File #: 2019-009

Owner’s Name: 4095 South, LLC (Andrew Lippi)

Applicant: Andrew Lippi N/A

Agent:

Type of Application: Tier Overlay

Key: Thompson Island

RE #: 00124000.000000
Additional Information added to File 2019-009
Request to Amend the Tier Overlay District Map

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

Tier Amendment Application Fee: $1,970.00 for an IS/URM platted lot
$4,670.00 for a non IS/URM platted lot

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification (SPON): $3.00 for each property owner required to be noticed
Advertising and Noticing fees for a community meeting: $245.00 plus $3.00/SPON

Date of Application: 11 / 25 / 19

<table>
<thead>
<tr>
<th>AMENDED OWNERSHIP</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant / Agent Authorized to Act for Property Owner:</strong> (Agents must provide notarized authorization from all property owners.)</td>
</tr>
<tr>
<td>4095 South LLC, a single member LLC, Andrew F. Lippi, member Andrew F Lippi, Esquire</td>
</tr>
<tr>
<td>Applicant (Name of Person, Business or Organization)</td>
</tr>
<tr>
<td>4095 South Roosevelt Blvd, Key West, Florida 33040</td>
</tr>
<tr>
<td>Mailing Address (Street, City, State and Zip Code)</td>
</tr>
<tr>
<td>305 923 6480</td>
</tr>
<tr>
<td>Work Phone</td>
</tr>
</tbody>
</table>

| **Property Owner:** (Business/Corp must include documents showing who has legal authorized to sign.) |
| 4095 South LLC, a single member LLC, Andrew F. Lippi, member Andrew F Lippi, Esquire |
| (Name/Entity) | Contact Person |
| 4095 South Roosevelt Blvd, Key West, Florida 33040 |
| Mailing Address (Street, City, State and Zip Code) |
| 305 923 6480 | n/a | same | andrewlippi@gmail.com |
| Work Phone | Home Phone | Cell Phone | Email Address |

| **Legal Description of Property:** (If in metes and bounds, attach legal description on separate sheet.) |
| see original application |

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<thead>
<tr>
<th>Block</th>
<th>Lot</th>
<th>Subdivision</th>
<th>Key</th>
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<table>
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<tr>
<th>Real Estate (RE) Number</th>
<th>Alternate Key Number</th>
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| Street Address (Street, City, State & Zip Code) | Approximate Mile Marker |
APPLICATION

Request to Amend the Tier Overlay District Map to Correct a Tier Designation assigned in error in accordance with Section 130-130(e) of the Land Development Code

Size of Site: see original application

Platted lot (book/page): see original application

Existing Use: see original application

Total Wetlands/Habitat: see original application

Total area of native upland habitat: see original application

Has clearing of tropical hardwood hammock or pinelands occurred on the property? Describe:

see original application

Current Tier: see original application

Proposed Tier: see original application

Description of Error (attach additional sheets if necessary):

see original application
APPLICATION

see original application

Has a previous Tier Overlay District Map amendment application been submitted for this site within the past two years?

☐ Yes  ☐ No  If yes, date the application was submitted: __________/______/______

Month  Day  Year

Is there a pending code enforcement proceeding involving all or a portion of this property?

☐ Yes  ☐ No  Code Case file #______________ Describe the enforcement proceedings and if this application is being submitted to correct the violation: ________________________________________________________________

Applicants requesting a Land Use District (Zoning) Map Overlay amendment shall provide for public participation through a community meeting.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at a location close to the project site, between 45 and 120 days prior to the first of any public hearings required for development approval.

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

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

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

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

All of the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

☐ Complete application (unaltered and unbound)
☐ Correct fee (check or money order payable to Monroe County Planning & Environmental Resources)
☐ Proof of ownership (i.e., Warranty Deed)
☐ Current Property Record Card(s) from the Monroe County Property Appraiser
☐ 600 foot radius map from Monroe County Property Appraiser Office
☐ Typed name and address mailing labels of all property owners within a 600 foot radius of the property (two (2) sets). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included.
☐ Location map
☐ Photograph(s) of site from adjacent roadway(s)
☐ Copy of the official Land Use District Map (obtain from the Planning & Environmental Resources Department prior to submitting application)
☐ Copy of the official Tier Overlay District Map (obtain from the Planning & Environmental Resources Department prior to submitting application)
☐ Draft Revised Tier Overlay District Map showing and labeling all proposed changes

If applicable, the following items must be included in order to have a complete application submission:

☐ Notarized Agent Authorization Letter (required if application is submitted on behalf of another party)
☐ Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor
☐ Vegetation Survey in accordance with Chapter 118-2 of the Land Development Code

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

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

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

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

Signature of Applicant: [Signature] Date: 11/25/19

STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me this 25 day of November, 2019, by Andrew Lippi as sole member of 4095 South LLC, who is personally known to me OR produced Florida DL as identification.

[Signature] Janny Oliva
Signature of Notary Public, State of Florida

Print, Type or Stamp Commissioned Name of Notary Public
My commission expires: 10.8.2023

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Detail by Entity Name
Florida Limited Liability Company
4095 SOUTH LLC

Filing Information
Document Number L19000069448
FE/EIN Number NONE
Date Filed 03/12/2019
State FL
Status ACTIVE

Principal Address
4095 SOUTH ROOSEVELT BOULEVARD
KEY WEST, FL 33040

Mailing Address
4095 SOUTH ROOSEVELT BOULEVARD
KEY WEST, FL 33040

Registered Agent Name & Address
LIPPI, ANDREW, ESQUIRE
32 DRIFTWOOD DRIVE
KEY WEST, FL 33040

Authorized Person(s) Detail
Name & Address

Title MGR
LIPPI, ANDREW F, ESQUIRE
32 DRIFTWOOD DRIVE
KEY WEST, FL 33040

Annual Reports
No Annual Reports Filed

Document Images
03/12/2019 – Florida Limited Liability
Warranty Deed

This Warranty Deed made this 28th day of March, 2019 between Edward B. and Joan T. Knight Foundation, Inc., a Florida not-for-profit corporation whose post office address is 115 SW 89 Way, Coral Springs, FL 33071, grantor, and 4095 South LLC, a Florida limited liability company whose post office address is 32 Driftwood Drive, Key West, FL 33040, grantee:

(Whenever used herein the terms “grantor” and “grantee” include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to wit:

See Exhibit "A" attached hereto and incorporated herein by reference

Parcel Identification Number: 00124000-000000 & 00124010-000000

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Edward B. and Joan T. Knight Foundation, Inc., a Florida not-for-profit corporation
By: [Signature]
Lowell J. Chick, Director

(SEAL)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 28th day of March, 2019 by Lowell J. Chick, Director of Edward B. and Joan T. Knight Foundation, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Laura Jenney Perluff
My Commission Expires: 05/23/2021
Signed, sealed and delivered in our presence:

Edward B. and Joan T. Knight Foundation, Inc., a Florida
not-for-profit corporation

By: Velma L. Christian
Velma L. Christian, Director

(SEAL)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 28th day of March, 2019 by Velma L. Christian, Director of
Edward B. and Joan T. Knight Foundation, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/she
[] is personally known to me or [X] has produced a driver's license as identification.

Laura Jenney Perloff
Notary Public

Printed Name: Laura Jenney Perloff
My Commission Expires: 06/23/2021
Signed, sealed and delivered in our presence:

Edward B. and Joan T. Knight Foundation, Inc., a Florida not-for-profit corporation

By:

Claude J. Gardner, Jr., Director

(SEAL)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 28th day of March, 2019 by Claude J. Gardner, Jr., Director of Edward B. and Joan T. Knight Foundation, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/she [X] is personally known to me or [ ] has produced a driver's license as identification.

Notary Public

Printed Name: Laura Jenney Perloff

My Commission Expires: 05/23/2021
Exhibit “A”

The land referred to herein below is situated in the County of Monroe, State of Florida, and is described as follows:

Commencing at the intersection of the center-line of Flagler Avenue and the Boulevard, Key West, Florida; thence in a Southerly direction and at an angle of 90 degrees 2 minutes to the left and along the center-line of the Boulevard for a distance of 949 feet; thence in an Easterly direction at an angle of 92 degrees 49 minutes to the right for a distance of 104 feet, more or less, for a point of beginning; thence meandering along the shore in an Easterly direction for a distance of 110 feet, more or less; thence meandering along the shore in a Southerly direction for a distance of 100 feet, more or less; thence meandering along the shore in a Northerly direction for a distance of 500 feet, more or less; thence meandering along the shore in a Northwesterly direction for a distance of 100 feet, more or less; thence meandering along the shore in a Westerly and Southwesterly direction for a distance of 170 feet, more or less; thence meandering along the shore in a Southerly direction for a distance of 246 feet, more or less, to the Point of Beginning. The above described area containing approximately 2.3 acres, and in accordance with survey and plat as recorded in Plat Book 1, Page 204, Monroe County, Florida, Records.

ALSO:

A parcel of submerged land in Cow Key Channel in Township 67 South, Range 25 East, Monroe County, Florida, more particularly described as follows:

Commencing at the intersection of Flagler Avenue, extended, Easterly and the Easterly Right-of-Way line of Roosevelt Boulevard, run in a Southerly direction along the Easterly Right-of-Way line of Roosevelt Boulevard a distance of 548.26 feet; thence at right angles Easterly, a distance of 300 feet to the Point of Beginning of the parcel of submerged land hereinafter described. From said Point of Beginning run Southerly and parallel to the Easterly Right-of-Way line of Roosevelt Boulevard, a distance of 1,600 feet; thence at right angles Easterly a distance of 700 feet, more or less, to the edge of Cow Key Channel; thence in a Northerly and Northwesterly direction, meandering the edge of Cow Key Channel a distance of 1,650 feet, more or less, to a point which is 500 feet Easterly of the Point of Beginning, measured at right angles to the Easterly Right-of-Way line of Roosevelt Boulevard; thence run Westerly 500 feet to the Point of Beginning. Excepting from the above described parcel any portion of that Island known as Thompson’s Island.

Together with the upland bulkheaded lands lying South of the following described Terminus Line "A", and North of the following described Terminus Line "B".

DESCRIPTION: Terminus Line "A":

A Line being in Section 34, Township 67 South, Range 25 East, Cow Key Channel, Monroe County Florida, and being the waterward boundary line as of July 1st., 1975, and being more particularly described as follows:
Commence at the intersection of the Centerline of Flagler Avenue extended Easterly to the Right-of-Way Line of State Road A1A (South Roosevelt Blvd.), said Right-of-Way Line lying 25 feet East of the Centerline of State Road A1A; thence S 19°10'28" E along the said Right-of-Way line of State Road A1A (South Roosevelt Blvd.) for a distance of 548.26 feet; thence N 70°49'32" E for a distance of 300.00 feet to the Northwest corner of TIIF Deed No. 20935; thence S 19°10'28" E and along the Westerly line of said TIIF Deed for a distance of 113.64 feet to the wet face of an existing concrete seawall and the Point of Beginning of the herein described line; thence S 70°37'10" W for a distance of 81.03 feet, more or less to the original platted shore line of Thompson Island and the Point of Terminus. All courses are along the existing face of a concrete seawall.

DESCRIPTION: Terminus Line "B":

A Line being in Section 34, Township 67 South, Range 25 East, Cow Key Channel, Monroe County, Florida, and being the waterward boundary line as of July 1st., 1975, and being more particularly described as follows:

Commence at the intersection of the Centerline of Flagler Avenue extended Easterly to the Right-of-Way Line of State Road A1A (South Roosevelt Blvd.), said Right-of-Way Line lying 25 feet East of the Centerline of State Road A1A; thence S 19°10'28" E along the said Right-of-Way line of State Road A1A (South Roosevelt Blvd.) for a distance of 548.26 feet; thence N 70°49'32" E for a distance of 300.00 feet to the Northwest corner of TIIF Deed No. 20935; thence S 19°10'28" E and along the Westerly line of said TIIF Deed for a distance of 764.83 feet to the wet face of an existing concrete seawall and the Point of Beginning of the herein described line; thence S 52°23'38" W for a distance of 14.64 feet; thence S 54°38'19" W for a distance of 26.04 feet; thence S 55°55'55" W for a distance of 32.01 feet; thence S 59°00'31" W for a distance of 29.72 feet; thence S 72°49'34" W for a distance of 107.48 feet; thence N 19°40'08" W for a distance of 181.24 feet, more or less to the original platted shore line of Thompson Island and the Point of Terminus. All courses are along the existing face of a concrete seawall.

Being one and the same lands as described in that certain Certificate signed on August 9, 2017, and recorded November 13, 2018, in Official Records Book 2935, Page 1843, of the Public Records of Monroe County, Florida.
Disclaimer

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

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

Summary

Parcel ID: 00124000-000000
Account #: 1158135
Property ID: 1158135
Millage Group: 100A
Location: 4095 S ROOSEVELT Blvd, KEY WEST
Address: 34 67 25 PT LAND MARKED P PB 1-204 G2-441 G4-327 G2B-165-166
Description: PROBATE #7-6 ST-7 PROBATE #9-147 CASE #79-405-CA-12 CASE #81-47-CP-12 OR901-1100OR1328-2082/84 OR1444-1989/99TR OR1455-83/86/86 OR1658-5550/50 OR1658-622/35WILL OR1968-104/106 OR2935-1843/4CERT OR2956-534 OR2956-536 OR2956-552 OR2956-553 (BRIDGE)
(Note: Not to be used on legal documents.)
Neighborhood: 130
Property Class: SINGLE FAMILY RESID (0100)
Subdivision: 130
Sec/Twp/Rng: 34/67/25
Affordable Housing: No

Owner

4095 SOUTH LLC
32 Driftwood Dr
Key West FL 33040

Valuation

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<thead>
<tr>
<th>Description</th>
<th>2019</th>
<th>2018</th>
<th>2017</th>
<th>2016</th>
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<td>Market Improvement Value</td>
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<td>Market Misc Value</td>
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<td>Market Land Value</td>
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<td>Just Market Value</td>
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Land

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Buildings

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<th>Year Built</th>
<th>EffectiveYearBuilt</th>
<th>Foundation</th>
<th>Roof Type</th>
<th>Roof Coverage</th>
<th>Flooring Type</th>
<th>Heating Type</th>
<th>Bedsrooms</th>
<th>Full Bathrooms</th>
<th>Half Bathrooms</th>
<th>Grade</th>
<th>Number of Fire Pl</th>
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<td>7825</td>
<td>2 STORY ON GRADE</td>
<td>REIN CONC</td>
<td>1929</td>
<td>1997</td>
<td>NONE</td>
<td>IRIR/ CUSTOM</td>
<td>CONC CLAY TILE</td>
<td>CONC ABOVE GRD</td>
<td>FCD/AIR NON-DC with 0% NONE</td>
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<td>6</td>
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<td>Code</td>
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<td>Sketch Area</td>
<td>Finished Area</td>
<td>Perimeter</td>
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Yard Items

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<td>1</td>
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<td>WALL AIR COND</td>
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Sales

<table>
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<th>Sale Date</th>
<th>Sale Price</th>
<th>Instrument</th>
<th>Instrument Number</th>
<th>Deed Book</th>
<th>Deed Page</th>
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<tbody>
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Permits

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View Tax Info

View Taxes for this Parcel

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

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 User Privacy Policy GDPR Privacy Notice

Last Data Upload: 11/22/2019, 2:36:13 AM

Version 2.3.22
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Total = 38 x $3.00 = $114.00/per mailing
End of Additional File 2019-009
An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review.

Tier Amendment Application Fee: $1,970.00 for an IS/URM platted lot
-$4,670.00 for a non IS/URM platted lot

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification (SPON): $3.00 for each property owner required to be noticed
Advertising and Noticing fees for a community meeting: $245.00 plus $3.00/SPON

Date of Application: 10 / 16 / 2018
Month Day Year

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

The Spottswood Law Firm
Donald Leland Craig AICP and/or Richard McChesney
Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application

500 Fleming Street, Key West, Florida 33040
Mailing Address (Street, City, State and Zip Code)

305 294 9556 970 453 1546 305 924 0249
dcraig@spottswoodlaw.com and richard@spottswoodlaw.com
Work Phone Home Phone Cell Phone Email Address

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

Edward B. Knight Trust
Claude J. Gardner, Jr.
(Name/Entity) Contact Person

336 Duval Street Key West, Florida 33040
Mailing Address (Street, City, State and Zip Code)

305 294 5155 claude@keysrealestate.com
Work Phone Home Phone Cell Phone Email Address

Legal Description of Property: (If in metes and bounds, attach legal description on separate sheet.)

See attached survey and legal description

Block Lot Subdivision Key
00124000-000000 1158135
Real Estate (RE) Number Alternate Key Number

4095 So. Roosevelt Blvd, Key West, Florida 33040
Street Address (Street, City, State & Zip Code) Approximate Mile Marker
APPLICATION

Request to Amend the Tier Overlay District Map to Correct a Tier Designation assigned in error in accordance with Section 130-130(e) of the Land Development Code

Size of Site: 4.9 acres

Platted lot (book/page): See Attached Survey and Legal Description

Existing Use: One single family home with a bridge from the Island to South Roosevelt Blvd., docks, swimming pool, garage, accessory storage structures, fencing and driveways.

Total Wetlands/Habitat: none

Total area of native upland habitat: none

Has clearing of tropical hardwood hammock or pinelands occurred on the property? Describe: no

Current Tier: I although not shown on the County GIS map

Proposed Tier: III

Description of Error (attach additional sheets if necessary):

The property does not meet the criteria for an offshore island. It has been connected to South Roosevelt Blvd. since 1939. A dredged channel surrounds the island. There is no remaining intact native vegetation on the property except a mangrove fringe and a mangrove area on the north end of the property. The remainder of the property is disturbed and has been so for decades. Automobile access is from the City of Key West only. Many believe the island is in the City of Key West, however no record of annexation has ever been found. There are no native animals on the property and it has been the location for non native species such as iguanas.

Please see the attached Environmental Designation Survey prepared by Terramar Environmental Services.
APPLICATION

Has a previous Tier Overlay District Map amendment application been submitted for this site within the past two years?
☐ Yes ☒ No
If yes, date the application was submitted: ___/___/____
Month Day Year

Is there a pending code enforcement proceeding involving all or a portion of this property?
☐ Yes ☒ No
Code Case file #_________________________ Describe the enforcement proceedings and if this application is being submitted to correct the violation:

Applicants requesting a Land Use District (Zoning) Map Overlay amendment shall provide for public participation through a community meeting.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at a location close to the project site, between 45 and 120 days prior to the first of any public hearings required for development approval.

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

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

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

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

All of the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

☐ Complete application (unaltered and unbound)
☐ Correct fee (check or money order payable to Monroe County Planning & Environmental Resources)
☐ Proof of ownership (i.e., Warranty Deed)
☐ Current Property Record Card(s) from the Monroe County Property Appraiser
☐ 600 foot radius map from Monroe County Property Appraiser Office
☐ Typed name and address mailing labels of all property owners within a 600 foot radius of the property (two (2) sets). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included.
☐ Location map
☐ Photograph(s) of site from adjacent roadway(s)
☐ Copy of the official Land Use District Map (obtain from the Planning & Environmental Resources Department prior to submitting application)
☐ Copy of the official Tier Overlay District Map (obtain from the Planning & Environmental Resources Department prior to submitting application)
☐ Draft Revised Tier Overlay District Map showing and labeling all proposed changes

If applicable, the following items must be included in order to have a complete application submission:

☐ Notarized Agent Authorization Letter (required if application is submitted on behalf of another party)
☐ Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor
☐ Vegetation Survey in accordance with Chapter 118-2 of the Land Development Code

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

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

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

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

Signature of Applicant: ___________________________ Date: 01/04/2019

STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me this 4th day of January, 2019.
by ___________________________, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

__________________________
(TYPE OF ID PRODUCED)

Signature of Notary Public, State of Florida

Danyel Clynes
Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Thompson Island
Applications for Tier FLUM and Land Use District Change
The Edward B. Knight Trust

December 2018

Spottswood, Spottswood, Spottswood and Sterling
500 Fleming Street
Key West, Florida
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  Zoning Map Change
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Current FLUM and Zoning Maps
Proposed Tier Map
Traffic Analysis
Environmental Designation Survey
City of Key West Comprehensive Plan Levels of Service Standards
Letters of Coordination
Current Letter of Understanding
State Law Consistency Analysis
Concurrency Analysis
Principles for Guiding Development Analysis
Land Development Regulations for Adjacent Property in Key West
January 11, 2019

Ms. Emily Schemper, Director
Monroe County Planning and Environmental Resources Department
2798 Overseas Highway
Marathon, Florida 33050

Subject: Thompson Island - 4095 South Roosevelt Blvd, Key West
A parcel of land in Section 34, Township 67 South, Range 25 East, Monroe County, Florida
Real Estate Number 00124000-000000 - Applications for Change of Tier, FLUM and Land Use District Designations

Dear Emily:

We are pleased to submit applications to change the Tier map designation, Comprehensive Plan Future Land Use (FLUM) map designation and Land Use District (Zoning) map designation for a property commonly known as Thompson Island and located at 4095 South Roosevelt Blvd. The land is owned by the Edward B. Knight Trust, what is now a charitable trust established by Mr. Edward B. Knight.

Currently the property has a Land Use district Designation of “Offshore Island”, supported by a FLUM designation of “Residential Conservation”. Although the County GIS and other maps do not indicate a Tier designation, according to the Comprehensive Plan policy 102.6.2, lands designated Offshore Islands are classified as Tier 1.

These applications are being made pursuant to the methods available to the applicant as outlined in a Letter of Understanding dated August 2, 2018, a copy of which is attached to the application package.

As allowed by Florida Statute 163.3184 a companion application for change of Land Use District is being submitted along with and will be contingent upon the approval of the proposed FLUM change.

The purpose of the proposed change is several fold.

First, the current Land Use District Designation Offshore Island is not consistent with the Comprehensive Plan and Land Development Code definitions of Offshore Island, as Thompson Island is a historic manmade island, it was created by fill and seawall. Furthermore, the property exhibits none of the natural environmental characteristics normally associated with an offshore island, including the fact that the property has been connected to South Roosevelt Boulevard by a bridge since 1999.
Second, the current designation is inconsistent with the surrounding land uses closest to the property immediately to the West across South Roosevelt Boulevard in the City of Key West a hundred yards away. There you find multifamily developments at a density up to 22 units per acre, town housing and hotels and supporting commercial development, as well as high density affordable housing. All of these areas are similarly situated as the subject property, having their only means of vehicular access from South Roosevelt Boulevard.

Finally, while not a criterion found in the Land Development Code which supports a change of Land Use District, the proposed change has as a purpose in that the sale of the property would secure ongoing funding for charities. The proceeds of the sale of property with an appropriate PLUM, Land Use District and Tier designation will help to support the Mission of the Edward B and Joan T Knight Foundation, which was created by the Edward Knight Trust:

"The mission of the Edward B and Joan T Knight Foundation shall be to support charitable, religious, educational and medical facilities that encourage the development of strong, moral, educated youth in Florida with an emphasis on the Florida Keys as well as supporting organizations that promote strong family values. By providing grants to local institutions, the Foundation seeks to promote programs and initiatives that support education, including job training, encourage the development of leadership skills and moral character and provide for the health and welfare of children and families in South Florida and Haiti."

Based upon these facts and data, as well as those detailed in the attached applications, we respectfully request that the County process and approve the request at the earliest possible date.

For the Firm,

Sincerely and Respectfully,

Donald Leland Craig AICP
Land Use Director
Agent Authorization
AGENT AUTHORIZATION FORM

Date of Authorization: 3/7/18

I hereby authorize The Spottswood Law Firm to be listed as authorized agent representing Edward B. Knight Trust for the application submission of FLUM and Zoning Amendments and Pre-application Mtg. for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

SeeSurvey Key West
Lot 00124000-000000 Key (Island)
Block 1158135
Subdivision Alternate Key Number
Real Estate (RE) Number 4

4095 South Roosevelt Blvd. Key West 33040 Approximate Mile Marker
Street Address (Street, City, State & Zip Code)

Authorized Agent Contact Information:
500 Fleming Street, Key West, Florida 33040
Mailing Address (Street, City, State and Zip Code)
3052949556 9704531546 3059240249 dcraig@spottswoodlaw.com

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

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

Signature of Property Owner: 

Printed Name of Property Owner: Edward B. Knight Trust Claude Gardner

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 7th day of March 2018.

by Claude J. Gardner Jr., who is personally known to me OR produced
(Print Name of Person Making Statement)

(Type of ID Produced)

Signature of Notary Public

My commission expires: 05/23/2021

Print, Type or Stamp Commissioned Name of Notary Public
IN THE CIRCUIT COURT FOR MONROE COUNTY, FLORIDA
IN RE: ESTATE OF

EDWARD B. KNIGHT

Deceased.

File No. 16 CP 244 K
Division

ORDER ADMITTING WILL TO PROBATE AND APPOINTING PERSONAL REPRESENTATIVES
(multiple)

The instrument presented to this court as the last will of Edward B. Knight, deceased, having been established by the oath of WILLIAM FITCH, a subscribing and attesting witness, as being the last will of the decedent, and no objection having been made to its probate, and the court finding that the decedent died on August 28, 2016, and that Claude J. Gardner, Jr., Lowell J. Chick and Velma Lee Christian are entitled and qualified to be personal representatives, it is

ADJUDGED that the will dated November 19, 2015, and attested by WILLIAM FITCH and LOWELL J. CHICK as subscribing and attesting witnesses, is admitted to probate according to law as the last will of the decedent, and it is further

ADJUDGED that Claude J. Gardner, Jr., Lowell J. Chick and Velma Lee Christian are appointed personal representatives of the estate of the decedent, and that upon taking the prescribed oaths, filing designations and acceptances of resident agent and, letters of administration shall be issued.

ORDERED on October 13, 2016.

Circuit Judge
IN THE CIRCUIT COURT FOR MONROE COUNTY, FLORIDA
IN RE: ESTATE OF

EDWARD B. KNIGHT
Deceased.

File No. 16 CP 2441C
Division

LETTERS OF ADMINISTRATION
(multiple personal representatives)

TO ALL WHOM IT MAY CONCERN

WHEREAS, Edward B. Knight, a resident of Monroe County, Florida, died on August 28, 2016, owning assets in the State of Florida, and

WHEREAS, Claude J. Gardner, Jr., Lowell J. Chick and Velma Lee Christian have been appointed personal representatives of the estate of the decedent and have performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare Claude J. Gardner, Jr., Lowell J. Chick and Velma Lee Christian duly qualified under the laws of the State of Florida to act as personal representatives of the estate of Edward B. Knight, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on October 13, 2016.

[Signature]
Circuit Judge
Application Forms
Tier Change Request
APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

Request to Amend the Tier Overlay District Map

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

Tier Amendment Application Fee: $1,970.00 for an IS/URM platted lot
$4,670.00 for a non IS/URM platted lot

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification (SPON): $3.00 for each property owner required to be noticed
Advertising and Noticing fees for a community meeting: $245.00 plus $3.00/SPON

Date of Application: 10 / 16 / 2018
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)
The Spottswood Law Firm
Donald Leland Craig AICP and/or Richard McChesney
Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application

500 Fleming Street, Key West, Florida 33040
Mailing Address (Street, City, State and Zip Code)

305 294 9556 970 453 1546 305 924 0249
Work Phone Home Phone Cell Phone Email Address
doraig@spottswoodlaw.com and richard@spottswoodlaw.com

Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)
Edward B. Knight Trust
(Claude J. Gardner, Jr.)
(Name/Entity) Contact Person

336 Duval Street Key West, Florida 33040
Mailing Address (Street, City, State and Zip Code)

305 294 5155
Work Phone
claude@keysrealestate.com
Home Phone
Cell Phone Email Address

Legal Description of Property: (If in metes and bounds, attach legal description on separate sheet.)
See attached survey and legal description
Block Lot Subdivision Key
00124000-000000 1158135
Real Estate (RE) Number Alternate Key Number

4095 So. Roosevelt Blvd. Key West, Florida 33040
Street Address (Street, City, State & Zip Code)
Approximate Mile Marker
APPLICATION

Request to Amend the Tier Overlay District Map to Correct a Tier Designation assigned in error in accordance with Section 130-130(e) of the Land Development Code

Size of Site: 4.9 acres

Platted lot (book/page): See Attached Survey and Legal Description

Existing Use: One single family home with a bridge from the island to South Roosevelt Blvd., docks, swimming pool, garage, accessory storage structures, fencing and driveways.

Total Wetlands/Habitat: none

Total area of native upland habitat: none

Has clearing of tropical hardwood hammock or pinelands occurred on the property? Describe: no

Current Tier: although not shown on the County GIS map

Proposed Tier: III

Description of Error (attach additional sheets if necessary):

The property does not meet the criteria for an offshore island. It has been connected to South Roosevelt Blvd. since 1939. A dredged channel surrounds the island. There is no remaining intact native vegetation on the property except a mangrove fringe and a mangrove area on the north end of the property. The remainder of the property is disturbed and has been so for decades. Automobile access is from the City of Key West only. Many believe the island is in the City of Key West, however no record of annexation has ever been found.

There are no native animals on the property and it has been the location for non-native species such as iguanas.

Please see the attached Environmental Designation Survey prepared by Terramar Environmental Services.
APPLICATION

Has a previous Tier Overlay District Map amendment application been submitted for this site within the past two years?

☐ Yes  ☒ No  
If yes, date the application was submitted: _______/______/______

Month  Day  Year

Is there a pending code enforcement proceeding involving all or a portion of this property?

☐ Yes  ☒ No  Code Case file #____________________ Describe the enforcement proceedings and if this application is being submitted to correct the violation: __________________________

________________________________________________________________________

Applicants requesting a Land Use District (Zoning) Map Overlay amendment shall provide for public participation through a community meeting.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at a location close to the project site, between 45 and 120 days prior to the first of any public hearings required for development approval.

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

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

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

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

All of the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

☒ Complete application (unaltered and unbound)
☒ Correct fee (check or money order payable to Monroe County Planning & Environmental Resources)
☒ Proof of ownership (i.e., Warranty Deed)
☒ Current Property Record Card(s) from the Monroe County Property Appraiser
☒ 600 foot radius map from Monroe County Property Appraiser Office
☒ Typed name and address mailing labels of all property owners within a 600 foot radius of the property (two (2) sets). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included.

☒ Location map
☒ Photograph(s) of site from adjacent roadway(s)
☒ Copy of the official Land Use District Map (obtain from the Planning & Environmental Resources Department prior to submitting application)
☒ Copy of the official Tier Overlay District Map (obtain from the Planning & Environmental Resources Department prior to submitting application)
☒ Draft Revised Tier Overlay District Map showing and labeling all proposed changes

If applicable, the following items must be included in order to have a complete application submission:

☒ Notarized Agent Authorization Letter *(required if application is submitted on behalf of another party)*
☒ Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor
☒ Vegetation Survey in accordance with Chapter 118-2 of the Land Development Code

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

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

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

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

Signature of Applicant: ___________________________ Date: 01/04/2019

STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me this ______ day of ______, 20____., who is personally known to me OR produced

______________________________
(PRINT NAME OF PERSON MAKING STATEMENT)

______________________________
(TYPE OF ID PRODUCED)

Signature of Notary Public, State of Florida

Danyel Clynes
Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050
FLUM Change Request
MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT

Future Land Use Map (FLUM) Amendment Application

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

Application Fee: $6,090.00 (plus $850 for the BOCC adoption hearing)
The base fee includes two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, additional fees shall be charged pursuant to Fee Schedule Resolution and paid prior to the private application proceeding through public hearings.

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification (SPON): $3.00 for each property owner required to be noticed
Transportation Study Review: $5,000.00 Deposit (any unused funds will be returned upon approval)
Advertising and Noticing fees for a community meeting: $245.00 plus $3.00/SPON

Date of Request: 12 / 28 / 18
Month Day Year

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

Edward B. Knight Trust
 Applicant (Name of Person, Business or Organization)

Donald Leland Craig AICP and/or Erica Sterling
 Name of Person Submitting this Application

500 Fleming Street, Key West, Florida 33040
Mailing Address (Street, City, State and Zip Code)

305 924 0249 970 453 1546 305 924 0249
dcraig@spottswoodlaw.com erica@spottswoodlaw.com
Work Phone Home Phone Cell Phone Email Address

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

Edward B. Knight Trust
(Name/Entity)

Claude J. Gardner, Jr.
Contact Person

336 Duval Street Key West, Florida 33040
Mailing Address (Street, City, State and Zip Code)

305 697 4901 305 786 3133 claudie@keysrealestate.com
Work Phone Home Phone Cell Phone Email Address
Legal Description of Property (if in metes and bounds, please attach separate sheet):

<table>
<thead>
<tr>
<th>See Attached Survey and Legal Description</th>
<th>Key West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block Lot Subdivision Key Name</td>
<td></td>
</tr>
<tr>
<td>00124000-000000 1158135</td>
<td></td>
</tr>
<tr>
<td>Real Estate (RE) Number Alternate Key Number</td>
<td></td>
</tr>
<tr>
<td>4095 So. Roosevelt Blvd. Key West, Florida 33040 4</td>
<td></td>
</tr>
<tr>
<td>Street Address Approximate Mile Marker</td>
<td></td>
</tr>
</tbody>
</table>

Current Future Land Use Map Designation(s): RC Residentila Conservation

Proposed Future Land Use Map Designation(s): RH Residential High

Current Land Use District Designation(s): OS Offshore Island

Total Land Area Affected by Proposed FLUM (in acres): 4.9 acres

Tier Designation(s): Tier 1

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

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

The property contains one single family home, a detached garage, accessory buildings, circular drive, a swimming pool, and boat docks. The property is completely disturbed except for a mangrove fringe primarily on the north edge of the property. A bridge connects the property to South Roosevelt Blvd, and has been in place since 1939.

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

The property does not meet any of the criteria applied to offshore islands. Aerial photos show that the island was enlarged by dredging and placement of in the 1950's. A bridge was in place to the property since 1939. The attached Environmental Designation Survey indicates there are no protected species present and that the property has been disturbed for many years. The property has been connected by bridge and is not "offshore".
The Board of County Commissioners adopted Policy 101.5.26 (effective on November 20, 2012). Pursuant to Policy 101.5.26, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

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

Based on the OS Zoning and open space ratio of 95% the 4.9 acres of upland would create a density of 0.0245 units. The proposed Zoning of Urban Residential and open space ratio of 20%, the 4.9 acres would yield 23.5 units. In order to offset the increase platted lots and vacant acreage sufficient to meet the directive of Policy 101.5.26, will be provided to the County.

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

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

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

The change of FLUM is consistent with the following Objectives and their attendant policies because the property has been developed for over 78 years, has full utility services, has immediate developed State A1A (South Roosevelt Blvd.) and is located adjacent to the most densely developed parts of the Keys -the highly developed Oceanwalk neighborhood of Key West. Also because density in other parts of the County which have less infrastructure capacity and/or have environmentally sensitive resources will be purchased. Objectives 101.1, 101.2, 101.3, 101.5, 101.6 (see attached Tier change request) 101.8, 101.10, 101.13, 101.14 (not in a Coastal High Hazard Area nor CBRS unit), 101.16, 101.18 101.19 (not identified as part of Stock Island Communikeys Plan) 102.1, 102.2 (See EDS), 102.6, 102.7

3) Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2030 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:
See attached responses from letters of coordination requests to agencies providing basic services. See the attached analysis of the demand for public service.

4) The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:
See the attached analysis.
The Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

1) **Changed projections (e.g. regarding public service needs) from those on which the text was based**
   The 1986 Plan and the current 2030 Plan (effective February 2017) both contemplated this property, in error, as an offshore island. It has never met the requirements or criteria of an offshore island. The property has been connected to S. Roosevelt Blvd. since 1939. In the early 1950's the property was enlarged by the placement of fill behind a concrete retaining wall completely around the property's perimeter.

2) **Changed assumptions (e.g. regarding demographic trends):**
   see above. Also see the Environmental Designation Survey that illustrates why the property does not meet the criteria of an offshore island.

3) **Data errors, including errors in mapping, vegetative types and natural features:**
   see above. The property is not with a coastal barrier system like all other offshore islands.

4) **New issues:**
   The change of FLUM would allow the transfer of existing off site density from other remote locations to this urban infill site which has all available public services.

5) **Recognition of a need for additional detail or comprehensiveness:**
   see above.
6) Data updates:  
see above

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located or to any area in accordance with a Livable CommuniKeys master plan. Please describe how the text amendment would not result in an adverse community change (attach additional sheets if necessary):
This specific property is not even identified in the Stock Island Key Haven CommuniKeys Plan. Many in the community think it is a part of Key West because it can only be accessed from the city. Moreover, this is not a text amendment that would affect any policy of the local plan.

* * * * * * * * * * * * *

Applicants submitting an application for a FLUM amendment shall participate in a concept meeting with the Planning and Environmental Resources Department, as indicated in Section 102-158(d)(3), to discuss the proposed amendment.

Scheduling. A concept meeting shall be scheduled by department staff once the application is determined to be complete.

As part of this concept meeting, department staff will identify whether or not the proposed text amendment will have a county-wide impact. If the proposal is determined to have a county-wide impact, a public meeting with the Board of County Commissioners ("Impact Meeting") prior to the application proceeding to the DRC for review is required. The applicant shall coordinate with the Planning Director regarding the date and time of the Impact Meeting; however, all Impact Meetings shall be held in Marathon.

Notice of Meeting. The Impact Meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation.

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

The Impact Meeting is not to be a public hearing (the BOCC will not vote on the proposal), but a public meeting during which the BOCC may offer their initial opinions and the public may have input on the proposed amendment.

PROOF OF PROPER NOTICING ON THE IMPACT MEETING WILL BE REQUIRED.
Applicants requesting a FLUM Amendment shall provide for public participation through a community meeting.

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

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

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

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

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

* * * * * * * * *

**All of the following must be submitted in order to have a complete application submittal:**

(Please check as you attach each required item to the application)

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

☑ Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)

☑ Traffic Study, prepared by a licensed traffic engineer (required if application affects specific and defined area)

☑ Transportation fee of $5,000 to cover the cost of experts hired by the Department to review the traffic study – any unused funds deposited will be returned upon approval (required if application affects specific and defined area)

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

Additional fees may apply pursuant to the approved fee schedule.

* * * * * * * * *

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

Is there a pending code enforcement proceeding involving all or a portion of the parcel(s) proposed for development? □ Yes □ No Code Case file # __________________________  Describe the enforcement proceedings and if this application is being submitted to correct the violation: __________________________
The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

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

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

Signature of Applicant: ____________________________ Date: 1/4/2019

STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me this 4th day of January, 2019.
by Danyel Clynes, who is personally known to me OR
produced (PRINT NAME OF PERSON MAKING STATEMENT)

(TYPE OF ID PRODUCED) as identification.

Signature of Notary Public
Danyel Clynes

Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Land Use District Change Request
MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT

Land Use District (Zoning) Map Amendment Application

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

Application Fee: $5,570.00
The base fee includes two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, additional fees shall be charged pursuant to Fee Schedule Resolution and paid prior to the private application proceeding through public hearings.

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification (SPON): $3.00 for each property owner required to be noticed
Transportation Study Review: $5,000.00 Deposit (any unused funds will be returned upon approval)
Advertising and Noticing fees for a community meeting: $245.00 plus $3.00/SPON

Date of Request: 12 / 28 / 2018
Month Day Year

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

The Spottswood Law Firm - Donald Craig and/or Erica Sterling and/or Richard McChesney
Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application

500 Fleming Street, Key West, Florida 33040
Mailing Address (Street, City, and State and Zip Code)

305 294 9556 970 453 1546 305 924 0249 dcraig@spottswoodlaw.com
Work Phone Home Phone Cell Phone Email Address

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

Edward B. Knight Trust Claude J. Gardner, Jr.
(Name/Entity) Contact Person

336 Duval Street Key West, Florida 33040
Mailing Address (Street, City, State and Zip Code)

305 6974901 305 786 3133 claude@keysrealestate.com
Work Phone Home Phone Cell Phone Email Address

Page 1 of 7

March 2017
Legal Description of Property (if in metes and bounds, please attach separate sheet):

See Attached Survey and Legal Description

<table>
<thead>
<tr>
<th>Block</th>
<th>Lot</th>
<th>Subdivision</th>
<th>Key West</th>
<th>Key Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>00124000-000000</td>
<td>1158135</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Real Estate (RE) Number

Alternate Key Number

4095 So. Roosevelt Blvd. Key West, Florida 33040 5
Street Address
Approximate Mile Marker

Current Future Land Use Map Designation(s): RC Residential Conservation

Current Land Use District (Zoning) Designation(s): OS Offshore Island

Proposed Land Use District (Zoning) Designation(s): RH Residential High

Total Land Area Affected by Proposed Land Use District (in acres): 4.9 acres

Tier Designation(s): Tier 1 Proposed for Change to Tier III

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

Existing Use of the Property (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any nonresidential development):
One single family home with a bridge from the Island to South Roosevelt Blvd., docks, swimming pool, a detached garage, accessory buildings, circular drive,
the property is completely surrounded by a concrete seawall constructed in the 1950's

Please describe the reason for the proposed Land Use District amendment (attach additional sheets if necessary):
The property does not meet any of the criteria applied to offshore islands. Aerial photos show that the property is disturbed and has been for many years. See the attached photos of the dredge and fill that was undertaken to enlarge the island. Unlike other "offshore" islands this property does not have any Tier designation on the County GIS system. The only access to the property is by bridge and is not "offshore". The property is reached by traveling to the City of Key West and is 100 yards from the densely developed part of the City.
The Board of County Commissioners may consider an amendment if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

1) **Changed projections (e.g. regarding public service needs) from those on which the text was based**
   
The 1986 plan and the current 2030 Plan (effective February 2017) both contemplated this property, in error, as an offshore island. It has never met the requirements or criteria of an offshore island. The property has been connected to So. Roosevelt Blvd. since 1938. In the early 1950's the property was enlarged by the placement of fill behind a concrete retaining wall that completely surrounds the island. There is no natural shoreline as found on true offshore islands.

2) **Changed assumptions (e.g. regarding demographic trends):**
   
   See above. Also see the Environmental Designation Survey that illustrates why the property does not meet the criteria for Offshore Island zoning.

3) **Data errors, including errors in mapping, vegetative types and natural features:**
   
   See above. The island is not within a Coastal Barrier Resource System area like Offshore Islands

4) **New issues:**
   
The change of zoning designation would allow the transfer of existing off site density from other remote locations to this urban infill site which has all available public services existent

5) **Recognition of a need for additional detail or comprehensiveness:**
   
   See above. The island is not within a Coastal Barrier Resource System area like Offshore Islands
6) Data updates:
See above

In no event shall an amendment be approved which will result in an adverse community change of
the planning area in which the proposed development is located or to any area in accordance with
a Livable Community Keys master plan. Please describe how the text amendment would not result
in an adverse community change (attach additional sheets if necessary):
This specific property is not even identified in the Stock Island/Key Haven Community Keys Plan.
Many believe the island is in the City of Key West, however no record of its inclusion in the corporate boundaries
of the City have ever been found. In fact the island is specifically excluded in the City Charter description.

* * * * * * * * *

Applicants requesting a Land Use District (Zoning) Map Amendment shall provide for community
participation through a community meeting, as indicated in Section 102-159.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of
the proposed community meeting; however, all meetings are to be held on a weekday evening at a location
close to the project site, between 45 - 120 days prior to any of the public hearings.

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

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

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

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

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

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

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

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

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

Additional fees may apply pursuant to the approved fee schedule.
Has a previous application been submitted for this site(s) within the past two years?  □ Yes  □ No

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

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

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

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

Signature of Applicant: ___________________________ Date: 1/4/2019.

STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me this 4th day of January, 2019, by Donald L. Craig, who is personally known to me OR produced (PRINT NAME OF PERSON MAKING STATEMENT)

(TYPE OF ID PRODUCED) as identification.

Signature of Notary Public: Danyel Clynes

Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Proof of Ownership
CERTIFICATE NO. 15616

WE HEREBY CERTIFY that the last recorded Warranty Deeds
filed in the office of the Clerk of the Circuit Court, Monroe
County, Florida, covering the following described property, to-wit:

Commencing at the intersection of the centerline of
Flagler Avenue and the Boulevard, Key West, Florida;
thence in a Southwesterly direction and at an angle
of 90 degrees 2 minutes to the left and along the
centerline of the Boulevard for a distance of 949
feet;
thence in an Easterly direction at an angle of 92
degrees 49 minutes to the right for a distance of 104
feet, more or less, for a point of beginning;
thence meandering along the shore in a Southerly di-
rection for a distance of 200 feet, more or less;
thence meandering along the shore in an Easterly di-
rection for a distance of 100 feet, more or less;
thence meandering along the shore in a Northwesterly
and Northerly direction 500 feet, more or less;
thence meandering along the shore in a Northwesterly
direction for a distance of 100 feet, more or less;
thence meandering along the shore in a Westerly and
Southwesterly direction for a distance of 170 feet,
more or less;
thence meandering along the shore in a Southerly di-
rection for a distance of 245 feet, more or less to
the point of beginning, together with all riparian
rights and privileges. The above described area con-
taining approximately 2.3 acres, and in accordance
with survey and plat thereof as recorded in Plat Book
1, page 204, Monroe County, Florida, Records.

appears to be from Key West Foundation Company, a corporation ex-
isting under the laws of the State of Florida, By: Robert R.
Austin, Vice-President, to Norberg Thompson, as per deed dated
March 31, 1928, filed June 12, 1933, and recorded in Deed Book G-4,
page 327; and from The Key West Realty Company, a corporation ex-
isting under the laws of the State of Florida, and having its princi-
pal place of business in the County of Monroe, By: Wm. R. Porter,
President, to Norberg Thompson, whose permanent address is P. O.
Box 268, Key West, Florida, as per deed dated August 6th, 1944,
filed January 24, 1947, and recorded in Deed Book G-28, page 195.
THIS INDENTURE, Made this 31st day of March, A. D. 1922, between Key West Foundation Company, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Monroe and State of Florida, party of the first part, and Norberg Thompson of the County of Monroe and State of Florida, party of the second part, WITNESSETH, That the said party of the first part, for and in consideration of the sum of Twenty-five hundred Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and his heirs and assigns forever, all that certain parcel of land lying and being in the County of Monroe and State of Florida, more particularly described as follows:

Commencing at the intersection of the center-line of Flagler Avenue and the boulevard, Key West, Florida; thence in a Southwesterly direction and at an angle of 90 degrees to 7 minutes to the left and along the center-line of the boulevard for a distance of 343 feet; thence in an Easterly direction at an angle of 90 degrees and 3 minutes to the right for a distance of 130 feet, more or less, for a point of beginning; thence meandering along the shore in a Southerly direction for a distance of 200 feet, more or less; thence meandering along the shore in an Easterly direction for a distance of 110 feet, more or less; thence meandering along the shore in a Northerly and Northeasterly direction for 500 feet, more or less; thence meandering along the shore in a Northeasterly direction for a distance of 100 feet, more or less; thence meandering along the shore in a Northerly and Southwesterly direction for a distance of 175 feet, more or less; thence meandering along the shore in a Southwesterly direction for a distance of 23 feet, more or less, to the point of beginning, together with all riparian rights and privileges. The above described area containing approximately 2.5 acres, and is according to survey and plat thereof as recorded in Plat Book 1, page 204, Monroe County, Florida, Records.

(GS-250 .. L. T. S. Cancelled)

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part, doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, that said party of the first part has caused these presents to be signed in its name by its Vice President, and its corporate seal to be affixed, attested by its Assistant Secretary the day and year above written.

(Corporate Seal)
Signed, Sealed and Delivered in Our Presence:

(Seal) Mollie M. Parker
(Seal) Clifton G. Bailey

STATE OF FLORIDA

COUNTY OF MONROE.

I HEREBY CERTIFY, That on this 31st day of March, A.D. 1933, before me personally appeared Robert J. Austin and Robert B. Austin Jr., respectively Vice President and Assistant Secretary of Key West Foundation Company, a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to Peter Thompson and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed their seal to the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Key West, in the County of Monroe and State of Florida the day and year last aforesaid.

(Seal) Mollie M. Parker
Rotary Public, State of Florida
My commission expires:
Rotary Public, State of Florida at Large
My commission expires June 1, 1933

Filed June 10th, A.D. 1933 - 11:30 a.m.
& Recorded June 11th, A.D. 1933.

ROSS C. SAWTE, Clerk.

SPECIAL WARRANTY DEED

This DEED, Made the 30th day of April, A.D. 1933, by J. J. Wynn, and Bessie Wynn, his wife, of the County of Okeechobee, State of Florida, hereinafter called the grantors to Jane D. Tower of Homestead, County of Okeechobee, State of Florida, hereinafter called the grantee.

WITNESS, That the said grantors, in consideration of TEN DOLLARS and other valuable considerations, the receipt whereof is hereby acknowledged, do give, grant, bargain, sell, alien, release, enjoin, convey and confirm unto the said grantee and his heirs and assigns in fee simple, the lands situate in Monroe County, State of Florida, described as follows:

On the Island of Key Largo and being a part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and Government Lot two (2) and the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-seven (27), and Government Lots One and Two (1 & 2) of Section Thirty-four (34), Township Sixty Two (62), South of Range Thirty-eight (38), East, But better known and described as Lot Number nine (9) according to a survey and plot of the Southeast Quarter (SE1/4) of the Government Quarter (NE1/4) and Government Lot Two (2) and the Southwest
This Indenture.

Made this 6th day of August, A.D. 1945,

Between The Key West Realty Company, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Monroe and State of Florida, party of the first part, and Norbert Thompson, Norbert Thompson, whose permanent address is P.O. Box 258, Key West, Florida, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of one dollar and other valuable considerations to be paid to it in hand at the receipt hereof, is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Monroe and State of Florida, more particularly described as follows:

Commencing at the intersection of the center-line of Flager Avenue and the Boulevard, Key West, Florida, thence in a Southeasterly direction and at an angle of 90 degrees 2 minutes to the left and along the center-line of the Boulevard for a distance of 596 feet; thence in an Easterly direction at an angle of 92 degrees 49 minutes to the right for a distance of 104 feet, more or less, for a point of beginning; thence southerly along the shore in a Southwesterly direction for a distance of 100 feet, more or less; thence westerly along the shore in a Southwesterly direction for a distance of 100 feet, more or less; thence southerly along the shore in a Southwesterly and Southwesterly direction for 300 feet, more or less; thence westerly along the shore in a Northwesterly and Southwesterly direction for a distance of 100 feet, more or less; thence westerly along the shore in a Northwesterly and Southwesterly direction for a distance of 175 feet, more or less; thence westerly along the shore in a Southwesterly direction for a distance of 225 feet, more or less, to the point of beginning, together with all appurtenant rights and privileges. The above described area containing approximately 2.3 acres, and in accordance with survey and plat thereof as recorded in Plat Book 1, page 201, Monroe County, Florida, Records.

The purpose of this conveyance is to transfer to the party of the second part any and all right, title and interest, if any, in and to the above described land, being a part of the land conveyed by the said party of the first part by virtue of the certain deed dated 10th day of August 1939, given by the Key West Foundation Corporation and existing under and by virtue of the laws of the State of Florida, to The Key West Realty Company, a corporation organized and existing under and by virtue of the laws of the State of Florida, recorded in Deed Book O, page 411 to LLA, both inclusive, Monroe County, Florida, Public Records.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining:

To Have and to Hold the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

[Signature]

[Corporate Seal]

[Signature]

[Corporate Seal]

[Signature]

[Corporate Seal]

[Signature]
State of Florida,

County of MONROE,

I HEREBY CERTIFY, That on this 27th day of August, A.D. 1916, before me personally appeared

Julius R. Stone, Q.M.

and

R. Porter - President and Secretary,
respectively of The Key West Realty Company, a corporation
under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to

Norbert Thompson

and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at
in the County of Monroe and State of Florida, the day and year last aforesaid.

Trustees of the Internal Improvement Fund  
of the State of Florida

DEED NO. 20935.......

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, the Trustees of the Internal Improvement Fund of the State of Florida, under authority of law, for and in consideration of the sum of  
Four Thousand and 00/100 Dollars, to them in hand paid by NORMAN THOMPSON ESTATE  
of the County of Monroe, State of Florida, have granted, bargained and sold, and do by these presents grant, bargain, sell and convey unto the said  
NORMAN THOMPSON ESTATE and its heirs and assigns, the following described lands, to-wit:  

A parcel of submerged land in Cow Key Channel in Township  
67 South, Range 25 East, Monroe County, Florida, more particularly described as follows:  
Commencing at the intersection of Flagler Avenue, extended  
easterly, and the easterly right-of-way line of Roosevelt Boulevard run in a southerly direction along the easterly  
right-of-way line of Roosevelt Boulevard a distance of  
545.26 feet; thence at right angles easterly a distance of  
300 feet to the point of beginning of the parcel of  
submerged land hereinafter described. From said point of  
beginning run southerly and parallel to the easterly right- 
of-way line of Roosevelt Boulevard a distance of  
1,500 feet; thence at right angles easterly a distance of  
700 feet, more or less, to the edge of Cow Key Channel; thence in a northerly and northwesterly direction, meandering the edge of Cow Key Channel a distance of  
1,650 feet, more or less, to a point which is 500 feet easterly of the point of beginning, measured  
at right angles to the easterly right-of-way line of Roosevelt Boulevard; thence run westerly 500 feet to the point of be- 
ginning. Excepting from the above described parcel any portion of  
that Island known as Thompson's Island.  

Containing 20 acres, more or less, and lying  
and being in the County of Monroe, in said State of Florida.  

TO HAVE AND TO HOLD the above granted and described premises forever.  

SAVING AND RESERVING unto the said Trustees of the Internal Improvement Fund of the State of Florida, and their successors, title to an undivided three-fourths of all phosphate, minerals and metals, and title to an undivided one-half of all petroleum that may be in, on or under the above described land, with the privilege to mine and develop the same.  

OTHER RESERVATIONS:  None  

IN TESTIMONY WHEREOF, the said Trustees have hereunto subscribed their names and affixed their seal and have caused the seal of THE DEPARTMENT OF AGRICULTURE OF THE STATE OF FLORIDA to be hereunto affixed, at the Capitol, in the City of Tallahassee, on this the 28th day of  
June, A. D. Nineteen Hundred and Fifty-Five.  

Sent to  
LeRoy Collins  
Ray E. Green  
J. Edwin Larson  
Richard N. Ervin  
Nathan Mayo  

State Capitol Bldg.  
Comptroller  
Treasurer  
Attorney General  
Commissioner of Agriculture  

Trustees I. L. Fund  

DEPARTMENT OF AGRICULTURE  

As and Composing the  
TRUSTEES OF THE INTERNAL IMPROVEMENT  
FUND OF THE STATE OF FLORIDA
Ownership Disclosure Form
Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<table>
<thead>
<tr>
<th>Name and Address</th>
<th>% of Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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<td></td>
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<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<table>
<thead>
<tr>
<th>Name and Address</th>
<th>% of Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
• If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

<table>
<thead>
<tr>
<th>Name and Address</th>
<th>% of Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>E.B. KNOX TRUST</strong></td>
<td>100%</td>
</tr>
</tbody>
</table>

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

• If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

<table>
<thead>
<tr>
<th>Name and Address</th>
<th>% of Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

• If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

<table>
<thead>
<tr>
<th>Name and Address</th>
<th>% of Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Please provide date of contract.

• If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

<table>
<thead>
<tr>
<th>Name and Address</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: **Claude Gardner, Trustee**

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 15th day of October, by **Claude Gardner**. He/she is personally known to me or has produced as identification.

Notary Public of Florida
Laura Nettie Perdoff
My Commission Expires 05/23/2021

Page 2 of 3
03/2013
Mission Statement – Edward B. Knight Charitable Trust
Edward B and Joan T Knight Foundation

Our Mission
The mission of the Edward B and Joan T Knight Foundation shall be to support charitable, religious, educational and medical facilities that encourage the development of strong, moral, educated youth in Florida with an emphasis on the Florida Key as well as supporting organizations that promote strong family values. By providing grants to local institutions, the Foundation seeks to promote programs and initiatives that support education, including job training, encourage the development of leadership skills and moral character and provide for the health and welfare of children and families in South Florida and Haiti.
Property Record Cards
Summary

Parcel ID 00124000-000000
Account # 1158135
Property ID 1158135
Millage Group 100A
Location 4095 S ROOSEVELT BLVD, KEY WEST
Address 34.6725 PT LAND MARKED P PB 1-204 G2-441 G4-327 G28-165-166 PROBATE 3T-6 3T2-7 PROBATE #9-405-CASE #12-CP-12 OR901-1100 OR1282-2082/84 OR1444-1989/93 TR OR1455-83/85/86/87 OR1458-65/D/C OR1658-92/35WILL OR1768-104/106
(Note: Not to be used on legal documents)
Neighborhood 130
Property SINGLE FAMILY RESID (0100)
Class
Subdivision 34/67/25
Sec/Twp/Rng
Affordable No
Housing

Owner
KNIGHT EDWARD B LIVING TRUST 01/23/97
PO Box 774
Key West FL 33041

Valuation

2016 2013 2014 2013
+ Market Improvement Value $1,789,208 $1,519,256 $1,336,529 $1,336,529
+ Market Misc Value $785,330 $660,388 $586,716 $586,716
+ Market Land Value $3,029,964 $2,651,219 $2,524,970 $2,524,970
= Just Market Value $5,604,502 $4,830,863 $4,448,215 $4,448,215
= Total Assessed Value $3,595,516 $3,574,495 $3,531,245 $3,479,059
- School Exempt Value ($25,500) ($25,500) ($25,500) ($25,500)
= School Taxable Value $3,570,016 $3,348,995 $3,505,745 $3,453,559

Land

Land Use RES WATERFRONT (010W)
Number of Units 4.90
Unit Type Acreage 0
Frontage 0
Depth 0

Buildings

Building ID 7825
Style
Building Type S.F.R. - R1 / R1
Gross Sq Ft 8596
Finished Sq Ft 7638
Stories 2 Floor
Condition AVERAGE
Perimeter 696
Functional Obs 0
Economic Obs 0
Depreciation % 35
Interior Walls DRYWALL

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Sketch Area</th>
<th>Finished Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>OPX</td>
<td>EXC OPEN PORCH</td>
<td>958</td>
<td>0</td>
</tr>
<tr>
<td>FLA</td>
<td>FLOOR LIV AREA</td>
<td>7,638</td>
<td>7,638</td>
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<tr>
<td>TOTAL</td>
<td></td>
<td>8,596</td>
<td>7,638</td>
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</tbody>
</table>

Exterior Walls REIN CONC
Year Built 1959
Foundation NONE
Roof Type IRR/CUSTOM
Roof Coverage CONC/CLAY TILE
Flooring Type CONC ABOVE GRID
Heating Type NONE with 0% NONE
Bedrooms 5
Full Bathrooms 3
Half Bathrooms 1
Grade 750
Number of Fire Pl 2

https://qpublic.schneidercorp.com/Application.aspx?ApplID=605&LPageTypeID=4&PagedList=7635&Q=2746022300&KeyValue=00124000-000000# Page 1 of 3
Yard Items

<table>
<thead>
<tr>
<th>Description</th>
<th>Year Built</th>
<th>Roll Year</th>
<th>Quantity</th>
<th>Units</th>
<th>Grade</th>
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<tbody>
<tr>
<td>SEAWALL</td>
<td>1938</td>
<td>1939</td>
<td>1</td>
<td>15528 SF</td>
<td>5</td>
</tr>
<tr>
<td>FENCES</td>
<td>1975</td>
<td>1976</td>
<td>1</td>
<td>10505 SF</td>
<td>3</td>
</tr>
<tr>
<td>GARAGE</td>
<td>1975</td>
<td>1976</td>
<td>1</td>
<td>10666 SF</td>
<td>3</td>
</tr>
<tr>
<td>UTILITY BLDG</td>
<td>1975</td>
<td>1976</td>
<td>1</td>
<td>1066 SF</td>
<td>4</td>
</tr>
<tr>
<td>TILE PATIO</td>
<td>1975</td>
<td>1976</td>
<td>1</td>
<td>1205 SF</td>
<td>3</td>
</tr>
<tr>
<td>CON DKS/CONPIL</td>
<td>1975</td>
<td>1976</td>
<td>1</td>
<td>15600 SF</td>
<td>5</td>
</tr>
<tr>
<td>UTILITY BLDG</td>
<td>1975</td>
<td>1976</td>
<td>1</td>
<td>260 SF</td>
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<tr>
<td>FENCES</td>
<td>1975</td>
<td>1976</td>
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<td>2640 SF</td>
<td>3</td>
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<tr>
<td>UTILITY BLDG</td>
<td>1975</td>
<td>1976</td>
<td>1</td>
<td>462 SF</td>
<td>5</td>
</tr>
<tr>
<td>TILE PATIO</td>
<td>1975</td>
<td>1976</td>
<td>1</td>
<td>60 SF</td>
<td>3</td>
</tr>
<tr>
<td>TILE PATIO</td>
<td>1975</td>
<td>1976</td>
<td>1</td>
<td>720 SF</td>
<td>3</td>
</tr>
<tr>
<td>BOAT LIFT</td>
<td>2014</td>
<td>2015</td>
<td>1</td>
<td>1 UT</td>
<td>4</td>
</tr>
</tbody>
</table>

Sketches (click to enlarge)

Photos

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions, Sales, Permits.

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

Last Data Upload: 7/11/2017 2:39:06 AM
Location Map
Parcel ID: 00124000-000000  Alternate ID: 1158135  Owner Address: KNCIGHT EDWARD B LIVING TRUST
Sec/Twp/Rng: 34/67/25  Class: SINGLE FAMILY RESID  KNIGHT EDWARD B
Property Address: 40955 ROOSEVELT BLVD  KEY WEST
PO Box 974  Key West, FL 33041
District: n/a
Brief Tax: 34 67 25 PT LAND MARKED P PB 1-204 G2-441 G4-327 G28-165-166 PROBATE 3T-6 3T-7 PROBATE #9-147 CASE #79-405-CA-12 CASE
Description: #81-47-CP-12 OR 901-1100 OR 1328-2082/84 OR 1444-1989/93 TR OR 1455-83/86 TR OR 1658-85/65D/C OR 1658-922/35WILL OR 1968-104/106

(Note: Not to be used on legal documents)

Date created: 7/11/2017
Last Data Uploaded: 7/11/2017 2:39:06 AM

Developed by The Schneider Corporation
Site Photos
Historic Photos
Thompson Island Circa 1945
July 7, 2017

The photo of Thompson Island appears to before 1951. According the The Key West Citizen article dated September 13, 1951 the Key West Ambassador Motel was being built and it is not in the photograph.

Tom Hambright

Monroe County Historian
June 27, 2014

Mr. Ed Knight
4095 South Roosevelt Boulevard
Key West, Fl. 33040

Re: Bridge Load Capacity

Dear Mr. Knight,

On Friday, June 12th, Reynolds Engineering Services, Inc. performed a visual inspection of the bridge from South Roosevelt Boulevard to your property to make a condition assessment of the bridge and determine its safe minimum loading capacity.

The bridge is constructed of precast, pre-stressed concrete slabs that are supported on beams at the shore on each end of the bridge and two reinforced concrete bridge bents within the canal. These bridge bents are supported by pre-stressed concrete pilings. The bridge design is typical of many small FDOT bridge designs.

We found the bridge to be in good condition. The visible cracks on the bridge deck are shrinkage cracks in the 2" concrete topping. The topping was placed over the precast slabs as a wearing surface and to help distribute the traffic load over the precast panels. These cracks do not adversely affect the load capacity of the bridge. We also noticed areas of deteriorated concrete on the bridge bents beneath the deck that will require maintenance to keep the bridge in good condition.

Based on our visual inspection of the bridge we believe that the bridge has plenty of load carrying capacity to support a Florida Legal Truck SU2 with a Gross Vehicle Weight not exceeding 34,000 lbs with not more than 22,000 lbs on a single axle.

Thank you for the opportunity to be of service to you.

Respectfully Submitted,

James C. Reynolds, P.E.
Fl. Lic. No. 46685
February 4, 2015

Frank Toppino
Charlie Toppino and Sons Co., Inc.
P.O. Box 787
Key West, FL  33041

Ref: Proposed Safe-Up of 3 Span Bridge to Knight’s Island, Key West, Florida

Gentlemen:
We propose to safe-up the above referenced existing bridge by providing all labor, equipment and materials and to perform all work to affect repairs to the substructure and superstructure as follows:

- PILING: Scrape off barnicles and marine growth, pressure wash damaged surfaces, remove spalled concrete and install trowel grade epoxy to prevent further corrosion.
- CAPS: Chip out spalled areas, pressure wash damaged surfaces, apply bonding agent and non-sag trowel grade epoxy.
- DECKS: high pressure wash entire deck surface, “V” groove transverse and longitudinal cracks greater than 3/16 “ wide, clean grooves by oil-free compressed air and fill with low viscosity self leveling epoxy.

Mobilization..............................................................Lump Sum  $50,000.00
(We require this mobilization payment upon arrival to the jobsite.)
Bridge Repairs..............................................................Lump Sum  $101,900.00

TOTAL  $151,900.00

Thank you for the opportunity to quote this work.

Sincerely,

UPPER KEYS CONSULTING LLC

James R. McNew
President

Accepted by:

Ed Knight, Owner

Frank Toppino,
President. Charlie Toppino and Sons  FOR INSPECTIONS ONLY
ATTACHMENT A

10 Year Guarantee

On this date of February 9, 2015, I, James R. McNew, acting in my legal authority as President of Upper Keys Consulting LLC, do hereby guarantee the extension of the useful life of the Knight's Island Bridge by Ten (10) years upon completion of the repairs outlined in the proposal/Contract Dated February 4, 2015 to which this document is attached.

UPPER KEYS CONSULTING LLC

[Signature]
James R. McNew
President
Floodplain Information can be found online FEMA Flood Map Service Center (https://msc.fema.gov/portal)

**WARNING TO OWNER**

YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LOANER OR AN ATTORNEY BEFORE RECORDING NOTICE OF COMMENCEMENT.

(FL Building Code 105.8)

A certified copy of the recorded Notice of Commencement or a notarized statement from the owner of the property or the owner's authorized agent (including any contractor that has been authorized below) stating that a Notice of Commencement has been filed for recording to the Monroe County Clerk's Office for recording along with a copy of the Notice of Commencement submitted for recording, must be submitted to Building Department and posted on the job site before the first inspection. (FS 713.13(1)(a), 713.13(1)(d))

**ASBESTOS AGREEMENT:** (Initial If Applicable: 

As owner/contractor/agent of record for the construction applied for in this application, I agree that I will comply with the provisions of the Florida Statute 489.003 and to notify the DEP of my intent to demolish/remove a structure at the above address and remove asbestos, when applicable, in accordance with state and federal law.

**SOLID WASTE ASSESSMENT:**

Upon completion of the project for which I have made application for a Building Permit, I must pay the pro-rated residential solid waste assessment, or show proof of commercial service with a franchised commercial collector prior to issued Certificate of Occupancy.

**OUTSIDE LOCAL, STATE and FEDERAL AGENCIES:**

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies.

**OWNER'S AFFIDAVIT:**

- Application is hereby made to obtain a permit to do the work and installations as indicated.
- I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction.
- I understand that a separate permit (sub on a permit) must be secured for Electrical, Plumbing, Signs, A/C, etc. as appropriate.
- I hereby certify that all of the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

**Signatures:**

**Date:** 2/19/15

Qualifier

Date: 2/19/15

**NOTARY Signature as to Owner:**

[Signature]

**NOTARY Signature as to Qualifier:**

[Signature]

My Commission Expires on: September 12, 2017

My Commission Expires on: September 12, 2017
DISPLAY THIS CARD ON JOB SITE VISIBLE FROM THE STREET
MONROE COUNTY GROWTH MANAGEMENT
BUILDING – FLOODPLAIN - DEVELOPMENTAL PERMIT

DATE ISSUED: 03/11/2015
DEO DATE: EXEMPT
PERMIT NUMBER: 15100986

PURPOSE: SPALLING REPAIRS (BRIDGE ONLY)
OWNER: KNIGHT EDWARD B LIVING TRUST 01/23/
CONTRACTOR: CHARLEY TOPPINO & SONS INC
SITE ADDRESS: 4095 S ROOSEVELT BLVD. THOMPSON ISLAND
LEGAL DESCRIPTION: EES7506-03 PT LAND MARKED P PB
ZONING: FLOOD ZONE

WARNING TO OWNER:
YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN
YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE
OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE
BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING,
CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING
YOUR NOTICE OF COMMENCEMENT.

ATTENTION:
1. "Owner Builder" must be available for all inspections.
2. No inspections will be made unless permit card is displayed and approved plans are readily
available.
3. This permit shall become null and void unless the work authorized is commenced (and receives
an approved inspection on this card) within one-hundred and eighty (180) days after the
effective date of the permit.
4. Once commenced, with an approved inspection, this permit will remain active as long as there is
an approved inspection within one-hundred and eighty (180) days of the last approved
inspection; partial inspections do not count toward satisfying the 180 day requirement.
5. Certificate of Occupancy must be secured before this building can be used or inhabited for any
purpose. Do not remove this card until issuance of a Certificate of Occupancy or Completion.

INSPECTION REQUEST PHONE NUMBER: 305-295-5160.

Please provide:
• Permit number: 15100986
• Contractor ID (also provided on Permit)
  Main: ID= 11413 CHARLEY TOPPINO & SONS INC
  Subs: Type >> 5 digit ID << Company

Inspection code: The 3 digit code listed on Building Department Permit Inspections list
provided at issuance. Older inspection codes (i.e. BL99), that contain letter(s) with digits,
please choose the closest 3 digit inspection code for the equivalent inspection
description from the current inspection code.

MINIMALLY, THE FOLLOWING INSPECTIONS ARE REQUIRED:
The 199 - Building Final (if listed below) must be the last inspection requested after all other
inspections/final inspections have passed.
128 - SPALLING/CONCRETE
<table>
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<tr>
<th>105</th>
<th>Accessibility</th>
<th>PERMIT #</th>
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</thead>
<tbody>
<tr>
<td>110</td>
<td>Draft stopping/fire bdg.</td>
<td>300 Underground Elect</td>
</tr>
<tr>
<td>115</td>
<td>FOUND./Pits/Piling/Augers</td>
<td>305 Rough Elect/Gnd Bond</td>
</tr>
<tr>
<td>116</td>
<td>Deck Bases</td>
<td>310 Temp Pole</td>
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<tr>
<td>117</td>
<td>Boat Lift/Devises</td>
<td>315 Power/Service Entrance</td>
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<tr>
<td>118</td>
<td>Seawall</td>
<td>320 Temp Underground (TUG)</td>
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<td>120</td>
<td>Slab</td>
<td>325 Solar PV System/Generator</td>
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<td>125</td>
<td>Lintel/Tie Bms/Grade Bms</td>
<td>330 Swimming Pool/Spa Electric</td>
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<td>126</td>
<td>Spalling/Concrete</td>
<td>335 Marina/Boat Lift Electric</td>
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<td>335</td>
<td>Truss</td>
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<td>142</td>
<td>Railings/Guardens</td>
<td>405 Rough-in Mech</td>
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<td>150</td>
<td>Window/Door Framing</td>
<td>410 Refrigeration</td>
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<tr>
<td>151</td>
<td>Screen Enclosure</td>
<td>415 Hood</td>
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<tr>
<td>155</td>
<td>Enclosure (Floodplain)</td>
<td>499 Final Mechanical</td>
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<tr>
<td>156</td>
<td>Flood Proofing (Riprap)</td>
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<tr>
<td>157</td>
<td>F.E.M.A. - Compliance</td>
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<tr>
<td>160</td>
<td>Curtain wall framing</td>
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<tr>
<td>165</td>
<td>Roof/wall dry-in</td>
<td>505 Rough Piping</td>
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<tr>
<td>166</td>
<td>Lath</td>
<td>598 Final Piping</td>
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<tr>
<td>170</td>
<td>Wall</td>
<td>515 Gas Tank</td>
</tr>
<tr>
<td>175</td>
<td>Sheathing</td>
<td>520 Location/Tie Down/PropTank</td>
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<tr>
<td>176</td>
<td>Dry Wall/Fire Sep/Fire Wall</td>
<td>599 Final Gas</td>
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<tr>
<td>190</td>
<td>Energy Insulation</td>
<td>NOTES</td>
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<tr>
<td>191</td>
<td>Framing</td>
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<tr>
<td>193</td>
<td>Deck Flooring</td>
<td>600 Underground Plumb</td>
</tr>
<tr>
<td>195</td>
<td>IN Progress (not roofing)</td>
<td>605 Rough-in Plumb</td>
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<tr>
<td>200</td>
<td>Roof Dry-in</td>
<td>610 Sewer</td>
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<tr>
<td>205</td>
<td>Roof Insulation</td>
<td>615 Solar</td>
</tr>
<tr>
<td>215</td>
<td>Roof Coverings</td>
<td>699 Final Plumbing</td>
</tr>
<tr>
<td>220</td>
<td>Flashing</td>
<td>NOTES</td>
</tr>
<tr>
<td>230</td>
<td>Roof In Progress</td>
<td></td>
</tr>
<tr>
<td>294</td>
<td>Final Roof</td>
<td>700 Retaining Wall/Pool Steel</td>
</tr>
<tr>
<td>295</td>
<td>Final Shutter</td>
<td>705 Deck</td>
</tr>
<tr>
<td>296</td>
<td>Tie Down - Manufactured Bldg.</td>
<td>720 Rough Marine</td>
</tr>
<tr>
<td>297</td>
<td>Connections (Utility) - Manuf.Bldg.</td>
<td>798 Final Marine</td>
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<tr>
<td>298</td>
<td>Final Manufacturing</td>
<td>799 Final Pool</td>
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<tr>
<td>299</td>
<td>Final Impact Resist</td>
<td>NOTES</td>
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<tr>
<td>300</td>
<td>Final Demo</td>
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<td>301</td>
<td>Final Fence</td>
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<td>Final Sign</td>
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<tr>
<td>303</td>
<td>Installation - Impact Resistant Cover.</td>
<td>840 Riprap</td>
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<tr>
<td>304</td>
<td>BUCK - Impact Resistant Cover.</td>
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<tr>
<td>305</td>
<td>Installation - Impact Resistant Cover.</td>
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</tr>
<tr>
<td>306</td>
<td>Final Acceptance</td>
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<td>307</td>
<td>Rough Fire</td>
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<td>308</td>
<td>Final Fire w/ Accept Test</td>
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<tr>
<td>309</td>
<td>Final Fire w/o Accept Test</td>
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<tr>
<td>310</td>
<td>Fire</td>
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<td>311</td>
<td>NOTES</td>
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<tr>
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Additional NOTES:

199 - FINAL BUILDING >  PASSED  FAILED/INCOMPLETE/RESCHEDULE  DATE:
<table>
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<tr>
<th>Building Notes</th>
<th>Mechanical Notes</th>
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<tr>
<td>151 Screen Enclosure</td>
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<td>505 Rough Piping</td>
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<td>166 Lath</td>
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<td>176 Dry Wall/Fire Sep/Fire Wall</td>
<td>599 Final Gas</td>
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<td>NOTES</td>
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<tr>
<td>191 Framing</td>
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</tr>
<tr>
<td>193 Deck flooring</td>
<td>600 Underground Plumb</td>
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<tr>
<td>195 In Progress (not roofing)</td>
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<td><strong>Bldg Notes:</strong> see below</td>
<td>610 Sewer</td>
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<td>200 Roof Dry-in</td>
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<td>205 Roof Insulation</td>
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<td>210 Roof In Progress</td>
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<td>215 Roof Coverings</td>
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<td>220 Flashing</td>
<td>700 Retaining Wall/Pool Steel</td>
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<td>294 Final Roof</td>
<td>705 Deck</td>
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<td><strong>Notes</strong></td>
<td>780 Pool Barrier</td>
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<td><strong>Notes</strong></td>
<td>720 Rough Marine</td>
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<td><strong>Notes</strong></td>
<td>798 Final Marine</td>
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<td><strong>Notes</strong></td>
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<td>830 Planning</td>
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<td>235 Connections (Utility) - Manuf.Bldg</td>
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<td>291 Final Manufactured</td>
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<tr>
<td>240 Installation - Impact Resistant Cover.</td>
<td>845 Fill</td>
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<td>245 BUCK - Impact Resistant Cover.</td>
<td>850 Pre-Clear Staking</td>
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<td>292 Final Shutter</td>
<td>855 Clearing</td>
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<td>293 Final Impact Resist</td>
<td>860 Tree/Shrub Preserve/Protect</td>
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<td><strong>Notes</strong></td>
<td>863 Erosion/Sediment Control</td>
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<td><strong>Notes</strong></td>
<td>864 Pre-Storm/Bury</td>
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<td><strong>Notes</strong></td>
<td>865 Final Stormwater Mgt</td>
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<td>893 Final Landscape</td>
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<td><strong>Notes</strong></td>
<td>894 Final Biological</td>
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<tr>
<td><strong>Additional Notes:</strong></td>
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</tbody>
</table>

199 - Final Building > **Passed Failed/Incomplete/Reschedule** Date:
Survey
Thompson Island
4095 South Roosevelt Blvd., Key West, Fl. 33040

Specific Purpose Survey
Waterward Boundary Line as of July 1, 1975

Dwn No.: 17-294

Scale: 1"=200'
Ref: 85-28
Flood panel No.: 1528 K
Dwn. By: F.H.H.

Date: 7/20/17
Flood Zone: AE
Flood Elev. 8'

REVISIONS AND/OR ADDITIONS

1/f/datalred/dwg/keywest/thompsonisland
DESCRIPTION: Terminus Line "A":
A Line being in Section 34, Township 67 South, Range 25 East, Caw Key Channel, Monroe County, Florida, and being the the waterward boundary line as of July 1st., 1975, and being more particularly described as follows:
Commence at the intersection of the Centerline of Flagler Avenue extended Easterly to the Right-of-Way Line of State Road A1A (South Roosevelt Blvd.), said Right-of-Way Line lying 25 feet East of the Centerline of State Road A1A; thence S 19°10'28" E along the said Right-of-Way Line of State Road A1A (South Roosevelt Blvd.) for a distance of 548.26 feet; thence N 70°49'32" E for a distance of 300.00 feet to the Northwest corner of TiFF Deed No. 20935; thence S 19°10'28" E and along the Westerly line of said TiFF Deed for a distance of 113.64 feet to the wet face of an existing concrete seawall and the Point of Beginning of the herein described line; thence S 70°37'10" W for a distance of 81.03 feet, more or less to the original platted shore line of Thompson Island and the Point of Terminus. All courses are along the existing face of a concrete seawall.

DESCRIPTION: Terminus Line "B":
A Line being in Section 34, Township 67 South, Range 25 East, Caw Key Channel, Monroe County, Florida, and being the the waterward boundary line as of July 1st., 1975, and being more particularly described as follows:
Commence at the intersection of the Centerline of Flagler Avenue extended Easterly to the Right-of-Way Line of State Road A1A (South Roosevelt Blvd.), said Right-of-Way Line lying 25 feet East of the Centerline of State Road A1A; thence S 19°10'28" E along the said Right-of-Way Line of State Road A1A (South Roosevelt Blvd.) for a distance of 548.26 feet; thence N 70°49'32" E for a distance of 300.00 feet to the Northwest corner of TiFF Deed No. 20935; thence S 19°10'28" E and along the Westerly line of said TiFF Deed for a distance of 764.83 feet to the wet face of an existing concrete seawall and the Point of Beginning of the herein described line; thence S 52°23'38" W for a distance of 14.64 feet; thence S 54°38'19" W for a distance of 26.04 feet; thence S 55°55'55" W for a distance of 32.01 feet; thence S 59°00'31" W for a distance of 29.72 feet; thence S 72°49'34" W for a distance of 107.46 feet; thence N 19°40'08" W for a distance of 181.24 feet, more or less to the original platted shore line of Thompson Island and the Point of Terminus. All courses are along the existing face of a concrete seawall.

CERTIFICATION:
I HEREBY CERTIFY that the attached Specific Purpose Survey is true and correct to the best of my knowledge and belief, that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mopper No. 2749
Professional Engineer No. 36810
State of Florida

Thompson Island
4095 South Roosevelt Blvd., Key West, Fl. 33040

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Sheet 4 of 4

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive (305) 293-0466
Suite 201 Fax. (305) 293-0237
Key West, Fl. 33040 Fhildebrandt@bellsouth.net
L.B. No. 7700

1/dctafred/dwg/keywest/thompsonisland
List of Surrounding Property Owners
Current FLUM and Zoning Maps
Proposed Tier Map
Traffic Analysis
Thompson Island
4095 S. Roosevelt Boulevard
Monroe County, Florida

Traffic Study

December 2018

Prepared for:
Edward B. Knight Trust

Prepared by:
KBP Consulting, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
Phone: (954) 560-7103

Karl B. Peterson, P.E.
Florida Registration Number 49897
KBP Consulting, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
CA # 29939
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APPENDIX B – FDOT Historic Traffic Data
APPENDIX C – Level of Service and Reserve Capacity

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INTRODUCTION

Thompson Island is located on the east side of S. Roosevelt Boulevard (State Road A1A) approximately 900 feet south of Flagler Avenue in Monroe County, Florida. More specifically, this property is located at 4095 S. Roosevelt Boulevard, the Parcel ID is 00124000-000000 and the Alternate ID is 1158135. The subject site consists of approximately 4.90 acres. A Project Location Map is presented in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by the Edward B. Knight Trust to conduct a traffic impact study for the proposed change in the land use designation and zoning for this site. This study addresses the anticipated trip generation characteristics of the existing and proposed designations, the current operating conditions of the surrounding roadway network, the anticipated project traffic impacts along Overseas Highway / US 1 by mile marker, and site access.
Existing Land Use and Access
As mentioned previously, the subject site is approximately 4.90 acres. The site is currently developed with one (1) single-family residential dwelling unit and has a designation of Off-Shore Island. Vehicular access to this site is provided by one (1) full access driveway located on S. Roosevelt Boulevard. A survey of this site is presented in Appendix A.

Proposed Land Use and Access
The subject site is proposed to be designated as Urban Residential with a maximum development potential of 24 residential dwelling units. Vehicular access to this site will be provided by the existing connection to S. Roosevelt Boulevard. Since this project is in the land use and zoning modification phase, a site plan is not available at this time. For the purposes of performing this traffic impact analysis, the project is planned to be completed by the year 2024.
EXISTING CONDITIONS

This section of the report addresses the existing roadway network in the study area and existing traffic conditions.

Existing Roadway Network

In the immediate area of the site, S. Roosevelt Boulevard (State Road A1A) is a four-lane undivided principal arterial roadway (i.e. two northbound lanes and two southbound lanes). Flagler Avenue is an east-west arterial roadway located approximately 900 feet to the north of Thompson Island. Overseas Highway (State Road 5 / US 1) is located approximately 2,400 feet to the north of the subject site.

Existing Traffic Conditions

The Florida Department of Transportation (FDOT) maintains three (3) traffic count stations within the immediate proximity of the project site. Count Station #905027 is located on SR A1A / S. Roosevelt Boulevard approximately 300 feet south of Flagler Avenue. Count Station #900049 is located on SR A1A / S. Roosevelt Boulevard approximately 200 feet south of Overseas Highway (State Road 5 / US 1). And, Count Station #900201 is located on Overseas Highway 200 feet to the east of the Cow Key Channel Bridge. Traffic volumes recorded over the last (published) five (5) year period at these stations are summarized in Table 1. The data collected at these stations indicates that volumes have been increasing moderately during the previous five (5) years. Appendix B contains the historical traffic data obtained from FDOT.

<table>
<thead>
<tr>
<th>Year</th>
<th>Station #900049</th>
<th>Station #900201</th>
<th>Station #905027</th>
</tr>
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<tbody>
<tr>
<td>2017</td>
<td>24,000</td>
<td>43,500</td>
<td>12,300</td>
</tr>
<tr>
<td>2016</td>
<td>23,000</td>
<td>41,000</td>
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<td>2013</td>
<td>19,600</td>
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</tr>
<tr>
<td>2012</td>
<td>18,400</td>
<td>37,500</td>
<td>10,600</td>
</tr>
</tbody>
</table>

Station #900049 - SR A1A / S Roosevelt Blvd, 300 feet South of SR-5 / US 1
Station #900201 - SR-5 / US 1, 200 feet East of Cow Key Channel Bridge
Station #905027 - SR A1A / S Roosevelt Boulevard, 300 feet South of Flagler Ave
Compiled by: KRP Consulting, Inc (December 2018)
TRIP GENERATION

The trip generation for this project was determined using the trip generation information published in the Institute of Transportation Engineers' (ITE) Trip Generation Manual (10th Edition). Based upon this information, the daily, AM peak hour, and PM peak hour trip generation rates for the existing and proposed designations are as follows:

**Single-Family Detached Housing – ITE Land Use #210**
- Daily (wt. avg.): \( T = 9.33 \) (X)
  \( T = \text{number of trips} \text{ and } X = \text{number of dwelling units} \)
- AM Peak Hour: \( T = 0.74 \) (X) (25% in / 75% out)
- PM Peak Hour: \( T = 0.99 \) (X) (63% in / 37% out)

**Multifamily Housing (Low-Rise) – ITE Land Use #220**
- Daily (wt. avg.): \( T = 7.29 \) (X)
  \( T = \text{number of trips} \text{ and } X = \text{number of dwelling units} \)
- AM Peak Hour: \( T = 0.46 \) (X) (23% in / 77% out)
- PM Peak Hour: \( T = 0.56 \) (X) (63% in / 37% out)

Table 2 below presents the trip generation analysis for the proposed action on Thompson Island.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Size</th>
<th>Daily Trips</th>
<th>AM Peak Hour Trips</th>
<th>PM Peak Hour Trips</th>
</tr>
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<tr>
<td><strong>Existing</strong></td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>Single-Family Housing</td>
<td>1 DU</td>
<td>9</td>
<td>0</td>
<td>1</td>
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<tr>
<td><strong>Proposed</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Multifamily Housing (Low-Rise)</td>
<td>24 DU</td>
<td>175</td>
<td>3</td>
<td>8</td>
</tr>
<tr>
<td><strong>Difference (Proposed - Existing)</strong></td>
<td></td>
<td>166</td>
<td>3</td>
<td>7</td>
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</table>

<table>
<thead>
<tr>
<th></th>
<th>Trips</th>
<th>In</th>
<th>Out</th>
<th>Total</th>
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<td><strong>Proposed</strong></td>
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<td>5</td>
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</tr>
<tr>
<td><strong>Difference</strong></td>
<td></td>
<td>10</td>
<td>2</td>
<td>12</td>
<td>7</td>
<td>5</td>
<td>12</td>
</tr>
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</table>

Compiled by: KBP Consulting, Inc. (December 2018).

As indicated in Table 2 above, the proposed land use / zoning designation is anticipated to result in an increase of 166 daily vehicle trips, an increase of 10 AM peak hour vehicle trips, and an increase of 12 PM peak hour vehicle trips. With 175 gross daily vehicle trips, a Level 1 traffic study is required per the Monroe County Traffic Report Guidelines Manual.
TRIP DISTRIBUTION

A trip distribution analysis was performed based on the nearby population areas (as documented in the Monroe County Traffic Report Guidelines Manual), the existing transportation network, and the location of the subject project. Table 3 below summarizes the anticipated trip distribution for Thompson Island.

<table>
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<tr>
<th>Direction</th>
<th>Distribution (%)</th>
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<tr>
<td>South - S. Roosevelt Blvd.</td>
<td>25%</td>
</tr>
<tr>
<td>North - N. Roosevelt Blvd.</td>
<td>20%</td>
</tr>
<tr>
<td>East (Overseas Highway)</td>
<td>25%</td>
</tr>
<tr>
<td>West (Flagler Avenue)</td>
<td>30%</td>
</tr>
</tbody>
</table>

*Source: KBP Consulting, Inc. (December 2018).*
This section of the report is divided into two parts: 1) link analysis, and 2) Overseas Highway / US 1 impacts by mile marker.

**Link Analysis**

The link analysis compares the maximum number of reserve trips on Overseas Highway / US 1 through Stock Island (per Monroe County’s Level of Service and Reserve Capacity Table) with the project’s traffic impacts. Based upon a 25% trip distribution to and from Overseas Highway, the project will add a maximum of 42 net new daily trips (25% of 166 additional daily trips) to Segment Number 1 (Stock Island). According to Monroe County’s Level of Service and Reserve Capacity Table (see Appendix C), Segment Number 1 has 1,348 trips of reserve capacity. Therefore, Overseas Highway / US 1 through Stock Island has excess capacity to absorb the maximum impacts to be generated by the Thompson Island project.

**US 1 Impacts by Mile Marker**

For this project, it was assumed that the maximum trip length will be approximately 50 miles to the east. The average trip length was assumed to be half of the maximum trip length; or 25 miles. Based upon this trip length assumption, the Overseas Highway / US 1 segments identified in Monroe County’s Traffic Report Guidelines, and the traffic assignment discussed previously, an estimate of the number of primary trips by segment on Overseas Highway / US 1 was performed. Table 4 summarizes the number of primary trips by segment on Overseas Highway / US 1 (Arterial Trip Assignment). As indicated in this table, this project will add approximately 166 daily trips.
<table>
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<th>US 1</th>
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<td>Project Size:</td>
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<td>Daily Trip Generation</td>
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<td>Average Trip Length:</td>
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<td>Rate / Formula: 7.29 trips/DU</td>
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<table>
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<tr>
<th>Total Daily Trips</th>
<th>Percent Primary Trips</th>
<th>US 1 Segment Number</th>
<th>Percent Directional Split</th>
<th>% Impact Based On Trip Length</th>
<th>Project Generated Daily Trips</th>
<th>2017 Reserve Capacity</th>
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<tr>
<td>166</td>
<td>100%</td>
<td>1</td>
<td>25%</td>
<td>100%</td>
<td>42</td>
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<tr>
<td>2</td>
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<td>2</td>
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<td>3</td>
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<td>70%</td>
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<td>4</td>
<td>65%</td>
<td>27</td>
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<td>6</td>
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<td>9</td>
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<td>2,504</td>
<td></td>
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</table>

Source: Monroe County.
Compiled by: KBP Consulting, Inc. (December 2018).

8

Thompson Island Traffic Study
SUMMARY & CONCLUSIONS

Based upon the results of the traffic analyses performed for the proposed land use and zoning modification for Thompson Island, the proposed actions will not have an adverse impact on the operating characteristics of Overseas Highway / US 1 nor will it inhibit the safe flow of traffic traveling through the area.
APPENDIX A

Thompson Island
Survey
DESCRIPTION: Terminus Line "A":
A Line being in Section 34, Township 67 South, Range 25 East, Cow Key Channel, Monroe County, Florida, and being the the waterward boundary line as of July 1st, 1975, and being more particularly described as follows:
Commence at the intersection of the Centerline of Flagler Avenue extended Easterly to the Right-of-Way Line of State Road A1A (South Roosevelt Blvd.), said Right-of-Way Line lying 25 feet East of the Centerline of State Road A1A; thence S 19°10'28" E along the said Right-of-Way Line of State Road A1A (South Roosevelt Blvd.) for a distance of 548.26 feet; thence N 70°49'32" E for a distance of 300.00 feet to the Northwest corner of TIF Deed No. 20935; thence S 19°10'28" E and along the Westerly line of said TIF Deed for a distance of 113.64 feet to the wet face of an existing concrete seawall and the Point of Beginning of the herein described line; thence S 70°37'10" W for a distance of 81.03 feet, more or less to the original platted shore line of Thompson Island and the Point of Terminus. All courses are along the existing face of a concrete seawall.

DESCRIPTION: Terminus Line "B":
A Line being in Section 34, Township 67 South, Range 25 East, Cow Key Channel, Monroe County, Florida, and being the the waterward boundary line as of July 1st, 1975, and being more particularly described as follows:
Commence at the intersection of the Centerline of Flagler Avenue extended Easterly to the Right-of-Way Line of State Road A1A (South Roosevelt Blvd.), said Right-of-Way Line lying 25 feet East of the Centerline of State Road A1A; thence S 19°10'28" E along the said Right-of-Way Line of State Road A1A (South Roosevelt Blvd.) for a distance of 548.26 feet; thence N 70°49'32" E for a distance of 300.00 feet to the Northwest corner of TIF Deed No. 20935; thence S 19°10'28" E and along the Westerly line of said TIF Deed for a distance of 764.83 feet to the wet face of an existing concrete seawall and the Point of Beginning of the herein described line; thence S 52°23'38" W for a distance of 14.84 feet; thence S 54°36'19" W for a distance of 26.04 feet; thence S 55°55'55" W for a distance of 32.01 feet; thence S 59°00'31" W for a distance of 29.72 feet; thence S 72°49'34" W for a distance of 107.48 feet; thence N 19°40'08" W for a distance of 181.24 feet, more or less to the original platted shore line of Thompson Island and the Point of Terminus. All courses are along the existing face of a concrete seawall.

CERTIFICATION:
I HEREBY CERTIFY that the attached Specific Purpose Survey
is true and correct to the best of my knowledge and belief, that it meets the minimum
technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17,
Florida Statute Section 472.022, and the American Land Title Association, and that
there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive (305) 293-0466
Suite 201 Fax (305) 293-0237
Key West, Fl. 33040 thildeb1@bellsouth.net
L.B. No. 7700

Thompson Island
4095 South Roosevelt Blvd., Key West, Fl. 33040

Specific Purpose Survey
Waterward Boundary Line as of July 1, 1975

Date: 7/20/17

Scale: 1" = 100'

Ref. 85-28
Flood panel No. 1509 K
Flood Zone: AE
Flood Elev. 8'

Dwn. No.: 17-294
Dwn. By: F.H.H.

REVISIONS AND/OR ADDITIONS

f/datadef/dwg/keywest/thompsonisland
APPENDIX B

FDOT Historic Traffic Data
<table>
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<tr>
<th>YEAR</th>
<th>AADT</th>
<th>DIRECTION 1</th>
<th>DIRECTION 2</th>
<th>*K FACTOR</th>
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**AADT FLAGS:**
- C = COMPUTED
- E = MANUAL ESTIMATE
- F = FIRST YEAR ESTIMATE
- S = SECOND YEAR ESTIMATE
- T = THIRD YEAR ESTIMATE
- R = FOURTH YEAR ESTIMATE
- V = FIFTH YEAR ESTIMATE
- G = SIXTH YEAR ESTIMATE
- X = UNKNOWN

**K FACTOR:**
- STARTING WITH YEAR 2011 IS STANDARD K, PRIOR YEARS ARE K30 VALUES
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<thead>
<tr>
<th>YEAR</th>
<th>AADT</th>
<th>DIRECTION 1</th>
<th>DIRECTION 2</th>
<th>*K FACTOR</th>
<th>D FACTOR</th>
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</table>

**AADT FLAGS:** C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; G = SIXTH YEAR ESTIMATE; X = UNKNOWN

**K FACTOR:** STARTING WITH YEAR 2011 IS STANDARD, PRIOR YEARS ARE K30 VALUES
**FLORIDA DEPARTMENT OF TRANSPORTATION**  
**TRANSPORTATION STATISTICS OFFICE**  
**2017 HISTORICAL AADT REPORT**  

**COUNTY:** 90 - MONROE  
**SITE:** 5027 - SR A1A/S ROOSEVELT BLVD, 300' S FLAGLER AV  

<table>
<thead>
<tr>
<th>YEAR</th>
<th>AADT</th>
<th>DIRECTION 1</th>
<th>DIRECTION 2</th>
<th>*K FACTOR</th>
<th>D FACTOR</th>
<th>T FACTOR</th>
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**T FACTOR:** STARTING WITH YEAR 2011 IS STANDARD, PRIOR YEARS ARE K30 VALUES
APPENDIX C

Monroe County Level of Service and Reserve Capacity Table
### 2017 LEVEL OF SERVICE AND RESERVE CAPACITY

<table>
<thead>
<tr>
<th>SEGMENT</th>
<th>LENGTH (miles)</th>
<th>FACILITY TYPE</th>
<th>POSTED SPEED (mph)</th>
<th>ADJ. FOR SIGNAL LOS (C)</th>
<th>MEDIAN TRAVEL SPEED (mph)</th>
<th>LOS</th>
<th>RESERVE SPEED (mph)</th>
<th>MAXIMUM RESERVE DAILY VOLUME (VDA)</th>
<th>ALLOCATION BELOW LOS C (VDA)</th>
<th>ALLOCATION ABOVE LOS C (VDA)</th>
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<tr>
<td>24</td>
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<td>52.7</td>
<td>4,723</td>
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<td>4,723</td>
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<tr>
<td><strong>Overall</strong></td>
<td>106.3</td>
<td></td>
<td>45.0</td>
<td>46.0</td>
<td>C</td>
<td>10.0</td>
<td>18,047</td>
<td></td>
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</tbody>
</table>
Environmental Designation Survey
Environmental Designation Survey
Thompson Estate
Key West, Monroe County, Florida
Environmental Designation Survey
Thompson Island
4095 South Roosevelt Boulevard
Key West, FL 33042

Prepared for:
Spottswood, Spottswood, Spottswood and Sterling PLLC
500 Fleming Street
Key West, Florida, 33040

Prepared by:
Terramar Environmental Services, Inc.
1241 Crane Boulevard
Sugarloaf Key, Florida, 33042
email: terramar.env@gmail.com

Date: November 6, 2018
Thomson Island is a 4.9 acre man-made island located at 4095 South Roosevelt Boulevard, Key West, Monroe County (Figure 1, Attachment 1). The property is being evaluated by Spottswood, Spottswood, Spottswood and Sterling PLLC as part of a re-zoning application to the Monroe County Planning and Environmental Resources department. The Monroe County Land Development Regulations (LDR’s), Sec. 110-70. Major Conditional Uses, states that an application for a major conditional use permit shall include an Environmental Designation Survey consisting of the following elements:

a. Site plan;
b. Natural vegetation map;
c. Aerial photographs of the property and surrounding area;
d. A review of historical and archeological sites;
e. A review of unique environmental features;
f. Acreage of specific vegetation species or other environmental characteristics;
g. General information regarding potential impacts to the natural environment;
h. Environmental resources including the identification of shoreline zones;
i. Environmental resources – wildlife;
j. Environmental resources – water quality;

This Environmental Designation Survey is prepared in compliance with the above requirements and is based on information provided by the applicant and field reviews of the property conducted in October 2018.

A. Site Plan

There is currently no proposed site plan under consideration, and this report summarizes existing conditions on the property. The island is a 4.9 acre man-made island connected to South Roosevelt Boulevard by a vehicular access bridge. The island is surrounded entirely by a concrete seawall and is lies adjacent to the waters of the Atlantic Ocean (Attachment 1). There is a man-made canal abutting portions of the island while other areas abut open waters adjacent to Cow Key Channel. The property is developed with a main residence, a guest house, and accessory buildings. There is a boat lift located on the canal adjacent to South Roosevelt Boulevard and a semi-enclosed swimming / boat basin facing Cow Key Channel.

B. Natural Vegetation Map

A natural vegetation map has been prepared that shows the location and extent of habitats on and immediately adjacent to the property (Figure 2). Habitats were delineated based on vegetation and following State of Florida methodology. Habitat limits were field mapped onto high-resolution aerial imagery and digitized using ARCGIS software.
Thompson Island consists entirely of disturbed upland and is defined in area by the perimeter retaining wall. No intact native habitats are present on the property. Outside the property boundary and adjacent to the island are mangrove wetlands and submerged lands, but these areas are off-site and not a part of the island. Site photos showing the current condition of habitats on the island are included as Attachment 3.

C. Current and Historic Aerial Photographs

Thompson Island was created by Norberg Thompson in 1941 and the buildings were constructed in 1943\textsuperscript{1}. Based on the 1959 aerial photography, the island is clearly surrounded by a concrete retaining wall and the enclosed swim basin is clearly visible along the east side of the island (Attachment 3). A perimeter canal abuts the west side of the island adjacent to North Roosevelt Boulevard and runs along the island shoreline from the southern tip and extending north and terminating in the swim basin. Comparing the 1959 aerial to current conditions, it is evident that the island has been maintained in essentially the same configuration, with little observable change to the island and structures.

D. Historical and Archeological Sites

In order to determine the potential for historical or archaeological resources on or adjacent to the property, the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State was contacted. The Bureau of Historic Preservation searched the Florida Master Site File and has identified the property as the Thompson Estate with Florida Master Site File # 8MO2702 (Attachment 4). The historical aspects of the island documented in the Florida Master Site File include the residence, guest house and other structures. The Florida Master Site File notes the apparent lack of change the island has undergone under the ownership of the original developer and the subsequent owners Mr and Mrs. Ed Knight.

E. Unique Environmental Features

The property was evaluated for unique environmental features including tropical hardwood hammock, freshwater wetlands, endangered species habitats, and any wildlife intensive use areas. As noted previously, the island is entirely man-made and consists of a perimeter retaining wall with a filled and elevated interior. The perimeter retaining wall established a distinct transition between the filled upland interior of the island and tidal marine habitats located immediately

\textsuperscript{1} Florida Master Site File, Site # 8MO2702
waterward (outside) the perimeter retaining wall. Therefore, the island is defined by the perimeter retaining wall which creates the boundary between uplands and mean high water\(^2\).

Habitat on the island consist entirely of disturbed uplands. No intact native plant communities were identified on the island proper, e.g. interior of the perimeter retaining wall. Individual native trees and scattered patches of native vegetation occur on the island and are located adjacent to the perimeter retaining wall. Native vegetation identified on the island includes common native trees occurring in a disturbed and maintained landscape (Table 2).

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green buttonwood</td>
<td><em>Conocarpus erectus</em></td>
<td>Several large trees on perimeter</td>
</tr>
<tr>
<td>Seagrape</td>
<td><em>Cocoloba uvifera</em></td>
<td>Scattered on perimeter</td>
</tr>
<tr>
<td>Short-leaf fig</td>
<td><em>Ficus citrifolia</em></td>
<td>Several large trees in landscape areas</td>
</tr>
<tr>
<td>Key thatch palm</td>
<td><em>Thrinax radiata</em></td>
<td>Several large trees in landscape areas</td>
</tr>
<tr>
<td>Gumbo limbo</td>
<td><em>Bursera simaruba</em></td>
<td>Scattered on perimeter, south end, and in landscape</td>
</tr>
<tr>
<td>Catclaw blackbead</td>
<td><em>Pithecellobium unguis-cati</em></td>
<td>Scattered on perimeter in patches</td>
</tr>
<tr>
<td>Blolly</td>
<td>*Pisonia (=<em>Guapira</em>) <em>dicolor</em></td>
<td>Scattered on perimeter in patches</td>
</tr>
<tr>
<td>Lignumvitae</td>
<td><em>Guaiacum sanctum</em></td>
<td>In landscape, perimeter, north end</td>
</tr>
</tbody>
</table>

It is of note that there are mangrove wetlands located immediately adjacent to the perimeter retaining wall around the island, however since the island proper is defined by the perimeter retaining wall, these habitats are considered to be off-site and not a part of the island itself. Mangrove wetlands are well-documented as valuable habitat for both terrestrial and marine wildlife.

F. Actual Acreage of Specific Vegetation

As mentioned previously, the island itself is defined by the perimeter retaining wall, with those areas outside the retaining wall not a part of the island. The entire perimeter was evaluated and confirmed to be intact and forming a clear delineation between the filled and developed uplands and adjacent tidal areas outside the perimeter retaining wall.

Habitats were delineated based primarily on vegetation and following State of Florida methodology. Habitat limits were field mapped onto high-resolution aerial imagery and digitized.

\(^2\) Refer to survey identifying the retaining wall as the boundary of the island ownership limits.
using ARCGIS software (Table 3). A habitat map has been prepared that shows the location and extent of habitats on and immediately adjacent to the property (Figure 2).

Thompson Island consists entirely of disturbed upland and is defined in area by the perimeter retaining wall with an actual acreage of 4.9 acres (Table 4). Outside the property boundary and adjacent to the island are mangrove wetlands and submerged lands (Figure 2).

<table>
<thead>
<tr>
<th>Table 4. Habitats on Thompson Island.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Habitat Type</td>
</tr>
<tr>
<td>Uplands / Developed lands (from survey)</td>
</tr>
</tbody>
</table>

G. General Information Regarding Potential Impacts to the Natural Environment

Currently there is no proposed development or re-development for the island. Because the entire island is a disturbed, developed upland area, impacts to native habitats, native wildlife and the ecology of adjacent mangrove and submerged habitat can be assumed negligible. It can be assumed that any proposed future project on the island would be confined to existing developed areas and the environmentally-sensitive mangrove habitats located adjacent but off-site would not be impacted. Mangroves growing along the shorelines of the island will be maintained in their current configuration since these habitats are highly regulated and protected.

H. Environmental Resources Including the Identification of Shoreline Zones

Based on a review of site conditions and the historical aerial photographs of the site, all shorelines on the property were historically modified through the construction of the perimeter retaining wall. The perimeter retaining wall is a concrete structure that separates the filled, developed uplands from adjacent mangroves and submerged lands. When initially developed in 1941, the site was created from submerged lands. Since that time, mangroves have become established around the perimeter of the island and have increased in size and area to establish the current configuration where a mangrove fringe is present. It is of note that the perimeter retaining wall is the effective property boundary and that the mangrove wetlands adjacent to the island are off-site.

I. Environmental Resources (Wildlife)

Thompson Island is entirely man-made and comprised of disturbed, maintained uplands. The island does not support wildlife habitat and have negligible value as wildlife habitat. As noted
above, the perimeter mangroves have value as wildlife habitat, primarily for birds, and primarily as foraging and loafing habitat.

The mangroves surrounding Thompson Island consist of large, mature red and black mangroves occurring in a fringe. The mangroves in this configuration provide foraging and resting habitat for a variety of avian species including Green-back Heron, Little Blue Heron, Tri-color Heron, Snowy Egret, Great Egret, Great White Heron, and other highly-mobile species that utilize mangrove habitats. Due to the narrow width of the fringe, the association of the mangroves with the upland island, and the adjacent development along North Roosevelt Boulevard, the mangroves adjacent to Thompson Island would not be expected to serve as nesting habitat for colonial wading birds (e.g. a wading bird rookery).

The property was evaluated under the Monroe County Ordinance 015-2012 and LRD Section 122-8, known as the Federal Emergency Management Agency (FEMA) and U.S. Fish and Wildlife Service (FWS) Permit Referral Process. These regulations established the “Permit Referral Process” for the review of all development that occurs within areas designated as “Species Focus Areas (SFAs)” or “Species Buffer Areas (SBAs)” within unincorporated Monroe County. The “Species Focus Areas (SFAs)” or “Species Buffer Areas (SBAs)” are areas of potentially suitable habitat for nine federally protected species including: Eastern Indigo Snake, Key Deer, Key Largo Cotton Mouse, Key Largo Woodrat, Key Tree Cactus, Lower Keys Marsh Rabbit, Schaus Swallowtail Butterfly, Silver Rice Rat, and Stock Island Tree Snail. The SFAs and SBAs were identified by FWS and are updated periodically as new species information is available.

Using the current Species Focus Area Maps (SFAM’s) and Species Assessment Guides (SAG’s), the property was evaluated for potential impacts to Federally-listed species (Figure 3). The only species mapped as potentially present on the property is the Eastern Indigo Snake, and the SFAM indicates the habitat potentially utilized by the snake would be the perimeter mangrove wetlands. Only a very small area of potential, suitable habitat actually is present on the property, and was identified as a mapping error where the intent was to map mangrove wetlands adjacent to the island however the maps created an overlap over the disturbed, developed portion of the property.

The Eastern Indigo Snake is a Federally-listed Threatened species and is wide-ranging and may potentially use all habitat types including disturbed and developed sites. The Eastern Indigo Snake is believed to be extirpated from the Lower Keys, however sporadic reports continue with limited documentation (e.g. Little Knockemdown Key). The actual likelihood of the Eastern Indigo Snake actually occurring on Thompson Island is extremely remote.

A review of the SAG for the Eastern Indigo Snake indicates that any future, proposed development on the property would key to the “G” couplet, resulting in a Not Likely to Adversely Affect (NLAA) determination. In this instance, the applicant would receive a copy of the Eastern Indigo Snake protection measures and would be required to agree to implement the measures and post the information brochure on-site.
J. Environmental Resources (Water Quality)

Thompson Island is completely contained within the concrete retaining wall and stormwater runoff into the adjacent mangrove wetlands and surface waters is prevented by the height of the retaining wall. The retaining wall configuration creates an effective stormwater berm and stormwater associated with the island is contained and effectively treated by percolation via the uplands.

The man-made canals adjacent to the island exhibit high tidal flow and excellent flushing. The exposure to open waters of the Atlantic Ocean provides for natural tidal exchange and water quality adjacent to the island is as good as can be expected.

The greatest identified threat to water quality adjacent to Thompson Island is the high-density of liveaboard boaters moored over the shallow seagrass beds between the island and Cow Key Channel. Management of this un-regulated mooring area is outside the authority of the owners of Thompson Island to regulate this un-managed vessel mooring area.
Attachment 1. Thompson Island survey.
DESCRIPTION: Terminus Line "A":
A Line being in Section 34, Township 67 South, Range 25 East, Cow Key Channel, Monroe County, Florida, and being the the waterward boundary line as of July 1st, 1975, and being more particularly described as follows:
Commence at the intersection of the Centerline of Flagler Avenue extended Easterly to the Right-of-Way Line of State Road A1A (South Roosevelt Blvd.), said Right-of-Way Line lying 25 feet East of the Centerline of State Road A1A; thence S 19°10'28" E along the said Right-of-Way Line of State Road A1A (South Roosevelt Blvd.) for a distance of 548.26 feet; thence N 70°49'32" E for a distance of 300.00 feet to the Northwest corner of TIF Deed No. 20935; thence S 19°10'28" E and along the Westerly line of said TIF Deed for a distance of 113.64 feet to the wet face of an existing concrete seawall and the Point of Beginning of the herein described line; thence S 70°37'10" W for a distance of 81.03 feet, more or less to the original platted shore line of Thompson Island and the Point of Terminus. All courses are along the existing face of a concrete seawall.

DESCRIPTION: Terminus Line "B":
A Line being in Section 34, Township 67 South, Range 25 East, Cow Key Channel, Monroe County, Florida, and being the the waterward boundary line as of July 1st, 1975, and being more particularly described as follows:
Commence at the intersection of the Centerline of Flagler Avenue extended Easterly to the Right-of-Way Line of State Road A1A (South Roosevelt Blvd.), said Right-of-Way Line lying 25 feet East of the Centerline of State Road A1A; thence S 19°10'28" E along the said Right-of-Way Line of State Road A1A (South Roosevelt Blvd.) for a distance of 548.26 feet; thence N 70°49'32" E for a distance of 300.00 feet to the Northwest corner of TIF Deed No. 20935; thence S 19°10'28" E and along the Westerly line of said TIF Deed for a distance of 764.83 feet to the wet face of an existing concrete seawall and the Point of Beginning of the herein described line; thence S 52°23'38" W for a distance of 14.64 feet; thence S 54°38'19" W for a distance of 26.04 feet; thence S 55°55'55" W for a distance of 32.01 feet; thence S 59°00'31" W for a distance of 29.72 feet; thence S 72°49'34" W for a distance of 107.48 feet; thence N 19°40'08" W for a distance of 181.24 feet, more or less to the original platted shore line of Thompson Island and the Point of Terminus. All courses are along the existing face of a concrete seawall.

CERTIFICATION:
I HEREBY CERTIFY that the attached Specific Purpose Survey
is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17,
Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE
Attachment 2. Current Site Photos.
Access bridge to Thompson Island from South Roosevelt Boulevard.

Perimeter canal located between island and North Roosevelt Boulevard.

Attachment 2 – Thompson Island site photographs, October 2018.
Typical disturbed upland habitat on Thompson Island.

Attachment 2 – Thompson Island site photographs, October 2018.
Typical disturbed upland habitat on Thompson Island.

Typical disturbed upland habitat on Thompson Island.

Attachment 2 – Thompson Island site photographs, October 2018.
Concrete retaining wall that contains the perimeter of the island.

Concrete retaining wall that contains the perimeter of the island.

Attachment 2 – Thompson Island site photographs, October 2018.
Typical native vegetation located in patches around the perimeter of the island.

Attachment 2 – Thompson Island site photographs, October 2018.
Swimming area that is a semi-impounded area partially contained by a concrete retaining wall.

Adjacent open waters between Thompson Island and Cow Key Channel.

Attachment 2 – Thompson Island site photographs, October 2018.
Attachment 3. Historic Aerial Photos.
Thompson Island 1991

Attachment 3 - Thompson Island Aerial Photographs
Thompson Island 2018

Attachment 3 - Thompson Island Aerial Photographs
October 22, 2018

Philip A. Frank  
Terramar Environmental Services, Inc.  
1241 Crane Boulevard  
Sugarloaf Key, FL 33042  
Phone: 305.393.4200  
Email: terramar.env@gmail.com

In response to your inquiry of October 22, 2018 the Florida Master Site File lists no archaeological sites, and one standing structure found in the following parcel of Monroe County:

Parcel ID: 00124000-000000 with a 50 foot buffer as shown on the corresponding map.

When interpreting the results of our search, please consider the following information:

- This search area may contain unrecorded archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Cody VanderPloeg  
Archaeological Data Analyst  
Florida Master Site File  
Cody.VanderPloeg@dos.myflorida.com
SITE NAME  Thompson Estate
HISTORIC CONTEXTS  World War II and Aftermath
NAT. REGISTER CATEGORY  Building
OTHER NAMES OR MSF NOS  Thompson's Island
COUNTY  Monroe
OWNERSHIP TYPE  Private--Individual
PROJECT NAME  CRAS of Roosevelt Boulevard, Key West  DHR NO  S79-97
LOCATION  (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS  None observed.
CITY  Key West
VICINITY OF / ROUTE TO  East side of Roosevelt Blvd. between Stickney Ln. and Flagler Ave.
SUBDIVISION  Unknown
BLOCK NO  N/A
LOT NO  N/A
PLAT OR OTHER MAP  FDOT Aerial Photographs
TOWNSHIP  67S
RANGE  25E
SECTION  34
1/4 SE
1/4-1/4 NE
IRREGULAR SEC?  y
n LAND GRANT  Unknown
USGS 7.5' MAP  Boca Chica Key 1971
UTM: ZONE  17
EASTING  424160
NORTING  2716630
COORDINATES: LATITUDE  D M S
LONGITUDE  D M S
HISTORY
ARCHITECT:  Unknown
BUILDER:  Unknown
CONST DATE  1943  CIRCA
C Restoration Date(s):  N/A
MODIFICATION Date(s):  Unknown
MOVE:  DATE  N/A
ORIG LOCATION  N/A
ORIGINAL USE(S)  Private Residence
PRESENT USE(S)  Private Residence

DESCRIPTION
STYLE  Neoclassical
PLAN:  EXTERIOR  Rectangular
INTERIOR  Unknown
NO.:  STORIES  2.0
OUTBLDG(S)  1
PORCHES  2
DORMERS  0
STRUCTURAL SYSTEM(S)  Wood Frame
EXTERIOR FABRIC(S)  Stucco
FOUNDATION: TYPE  Slab
MATS  Concrete
INFILL  N/A
PORCHES  N/full-height/square columns/4 bays/N;S/3 bays/S
ROOF:  TYPE  Hip
SURFACING  Unknown
SECONDARY STRUCS.  None
CHIMNEY: NO  1
MATS  Stucco
LOCNS  East: exterior, wall
WINDOWS  DHS, wood, 1/1

EXTERIOR ORNAMENT  None
CONDITION  Good
SURROUNDINGS  Private Island
NARRATIVE  (general, interior, landscape, context; 3 lines only)
See continuation sheet.

ARCHAEOLOGICAL REMAINS AT THE SITE
PMSF ARCHAEOLOGICAL FORM COMPLETED?  y
ARTIFACTS OR OTHER REMAINS  None observed.
(IF Y, ATTACH)
RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE  Architecture/Community Planning/Development

ELIGIBLE FOR NAT. REGISTER?  X  n  likely, need info  insf inf
SIGNIF. AS PART OF DISTRICT?  X  n  likely, need info  insf inf
SIGNIFICANT AT LOCAL LEVEL?  X  n  likely, need info  insf inf

SUMMARY ON SIGNIFICANCE  (Limit to three lines provided; see page 3)
See continuation sheet.

* * * DHR USE ONLY * * * * * * * * * * * * * * * * * * * * DHR USE ONLY *

DATE LISTED ON NR
KEEPER DETERMINATION OF ELIG. (DATE):  YES  -NO
SHPO EVALUATION OF ELIGIBILITY (DATE):  YES  11/17/84  -NO
LOCAL DETERMINATION OF ELIG. (DATE):  YES  -NO
OFFICE

* * * DHR USE ONLY * * * * * * * * * * * * * * * * * * * * DHR USE ONLY *

RECORDER INFORMATION:  NAME  Amy Groover, Susan Hochberg
DATE:  19971112  AFFILIATION  PIPER ARCHAEOLOGY/JANUS RESEARCH

PHOTOGRAPHS (Attach a labeled print bigger than contact size)
LOCATION OF NEGATIVES  PIPER ARCHAEOLOGY / JANUS RESEARCH
NEGATIVE NUMBERS  Roll 9757-4, Exp. 34A  Facing SE

REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED
A. NARRATIVE DESCRIPTION OF SITE (Use back page and continuations)

The Thompson Estate's main house and auxiliary building are located in Key West on Thompson Island just north of Roosevelt Boulevard in Section 34 of Township 67 South, Range 25 East (USGS Boca Chica Key Quadrangle 1971). The 6-acre man-made island was dredged up in 1941 by Norberg Thompson and the buildings were built in 1943. Although the entire island could not be surveyed, it appears there are two structures on the property, the main house and a guest house-garage.

The main house is located on the south side of the small island. This two-story building was built in 1943 in the Neoclassical style. The exterior plan of the building appears to be rectangular. The masonry structure is clad in stucco and features a low-pitched side-gabled roof. A full-height porch with four bays is supported by slender and simple columns and extends across most of the front facade. Wood frame windows with a one-over-one light configuration can be found symmetrically aligned along the front facade. Wood shutters flank each window. The entrance is centrally located and has a simple, classically-inspired door surround. To the west of the front porch is a one-story wing with a hipped roof. To the east of the porch is two-stories and small balcony with slat balusters cantilevers over the first floor. Because this is a private island, the other elevations of the main house and the guest house-garage could not be thoroughly surveyed. Based on the information gathered, it appears the main house has been altered very little over time. The guest house, built to compliment the main building, has undergone few modifications as well. It also appears the present owners, Mr. Thompson's daughter and son-in-law, Mr. and Mrs. Knight, have maintained the original circular drive and landscaping.

B. DISCUSSION OF SIGNIFICANCE (Use back of page and continuations)

The Neoclassical residence and complimentary guest house-garage found on Thompson Island are architecturally significant based on the fact that they are unique to the Key West area. With its intact historic fabric and surroundings, these properties are considered potentially eligible for listing on the National Register of Historic Places under Criterion C in the area of Architecture.

At the time Thompson Island was dredged in the early 1940s, the area of Key West along South Roosevelt Boulevard was considered to be relatively isolated and undeveloped. The development of the man-made island and the construction of the buildings also contribute to the Thompson Estate's eligibility for listing on the National Register of Historic Places under Criterion A in the area of Community Planning and Development.

C. HISTORY AND BIBLIOGRAPHY OF PAST WORK AT SITE (Use back of page and continuation sheet if necessary)
8MO2702
Thompson Estate
Key West
Susan Hochberg
November 1997
Janus Research
Roll 9757-4, Exp. 34A Facing SE
City of Key West Comprehensive Plan Levels of Service Standards
buildings and homes make historic preservation a cornerstone of its planning program. The Key West Historic District, the largest historic district in the State of Florida, is the physical manifestation of the City’s 189 year existence. The 190- block district contains approximately 3,200 buildings and homes noted for their consistency of general features and diversity of details. The district is the largest and most important collection of wooden buildings in the nation, and provides the City with a character and quality of life that is the foundation of the tourist industry, a key component of the economic base and the backbone of the land use pattern.

As in most older cities, redevelopment is an important challenge and consideration in the City of Key West. The City has established a Community Redevelopment Agency to address blighted conditions and spearhead redevelopment programs within the 127-acre Community Redevelopment Area. The City’s Community Redevelopment Area is comprised of two subareas: Bahama Village and the Caroline Street corridor. Bahama Village, located west of Duval Street, is primarily residential with interspersed neighborhood commercial uses. The area also contains some of the City’s recreation facilities and most important civic structures, including churches and community gathering places. The Caroline Street subarea is comprised of the Caroline Street commercial corridor and the Key West Bight historic seaport district, and is characterized by water-dependent and water-related commercial uses, lower intensity commercial uses, and transient and residential uses. Both areas demonstrate localized blighted conditions and deteriorated infrastructure, as well as vibrant commercial and residential areas and redevelopment successes.

Chapter 5. Level of Service Analysis

5.1 Sanitary Sewer

Existing Level of Service Standard

<table>
<thead>
<tr>
<th>Residential Uses:</th>
<th>100 gallons per capita per day for permanent residents; 90 gallons per capita per day for seasonal residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Residential Uses:</td>
<td>660 gallons per acre per day</td>
</tr>
</tbody>
</table>

Analysis

<table>
<thead>
<tr>
<th>Permanent population:</th>
<th>24,649 - 2,464,900 gallons per day</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seasonal population:</td>
<td>4,160 - 374,400 gallons per day</td>
</tr>
<tr>
<td>Non-residential uses inclusive of transient uses:</td>
<td>7,806,431 s.f. building area, 179.21 acres - 118,278 gallons per day</td>
</tr>
<tr>
<td>Total daily capacity required based on existing LOS standards:</td>
<td>2,957,578 gallons per day</td>
</tr>
<tr>
<td>Actual daily use:</td>
<td>4.5 million gallons per day</td>
</tr>
</tbody>
</table>

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City’s wastewater treatment during the past short term planning period, including $56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.
5.2 Potable Water

Existing Level of Service Standard

- Residential Uses: 93 gallons per capita per day
- Non-Residential Uses: 650 gallons per acre per day

Analysis

- Residential: 24,649 residents - 2,292,357 gallons per day
- Non-residential uses: 7,806,431 s.f. building area, 179.21 acres - 116,487 gallons per day
- Total capacity required: 2,408,844 gallons per day
- Actual daily use: 6,310,000 gallons per day

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of the South Florida Water Management District’s issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

5.3 Solid Waste

Existing Level of Service Standard

1994-2010 Level of Service (lb/capita/day)

<table>
<thead>
<tr>
<th></th>
<th>Total Waste Generation</th>
<th>Facility Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>2.66</td>
<td>2.05</td>
</tr>
<tr>
<td>Non-Residential</td>
<td>6.37</td>
<td>4.90</td>
</tr>
</tbody>
</table>

Analysis

- Residential: 24,649 permanent residents - 65,566 lbs per day
- Non-residential: estimate 29,698 non-permanent residents - 189,176 lbs per day
- Total capacity required: 254,742 lbs per day
- Actual daily use: 295,128 lbs per day

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc. reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and...
non-residential development, during the short and long range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.

5.4 Stormwater Drainage

Existing Level of Service Standard
The Drainage level of service standard below is applicable to all types of development. Where two or more standards impact a specific development, the most restrictive standard applies:

Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with 24 hour duration.

Stormwater treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 17-25, Section 25.025, FAC, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 17-302, Section 17-302.500, FAC. Stormwater facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 17-25.025 (9), FAC.

Stormwater facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 17-302, FAC."

Analysis
Under the Concurrency Management System, new developments are required to make or provide for improvements necessary to maintain or exceed these standards. This also implements the requirement in the Principles for Guiding Development 28-36.003(1)(a)3 that “Development shall not be approved which is inconsistent with or exceeds the services specified in the (Capital Improvement) Plan.”

The City’s Stormwater Utility (Utility) is responsible for the planning, operation, construction and maintenance of the City’s stormwater drainage systems. The missions of the Utility are to reduce flooding and standing water, and to reduce the pollutant load discharge into Outstanding Florida Waters. The existing stormwater management policy and practice implements and is consistent with the Principles for Guiding Development objective, Rule 28-36.003(1)(c) “to minimize the adverse impacts of development of the quality of water in and around the City of Key West and throughout the Florida Keys.” Additionally, it is consistent and implements objective Rule 28-36.003(1)(b) “Protection of Tidal mangroves and associated shoreline and marine resources and wildlife.”

The Utility operates under a Generic Permit for Discharge of Stormwater from Phase II Municipal Separate Storm Sewer Systems. This Permit contains a plan indicating how the City will comply with the National Pollutant Discharge Elimination System. The City has taken action to implement the plan, and will continue to implement projects, programs and improvements to provide stormwater drainage and reduce pollutant discharge.

5.6 Transportation

Existing Level of Service Standard
The City’s Level of Service (LOS) Standard for roadways is calculated using a speed based methodology. The following LOS measurement standards represent roadway operating conditions, and the driver’s perception of these conditions:
• LOS A - free flow traffic operations at average travel speeds;
• LOS B - stable flow with other users in traffic stream;
• LOS C - uncongested with other users causing significant interactions;
• LOS D - congested stable flow with major delays;
• LOS E - very congested with traffic at or near capacity, and;
• LOS F - extremely congested with breakdown flows.

The City's adopted Level of Service Standard for roadways is documented on Table A5-1 below:

<table>
<thead>
<tr>
<th>Roadway Facilities</th>
<th>Segment</th>
<th>Minimum LOS Standard Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Urban Principal Arterials</td>
<td></td>
<td>C (1)</td>
</tr>
<tr>
<td>U.S. 1 &amp; S.R. A1A</td>
<td>N. Roosevelt Blvd.</td>
<td>C (1)</td>
</tr>
<tr>
<td></td>
<td>Truman Ave</td>
<td>Physically Constrained (1)</td>
</tr>
<tr>
<td></td>
<td>Whitehead St.</td>
<td>Physically Constrained (1)</td>
</tr>
<tr>
<td>County Urban Minor Arterials</td>
<td></td>
<td>D</td>
</tr>
<tr>
<td>County Urban Collectors</td>
<td></td>
<td>D</td>
</tr>
<tr>
<td>City Urban Collectors</td>
<td></td>
<td>D</td>
</tr>
</tbody>
</table>

(1) Due to physical constraints that would make U.S. 1 improvements cost prohibitive, the segments from Eisenhower Drive to Whitehead Street and from Truman Avenue to Fleming Street are designated as "constrained." These segments have an existing operating condition below the LOS C standard. Constrained facilities level of service shall be C plus five (5) percent.

Analysis

A. Functional Classifications

State Maintained Roads

U.S. 1 and South Roosevelt Boulevard/S.R. A1A are the only state roads in the City. U.S. 1 originates in Key West on Whitehead Street at the corner of Fleming Street. S.R. A1A begins at the intersection of Bertha Street and South Roosevelt Boulevard, extending eastward past the Key West Airport before terminating at the intersection with U.S. 1 at the east end of the island. The functional classification for U.S. 1 and S.R. A1A is Urban Principal Arterial.

County Maintained Roads

The Monroe County Engineering Department oversees the design and construction of Monroe County's roads, public rights of way, bridges, most sidewalks, and bike paths, although the City is responsible for maintenance of many of the sidewalks. The following are the County maintained roads within Key West:

- Duval Street - Truman Avenue to Eaton Street (curb to curb)
- Flagler Avenue - White Street to S. Roosevelt Boulevard (curb to curb)
- Whitehead Street - Fleming Street to Eaton Street (curb to curb)
- Eaton Street - Whitehead Street to White Street
- First Street - Flagler Avenue to N. Roosevelt Boulevard
Bertha Street - Flagler Avenue to S. Roosevelt Boulevard
Palm Avenue - White Street to N. Roosevelt Boulevard

The functional classification for all County roads except First Street/Palm Avenue is County Minor Arterial. First Street/Palm Avenue is classified as a County Urban Collector.

City Maintained Roads
The City of Key West maintains the remainder of the roadways which fall into one of two functional classifications, City Urban Collector or Local Roads.

B. Existing Conditions
The City’s 2011 Carrying Capacity Study for Transportation measured roadway levels of service based on average speed thresholds documented in the 2000 Highway Capacity Manual (HCM).10 Table A5-2 identifies the actual Levels of Service for the City’s roadways.

<table>
<thead>
<tr>
<th>Road</th>
<th>Classification</th>
<th>LOS Required</th>
<th>Existing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fleming St.</td>
<td>Local</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td>Southard St.</td>
<td>Local</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td>Duval St.</td>
<td>Minor Arterial</td>
<td>D</td>
<td>F</td>
</tr>
<tr>
<td>Whitehead St.</td>
<td>Principal Arterial</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td>Simonton St.</td>
<td>Collector</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td>South St.</td>
<td>Local</td>
<td>D</td>
<td>C</td>
</tr>
<tr>
<td>United St.</td>
<td>Collector</td>
<td>D</td>
<td>C</td>
</tr>
<tr>
<td>White St.</td>
<td>Collector</td>
<td>D</td>
<td>C</td>
</tr>
<tr>
<td>Palm Ave.</td>
<td>Minor Arterial</td>
<td>D</td>
<td>E</td>
</tr>
<tr>
<td>Eaton St.</td>
<td>Minor Arterial</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td>Flagler Ave.</td>
<td>Collector</td>
<td>D</td>
<td>C</td>
</tr>
<tr>
<td>Truman Ave.</td>
<td>Principal Arterial</td>
<td>C</td>
<td>F</td>
</tr>
<tr>
<td>US-I</td>
<td>Principal Arterial</td>
<td>C+5%</td>
<td>E</td>
</tr>
</tbody>
</table>

As can be seen on Table A5-2, a number of the City’s roads are not meeting the Level of Service standard. These roadways and failing conditions are listed below:

- Duval Street is operating at LOS E and LOS F during the mid-day peak hour for the northbound and southbound directions, respectively. Duval Street is also failing in both directions during the PM peak hour.

---

95% more vehicles than the maximum number of vehicles that would constitute a LOS of C
10City of Key West Carrying Capacity Traffic Study, Calvin Giordano & Associates, December 2011
12City of Key West Carrying Capacity Traffic Study, Calvin Giordano & Associates, December 2011
• First Street (segment between Flagler Street and N. Roosevelt) is operating at LOS E during the PM peak hour in the southbound direction.
• Truman Avenue is operating at LOS D during the mid-day peak hour in the westbound direction. Truman Avenue is also operating at LOS D and LOS F during the PM peak hour for the eastbound and westbound directions, respectively.
• US-1/N. Roosevelt Boulevard is operating at LOS D during the AM peak hour in the westbound direction and during the PM peak hour in both directions.
• US-1/ N. Roosevelt Boulevard is also operating at LOS E in the westbound direction during the mid-day peak hour.

Due to the built-out nature of the City, it is not feasible to recommend adding lanes to relieve congested roadways. Furthermore the island is a compact, relatively dense community with flat topography, where most trips consist of short distances and parking is expensive and scarce. This scenario lends itself to encouraging many modes of transportation that are an alternative to a car. Many people are already using bikes, scooters, electric cars, city transit, taxis and private shuttles in addition to walking.

The 2005 EAR states that significant progress has been made to accommodate bicycles, city transit, taxi stands, and instituting a traffic impact fee to new development. The existing plan contains policy 2-1.1.3 which recommends designating the Historic District as a Transportation Concurrency Management Area, which would further promote public transit and other non-automobile modes. In order to demonstrate its commitment to multi-modal transportation accessibility, the City is adopting Level of Service standards for bicycles and pedestrians. The City’s standards are based on those outlined in the 1994 article “Bicycle and Pedestrian Levels of Service Performance Measures and Standards for Congestion Management Systems” by Linda B. Dixon.

In addition to approximately 80 miles of roadways, the City of Key West’s transportation system is comprised of many other transportation facilities, systems and modes. The City’s Department of Transportation provides transit services throughout the lower Keys. The City’s transit system consists of six routes and a fleet of 17 accessible 24- or 32-passenger buses. Traffic counts at intersections conducted for the 2011 Traffic Carrying Capacity Study found that 8% of the total vehicles counted were bicycles. The City has a number of bicycle lanes or shared use paths. Other popular transportation modes include pedi-cabs, scooters, electric cars, and trolleys. The City is also well-suited for pedestrianism, with approximately 40 miles of sidewalks on most major streets, although sidewalk conditions vary and some are deteriorating.

It is important to estimate the total number of vehicles in the City for a number of reasons, including evacuation planning and identifying parking needs. The City’s 2010 Transit Development Plan states that 18.9 percent of the City’s households do not have a car, 47 percent have one car, 28.9 percent have two cars, and 51 percent have three or more cars. The 2010 Census indicates that there are 8,925 households in the City, and there is an average of 1.28 automobiles per household. It is therefore estimated that City residents have approximately 11,424 automobiles.

In 2010 the City conducted a transient survey in order to collect key data, including transportation data, regarding visitors. This survey indicated that 66 percent of motel guests, 60 percent of guesthouse/bed and breakfast guests, and 81 percent of residential short-term guests arrive by automobile. In addition the Tourist Development Council estimates that there are 2,634 day trippers (excluding cruise ship passengers) on an average day. Based on these percentages, it is estimated...
that there will be approximately 6,699 visitor automobiles in the City on an average day. There are
1,935 seasonal residential units in the City. If the residential short-term automobile rate is applied to
these units, it is estimated that seasonal residents could have approximately 1,567 automobiles in
the City at any given time. In addition, it is estimated that 7,994 persons drive to the City to work or
shop each day. It is therefore estimated that there are approximately 29,619 automobiles in Key West
on an average day.

C. Future Conditions

All future development within the City is limited by the BPAS Ordinance which allocates units for
new development as part of tying new growth to hurricane evacuation times. Based on the maximum
potential unit of increase of 910 new units in the ten year planning horizon (*1.28 cars per
household), the projected traffic impact is 1,165 new automobiles.

The City projects a slight permanent population decrease and a slight functional population increase
during the short and long range planning periods, so the current roadway capacity should remain
adequate, with the exception of the four roadway segments identified above. Due to the built-out
nature of the City, it is not feasible to recommend adding lanes to relieve congested roadways.
Multimodal improvements and other strategies are a more viable solution.

5.7 Parks and Recreation

Level of Service Standard
The City has adopted an acreage standard and a facilities standard for recreation and open space. These
standards are as follows:

<table>
<thead>
<tr>
<th>TABLE A5-3. LEVEL OF SERVICE STANDARDS FOR RECREATION SITES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park Facility</td>
</tr>
<tr>
<td>Neighborhood Park</td>
</tr>
<tr>
<td>Community Park</td>
</tr>
</tbody>
</table>
TABLE A5-4. RECREATION STANDARDS FOR FACILITIES

<table>
<thead>
<tr>
<th>FACILITIES</th>
<th>STANDARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tennis Courts</td>
<td>1 Court per 7,500 pop.</td>
</tr>
<tr>
<td>Racquetball/Handball Courts</td>
<td>1 Court per 10,000 pop.</td>
</tr>
<tr>
<td>Basketball Courts</td>
<td>1 Court per 5,000 pop.</td>
</tr>
<tr>
<td>Softball/Baseball Diamond</td>
<td>1 Diamond per 4,500 pop.</td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>1 Pool per 45,000 pop.</td>
</tr>
<tr>
<td>Golf Course</td>
<td>1 18-hole per 50,000 pop.</td>
</tr>
<tr>
<td>Boat Ramps</td>
<td>1 Ramp per 9,500 pop.</td>
</tr>
<tr>
<td>Football/Soccer Fields</td>
<td>1 Field per 11,000 pop.</td>
</tr>
<tr>
<td>Bocce Courts</td>
<td>1 Court per 9,500 pop.</td>
</tr>
</tbody>
</table>

Analysis

The City of Key West's 2010 permanent residential population is 24,649. In order to meet the acreage Level of Service Standard, 123.24 acres of parks need to be provided. The City of Key West presently has approximately 282 acres in parks and 158 acres at the municipal golf course, totaling 440 acres of recreational lands. The City is therefore meeting its acreage Level of Service Standard for recreation and open space.

In order to meet the facilities standard, three football/soccer fields, one 18-hole golf course, four tennis courts, three racquetball courts, five basketball courts, six softball/baseball fields, one pool, two boat ramps, and three bocce courts should be provided. The City is meeting or exceeding these standards, with the exception of two soccer/football fields, three racquetball courts, and one boat ramp. Some City residents do have access to non-city owned but publicly accessible facilities, including fields at school facilities.
Letters of Coordination
Memorandum

To: Greg Veliz, Assistant City Manager
From: Donald Leland Craig, AICP, Land Use Director
Date: October 25, 2018
Subject: Letter of Coordination/Verification of Services - Thompson Island

CC: File
Attachments: Property Record Card

Greg – Good morning. This is a bit of an unusual situation. Our firm has been engaged to request a Zoning and Comprehensive Plan (Future Land Use Map or FLUM) change for Thompson Island, owned by the Edward B. Knight Foundation. While accessed from roads inside the City of Key West, the property is technically “unincorporated”. Currently the property is zoned “Offshore Island”. This is clearly a mistake because the property has been connected to South Roosevelt Boulevard by bridge since 1939.

The Monroe County Planning Department has requested that I obtain comments on the proposed change of Zoning and FLUM from those agencies which provide utility or other services to the property. While I am contacting County agencies, FKAA, KEYS Energy etc. regarding such services, it has been reported that certain services are provided by the City of Key West. In particular, I would like to confirm that Fire Protection and Ambulance service is provided by the City, and that when rezoned, the property will be able to connect to the City sewer system. The latter may require an agreement between the property owner and the City as the property remains in the County.

Attached to this memorandum is the property record card for your review. Please address any comments to me at the above address and an email copy to doraig@sportswoodlaw.com, with a copy to Mr. Brad Stein, Planning and Development Review Manager at the Monroe County Planning Department.

Thank you and I’ll stop in to see you when I am next in Town.
Memorandum

To: Craig Marston, Monroe County Deputy Fire Marshal Lower Keys

From: Donald Leland Craig AICP, Land Use Director

Date: October 25, 2018

Subject: Letter of Coordination Thompson Island Comprehensive Plan and Zoning

CC:

Attachments: Property Record Card

Good afternoon, Our firm has been engaged to request a Zoning and Comprehensive Plan (Future Land Use Map or FLUM) change for Thompson Island, owned by the Edward B. Knight Foundation. While accessed from roads inside the City of Key West, the property is technically "unincorporated". Currently the property is zoned "Offshore Island". This is clearly a mistake because the property has been connected to South Roosevelt Boulevard by bridge since 1939.

The Monroe County Planning Department has requested that I coordinate with your agency to obtain comments on the proposed change of FLUM and Zoning.

Attached to this memorandum is the property record card for your review. Please address any comments to me at the above address and an email copy to doraig@spottswoodlaw.com, with a copy to Mr. Brad Stein, Planning and Development Review Manager at the Monroe County Planning Department.

Thank you.
Memorandum

To: Marnie Walterson, Utility Design Supervisor, Engineering Services Florida Keys Aqueduct Authority

From: Donald Leland Craig AICP, Land Use Director

Date: October 25, 2018

Subject: Letter of Coordination - Thompson Island Comprehensive Plan and Zoning

CC: NA

Attachments: Property Record Card

Marnie – Good afternoon. Our firm has been engaged to request a Zoning and Comprehensive Plan (Future Land Use Map or FLUM) change for Thompson Island, owned by the Edward B. Knight Foundation. While accessed from roads inside the City of Key West, the property is technically “unincorporated”. Currently the property is zoned “Offshore Island”. This is clearly a mistake because the property has been connected to South Roosevelt Boulevard by bridge since 1939.

The Monroe County Planning Department has requested that I coordinate with your agency to obtain comments on the proposed change of FLUM and Zoning.

Attached to this memorandum is the property record card for your review. Please address any comments to me at the above address and an email copy to dcraig@spottswoodlaw.com, with a copy to Mr. Brad Stein, Planning and Development Review Manager at the Monroe County Planning Department.

Thank you.
November 30, 2018

Donald Leland Craig AICP, Land Use Director
Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, Florida 33040

Re: Letter of Coordination – Proposed Change of FLUM and Zoning – Thompson Island, owned by Edward B. Knight Foundation, City of Key West

Dear Mr. Craig,

After review of the referenced parcel, Thompson Island, zoned “Offshore Island”, connected to South Roosevelt Boulevard, Key West by a bridge. It is of my opinion that the City of Key West would provide garbage service to this parcel of land. Please contact the City of Key West to support any garbage service and/or definition of service to be provided.

Sincerely,

Cheryl Sullivan, Director of Solid Waste Management
Monroe County, Florida
Memorandum

To: Cheryl Sullivan, Director of Solid Waste Management – Monroe County

From: Donald Leland Craig AICP, Land Use Director

Date: October 25, 2018

Subject: Letter of Coordination Thompson Island Comprehensive Plan and Zoning Change

CC:

Attachments: Property Record Card

Ms. Sullivan- Good afternoon. Our firm has been engaged to request a Zoning and Comprehensive Plan (Future Land Use Map or FLUM) change for Thompson Island, owned by the Edward B. Knight Foundation. While accessed from roads inside the City of Key West, the property is technically "unincorporated". Currently the property is zoned "Offshore Island". This is clearly a mistake because the property has been connected to South Roosevelt Boulevard by bridge since 1939.

The Monroe County Planning Department has requested that I coordinate with your agency to obtain comments on the proposed change of FLUM and Zoning.

Attached to this memorandum is the property record card for your review. Please address any comments to me at the above address and an email copy to dcrain@spottwoodlaw.com, with a copy to Mr. Brad Stein, Planning and Development Review Manager at the Monroe County Planning Department.

Thank you.
December 3, 2018

Mr. Donald Leland Craig, Land Use Director  
Spottswood, Spottswood, Spottswood & Sterling, PLLC 
500 Fleming Street 
Key West, FL 33040

RE: 4095 South Roosevelt Blvd – Thompson Island 
Key West, Florida

Dear Mr. Craig:

This is to acknowledge that the above-mentioned party has begun a coordination process with Keys Energy Services (KEYS).

KEYS does not have any objection for this request of a zoning change.

KEYS’ Engineering Section is requesting a site plan and a project review form for the referenced project. These plans are necessary in order for us to ensure that there is adequate service for your project, as well as our existing, surrounding customers.

Please return the plans and the project review form to one of our Customer Programs Representatives.

Should you have any questions or require any further information, please feel free to contact me at 305.295.1055.

Sincerely,

Matthew Alfonso  
Supervisor of Engineering  
Matthew.Alfonso@KeysEnergy.com

MA/cdc

Copied via electronic mail:  
L. Tejeda, General Manager & CEO  
J. Wetzler, Asst. General Manager & CFO  
D. Sabino, Director of Engineering & Control Center  
E. Zarate, Director of Customer Service

DESIGNATED A RELIABLE PUBLIC POWER PROVIDER BY THE AMERICAN PUBLIC POWER ASSOCIATION
Memorandum

To: Dale Finigan, Director of Engineering KEYS Energy Services

From: Donald Leland Craig AICP, Land Use Director

Date: October 25, 2018

Subject: Letter of Coordination Thompson Island Comprehensive Plan and Zoning

CC:

Attachments: Property Record Card

Dale - Good afternoon. Our firm has been engaged to request a Zoning and Comprehensive Plan (Future Land Use Map or FLUM) change for Thompson Island, owned by the Edward B. Knight Foundation. While accessed from roads inside the City of Key West, the property is technically “unincorporated”. Currently the property is zoned “Offshore Island”. This is clearly a mistake because the property has been connected to South Roosevelt Boulevard by bridge since 1939.

The Monroe County Planning Department has requested that I coordinate with your agency to obtain comments on the proposed change of FLUM and Zoning.

Attached to this memorandum is the property record card for your review. Please address any comments to me at the above address and an email copy to dclraig@spottswoodlaw.com, with a copy to Mr. Brad Stein, Planning and Development Review Manager at the Monroe County Planning Department.
Current Letter of Understanding
August 2, 2018

The Spottswood Law Firm
500 Fleming St.
Key West, FL 33040

Letter of Understanding (File# 2018-048), 4095 South Roosevelt Blvd, Key West
A parcel of land in Section 34, Township 67 South, Range 25 East, Monroe County, Florida
Real Estate Number 00124000-000000

Pursuant to Section 110-3 of the Monroe County Land Development Code (LDC), this document shall constitute a Letter of Understanding (LOU) following your request for a Pre-Application Conference with Planning and Environmental Resources staff. The purpose of the Pre-Application Conference is to acquaint the participants with the requirements of the Land Development Code (LDC), applicable Comprehensive Plan policies and the views and concerns of the County. The substance of the Pre-Application Conference held on April 20, 2018, is recorded in this LOU, which sets forth the subjects discussed at the conference and the County’s position in regard to the subject matters discussed.

In attendance at the pre-application conference were:
- Donald Leland Craig, AICP, The Spottswood Law Firm
- Claude Gardner Jr., Edward B. Knight Trust (via phone)
- Erica Hughes-Sterling, The Spottswood Law Firm (via phone)
- Emily Schemper, AICP, Acting Senior Director of Planning and Environmental Resources, Monroe County
- Cheryl Cioffari, AICP, Principal Planner, Monroe County
- Devin Tolpin, Planner, Monroe County

Materials presented for review included:
- Written description of proposal
Boundary survey prepared by Frederick H. Hildebrandt, dated 7/20/2017
10 Year Guarantee of Knight’s Island Bridge, by James R. Mcnew, Upper Keys Consulting, dated 2/09/2015
Monroe County Building Permit #15100986 for spalling repairs to bridge on subject property
Boundary certificate from Board of Trustees of the Internal Improvement Trust Fund dated 8/09/2017
Determination of ownership of lands from FDEP dated 7/24/2017

I. APPLICANT PROPOSAL

The Applicant states “The proposal is to change the Future Land Use Map designation along with the Land Use District designation to remove the Offshore Island Designation to allow a reasonable level of development. The property does not meet any of the criteria for an offshore island because it is completely developed and has been connected to mainland Key West by a bridge since 1939. The designation of Offshore Island is obviously in error, and has not been corrected because of its connection to Key West, leading many to think it is a part of the City.”

At the meeting, the applicant expressed interest in applying for a Land Use District (Zoning) Map Amendment and Future Land Use Map (FLUM) Amendment to change the current Land Use District from Offshore Island (OS) to Mixed Use (MU) and the Future Land Use from Residential Conservation (RC) to Mixed Use / Commercial (MC). The applicant also expressed interest in applying for a tier overlay district map amendment from no tier designation on the subject property to Tier III, due to the amount of existing development.

The applicant’s intent of the proposed change from OS/RC to MU/MC would be to assign an allocated density to the subject property that would be similar to the surrounding properties and zoning districts. The proposed change from OS/RC to MU/MC is based on the applicant’s review of the allocated densities of the adjacent zoning districts within unincorporated Monroe County and the City of Key West.

II. SUBJECT PROPERTY DESCRIPTION

The subject property is located near U.S. 1, mile marker 4, on the east side of the island of Key West. The property is commonly known as Thompson Island, which is owned by the Edward B. Knight Trust. The west side of the single parcel is connected to South Roosevelt Boulevard by means of a bridge and is surrounded by water on all sides.

The subject property has an address of 4095 South Roosevelt Boulevard, Key West and is described as a Parcel of Land in Section 34, Township 67 South, Range 25 East, Monroe County, Florida, having Real Estate Number 00124000-000000.

The subject property is currently developed with one single family residence and accessory uses and structures. Per the Monroe County Property Appraiser (MCPA), the subject property consists of 4.9 acres of upland.
III. RELEVANT PRIOR COUNTY ACTIONS

On January 21, 2015, an Ordinance (011-2015) by the Monroe County Board of County Commissioners (BOCC) was passed that deferred the approval of applications for the transfer of development rights, transfer of ROGO exemptions, tier amendments, map amendments to increase potential density or intensity, and text amendments to increase development potential (density/intensity) for offshore islands, until such time as a comprehensive plan amendment process is completed regarding offshore islands and providing for expiration within 365 days of the effective date of this interim development ordinance or when the comprehensive plan amendments become effective, whichever comes first. The term of this temporary Ordinance ended on January 21, 2016.

On August 17, 2016, an Ordinance (025-2016) by the Monroe County BOCC was passed that deferred the approval of applications for the transfer of development rights, transfer of ROGO exemptions, tier amendments, map amendments to increase potential density or intensity, and text amendments to increase development potential (density/intensity) for offshore islands, until such time as a Land Development Code Amendment process as called for in Policy 102.6.1 of the 2030 Comprehensive Plan is completed regarding offshore islands and providing for expiration within 365 days of the effective date of this interim development ordinance or when the land development code amendments become effective, whichever comes first. The term of this temporary Ordinance ended on August 17, 2017.

On January 5, 2017, the property owner applied for a ROGO Exemption requesting two (2) dwelling units as being lawfully established on or about July 13, 1992 on the subject property. The Planning Director issued the ROGO Exemption Letter on May 22, 2018 recognizing the lawful existence of one (1) dwelling unit on the subject property on or about July 13, 1992, and thereby as being exempt from the ROGO.

IV. REVIEW
Unincorporated Monroe County zoning districts near the subject property are Mixed Use (MU), Urban Residential Mobile Home (URM), and Native Area (NA). The subject property is separated from the surrounding zoning districts by a body of water known as Cow Key Channel.

Unincorporated Monroe County FLUM Designations near the subject property are Mixed Use Commercial (MC), Residential High (RH), and Residential Conservation (RC). The subject property is separated from the surrounding FLUM designations by a body of water known as Cow Key Channel.
Unincorporated Monroe County tier designations near the subject property are Tier III and Tier I. The subject property is separated from the surrounding tier designations by a body of water known as Cow Key Channel. The image below indicates the surrounding tier designations:

Subject Property with Tier Designations Overlaid (Aerial dated 2015)

At the meeting, the applicant referenced the City of Key West zoning maps as part of the basis for inquiring about changing the Land Use and FLUM from OS/RC to MU/MC. Zoning Districts from the City of Key West that are near the subject property appear to be C-OW, C-TW, CM, LDR-C, and MDR. Please contact the City of Key West Planning Department for information regarding zoning within the City of Key West.

Official Zoning Map of the City of Key West, Florida (per City of Key West Planning Department website)
Figure in blue indicates approximate location of subject property
The following land development regulations directly affect the proposal; however, please note that there may be other regulations not referred to or described in this LOU, which may govern the proposed development:

1. The subject property is located within the Offshore Island (OS) Land Use (Zoning) District.

2. The subject property is located within the Residential Conservation (RC) Future Land Use Map (FLUM) Category.

3. The subject property does not have a designated tier.

4. The purpose of the RC future land use category is set forth in the Monroe County Year 2030 Comprehensive Plan. Pursuant to Comprehensive Plan Policy 101.5.1:
   The principal purpose of the Residential Conservation (RC) future land use category is to encourage preservation of open space and natural resources while providing for very low-density residential development in areas characterized by a predominance of undisturbed native vegetation. Low-intensity public uses and utilities are also allowed.

5. The purpose of the OS zoning district is set forth in the LDC. Pursuant to LDC Section 130-42: The purpose of the OS district is to establish areas that are not connected to U.S. 1 as protected areas, while permitting low-intensity residential uses and campground spaces in upland areas.

6. The purpose of the tier overlay district is set forth in the LDC. Pursuant to LDC Section 130-130: The purpose of the tier overlay district is to designate geographical areas outside of the mainland of the county, excluding the Ocean Reef planned development, into tiers to assign ROGO and NROGO points, determine the amount of clearing of upland native vegetation that may be permitted, and prioritize lands for public acquisition. The tier boundaries are to be depicted on the tier overlay district map. Lands on Big Pine Key and No Name Key shall be delineated as tier I, II, or III. Lands in the remainder of the unincorporated county, excluding the Ocean Reef planned development, shall be delineated as tier I, III, and III-A (special protection area).

7. Pursuant to LDC Section 130-130(e), the tier overlay district map may be amended to reflect existing conditions in an area if warranted because of drafting or data errors or regrowth of hammock. However, the clearing of tropical hardwood hammock or pinelands that results in the reduction of the area of an upland native habitat patch to less than the one-acre minimum shall not constitute sufficient grounds for amending the designation of a tier III-A area to tier III. The tier overlay district map amendments shall be made pursuant to the procedures for map amendments to this chapter. Unlawful conditions shall not be recognized when determining existing conditions and regulatory requirements.

Regarding the applicant’s proposal, it should be noted that pursuant to Comprehensive Plan Policy 101.5.26, a parcel that is the subject of a request to increase its residential density must be designated as Tier III.

8. Pursuant to Objective 102.6 of the Comprehensive Plan, Monroe County shall regulate land use activities on offshore islands within the legal boundaries of Monroe County [§163.3177(6)(a)3.f., F.S.].

**Policy 102.6.1**
Within one (1) year of the adoption of the Plan, Monroe County shall adopt land development regulations which will further restrict the activities permitted on offshore islands. These shall include the following:
1. Development shall be prohibited on offshore islands (including spoil islands) which have been documented as an established bird rookery or nesting area based on resource agency best available data or surveys (See Conservation and Coastal Management Policy 206.1.2.);

2. new resource extraction pits shall be prohibited on offshore islands;

3. campgrounds and marinas shall not be permitted on offshore islands; however, temporary primitive camping by the owner, in which no land clearing or other alteration of the island occurs, shall be the only use of an offshore island which may occur without necessity of a permit;

4. the use of any motorized vehicles including, but not limited to, trucks, carts, buses, motorcycles, all-terrain vehicles and golf carts shall be prohibited on offshore islands that do not contain any development;

5. planting with native vegetation shall be encouraged whenever possible on spoil islands; and

6. County public facilities and services, excluding electricity over which the Public Services Commission of the State of Florida exercises jurisdiction, shall not be extended to offshore islands. The extension of public facilities shall be required to comply with Policy 101.12.2.

Policy 102.6.2
Monroe County shall discourage developments proposed on offshore islands by methods including, but not limited to, designating offshore islands as Tier I Lands.

Note: the current adopted Comprehensive Plan and Land Development Code do not include a definition of “offshore island.”

9. The permitted and conditional uses within the OS District are set forth in the LDC. Pursuant to LDC Section 130-90,

(a) The following uses are permitted as of right in the offshore island district:
   (1) Detached dwellings;
   (2) Camping, for the personal use of the owner of the property on a temporary basis;
   (3) Beekeeping;
   (4) Accessory uses;
   (5) Home occupations—Special use permit required;
   (6) Tourist housing uses that were established (and held valid state public lodging establishment licenses) prior to January 1, 1996. Vacation rental use, of a dwelling unit in existence as of January 1, 2000, if a special vacation rental permit is obtained under the regulations established in section 134-1;
   (7) Collocations on existing antenna-supporting structures, pursuant to section 146-5(c); and
   (8) Satellite earth stations less than two meters in diameter, as accessory uses, pursuant to section 146-5(f).

(b) The following is permitted as a minor conditional use in the offshore island district (OS), subject to the standards and procedures set forth in chapter 110, article III:
   (1) Satellite earth stations greater than or equal to two meters in diameter, as accessory uses, pursuant to section 146-5(f).
10. The purpose of the MC future land use category is set forth in the Comprehensive Plan. Pursuant to Policy 101.5.6:

The principal purpose of the Mixed Use/Commercial (MC) future land use category is to provide for the establishment of mixed use commercial land use (zoning) districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment. Employee housing and commercial apartments are also permitted. In addition, Mixed Use/Commercial land use districts are to establish and conserve areas of mixed uses, which may include maritime industry, light industrial uses, commercial fishing, transient and permanent residential, institutional, public, and commercial retail uses.

This future land use category is also intended to allow for the establishment of mixed use development patterns, where appropriate. Various types of residential and nonresidential uses may be permitted; however, heavy industrial uses and similarly incompatible uses shall be prohibited. The County shall continue to take a proactive role in encouraging the preservation and enhancement of community character and recreational and commercial working waterfronts.

In order to protect environmentally sensitive lands, the following development controls shall apply to all hammocks, pinelands, and disturbed wetlands within this land use category:
1. only low intensity commercial uses shall be allowed;
2. a maximum floor area ratio of 0.10 shall apply to nonresidential development; and
3. maximum net residential density shall be zero.

11. The purpose of the MU zoning district is set forth in the LDC. Pursuant to LDC Section 130-40: The purpose of the MU district is to establish or conserve areas of mixed uses, including commercial fishing, resorts, residential, institutional, and commercial uses, and preserve these as areas representative of the character, economy and cultural history of the Florida Keys.

12. The permitted and conditional uses within the MU zoning district are set forth in the LDC. Pursuant to LDC Section 130-88:
(a) The following uses are permitted as of right in the mixed use district:
   (1) Detached dwellings;
   (2) Commercial retail, office, restaurant uses, or any combination thereof, of low and medium intensity, and of less than 2,500 square feet of floor area;
   (3) Institutional residential uses, involving less than ten dwelling units or rooms;
   (4) Commercial apartments involving less than six dwelling units, but tourist housing use, including vacation rental use, of commercial apartments is prohibited;
   (5) Commercial recreational uses limited to:
      a. Bowling alleys;
      b. Tennis and racquet ball courts;
      c. Miniature golf and driving ranges;
      d. Theaters;
      e. Health clubs; and
      f. Swimming pools;
   (6) Commercial fishing;
(7) Institutional uses;
(8) Public buildings and uses;
(9) Home occupations—Special use permit required;
(10) Parks;
(11) Accessory uses;
(12) Vacation rental use of detached dwelling units is permitted if a special vacation rental permit is obtained under the regulations established in section 134-1;
(13) Replacement of an existing antenna-supporting structure pursuant to section 146-5(b);
(14) Collocations on existing antenna-supporting structures, pursuant to section 146-5(c);
(15) Attached wireless communications facilities, as accessory uses, pursuant to section 146-5(d);
(16) Stealth wireless communications facilities, as accessory uses, pursuant to section 146-5(e);
(17) Satellite earth stations less than two meters in diameter, as accessory uses, pursuant to section 146-5(f);
(18) Attached and detached dwellings involving less than six units, designated as employee housing as provided for in section 139-1; and
(19) Wastewater nutrient reduction cluster systems that serve less than ten residences.

Please refer to LDC Section 130-88 for minor and major conditional uses within the MU zoning district.

13. The maximum permanent residential density for the OS and MU zoning districts are set forth in the LDC. Pursuant to LDC Section 130-157, the maximum permanent residential density for those uses permitted by this chapter [Chapter 130] and minimum required open space shall be in accordance with the following table:

<table>
<thead>
<tr>
<th>Land Use District</th>
<th>Allocated Density DU/ Gross Acre of Upland</th>
<th>Maximum Net Density DU/ Buildable Acre</th>
<th>Minimum Open Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offshore Island (OS)</td>
<td>0.1</td>
<td>N/A</td>
<td>0.95</td>
</tr>
<tr>
<td>Mixed Use (MU)</td>
<td>1.0</td>
<td>12.0</td>
<td>0.20</td>
</tr>
</tbody>
</table>

For properties consisting of hammocks, pinelands or disturbed wetlands within the Mixed Use/ Commercial and Mixed Use/ Commercial Fishing future land use categories, the maximum net density bonuses shall not be available.

14. The maximum nonresidential land use intensities for the OS and MU zoning districts are set forth in the LDC. Pursuant to LDC Section 130-164, the maximum nonresidential land use intensities for those uses permitted by this chapter [Chapter 130] and minimum required open space shall be in accordance with the following table:

<table>
<thead>
<tr>
<th>Land Use District and Use</th>
<th>Maximum Floor Area Ratio (FAR)</th>
<th>Minimum Open Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offshore Island (OS)</td>
<td>0</td>
<td>0.95</td>
</tr>
<tr>
<td>Mixed Use</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low Intensity Commercial Retail or Restaurant</td>
<td>0.35</td>
<td>0.20</td>
</tr>
<tr>
<td>Medium Intensity Commercial Retail or Restaurant</td>
<td>0.25</td>
<td>0.20</td>
</tr>
<tr>
<td>------------------------------------------------</td>
<td>------</td>
<td>------</td>
</tr>
<tr>
<td>High Intensity Commercial Retail or Restaurant</td>
<td>0.15</td>
<td>0.20</td>
</tr>
<tr>
<td>Office</td>
<td>0.40</td>
<td>0.20</td>
</tr>
<tr>
<td>Commercial Fishing</td>
<td>0.40</td>
<td>0.20</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>0.30</td>
<td>0.20</td>
</tr>
<tr>
<td>Public Building/ Uses</td>
<td>0.30</td>
<td>0.20</td>
</tr>
<tr>
<td>Commercial Recreation</td>
<td>0.25</td>
<td>0.20</td>
</tr>
</tbody>
</table>

15. The appropriateness of a tier designation map overlay amendment from no tier designation to Tier III, a LUD map amendment from OS to MU, and a FLUM amendment from RC to MC of the subject property shall be evaluated at the time of each respective application submittal.

As previously mentioned, a FLUM amendment that increases density can only be approved for a property designated as Tier III infill area. In order to efficiently process the proposed amendments, Staff recommends the applicant first seek approval for the tier designation map overlay amendment.

A LUD map amendment cannot be approved if the proposed land use is not consistent with the FLUM of the subject property, therefore, Staff recommends the applicant seek approval of the FLUM amendment prior to seeking approval of the LUD map amendment. These applications can be processed concurrently. The standards and criteria to Amendments to the Land Development Code, Land Use District Map, and Future Land Use Map are set forth in the LDC. Pursuant to LDC Section 102-158(d):

*Map Amendment Proposals by affected landowners.* Any landowner or other person having a contractual interest in property desiring to petition the BOCC for an amendment to the land use (zoning) district map, overlay district map or FLUM shall be required to file an application with the Planning Director accompanied by a nonrefundable application fee as established from time to time by the BOCC to defray the actual cost of processing the application. After receipt, the Planning Director and his or her staff shall review the proposed amendment and present it with a recommendation of approval or denial to the Development Review Committee for review and comment. Staff shall make a recommendation to the Planning Commission.

*Community Participation.* The following types of amendments addressed under this section shall provide for community participation as specified in Section 102-159:

a. Applicants requesting a Land Use District (Zoning) Map amendment, Land Use District (Zoning) Map Overlay amendment, or Future Land Use Map amendment;

*Public hearing(s).* The Planning Commission and the BOCC shall each hold at least one public hearing on a proposed amendment to the text of the comprehensive plan or land development code or to the land use (zoning) district map or overlay district map or FLUM at the transmittal stage. The BOCC shall hold at least one additional public hearing for the adoption of a FLUM and/or text amendment of the comprehensive plan.

a. *Advertised notice.* Advertised notice of the public hearings for a proposed amendment to the text of the land development code, the land use (zoning) district map, overlay district map and the transmittal of the FLUM change shall be provided as required by section 110-5 of this Land Development Code.
b. **Mailed notice.** Notice of changes to the land use (zoning) district map, overlay district map and FLUM shall be mailed to owners within 600 feet of the affected property 15 days prior to the required hearing before the Planning Commission and 30 days before the required hearing before the BOCC for the land use (zoning) district map amendment and the FLUM at the transmittal stage.

c. **Posting of notice.** Posting of notice shall be made in accordance with the requirements of section 110-5 for land use (zoning) district map amendments, overlay district map, FLUM amendments, and property-specific text amendments.

d. **Other notice.** Notice of all public hearings shall be posted on the Monroe County Website as soon as is practical. Failure to post notice on the Monroe County Website shall not constitute grounds for the cancellation of any public hearing nor shall it constitute grounds for the cancellation of any action taken by the Planning Commission or the BOCC at such a meeting.

**Action by Planning Commission.** The Planning Commission shall review the application, the reports and recommendations of the Planning and Environmental Resources Department, the comments of the Development Review Committee, and the testimony given at the public hearing, and shall submit its recommendations and findings to the BOCC.

**Action by BOCC following public hearing(s).**

a. The BOCC shall consider the reports and recommendation of the Planning Commission, Planning and Environmental Resources Department staff, and the testimony given at the public hearings.

b. The BOCC may consider the adoption of an ordinance enacting the proposed map and text amendments to this Land Development Code based on one or more of the following factors:
   1. Changed projections (e.g., regarding public service needs) from those on which the existing text or boundary was based;
   2. Changed assumptions (e.g., regarding demographic trends) from those on which the existing text or boundary was based;
   3. Data errors, including errors in mapping, vegetative types and natural features which contributed to the application of the existing text or boundary;
   4. New issues which arose after the application of the existing text or boundary;
   5. Recognition of a need for additional detail or comprehensiveness;
   6. Data updates; or
   7. Consistency with the Comprehensive Plan and the principles for guiding development as defined in Section 380.0552, Florida Statutes.

c. For text amendments to the Comprehensive Plan and FLUM amendments, the BOCC must also consider the analyses identified in Chapter 163, Florida Statutes and must find that the amendment is consistent with the principles for guiding development as defined in Section 380.0552, Florida Statutes.

d. In no event shall an amendment be approved which will result in an adverse change in community character to the sub-area which a proposed amendment affects or to any area in accordance with a Livable Communities master plan pursuant to findings of the BOCC.

**Protest procedure.**

a. A written protest concerning an application for an amendment to the land use (zoning) district map or a FLUM amendment at the transmittal stage may be filed before the BOCC hearing by the owners of no less than 20 percent of the area of the land to be affected. Protests concerning a FLUM amendment may be made only at the transmittal hearing. In the event of a written protest against such amendment by owners of 20 percent of the affected property, where the signatures and protest are found to be true and accurate,
the amendment shall not become effective except by the favorable vote of four members of the BOCC. Rounding up of decimals and percentages shall not be permitted.

b. A written protest concerning an application for an amendment to the land use (zoning) district map or a FLUM amendment at the transmittal stage may be filed by ten percent of the owners of land within 600 feet of the affected property. Protests concerning a FLUM amendment may be made only at the transmittal hearing. In the event of a written protest of ten percent of the owners within 600 feet of the affected property, the amendment shall not become effective except by the favorable vote of four members of the BOCC. In calculating whether a sufficient number of protests have been received to trigger the requirement for a supermajority vote, the number of protests must meet or exceed the ten percent threshold without resorting to rounding up.

c. Such protests must be on a form approved by the Planning Director and made available by the county, with a statement from each individual owner, under penalties of perjury, with the name, address, parcel real estate number, home address and telephone number of the owner. In the event of ownership by multiple parties, only one owner is required to file a protest. Condominiums, cooperatives, or statutory time share program owners may file protests through their associations and shall be counted as one owner and one property in the number of owners to calculate any percentage.

d. The originals of the written protests must be filed with the clerk of the BOCC no later than the fifth working day before the day of the first county commission meeting at which the public hearing on the FLUM transmittal or land use (zoning) map amendment will be heard. Upon receipt of the protest(s), the clerk shall furnish a copy to the county attorney, the county administrator, and to the applicant requesting the amendment. No further protests will be accepted by the clerk or the BOCC.

e. The BOCC shall not vote until the signatures, ownership, and protests have been verified by the Planning and Environmental Resources Department and County Attorney using information from the property appraiser and the official records of Monroe County. Every reasonable means shall be used by county staff to resolve the validity of the protest by the time of the public hearing, but if this cannot be accomplished the BOCC shall continue the item. If the time requirements of the Florida Statutes for transmittals cannot be met, the proposed FLUM amendment shall be held over until the next date for transmittal.

f. The area used as right-of-way for U.S. 1 shall not be included in any calculations for number of owners or percentage of ownership, but shall be included in the distance calculation from the affected property.

g. Protests shall not be considered unless received as prescribed above. Any owner may withdraw a protest up until the conclusion of the public hearing at which the item will be heard.

Majority of BOCC. Except as provided in paragraph (d)(6) above, the BOCC may adopt the proposed amendment, or the proposed amendment as modified, by not less than a majority of its total membership.

Pursuant to LDC Section 102-159, In addition to the public hearings required by Section 102-158, applicants requesting a Land Use District (Zoning) Map, Land Use District (Zoning) Map Overlay District or Future Land Use Map (FLUM) amendment shall provide for public participation through a community meeting.

(1) Community Meeting. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at a location close to the project site, between 45-120 days prior to any of the public hearings required in Section 102-158.

(2) Posting of notice. The notice shall include the date, time and place of the community meeting, the address of the site and a description of the site, reference to the closest mile marker, and a summary of the proposal to be considered. At least 15 days prior to the community meeting, applicants shall post the property that
is the subject of the map amendment with a waterproof sign(s) provided by the Planning and Environmental Resources Department which is so located that the notice shall be easily visible from all public streets and public ways abutting the property. The applicant shall remove the posted notice within ten days after completion of the community meeting.

(3) Mailing of notice. At least 15 days prior to the community meeting, notice of the community meeting shall be mailed by the county to all owners of real property located within 600 feet of the property that is the subject of the map amendment, including any residents of the parcel proposed for map amendment. A list of such owners, as shown by the latest available records in the Monroe County Property Appraiser Office, shall be provided by the applicant with an application for development approval.

(4) Publication of notice. At least 15 days in advance of the community meeting, notice of the community meeting shall be provided as follows:
   a. Newspaper publication: Notice of the community meeting shall be published in the non-legal section of a local newspaper of general paid circulation in Monroe County. The newspaper shall be of general interest and readership in the community. The advertisement shall appear in a newspaper that is published five days a week. The advertisement shall be no less than two columns wide by ten inches long in a standard size or tabloid size newspaper and the headline in the advertisement shall be in a type no smaller than 18 point; and
   b. Website and Social Media: The applicant shall coordinate with the County to assure the meeting is posted to the County’s website and social media platforms.

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

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

16. The proposed FLUM amendment from RC to MC will be subject to Comprehensive Plan Policy 101.5.26, commonly known as the ‘Discouragement Policy’.

Pursuant to Policy 101.5.26 of the Monroe County Comprehensive Plan, In order to continue to implement the Florida Keys Carrying Capacity Study, Monroe County shall promote the reduction in overall County residential density and the preservation of Monroe County’s native habitat by enacting legislation which implements the following policy statements for private applications for future land use map amendments which increase allowable residential allocated density. Private application(s) means those applications from private entities with ownership of the upland development and parcel(s) of land or includes private upland development on County-owned land.

Private applications requesting future land use map designation amendments received after the effective date of this ordinance (Nov. 20, 2012), which propose increases in allocated residential density shall be required, upon amendment approval, to comply with either option (1) or (2) below:

1. For every acre of land, and/or fractions thereof, where there is a request to increase residential density, a private applicant shall purchase and dedicate land to Monroe County for conservation that is a minimum of twice the size of the parcel subject to the proposed request and has a residential density development potential equal or greater to the density increase being requested. The following requirements apply:

   - The dedicated land shall be designated as Tier I, Tier II or Tier III-A Special Protection Area and be located on Big Pine Key/No Name Key or be within the same subarea of unincorporated Monroe

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County as the proposed increase in residential density. Dedicated land may also be used by an applicant for ROGO points.

- The dedicated land shall contain predominantly non-scarified native upland habitat and/or undisturbed wetland habitat. The land shall be inspected by the Monroe County Biologist to assure it is acceptable for acquisition and donation.

- A restrictive covenant shall be recorded to extinguish the development rights on the donated land.

- The Future Land Use Map Designation for the donated land may be designated by the County as Conservation (C) or Preservation (P).

2. For each requested additional unit of residential density, a private applicant shall purchase and dedicate a lot designated as Improved Subdivision (IS) district on the Land Use (Zoning) District map to Monroe County to ensure the equivalent density requested is mitigated (excludes the dedication of lots for affordable housing). The following requirements apply:

Private applicants shall provide IS lots pursuant to a 1:1 (1 unit: 1 lot) ratio to mitigate the request for increased allowable residential density, pursuant to option (a) or (b) below:

(a) The dedicated IS lot(s) shall be designated as Tier I, Tier II or Tier III-A Special Protection Area and be located on Big Pine Key/No Name Key or be within the same subarea of unincorporated Monroe County as the proposed increase in residential density.

  - The dedicated lot shall contain predominantly non-scarified native upland habitat and/or undisturbed wetland habitat. The IS lot(s) shall be inspected by the Monroe County Biologist to assure it is acceptable for acquisition and donation.

  - A restrictive covenant shall be recorded to extinguish the development rights on the donated land.

  - The dedicated IS lot(s) must still have 1 (one) unit of allocated density per lot (i.e., may not have sent density to another site via TDRs or have any other restriction on development rights via deed restriction or similar mechanism)

  - The Future Land Use Map Designation for the donated land may be designated by the County as Conservation (C).

(b) The dedicated IS lot(s) shall be designated as Tier III, must have 1 (one) unit of allocated density per lot and must be within the same subarea of unincorporated Monroe County as the proposed increase in residential density.

  - The IS lot(s) shall be dedicated to Monroe County for the retirement of development rights; or

  - The IS lot(s) may be dedicated to Monroe County for affordable housing projects.
For options (1) and (2) described above, the parcel which is the subject of the request to increase its residential density must be designated as Tier III and have existing public facilities and services and available central wastewater facilities. Under this policy, no net increase in residential density will be permitted.

<table>
<thead>
<tr>
<th>Example of Option 1</th>
<th>12 acres requesting a FLUM amendment to increase density</th>
<th>Requires the donation of 24 acres of non-scarified native upland habitat and/or undisturbed wetland habitat designated as Tier 1, Tier II, or Tier III-A. (12 \text{ acres} \times \frac{2}{2} = 24 \text{ acres})</th>
</tr>
</thead>
<tbody>
<tr>
<td>Example of Option 2</td>
<td>20 acres with a total allocated density allowing the development of 20 units, requesting to increase density to allow 40 units</td>
<td>(a) Requires the donation of non-scarified native upland habitat and/or undisturbed wetland habitat, designated as Tier 1, Tier II, or Tier III-A, or (b) Requires the donation of 20 IS lots designated as Tier III for affordable housing. (\text{Increase of 20 units} = 20 \text{ IS lots})</td>
</tr>
</tbody>
</table>

(Ordinance 028-2012)

17. The subject parcel is located on open water (Cow Key Channel). While no benthic survey data was submitted with the application, GIS data suggests that there is a dredged channel adjacent to the subject shoreline, except approximately the north to northeast portion of the parcel. The north and northeast portion of the parcel is an open water shoreline not adjacent to manmade canals, channels, or basins, and which has been altered by the legal placement of fill (as per letter from Florida Department of Environmental Protection dated July 24, 2017). The required shoreline setbacks would apply to the subject property as follows:

- If the area adjacent to the shoreline has been dredged, pursuant to LDC Section 118-12(b)(1), principal structures shall be set back at least 20 feet as measured from the mean high water (MHW) line.

  In accordance with LDC Section 118-12(c)(1), accessory structures within the shoreline setback shall be constructed at a foundation height not to exceed 18 inches above existing grade and shall meet the following design criteria:
  a. In no event shall the total, combined area of all structures occupy more than 60 percent of the upland area of the shoreline setback.
  b. Pools, spas, and any screen structures over pools or spas shall be set back a minimum of ten feet, as measured from the mean high water (MHW) line.

- If the area adjacent to the shoreline has not been dredged, principal structures shall be set back at least 30 feet as measured from the landward extent of the mangroves.

  In accordance with LDC Section 118-12(c)(2), accessory structures within the shoreline setback shall be constructed at a foundation height not to exceed 18 inches above existing grade and shall meet the following design criteria:
  a. In no event shall the total combined area of all structures occupy more than 30 percent (30%) of the shoreline setback required for the principal structure.
b. Accessory structures, including, but not limited to pools, spas, and any screen enclosures over pools or spas shall be set back 15 feet as measured from the MHW line or the landward extent of mangroves, whichever is farther landward, and shall be located in upland areas.

V. OTHER ISSUES CONCERNING THE PROPOSAL

1. All new structures and substantial improvements of existing structures must be designed to current floodplain management standards, pursuant to LDC Chapter 122. For further information about floodplain management standards, please contact either Mallory Jones, Sr. Floodplain Coordinator at 305-289-2567 / jonesmallory@monroecounty-fl.gov or Stephen Meredith, Sr. Floodplain Coordinator at 305-289-4490 / meredithstephen@monroecounty-fl.gov.

2. Prior to the issuance of any building permit, if such review is required, all proposed development shall be found in compliance by the Monroe County Building Department and the Monroe County Office of the Fire Marshal. Staff recommends that the Applicant coordinate with these offices prior to application submittal. The Department does not review for compliance with the Florida Building Code.

* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

Pursuant to LDC Section 110-3(a)(3), you are entitled to rely upon representation made at the conference only to the extent such representations are set forth in the LOU. An LOU shall not provide any vesting to requirements, code and the comprehensive plan. The development shall be required to be consistent with all regulations and policies at the time of development approval. The Planning Director acknowledges that all items required as part of the application for development approval may not have been addressed at the conference, and consequently reserves the right for additional comment.

You may appeal any decision, determination or interpretation made in this letter pursuant to Monroe County LDC Section 102-185. A notice of appeal in the form prescribed by the Planning Director must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, Florida 33040, within 30 calendar days from the date of this letter. Additionally, a copy of the notice of appeal must be filed with the Planning Commission Coordinator, Monroe County Planning and Environmental Resources Department, 2798 Overseas Highway, Suite 400, Marathon, Florida 33050.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact the Department’s Marathon office at (305) 289-2500.

Sincerely yours,

[Signature]

Emily Schepmper, AICP, CFM, Acting Senior Director Planning and Environmental Resources

ES/dt

Cc: Devin Tolpin, Planner
Cheryl Cioffiari, AICP, Principal Planner

File 2018-048
State Law Consistency Analysis
Thompson Island FLUM and Zoning Change- State Law Consistency

The County Land Development Code requires that any proposed Comprehensive Plan Future Land Use Map amendment demonstrate consistency with several state Planning statutes. The statutes are F.S. 163.3177, 163.3178, 163.3180 and 163.3184. As well the County application requires compliance with F.S.380.0552(7) which is the statute governing the Area of Critical State Concern designation for Monroe County. By statute the consistency statements are as follows:

F.S. 163.3177 - This section of Florida Law is the detailed statement of standards and direction for local governments as they compile and draft their comprehensive plans. The statute also requires any amendments to those plans be consistent with the same principles and guidelines.

The proposed change of FLUM and Zoning is consistent with the requirements of this statute because:

- The property proposed for change of FLUM is immediately adjacent to the largest urban population center of the Florida Keys and discourages urban sprawl by directing development to a 4.9 acres site already served by utilities and improved roads. By reducing densities and retiring development rights in other more rural areas of the Keys it directs development to lands suitable for growth.
- The development enabled by the change will be within the projected population for the County and this portion of the Lower Keys.
- The character of land proposed for the FLUM change is suitable for development (See the attached Environmental Designation Survey) and reduces development potential on other more environmentally sensitive lands by means of land purchase or by transferable development rights utilization.
- The property meets the requirements of well-located property that can be redeveloped because it was originally developed in 1939 and has not yet been converted to a higher and better use, similar to the densely developed residential and commercial properties immediately across the street.
- The property does not impact any military facility in the community because the nearest air operations facility is at least 7 miles away. The type of development enabled by the proposed change will not create any use that inconsistent with the closest military facility which is the US Navy medical office at the corner of A1A/Soh. Roosevelt Blvd. and US Highway 1.
- The proposed change of Comprehensive Plan Future Land Use Map will not impact Key West International Airport. It is outside of any take off zone or landing zone. Furthermore, the proposed residential designation is located at a position in the community that is outside the high-level noise zone. See the attached 2018 Part 150 noise contours.
- The Future Land Use Map change is one that recognizes that the current designation of Offshore Island is entirely incorrect in that the island has been connected to State Highway A1A since 1939.
• The Proposed FLUM designation is consistent with surrounding properties in that the highest density residential development in Key West as immediately across the road and within hundred yards of the property.

F.S. 163.3178 – This statute gives direction to local communities and provides minimum standards for the preparation of the Coastal Management Element of the Comprehensive Plan. It provides the standards to assure that development adjacent to natural and man-made coastal resource systems at the water line or offshore do not negatively impact those resources.

The proposed change of future land-use map is consistent with this statutory direction because:

• The proposed map amendment does not apply to either sensitive upland vegetative communities or to any land or water beyond the retaining wall that surrounds the property separating it from the surrounding title waters. Please see the attached Environmental Designation Survey.
• The statue requires communities to plan and create Future Land Use Map designations that are consistent with adopted levels of service for hurricane evacuation. Because this FLUM amendment will require the acquisition buildable acreage or lots, and or the transfer of development rights, it will not negatively impact hurricane evacuation times. This is because existing County policy requires that for every increase in density of residential units, offsetting density in developable land must be removed from possible public or private development and or down zoned.

F.S. 163.3180 –This section of state law requires that development and comprehensive plan map designations and regulatory schemes provide for concurrency. Concurrency means that public services serving development must be in place at the time development occurs and specifically provides that that concurrency determination be made before any certificate of occupancy is provided to development enabled by an existing or proposed FLUM change.

The proposed change of FLUM map designation and zoning is consistent with the statutory direction because:

• The site has or is immediately adjacent to all the local services and utilities which have sufficient capacity at this point in time to serve the level of development proposed by the map change. Please see the level of service analysis attached to the application.

F.S. 163.3184- This part of state law sets forth the method for adopting or amending the local Comprehensive Plan map and text. It also recognizes that a Zoning change application concurrent with a comprehensive plan map change application can be processed together, with the Zoning change being contingent on the FLUM change.
The proposed change of the Future Land Use Map is consistent with this statute because:

- The proposed application meets all of the criteria set forth in the County's Land Development Code regulations regarding the submittal of such applications and support materials. A concurrent application for change of Zoning is also being processed.
Concurrency Analysis
Thompson Island FLUM and Zoning Change - Concurrency and Services

Due to its location, only being accessible by auto from inside the corporate limits of the City of Key West, the data and analyses from the Key West Comprehensive Plan must be used in addition to that developed for the County Comprehensive Plan in order to understand any concurrency issues and the availability of municipal services. The data and analysis from the City Plan is attached to this analysis.

There are six standards for level of service for the services provided by local government or state and regional agencies. These are stated in all local Comprehensive Plans and are: Traffic, Water, Solid Waste, Sanitary Sewer/Wastewater, Drainage and Recreation/Open Space. Listed below are both the County and Key West Levels of Service (LOS) for each of these vital public services and the estimated impact of the proposed change of FLUM and Zoning from Offshore Island to Urban Residential.

Traffic – See the attached level 1 Traffic Impact Analysis. In summary, the property proposed for change of FLUM and Zoning lies just off South Roosevelt Boulevard, which is also State Highway A1A which at its intersection with North Roosevelt Boulevard becomes US Highway 1. The Key West Comprehensive Plan classifies A1A/ South Roosevelt Blvd. as an “Urban Principal Arterial” and assigns it a current level of Service of “C” + 5%. The County Comprehensive plan does not assign a LOS to A1A because it is not within unincorporated Monroe County. This four-lane arterial does merge into US 1, where just over Cow Key Bridge, the County assigns it the LOS of “C”.

One of the most accurate measure of a roadway system capacity is reserve capacity for new trips. With regard to these roadways, the most recent data for the US 1/ Overseas Highway section on Stock Island, which is segment #1 of the Monroe County LOS and Reserve Capacity analysis methodology, is that this segment has 1,348 trips of available daily capacity.

A1A / South Roosevelt is within the City and does not have a reported reserve capacity. Based upon a recent study for Ocean Walk Apartments, last year (2017) completed by KBP Transportation Engineers, there was ample capacity on that section. Based on this most recent available data the approximate daily and peak hour capacities of that section are as follows:

- Daily
  - LOS ‘C’ = 13,775 vpd
  - LOS ‘D’ = 30,780 vpd

- Peak Hour
  - LOS ‘C’ = 1,245 vph
  - LOS ‘D’ = 2,775 vph
The most recent FDOT traffic count on that section indicates a daily volume of 12,300 vpd and an estimated peak hour volume of 1,107 vph. An actual hour count by FDOT revealed a peak hour volume of 1,016 vph. (The volumes in this area have been generally steady for the past 10 years.) So, in all cases, these roadways are within the LOS 'C' threshold which is consistent with both Comprehensive plans. Finally, if the proposed FLUM is approved and the allocated density is achieved either by RoGO competition or TRE transfer, the most likely development type that would allow 24 units on the 4.91 acre site would be low rise multifamily housing. According to the most recent edition of the ITE trip generation, each low-rise units for residential purposes would generate 7.3 trips per day. The 24 units x 7.3 trips/unit would create 175 trips which is well within the 1,348 daily trip capacity on the only capacity reported at US Highway 1. These trips also represent only 1.2% of the total level C capacity of 13,775 vehicles per day. The same low-rise units generate 0.56 trips per unit at the pm peak hour. Thus the 24 units would create 13 trips which is 1% of the 1,245 trips on A1A at pm peak hour.

Water – The LOS for water usage vary slightly from the County to the City. In the City of Key West, the LOS is 93 gallons per capita per day, and in Monroe County it is 100 gallons per capita per day. This is a 7% difference, so the most conservative higher demand should be used. The average household size in Key West is 2.56 persons according to the data and analysis report for the most recent Comprehensive Plan update and the U.S. Census estimated figures for 2012-2016. Because of the property's orientation via the City, the City’s figures should be used. Twenty-four (24) units enabled by the change would create the following water demand:

\[
24 \times 2.56 \text{ persons per unit} \times 100 \text{ gallons per day per person} = 6,144 \text{ gallons per day total demand.}
\]

Potable water for the City of Key West and the County is provided by the Florida Keys Aqueduct Authority (FKAA). The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of the South Florida Water Management District’s issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. Given that the City of Key West has projected a slight decrease in its permanent population and only a slight increase in its functional population, the capacity of the system to accommodate these few units is evident. In addition, because the County Land Use policies of “discouragement” require that an increase in density in one area be offset by the lowering of density in another area, then the densities on which the FKAA bases its projections will be simply relocated, or depending upon the number of buildable lots/acreage dedicated to the County, removed from service responsibility completely.

Solid Waste – Although technically located in Monroe County, the County’s Solid Waste Manager has confirmed that the County does not pay to have the solid waste generated at the property removed. Please see the attached letter from the County Director.
The levels of service for solid waste are very different in the City than in the County. While there is no definitive reason, it may be related to the more compact higher densities in the City, with less yard waste and more convenient recycling options.

The LOS for the County in disposal quantity to establish facility quantity is 11.41 lbs. per capita per day. The City’s LOS is 2.66 lbs. per capita per day. Given the disparity and the possibility that the County concessionaire could be directed to the site, its LOS can be used to calculate the solid waste stream. From the 2.56 persons per unit as the calculated household size the solid waste generation is:

24 units x 2.56 persons x 11.41 lbs. = 701 lbs. per day. If the City were to, by some mechanism or agreement, take the solid waste from the property, the City LOS applied to the site would generate 163 lbs. of waste per day.

In either case the following statement from the 2011 Key West Comprehensive Plan Data and Analysis (updated to 2018 as to remaining capacity) remains relevant. “The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County.” In 2009 Waste Management Inc. reported a reserve capacity of 17 years at their facility. There is therefore an estimated reserve capacity of 9 years as of the date of the application for FLUM and Zoning Map change.

In addition, the 2012 Monroe County Comprehensive Plan Evaluation Report is also relevant as to capacity and location of disposal.

“The County entered into a haul out contract with Waste Management Inc. (WMI) in 1990 to have its solid waste hauled out of the County, pursuant to Objective 801.3. Since that time, the County has continually renewed five-year contracts with WMI. The County has been paying annual disposal fees on a per ton basis of municipal solid waste.

1. In addition to the curbside collection, recycling centers have been made available to the residents as part of County’s recycling program. The current drop-off centers are located at (1) Cudjoe Key Transfer Station (MM 21.5, Blimp Road), (2) Long Key Transfer Station (MM 68), and (3) Waste Management Recycling Center (MM 100.2, 300 Magnolia St. Key Largo).

- These locations accept recyclable material that coincides with curbside collection of recyclable material.
- In addition to typical recyclable materials (paper, plastic, glass, and metals), electronic waste (E-waste) and household hazardous wastes are accepted twice a month.”
Sewer - The LOS for Sewer in the two jurisdictions vary.

The County LOS is divided into two parts one for quality of treatment, the other for capacity. The capacity is 167 gallons per day per Equivalent Dwelling Unit (EDU). The treatment LOS, although stratified by type of system and volume of effluent, is essentially the same:
- Biochemical Oxygen Demand - 10 Mg/L
- Total Suspended Solids - 10 Mg/L
- Total Nitrogen - 10 Mg/L
- Total Phosphorus - 1 Mg/L

The City LOS is also stratified. It is:

Residential Uses:
- 100 gallons per capita per day for permanent residents;
- 90 gallons per capita per day for seasonal residents
Non-Residential Uses:
- 660 gallons per acre per day

Given that the current home on the property is currently served by a septic tank, and the fact that there are no County/FKAA facilities nearby, the City would provide service. In that case the projected flows would be:

24 units x 2.56 persons per unit x 100 gpc = 6,144 gallons per day.

The City Comprehensive Data and Analysis reports, and the current Utilities Department confirms, “The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City’s wastewater treatment during the past short-term planning period, including $56 million for collection system rehabilitation.”

Therefore, the Key West treatment plant has the capacity to serve the development that could be enabled by the change of Tier, FLUM and Zoning

Drainage – The County and City are similar but because the property will remain in unincorporated territory and because the bridge connecting the island effectively prevents access to City storm drains, the County standard should apply. The County LOS for drainage is:

“All projects shall be designed so that the discharges will meet Florida State Water
Quality/Quantity Standards as set forth in Chapters 62-3 and 62-302.530, F.A.C, incorporated herein by reference. All projects should be designed in accordance with the Florida Department of Transportation and South Florida Water Management District standards and taking into account projections for climate change. [§163.3177(6)(c), F.S.]

With regard to any project or development on the property whether with the existing FLUM and Zoning designations, or those proposed the standards must, and will be met.

Recreation and Open Space- Currently just as residents of both Stock Island and the Lower Keys use City recreation facilities, residents of Key West use facilities on Stock Island. Therefore, both LOS should be considered.

Both jurisdictions structure their Parks and Open Space LOS in the same manner- number of acres of parks per 1,000 persons. In the County the LOS is:

Level of Service Standards for Neighborhood and Community Parks:
1. 1.5 acres per 1000 functional population of passive, resource-based neighborhood and community parks; and
2. 1.5 acres per 1000 functional population of activity-based neighborhood and community parks within each of the Upper Keys, Middle Keys, and Lower Keys subareas.

For the City the LOS is:
1. Neighborhood Park - 2.5 acres per 1000 population
2. Community Park - 2.5 acres per 1000 population

Given that the property served by the City road network, future residents of the property enabled would likely rely more on City facilities than Stock Island community parks. Therefore, the 61 potential residents enabled by the proposed map changes, would likely gravitate to city parks, and the following analysis is relevant:

"The City of Key West’s 2010 permanent residential population is 24,649. In order to meet the acreage Level of Service Standard, 123.24 acres of parks need to be provided. The City of Key West presently has approximately 282 acres in parks and 158 acres at the municipal golf course, totaling 440 acres of recreational lands. The City is therefore meeting its acreage Level of Service Standard for recreation and open space. In order to meet the facilities standard, three football/soccer fields, one 18-hole golf course, four tennis courts, three racquetball courts, five basketball courts, six softball/baseball fields, one pool, two boat ramps, and three bocce courts should be provided. The City is meeting or exceeding these standards, with the exception of two soccer/football fields, three racquetball courts, and one boat ramp. Some City
residents do have access to non-city owned but publicly accessible facilities, including fields at school facilities”.

Therefore, the FLUM and Zoning changes proposed will not negatively affect the provision of recreation in the community at large. Nor does the proposed change diminish public open space.

Fire and Emergency Services – Although neither the County nor City establishes a level of Service for fire/rescue/ambulance services, it should be noted that the property is well served because of the intersecting four lane roads of South Roosevelt Boulevard and Flagler Avenue are within a 100 yards of the property. A City fire station on the corner of Flagler Avenue and Kennedy is approximately ½ mile distant.
Principles for Guiding Development Analysis
Thompson Island FLUM Change – Consistency with F.S. 380.0552(7)

The entirety of the text of F.S. 380.0552(7) is reproduced below. Following each statement of a “Guiding Principle(s) is a discussion of how the proposed change of FLUM designation and Zoning is consistent with that principle.

PRINCIPLES FOR GUIDING DEVELOPMENT—State, regional, and local agencies and units of government in the Florida Keys Area shall coordinate their plans and conduct their programs and regulatory activities consistent with the principles for guiding development as specified in chapter 27F-8, Florida Administrative Code, as amended effective August 23, 1984, which is adopted and incorporated herein by reference. For the purposes of reviewing the consistency of the adopted plan, or any amendments to that plan, with the principles for guiding development, and any amendments to the principles, the principles shall be construed as a whole and specific provisions may not be construed or applied in isolation from the other provisions. However, the principles for guiding development are repealed 18 months from July 1, 1986. After repeal, any plan amendments must be consistent with the following principles:

(a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation. Response: Meets density neutral policies because TDRs and or buildable lots will be purchased to offset the proposed Designation of Residential High (FLUM) and Urban Residential (Land Use District) which carries with it higher allocated densities.

(b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat. Response: See Environmental Designation Survey- No sensitive resources on site. Development on site will improve drainage.

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

(d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development. Response: The development enabled by the proposed change will lessen sprawl and concentrate development on a parcel with full services rather than allowing development on scatters rural sites from which density and development potential will come.

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

(f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys. Response: Development potential from other remote rural areas will be eliminated or transferred to the site.

(g) Protecting the historical heritage of the Florida Keys. Response: One potentially historic home on site.
(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:
   1. The Florida Keys Aqueduct and water supply facilities;
   2. Sewage collection, treatment, and disposal facilities;
   3. Solid waste treatment, collection, and disposal facilities;
   4. Key West Naval Air Station and other military facilities;
   5. Transportation facilities;
   6. Federal parks, wildlife refuges, and marine sanctuaries;
   7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
   8. City electric service and the Florida Keys Electric Co-op; and
   9. Other utilities, as appropriate. Response: Any development on site will meet all the LOS standards and relies on in-place services and utilities at this urban infill site. The site is not impacted by any military or airport site.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; the installation and proper operation and maintenance of onsite sewage treatment and disposal systems; and other water quality and water supply projects, including direct and indirect potable reuse. Response: Any development enabled on site will meet these standards.

(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems. Response: The Key West sewage treatment plant to which development would connect meets these standards. The current septic tank on site will be abandoned.

(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys. facility Response: Public utilities are already in place and the amendment does not require the enlargement of any public facility.

(l) Making available adequate affordable housing for all sectors of the population of the Florida Keys. Response: Any development enabled by the amendment will meet any requirements for inclusionary housing.

(m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post-disaster reconstruction plan. Response: The proposed amendment is neutral to this principle, but all development on site will comply with emergency event actions ordered. The development will be density neutral due to meeting the no new density requirements of the plan.

(n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource. Response: See above, and any proposed development will comply with any and all regulations and plans crafted by the County consistent with these principles.
Land Development Regulations for Adjacent Property in Key West
Subdivision VI. - High Density Residential District (HDR)

Sec. 122-326. - Intent.

The high density residential district (HDR) implements comprehensive plan future land use map policies for areas designated "HDR." The high density district shall only be approved for land accommodating high density residential development adequately supported by public services and facilities and compatible with existing and anticipated future land uses. Supportive community facilities and accessory land uses may be located within the HDR district. This district shall not accommodate transient lodging and guesthouses, commercial uses or freestanding office buildings. However, accessory uses, including approved home occupations, conducted within the residential structures are permitted so long as all such accessory uses are customarily incidental to and subordinate to the residential use. Other customary accessory uses and community facilities may also be located in the HDR district.

(Ord. No. 97-10, § 1(2-5.2.5(A)), 7-3-1997)

Sec. 122-327. - Uses permitted.

Uses permitted in the high density residential district (HDR) are as follows:

2. Multiple-family residential dwellings.
3. Group homes with less than or equal to six residents as provided in section 122-1246.

(Ord. No. 97-10, § 1(2-5.2.5(B)), 7-3-1997)

Sec. 122-328. - Conditional uses.

Conditional uses in the high density residential district (HDR) are as follows:

1. Group homes with seven to 14 residents as provided in section 122-1246.
2. Educational institutions and day care.
3. Nursing homes, rest homes and convalescent homes.
4. Parks and recreation, active and passive.
5. Places of worship.
6. Protective services.
7. Public and private utilities.
8. Parking lots and facilities.

(Ord. No. 97-10, § 1(2-5.2.5(C)), 7-3-1997)

Sec. 122-329. - Prohibited uses.

In the high density residential district (HDR), all uses not specifically or provisionally provided for in this subdivision are prohibited.

(Ord. No. 97-10, § 1(2-5.2.5(D)), 7-3-1997)
Sec. 122-330. - Dimensional requirements.

The dimensional requirements in the high density residential district (HDR) are as follows:

(1) Maximum density: 22 dwelling units per acre (22 du/acre).

(2) Maximum floor area ratio: not applicable.

(3) Maximum height: 40 feet.

(4) Maximum lot coverage:
   a. Maximum building coverage: 40 percent.
   b. Maximum impervious surface ratio: 60 percent.

(5) Minimum lot size: 1 acre.
   a. Minimum width:
      1. Single-family and two-family: 70 feet or the average lot width on developed lots within
         200 feet of the subject lot but not less than 50 feet.
      2. Multiple-family and community facilities: 80 feet.
   b. Minimum depth: 100 feet.

(6) Minimum setbacks:
   a. Single-family and two-family:
      1. Front: 30 feet or the average depth of front yards within 100 feet of the subject lot but
         not less than 20 feet.
      2. Side: 7 feet.
      3. Rear: 20 feet or 15 feet when abutting an alley.
      4. Street side: 10 feet.
   b. Multiple-family and community facilities:
      1. Front: 30 feet.
      2. Side: 25 feet.
      3. Rear: 25 feet or 20 feet when abutting an alley.
      4. Street side: 25 feet.

(Ord. No. 97-10, § 1(2-5.2.5(E)), 7-3-1997)

Secs. 122-331—122-355. - Reserved.
Subdivision IV. - Medium Density Residential District (MDR)

Sec. 122-266. - Intent.

(a) The medium density residential district (MDR) is established to implement comprehensive plan policies for areas designated "MDR" on the comprehensive plan future land use map. The MDR district shall provide sufficient land area for medium density residential development adequately supported by public services and facilities and compatible with existing and anticipated future land uses. The MDR district shall accommodate a mixture of single-family and multiple-family structure types. Supportive community facilities and accessory land uses may be located within areas designated "MDR." This district shall not accommodate transient lodging and guest homes, commercial uses or freestanding office buildings. However, accessory uses, including approved home occupations, conducted within the residential structures are permitted so long as all such accessory uses are customarily incidental to and subordinate to the residential use. Other customary accessory uses and community facilities may also be located in areas designated MDR.

(b) Review of specific densities of developments shall be directed toward preserving stability of established residential areas. Sites for medium density residential developments should be located so that they provide a smooth transition between lower density residential areas and areas developed and/or designated for other more intensive uses. Generally, medium density areas should be located between the perimeter of low density residential areas and areas of high density residential concentrations or other less restrictive uses.

(Ord. No. 97-10, § 1(2.5.2.3(A)), 7-3-1997)

Sec. 122-267. - Uses permitted.

Uses permitted in the medium density residential district (MDR) are as follows:

2. Multiple-family residential dwellings.
3. Group homes with less than or equal to six residents as provided in section 122-1246.

(Ord. No. 97-10, § 1(2.5.2.3(B)), 7-3-1997)

Sec. 122-268. - Conditional uses.

Conditional uses in the medium density residential district (MDR) are as follows:

1. Group homes with 7 to 14 residents as provided in section 122-1246.
2. Educational institutions and day care.
3. Nursing homes, rest homes and convalescent homes.
4. Parks and recreation, active and passive.
5. Places of worship.
6. Protective services.
7. Public and private utilities.

(Ord. No. 97-10, § 1(2.5.2.3(C)), 7-3-1997)

Sec. 122-269. - Prohibited uses.
In the medium density residential district (MDR), all uses not specifically or provisionally provided for in this subdivision are prohibited.

(Ord. No. 97-10, § 1(2.5.2.3(D)), 7-3-1997)

Sec. 122-270. - Dimensional requirements.

The dimensional requirements in the medium density residential district (MDR) are as follows:

1. Maximum density: 16 dwelling units per acre (16 du/acre).
2. Maximum floor area ratio: not applicable.
4. Maximum lot coverage:
   a. Maximum building coverage:
      2. Multiple-family and community facilities: 40 percent.
   b. Maximum impervious surface ratio:
      2. Multiple-family and community facilities: 60 percent.
5. Minimum lot size:
   b. Multiple-family and community facilities: 1 acre.
   c. Minimum width:
      1. Single-family and two-family: 70 feet or the prevailing lot width on developed lots within 200 feet of the subject lot but not less than 50 feet.
      2. Multiple-family and community facilities: 80 feet.
   d. Minimum depth: 100 feet.

6. Minimum setbacks:
   a. Single-family and two-family:
      1. Front: 30 feet or the average depth of front yards within 100 feet of the subject lot but not less than 20 feet.
      2. Side: 7 feet.
      3. Rear: 20 feet or 15 feet when abutting an alley.
      4. Street side: 10 feet.
   b. Multiple-family and community facilities:
      1. Front: 30 feet.
      2. Side: 25 feet.
      3. Rear: 25 feet or 20 feet when abutting an alley.
      4. Street side: 25 feet.

(Ord. No. 97-10, § 1(2.5.2.3(E)), 7-3-1997)
DESCRIPTION: Terminus Line "A":
A Line being in Section 34, Township 57 South, Range 25 East, Cow Key Channel, Monroe County, Florida, and being the the waterward boundary line as of July 1st, 1975, and being more particularly described as follows:
Commence at the intersection of the Centerline of Flagler Avenue extended Easterly to the Right-of-Way Line of State Road A1A (South Roosevelt Blvd.), said Right-of-Way Line lying 25 feet East of the Centerline of State Road A1A; thence S 19°10'28" E along the said Right-of-Way Line of State Road A1A (South Roosevelt Blvd.) for a distance of 548.26 feet; thence N 70°49'32" E for a distance of 300.00 feet to the Northwest corner of TIF Deed No. 20935; thence S 19°10'28" E and along the Westerly line of said TIF Deed for a distance of 113.84 feet to the wet face of an existing concrete seawall and the Point of Beginning of the herein described line; thence S 70°37'10" W for a distance of 81.03 feet, more or less to the original platted shore line of Thompson Island and the Point of Terminus. All courses are along the existing face of a concrete seawall.

DESCRIPTION: Terminus Line "B":
A Line being in Section 34, Township 57 South, Range 25 East, Cow Key Channel, Monroe County, Florida, and being the the waterward boundary line as of July 1st, 1975, and being more particularly described as follows:
Commence at the intersection of the Centerline of Flagler Avenue extended Easterly to the Right-of-Way Line of State Road A1A (South Roosevelt Blvd.), said Right-of-Way Line lying 25 feet East of the Centerline of State Road A1A; thence S 19°10'28" E along the said Right-of-Way Line of State Road A1A (South Roosevelt Blvd.) for a distance of 548.26 feet; thence N 70°49'32" E for a distance of 300.00 feet to the Northwest corner of TIF Deed No. 20935; thence S 19°10'28" E and along the Westerly line of said TIF Deed for a distance of 764.83 feet to the wet face of an existing concrete seawall and the Point of Beginning of the herein described line; thence S 52°23'35" W for a distance of 14.64 feet; thence S 54°36'19" W for a distance of 28.04 feet; thence S 55°53'55" W for a distance of 32.01 feet; thence S 59°00'31" W for a distance of 29.72 feet; thence S 72°49'34" W for a distance of 107.48 feet; thence N 19°40'08" W for a distance of 181.24 feet, more or less to the original platted shore line of Thompson Island and the Point of Terminus. All courses are along the existing face of a concrete seawall.

CERTIFICATION:
I HEREBY CERTIFY that the attached Specific Purpose Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown herein.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Sheet 4 of 4

Thompson Island
4095 South Roosevelt Blvd., Key West, Fl. 33040

Specific Purpose Survey
Waterward Boundary Line as of July 1, 1975

Dwn No.: 17-294

Scale: 1"=100' Ref. 85-28
Flood panel No. 1509 K Dwn. By: F.H.H.
Date: 7/20/17 Flood Zone: AE Flood Elev. 8'

REVISIONS AND/OR ADDITIONS

1/data/red/dwg/keywest/thompsonisland