109.00	1.00	7.23	.00	.0	2.26	-8.8	-14.2	.0	.0	79.62	.045
104.00	1.00	7.16	.00	.0	2.31	-9.0	-25.5	.0	.0	77.95	.066
101.25	1.00	7.12	.00	.0	2.34	-9.2	-31.9	.0	.0	77.02	.076
99.00	1.00	7.09	.00	.0	3.15	-13.1	-37.3	.0	.0	82.55	.043
97.75	1.00	7.07	.00	.0	3.20	-13.6	-41.3	.0	.0	82.55	.045
92.75	1.00	6.99	.00	.0	3.27	-14.2	-57.2	.0	.0	82.55	.054
89.00	1.00	6.93	.00	.0	4.09	-18.2	-69.7	.0	.0	82.55	.061
84.00	1.00	6.85	.00	.0	4.17	-18.8	-90.1	.0	.0	82.55	.069
79.00	1.00	6.76	.00	.0	4.25	-19.4	-110.9	.0	.0	82.55	.076
74.00	1.00	6.67	.00	.0	4.33	-20.0	-132.2	.0	.0	82.55	.081
69.00	1.00	6.58	.00	.0	4.41	-20.7	-153.8	.0	.0	82.55	.085
64.00	1.00	6.47	.00	.0	4.50	-21.4	-175.9	.0	.0	82.55	.089
59.00	1.00	6.37	.00	.0	4.59	-22.1	-198.4	.0	.0	82.55	.092
54.00	1.00	6.25	.00	.0	4.64	-22.6	-221.3	.0	.0	82.55	.094
53.25	1.00	6.23	.00	.0	4.69	-23.3	-224.8	.0	.0	82.41	.094
48.25	1.00	6.11	.00	.0	4.74	-23.9	-248.3	.0	.0	82.55	.086
47.75	1.00	6.09	.00	.0	4.79	-24.7	-250.6	.0	.0	82.55	.086
42.75	1.00	5.96	.00	.0	4.88	-25.9	-274.5	.0	.0	82.55	.087
37.75	1.00	5.81	.00	.0	4.97	-26.9	-298.9	.0	.0	82.55	.088
32.75	1.00	5.64	.00	.0	5.07	-27.9	-323.8	.0	.0	82.55	.089
27.75	1.00	5.45	.00	.0	5.16	-28.9	-349.2	.0	.0	82.11	.090
22.75	1.00	5.24	.00	.0	5.26	-30.0	-374.9	.0	.0	81.39	.091
17.75	1.00	4.98	.00	.0	5.36	-31.2	-401.3	.0	.0	80.67	.092
12.75	1.00	4.76	.00	.0	5.46	-32.3	-428.0	.0	.0	79.95	.093
7.75	1.00	4.76	.00	.0	5.57	-33.5	-455.3	.0	.0	79.23	.094
2.75	1.00	4.76	.00	.0	5.65	-34.5	-483.2	.0	.0	78.51	.095
.00	1.00	4.76	.00	.0	5.68	-34.8	-498.7	.0	.0	78.12	.095

DISPLACEMENTS

ELEV X, ft	DEFLECTION feet			XY-Result	ROTATION, degrees			Z	XY-Result	Microw Allow
	X	Y	Z		X	Y	Z			
124.00	.00	.90	-.01	.90< .72%>	-.79	.00	.00	.79		

SHAPE: 18 SIDED POLYGON with FLAT-FLAT ORIENTATION
 BOLTS: QUADRANT SPACED BOLTS 6.00 in. ON CENTER
 LOCATE:

POLE DATA

DIAMETER = 53.45 in.	BASE	AXIAL FORCE= -43.5 kips	Vert
PLATE = .4375 in.	ACTIONS	SHEAR X = 44.7 kips	Long
TAPER = .3030 in/ft		SHEAR Y = 44.7 kips	Tran
POLE Fy = 65.00 ksi		X-AXIS MOM = 3938.6 ft-kips	Tran
		Y-AXIS MOM = 3938.6 ft-kips	Long
		Z-AXIS MOM = .0 ft-kips	Vert

DESIGN CASE = 1 3s Gusted Wind

Design: ANY Orientation Reactions at 45.00 deg to X-AXIS

BOLT LOADS

	AXIAL - COMPRESSION	= 225.01 kips	
	AXIAL - TENSION	= 220.66 kips	
	SHEAR	= 4.47 kips	
AXIAL	STRESS	= 69.23 ksi	
SHEAR	STRESS	= 1.46 ksi	
YIELD	STRENGTH Fy	= 75.00 ksi	
ULT.	STRENGTH Fu	= 100.00 ksi	
ALLOW	STRESS Fa [.80 x 1.00]	= 80.00 ksi	Interaction .902 TIA-G
	SHEAR Fv [.80 x .40]	= 32.00 ksi	
	TENSION AREA REQUIRED	= 2.81 in^2	
	TENSION AREA FURNISHED	= 3.25 in^2	
	ROOT AREA FURNISHED	= 3.07 in^2	

A615 :: ANCHOR BOLT DESIGN USED

20 Bolts on a 60.000 in. Bolt Circle SHIP
 2.250 in. Diameter 67.13 in. Embedded (lbs)
 12.00 in. Exposed 84.00 in. Total Length 2670

CONCRETE - Fc= 4000 psi

ANCHOR BOLTS are STRAIGHT w\ UPLIFT NUT

BASE PLATE

[Bend Model: 1/4 Circ]

YIELD STRENGTH = 50.0 ksi
BEND LINE WIDTH = 42.4 in.
PLATE MOMENT = 3397.0 in-k
THICKNESS REQD = 2.668 in.
BENDING STRESS = 42.4 ksi
ALLOWABLE STRESS = 45.0 ksi
[Fy x .90 x 1.00]

BASE PLATE USED

2.75 in. THICK SHIP
 61.75 in. SQUARE (lbs)
 41.00 in. CENTER HOLE 1545
 14.00 in. CORNER CLIP

LOAD CASE SUMMARY

LC	FORCES- (kips)			MOMENTS- (ft-k)			ABolt-Str		Plate-Str		Design Code
	Axial	ShearX	ShearY	X-axis	Y-axis	TorQ	CSR	Allow ksi	Actual ksi	Allow ksi	
1	43.5	44.7	44.7	3939	3939	0	.902	75.00	42.37	45.00	TIA-G
2	33.0	44.7	44.7	3907	3907	0	.893	75.00	41.93	45.00	TIA-G
3	41.8	1.1	1.1	98	98	0	.030	75.00	1.46	45.00	TIA-G
4	34.8	4.0	4.0	352	352	0	.087	75.00	4.10	45.00	TIA-G

LPILE Plus for Windows, Version 5.0 (5.0.39)

Analysis of Individual Piles and Drilled shafts
Subjected to Lateral Loading Using the p-y Method

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This program is licensed to:

Rob Beacom
Sabre Towers and Poles

Path to file locations: C:\Progra~1\Ensoft\LpileP5\
Name of input data file: 1004137P.lpd
Name of output file: 1004137P.lpo
Name of plot output file: 1004137P.lpp
Name of runtime file: 1004137P.lpr

Time and Date of Analysis

Date: April 19, 2010 Time: 10:55:45

Problem Title

125' Monopole NSORO LLC East Key west, FL (10-04137) 4-19-10 REB

Program Options

Units Used in Computations - US Customary Units: Inches, Pounds

Basic Program Options:

Analysis Type 3:

- Computation of Nonlinear Bending Stiffness and Ultimate Bending Moment Capacity with Pile Response Computed Using Nonlinear EI

Computation Options:

- Only internally-generated p-y curves used in analysis
- Analysis does not use p-y multipliers (individual pile or shaft action only)
- Analysis assumes no shear resistance at pile tip
- Analysis for fixed-length pile or shaft only
- No computation of foundation stiffness matrix elements
- Output summary table of values for pile-head deflection, maximum bending moment, and shear force only
- Analysis assumes no soil movements acting on pile
- No additional p-y curves to be computed at user-specified depths

Solution Control Parameters:

- Number of pile increments = 100
- Maximum number of iterations allowed = 300
- Deflection tolerance for convergence = 1.0000E-05 in

- Maximum allowable deflection = 1.0000E+03 in

Printing Options:

- Only summary tables of pile-head deflection, maximum bending moment, and maximum shear force are to be printed in output file.

 Pile Structural Properties and Geometry

Pile Length = 396.00 in
 Depth of ground surface below top of pile = 12.00 in
 Slope angle of ground surface = .00 deg.

Structural properties of pile defined using 2 points

Point	Depth X in	Pile Diameter in	Moment of Inertia in**4	Pile Area Sq.in	Modulus of Elasticity lbs/Sq.in
1	0.0000	84.00000000	2443920.	5541.8000	3604997.
2	396.0000	84.00000000	2443920.	5541.8000	3604997.

Please note that because this analysis makes computations of ultimate moment capacity and pile response using nonlinear bending stiffness that the above values of moment of inertia and modulus of are not used for any computations other than total stress due to combined axial loading and bending.

 Soil and Rock Layering Information

The soil profile is modelled using 1 layers

Layer 1 is sand, p-y criteria by Reese et al., 1974
 Distance from top of pile to top of layer = 12.000 in
 Distance from top of pile to bottom of layer = 612.000 in
 p-y subgrade modulus k for top of soil layer = 35.000 lbs/in**3
 p-y subgrade modulus k for bottom of layer = 35.000 lbs/in**3

(Depth of lowest layer extends 216.00 in below pile tip)

 Effective Unit weight of Soil vs. Depth

Effective unit weight of soil with depth defined using 2 points

Point No.	Depth X in	Eff. Unit Weight lbs/in**3
1	12.00	.06370
2	612.00	.06370

 Shear Strength of soils

Shear strength parameters with depth defined using 2 points

Point No.	Depth X in	Cohesion c lbs/in**2	Angle of Friction Deg.	E50 or k _{rm}	RQD %
1	12.000	.00000	30.00	-----	-----
2	612.000	.00000	30.00	-----	-----

Notes:

- (1) Cohesion = uniaxial compressive strength for rock materials.
- (2) Values of E50 are reported for clay strata.
- (3) Default values will be generated for E50 when input values are 0.
- (4) RQD and k_{rm} are reported only for weak rock strata.

----- Loading Type -----

Static loading criteria was used for computation of p-y curves.

----- Pile-head Loading and Pile-head Fixity Conditions -----

Number of loads specified = 1

Load Case Number 1

Pile-head boundary conditions are Shear and Moment (BC Type 1)

Shear force at pile head = 84277.333 lbs

Bending moment at pile head = 89133280.000 in-lbs

Axial load at pile head = 57933.333 lbs

Non-zero moment at pile head for this load case indicates the pile-head may rotate under the applied pile-head loading, but is not a free-head (zero moment) condition.

----- Computations of Nominal Moment Capacity and Nonlinear Bending Stiffness -----

Number of sections = 1

Pile Section No. 1

The sectional shape is a circular drilled shaft (bored pile).

Outside Diameter = 84.0000 in

Material Properties:

Compressive Strength of Concrete = 4.000 kip/in**2

Yield Stress of Reinforcement = 60. kip/in**2

Modulus of Elasticity of Reinforcement = 29000. kip/in**2

Number of Reinforcing Bars = 34

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Area of Single Bar = 1.27000 in**2
 Number of Rows of Reinforcing Bars = 17
 Area of Steel = 43.180 in**2
 Area of Shaft = 5541.769 in**2
 Percentage of Steel Reinforcement = .779 percent
 Cover Thickness (edge to bar center) = 4.135 in

Unfactored Axial Squash Load Capacity = 21286.00 kip

Distribution and Area of Steel Reinforcement

Row Number	Area of Reinforcement in**2	Distance to Centroidal Axis in
1	2.540	37.703
2	2.540	36.420
3	2.540	33.895
4	2.540	30.217
5	2.540	25.509
6	2.540	19.933
7	2.540	13.678
8	2.540	6.958
9	2.540	0.000
10	2.540	-6.958
11	2.540	-13.678
12	2.540	-19.933
13	2.540	-25.509
14	2.540	-30.217
15	2.540	-33.895
16	2.540	-36.420
17	2.540	-37.703

Axial Thrust Force = 57933.33 lbs

Bending Max. Steel Moment Stress in-lbs psi	Bending Stiffness lb-in2	Bending Curvature rad/in	Maximum Strain in/in	Neutral Axis Position inches	Max. Concrete Stress psi
6102486.765.12658	9.763978E+12	6.250000E-07	.00002907	46.51040572	103.32472
12153807.1451.99021	9.723046E+12	.00000125	.00005544	44.35142773	195.53436
18150102.2137.80248	9.680055E+12	.00000188	.00008177	43.61243302	286.30991
24095547.2825.72563	9.638219E+12	.00000250	.00010818	43.27205139	376.03082
29986518.3512.06179	9.595686E+12	.00000313	.00013453	43.05031067	464.25520
29986518.6185.78634	7.996405E+12	.00000375	.00008559	22.82268065	295.00153
29986518.7266.54819	6.854061E+12	.00000438	.00009813	22.43018836	336.94284
29986518.8342.20637	5.997304E+12	.00000500	.00011086	22.17101687	379.20225
29986518.9424.36420	5.330936E+12	.00000563	.00012335	21.92959446	420.40515
29986518.10506.13208	4.797843E+12	.00000625	.00013587	21.73860794	461.37058
29986518.11587.50770	4.361675E+12	.00000688	.00014839	21.58431369	502.09787

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29986518.	3.998202E+12	.00000750	.00016093	21.45755178	542.58637
12668.48821					
29986518.	3.690648E+12	.00000813	.00017348	21.35197359	582.83528
13749.07242					
29986518.	3.427031E+12	.00000875	.00018605	21.26305300	622.84400
14829.25698					
29986518.	3.198562E+12	.00000938	.00019863	21.18746549	662.61176
15909.03997					
29986518.	2.998652E+12	.00001000	.00021123	21.12272018	702.13789
16988.41878					
29986518.	2.822260E+12	.00001063	.00022384	21.06690949	741.42160
18067.39162					
29986518.	2.665468E+12	.00001125	.00023646	21.01855391	780.46222
19145.95537					
29986518.	2.525180E+12	.00001188	.00024937	20.99999875	820.14370
20216.00949					
29986518.	2.398921E+12	.00001250	.00026239	20.99124688	859.83461
21283.18254					
29986518.	2.284687E+12	.00001313	.00027506	20.95663744	898.12511
22360.51489					
29986518.	2.180838E+12	.00001375	.00028774	20.92630631	936.17300
23437.39585					
29986518.	2.086019E+12	.00001438	.00030043	20.89970773	973.97772
24513.82031					
29986518.	1.999101E+12	.00001500	.00031315	20.87638110	1011.53841
25589.78567					
30437541.	1.948003E+12	.00001563	.00032587	20.85593837	1048.85415
26665.28985					
31587378.	1.943839E+12	.00001625	.00033862	20.83805412	1085.92417
27740.32939					
32736040.	1.939913E+12	.00001688	.00035138	20.82245046	1122.74762
28814.90118					
33883521.	1.936201E+12	.00001750	.00036416	20.80888957	1159.32369
29889.00190					
35029819.	1.932680E+12	.00001813	.00037695	20.79716867	1195.65167
30962.62705					
36174917.	1.929329E+12	.00001875	.00038976	20.78710502	1231.73044
32035.77595					
37318820.	1.926133E+12	.00001938	.00040258	20.77854842	1267.55937
33108.44289					
38461509.	1.923075E+12	.00002000	.00041543	20.77135867	1303.13734
34180.62723					
39602991.	1.920145E+12	.00002063	.00042829	20.76542312	1338.46382
35252.32203					
40743248.	1.917329E+12	.00002125	.00044116	20.76063162	1373.53760
36323.52698					
41882278.	1.914618E+12	.00002188	.00045406	20.75689405	1408.35796
37394.23703					
43020075.	1.912003E+12	.00002250	.00046697	20.75412780	1442.92398
38464.44878					
44156628.	1.909476E+12	.00002313	.00047990	20.75225776	1477.23462
39534.15978					
45291936.	1.907029E+12	.00002375	.00049284	20.75122136	1511.28917
40603.36441					
46425983.	1.904656E+12	.00002438	.00050580	20.75095600	1545.08645
41672.06158					
48690287.	1.900109E+12	.00002563	.00053178	20.75254065	1611.90597
43807.91278					
50949476.	1.895794E+12	.00002688	.00055783	20.75664622	1677.68540
45941.68436					
53203491.	1.891680E+12	.00002813	.00058396	20.76297480	1742.41694
48073.34514					
55452272.	1.887737E+12	.00002938	.00061016	20.77128106	1806.09269
50202.86236					
57695749.	1.883943E+12	.00003063	.00063643	20.78135723	1868.70430
52330.20548					

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59933862.	1.880278E+12	.00003188	.00066278	20.79303306	1930.24354	
54455.33938						
62166543.	1.876726E+12	.00003313	.00068920	20.80616337	1990.70189	
56578.22959						
64393718.	1.873272E+12	.00003438	.00071571	20.82062298	2050.07044	
58698.84269						
66490905.	1.866411E+12	.00003563	.00074178	20.82202238	2107.19934	
60000.00000						
68140606.	1.847881E+12	.00003688	.00076609	20.77544922	2159.21758	
60000.00000						
69564131.	1.824633E+12	.00003813	.00078950	20.70818299	2208.21921	
60000.00000						
70828453.	1.798818E+12	.00003938	.00081227	20.62902564	2254.89098	
60000.00000						
71968164.	1.771524E+12	.00004063	.00083451	20.54174227	2299.53838	
60000.00000						
72951345.	1.742122E+12	.00004188	.00085606	20.44325370	2341.90387	
60000.00000						
73932115.	1.714368E+12	.00004313	.00087766	20.35145420	2383.52178	
60000.00000						
74805908.	1.685767E+12	.00004438	.00089874	20.25340122	2423.31677	
60000.00000						
75543453.	1.655747E+12	.00004563	.00091917	20.14609319	2461.04213	
60000.00000						
76279037.	1.627286E+12	.00004688	.00093962	20.04527897	2498.09215	
60000.00000						
77012650.	1.600263E+12	.00004813	.00096012	19.95046037	2534.46338	
60000.00000						
77715453.	1.573984E+12	.00004938	.00098047	19.85769707	2569.84249	
60000.00000						
78248942.	1.545658E+12	.00005063	.00099986	19.75038904	2602.77926	
60000.00000						
78780835.	1.518667E+12	.00005188	.00101928	19.64886385	2635.10405	
60000.00000						
79549677.	1.497406E+12	.00005313	.00104125	19.60000008	2671.04963	
60000.00000						
79884327.	1.469137E+12	.00005438	.00106163	19.52419728	2703.52054	
60000.00000						
80405092.	1.445485E+12	.00005563	.00108070	19.42831975	2733.14971	
60000.00000						
80924332.	1.422845E+12	.00005688	.00109980	19.33722872	2762.18612	
60000.00000						
81293165.	1.398592E+12	.00005813	.00111778	19.23067671	2788.84075	
60000.00000						
81654449.	1.375233E+12	.00005938	.00113574	19.12824529	2814.89370	
60000.00000						
82014550.	1.352817E+12	.00006063	.00115372	19.03050023	2840.42055	
60000.00000						
82373435.	1.331288E+12	.00006188	.00117174	18.93715614	2865.41837	
60000.00000						
82731112.	1.310592E+12	.00006313	.00118978	18.84795767	2889.88491	
60000.00000						
83087563.	1.290681E+12	.00006438	.00120785	18.76266450	2913.81744	
60000.00000						
83442777.	1.271509E+12	.00006563	.00122594	18.68105632	2937.21336	
60000.00000						
83796764.	1.253036E+12	.00006688	.00124407	18.60293287	2960.07035	
60000.00000						
84138857.	1.235066E+12	.00006813	.00126213	18.52661437	2982.25628	
60000.00000						
84377445.	1.216251E+12	.00006938	.00127923	18.43937856	3002.69037	
60000.00000						
84615037.	1.198089E+12	.00007063	.00129636	18.35558993	3022.64281	
60000.00000						
84851625.	1.180544E+12	.00007188	.00131352	18.27507073	3042.11137	
60000.00000						

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84851625.	1.160364E+12	.00007313	.00133087	18.19999892	3061.29054	
60000.00000						
85359612.	1.147692E+12	.00007438	.00135362	18.19999892	3085.93368	
60000.00000						
85845582.	1.116690E+12	.00007688	.00138739	18.04738945	3120.32555	
60000.00000						
86292746.	1.087153E+12	.00007938	.00142079	17.89974421	3152.36158	
60000.00000						
86736206.	1.059374E+12	.00008188	.00145429	17.76237541	3182.54441	
60000.00000						
87175880.	1.033196E+12	.00008438	.00148790	17.63438183	3210.85580	
60000.00000						
87484708.	1.007018E+12	.00008688	.00151985	17.49471492	3235.87453	
60000.00000						
87761809.	9.819503E+11	.00008938	.00155150	17.35946149	3258.89415	
60000.00000						
88035853.	9.582134E+11	.00009188	.00158324	17.23257440	3280.23829	
60000.00000						
88306800.	9.357012E+11	.00009438	.00161508	17.11340028	3299.89147	
60000.00000						
88574609.	9.143185E+11	.00009688	.00164701	17.00135332	3317.83790	
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92358345.	5.887385E+11	.00015688	.00240575	15.33543903	3399.83107
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60000.00000					

Unfactored (Nominal) Moment Capacity at Concrete Strain of 0.003 = 93281.03539 in-kip

1004137P.lpo
 Computed Values of Load Distribution and Deflection
 for Lateral Loading for Load Case Number 1

Pile-head boundary conditions are Shear and Moment (BC Type 1)
 Specified shear force at pile head = 84277.333 lbs
 Specified moment at pile head = 89133280.000 in-lbs
 Specified axial load at pile head = 57933.333 lbs

Non-zero moment for this load case indicates the pile-head may rotate under the applied pile-head loading, but is not a free-head (zero moment) condition.

Output Verification:

Computed forces and moments are within specified convergence limits.

Summary of Pile Response(s)

Definition of Symbols for Pile-Head Loading Conditions:

Type 1 = Shear and Moment,	y = pile-head displacement in
Type 2 = Shear and Slope,	M = Pile-head Moment lbs-in
Type 3 = Shear and Rot. Stiffness,	V = Pile-head Shear Force lbs
Type 4 = Deflection and Moment,	S = Pile-head Slope, radians
Type 5 = Deflection and Slope,	R = Rot. Stiffness of Pile-head in-lbs/rad

Load Type	Pile-Head Condition 1	Pile-Head Condition 2	Axial Load lbs	Pile-Head Deflection in	Maximum Moment in-lbs	Maximum Shear lbs
1	V= 84277.	M= 8.91E+07	57933.3330	3.8758	9.3839E+07	-460491.

The analysis ended normally.

UBC 1806.8.2.1 & IBC 1805.7.2.1

$d = A/2*(1+(1+(4.36*h/A))^0.5)$

Monopole

Moment (ft-k)	5570.83
Shear (k)	63.2
Caisson Diameter, b (ft)	7
Caisson Height Above Ground (ft)	1
Caisson Height Below Ground (ft)	32
Lateral soil pressure per foot (lb/ft ³)	266

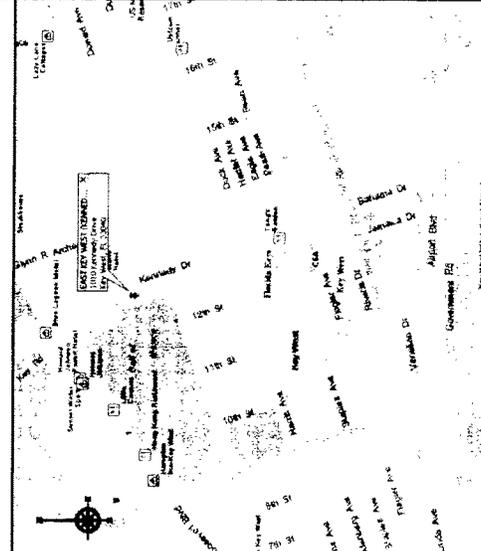
Applied lateral force, P (lbs)	63208
Dist. from ground to application of P, h (ft)	89.13
$A = 2.34*P/(S1*b)$	7.45
Min. Depth of Embedment Required, d (ft)	30.88

P. A10

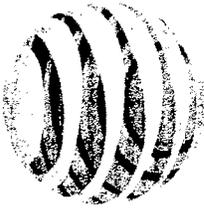
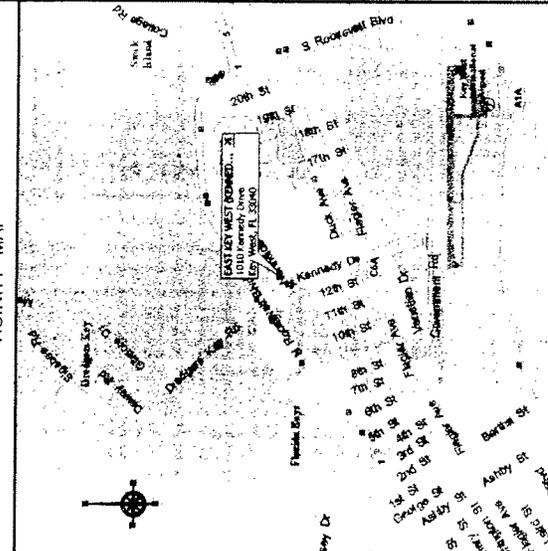
DRIVING DIRECTIONS

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 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 12.9 MILES TO EXIT 105 (US-1) EXIT, HEAD SOUTH THEN SOUTHWEST ON US-1 FOR 0.1 MILES TO INTERSECTION WITH 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

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

1010 KENNEDY DRIVE
KEY WEST, FL 33040

10113201

PROPOSED INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT ON ROOFTOP



MACTEC
ENGINEERING & CONSULTING, INC.
1105 LANTANA PARKWAY
APT. 1000, FT. LAUDERDALE, FL 33304
3045 NW 13TH STREET
MIAMI LAKES, FL 33144
(305) 584-3008
FAX (305) 584-1799

CERTIFICATE OF REGISTRATION / 8000

PROJECT NO.: 8788-08-1818 (18)

REV.	DATE	DESCRIPTION
0	2/28/10	FOR PERMIT
DRAWN BY: G. JOHNSON		



DATE OF SIGNATURE: 2/28/10

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

1010 KENNEDY DRIVE
KEY WEST, FL 33040

SHEET NAME

TITLE SHEET

SHEET NUMBER
Z1

INDEX OF DRAWINGS	
SHT. NO.	DESCRIPTION
Z1	TITLE SHEET
Z2	SITE PLAN
Z3	ROOF PLAN
Z4	EQUIPMENT LAYOUT
Z5	BUILDING ELEVATIONS
Z6	BUILDING ELEVATIONS

APPROVALS	CONSTRUCTION NOTES
CONSTRUCTION MANAGER	1. ALL NEW BUILDINGS AND STRUCTURES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE 2006 INTERNATIONAL BUILDING CODE WITH 2006 AMENDMENTS, FOR DESIGN PRESSURES GENERATED BY NOMINAL DESIGN 3-SECOND GUST WIND VELOCITY OF 150 MPH.
SITE ACQUISITION	2. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
RF ENGINEER	3. CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.
PROPERTY OWNER	
CONSTRUCTION MANAGER (FINAL)	

PROJECT INFORMATION

1. THIS IS AN UNMANNED FACILITY AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.

2. AT&T CERTIFIES THAT THIS EQUIPMENT FACILITY WILL BE SERVICED ONLY BY AT&T PERSONNEL WHO ARE ASSOCIATED WITH THIS FACILITY. NO OTHER PERSONNEL OR ANY EQUIPMENT CANNOT BE PERFORMED BY ANY OTHER PERSONNEL FOR REPAIR PURPOSES ONLY.

3. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.

4. NO WASTEWATER WILL BE GENERATED AT THIS LOCATION.

5. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.

SITE DATA	
FOID #:	00066550-000100
LATITUDE:	24° 33' 56.96" N
LONGITUDE:	81° 46' 04.80" W
ZONING:	CITY OF KEY WEST
JURISDICTION:	CITY OF KEY WEST
ZONING CLASSIFICATION:	COMMERCIAL CONDO
PROPERTY OWNER(S):	KENNEDY BUILDING ASSOCIATES, LLC 1010 KENNEDY DRIVE KEY WEST, FL 33045

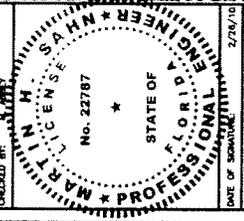
LEGAL DESCRIPTION

UNIT 101 KENNEDY CENTER CONDOMINIUM



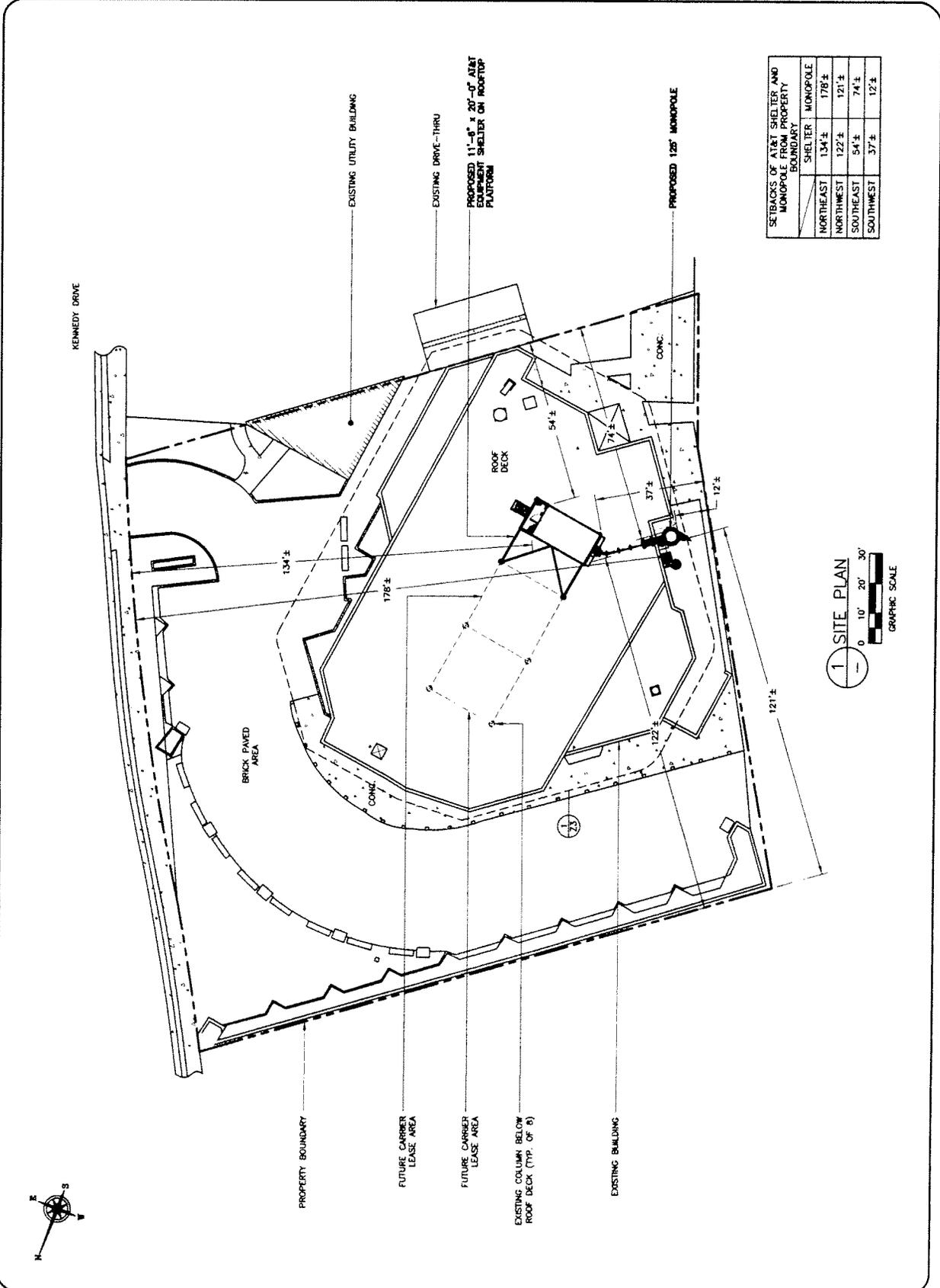
MACTEC
 MACTEC ENGINEERING & CONSULTING, INC.
 CORPORATE OFFICE
 1105 LAURELWOOD PARKWAY
 ALPHARETTA, GA 30004
 3445 NW 70TH STREET
 MIAMI LAKES, FL 33074
 TEL: (770) 884-7598
 FAX: (770) 884-7598

CONTRACT OF ADMINISTRATION # 0000
 PROJECT # 01- 8798-08-1916 (42)
 NO. 2/28/10 FOR PERMIT
 DATE DESCRIPTION
 DRAWN BY: O. JOHNSON
 CHECKED BY: M. H. SAHN

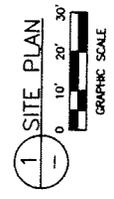


DATE OF SUBMITTAL: 2/28/10
 EAST KEY WEST
 (KENNEDY CENTER
 CONDO)
 1010 KENNEDY DRIVE
 KEY WEST, FL 33040

SHEET NAME
 SITE PLAN
 SHEET NUMBER
 Z2



SETBACKS OF AT&T SHELTER AND MONOPOLE FROM PROPERTY BOUNDARY	
SHELTER	MONOPOLE
NORTHEAST	134' ±
NORTHWEST	122' ±
SOUTHEAST	54' ±
SOUTHWEST	37' ±



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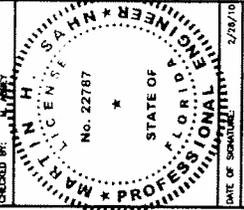


MACTEC
 MACTEC ENGINEERING & CONSULTING, INC.
 CONSULTANT OFFICE
 1108 EASTWOOD PARKWAY
 ALPHARETTA, GA 30004
 DR. W. W. JOHNSON, P.E.
 404.487.1111
 FAX: 404.487.1198

CERTIFICATE OF ADOPTION 7/2010
 PROJECT NO. 078-06-1818 (1/2)

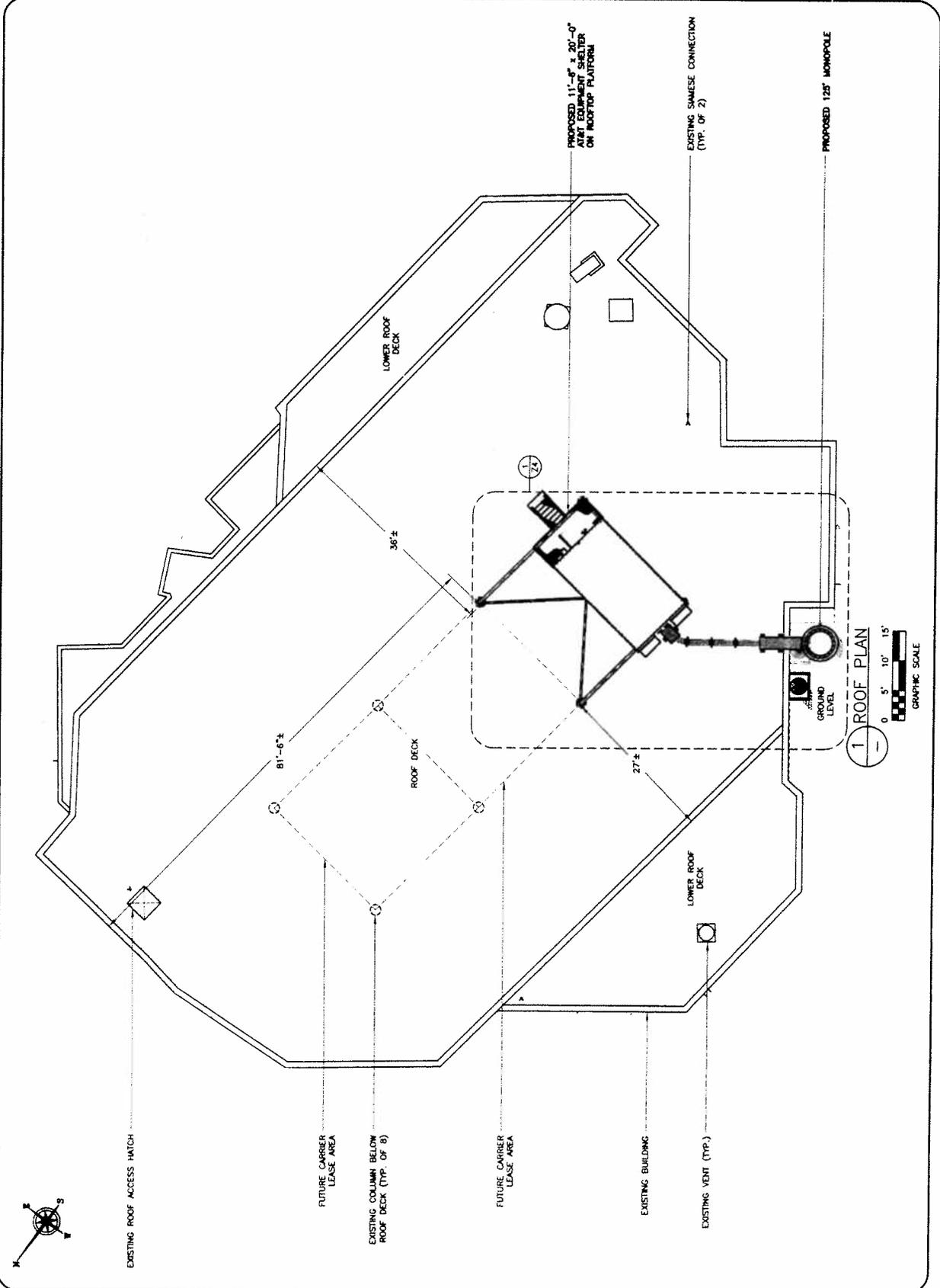
REV	DATE	DESCRIPTION
0	2/28/10	FOR PERMIT

DRAWN BY: G. JOHNSON
 CHECKED BY: M. W. JOHNSON



DATE OF SUBMITTAL: 2/26/10
 EAST KEY WEST
 (KENNEDY CENTER
 CONDO)
 1010 KENNEDY DRIVE
 KEY WEST, FL 33940
 SHEET NAME

ROOF
 PLAN
 SHEET NUMBER
 Z3





MACTEC
 ENGINEERING & CONSULTING, INC.
 1102 UNIVERSITY PARKWAY
 ALPHARETTA, GA 30009
 404-487-1100
 FAX: (404) 824-1798

CERTIFICATE OF AUTHORIZATION # 6090
 PROJECT NO.: 0798-08-1916 (A2)

REV	DATE	DESCRIPTION
0	12/26/10	FOR PERMIT

DESIGNED BY: O. JOHNSON
 CHECKED BY: M. WATKINS

DATE OF SUBMITTAL: 2/26/10

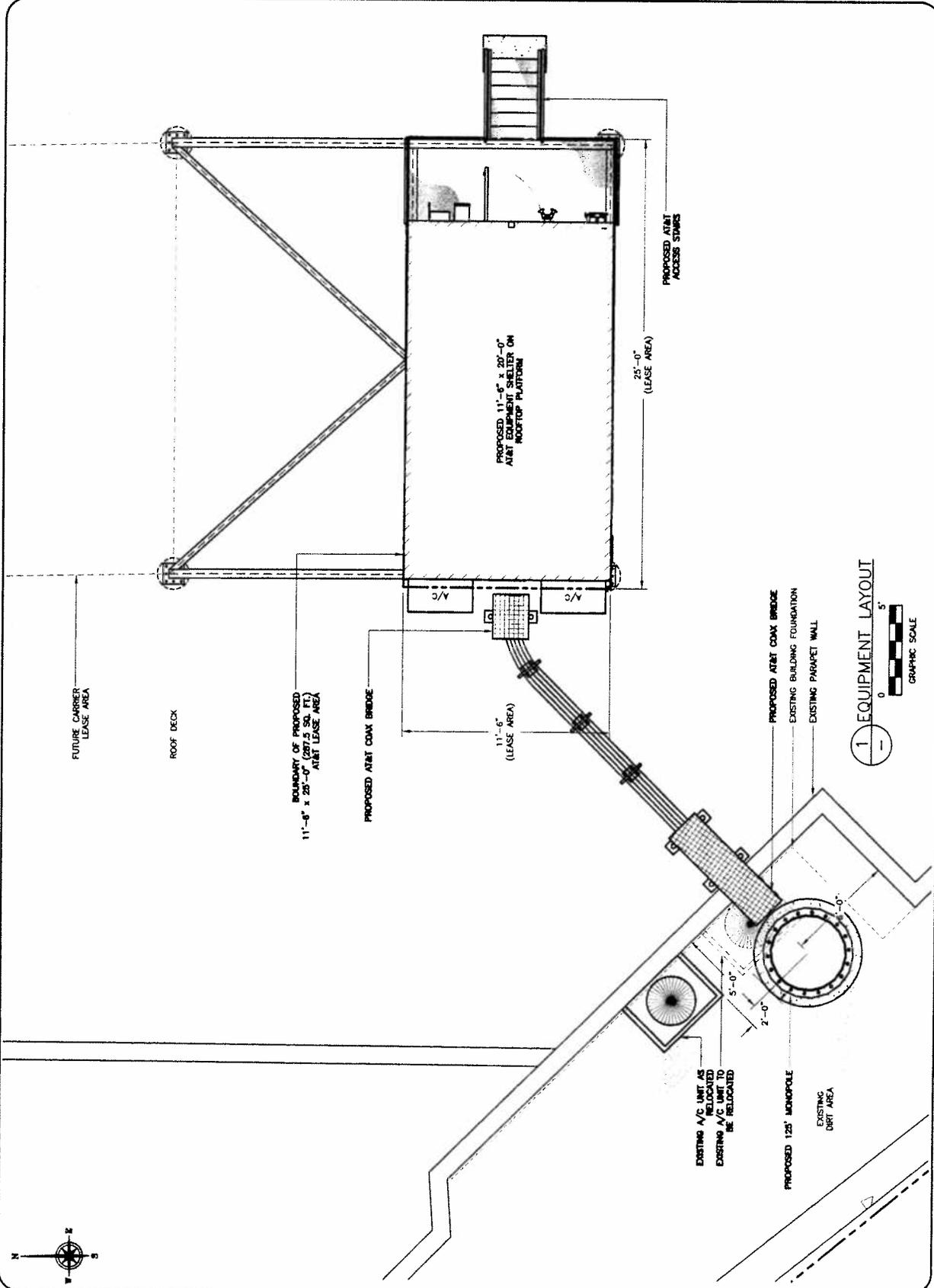
**EAST KEY WEST
 (KENNEDY CENTER
 CONDO)**

1010 KENNEDY DRIVE
 KEY WEST, FL 33040

SHEET NAME:
**EQUIPMENT
 LAYOUT**

SHEET NUMBER:
Z4

STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 No. 22787
 M. WATKINS



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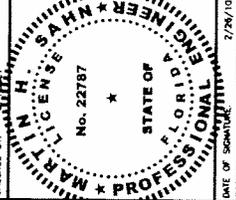
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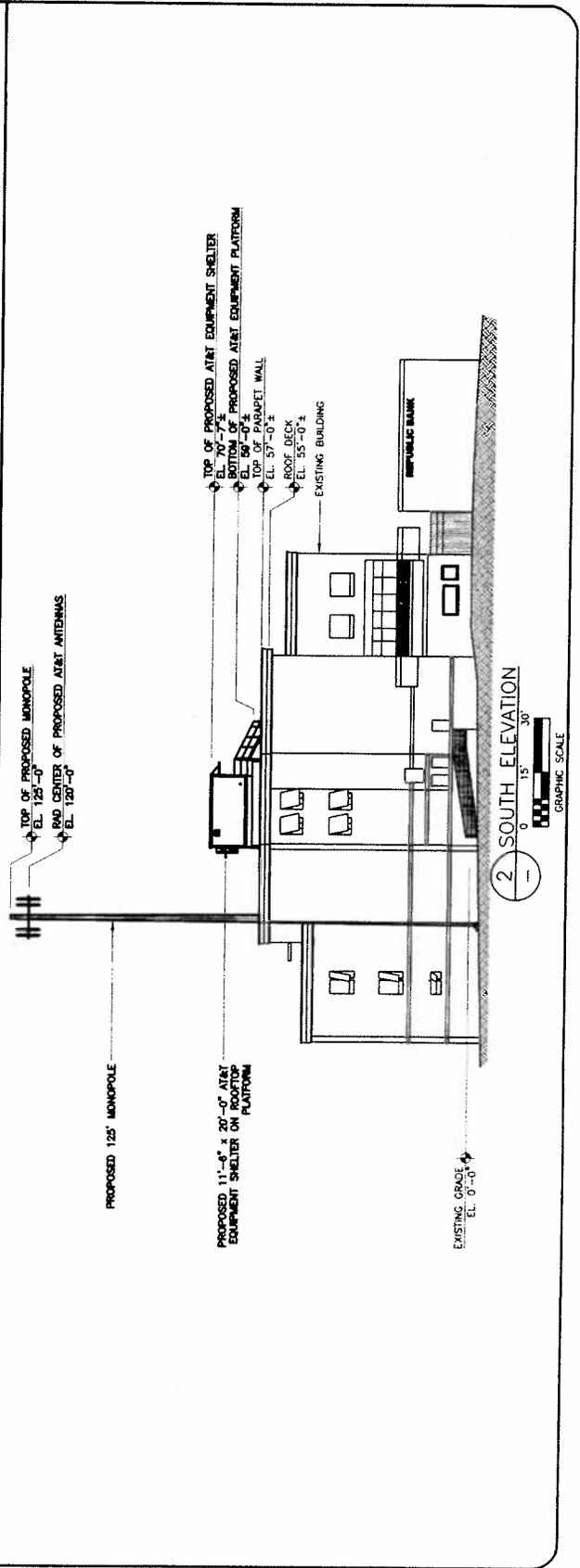
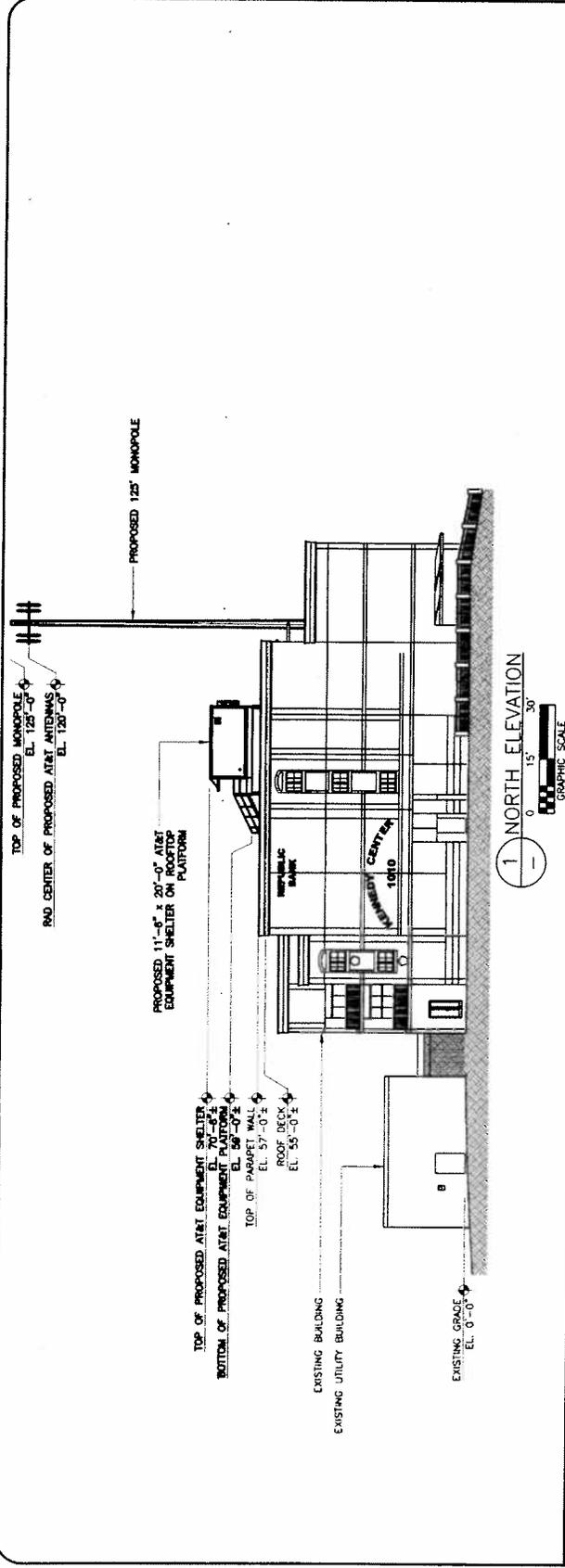
MACTEC
 MACTEC ENGINEERING & CONSULTING, INC.
 COMPANY OFFICE
 11000 W. CENTRAL EXPRESSWAY
 SUITE 200
 DALLAS, TEXAS 75243
 TEL: (214) 342-1200
 FAX: (214) 342-1200

PROJECT NO. 8788-00-1010 (42)
 DATE: 2/28/10
 DRAWN BY: O. JOHNSON
 CHECKED BY: M. H. SAHNI

REV	DATE	DESCRIPTION
0	2/28/10	FOR PERMIT



DATE OF SIGNATURE: 1/24/10
 EAST KEY WEST
 (KENNEDY CENTER
 CONDO)
 1010 KENNEDY DRIVE
 KEY WEST, FL 33040
 SHEET NAME:
 BUILDING
 ELEVATIONS
 SHEET NUMBER:
 Z5





MACTEC
 COMMERCIAL & CONSULTING, INC.
 1100 KENNEDY DRIVE
 MIAMI, FL 33140
 LOCAL OFFICE
 MIAMI, FL 33140
 TEL: (305) 844-3344
 FAX: (305) 854-1158

COMPANY OF AUTHORIZATION # 6090
 PROJECT NO. 8788-09-1818 (12)

REV	DATE	DESCRIPTION
0	12/24/10	FOR REVIEW
1		
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DRAWN BY: C. TILLET
 CHECKED BY: M. ARBY

EAST KEY WEST
 (KENNEDY CENTER
 CONDO)

1100 KENNEDY DRIVE
 KEY WEST, FL 33040
 SHEET NAME

PHOTO SIMULATION
 PHOTO LOCATIONS

SHEET NUMBER
 PS0



- PS1 & PS2 LOCATION**
 APPROXIMATELY 350 FEET SOUTH OF
 MONOPOLE LOCATION
- PS3 & PS4 LOCATION**
 APPROXIMATELY 750 FEET NORTHWEST
 OF MONOPOLE LOCATION
- PS5 & PS6 LOCATION**
 APPROXIMATELY 750 FEET SOUTHEAST OF
 MONOPOLE LOCATION
- PS7 & PS8 LOCATION**
 APPROXIMATELY 1,000 FEET NORTH OF
 MONOPOLE LOCATION



REFERENCE:
 PHOTOGRAPH
 GOOGLE EARTH

at&t

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 1155 UNIVERSITY PARKWAY
 JENNIFER, FL 33646
 TEL: (304) 888-1444
 FAX: (304) 888-1744

CONTRACT NO. 2008-09-1918 (A2)
 PROJECT NO. 2008-09-1918 (A2)

REV	DATE	DESCRIPTION
0	12/24/10	FOR REVIEW

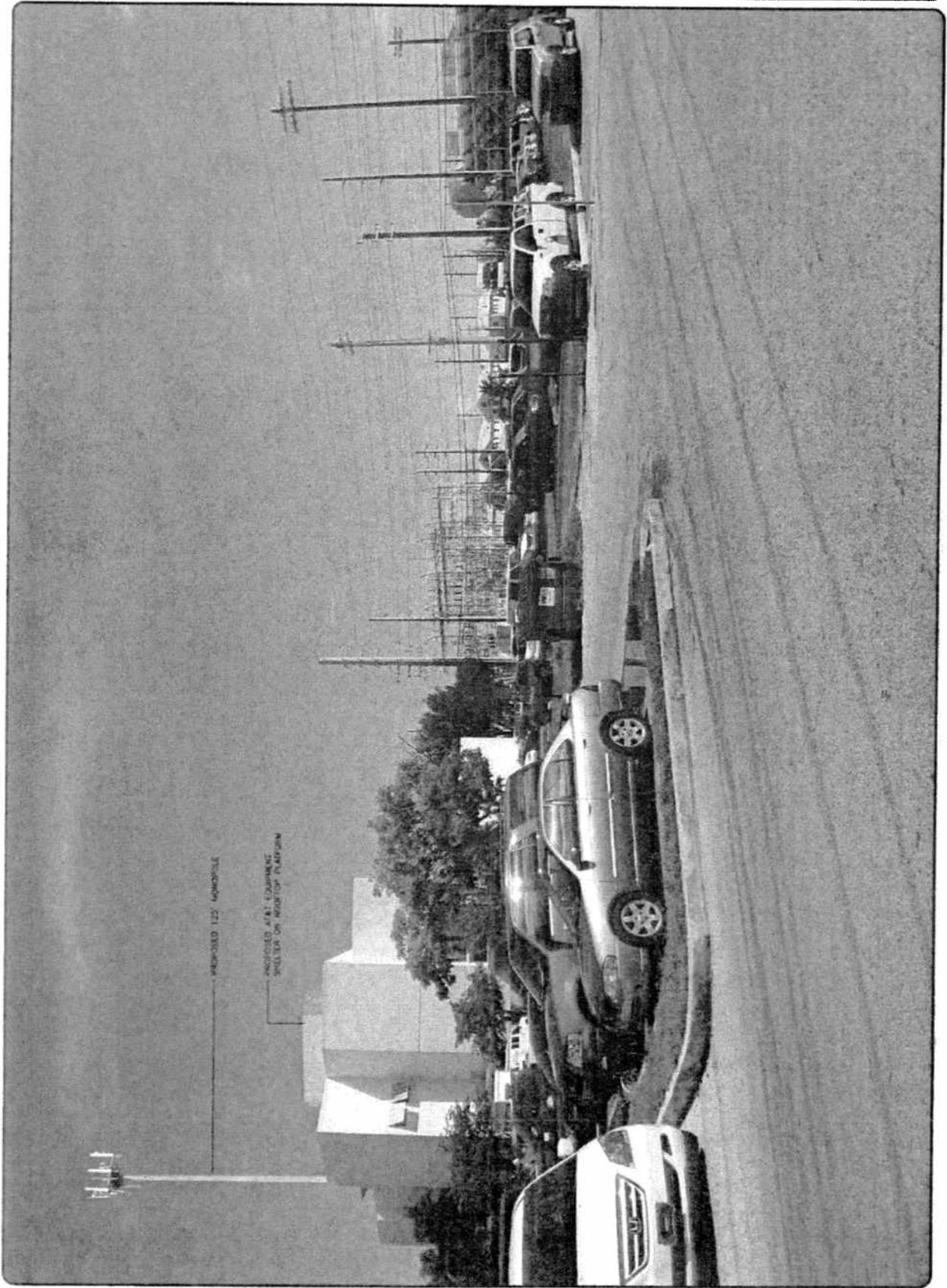
DRAWN BY: C. TALLEZ
 CHECKED BY: M. ARNEY

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

1010 KENNEDY DRIVE
 KEY WEST, FL 33600
 SHEET NAME

PROPOSED STREETSCAPE
 FACING NORTH

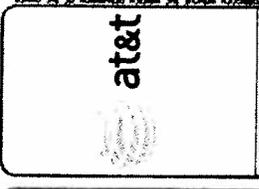
SHEET NUMBER
PS2



PROPOSED 12' MONOPOLE

PROPOSED AT&T EXCHANGE
 SHELTER ON WRIGHT PLAZA/DM

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 1105 UNIVERSITY PARKWAY
 ALPHARETTA, GA 30606
 404-487-8400
 FAX: 404-487-8401
 WWW.MACTEC.COM

COMMERCIAL DEVELOPMENT / 4096
 PROJECT NO. 4788-09-1916 (2)

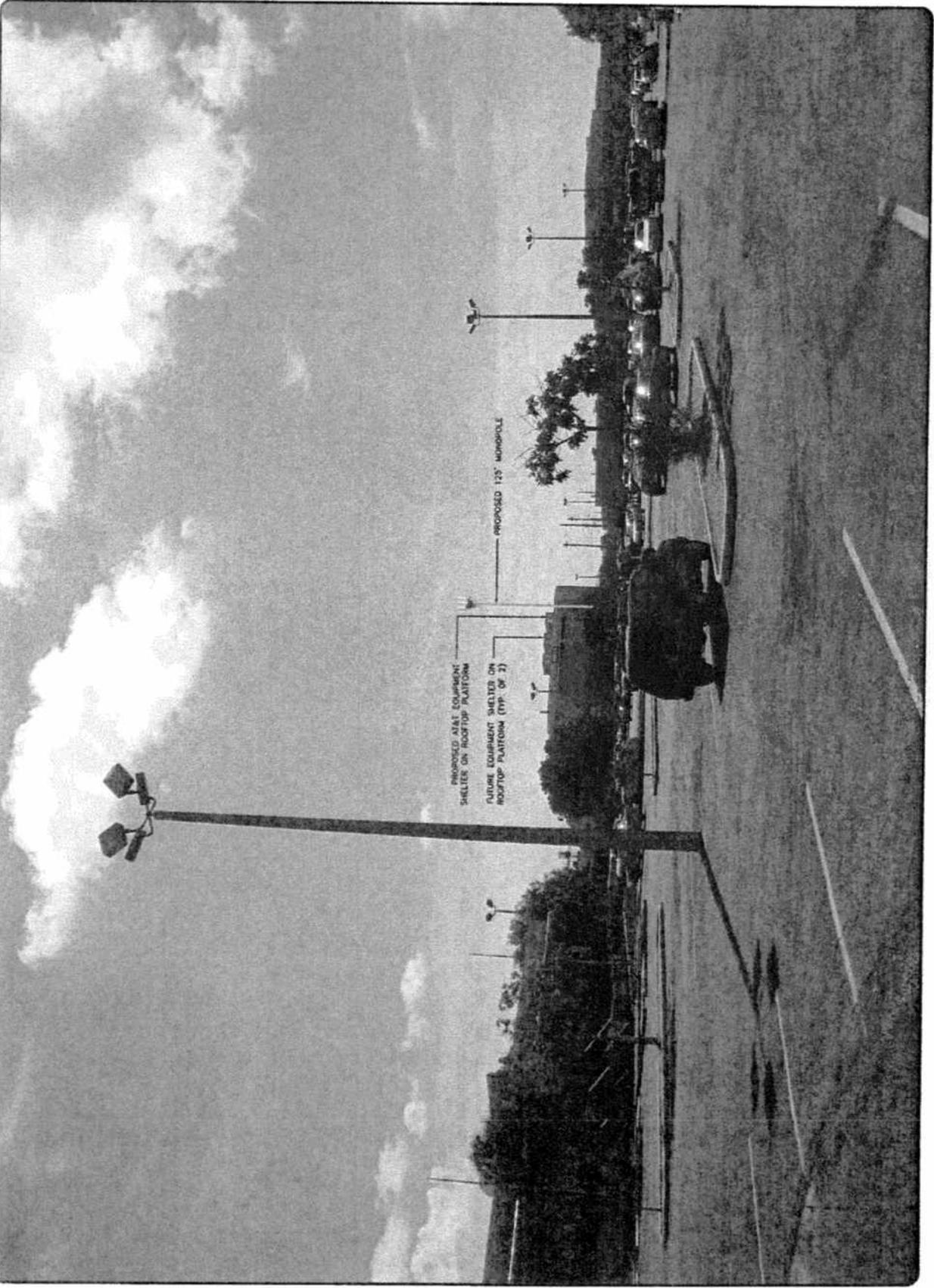
REV.	DATE	DESCRIPTION
0	2/27/09	FOR REVIEW

DESIGNED BY: C. TELLEZ
 CHECKED BY: M. HENRY

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

1010 KENNEDY DRIVE
 KEY WEST, FL 33040
 SHEET NAME

PROPOSED STREETSCAPE
 FACING SOUTHEAST
 SHEET NUMBER
PS4



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MACTEC
ENGINEERING & CONSULTING, INC.

1105 UNIVERSITY AVENUE
APT. 1000
MIAMI, FL 33136
TEL: (305) 584-5444
FAX: (305) 584-1776

CONSULTANT OF RECORDATION P. 8092
PROJECT NO. 0704-09-1918 (A2)

REV	DATE	DESCRIPTION
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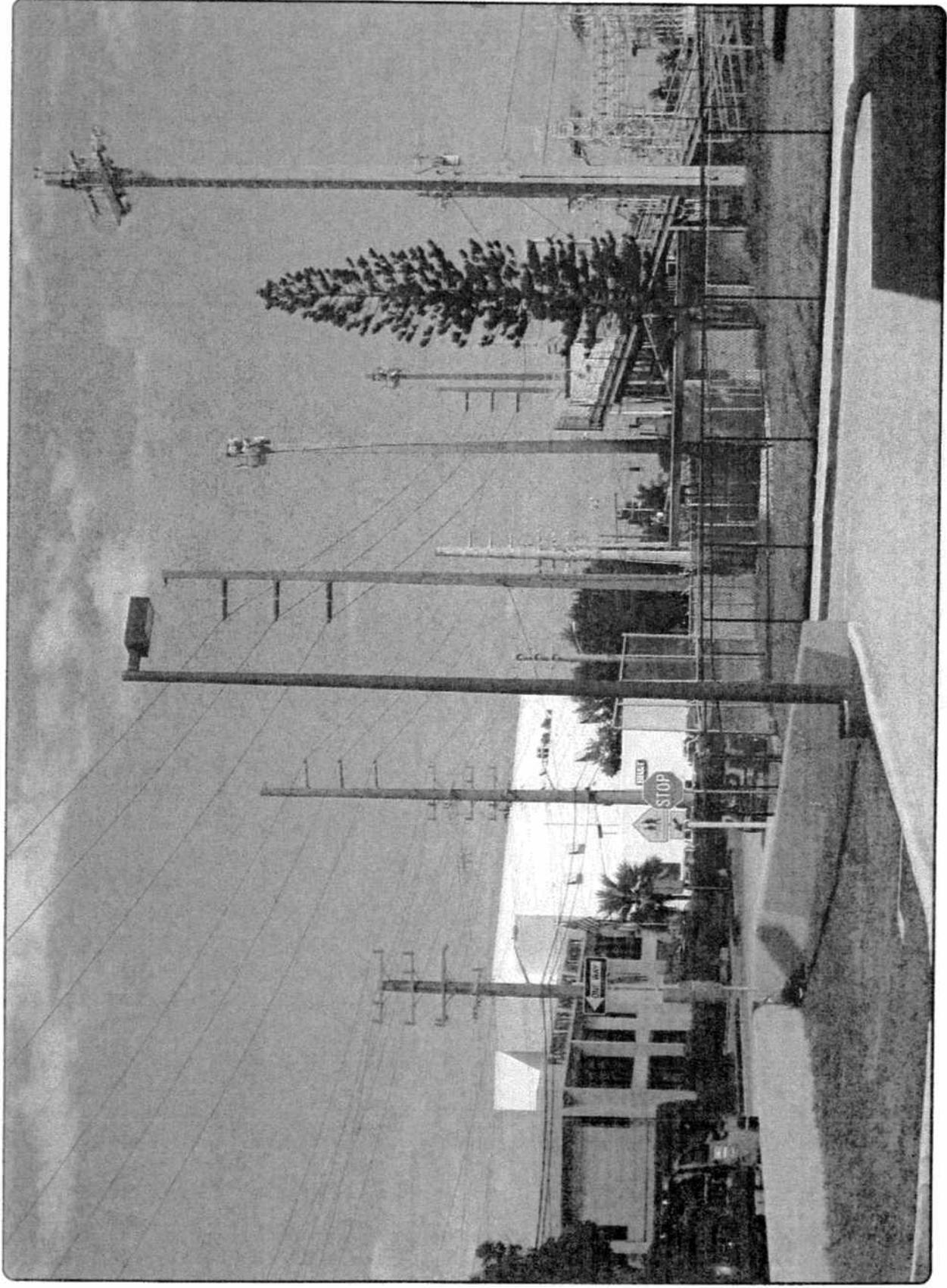
DESIGNED BY: M. AMERY

EAST KEY WEST
(KENNEDY CENTER
CONDO)

1010 UNIVERSITY DRIVE
KEY WEST, FL 33640
SHEET NAME

EXISTING STREETSCAPE
FACING NORTHWEST

SHEET NUMBER
PS5



at&t

MACTEC
 CONSULTING & CONSTRUCTION, INC.
 1100 UNIVERSITY DRIVE
 WEST PALM BEACH, FLORIDA 33411
 LOCAL OFFICE
 1000 UNIVERSITY DRIVE
 WEST PALM BEACH, FLORIDA 33411
 TEL: (561) 834-1000
 FAX: (561) 834-1700

COMPANY OF ARCHITECTS & ENGINEERS
 REGISTRATION NO. 17100-00-1918 (2)

NO.	DATE	DESCRIPTION
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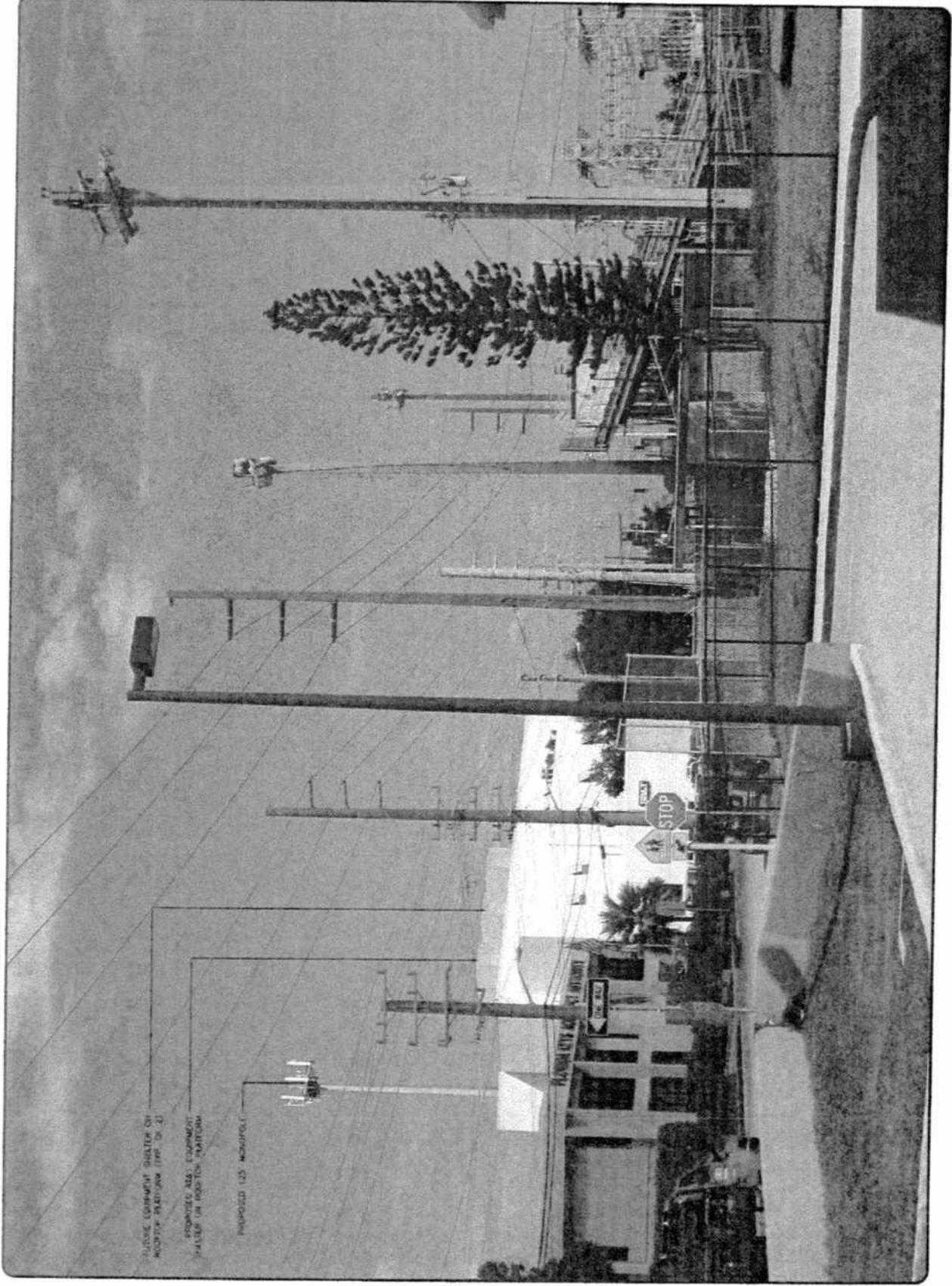
DESIGNED BY: N. ARNETT

EAST KEY WEST
 (KENNEDY CENTER
 CONDO)

1010 UNIVERSITY DRIVE
 WEST PALM BEACH
 SHEET NAME

PROPOSED STREETSCAPE
 FACING NORTHWEST

SHEET NUMBER
 PS6



FUTURE COMPART SHIELD ON
 NORTH PLATFORM (TOP OF 2)

PROPOSED A&T EQUIPMENT
 SHALETS ON NORTH PLATFORM

PROPOSED 125' MONUMENT

THIS DRAWING IS CONTROLLED AND IS THE PROPERTY OF MACTEC ENGINEERING & CONSULTING, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE COMPANY.

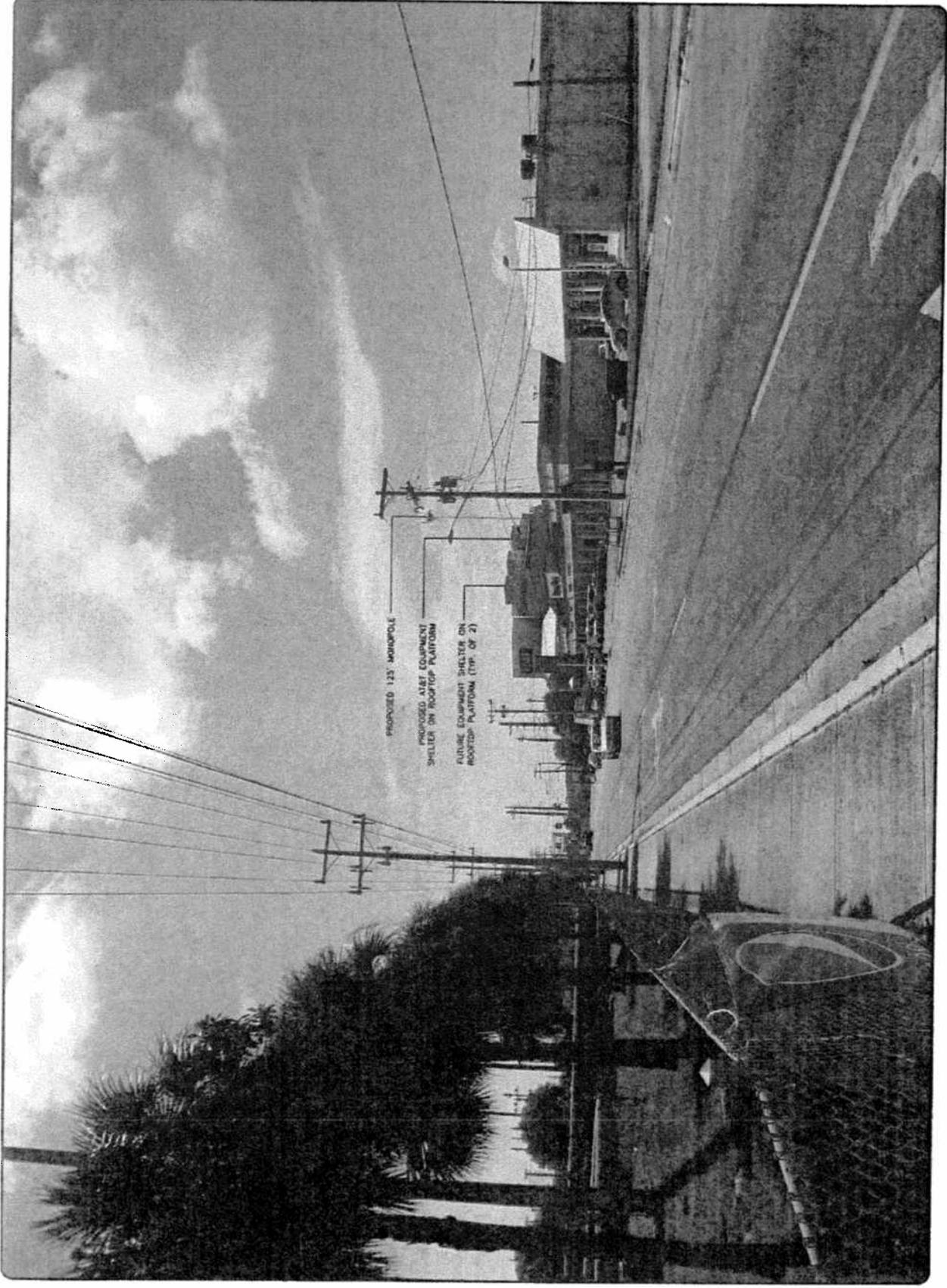


MACTEC
ENGINEERING & CONSULTING, INC.
CORPORATE OFFICE
110 UNIVERSITY AVENUE
ALPHARETTA, GA 30201
LOCAL OFFICE
3000 WOODBRIDGE DRIVE
MARIETTA, GA 30067
TEL: (770) 429-1200
FAX: (770) 429-1176

CORPORATE IDENTIFICATION # 6080
PROJECT NO. 0748-08-1818 (0)

REV	DATE	DESCRIPTION
0	3/27/10	FOR REVIEW
DRAWN BY: C. TOLLEY		
CHECKED BY: W. ARNETT		

EAST KEY WEST
(KENNEDY CENTER
CONDO)
1010 KENNEDY DRIVE
KEY WEST, FL 33540
SHEET NAME
PROPOSED STREETSCAPE
FACING SOUTH
SHEET NUMBER
PS8



**Significant Historic Structures Outside the
Historic District**

Kennedy Building Associates, LLC
1010 Kennedy Drive Suite 302
Key West, Florida 33040

October 20, 2009

Enid Torregrosa
HARC Planner
604 Simonton Street
Key West, Florida 33040

RE: 1010 Kennedy Drive
Wireless Telecommunications Facility

Dear Enid:

We have reviewed the list of Significant Structures That Lie Outside the Historic District: 1998 Historic Survey and have determined that none of the structures are within 500' of 1010 Kennedy Drive. We have also depicted 1010 Kennedy Drive on the City Zoning Map, the delineation of the Historic District, East Martello Tower and Fort Zachary Taylor. Both the list and the map have been attached as part of this document. Please add this information to our file for the Conditional Use and Variance Application for the above referenced project.

Thank you for your assistance with this project.

Sincerely,



Elizabeth Newland

**STRUCTURES RECORDED AS HISTORIC THAT LIE OUTSIDE OF THE
HISTORIC DISTRICT (1998 HISTORIC STRUCTURE SURVEY).**

Ashby Street: 1417

**Eagle Avenue: 3125
3729
4125
4129
4139**

**Flagler Avenue: 900
901
924
1015
1019
1028
1100
1101
1105
1117
1125
1301
1311
1525
1529
1890
1901**

**Grinnell Street: 1440
1507**

**Johnson Street: 906
1012
1023
1025
1210**

**Leon Street: 1418
1422
1426**

Roosevelt Boulevard: 3501

Seminary Street: 1501
1503

South Street: 1402
1500
1503
1506

Staples Avenue: 1900
1902
1904
1907
1908
1914
1916
1918
1922
2010

Thompson Street: 1415
1419
1430

United Street: 1500
1502

VonPhister Street: 1202
1208
1210
1426
1500
1501
1523
1525
1527
1529
1603
1611

Washington Street: 904
1503
1709

White Street: 1424
1529

Letter Outlining Location Rights

The Allison Firm

A Professional Association
P.O. Box 2129
Key West, Florida 33045

John R. Allison, III, Esq.

Florida Bar No. 135772

April 21, 2010

Larry Erskine, Esq.
Assistant City Attorney
City of Key West
Key West, Florida

Re: Application of Kennedy Building Associates, LLC
for installation of telecommunication equipment at
1010 Kennedy Drive, Key West, Florida

Dear Larry:

Pursuant to our discussion last week, I am pleased to provide the following relating to your questions concerning the right of Kennedy Building Associates, LLC to install telecommunication equipment at the subject condominium.

Kennedy Building Associates, LLC converted the then existing commercial building to a commercial condominium pursuant to that certain Declaration of Condominium for Kennedy Center Condominium, as recorded in Official Records Book 2086 at Page 2195 of the Public Records of Monroe County, Florida (the "Declaration"). At the time of filing the Declaration, Kennedy Building Associates, LLC, as the developer, reserved various rights, including the specific right to install telecommunication equipment within the Condominium Property.

The following definitions in Article II are pertinent to your issue of whether the developer has the right to install equipment on the roof and the communications tower next to the condominium building.

Larry Erskine, Esq.
April 21, 2010
Page Two—

Q. “Condominium Property” means the land and personal property that are subject to condominium ownership under Declaration, all improvements on the land, and all easements and rights appurtenant thereto which are intended for use in connection with the Condominium, including, without limitation the FKAA Easement Rights and FKAA Easement Property described in the FKAA Warranty Deed.

S. “Developer” means Kennedy Building Associates, LLC, a Florida limited liability company, and those of its successors and assigns who shall create or offer for sale or lease Condominium Units in the Condominium in the ordinary course of business, but expressly excluding all other Owners and lessees acquiring Units. Developer may assign all or a portion of its rights hereunder, or all or a portion of such rights in connection with specific portions of the Condominium. In the event of any partial assignment, the assignee shall not be deemed the Developer, but may exercise such rights of Developer as are specifically assigned to it. Any such assignment may be made on a nonexclusive basis. The rights of Developer under this Declaration are independent of the Developer’s rights to control the Board of Directors of the Association, and, accordingly, shall not be deemed waived, transferred or assigned to the Unit Owners, the Board or the Association upon the transfer of control of the Association.

In addition, the following provisions within the Declaration are relevant.

Article III Section H. Subsection 1: Developer’s Right to Alter. The Developer shall have the additional right, without the consent or approval of the Board of Directors or other Unit Owners, but without obligation, to:

1. make alterations, additions or improvements, structural and non-structural, ordinary and extraordinary, in, to and upon any Unit owned by it (including, without limitation, the removal of walls, floors, ceilings and other structural portions of the Building and the relocation of entry doors to the Unit); and

Larry Erskine, Esq.
April 21, 2010
Page Three—

There are two additional provisions within the Declaration that specifically deal with this issue:

Article V. Section Q: Use of Roof Unit. Developer until such time as Developer conveys the Roof Unit and thereafter the Unit Owner of the Roof Unit shall have the right to use, lease or grant licenses for the use of all or portions of the roof area of the Building for the installation of antennae, satellite dishes, microwave reception and transmission equipment, modulator/demodulators for computers, teleconferencing equipment, communications equipment and related and similar communication components. The Roof Unit has been subdivided into approximately 95 spaces (designated R-1 through R-95), each approximately 100 square feet in area, as depicted in Exhibit B to this Declaration. The Unit Owner for the Roof Unit may lease or grant licenses to third parties for one or more of these spaces. Unit Owner of the Roof Unit is permitted to use the roof area within the Roof Unit for the installation of antennae, satellite dishes, and similar communication components; provided, that such items are approved by the Developer and Association as to size and height. All installations shall be subject to the approval of the Architectural Control Committee, including the approval of all contractors to be used for such installation. The Unit Owner shall have the right to lease, grant a license or grant such other rights of use to the Roof Unit; provided, the lessee or grantee of such use right is approved by the Association, which approval shall not be unreasonably withheld. All ordinary maintenance of the Roof Unit shall be the responsibility of the Unit Owner of the Roof Unit. Any damage to the roof structure by the Unit Owner or the Unit Owner's lessee or grantee shall be the joint and several liability of the Unit Owner and the Unit Owner's lessee, licensee or grantee, if any. The Unit Owner shall be responsible for installing any electrical service needed for the equipment installed within the Roof Unit and the Unit Owner shall be responsible for any utility charges for such electric service.

Article VI. Section P: Easement Rights for Roof Unit Communications Equipment. The Developer and upon conveyance of Roof Unit by Developer, the Unit Owner for the Roof Unit, shall have an easement throughout the Condominium Property as may be required from time to time to permit the installation, maintenance and operation of communications equipment as provided in Article V, Section Q of this Declaration, including, without limitation, the installation of wires, electrical lines, and similar components necessary for the operation of the communications equipment install within Roof Unit.

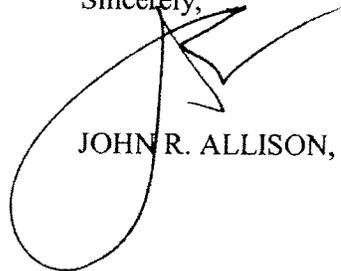
Larry Erskine, Esq.
April 21, 2010
Page Four—

The intention for the telecommunication installations being presented to the City of Key West are to place the basic equipment of AT&T on a portion of the Roof pursuant to a long-term lease with AT&T. The Developer, at AT&T's direction and expense, will also erect a communication tower to connect the equipment located on the Roof to the antennas on the tower. The tower will be placed within the Condominium Property in an area just outside of the condominium building, i.e., common area of the condominium. The right to install the equipment on the Roof is provided in Article V, Section Q quoted above. The right to use the Condominium Property for the communication tower lies within the easement rights reserved by the developer under Article VI, Section P.

You also asked whether or not consent of any kind was required by the condominium association or other unit owners. Article III, Section H, as quoted above, grants the developer such a right without the consent of third parties.

I hope the foregoing is helpful. If you have any additional questions, please feel free to contact me at your convenience.

Sincerely,



JOHN R. ALLISON, III

**Notice of Public Meeting Held by Applicant
March 10, 2010**

You are Invited to a Public Meeting
To Discuss the Location of a
New Wireless Communication Facility
At 1010 Kennedy Drive
Thursday, September 17, 2009 5:30 PM-6:30 PM

A proposal to install a new wireless communication facility at 1010 Kennedy Drive will be presented to the public. The Public Meeting will be hosted by Kennedy Building Associates on Thursday, September 17, 2009 from 5:30 PM-6:30 PM at the Front Entrance Plaza of 1010 Kennedy Drive. For more information please call 305-296-5601.

September 15, 2009 Key West Citizen

319565

STATE OF FLORIDA COUNTY OF MONROE

ned authority personally appeared Randy G. Erickson, who is Vice-President of Advertising Operations of the Key

**PO Box 1800
Key West FL 33041
Office....305-292-7777
Extension.....x219
Fax.....305-295-8025
legals@keysnews.com**

INTERNET PUBLISHING

keywest.com
keysnews.com
floridakeys.com
key-west.com
Web Design Services

NEWSPAPERS

The Citizen
Southernmost Flyer
Solares Hill
Big Pine Free Press
Marathon Free Press
Islamorada Free Press
Key Largo Free Press

MARKETING SERVICES

Commercial Printing
Citizen Locals Card
Direct Mail

FLORIDA KEYS OFFICES

Printing / Main Facility
3420 Northside Drive
Key West, FL
33040-1800
Tel 305-292-7777
Fax 305-294-0768
citizen@keywest.com

Internet Division

33040-3328
Tel 305-292-1880
Fax 305-294-1699
sales@keywest.com

Middle Keys Office

6363 Overseas Hwy
Marathon, FL (MM 52.5)
33050-3342
Tel 305-743-8766
Fax 305-743-9977
marathon@keysnews.com

Upper Keys Office

91731 Overseas Hwy
Tavernier, FL 33070
Tel 305-853-7277
Fax 305-853-0556
freepress@floridakeys.com

... CITIZEN, a daily newspaper published in Key West, in Monroe County, Florida;
that the attached copy of advertisement, being a legal notice in the matter of

Public Meeting

was published in said newspaper in the issue(s) of

September 13, 2009

Affiant further says that the Key West Citizen is a newspaper published in Key West, in said Monroe County, Florida and that the said newspaper has heretofore been continuously published in said Monroe County, Florida every day, and has been entered as second-class mail matter at the post office in Key West, in said Monroe County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

[Signature]
Signature of Affiant

Sworn and subscribed before me this 14 day of September, 2009

Notary Public:

Marsha F. Kirkwood

Marsha F. Kirkwood

Expires: September 15, 2013

Notary Seal



Personally Known x Produced Identification
Type of Identification Produced

You are invited to a Public Meeting
 To Discuss the Location of a
 New Wireless Communication Facility
 At 1010 Kennedy Drive
 Wednesday, December 2, 2009 3:00 PM-6:00 PM

A proposal to install a new wireless communication facility at 1010 Kennedy Drive will be presented to the public next week. The Public Meeting will be hosted by Kennedy Building Associates on Wednesday, December 2, 2009 from 3:00 PM-6:00 PM at the Front Entrance Plaza of 1010 Kennedy Drive. For more information please call 305-296-5601.

November 25, 2009 - Key West Citizen 267286

**STATE OF FLORIDA
 COUNTY OF MONROE**

Authorized authority personally appeared Randy G. Erickson, who is Vice-President of Advertising Operations of the Key West daily newspaper published in Key West, in Monroe County,

1 copy of advertisement, being a legal notice in the matter of

Public Meeting

Fax.....305-295-8025
 legals@keysnews.com

INTERNET PUBLISHING
 keywest.com
 keysnews.com
 floridakeys.com
 key-west.com
 Web Design Services

NEWSPAPERS
 The Citizen
 Southernmost Flyer
 Solares Hill
 Big Pine Free Press
 Marathon Free Press
 Islamorada Free Press
 Key Largo Free Press

MARKETING SERVICES
 Commercial Printing
 Citizen Locals Card
 Direct Mail

FLORIDA KEYS OFFICES
Printing / Main Facility
 3420 Northside Drive
 Key West, FL
 33040-1800
 Tel 305-292-7777
 Fax 305-294-0768
 citizen@keywest.com

Internet Division
 33040-3328
 Tel 305-292-1880
 Fax 305-294-1699
 sales@keywest.com

Middle Keys Office
 6363 Overseas Hwy
 Marathon, FL (MM 52.5)
 33050-3342
 Tel 305-743-8766
 Fax 305-743-9977
 marathon@keysnews.com

Upper Keys Office
 91731 Overseas Hwy
 Tavernier, FL 33070
 Tel 305-853-7277
 Fax 305-853-0556
 freepress@floridakeys.com

was published in said newspaper in the issue(s) of

November 29, 2009

Affiant further says that the Key West Citizen is a newspaper published in Key West, in said Monroe County, Florida and that the said newspaper has heretofore been continuously published in said Monroe County, Florida every day, and has been entered as second-class mail matter at the post office in Key West, in said Monroe County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Randy G. Erickson

Signature of Affiant

Sworn and subscribed before me this 30 day of November, 2009

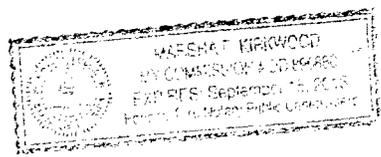
Notary Public:

Marsha F. Kirkwood

Marsha F. Kirkwood

Expires: September 15, 2013

Notary Seal



Personally Known x Produced Identification
 Type of Identification Produced

1: 1117 1117 1117

12-2-09

2.

JFF BRACKEN

Yeff@freemove.net

3. Kevin Hayes khayes39@yahoo.com

**You are Invited to a Public Meeting
To Discuss the Location of a
New Wireless Communication Facility
At 1010 Kennedy Drive
Wednesday, March 10, 2010 5:30 PM-6:30 PM**

A proposal to install a new wireless communication facility at 1010 Kennedy Drive will be presented to the public. The Public Meeting will be hosted by Kennedy Building Associates on Wednesday, March 10, 2009 from 5:30 PM-6:30 PM at the Front Entrance Plaza of 1010 Kennedy Drive. For more information please call 305-296-5601.

March 7, 2010 - Key West Citizen

**STATE OF FLORIDA
COUNTY OF MONROE**

Authority personally appeared Randy G. Erickson, Vice-President of Advertising Operations of the newspaper published in Key West, in Monroe County, Florida, attached copy of advertisement, being a legal notice

**PO Box 1800
Key West FL 33041
Office....305-292-7777
Extension.....x219
Fax.....305-295-8025
legais@keysnews.com**

County, Florida, in the matter of

Public Meeting
New Wireless Communication Facility

was published in said newspaper in the issue(s) of

March 7, 2010

INTERNET PUBLISHING
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keysnews.com
floridakeys.com
key-west.com
Web Design Services

NEWSPAPERS
The Citizen
Southernmost Flyer
Solares Hill
Big Pine Free Press
Marathon Free Press
Islamorada Free Press
Key Largo Free Press

MARKETING SERVICES
Commercial Printing
Citizen Locals Card
Direct Mail

FLORIDA KEYS OFFICES
Printing / Main Facility
3420 Northside Drive
Key West, FL
33040-1800
Tel 305-292-7777
Fax 305-294-0768
citizen@keywest.com

Internet Division
33040-3328
Tel 305-292-1880
Fax 305-294-1699
sales@keywest.com

Middle Keys Office
6363 Overseas Hwy
Marathon, FL (MM 52.5)
33050-3342
Tel 305-743-8766
Fax 305-743-9977
marathon@keysnews.com

Upper Keys Office
91731 Overseas Hwy
Tavernier, FL 33070
Tel 305-853-7277
Fax 305-853-0556
freepress@floridakeys.com

Affiant further says that the Key West Citizen is a newspaper published in Key West, in said Monroe County, Florida and that the said newspaper has heretofore been continuously published in said Monroe County, Florida every day, and has been entered as second-class mail matter at the post office in Key West, in said Monroe County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Randy G. Erickson
Signature of Affiant

Sworn and subscribed before me this 8 day of March, 2010

Notary Public:

Marsha F. Kirkwood

Marsha F. Kirkwood

Expires: September 15, 2013

Notary Seal

Personally Known x Produced Identification _____
Type of Identification Produced _____

12TH STREET LIMITED
PO BOX 414586
MIAMI BEACH, FL 33141

ALEA DAVID J
1025 JOHNSON ST
KEY WEST, FL 33040-4825

ALLISON JOHN R III
PO BOX 2039
KEY WEST, FL 33045

AUBURNDALE PROPERTIES LLC
SUCC TRUSTEE
50 TICE BLVD
WOODCLIFF LAKE, NJ 07675

BLB OIL LLC
1010 KENNEDY DR #301
KEY WEST, FL 33040

BOARD OF PUBLIC INSTRUCTION OF
MONROE COUNTY FLA
241 TRUMBO RD
KEY WEST, FL 33040

CALLEJA JOHN
1404 PETRONIA ST
KEY WEST, FL 33040

COWEL JOHN N DDS
1010 KENNEDY DR #307
KEY WEST, FL 33040

DOUVILLE ROBERT WILLIAM
1011 VON PHISTER ST
KEY WEST, FL 33040

ECINAJA LLC
1111 12TH ST STE 112
KEY WEST, FL 33040

FL KEYS AQUEDUCT AUTHORITY
P O BOX 1239
KEY WEST, FL 33040

FLORIDA KEYS AQUEDUCT
AUTHORITY
P O BOX 1239
KEY WEST, FL 33040

GONKA INVESTORS INC
1111 12TH ST UNIT 108
KEY WEST, FL 33040

HEADRICK JAMES L AND KAREN V
1010 KENNEDY DR #305
KEY WEST, FL 33040

JEWELL CAMERON AND GERRI
1502 SOUTH ST
KEY WEST, FL 33040

JONES MICHAEL D MD PA
1111 12TH ST UNIT 103
KEY WEST, FL 33040

KENNEDY BUILDING ASSOCIATES
LLC
PO BOX 2039
KEY WEST, FL 33045

KENNEDY CTR 401-403 LLC
1010 KENNEDY DR #401
KEY WEST, FL 33040

KENNEDY CTR 401-403 LLC
1010 KENNEDY DR #401
KEY WEST, FL 33040

KENNEDY CTR 405-407 LLC
1010 KENNEDY DR #401
KEY WEST, FL 33040

KENNEDY DRIVE INVESTORS
PO BOX 414586
MIAMI BEACH, FL 33141

LAND TRUST AGR 10/21/1991 -
RABERTO
P O BOX 414586
MIAMI BEACH, FL 33141

LOCKWOOD PROPLAZA LLC
18 ALLAMANDA TER
KEY WEST, FL 33040

LUJAN A WAYNE AND ANDREA
98 DRIFTWOOD DR
KEY WEST, FL 33040

MACLAUGHLIN MARK J AND
ELIZABETH
18 ALLAMANDA AVE
KEY WEST, FL 33040

McCAR INVESTMENT CORPORATION
1 W CYPRESS TER
KEY WEST, FL 33040

ORION BANK
PO BOX 500098
MARATHON, FL 33050-0098

PEREZ ENGINEERING AND
DEVELOPMENT INC
1010 KENNEDY DR #400
KEY WEST, FL 33040

PLAZA PHYSICAL THERAPY AND
1605 N ROOSEVELT BLVD
KEY WEST, FL 33040

PLAZA PHYSICAL THERAPY AND
1605 N ROOSEVELT BLVD
KEY WEST, FL 33040-7293

PPHT PARTNERSHIP
11382 PROSPERITY FARMS RD
PALM BEACH GARDENS, FL 33410

PROFESSIONAL 110 LLC
1111 12TH ST STE 110
KEY WEST, FL 33040

PRUETT MARY F
PO BOX 763
ISLAMORADA, FL 33036

SOUTHERNMOST DEVELOPMENT
INC
P O BOX 25627
OVERLAND PARK, KS 66225

SOUTHERNMOST DEVELOPMENT
INC
PO BOX 414586
MIAMI BEACH, FL 33141

SOUTHERNMOST FEDERAL CREDIT
UNION
1004 KENNEDY DR
KEY WEST, FL 33040

STRATEGIC HOLDINGS GROUP LTD
1010 KENNEDY DR #402
KEY WEST, FL 33040

SUIA PROPERTIES LIMITED
45 COYOTE RDG
GREEN MOUNTAIN, NC 28740-9252

1010 Kennedy

- Legend**
-  the Buffer
 -  the Target
 -  Lot Lines
 -  Easements
 -  Road Centerlines
 -  Water Names
 -  Parcels
 -  Shoreline
 -  Section Lines

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

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.

Date Created: December 3, 2009 1:46 PM



DRC Minutes

Mrs. Torregrosa informed the applicant that she will need more information regarding the 10ft setback from the front property line listed on Figure 5. She then inquired if the height proposed was measured from the existing ground of the building or from the right-of-way. The applicant stated it is measured from the crown of the road. Mrs. Torregrosa stated that HARC approval will be required.

Mr. Bowman requested an elevation survey. Mrs. Kimball-Murley requested that the elevation on the land side of the bulkhead be shown on the survey.

Mr. Torrence urged the applicant to be more prepared since this is the second time this has come before DRC.

Mr. Woodson suggested that they obtain Army Corps of Engineer approval. Mrs. Kimball-Murley stated that the Federal Corps of Engineer had jurisdiction.

- d. **Conditional Use – 1010 Kennedy Drive (RE# 00065650-000500) – A conditional use for proposed cellular telephone facility with ground level utility pole and three rooftop equipment shelters in the CG zoning district per Section 122-418 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Mr. Cunningham gave members an overview of the conditional use and variance request for 1010 Kennedy Drive. He stated that the application had been modified to reflect the new design.

The applicant's representative, Elizabeth Newland, informed members that they have held three public meetings. She handed members copies of the advertised meetings. She then stated that she met with Mrs. Domenech-Coogle regarding landscaping; changes will increase the pervious area.

Mr. Averette asked the applicant what would be stored in the equipment room. The AT&T representative, Alfredo Amoedo, stated that fuel and generators will not be stored inside the equipment room just radio equipment.

Mrs. Wittenberg, Ms. Torregrosa and Mr. Bowman had no comments.

Mr. Torrence stated that police cruisers often encounter dead spots in the area and are unable to use their mobile data system.

Mr. Woodson stated there are a lot of dropped calls in the area.

The following member of the public spoke on the matter:

Liz Lair, 400 South Street
Rick Richter, 104 Palmetto Drive

Mr. Amoedo addressed Mr. Richter's comment, stating that additional generators for outages are a good idea.

Mrs. Cowart stated that Keys Energy had no objections.

- e. **Variance – 1010 Kennedy Drive (RE# 00065650-000500) – A Variance for height of 85 ft. above the allowed 40 ft. with a total of 125 ft. in height for a cellular telephone tower in the Commercial General (CG) zoning district per Sections 122-420 (3) & 122-1149 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Members had no comments.

Mrs. Kimball-Murley requested that the applicant provide a structural safety assessment. She then stated that one criteria for the variance is if minimum height sought is necessary to accomplish this

- Mrs. Monnier wanted clarification that their target start date was June 30, 2010;
- She referenced on page two the 10 year time line and inquired what would happen after 10 years;
- The application is framed to use floor area ratio instead of traditional density. However to use this approach certain criteria must be met. Will food and care be provided on site?
- Who will live in the remaining 11 units? Application indicates 5 of 16 rooms reserved for “chronically homeless” with children.

The applicant, Elmira Leto, informed Mrs. Monnier that after the 10 years their goal is to continue to house the homeless. She then stated that food and care will be provided on site and the remaining 11 units will be housed by homeless women.

Mrs. Kimball-Murley informed the applicant to make information explicit on the application and suggested that the applicant meet with Mr. Craig.

Mr. Averette had no comments.

Mrs. Wittenberg disclosed that she is a board member for the organization and is very familiar with the project.

Ms. Torregrosa, Mr. Bowman, Mr Torrence and Mr. Woodson had no comments.

The applicant informed members that Tom Pope is working with Mrs. Domenech-Coogle.

Mrs. Cowart informed members that FKAA stated that this site has a 6” water main located on Spalding Court, which seems capable of serving this project. A complete set of plans will be required for review to determine meter requirements and system development charges.

Mrs. Cowart then informed members that Keys Energy stated that the customer will need to have three or four pole line extensions. The available voltage will be 120/240 single phase or 120/208 three phase. The customer will need to submit a full set of plans and a project review form. This will insure adequate power for the customer and the surrounding customers. Keys Energy is also requesting that Samuels House and AIDS Help coordinate on the line extension. There is a possibility that both agencies could save some money.

6. Discussion Items

There were no discussion items.

7. Adjournment

A motion to adjourn was made by Mr. Bowman and seconded by Ms. Torregrosa.

Motion was carried by unanimous voice vote.

Meeting adjourned at 2:50 pm.

Respectively Submitted,
Patrick Wright
Administrative Coordinator

Landscape/Stormwater

elizabeth

From: elizabeth
Sent: Monday, March 01, 2010 3:04 PM
To: 'Cynthia D Coogle'
Subject: FW: 1010 Kennedy Drive Conditional Use and Variance Application Coordination Prior to DRC 3/25/10
Attachments: surveystormwater.pdf; landscape030110.pdf; 1010 Kennedy Wireless 001.jpg

Cynthia:

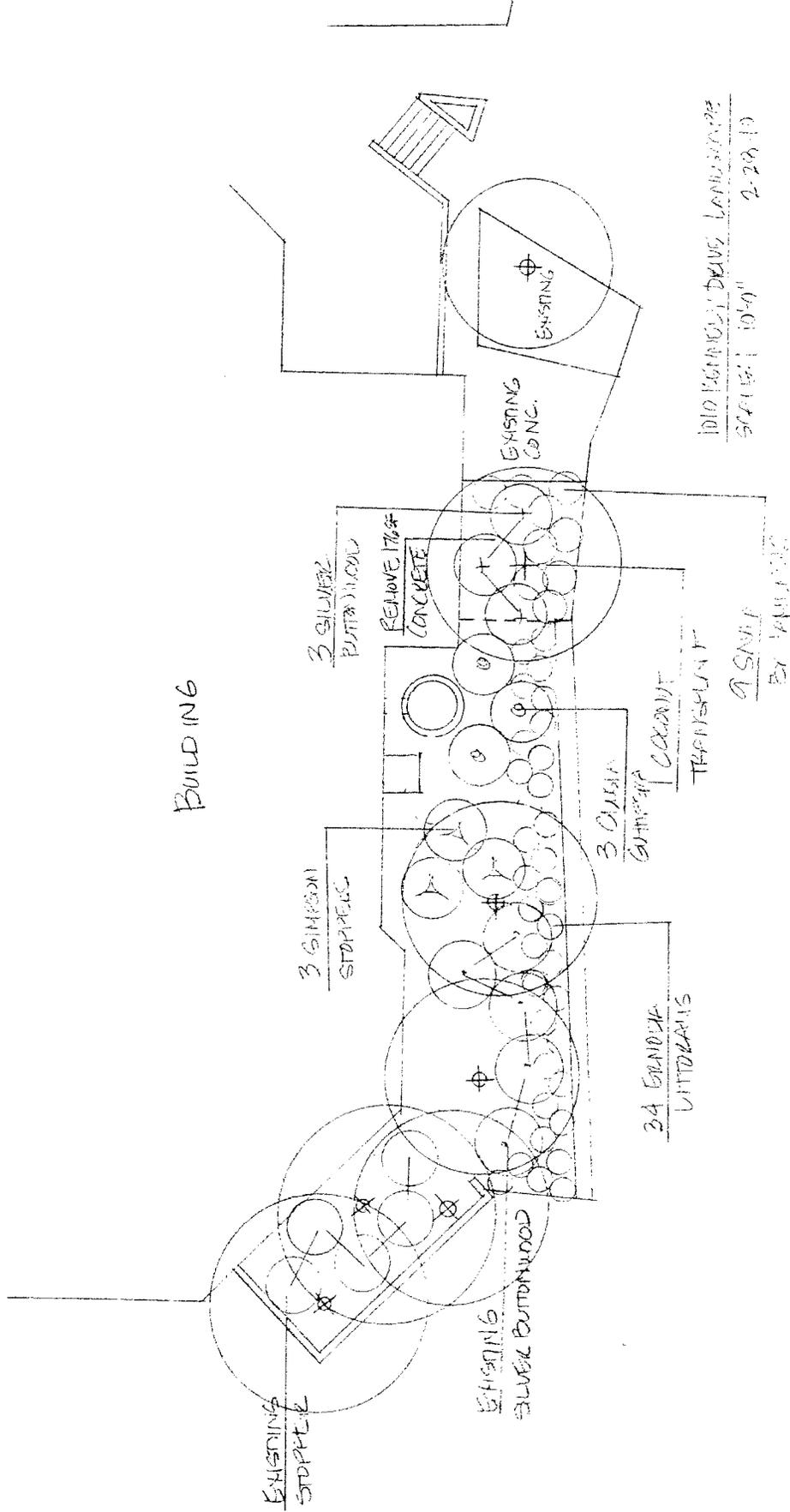
Attached is the recent survey for the 1010 Kennedy Drive site which also includes the existing and proposed impervious and pervious calculations and existing vegetation survey. I have highlighted the landscape area that we are enlarging by 176 SF to offset the footprint of the proposed utility pole. We are actually increasing the pervious/open space on the site as a result of this effort. Also, attached is the landscape plan showing the existing and proposed vegetation for this area. The photo shows the one Coconut that will be transplanted and four small Seagrapes and one small Clusia that will have to be removed prior to the installation of the utility pole. As I mentioned to you this morning in my voicemail, we are submitting today for the March 25, 2010 DRC meeting. I would like to obtain your approval of this concept plan prior to the DRC meeting or address any concerns you may have. If you would like for me to meet with you at your office to go over the details I will be glad to do so. I look forward to hearing back from you as soon as possible.

Thank you.

Elizabeth Newland
The Singh Company
P.O. Box 2039
Key West, Florida 33045

305-481-6301 (C)
305-294-5144 (F)

BUILDING





City of Key West
TREE PERMIT

Permit# 5503 **Date Issued** 04/13/10

Address 1010 Kennedy Drive

This it to certify that Kennedy Building Associates/Liz Newland

has permission to Remove (1) Noronhia and (4) Seagrape trees. Transplant (1) Coconut palm as per plans at rear parking lot, west. Replace with 16.5 caliper inches of native canopy trees, as described in approved plans, FL #1, to be planted on site. Replacements shall be planted in the six months from the approval date as described here in. All trees shall be planted according to current "Best Management Practices". Call landscape office for tree replacement inspection. All trees shall be maintained as trees in perpetuity.

as per application approved 04/12/10

The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued.

IMPORTANT NOTICE

This card must be posted in a location clearly visible from the street and in a protected covering.

APPROVED BY: _____

Niels Weise, Chair

**Phone: (305)809-3764
City of Key West, Florida
Tree Commission
PO Box 1409
Key West, FL 33040**

elizabeth

From: elizabeth
Sent: Monday, March 01, 2010 2:44 PM
To: 'gbowman@keywestcity.com'
Subject: 1010 Kennedy Drive Conditional Use and Variance Application Coordination Prior to DRC 3/25/10
Attachments: surveystormwater.pdf; landscape030110.pdf

Gary:

Attached is the recent survey for the 1010 Kennedy Drive site which also includes the existing and proposed impervious and pervious calculations for the site. I have highlighted the landscape area that we are enlarging by 176 SF to offset the footprint of the proposed utility pole. We are actually increasing the pervious/open space on the site as a result of this effort. Also, attached is the landscape plan showing the existing and proposed vegetation for this area. As I mentioned to you this morning in our meeting, we are submitting today for the March 25, 2010 DRC meeting. I would like to obtain your approval of this plan prior to the meeting. If you have any further questions please let me know. I look forward to hearing back from you as soon as possible.

Thank you.

Elizabeth Newland
The Singh Company
P.O. Box 2039
Key West, Florida 33045

305-481-6301 (C)
305-294-5144 (F)



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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**From: Engineering Director
Gary W. Bowman**

Ref: 1010 Kennedy Drive, Key West, FL

Storm water/ Drainage Review for Cell Tower

Please find the following review comment regarding the above mentioned project.

The existing site currently is 93% impervious
The storm water requirements (MS-4) requires that Best Management Practices should adhered to for existing projects with NO increase of impervious areas, however, best management indicates that any improvements that reduce the area of impervious are considered BMP. Landscape areas are being increased per plans reviewed.

Therefore no additional stormwater requirements are required.

Property Appraiser Information

Ervin A. Higgs, CFA Property Appraiser Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 9081909 Parcel ID: 00065650-000500

Ownership Details

Mailing Address:
KENNEDY BUILDING ASSOCIATES LLC

PO BOX 2039
KEY WEST, FL 33045

Property Details

PC Code: 10 - VACANT COMMERCIAL

Millage Group: 10KW

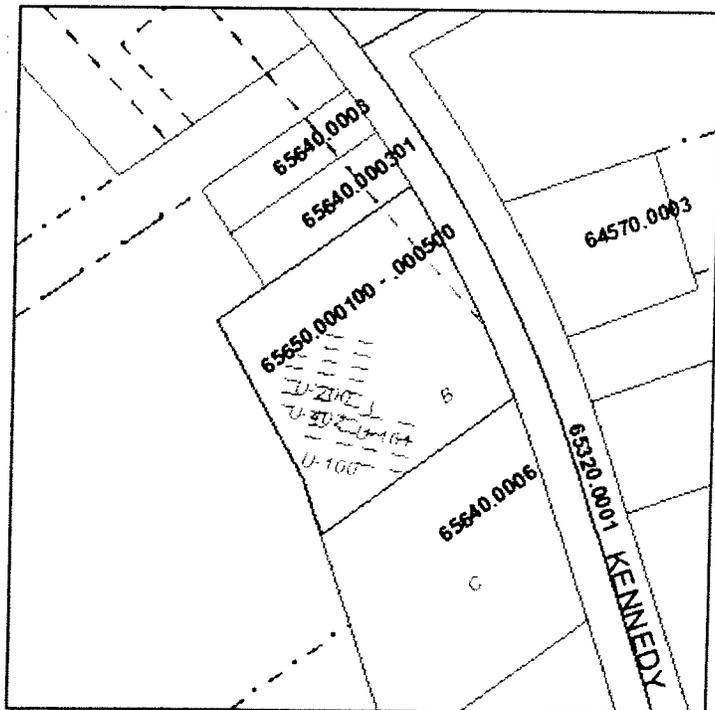
Affordable Housing: No

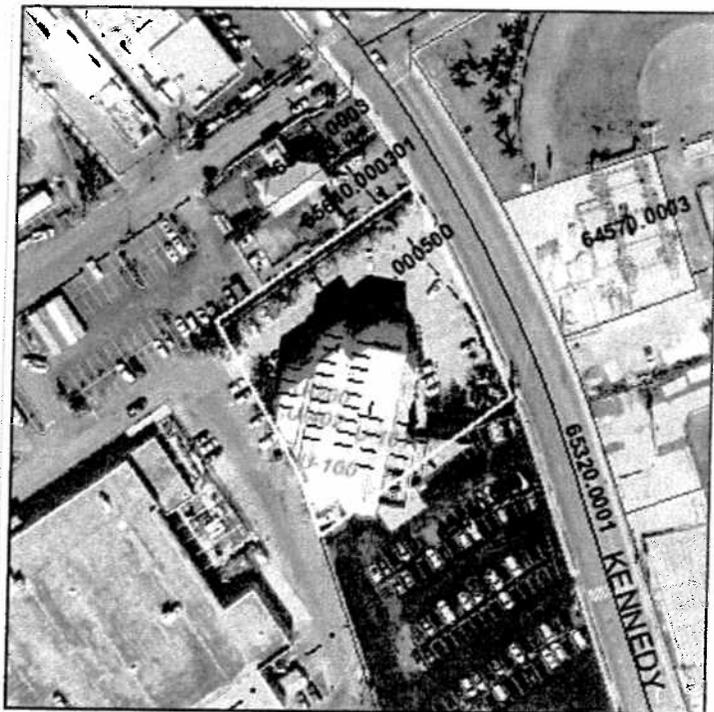
Section-Township-Range: 33-67-25

Property Location: 1010 KENNEDY DR UNIT: 500 KEY WEST

Legal Description: UNIT 500 (ROOF UNIT) KENNEDY CENTER CONDOMINIUM

Parcel Map





Condominium Details

Condo Name: KENNEDY CENTER CONDOMINIUM
 Footage: 0 Year Built: 2004

Appraiser Notes

UNIT 500 COMPRISED OF AIRSPACE ONLY.

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2008	10,899	0	0	10,899	10,899	0	10,899
2007	10,899	0	0	10,899	10,899	0	10,899
2006	10,899	0	0	10,899	10,899	0	10,899
2005	10,898	0	1	10,899	10,899	0	10,899

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 34,436 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

Public Notices
(mailings, posting & radius map)

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., April 29, 2010, at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Conditional Use – 1010 Kennedy Drive (RE# 00065650-000500) – A conditional use for a proposed wireless facility (consisting of a monopole and associated equipment shelters) as a private utility in the CG zoning district per Section 122-418 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 604 Simonton Street, call 809-3720 or visit our website at www.keywestcity.com .

1010 Kennedy

- Legend**
- the Buffer
 - the Buffer Target
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

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.

Date Created: December 3, 2009 1:46 PM



YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

- Request:** **Conditional Use – 1010 Kennedy Drive (RE# 00065650-000500)** – A conditional use for a proposed wireless facility (consisting of a monopole and associated equipment shelters) as a private utility in the CG zoning district per Section 122-418 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- Applicant:** AT&T Mobility, Kennedy Building Associates, LLC and Kennedy Center Condominium Assoc, Inc.
- Owner:** Kennedy Building Associates, LLC & Kennedy Center Condominium Assoc, Inc.
- Project Location:** 1010 Kennedy Drive
- Date of Hearing:** Thursday, May 20, 2010 **Time of Hearing:** 6:00 PM
- Location of Hearing:** Old City Hall – City Commission Chambers, 510 Greene Street

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. A copy of the corresponding application is available from the City of Key West Planning Department located at 604 Simonton Street, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm. **Packets can be viewed online at www.keywestcity.com. Click on Department, select Planning, then Planning Board Agenda Packets. Please note that staff reports may not be available for review until the week of the meeting.**

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3739 or by email ccowart@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: Anyone needing special assistance at the Planning Board hearing due to disability should contact the City of Key West at 305.809.3831 at least two days prior thereto.

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1010 Kennedy

12TH STREET LIMITED
PO BOX 414586
MIAMI BEACH, FL 33141

ALEA DAVID J
1025 JOHNSON ST
KEY WEST, FL 33040-4825

ALLISON JOHN R III
PO BOX 2039
KEY WEST, FL 33045

AUBURNDALE PROPERTIES LLC
SUCC TRUSTEE
50 TICE BLVD
WOODCLIFF LAKE, NJ 07675

BLB OIL LLC
1010 KENNEDY DR #301
KEY WEST, FL 33040

BOARD OF PUBLIC INSTRUCTION
OF MONROE COUNTY FLA
241 TRUMBO RD
KEY WEST, FL 33040

CALLEJA JOHN
1404 PETRONIA ST
KEY WEST, FL 33040

COWEL JOHN N DDS
1010 KENNEDY DR #307
KEY WEST, FL 33040

DOUVILLE ROBERT WILLIAM
1011 VON PHISTER ST
KEY WEST, FL 33040

ECINAJA LLC
1111 12TH ST STE 112
KEY WEST, FL 33040

FL KEYS AQUEDUCT AUTHORITY
P O BOX 1239
KEY WEST, FL 33040

FLORIDA KEYS AQUEDUCT
AUTHORITY
P O BOX 1239
KEY WEST, FL 33040

GONKA INVESTORS INC
1111 12TH ST UNIT 108
KEY WEST, FL 33040

HEADRICK JAMES L AND KAREN V
1010 KENNEDY DR #305
KEY WEST, FL 33040

JEWELL CAMERON AND GERRI
1502 SOUTH ST
KEY WEST, FL 33040

JONES MICHAEL D MD PA
1111 12TH ST UNIT 103
KEY WEST, FL 33040

KENNEDY BUILDING ASSOCIATES
LLC
PO BOX 2039
KEY WEST, FL 33045

KENNEDY CTR 401-403 LLC
1010 KENNEDY DR #401
KEY WEST, FL 33040

KENNEDY CTR 401-403 LLC
1010 KENNEDY DR #401
KEY WEST, FL 33040

KENNEDY CTR 405-407 LLC
1010 KENNEDY DR #401
KEY WEST, FL 33040

KENNEDY DRIVE INVESTORS
PO BOX 414586
MIAMI BEACH, FL 33141

LAND TRUST AGR 10/21/1991 -
RABERTO
P O BOX 414586
MIAMI BEACH, FL 33141

LOCKWOOD PROPLAZA LLC
18 ALLAMANDA TER
KEY WEST, FL 33040

LUJAN A WAYNE AND ANDREA
98 DRIFTWOOD DR
KEY WEST, FL 33040

MACLAUGHLIN MARK J AND
ELIZABETH
18 ALLAMANDA AVE
KEY WEST, FL 33040

McCAR INVESTMENT
CORPORATION
1 W CYPRESS TER
KEY WEST, FL 33040

ORION BANK
PO BOX 500098
MARATHON, FL 33050-0098

PEREZ ENGINEERING AND
DEVELOPMENT INC
1010 KENNEDY DR #400
KEY WEST, FL 33040

PLAZA PHYSICAL THERAPY AND
1605 N ROOSEVELT BLVD
KEY WEST, FL 33040

PLAZA PHYSICAL THERAPY AND
1605 N ROOSEVELT BLVD
KEY WEST, FL 33040-7293

PPBHT PARTNERSHIP
11382 PROSPERITY FARMS RD
PALM BEACH GARDENS, FL 33410

PROFESSIONAL 110 LLC
1111 12TH ST STE 110
KEY WEST, FL 33040

PRUETT MARY F
PO BOX 763
ISLAMORADA, FL 33036

SOUTHERNMOST DEVELOPMENT
INC
P O BOX 25627
OVERLAND PARK, KS 66225

SOUTHERNMOST DEVELOPMENT
INC
PO BOX 414586
MIAMI BEACH, FL 33141

SOUTHERNMOST FEDERAL CRED
UNION
1004 KENNEDY DR
KEY WEST, FL 33040

STRATEGIC HOLDINGS GROUP LTD
1010 KENNEDY DR #402
KEY WEST, FL 33040

SUIA PROPERTIES LIMITED
45 COYOTE RDG
GREEN MOUNTAIN, NC 28740-9252