

**File #:** 2019-011

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

**Applicant:** Andrew Lippi N/A

**Agent:**

**Type of Application:** LUD Amendment

**Key:** Thompson Island

**RE #:** 00124000.000000

# **Additional Information added to File 2019-011**

MONROE COUNTY, FLORIDA  
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



**Land Use District (Zoning) Map Amendment Application**

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

**Application Fee: \$5,570.00**

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

*In addition to the application fee, the following fees also apply:*

Advertising Costs: \$245.00

Surrounding Property Owner Notification (SPON): \$3.00 for each property owner required to be noticed

Transportation Study Review: \$5,000.00 Deposit (any unused funds will be returned upon approval)

Advertising and Noticing Fees for Community Meeting: \$245.00 plus \$3.00/SPON

Date of Request: 11 / 25 / 19  
Month Day Year

AMENDED OWNERSHIP WITH SUPPLEMENTAL  
EXHIBITS

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

4095 South LLC, a single member LLC, Andrew F. Lippi, member      Andrew F Lippi, Esquire

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

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

**Property Owner:** (Business/Corp must include documents showing who has legal authority 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, please attach separate sheet):

see original application

Block	Lot	Subdivision	Key Name
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see original application

Real Estate (RE) Number	Alternate Key Number
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see original application

Street Address	Approximate Mile Marker
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**Current Future Land Use Map Designation(s):** see original application

**Current Land Use District (Zoning) Designation(s):** see original application

**Proposed Land Use District (Zoning) Designation(s):** see original application

**Total Land Area Affected by Proposed Land Use District (in acres):** see original application

**Tier Designation(s):** see original application

**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):

see original application

**Please describe the reason for the proposed Land Use District amendment** (attach additional sheets if necessary):

see original application

**Please find attached Exhibit Islands A-R showing prior treatment of similiar island properties by Monroe County**

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**

see original application

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- 2) **Changed assumptions (e.g. regarding demographic trends):**

see original application

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- 3) **Data errors, including errors in mapping, vegetative types and natural features:**

see original application

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- 4) **New issues:**

see original application

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- 5) **Recognition of a need for additional detail or comprehensiveness:**

see original application

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6) **Data updates:**  
see original application

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**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):**

see original application

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\* \* \* \* \*

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

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

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

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

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

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

\* \* \* \* \*

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

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

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

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

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

**Additional fees may apply pursuant to the approved fee schedule.**

\* \* \* \* \*

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

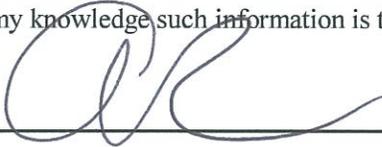
Is there a pending code enforcement proceeding involving all or a portion of the parcel(s) proposed for development?  Yes  No Code Case file # \_\_\_\_\_ Describe the enforcement proceedings and if this application is being submitted to correct the violation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_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

\* \* \* \* \*

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

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

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

Signature of Applicant: 

Date: 11/25/19

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this 25 day of November, 2019,

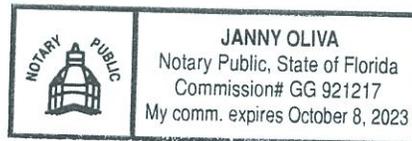
by Andrew Lippi as sole member of 4095 South LLC, who is personally known to me OR produced

(PRINT NAME OF PERSON MAKING STATEMENT)

Florida D.L. as identification.  
(TYPE OF ID PRODUCED)

J. Oliva  
Signature of Notary Public

Janny Oliva  
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

ADDITIONAL INFORMATION  
ADDED ON NOVEMBER 25, 2019

ZONING INFORMATION AND  
PICTURES ON OTHER ATTACHED  
ISLANDS (31 IN TOTAL) WITHIN  
UNINCORPORATED MONROE  
COUNTY. NOTE APPLICANT  
COULD NOT FIND ONE SINGLE  
PRIVATELY OWNED “ATTACHED”  
ISLAND ZONED “OFFSHORE” AS IS  
THIS SUBJECT PROPERTY .

KINDLY FIND ATTACHED  
EXHIBITS ISLANDS “A to R”

# Environmental Resources (Public Map App)

place



2 Islands Zoned SR  
at MM72 off Craig Key

Island 2  
Zoned SR

SR

Island 1  
Zoned SR

SR

**GIS Layers**

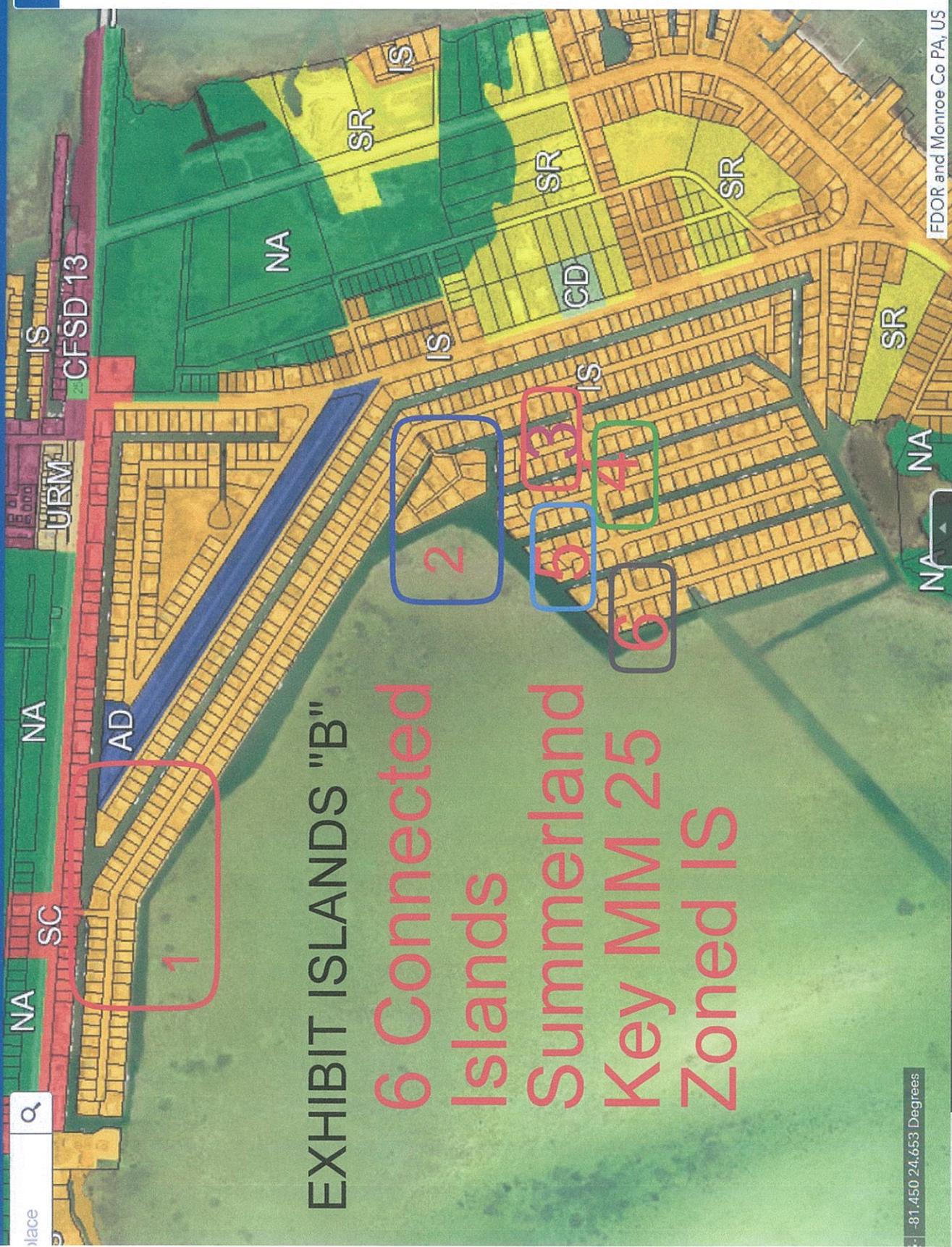
- US1 Mile Marker
- Streets
- Parcel ID Text
- Current Parcels
- FEMA Flood Zor
- Land Cover - Ha
- Tier Overlay Dis
- LUD - Zoning
- Resolution 217-
- ACCC
- AD - Airport Dis
- C1 - Commercia
- C2 - Commercia
- CD - Conservati
- Commercial Fis
- DR - Destination
- I - Industrial
- INC - Incorporat
- IS - Improved St
- IS-D - Improved
- IS-DM - Improve Masonry
- IS-M - Imrnoved

-80.756 24.837 Degrees

Fl

county-fl.maps.arcgis.com/apps/webappviewer/index.html?id=2e52d422378e4b48a471d02959265ecc

# Environmental Resources (Public Map App)



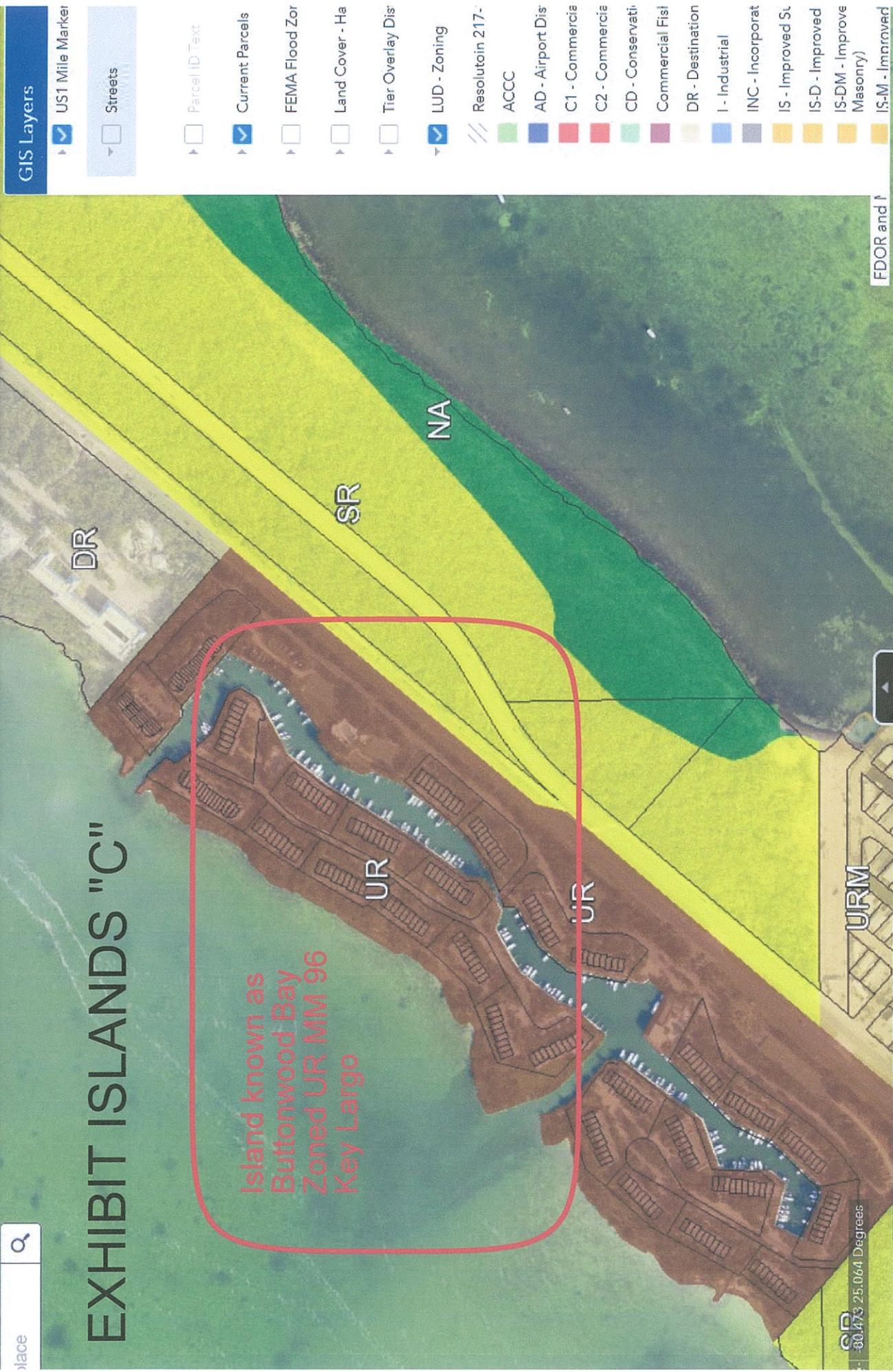
**EXHIBIT ISLANDS "B"**  
**6 Connected**  
**Islands**  
**Summerland**  
**Key MM 25**  
**Zoned IS**

**GIS Layers**

- US1 Mile Marker
- Streets
- Parcel ID Text
- Current Parcels
- FEMA Flood Zor
- Land Cover - Ha
- Tier Overlay Dis
- LUD - Zoning

Resolutoin 217-  
 ACCC  
 AD - Airport Dis  
 C1 - Commercial  
 C2 - Commercial  
 CD - Conservati  
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 IS - Improved Su  
 IS-D - Improved  
 IS-DM - Improve  
 Masonry)  
 IS-M - Improved  
 IS-V - Improved

# EXHIBIT ISLANDS "C"



Island known as  
Buttonwood Bay  
Zoned UR MM 96  
Key Largo

**GIS Layers**

- US1 Mile Marker
- Streets
- Parcel ID Text
- Current Parcels
- FEMA Flood Zor
- Land Cover - Ha
- Tier Overlay Dis
- LUD - Zoning
- Resolutoin 217-
- ACCC
- AD - Airport Dis
- C1 - Commercia
- C2 - Commercia
- CD - Conservati
- Commercial Fis
- DR - Destination
- I - Industrial
- INC - Incorporat
- IS - Improved St
- IS-D - Improved
- IS-DM - Improve Masonry
- IS-M - Imrnrover



**GIS Layers**

- US1 Mile Marker
- Streets
- Parcel ID Text
- Current Parcels
- FEMA Flood Zor
- Land Cover - Ha
- Tier Overlay Dis
- LUD - Zoning
- Resolutoin 217-
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- AD - Airport Dis
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- C2 - Commercial
- CD - Conservati
- Commercial Fis
- DR - Destination
- I - Industrial
- INC - Incorporat
- IS - Improved Su
- IS-D - Improved
- IS-DM - Improve Masonry)
- IS-M - Imprvred

# EXHIBIT ISLANDS "E"

place

US1 Mile Marker

Streets

- Parcel ID Text
- Current Parcels
- FEMA Flood Zor
- Land Cover - Ha
- Tier Overlay Dis
- LUD - Zoning
- Resolutoin 217-
- ACCC
- AD - Airport Dis
- C1 - Commercia
- C2 - Commercia
- CD - Conservati
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- DR - Destination
- I - Industrial
- INC - Incorporat
- IS - Improved St
- IS-D - Improved
- IS-DM - Improve Masonry)
- IS-M - Imrnroved



-80.888 24.791 Degrees

county-fl.maps.arcgis.com/apps/webappviewer/index.html?id=2e52d422378e4b48a471d02959265ecc

# Environmental Resources (Public Map App)

**EXHIBIT ISLANDS "F"**  
 DUCK KEY 6 connected  
 Smaller Islands  
 Zoned DR, IS-V, IS-M

**GIS Layers**

- US1 Mile Marker
- Streets
- Parcel ID Text
- Current Parcels
- FEMA Flood Zor
- Land Cover - Ha
- Tier Overlay Dis
- LUD - Zoning
- Resolutoin 217-
- ACCC
- AD - Airport Dis
- C1 - Commercia
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- IS - Improved St
- IS-D - Improved
- IS-DM - Improve Masonry)
- IS-M - Immrved



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# Environmental Resources (Public Map App)



**GIS Layers**

**Layers**

- Planning\_Environn
- US1 Mile Marker
- Streets
- Parcel ID Text
- Current Parcels
- FEMA Flood Zor
- Land Cover - Ha
- Tier Overlay Dis
- LUD - Zoning

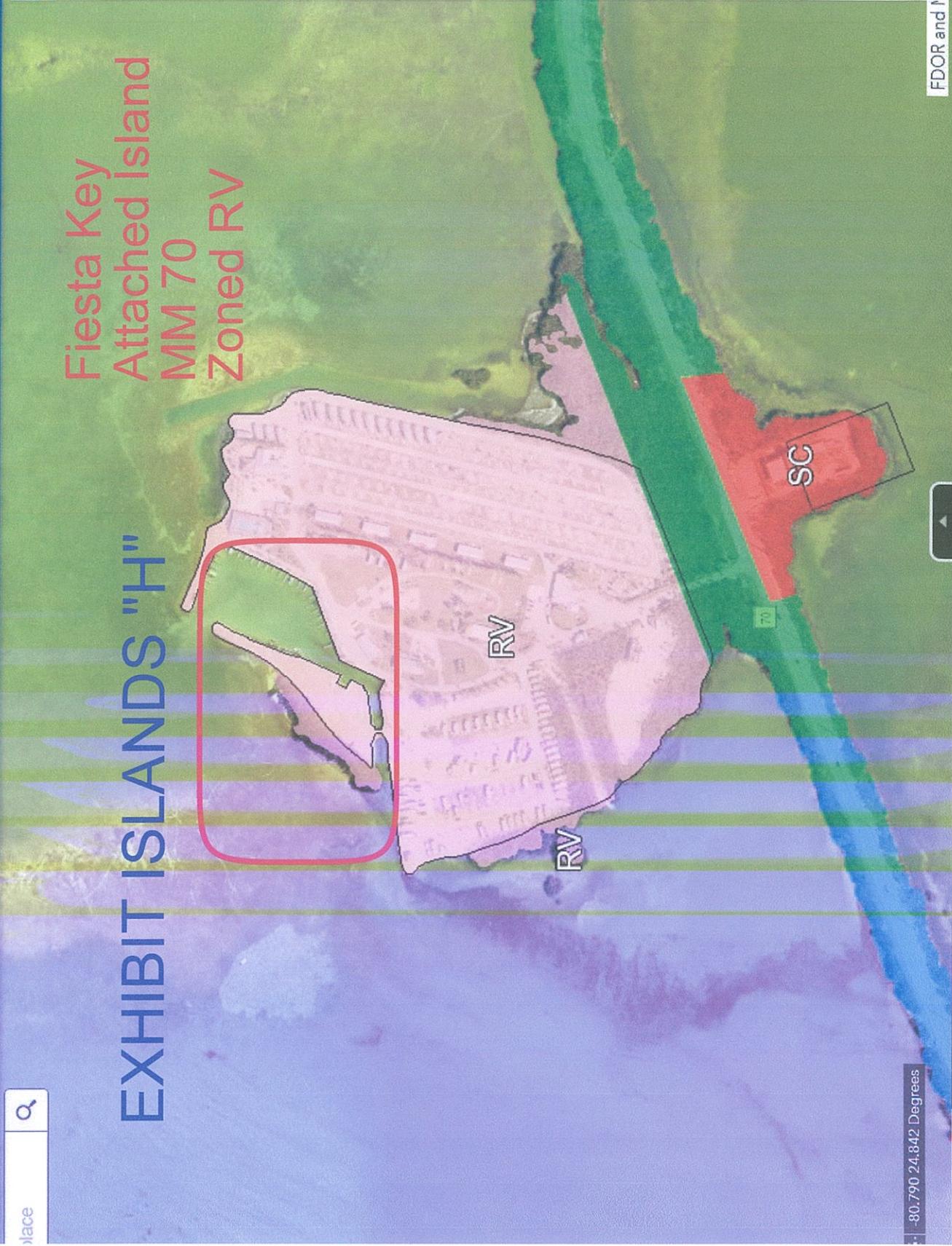
Resolutoin 217-

- ACCC
- AD - Airport Dis
- C1 - Commercia
- C2 - Commercia
- CD - Conservati
- Commercial Fis
- DR - Destination
- I - Industrial
- INC - Incorporat
- IS - Improved Su

place

**GIS Layers**

- US1 Mile Marker
- Streets
- Parcel ID Text
- Current Parcels
- FEMA Flood Zor
- Land Cover - Ha
- Tier Overlay Dis
- LUD - Zoning
- Resolution 217- ACCC
- AD - Airport Dis
- C1 - Commercia
- C2 - Commercia
- CD - Conservati
- Commercial Fis
- DR - Destination
- I - Industrial
- INC - Incorporat
- IS - Improved St
- IS-D - Improved
- IS-DM - Improve Masonry)
- IS-M - Immrved



Fiesta Key  
Attached Island  
MM 70  
Zoned RV

EXHIBIT ISLANDS "H"

RV  
RV  
SC

-80.790 24.842 Degrees

FDOR and P

# Environmental Resources (Public Map App)



# Environmental Resources (Public Map App)



- ### GIS Layers
- US1 Mile Marker
  - Streets
  - Parcel ID Text
  - Current Parcels
  - FEMA Flood Zor
  - Land Cover - Ha
  - Tier Overlay Dis
  - LUD - Zoning
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  - Commercial Fis
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  - I - Industrial
  - INC - Incorporat
  - IS - Improved St
  - IS-D - Improved
  - IS-DM - Improve Masonry
  - IS-M - Immrved

# Environmental Resources (Public Map App)

place

**GIS Layers**

- US1 Mile Marker
- Streets

- Parcel ID Text
- Current Parcels
- FEMA Flood Zor
- Land Cover - Ha
- Tier Overlay Dis
- LUD - Zoning
- Resolutoin 217-
  - ACCC
  - AD - Airport Dis
  - C1 - Commerica
  - C2 - Commerica
  - CD - Conservati
  - Commercial Fisl
  - DR - Destination
  - I - Industrial
  - INC - Incorporat
  - IS - Improved Su
  - IS-D - Improved
  - IS-DM - Improve Masonry)
  - IS-M - Immrverd



# EXHIBIT ISLANDS "K"

Little Conch Key  
MM 62  
MU Zoned MU

-80.894 24.786 Degrees

# Environmental Resources (Public Map App)

## EXHIBIT ISLANDS "L"

place

### GIS Layers

- US1 Mile Marker
- Streets
- Parcel ID Text
- Current Parcels
- FEMA Flood Zor
- Land Cover - Ha
- Tier Overlay Dis

### LUD - Zoning

- Resolution 217 -
- ACCC
- AD - Airport Dis
- C1 - Commercial
- C2 - Commercial
- CD - Conservati
- Commercial Fis
- DR - Destination
- I - Industrial
- INC - Incorporat
- IS - Improved Su
- IS-D - Improved
- IS-DM - Improve Masonry)
- IS-M - Improved
- IS-V - Improved



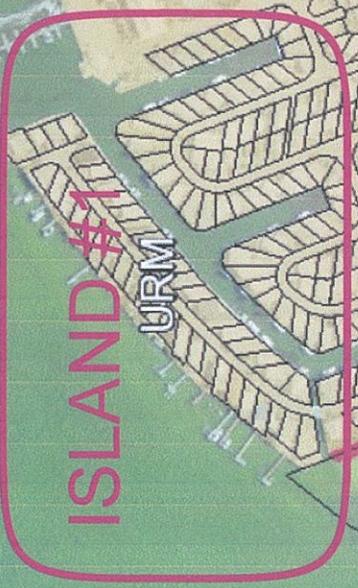
81393 24.688 Degrees

FDOR and Monroe Co PA, US

place

# EXHIBIT ISLANDS "M"

2 Islands at  
Outdoor Resorts  
MM 66  
ZONED URM

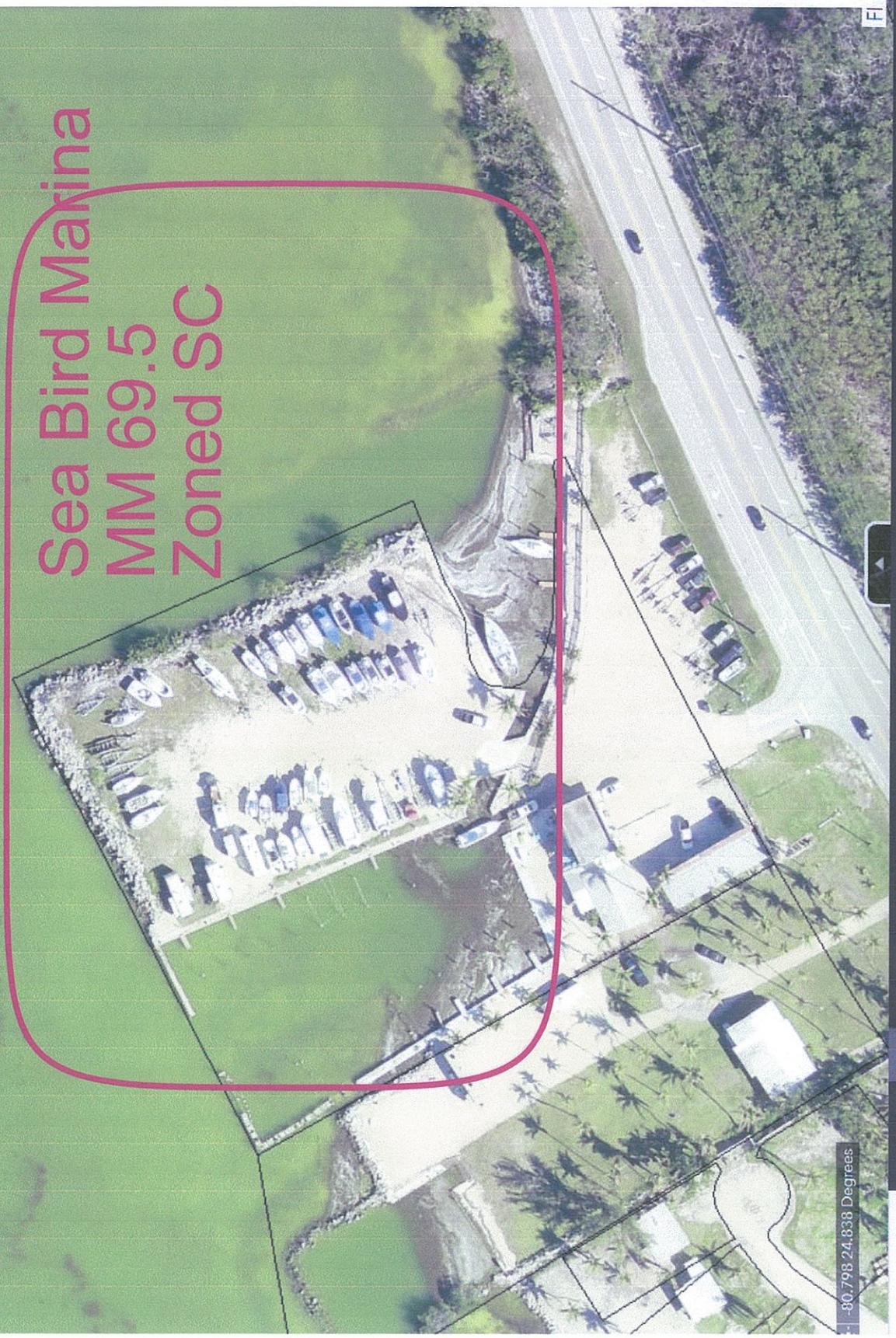


GIS Layers

- US1 Mile Marker
- Streets
- Parcel ID Text
- Current Parcels
- FEMA Flood Zor
- Land Cover - Ha
- Tier Overlay Dis
- LUD - Zoning
- Resolutoin 217-
- ACCC
- AD - Airport Dis
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- C2 - Commeric
- CD - Conservati
- Commercial Fis
- DR - Destination
- I - Industrial
- INC - Incorporat
- IS - Improved Su
- IS-D - Improved
- IS-DM - Improve Masonry)
- IS-M - Imnroved

## EXHIBIT ISLANDS "N"

Sea Bird Marina  
MM 69.5  
Zoned SC



### Layers

- Planning\_Environment
- US1 Mile Marker
- Streets
- Parcel ID Text
- Current Parcels
- FEMA Flood Zoning
- Land Cover - High Resolution
- Tier Overlay Districts
- LUD - Zoning
- Resolution 217 - ACCC
- AD - Airport District
- C1 - Commercial
- C2 - Commercial
- CD - Conservation
- Commercial Fishery
- DR - Destination
- I - Industrial
- INC - Incorporated

# Environmental Resources (Public Map App)

## EXHIBIT ISLANDS "O"

**GIS Layers**

- Resolution 217-
- ACCC
- AD - Airport Dis
- C1 - Commercial
- C2 - Commercial
- CD - Conservati
- Commercial Fis
- DR - Destination
- I - Industrial
- INC - Incorporat
- IS - Improved Su
- IS-D - Improved
- IS-DM - Improve Masonry)
- IS-M - Improved
- IS-V - Improved
- MF - Military Fac
- MI - Maritime In
- MN - Mainland I
- MU - Mixed Use
- NA - Native Area
- OS - Offshore Is
- PR - Park and Re
- RV - Recreations
- Research
- SC - Suburban C
- SR - Suburban R
- SR-L - Suburban



Shore Drive  
 Lower Sugarloaf  
 MM 17  
 Zoned IS

# Environmental Resources (Public Map App)

place

## EXHIBIT ISLANDS "P"

**GIS Layers**

- US1 Mile Marker
- Streets

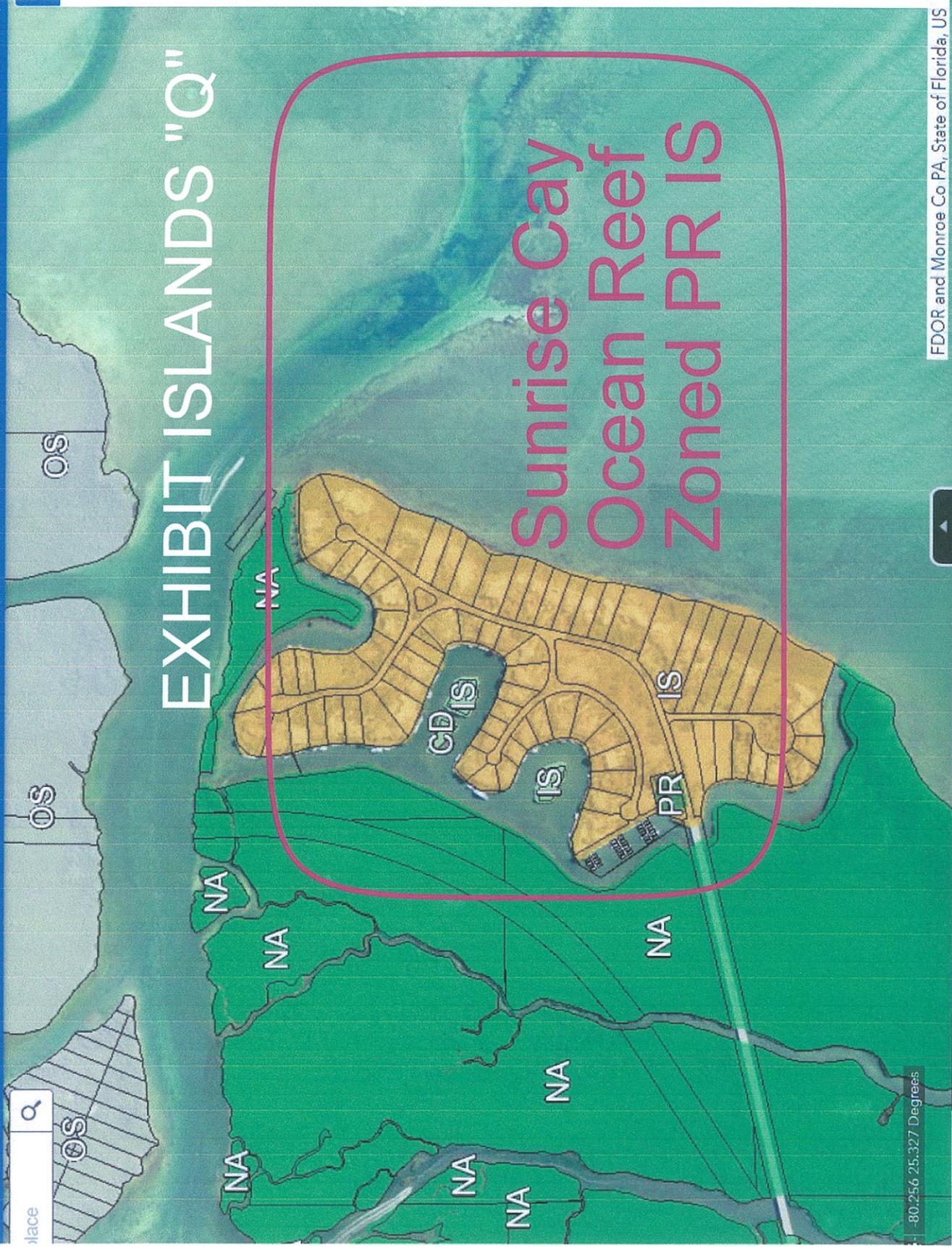
**ISLAND #1**  
**Snapper Point**

**ISLANDS #2**  
**Sunset Key**

**2 Islands**  
**Snapper Point and**  
**Sunset Key**  
**Ocean Reef**  
**Zoned IS**



Environmental Resources (Public Map App)



**GIS Layers**  
 US1 Mile Marker  
 Streets

- Parcel ID Text
- Current Parcels
- FEMA Flood Zor
- Land Cover - Ha
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- IS - Improved Su
- IS-D - Improved
- IS-DM - Improve Masonry)
- IS-M - Imrnrvd





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

### Detail by Entity Name

Florida Limited Liability Company  
4095 SOUTH LLC

#### Filing Information

**Document Number** L19000069448  
**FEI/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](#) [View image in PDF format](#)

Prepared by and return to:  
Erica Hughes Sterling

Spottswood, Spottswood, Spottswood & Sterling, PLLC  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 901-19.00070 EC  
Consideration: \$8,000,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 28<sup>th</sup> 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:

[Signature]  
Witness Name: Chinecteski's

[Signature]  
Witness Name: Jenny Perloff

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

By: [Signature]  
Lowell J. Chick, Director

(SEAL)

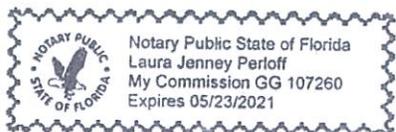
State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this 28 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  has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public



Printed Name: Laura Jenney Perloff

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

Witness Name: Janel Krosky's  
Witness Name: Laura Jenney Perloff

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

(SEAL)

State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this 28 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  has produced a driver's license as identification.

[Notary Seal]

Laura Jenney Perloff  
Notary Public

Printed Name:

Laura Jenney Perloff

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

*[Handwritten Signature]*  
Witness Name: *Janel Jezelski*  
*[Handwritten Signature]*  
Witness Name: *Laura Jenney Perloff*

By: *[Handwritten Signature]*  
Claude J. Gardner, Jr., Director

(SEAL)

State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this 28 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  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



*[Handwritten Signature]*  
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 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 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 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 Northeasterly and Northerly direction for 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.

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



**Ownership Disclosure of Interest**

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):

<i>Name and Address</i>	<i>% of Ownership</i>
4095 South LLC, a single member LLC, Andrew F. Lippi, member	100%

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>

\* 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):

<i>Name and Address</i>	<i>% of Ownership</i>

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>

\* 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):

<i>Name and Address</i>

**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: Andrew Lippi as sole member of 4095 South LLC

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 25 day of November, by Andrew Lippi as sole member He/she is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
My Commission Expires



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

### Detail by Entity Name

Florida Limited Liability Company  
4095 SOUTH LLC

#### Filing Information

**Document Number** L19000069448  
**FEI/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](#) [View image in PDF format](#)

**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  
 Legal 34 67 25 PT LAND MARKED P PB 1-204 G2-441 G4-327 G28-165-166  
 Description PROBATE 3T-6 3T-7 PROBATE #9-147 CASE #79-405-CA-12 CASE #81-47-CP-12 OR901-1100 OR1328-2082/84 OR1444-1989/93TR OR1455-83/86/TR OR1658-656D/C OR1658-922/35WILL OR1968-104/106 OR2935-1843/44CERT OR2956-534 OR2956-0546 OR2956-552 OR2956-553(BRIDGE)  
 (Note: Not to be used on legal documents.)  
 Neighborhood 130  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 34/67/25  
 Affordable No  
 Housing



**Owner**

4095 SOUTH LLC  
 32 Driftwood Dr  
 Key West FL 33040

**Valuation**

	2019	2018	2017	2016
+ Market Improvement Value	\$1,392,525	\$1,408,466	\$1,173,476	\$1,789,208
+ Market Misc Value	\$1,005,613	\$962,231	\$968,794	\$785,330
+ Market Land Value	\$4,268,880	\$3,028,200	\$3,028,200	\$3,029,964
= Just Market Value	\$6,667,018	\$5,398,897	\$5,170,470	\$5,604,502
= Total Assessed Value	\$5,938,787	\$5,398,897	\$5,170,470	\$3,599,516
- School Exempt Value	\$0	\$0	\$0	(\$50,500)
= School Taxable Value	\$5,938,787	\$5,398,897	\$5,170,470	\$3,549,016

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES WATERFRONT (010W)	213,444.00	Square Foot	0	0

**Buildings**

Building ID	7825	Exterior Walls	REIN CONC	
Style	2 STORY ON GRADE	Year Built	1939	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1997	
Gross Sq Ft	12990	Foundation	NONE	
Finished Sq Ft	9784	Roof Type	IRR/CUSTOM	
Stories	2 Floor	Roof Coverage	CONC/CLAY TILE	
Condition	AVERAGE	Flooring Type	CONC ABOVE GRD	
Perimeter	696	Heating Type	FCD/AIR NON-DC with 0% NONE	
Functional Obs	0	Bedrooms	7	
Economic Obs	0	Full Bathrooms	6	
Depreciation %	30	Half Bathrooms	2	
Interior Walls	DRYWALL	Grade	700	
		Number of Fire Pl	2	
Code	Description	Sketch Area	Finished Area	Perimeter
CAT	CATWALK UPPER	40	0	28

Code	Description	Sketch Area	Finished Area	Perimeter
DGF	DETACHED GARAGE	1,092	0	136
OPX	EXC OPEN PORCH	964	0	284
FLA	FLOOR LIV AREA	9,784	9,784	1,042
OPU	OP PR UNFIN LL	342	0	140
OUU	OP PR UNFIN UL	364	0	80
OUF	OP PRCH FIN UL	40	0	28
SBF	UTIL FIN BLK	364	0	80
<b>TOTAL</b>		<b>12,990</b>	<b>9,784</b>	<b>1,818</b>

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
SEAWALL	1938	1939	1	15528 SF	5
FENCES	1975	1976	1	1050 SF	3
FENCES	1975	1976	1	2640 SF	3
BOAT LIFT	2014	2015	1	1 UT	4
TILE PATIO	1975	1976	1	760 SF	3
CONC PATIO	1975	1976	1	430 SF	5
WATER FEATURE	1975	2018	0	1 UT	5
FENCES	2016	2018	0	315 SF	2
WOOD DOCKS	2014	2018	0	121 SF	5
CISTERNS	1938	2018	0	250000 GAL	5
WALL AIR COND	2014	2018	0	4 UT	2

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/28/2019	\$8,000,000	Warranty Deed	2213256	2956	0546	17 - Unqualified	Improved

### Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15100986	3/11/2015	4/8/2015	\$151,000	Residential	SPALLING REPAIRS TO EXISTING BRIDGE
14105583	12/17/2014	2/18/2015	\$1,635	Residential	ELECTRIC TO BOAT LIFT
14105214	11/20/2014	2/6/2015	\$12,000	Residential	INSTALL 10,000 LBS BOAT LIFT
13102725	7/24/2013		\$3,689	Residential	INSTALL NEW 12K MINI SPLIT DUCTLESS SYSTEM

### View Tax Info

[View Taxes for this Parcel](#)

### Sketches (click to enlarge)

## Map



## TRIM Notice



2019 Notices Only

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

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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

4095 South Roosevelt Boulevard, Key West, FL

RECHAR	NAME	ADD1	ADD2	CITY	STATE	ZIP
00066210-001850	ADKINS LLOYD K	282 HINKLE Rd		Richwood	WV	26261 33872
00072010-000000	ARNOLD WILLIAM	2 Go Ln		Key West	FL	33040 20393
00072000-000000	ARNOLD WILLIAM M	3259 Flamingo Blvd		Hernando Beach	FL	34607 17884
00066210-001910	BALLOU WILLIAM DAVID	902 VIRGINIA ST		Key West	FL	33040 33587
00066210-001730	CARNEVALE THOMAS A AND VALERIE A	101 SEASIDE NORTH CT		CLEARFIELD	PA	16830 26359
00066210-001660	CHAMBERS MARY L AND ELDON	66 SEASIDE NORTH CT		KEY WEST	FL	33040 25798
00065890-000000	CITY OF KEY WEST	PO Box 1409		Key West	FL	33041 11467
00066210-001680	DRAGACEVAC SUZANA	4615 LAVEROCK PL NW		WASHINGTON	DC	20007 25646
00066210-001710	EDEN NATHAN E REV TRUST AGREEMENT 4/1/2010	71 SEASIDE NORTH CT		KEY WEST	FL	33040 39117
00071870-000000	FARNED THOMAS B	3838 Flagler Ave		Key West	FL	33040 19537
00065410-000000	GOLAN A E TRUST UNDER WILL OF A E GOLAN	5529 Anza St		San Francisco	CA	94121 34351
00066210-001720	GOLY WILLIAM L	72 SEASIDE NORTH CT		KEY WEST	FL	33040 25403
00066210-001740	GOODALE JOHN K	1340 W Granville Ave		Chicago	IL	60660 25588
00066210-001860	GRANT KARLEEN ANN	1033 FLAGLER AVE		KEY WEST	FL	33040 22349
00066210-001920	HORMOZI DARAB	12252 MANOR RD		GLEN ARM	MD	21057 22864
00071990-000000	HUNTER STEFAN LIVING TRUST 10/26/2000	2 Go Ln		Key West	FL	33040 16090
00066210-001670	JOHNSTON GORDON R	67 Seaside North Ct		Key West	FL	33040 37550
00066210-001790	LEWIS DELMAR J	79 SEASIDE NORTH CT		KEY WEST	FL	33040 25589
00072020-000000	LINES CROSSED LLC	700 Hidden Lake Dr		Saint Peters	MO	63376 20392
00071880-000000	LOPEZ ROBERTO AND MARGO REV TR	1512 S Roosevelt Blvd		Key West	FL	33040 16089
00066210-001810	MAUN JAMES J	81 SEASIDE NORTH CT		KEY WEST	FL	33040 24690
00066210-001760	MULLIS MARK A	10580 GRAYSON CT		JACKSONVILLE	FL	32220 25746
00066210-001690	PANICO VIRGINIA A	1514 19th St		Key West	FL	33040 22459
00066210-001890	PETERSON GEORGE D	89 SEASIDE NORTH CT		KEY WEST	FL	33040 33899
00066210-001780	ROMANO ALBERT R	78 Seaside North Ct		Key West	FL	33040 26358
00066210-001700	ROSS GUY A	70 SEASIDE NORTH CT		KEY WEST	FL	33040 25996
00072030-000000	SCHAPIRO JOEL	6711 SW 88th Ter		Miami	FL	33156 13021
00065900-000000	SEASIDE KEY WEST RESIDENCES HOMEOWNERS ASSOC INC	1 Seaside South Ct		Key West	FL	33040 21341
00066210-001690	SEASIDE UNIT 69 LLC	C/O SAUNDERS SCOTT	1560 HILLCREST AVE	Winter Park	FL	32789 25402
00066210-001770	SHONBRUN HELEN MARGARET	672 SOUTHWICK RD		SOMERDALE	NJ	8083 26231
00066210-001800	SIEGRIST MICHAEL C	1107 KEY PLZ BOX 518		KEY WEST	FL	33040 25500
00066210-001880	SIMMEN CLIFFORD R AND WANDA F DEC TR 8/18/1999	88 Seaside North Ct		Key West	FL	33040 20183
00066210-001900	TOPPING DANIEL P	33 CALLE UNO		KEY WEST	FL	33040 33505
00066210-001870	TRAVIS MICHAEL F	402 MAIN ST		BEDFORD	VA	50833 33531
00065440-000000	TRUST NO 129 12/13/1952	C/O SUNTRUST BY MERGER OF FIRST NATL BK OF LEEBSBURG	PO Box 85024	Richmond	VA	23285 13231
00072040-000000	WALL WENDELL A	4 Go Ln		Key West	FL	33040 12837
00066210-001840	WINN JERIAN M	84 SEASIDE NORTH CT		KEY WEST	FL	33040 20494
00066210-001820	YEARSLEY REGINALD C	82 SEASIDE NORTH CT		KEY WEST	FL	33040 24691
<b>TOTAL = 38 X \$3.00 = \$114.00/per mailing</b>						

**End of Additional File 2019-011**

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, State and Zip Code)

305 294 9556

Work Phone

970 453 1546

Home Phone

305 924 0249

Cell Phone

dcraig@spottswoodlaw.com

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 6974901

Work Phone

305 786 3133

Cell Phone

claude@keysrealestate.com

Email Address

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

See Attached Survey and Legal Description			Key West
Block	Lot	Subdivision	Key Name
00124000-000000		1158135	
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 1939..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

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**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 HavenCommuniKeys 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.

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\* \* \* \* \*

**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: \_\_\_\_\_

---

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\* \* \* \* \*

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

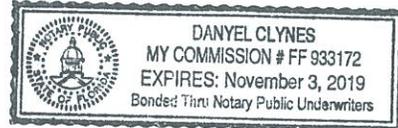
COUNTY OF Monroe

Sworn to and subscribed before me this 4<sup>th</sup> day of January, 20 19.

by Donald L. Craig, who is personally known to me OR produced  
(PRINT NAME OF PERSON MAKING STATEMENT)

\_\_\_\_\_ as identification.  
(TYPE OF ID PRODUCED)

Danyel Clynes  
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



## Table of Contents

Cover Letter	
Authorization Form	
Application Forms	
Tier Change	
FLUM Change	
Zoning Map Change	
Proof of Ownership	
Ownership Disclosure Form	
Mission Statement – Edward B. Knight Charitable Trust	
Property Record Card	
Location Map	
Site Photos	
Historic Photos	
Survey	
List of Surrounding Property Owners List	
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	

**SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC**

ATTORNEYS AND COUNSELORS AT LAW  
500 FLEMING STREET  
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.  
ERICA HUGHES STERLING  
CRISTINA L. SPOTTSWOOD  
WILLIAM B. SPOTTSWOOD, JR.  
RICHARD J. McCHESNEY

Telephone | 305-294-9556  
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)  
ROBERT A. SPOTTSWOOD (of Counsel)  
WILLIAM B. SPOTTSWOOD (of Counsel)

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 I.

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 1939.

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.

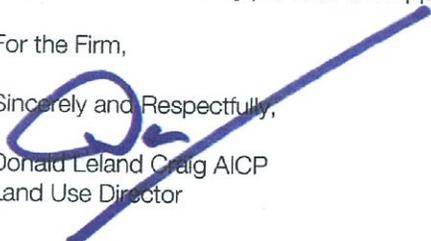
Finally, while not a criterion found in the Land Development Code which supports a change of Land Use District, the proposed change has as a purpose in that the sale of the property would secure ongoing funding for charities. The proceeds of the sale of property with an appropriate FLUM, Land Use District 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 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."*

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
Month Day Year

I hereby authorize The Spottswood Law Firm be listed as authorized agent
(Print Name of Agent)

representing Edward B. Knight Trust for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of FLUM and Zoning Amendments and Pre-application Mtg.
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

SeeSurvey Key West
Lot Block Subdivision Key (Island)
00124000-000000 1158135
Real Estate (RE) Number Alternate Key Number
4095 South Roosevelt Blvd. Key West 33040 4
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

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
Work Phone Home Phone Cell Phone Email Address

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

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

Signature of Property Owner: [Signature] CO-TRUSTEE / PERSONAL REPRESENTATIVE
Printed Name of Property Owner: EDWARD B. KNIGHT, TRUST CLAUDE GARDNER

STATE OF Florida COUNTY OF Monroe

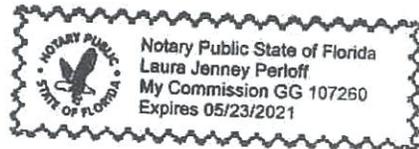
Sworn to and subscribed before me this 7th day of March, 2018.

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

(Type of ID Produced) as identification.

[Signature]
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

PROBATE DIVISION

EDWARD B. KNIGHT

Deceased.

File No.  
16 CP 244 K  
Division

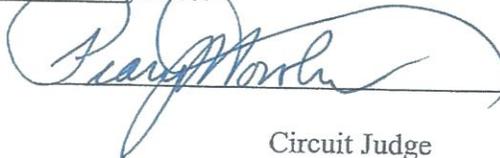
**ORDER ADMITTING WILL TO PROBATE  
AND APPOINTING PERSONAL REPRESENTATIVES  
(multiple)**

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 nad, 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

PROBATE DIVISION

EDWARD B. KNIGHT

File No. 16 CP 2441C

Deceased.

Division

LETTERS OF ADMINISTRATION  
(multiple personal representatives)

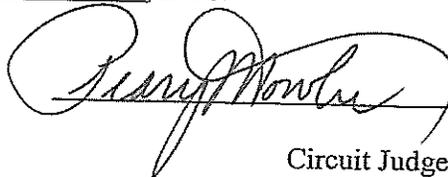
TO ALL WHOM IT MAY CONCERN

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.



Circuit Judge

## Application Forms

## 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 Southeasterly 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 direction for a distance of 200 feet, more or less;  
thence meandering along the shore in an Easterly direction for a distance of 100 feet, more or less;  
thence meandering along the shore in a Northeasterly 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 direction for a distance of 246 feet, more or less to the point of beginning, together with all riparian 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 204, Monroe County, Florida, Records.

appears to be from Key West Foundation Company, a corporation existing under the laws of the State of Florida, By: Robert B. 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 existing under the laws of the State of Florida, and having its principal 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, 1946, filed January 24, 1947, and recorded in Deed Book G-28, page 165.

THIS INDENTURE, Made this 31st day of March, A. D. 1928, 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, remise, released, conveyed and confirmed, and by these presents doth graut, 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 Southeasterly direction and at an angle of 90 de grees 2 minutes to the left and along the center-line of the Boulevard for a distance of 943 feet; thence in an Easterly direction at an angle of 92 de grees 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 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 Northwesterly and Northerly direction for 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 242 feet, more or less, to the point of beginning, together with all riparian 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 204, Monroe County, Florida, Records.



(\$2.50 . . . E. 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 whomsoever.

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:

(sd) Mollie M. Parker

(sd) 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 E. Austin and Robert E. 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 Herbert 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 Key West, in the County of Monroe and State of Florida the day and year last aforesaid.

(sd) Mollie M. Parker (Seal)

Notary Public, State of Florida,  
My commission expires:

(Notarial Seal)

Notary Public, State of Florida at Large  
My commission expires June 1, 1931

Filed June 12th A. D. 1933 - 11:30 a.m.

& Recorded June 14th, A. D. 1933.

ROSS C. SAWYER, Clerk.

By: Lawrence E. Sawyer, D.C.

SPECIAL WARRANTY DEED

THIS DEED, Made the 25th day of April, A. D. 1930, by J. G. Wynn, and Hessie Wynn, his wife, of the County of Dade, State of Florida, hereinafter called the grantors to Jane D. Tower of Homestead, County of Dade, State of Florida, hereinafter called the grantee.

WITNESSETH, 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, remise, release, enfeof, 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 Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and Government Lot two (2) and the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) 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 plat of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (NE $\frac{1}{4}$ ) and Government Lot Two (2) and the Southwest

# This Indenture.

Made this 6th day of August, A. D. 19 46,

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 Norberg Thompson,  
whose permanent address is; P.O.Box 266, Key West, Florida

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 One dollar and other valuable considerations 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 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 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 direction for a distance of 300 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 Northwesterly and Northerly direction for 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, more or less, to the point of beginning, together with all riparian 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 204, 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, acquired by the party of the first part by virtue of that certain deed dated 10th day of August 1929, given by the Key West Foundation Company, a corporation organized 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 G-2, pages 441 to 444, 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.

(Corporate Seal)

Attest: J. F. Stum Jr.  
Secretary.

The Key West Realty Company (Seal)

By [Signature]  
President.

Signed, Sealed and Delivered in Our Presence:

[Signatures]



State of Florida,

} ss.

County of MONROE,

I HEREBY CERTIFY, That on this 6th day of August A. D. 1946, before me personally appeared Wm. R. Porter and Julius F. Stone, Jr., 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 Norberg 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 Key West, in the County of Monroe and State of Florida, the day and year last aforesaid.

My Commission Expires Aug 2, 1948

*Edwina M. W. Gato*  
Notary Public, State of Florida.

12339  
**Murphy Feed**  
91.45 per  
FROM CORPORATION

The Key West Realty Company

Norberg Thompson

TO

Date August 6th 1946

ABSTRACT OF DESCRIPTION

Filed January 24th A.D. 1947-10:40 am

RECORD VERIFIED

STATE OF FLORIDA,  
County of MONROE

On this 24th day of January A. D. 1947, at 10:40:40 a.m., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages 165/166 of Book 6-25 in the public records of said County.  
In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the Eleventh Judicial Circuit of said State, in and for said County.

ROSS C. SANFEL, Clerk.

BY: *Ross C. Sanfel*, D. C.

**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 - - - (\$4,000.00)

DOLLARS, to them in hand paid by NORBERG 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 NORBERG 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 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.

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 24th day of June, A. D. Nineteen Hundred and Fifty-Five.

Sent to  
William R. Neblett  
State Capitol Bldg.  
Tallahassee, Florida  
June 30th, 1955

(SEAL)  
TRUSTEES I. I. FUND

(SEAL)  
DEPARTMENT OF AGRICULTURE

LeRoy Collins (SEAL)  
Governor  
Ray E. Green (SEAL)  
Comptroller  
J. Edwin Larson (SEAL)  
Treasurer  
Richard W. Ervin (SEAL)  
Attorney General  
Nathan Mayo (SEAL)  
Commissioner of Agriculture

As and Composing the  
TRUSTEES OF THE INTERNAL IMPROVEMENT  
FUND OF THE STATE OF FLORIDA

## Ownership Disclosure Form

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



**Disclosure of Interest**

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):

<i>Name and Address</i>	<i>% of Ownership</i>

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>

- 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):

Name and Address	% of Ownership
EDWARD B. KNEBATT, TRUST	100%

\* 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):

Name and Address	% of Ownership

- 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):

Name and Address	% of Ownership

\* Please provide date of contract \_\_\_\_\_

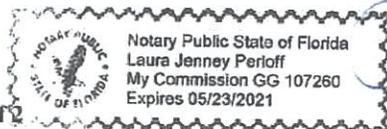
- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

Name and Address

**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 15<sup>th</sup> day of October, by Claude Gardner. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

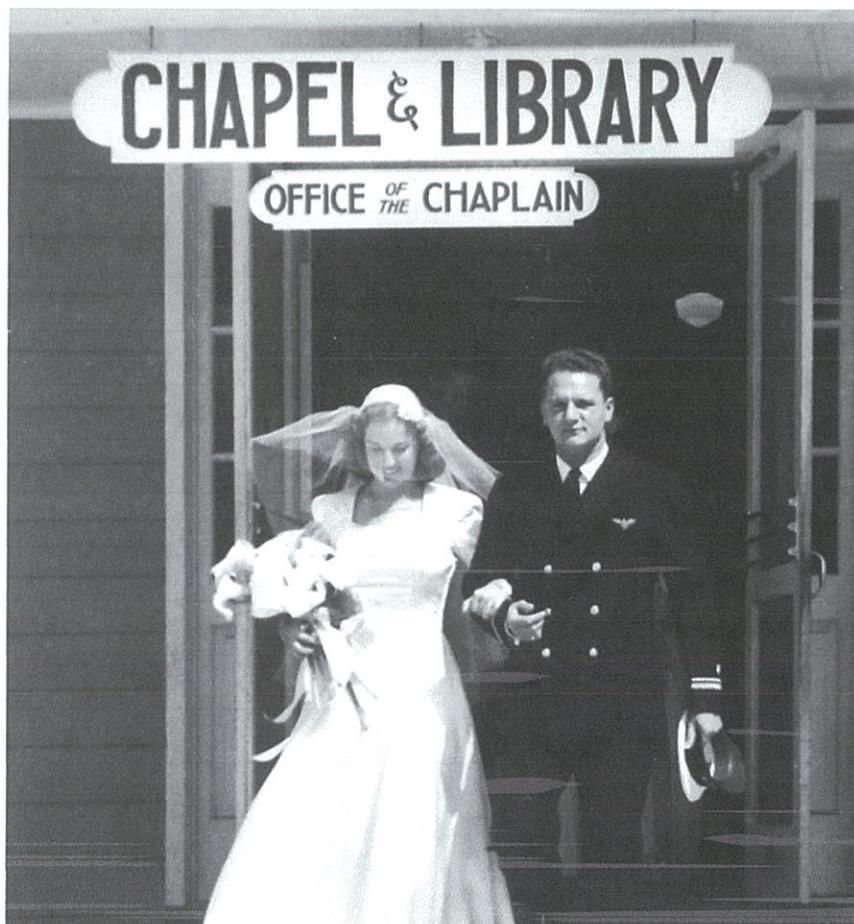


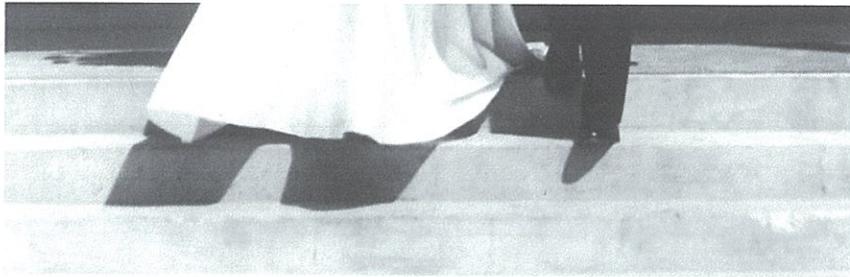
Notary Public  
 My Commission Expires 10/23/2021

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.

**FIND OUT MORE**

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## Property Record Cards



**Summary**

Parcel ID 00124000-000000  
 Account # 1158135  
 Property ID 1158135  
 Millage Group 100A  
 Location 4095 S ROOSEVELT BLVD , KEY WEST  
 Address  
 Legal 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 #81-47-CP-12 OR901-1100 OR1328-2082/84 OR1444-1989/93TR OR1455-83/86/TR OR1658-656D/C OR1658-922/35WILL OR1968-104/106  
 Description (Note: Not to be used on legal documents)  
 Neighborhood 130  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 34/67/25  
 Affordable No  
 Housing



**Owner**

KNIGHT EDWARD B LIVING TRUST 01/23/97  
 PO Box 974  
 Key West FL 33041

**Valuation**

	2016	2015	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	\$3,599,516	\$3,574,495	\$3,531,245	\$3,479,059
- School Exempt Value	(\$25,500)	(\$25,500)	(\$25,500)	(\$25,500)
= School Taxable Value	\$3,574,016	\$3,548,995	\$3,505,745	\$3,453,559

**Land**

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

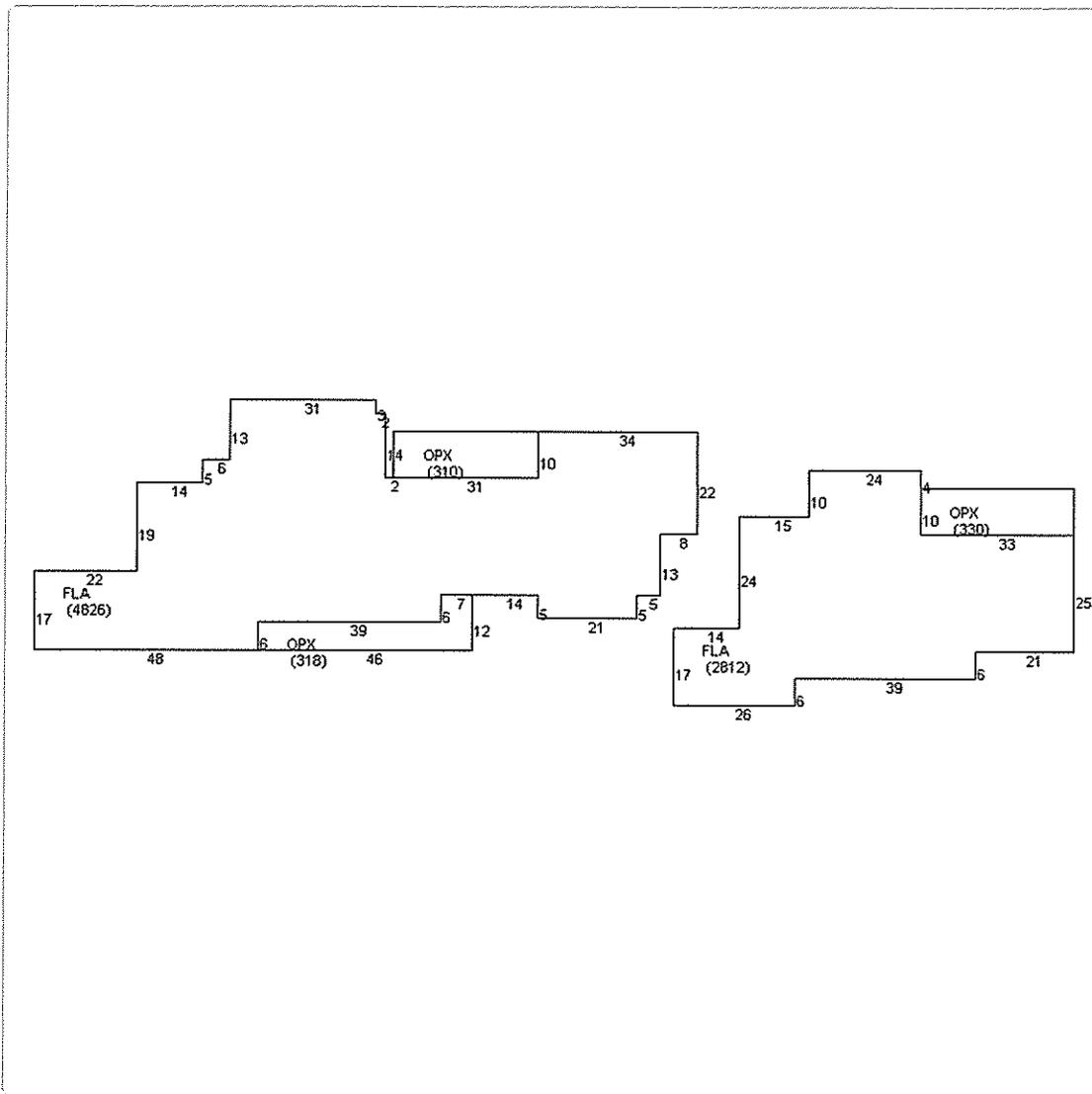
**Buildings**

Building ID	7825	Exterior Walls	REIN CONC	
Style		Year Built	1939	
Building Type	S.F.R. - R1 / R1	Foundation	NONE	
Gross Sq Ft	8596	Roof Type	IRR/CUSTOM	
Finished Sq Ft	7638	Roof Coverage	CONC/CLAY TILE	
Stories	2 Floor	Flooring Type	CONC ABOVE GRD	
Condition	AVERAGE	Heating Type	NONE with 0% NONE	
Perimeter	696	Bedrooms	5	
Functional Obs	0	Full Bathrooms	3	
Economic Obs	0	Half Bathrooms	1	
Depreciation %	35	Grade	750	
Interior Walls	DRYWALL	Number of Fire Pl	2	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	958	0	0
FLA	FLOOR LIV AREA	7,638	7,638	0
TOTAL		8,596	7,638	0

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
SEAWALL	1938	1939	1	15528 SF	5
FENCES	1975	1976	1	1050 SF	3
GARAGE	1975	1976	1	1066 SF	3
UTILITY BLDG	1975	1976	1	1066 SF	4
TILE PATIO	1975	1976	1	120 SF	3
CON DKS/CONPIL	1975	1976	1	1560 SF	5
UTILITY BLDG	1975	1976	1	260 SF	4
FENCES	1975	1976	1	2640 SF	3
UTILITY BLDG	1975	1976	1	462 SF	5
TILE PATIO	1975	1976	1	60 SF	3
TILE PATIO	1975	1976	1	720 SF	3
BOAT LIFT	2014	2015	1	1 UT	4

**Sketches (click to enlarge)**



**Photos**



Map



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



Developed by  
The Schneider  
Corporation

## Location Map





Stock Island

Thompson Island

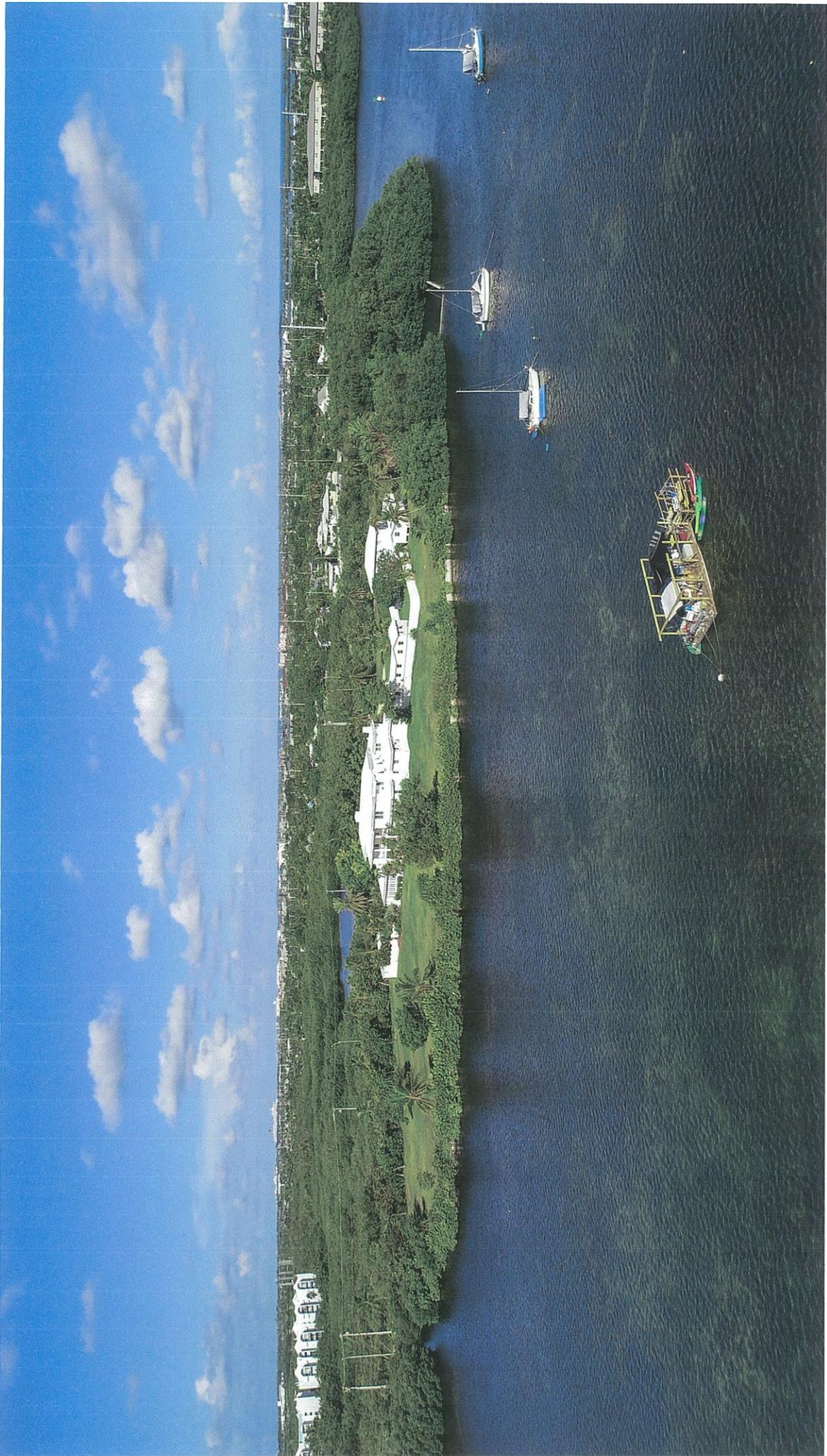
City of Key West

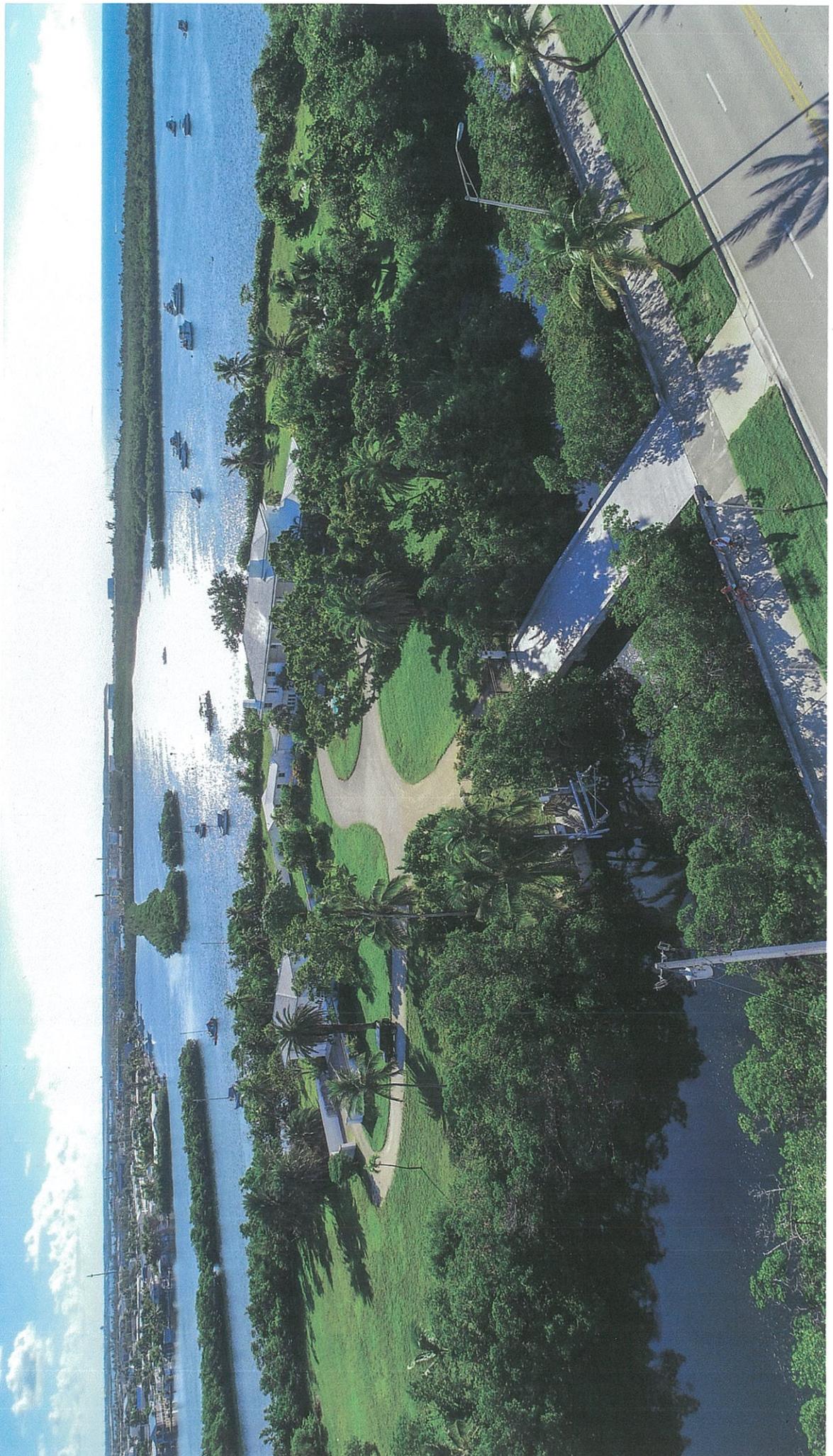
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

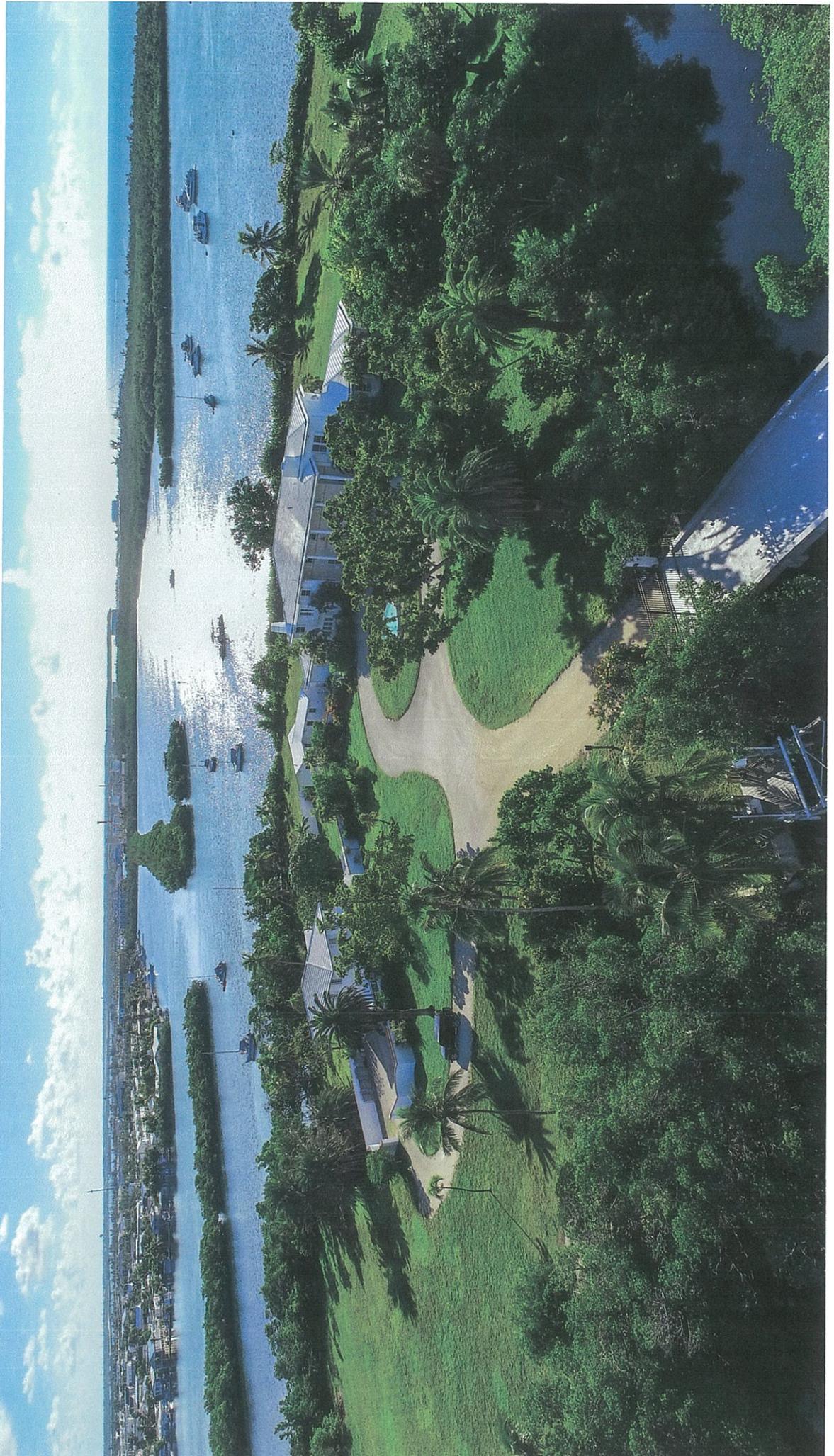
## Site Photos

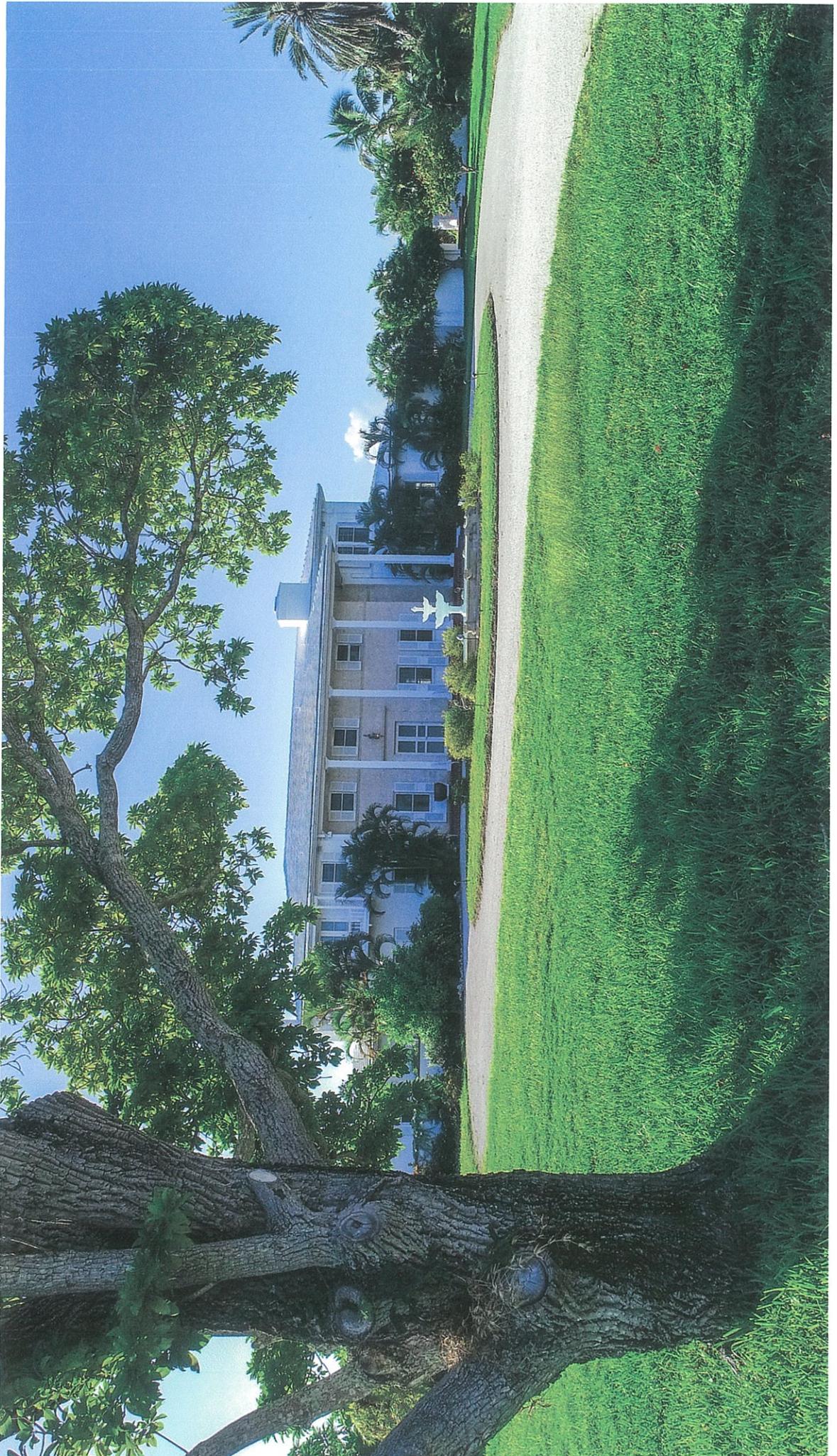


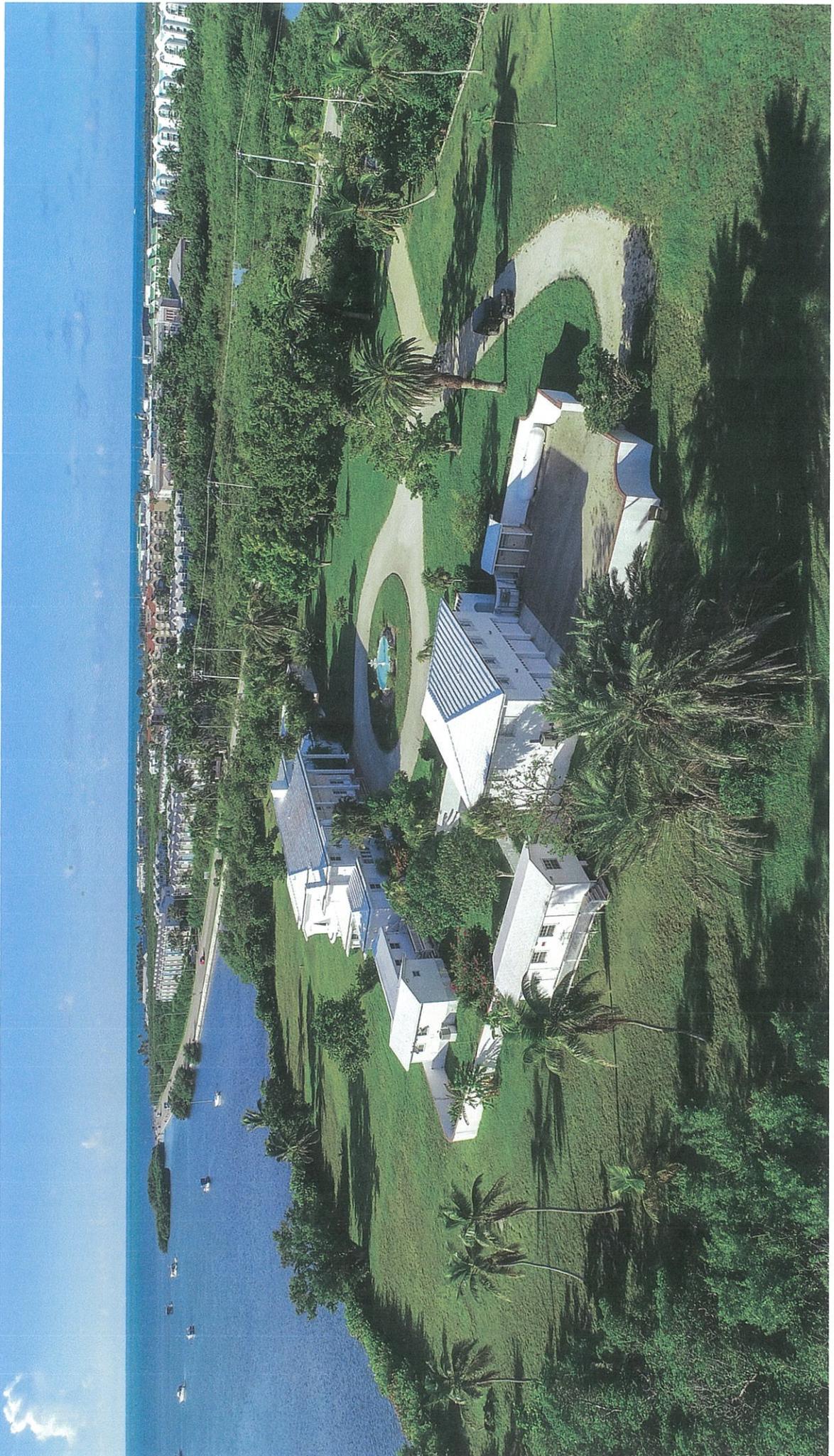


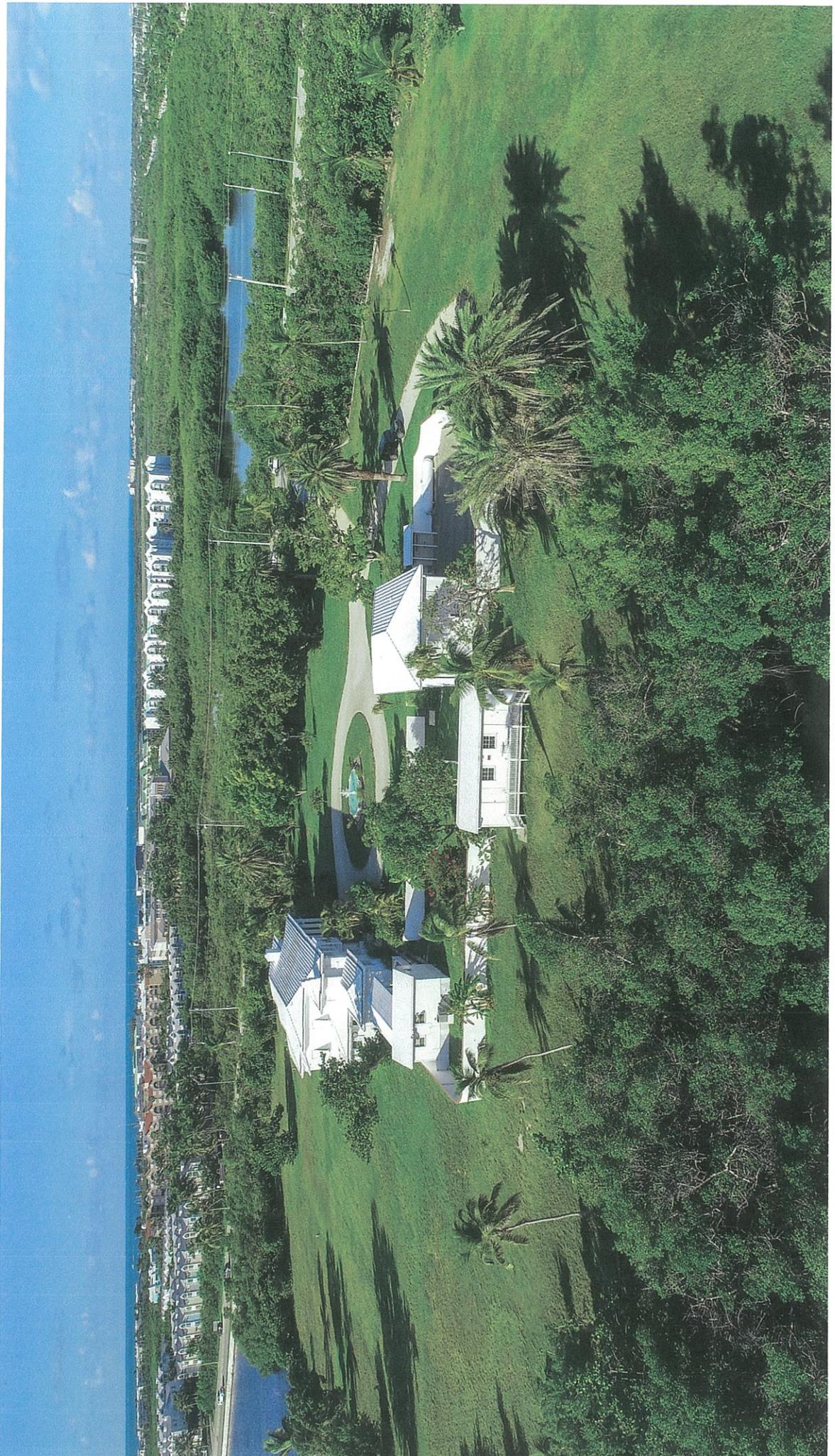


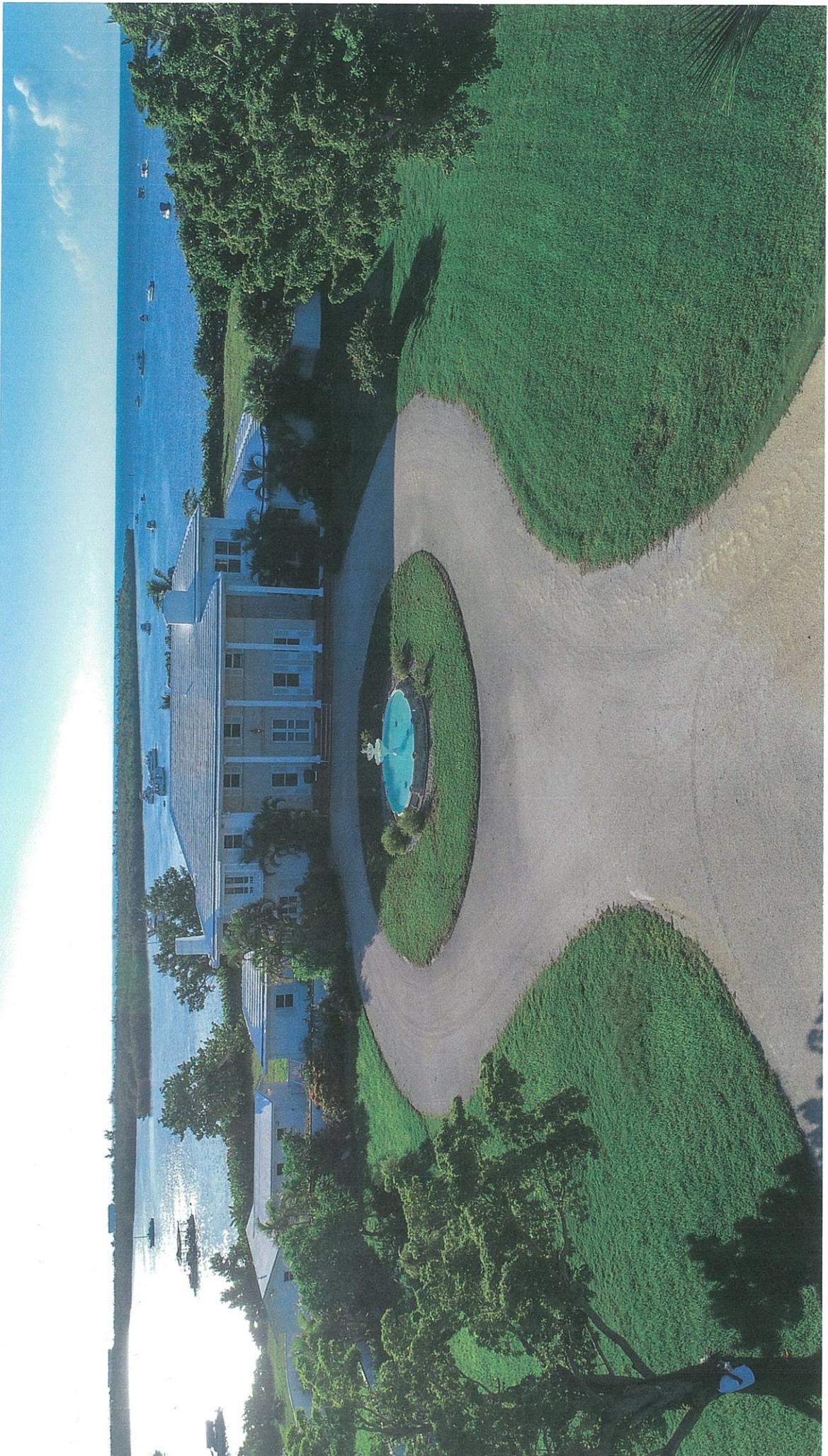












## Historic Photos

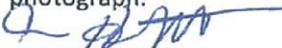
# Thompson Island Circa 1945



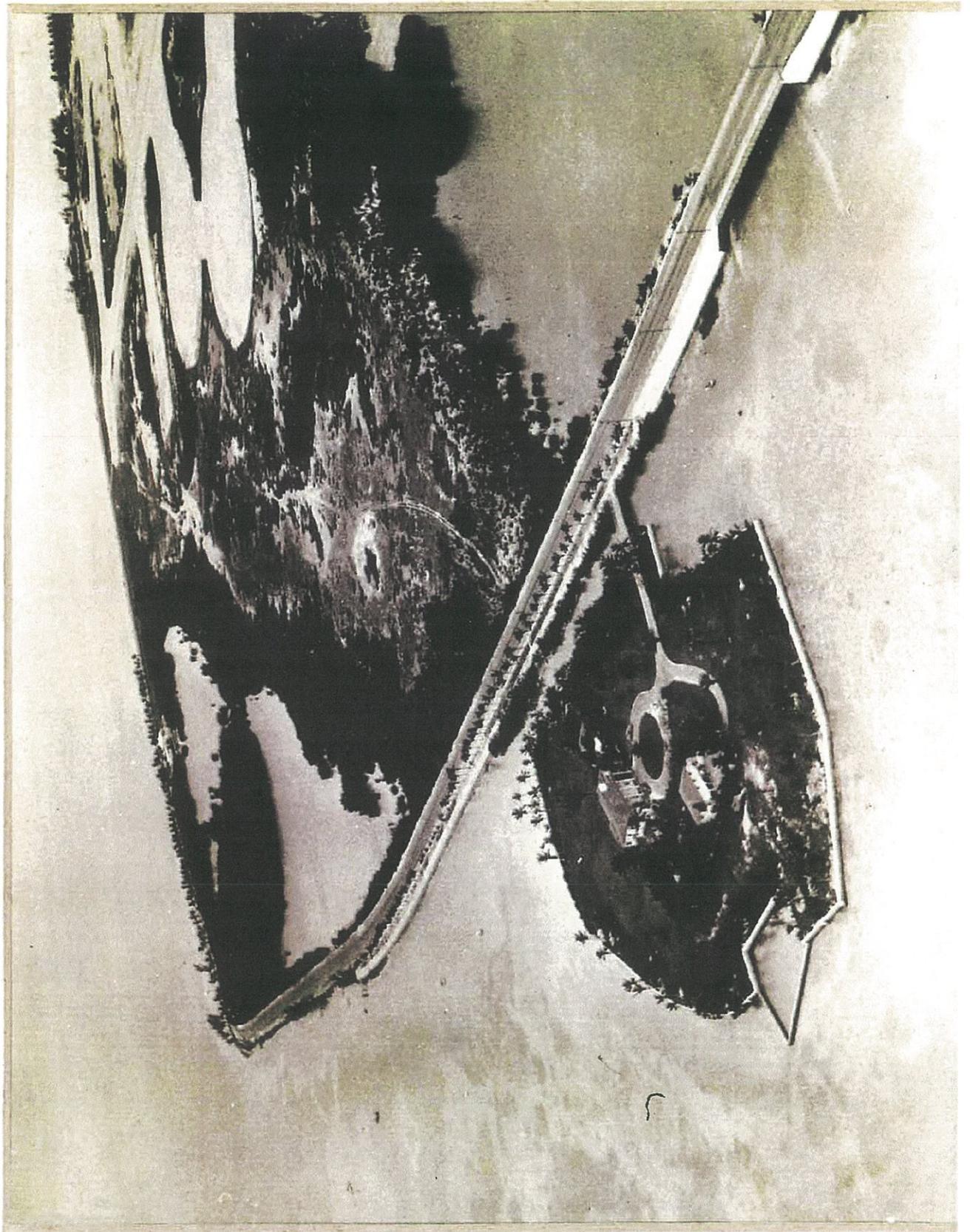
**MONROE COUNTY MAY HILL RUSSELL LIBRARY**  
700 FLEMING STREET  
KEY WEST, FLORIDA 33040

July 7, 2017

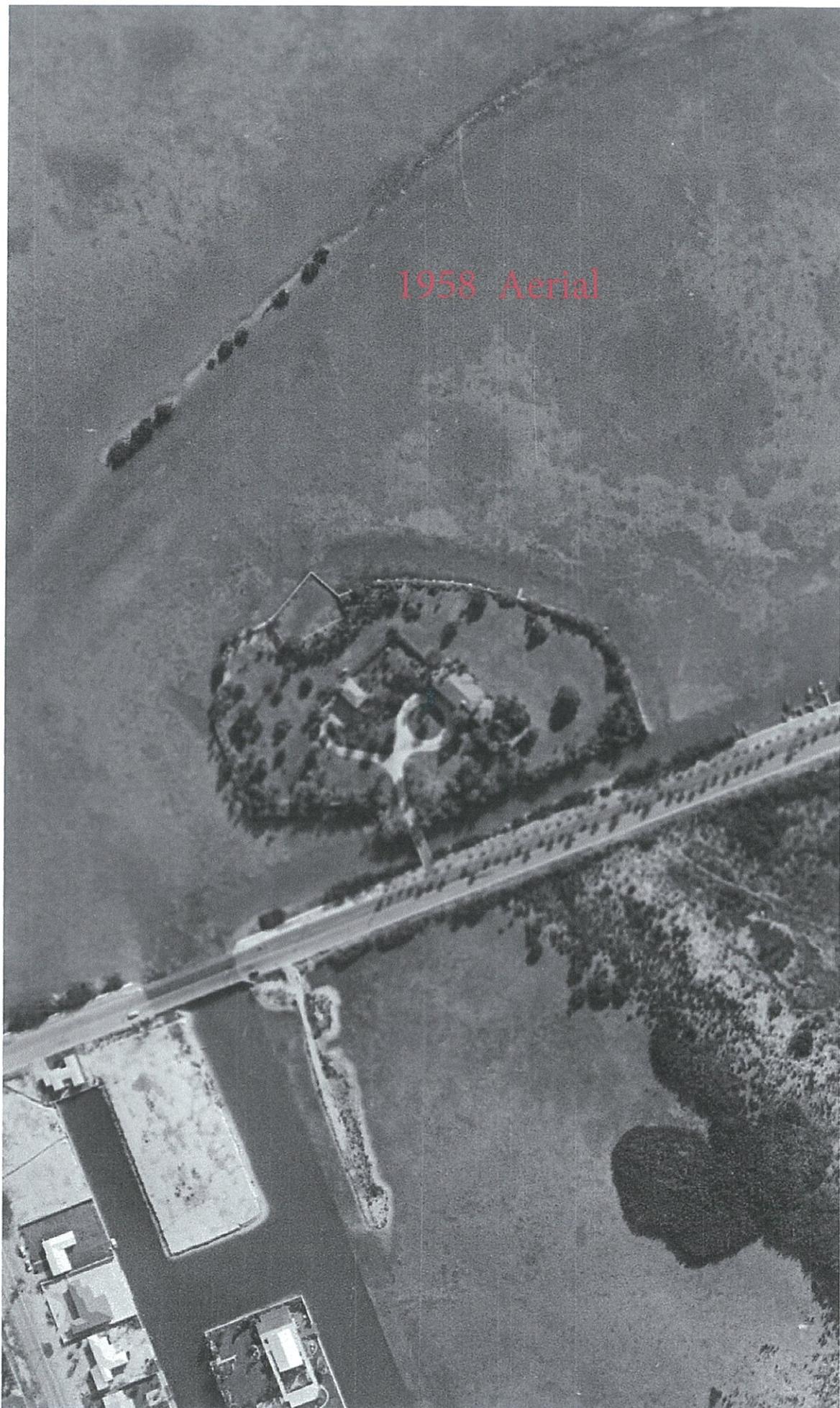
The photo of Thompson Island appears to be before 1951. According to the The Key West Citizen article dated September 13, 1951 the Key West Ambassador Motel was being built and it is not in the photograph.

  
Tom Hambright

Monroe County Historian

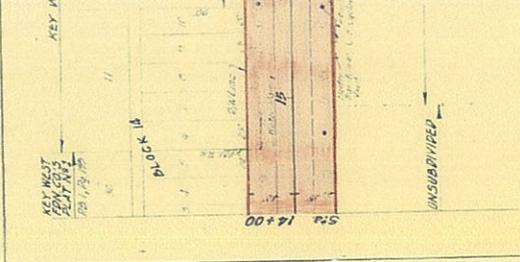
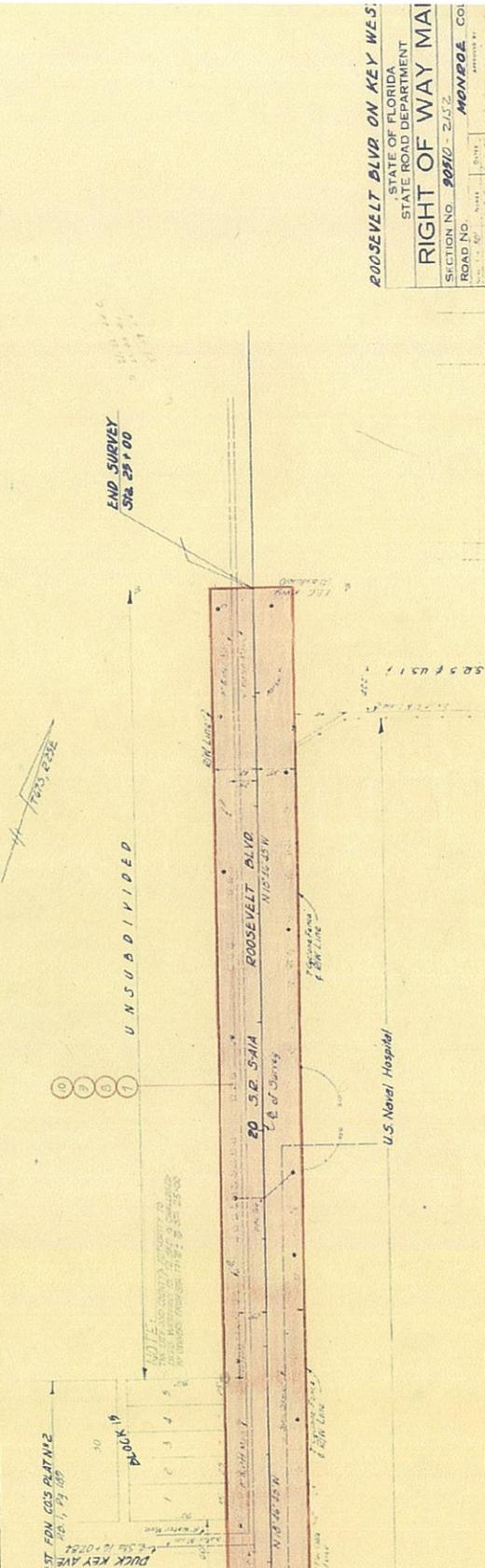
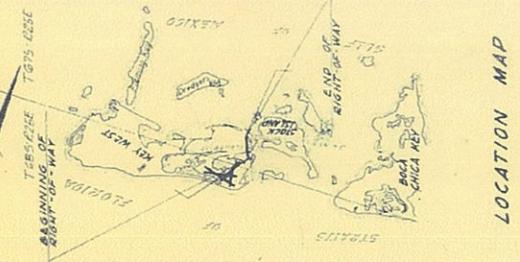
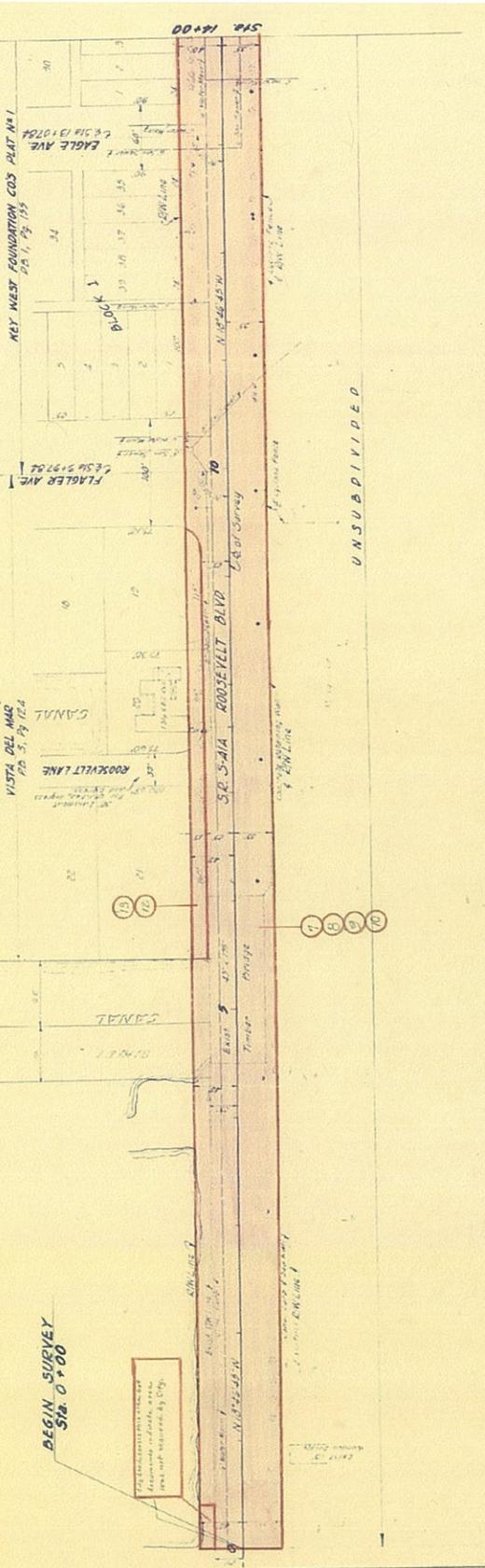






1958 Aerial

FOR ROAD	1941	SEC. 34	BLK. 19	LOT 1
DATE	1941-02-25	35	1	1



ROOSEVELT BLVD ON KEY WES.  
 STATE OF FLORIDA  
 STATE ROAD DEPARTMENT  
**RIGHT OF WAY MAP**  
 SECTION NO. 20810 - 2132  
 ROAD NO. MONROE, CO.  
 DATE: 1941-02-25  
 DRAWN BY: G. J. W.  
 CHECKED BY: G. J. W.  
 APPROVED BY: G. J. W.

DATE	1941-02-25
DRAWN BY	G. J. W.
CHECKED BY	G. J. W.
APPROVED BY	G. J. W.



# Reynolds Engineering Services, Inc.

June 27, 2014

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

Re: Bridge Load Capacity

Dear Mr. Knight,

On Friday, June 12<sup>th</sup>, 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.

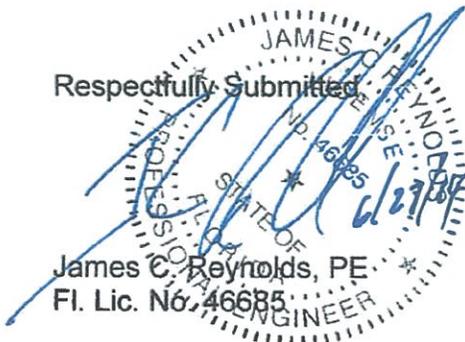
We found the bridge to be in good condition. The visible cracks on the bridge deck are shrinkage cracks in the 2" concrete topping. The topping was placed over the precast slabs as a wearing surface and to help distribute the traffic load over the precast panels. These cracks do not adversely affect 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.

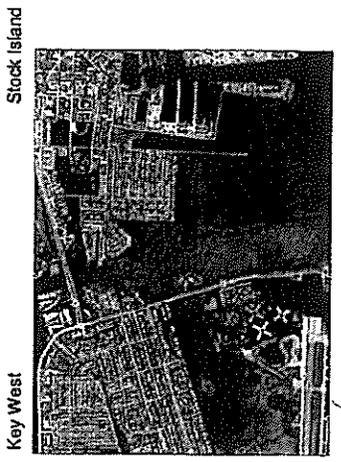
Based on our visual inspection of the bridge we believe that the bridge has plenty of load carrying capacity to support a Florida Legal Truck SU2 with a Gross Vehicle Weight not exceeding 34,000 lbs with not more than 22,000 lbs on a single axle.

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

Respectfully Submitted,

James C. Reynolds, PE  
Fl. Lic. No. 46685





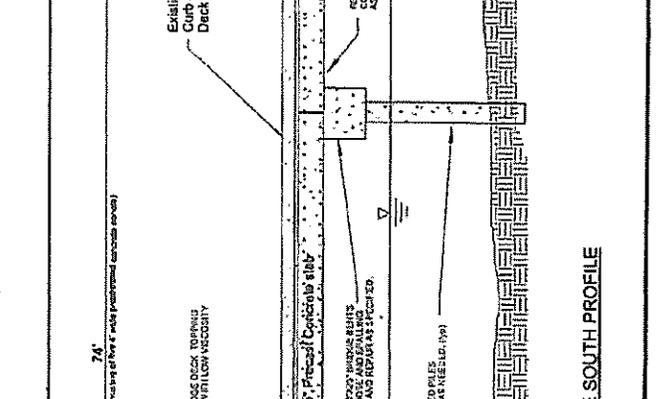
PROJECT LOCATION



BRIDGE VIEW FROM SOUTH ROOSEVELT BLVD.

1. All work shall be in accordance with the 2010 Florida Building Code, the 2010 International Building Code, the 2010 International Code of Building Officials, and the Florida Department of Transportation's Standard Specifications for Road and Bridge Construction.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. The contractor shall be responsible for providing all necessary safety measures and traffic control during the construction process.
4. The contractor shall be responsible for maintaining the structural integrity and load-carrying capacity of the bridge throughout the construction process.
5. The contractor shall be responsible for providing all necessary materials and labor for the construction process.
6. The contractor shall be responsible for providing all necessary equipment and machinery for the construction process.
7. The contractor shall be responsible for providing all necessary safety equipment and training for all workers on the project.
8. The contractor shall be responsible for providing all necessary safety measures and traffic control during the construction process.
9. The contractor shall be responsible for providing all necessary materials and labor for the construction process.
10. The contractor shall be responsible for providing all necessary equipment and machinery for the construction process.
11. The contractor shall be responsible for providing all necessary safety equipment and training for all workers on the project.
12. The contractor shall be responsible for providing all necessary safety measures and traffic control during the construction process.

13. Existing 7'-1/2" High Concrete Curb over 2" Concrete Deck Topping
14. Existing 15" Precast Concrete Slab
15. Existing 15" Precast Concrete Slab
16. Existing 15" Precast Concrete Slab
17. Existing 15" Precast Concrete Slab
18. Existing 15" Precast Concrete Slab
19. Existing 15" Precast Concrete Slab
20. Existing 15" Precast Concrete Slab
21. Existing 15" Precast Concrete Slab
22. Existing 15" Precast Concrete Slab
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26. Existing 15" Precast Concrete Slab
27. Existing 15" Precast Concrete Slab
28. Existing 15" Precast Concrete Slab
29. Existing 15" Precast Concrete Slab
30. Existing 15" Precast Concrete Slab



BRIDGE SOUTH PROFILE

Scale: 1"=1/4"



Upper Keys Consulting LLC  
 112 Bahama Rd.  
 Key Largo, FL 33037  
 786-412-1901  
 786-515-9801 fax  
 mcnewr@bellsouth.net

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	<b>\$50,000.00</b>
(We require this mobilization payment upon arrival to the jobsite.)		
Bridge Repairs.....	Lump Sum	<b>\$101,900.00</b>
	<b>TOTAL</b>	<b>\$151,900.00</b>

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 



Upper Keys Consulting LLC  
112 Bahama Rd.  
Key Largo, FL 33037  
786-412-1901  
786-515-9801 fax  
mcnewr@bellsouth.net

**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

  
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 LENDER 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: EB)**

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 469.003 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.

Owner  
(print): EDWARD B KNIGHT  
Signature: Edward B. Knight

Qualifier  
(print): CHARLEY TEPANO + SONS, INC.  
Frank O. Teppano  
Signature: \_\_\_\_\_

Date: 2/19/15

Date: 2/19/15

NOTARY Signature as to Owner: Ronald J. Armstrong

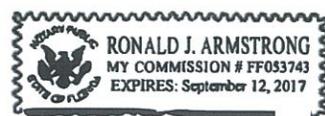
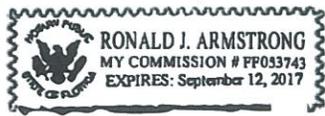
NOTARY Signature as to Qualifier: Ronald J. Armstrong

This 19<sup>th</sup> day of FEBRUARY, 2015, he/she is personally known to me or has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

This 19<sup>th</sup> day of FEBRUARY, 2015, he/she is personally known to me or has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

My Commission Expires on:

My Commission Expires on





**DISPLAY THIS CARD ON JOB SITE VISIBLE FROM THE STREET**  
**MONROE COUNTY GROWTH MANAGEMENT**  
**BUILDING – FLOODPLAIN - DEVELOPMENTAL PERMIT**

<b>DATE ISSUED:</b> 03/11/2015	<b>PERMIT NUMBER</b> 15100986
<b>DEO DATE:</b> EXEMPT	
<b>PURPOSE</b> SPALLING REPAIRS (BRIDGE ONLY)	
<b>OWNER</b> KNIGHT EDWARD B LIVING TRUST 01/23/	
<b>CONTRACTOR</b> CHARLEY TOPPINO & SONS INC	
<b>SITE ADDRESS</b> 4095 S ROOSEVELT BLVD. THOMPSON ISLAND	
<b>LEGAL DESCRIPTION</b> EE67500-03 PT LAND MARKED P PB	
<b>ZONING</b>	<b>FLOOD ZONE</b>

**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.

126 - SPALLING/CONCRETE



R A L B U I L D I N G	150 window/Door Framing			M E C H N I C L P / G A S P L U M B I N G P O L / M A R I N A N P L A N E N V I R O N M E N T	410 Refrigeration		
	151 Screen Enclosure				415 Hood		
	155 Enclosure (Floodplain)				499 Final Mechanical		
	156 Flood Proofing (Fldpln)				NOTES		
	157 F.E.M.A. - Compliance						
	160 Curtain wall framing				500 Underground GAS		
	165 Roof/wall dry-in				505 Rough Piping		
	166 Lath				598 Final Piping		
	170 Wall				515 Gas Tank		
	175 Sheathing				520 Location/Tie Down(PropTank)		
	176 Dry Wall/Fire Sep/Fire Wall				599 Final Gas		
	190 Energy insulation				NOTES		
	191 Framing						
	193 Deck flooring				600 Underground Plumb		
	195 In Progress (not roofing)				605 Rough-in Plumb		
<b>BLDG NOTES: - see below</b>							
R O O F I N G	200 Roof Dry-in			P L U M B I N G P O L / M A R I N A N P L A N E N V I R O N M E N T	610 Sewer		
	205 Roof Insulation				615 Solar		
	210 Roof in Progress				699 Final Plumbing		
	215 Roof Coverings				NOTES		
	220 Flashing						
	294 Final Roof				700 Retaining Wall/Pool Steel		
	NOTES				705 Deck		
					780 Pool Barrier		
					720 Rough Marine		
					798 Final Marine		
M A N U F / I M P A C T	230 Tie Down - Manufactured Bldg.			P L A N E N V I R O N M E N T	799 Final Pool		
	235 Connections (Utility) - Manuf.Bldg				NOTES		
	291 Final Manufactured						
	240 Installation - Impact Resistant Cover.				830 Planning		
	245 BUCK - Impact Resistant Cover.				895 Final Planning		
	292 Final Shutter				840 Riprap		
	293 Final Impact Resist				845 Fill		
	NOTES				850 Pre-Clear Staking		
					855 Clearing		
					860 Tree/Shrub Preserve/Protect		
O T H E R	295 Final Demo			P L A N E N V I R O N M E N T	863 Erosion/Sediment Control		
	296 Final Fence				864 Pre-Storm/Bury		
	297 Final Sign				865 Final Stormwater Mgt		
	NOTES				893 Final Landscape		
					894 Final Biological		
					NOTES		
F I R E	800 Rough Fire			P L A N E N V I R O N M E N T			
	891 Final Fire w/ Accept Test						
	892 Final Fire w/o Accept Test						

Additional NOTES:

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72 4/7/15

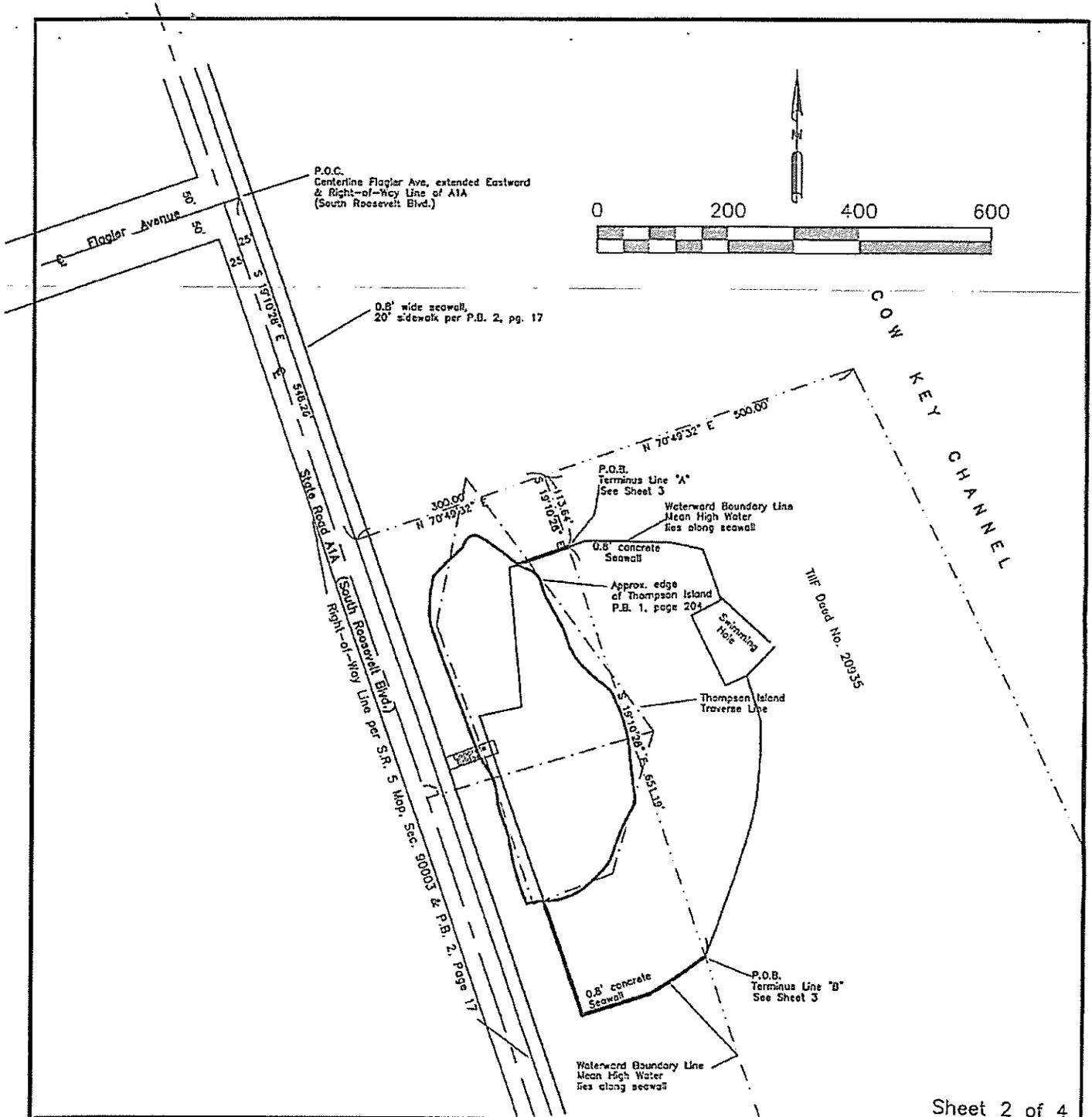
199 - FINAL BUILDING >

~~PASSED~~ PAILED/INCOMPLETE/RESCHEDULE

DATE:

# Survey





Sheet 2 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"=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			
f:/datafred/dwg/keywest/thompsonisland			

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

(305) 293-0466  
Fax. (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700



**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 T1IF Deed No. 20935; thence S 19°10'28" E and along the Westerly line of said T1IF 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 T1IF Deed No. 20935; thence S 19°10'28" E and along the Westerly line of said T1IF 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

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			
f:/datafred/dwg/keywest/thompsonisland			



**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

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Suite 201  
Key West, Fl. 33040

(305) 293-0466  
Fax. (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700

## List of Surrounding Property Owners

10TH AVE		CROSSST		ROBERTAST		MIRIAMST		12TH AVE		11TH AVE		10TH AVE	
127100	127101	127102	127103	127104	127105	127106	127107	127108	127109	127110	127111	127112	127113
127114	127115	127116	127117	127118	127119	127120	127121	127122	127123	127124	127125	127126	127127
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128066	128067	128068	128069	128070	128071	128072	128073	128074	128075	128076	128077	128078	12

Parcel Id	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerAddress4	OwnerAddress5
00065890-000000	CITY OF KEY WEST	PO Box 1409	Key West, FL 33041		
00072040-000000	WALL WENDELL A	4 Go Ln	Key West, FL 33040		
00072030-000000	SCHAPIRO JOEL	6711 SW 88th Ter	Miami, FL 33156		
00065440-000000	TRUST NO 129 12/13/1952	C/O SUNTRUST BY MERGER OF FIRST NATL BK OF LEESBURG	PO Box 85024	Richmond, VA 23285	
00071880-000000	LOPEZ ROBERTO AND MARGO REV TR	1512 S Roosevelt Blvd	Key West, FL 33040		
00071990-000000	HUNTER STEFAN LIVING TRUST 10/26/2000	2 Go Ln	Key West, FL 33040		
00071890-000000	LOPEZ MARGOT	1512 S Roosevelt Blvd	Key West, FL 33040		
00072000-000000	ARNOLD JR WILLIAM M	1512 S Roosevelt Blvd	Key West, FL 33040		
00123710-000000	KNIGHT EDWARD B ESTATE	3259 Flamingo Blvd	Key West, FL 33040		
00071870-000000	FARNED THOMAS B	C/O CLAUDE J GARDNER JR P/R	336 DUVAL ST	Key West, FL 33040	
00066210-001880	SIMMEN CLIFFORD R AND WANDA F DEC TR 8/18/1999	3838 Flagler Ave	Key West, FL 33040		
00072020-000000	LINES CROSSED LLC	88 Seaside North Ct	Key West, FL 33040		
00072010-000000	ARNOLD WILLIAM	700 Hidden Lake Dr	Saint Peters, MO 63376		
00066210-001840	WINN JAMES W	2 Go Ln	Key West, FL 33040		
00065900-000000	SEASIDE KEY WEST RESIDENCES HOMEOWNERS ASSOC INC	84 SEASIDE NORTH CT	KEY WEST, FL 33040		
00066210-001860	GRANT KARLEEN ANN	1 Seaside South Ct	KEY WEST, FL 33040		
00066210-001830	PANICO VIRGINIA A	1033 FLAGLER AVE	KEY WEST, FL 33040		
00066210-001920	HORMOZI DARAB	1514 19th St	KEY WEST, FL 33040		
00066210-001810	MAUN JAMES J	12252 MANOR RD	KEY WEST, FL 33040		
00066210-001820	YEARSLEY KATHRYN M	81 SEASIDE NORTH CT	GLEN ARM, MD 21057		
00065920-000000	CITY OF KEY WEST FL	82 SEASIDE NORTH CT	KEY WEST, FL 33040		
00066210-001690	SEASIDE UNIT 69 LLC	PO Box 1409	KEY WEST, FL 33041		
00066210-001720	GOLY WILLIAM L	C/O SAUNDERS SCOTT	1560 HILLCREST AVE	Winter Park, FL 32789	
00066210-001800	SIEGRIST MICHAEL C	72 SEASIDE NORTH CT	KEY WEST, FL 33040		
00066210-001740	GOODALE JOHN K	1107 KEY PLZ BOX 518	KEY WEST, FL 33040		
00066210-001790	LEWIS DELMAR J	1340 W Granville Ave	Chicago, IL 60660		
00066210-001680	DRAGACEVAC SUZANA	79 SEASIDE NORTH CT	KEY WEST, FL 33040		
00066210-001760	MULLIS MARK A	4615 LAVEROCK PL NW	WASHINGTON, DC 20007		
00066210-001660	CHAMBERS MARY L AND ELDON	10580 GRAYSON CT	JACKSONVILLE, FL 32220		
00066210-001700	ROSS GUYA	66 SEASIDE NORTH CT	KEY WEST, FL 33040		
00066210-001770	SHONBRUN HELEN MARGARET	70 SEASIDE NORTH CT	KEY WEST, FL 33040		
00066210-001780	ROMANO ALBERT R	672 SOUTH WICK RD	SOMERDALE, NJ 08083		
00066210-001730	CARNEVALE THOMAS A AND VALERIE A	78 Seaside North Ct	Key West, FL 33040		
00066210-001900	TOPPINO DANIEL P	102 VIRGINIA ST	CLEARFIELD, PA 16830		
00066210-001870	TRAVIS MICHAEL F	33 CALLE UNO	KEY WEST, FL 33040		
00066210-001910	BALLOU DAWN LEE	402 MAIN ST	BEDFORD, IA 50833		
00066210-001850	ADKINS CAROLYN	91 Seaside North Ct	Key West, FL 33040		
00066210-001890	PETERSON GEORGE D	282 HINKLERD	Richwood, WV 26261		
00065410-000000	GOLAN A E TRUST UNDER WILL OF A E GOLAN	89 SEASIDE NORTH CT	KEY WEST, FL 33040		
00066210-001670	JOHNSTON CYNTHIA A H/W	5529 Anza St	San Francisco, CA 94121		
00066210-001710	EDEN NATHAN E REV TRUST AGREEMENT 4/1/2010	67 Seaside North Ct	Key West, FL 33040		
00066210-001650	TRAVIS MICHAEL F L/E	71 SEASIDE NORTH CT	KEY WEST, FL 33040		
00066210-001750	GOODALE JOHN K	402 MAIN ST	BEDFORD, IA 50833		
00066210-000000	SEASIDE KEY WEST RESIDENCES HOMEOWNERS ASSOC INC	1340 W Granville Ave	Chicago, IL 60660		
00124000-000000	KNIGHT EDWARD B LIVING TRUST 01/23/97	1 Seaside South Ct	Key West, FL 33040		
00065440-000100	CITY OF KEY WEST FL	336 Duval St	Key West, FL 33041		
00124010-000000	KNIGHT EDWARD B LIVING TRUST 01/23/1997	PO Box 1409	Key West, FL 33041		
		336 Duval St	Key West, FL 33040		

## Current FLUM and Zoning Maps





OS

OS

INC

## Proposed Tier Map



Proposed Tier III

Proposed Tier III

## Traffic Analysis

# Thompson Island

4095 S. Roosevelt Boulevard  
Monroe County, Florida

## TRAFFIC STUDY

prepared for:  
Edward B. Knight Trust

**KBP** CONSULTING, INC.

December 2018

# 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

## TABLE OF CONTENTS

---

INTRODUCTION .....	1
INVENTORY .....	3
Existing Land Use and Access.....	3
Proposed Land Use and Access .....	3
EXISTING CONDITIONS.....	4
Existing Roadway Network .....	4
Existing Traffic Conditions.....	4
TRIP GENERATION .....	5
TRIP DISTRIBUTION .....	6
TRAFFIC IMPACT ANALYSES .....	7
Link Analysis.....	7
US 1 Impacts by Mile Marker .....	7
SUMMARY & CONCLUSIONS .....	9

APPENDIX A – Site Survey

APPENDIX B – FDOT Historic Traffic Data

APPENDIX C – Level of Service and Reserve Capacity

### LIST OF FIGURES

FIGURE 1 – Project Location Map .....	2
---------------------------------------	---

### LIST OF TABLES

TABLE 1 – Average Annual Daily Traffic .....	4
TABLE 2 – Trip Generation Analysis.....	5
TABLE 3 – Project Trip Distribution .....	6
TABLE 4 – Arterial Trip Assignment Summary .....	8

## INTRODUCTION

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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.



**FIGURE 1**  
 Thompson Island  
 Monroe County, Florida

**Project Location Map**

**KBP**  
 CONSULTING, INC.

## INVENTORY

---

### **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.

<b>Table 1</b> <b>Thompson Island</b> <b>Average Annual Daily Traffic (AADT)</b> <b>4095 S. Roosevelt Boulevard - Monroe County, Florida</b>			
Year	AADT		
	Station #900049	Station #900201	Station #905027
2017	24,000	43,500	12,300
2016	23,000	41,000	11,200
2015	22,000	41,000	11,400
2014	22,000	43,500	14,300
2013	19,600	43,000	10,400
2012	18,400	37,500	10,600

*Station #900049 - SR A1A / S Roosevelt Blvd, 200 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: KBP 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 (10<sup>th</sup> 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.):  $T = 9.33 (X)$   
where  $T = \text{number of trips}$  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.):  $T = 7.29 (X)$   
where  $T = \text{number of trips}$  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 2 Thompson Island Trip Generation Analysis 4095 S. Roosevelt Boulevard - Monroe County, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing</i> Single-Family Housing	1 DU	9	0	1	1	1	0	1
<i>Proposed</i> Multifamily Housing (Low-Rise)	24 DU	175	3	8	11	8	5	13
<b>Difference (Proposed - Existing)</b>		<b>166</b>	<b>3</b>	<b>7</b>	<b>10</b>	<b>7</b>	<b>5</b>	<b>12</b>

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

*Source: ITE Trip Generation Manual (10th Edition).*

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.

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## TRIP DISTRIBUTION

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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.

<b>Table 3 Thompson Island Project Trip Distribution 4095 S. Roosevelt Boulevard - Monroe County, Florida</b>	
<b>Direction</b>	<b>Distribution (%)</b>
South - S. Roosevelt Blvd.	25%
North - N. Roosevelt Blvd.	20%
East (Overseas Highway)	25%
West (Flagler Avenue)	30%

*Source: KBP Consulting, Inc. (December 2018).*

## TRAFFIC IMPACT ANALYSES

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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 4**  
**Thompson Island**  
**Arterial Trip Assignment Summary (Overseas Highway / US 1)**  
**4095 S. Roosevelt Boulevard - Monroe County, Florida**

<b>Project:</b>	Thompson Island	<b>US 1</b>
		<b>Mile Marker:</b> 4
<b>Location:</b>	Monroe County	<b>ITE</b>
		<b>Land Use</b>
		<b>Category:</b> 220 - Multifamily Housing
<b>Type of Development:</b>	Residential	<b>Daily Trip</b>
		<b>Generation</b>
		<b>Rate / Formula:</b> 7.29 trips/DU
<b>Project Size:</b>	24 Dwelling Units	
<b>Average Trip Length:</b>	25 Miles East	

Total Daily Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based On Trip Length	Project Generated Daily Trips	2017 Reserve Capacity
166	100%	1	25%	100%	42	1,348
		2	25%	85%	35	6,071
		3	25%	70%	29	1,341
		4	25%	65%	27	4,034
		5	25%	50%	21	7,944
		6	25%	40%	17	3,188
		7	25%	20%	8	1,639
		8	25%	10%	4	2,133
		9	25%	0%	0	2,504

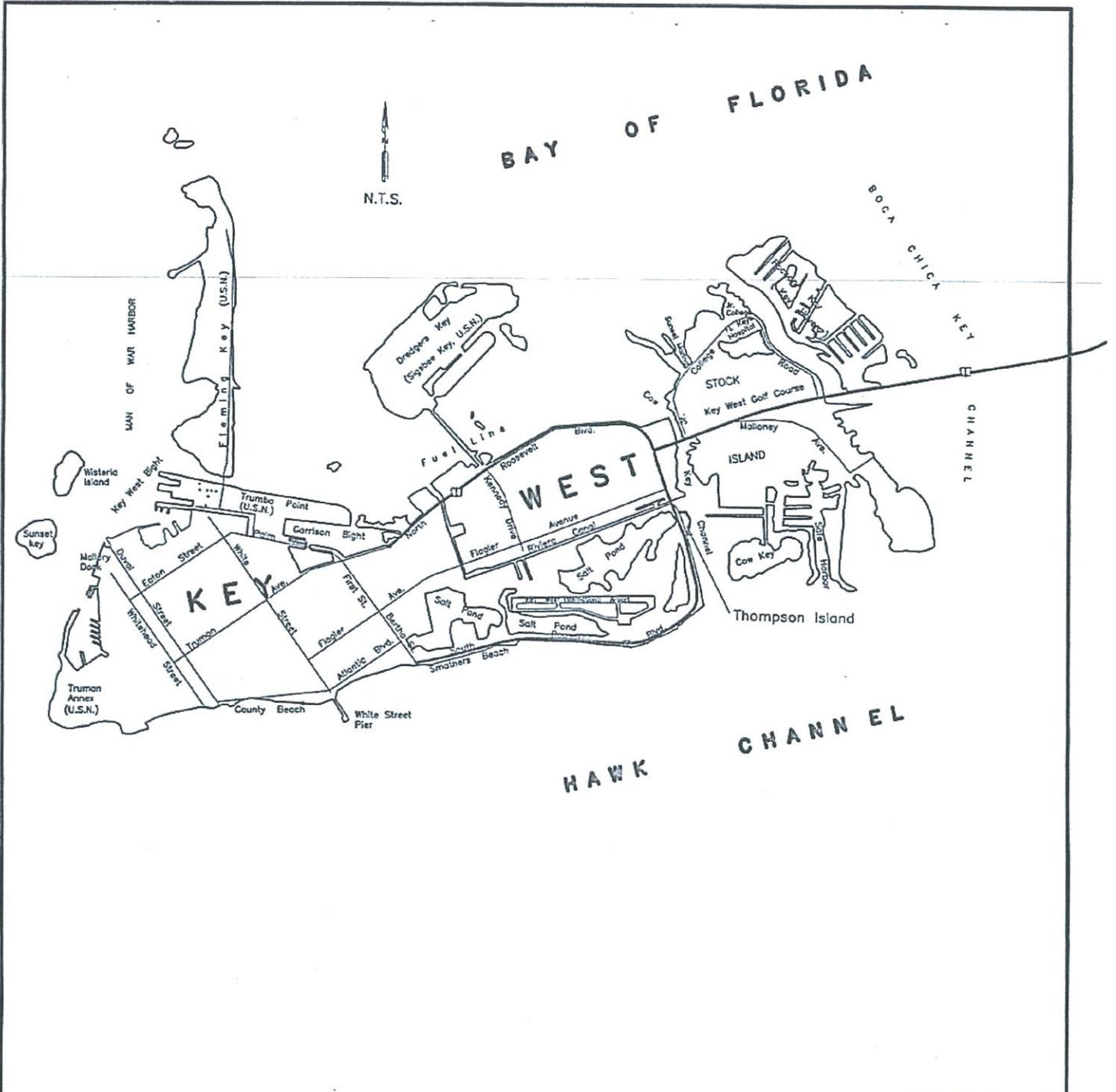
Source: Monroe County.  
 Compiled by: KBP Consulting, Inc. (December 2018).

## SUMMARY & CONCLUSIONS

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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**



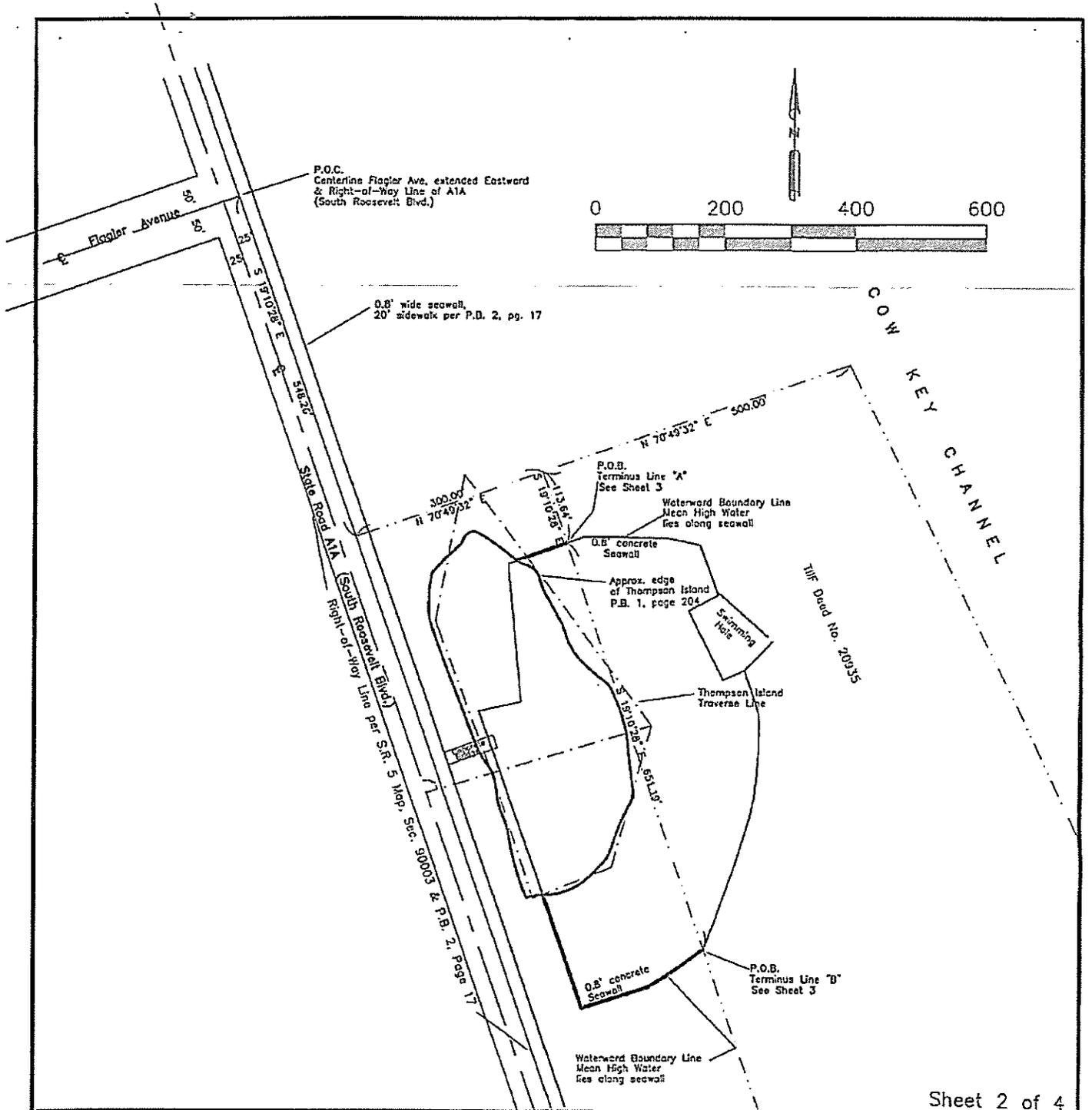
Sheet 1 of 4

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			
f:/datafred/dwg/keywest/thompsonisland			

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

(305) 293-0466  
Fax. (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700



Sheet 2 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"=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			
I:/datafred/dwg/keywest/thompsonisland			

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L.B. No. 7700



**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 T1IF Deed No. 20935; thence S 19°10'28" E and along the Westerly line of said T1IF 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 T1IF Deed No. 20935; thence S 19°10'28" E and along the Westerly line of said T1IF 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

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			
f/datafred/dwg/keywest/thompsonisland			



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L.B. No. 7700

# **APPENDIX B**

## **FDOT Historic Traffic Data**

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2017 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0049 - SR 1A1A/S ROOSEVELT BLVD, 200' S SR 5/US-1

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR	
2017	24000	C	N 12000	S 12000	9.00	53.90	4.70
2016	23000	C	N 12000	S 11000	9.00	54.90	8.80
2015	22000	C	N 10500	S 11500	9.00	54.30	8.10
2014	22000	C	N 11500	S 10500	9.00	55.20	3.80
2013	19600	C	N 10000	S 9600	9.00	54.80	7.30
2012	18400	C	N 8500	S 9900	9.00	55.00	8.20
2011	19600	C	N 9800	S 9800	9.00	55.10	8.30
2010	21000	C	N 10500	S 10500	10.26	56.84	10.30
2009	19400	C	N 10000	S 9400	10.23	56.56	8.40
2008	17900	C	N 8800	S 9100	10.45	54.98	8.60
2007	18900	C	N 9700	S 9200	10.00	55.10	9.80
2006	23500	C	N 12000	S 11500	10.08	55.69	12.30
2005	21500	C	N 10500	S 11000	10.40	55.70	5.50
2004	21500	C	N 10500	S 11000	10.00	56.00	3.10
2003	22000	C	N 10000	S 11000	10.10	56.30	4.40
2002	20000	C	N 10000	S 10000	10.00	54.20	5.60

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; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2017 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0201 - SR 5/US-1, 200' E COWKEY CHANNEL BRIDGE @ R-165

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR	
2017	43500	C	W 22500	E 21000	9.00	53.90	4.70
2016	41000	C	W 20500	E 20500	9.00	54.90	8.80
2015	41000	C	W 22000	E 19000	9.00	54.30	8.10
2014	43500	C	W 21500	E 22000	9.00	55.20	3.80
2013	43000	C	W 21500	E 21500	9.00	54.80	4.50
2012	37500	C	W 19500	E 18000	9.00	55.00	5.40
2011	38500	C	W 18500	E 20000	9.00	55.10	5.50
2010	33500	C	W 18000	E 17500	10.26	56.84	11.70
2009	39500	C	W 20500	E 19000	10.23	56.56	5.20
2008	48500	C	N 25500	S 23000	10.45	54.98	8.60
2007	38500	C	N 20500	S 18000	10.00	55.10	9.80
2006	45500	C	N 23500	S 22000	10.08	55.69	12.30
2005	43500	C	N 22000	S 21500	10.40	55.70	3.10
2004	41500	C	N 21000	S 20500	10.00	56.00	3.10
2003	44000	C	N 21500	S 22500	10.10	56.30	4.40
2002	30000	C	N 15000	S 15000	10.00	54.20	5.60

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; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, 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

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2017	12300	C	N 6000	S 6300	S 9.00	53.90
2016	11200	C	N 5700	S 5500	S 9.00	8.80
2015	11400	C	N 5600	S 5800	S 9.00	8.10
2014	14300	C	N 6600	S 7700	S 9.00	3.80
2013	10400	C	N 5400	S 5000	S 9.00	7.30
2012	10600	C	N 5200	S 5400	S 9.00	8.20
2011	12100	F	N 6100	S 6000	S 9.00	55.10
2010	11900	C	N 6000	S 5900	S 10.26	10.30
2009	11200	C	N 5700	S 5500	S 10.23	8.40
2008	10100	C	N 5200	S 4900	S 10.45	8.60
2007	9500	C	N 4700	S 4800	S 10.00	9.80
2006	10000	C	N 5200	S 4800	S 10.08	12.30
2005	12700	C	N 5900	S 6800	S 10.40	55.70
2004	13100	C	N 6500	S 6600	S 10.00	3.10
2003	13500	C	N 6400	S 6600	S 10.10	4.40
2002	13000	C	N 6400	S 6600	S 10.00	54.20

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; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

# **APPENDIX C**

## **Monroe County Level of Service and Reserve Capacity Table**

**2017 LEVEL OF SERVICE AND RESERVE CAPACITY**

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2017		2015	
			Limits (mph)	Average (mph)						MAXIMUM RESERVE DAILY VOLUME (trips)	% ALLOCATION BELOW LOS C (trips)	MAXIMUM RESERVE DAILY VOLUME (trips)	% ALLOCATION BELOW LOS C (trips)
1 Stock Island (4.0 - 5.0)	1.10	4-L/D	30/45	42.8	N/A	22.0	29.4	B	7.4	1,348	N/A	1,958	N/A
2 Boca Chica (6.0- 9.0)	3.9	4-L/D	45/55	54.7	N/A	50.2	59.6	A	9.4	6,071	N/A	5,167	N/A
3 Bin Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	45.7	N/A	41.2	46.6	B	5.4	1,341	N/A	1,292	N/A
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	53.6	N/A	49.1	63.3	B	4.2	4,034	N/A	2,497	N/A
5 Sugarloaf (16.5- 20.5)	3.9	2-L/U	45	45.0	4.5	36.0	48.3	A	12.3	7,944	N/A	7,363	N/A
6 Curdige (20.5- 23.0)	2.5	2-L/U	45	45.0	N/A	40.5	48.2	A	7.7	3,188	N/A	2,650	N/A
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	45.0	B	4.5	1,639	N/A	1,312	N/A
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	46.1	B	6.6	2,133	N/A	2,323	N/A
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	47.7	A	7.2	2,504	N/A	2,434	N/A
10 B'n Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	3.4	37.1	39.4	C	2.3	1,295	N/A	394	N/A
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.4	N/A	47.9	53.7	B	6.8	6,723	N/A	5,448	N/A
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	45/50/55	54.6	N/A	50.1	63.3	B	3.2	3,603	N/A	2,703	N/A
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.3	N/A	22.0	37.9	A	15.9	19,221	N/A	19,221	N/A
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.5	1.5	48.5	51.6	C	3.1	3,286	N/A	3,285	N/A
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	53.3	C	2.8	1,262	N/A	1,788	N/A
16 Long (63.0- 73.0)	9.0	2-L/U	40/45/50/55	53.4	N/A	48.9	50.6	C	1.6	2,459	N/A	5,902	N/A
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	50/55	54.0	N/A	49.5	49.8	C	0.3	224	N/A	(894)	667
18 Tea Table (77.5- 79.5)	2.2	2-L/U	45/55	54.1	N/A	49.6	47.6	D	-1.9	(692)	193	(401)	459
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	30/40/45	45.0	N/A	40.5	39.2	D	-1.3	(883)	522	1,494	N/A
20 Windley (84.0- 86.0)	1.9	2-L/U	30/40/45	45.0	N/A	40.5	41.0	C	0.5	157	N/A	378	N/A
21 Plantation (86.0- 91.5)	5.8	2-L/U	45	45.0	3.4	37.1	40.6	B	3.4	3,266	N/A	1,057	N/A
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.2	2.0	40.7	47.4	A	6.7	8,876	N/A	10,468	N/A
23 Key Largo (99.5- 106.0)	6.8	4-L/D	45	45.0	3.5	37.0	44.4	A	7.4	8,333	N/A	8,558	N/A
24 Cross (106.0- 112.5)	6.2	2-L/U	45/55	51.4	N/A	46.9	62.7	B	5.7	5,852	N/A	4,723	N/A
Overall	108.3					45.0	46.0	C	1.0	18,547			

# 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](mailto: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<sup>1</sup>. 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

---

<sup>1</sup> 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<sup>2</sup>.

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 2. Vegetation species list for Thompson Island.		
Common Name	Scientific Name	Notes
Green buttonwood	<i>Conocarpus erectus</i>	Several large trees on perimeter
Seagrape	<i>Cocoloba uvifera</i>	Scattered on perimeter
Short-leaf fig	<i>Ficus citrifolia</i>	Several large trees in landscape areas
Key thatch palm	<i>Thrinax radiata</i>	Several large trees in landscape areas
Gumbo limbo	<i>Bursera simaruba</i>	Scattered on perimeter, south end, and in landscape
Catclaw blackbead	<i>Pithecellobium unguis-cati</i>	Scattered on perimeter in patches
Blolly	<i>Pisonia (=Guapira) discolor</i>	Scattered on perimeter in patches
Lignumvitae	<i>Guaiacum sanctum</i>	In landscape, perimeter, north end

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

<sup>2</sup> 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).

<b>Table 4. Habitats on Thompson Island.</b>		
Habitat Type	FLUCCS Code	Area (ac)
Uplands / Developed lands (from survey)	740	4.9

**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.

Figure 1.

Thompson Island  
4095 South Roosevelt Boulevard  
Key West, Monroe County  
RE# 00124000-000000



0 60 120 240 Feet

A yellow scale bar with black tick marks and text labels for 0, 60, 120, and 240 feet.

Figure 2.

Thompson Island  
Habitat Map



Mangrove Westands (offsite)

Disturbed, Developed Uplands

Mangrove Westands (offsite)

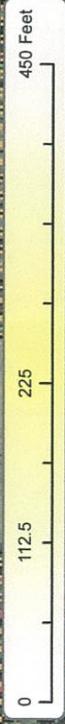
0 60 120 240 Feet

A horizontal scale bar at the bottom left of the map. It is marked with vertical lines at 0, 60, 120, and 240 feet. The text '0 60 120 240 Feet' is positioned above the bar.

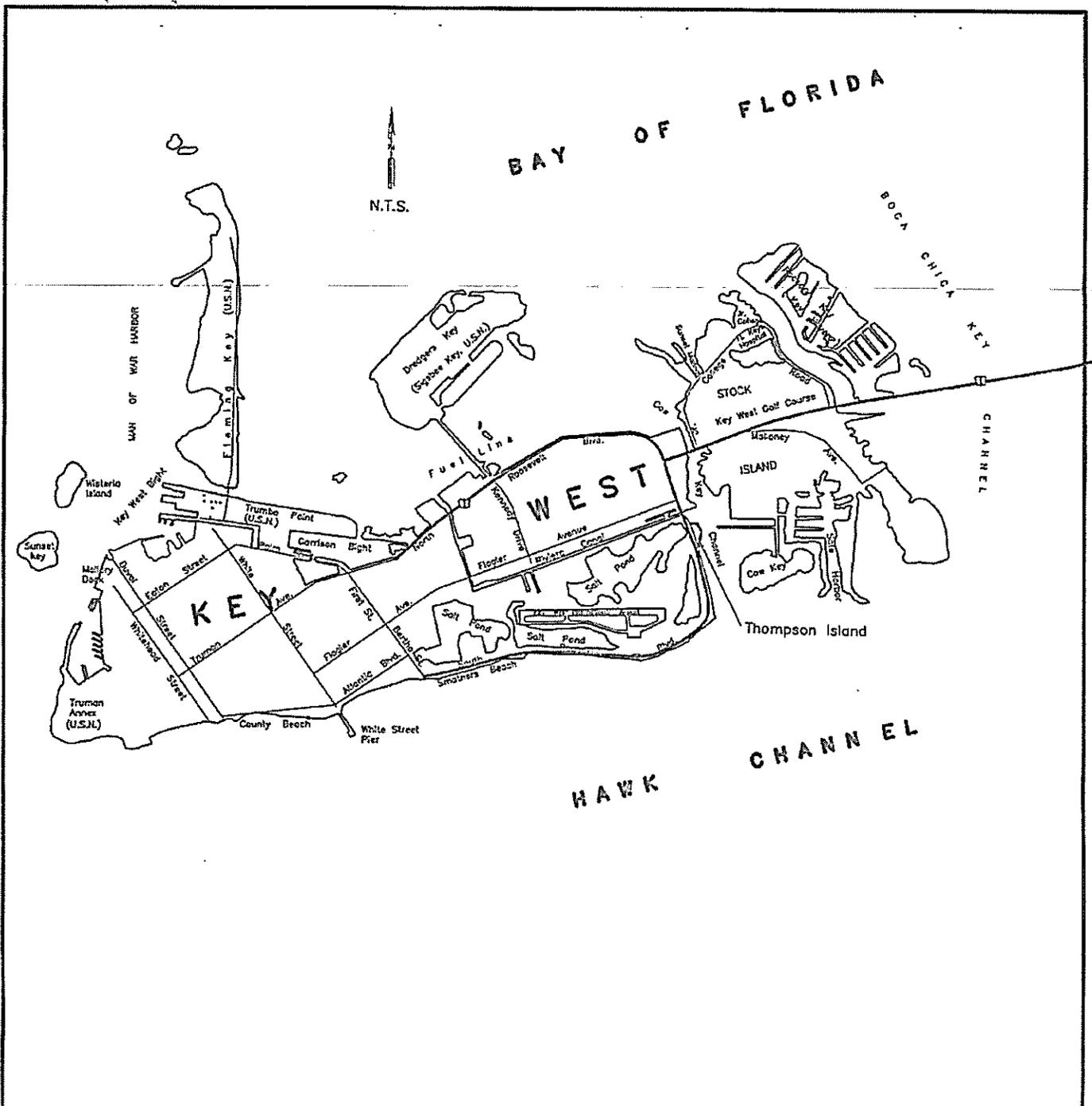
Thompson Island  
Species Area Focus Maps  
Data Source: Monroe County Planning  
and Environmental Resources, GIS Department

**Figure 3**

**Legend**  
Eastern\_Indigo\_Snake\_Focus\_Area



Attachment 1. Thompson Island survey.

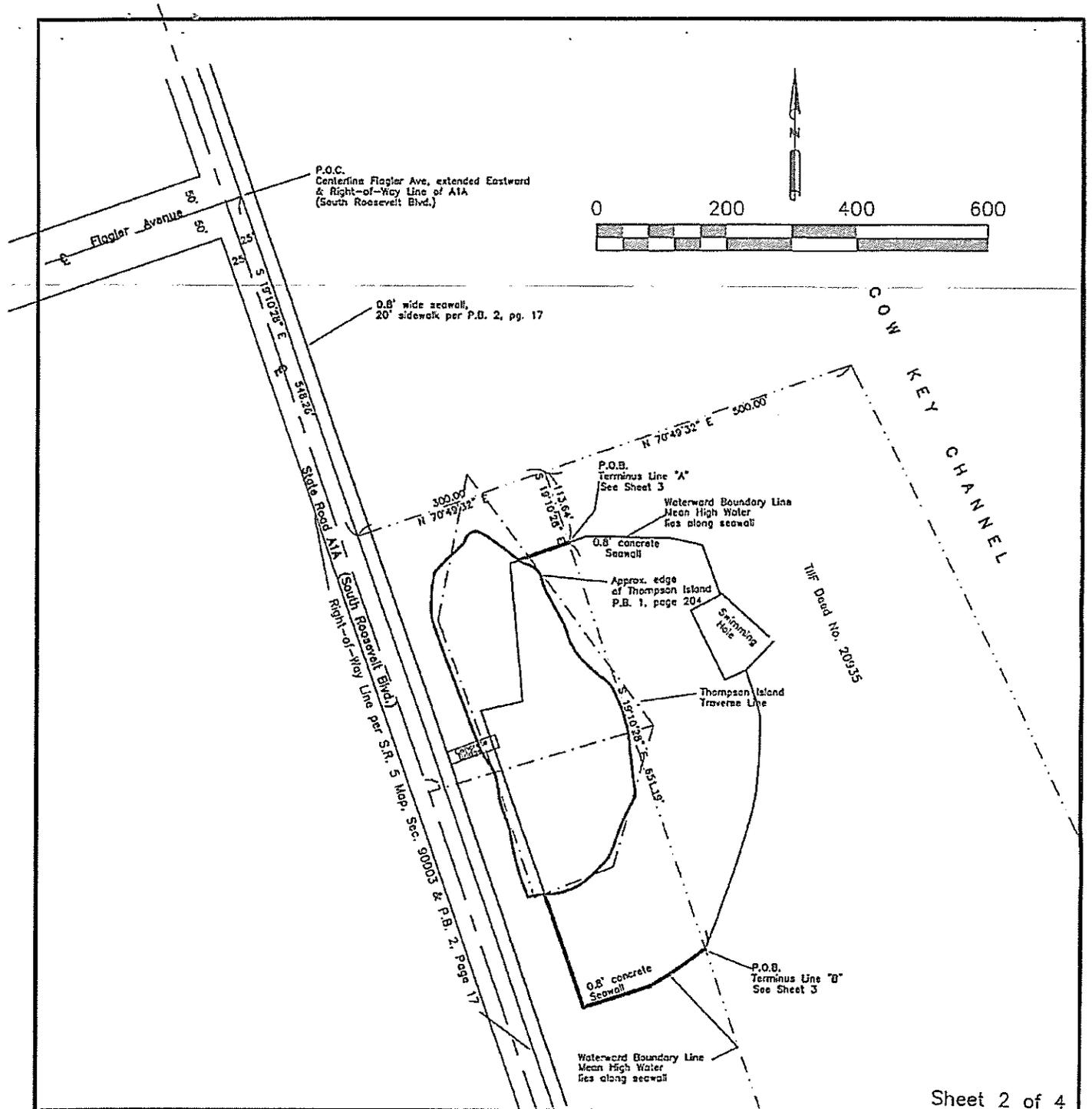


Thompson Island 4095 South Roosevelt Blvd., Key West, Fl. 33040			
Specific Purpose Survey Waterward Boundary Line as of July 1, 1975		Dwn No.: 17-294	
Scale: 1"=100'	Ref. 85-28	Flood panel No. 1509 K	Dwn. By: F.H.H.
Date: 7/20/17		Flood Zone: AE	Flood Elev. 8'
REVISIONS AND/OR ADDITIONS			
f:/datofred/dwg/keywest/thompsonisland			

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

(305) 293-0466  
Fax: (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700



Sheet 2 of 4

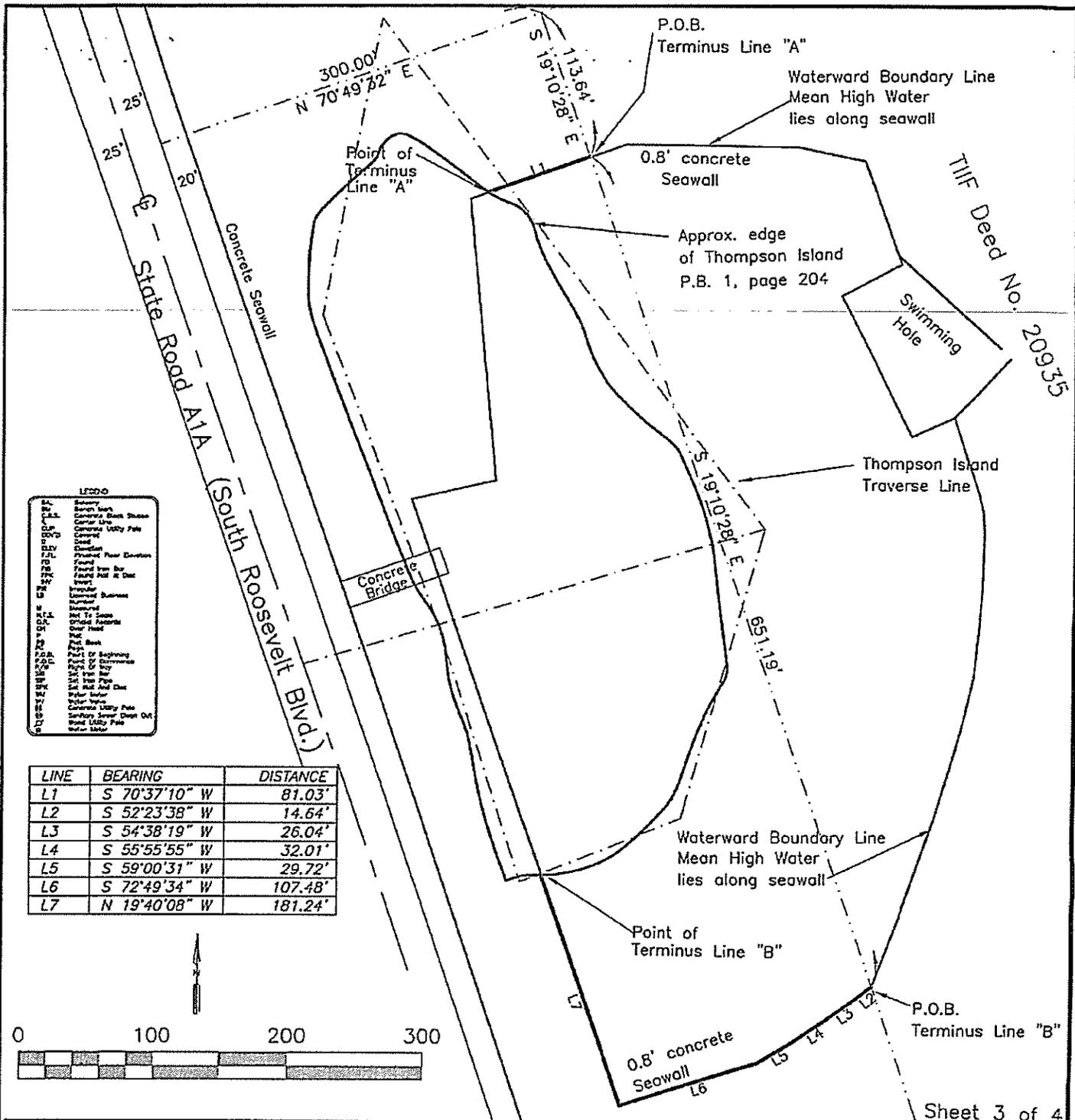
Thompson Island 4095 South Roosevelt Blvd., Key West, Fl. 33040			
Specific Purpose Survey Waterward Boundary Line as of July 1, 1975		Dwn No.: 17-294	
Scale: 1"=200'	Ref. 85-28	Flood panel No. 1528 K	Dwn. By: F.H.H.
Date: 7/20/17		Flood Zone: AE	Flood Elev. 8'
REVISIONS AND/OR ADDITIONS			
f:/datafred/dwg/keywest/thompsonisland			

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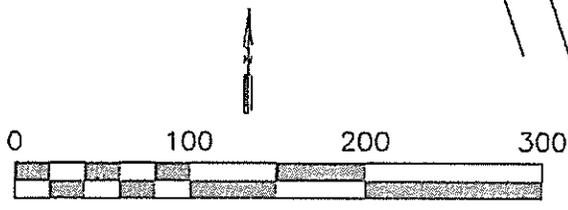
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Key West, Fl. 33040

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L.B. No. 7700



- LEGEND**
- Survey
  - Survey Mark
  - Concrete Back Sights
  - Center Line
  - Concrete Utility Pole
  - Concrete
  - Seal
  - Direction
  - Pruned Pear Elevation
  - Found
  - Found Iron Bar
  - Found Nail in Dirt
  - Spot
  - Transfer
  - Unpruned Sycamore
  - Number
  - Monument
  - Not To Scale
  - Original Records
  - Clear Head
  - Post
  - Post Bench
  - Post
  - Part of Building
  - Part of Chimney
  - Sign
  - Set Iron Bar
  - Set Iron Pipe
  - Set Nail in Dirt
  - Water Meter
  - Water Valve
  - Concrete Utility Pole
  - Surfline Sewer Down Out
  - Wood Utility Pole
  - Water Meter

LINE	BEARING	DISTANCE
L1	S 70°37'10" W	81.03'
L2	S 52°23'38" W	14.64'
L3	S 54°38'19" W	26.04'
L4	S 55°55'55" W	32.01'
L5	S 59°00'31" W	29.72'
L6	S 72°49'34" W	107.48'
L7	N 19°40'08" W	181.24'



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

Specific Purpose Survey		Dwn No.: 17-294	
Waterward Bounday Line as of July 1, 1975			
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			
f:/data/fred/dwg/keywest/thompsonisland			

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L.B. No. 7700

**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 T1IF Deed No. 20935; thence S 19°10'28" E and along the Westerly line of said T1IF 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 T1IF Deed No. 20935; thence S 19°10'28" E and along the Westerly line of said T1IF 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

Sheet 4 of 4

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

Specific Purpose Survey		Dwn No.:	
Waterward Boundary Line as of July 1, 1975		17-294	
Scale: 1"=100'	Ref. 85-28	Flood panel No. 1509 K	Dwn. By: F.H.H.
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ENGINEERS PLANNERS SURVEYORS

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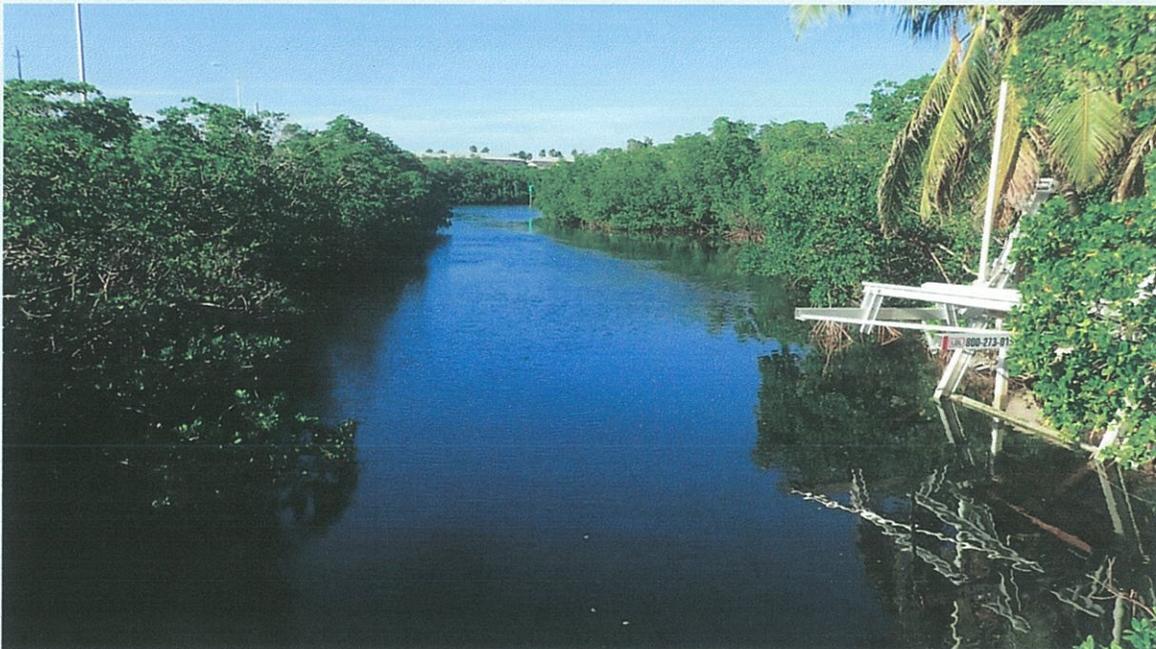
(305) 293-0466  
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fhildeb1@bellsouth.net  
L.B. No. 7700

REVISIONS AND/OR ADDITIONS
f:/datafred/dwg/keywest/thompsonisland

Attachment 2. Current Site Photos.



Access bridge to Thompson Island from South Roosevelt Boulevard.



Perimeter canal located between island and North Roosevelt Boulevard.



Typical disturbed upland habitat on Thompson Island.



Typical disturbed upland habitat on Thompson Island.



Typical disturbed upland habitat on Thompson Island.



Typical disturbed upland habitat on Thompson Island.



Concrete retaining wall that contains the perimeter of the island.



Concrete retaining wall that contains the perimeter of the island.



Typical native vegetation located in patches around the perimeter of the island.



Typical native vegetation located in patches around the perimeter of the island.



Swimming area that is a semi-impounded area partially contained by a concrete retaining wall.

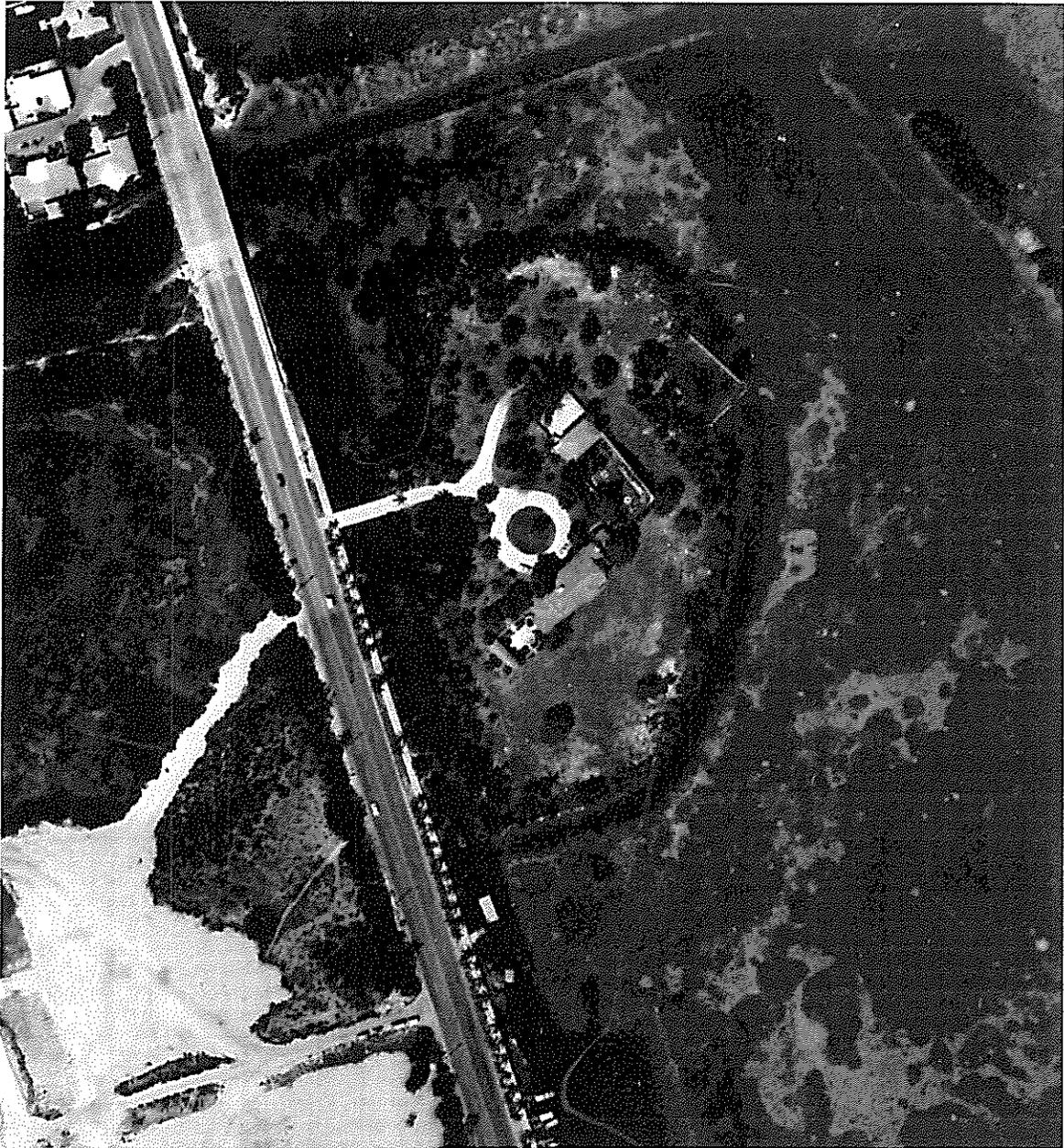


Adjacent open waters between Thompson Island and Cow Key Channel.

Attachment 3. Historic Aerial Photos.



Thompson Island 1959



Thompson Island 1975



Thompson Island 1985



Thompson Island 1991



Thompson Island 2018

Attachment 4. Thompson Island Positive Parcel Letter,  
Florida Division of Historic Resources, Florida Master  
Site File.



**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

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

# Cultural Resource Search 50 Foot Buffer Monroe County



### Legend

- |  |   |   |
|--|---|---|
|  Thomson Island     |  Historical Bridges    |  Resource Groups |
|  Florida Structures |  Historical Cemeteries |   |
|  Florida Sites      |  National Register     |   |

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The Mapbox Community, i-cubed, Source: Esri,  
Earthstar Geographics, CNES/Airbus DS,  
IGN, and the GIS User Community

0 0.0175 0.035 0.07 0.105 0.14  
Miles

October 2018

Page 1  
X original  
   update

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

Site 8MO2702  
Recorder# 38

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 5922  
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 X n LAND GRANT Unknown  
USGS 7.5' MAP Boca Chica Key 1971  
UTM: ZONE 17 EASTING 424160 NORTHING 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 OUTBLDGS 1 PORCHES 2 DORMERS 0  
STRUCTURAL SYSTEM(S) Wood Frame  
EXTERIOR FABRIC(S) Stucco  
FOUNDATION: TYPE Slab MATLS 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 MTLs 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

MSF ARCHAEOLOGICAL FORM COMPLETED?    y X n (IF Y, ATTACH)  
ARTIFACTS OR OTHER REMAINS None observed.



SITE NAME Thompson Estate

---

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.

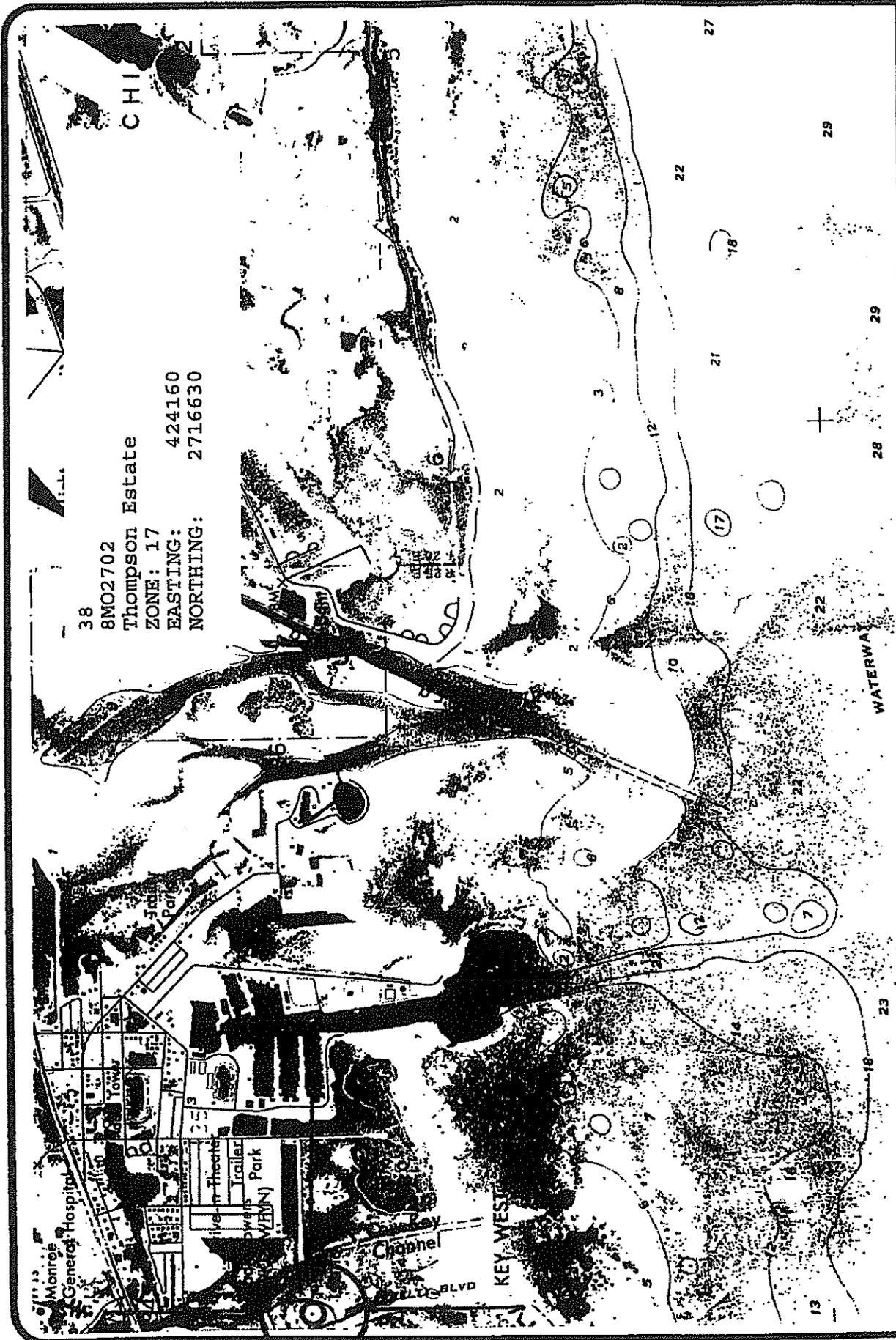
The main house is located on the south side of the small island. This two-story building was built in 1943 in the Neoclassical style. The exterior plan of the building appears to be rectangular. The masonry structure is clad in stucco and features a low-pitched side-gabled roof. A full-height porch with 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)



USGS Boca Chica Key Quadrangle  
 7.5 Minute Series (Topographic)  
 1971  
 Scale 1:24000



M02702

8M02702  
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

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

#### Analysis

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

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

<b>Residential Uses:</b>	93 gallons per capita per day
<b>Non-Residential Uses:</b>	650 gallons per acre per day

### Analysis

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

	<u>Total Waste Generation</u>	<u>Facility Capacity</u>
Residential	2.66	2.05
Non-Residential	6.37	4.90

### Analysis

<b>Residential:</b>	24,649 permanent residents - 65,566 lbs per day
<b>Non-residential:</b>	estimate 29,698 non-permanent residents - 189,176 lbs per day
<b>Total capacity required:</b>	254,742 lbs per day
<b>Actual daily use:</b>	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 A5-1 Adopted LOS for Roadways**

<u>Roadway Facilities</u>	<u>Segment</u>	<u>Minimum LOS Standard Peak Hour</u>
State Urban Principal Arterials		C <sup>(1)</sup>
U.S. 1 & S.R. A1A	N. Roosevelt Blvd.	C <sup>(1)</sup>
	Truman Ave	Physically Constrained <sup>(1)</sup>
	Whitehead St.	Physically Constrained <sup>(1)</sup>
County Urban Minor Arterials		D
County Urban Collectors		D
City Urban Collectors		D

(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<sup>9</sup> measured roadway levels of service based on average speed thresholds documented in the 2000 Highway Capacity Manual (HCM).<sup>10</sup> Table A5-2 identifies the actual Levels of Service for the City's roadways.

**Table A5-2 Actual LOS for Roadways - 2011**

Road	Classification	LOS Required	Existing
Fleming St.	Local	D	D
Southard St.	Local	D	D
Duval St.	Minor Arterial	D	F
Whitehead St.	Principal Arterial	D	D
Simonton St.	Collector	D	D
South St.	Local	D	C
United St.	Collector	D	C
White St.	Collector	D	C
Palm Ave.	Minor Arterial	D	E
Eaton St.	Minor Arterial	D	D
Flagler Ave.	Collector	D	C
Truman Ave.	Principal Arterial	C	F
US-1	Principal Arterial	C+5%*	E

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<sup>11</sup>:

- 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.

\* (5% more vehicles than the maximum number of vehicles that would constitute a LOS of C) (1) Highest measurement - segments may be operating at better levels during certain times.

<sup>9</sup> City of Key West Carrying Capacity Traffic Study, Calvin Giordano & Associates, December 2011

<sup>10</sup> Highway Capacity Manual Fourth Edition, National Research Council, Transportation Research Board, 2000

<sup>11</sup> City 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<sup>12</sup> 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 5.1 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

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<sup>12</sup> Key West, Florida Transit Development Plan, 2009-2010, City of Key West Transportation Department

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 A5-3. LEVEL OF SERVICE STANDARDS FOR RECREATION SITES**

Park Facility	Location	1,000 Population	Population Served	Desirable Park Area (Ac)	Facilities
Neighborhood Park	Neighborhood areas, adjacent to elementary school when feasible	2.5 acres	up to 5,000	Minimum of 2.5 acres	Plan apparatus areas, recreation building, sports fields, paved multi-purpose courts, senior citizens area, picnic area, open or free play area, and landscaping.
Community Park	Serves residents of a group of neighborhoods, adjacent to Jr. or Sr. High School when feasible	2.5 acres	up to 25,000	Minimum of 10 acres	All the facilities found in a neighborhood park plus facilities to service the entire family. Pools, softball/baseball fields, tennis courts, play areas, picnic area, passive and active recreation areas, multi-purpose courts, and recreation building.

**TABLE A5-4. RECREATION STANDARDS FOR FACILITIES**

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

**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

**SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC**  
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WILLIAM B. SPOTTSWOOD (of Counsel)

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, FCAA, 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 [drcraig@spottswoodlaw.com](mailto:drcraig@spottswoodlaw.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.

**SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC**  
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**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 [dcraig@spottswoodlaw.com](mailto:dcraig@spottswoodlaw.com), with a copy to Mr. Brad Stein, Planning and Development Review Manager at the Monroe County Planning Department.

Thank you.

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**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 n

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.

**County of Monroe**  
**The Florida Keys**



**BOARD OF COUNTY COMMISSIONERS**

Mayor Sylvia J. Murphy, District 5  
Mayor Pro Tem Danny L. Kolhage, District 1  
Michelle Coldiron, District 2  
Heather Carruthers, District 3  
David Rice, District 4

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

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**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 [dcraig@spottswoodlaw.com](mailto:dcraig@spottswoodlaw.com), with a copy to Mr. Brad Stein, Planning and Development Review Manager at the Monroe County Planning Department.

Thank you.



(305) 295-1000  
1001 James Street  
PO Box 6100  
Key West, FL 33040-6100  
[www.KeysEnergy.com](http://www.KeysEnergy.com)

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UTILITY BOARD OF THE CITY OF KEY WEST

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,

A handwritten signature in blue ink that reads "Matthew Alfonso".

Matthew Alfonso  
Supervisor of Engineering  
[Matthew.Alfonso@KeysEnergy.com](mailto:Matthew.Alfonso@KeysEnergy.com)

MA/cdc

Copied via electronic mail:

L. Tejada, General Manager & CEO  
J. Wetzler, Asst. General Manager & CFO  
D. Sabino, Director of Engineering & Control Center  
E. Zarate, Director of Customer Service

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OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)  
ROBERT A. SPOTTSWOOD (of Counsel)  
WILLIAM B. SPOTTSWOOD (of Counsel)

**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 [dcraig@spottswoodlaw.com](mailto:dcraig@spottswoodlaw.com), with a copy to Mr. Brad Stein, Planning and Development Review Manager at the Monroe County Planning Department.

## Current Letter of Understanding

# County of Monroe

## **Planning & Environmental Resources**

### **Department**

2798 Overseas Highway, Suite 400  
Marathon, FL 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



## **Board of County Commissioners**

Mayor David Rice, District 4  
Mayor Pro Tem Sylvia J. Murphy, District 5  
Danny L. Kollhage, District 1  
George Neugent, District 2  
Heather Carruthers, District 3

Via email to [dcraig@spottswoodlaw.com](mailto:dcraig@spottswoodlaw.com)

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.



*Subject Property with Land Use Districts Overlaid (Aerial dated 2015)*

### **III. RELEVANT PRIOR COUNTY ACTIONS**

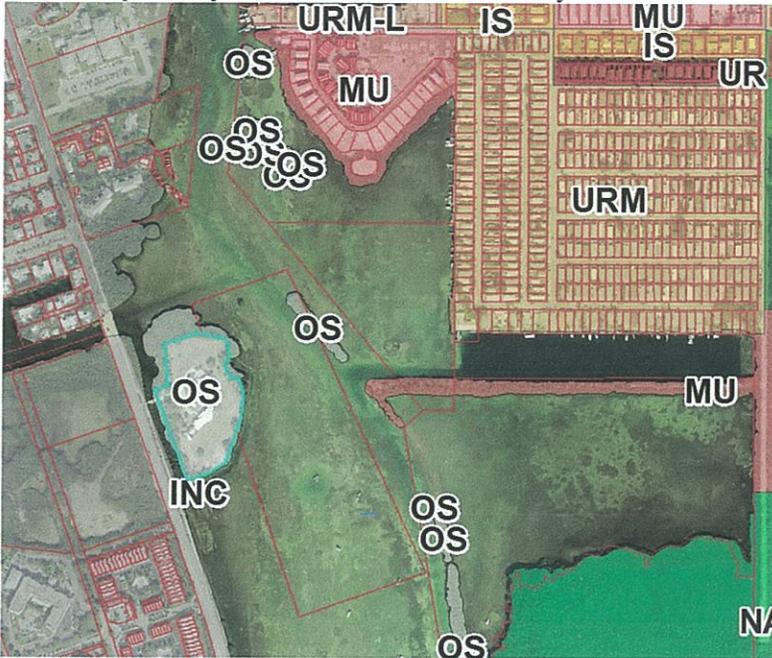
On January 21, 2015, an Ordinance (011-2015) by the Monroe County Board of County Commissioners (BOCC) was passed that deferred the approval of applications for the transfer of development rights, transfer of ROGO exemptions, tier amendments, map amendments to increase potential density or intensity, 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.

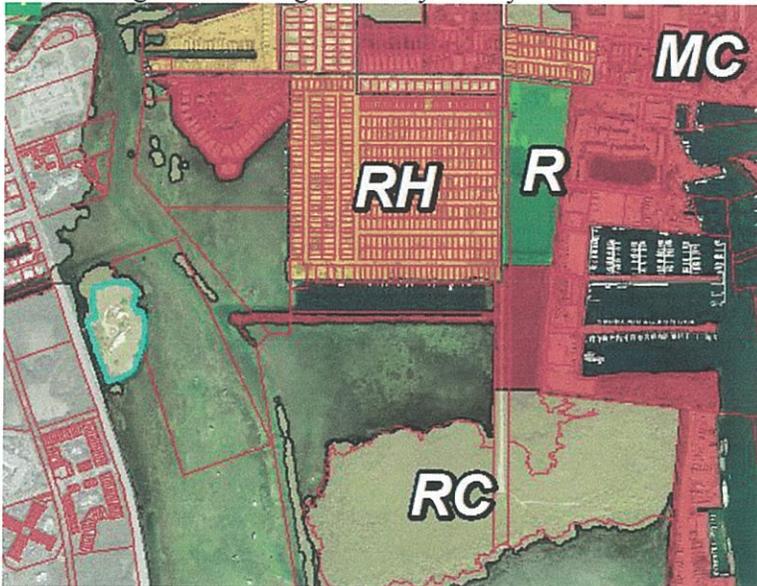
### **IV. REVIEW**

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.



*Subject Property with Land Use Districts Overlaid (Aerial dated 2015)*

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.



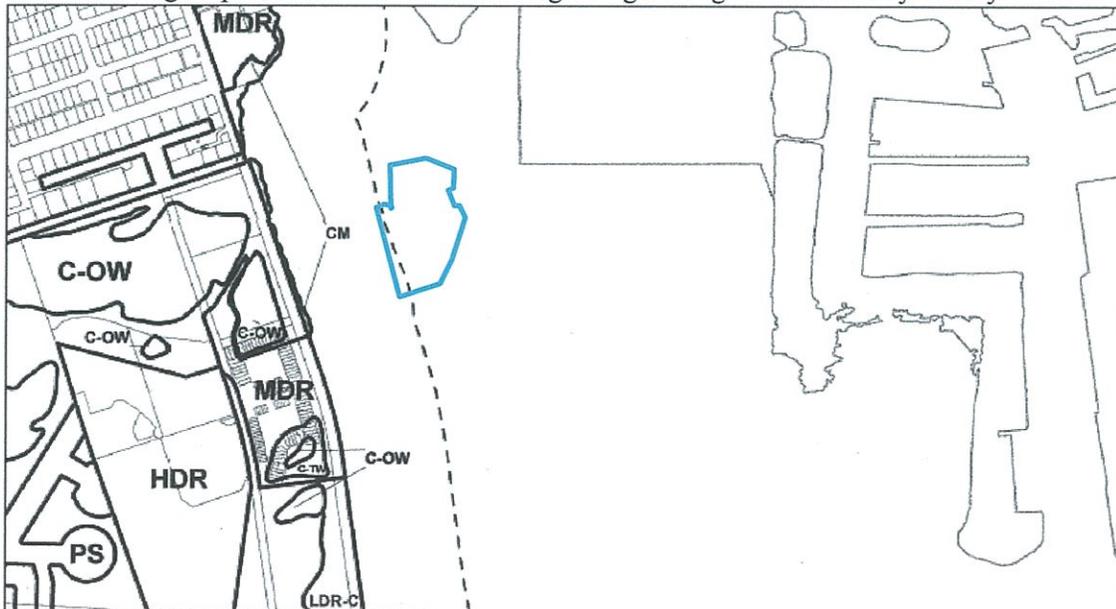
*Subject Property with FLUM Designations Overlaid (Aerial dated 2015)*

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 nor 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:

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

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:

Land Use District and Use	Maximum Floor Area Ratio (FAR)	Minimum Open Space Ratio
Offshore Island (OS)	0	0.95
<b>Mixed Use</b>		
Low Intensity Commercial Retail or Restaurant	0.35	0.20

Medium Intensity Commercial Retail or Restaurant	0.25	0.20
High Intensity Commercial Retail or Restaurant	0.15	0.20
Office	0.40	0.20
Commercial Fishing	0.40	0.20
Light Industrial	0.30	0.20
Public Building/ Uses	0.30	0.20
Commercial Recreation	0.25	0.20

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. Condominium, 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 signs(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

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.

Example of Option 1	12 acres requesting a FLUM amendment to increase density	Requires the donation of 24 acres of non-scarified native upland habitat and/or undisturbed wetland habitat designated as Tier I, Tier II, or Tier III-A. <i>(12 acres x 2=24 acres)</i>
Example of Option 2	20 acres with a total allocated density allowing the development of 20 units, requesting to increase density to allow 40 units	(a) Requires the donation of non-scarified native upland habitat and/or undisturbed wetland habitat, designated as Tier I, Tier II, or Tier III-A, or (b) Requires the donation of 20 IS lots designated as Tier III for affordable housing. <i>(Increase of 20 units= 20 IS lots)</i>

(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 / [jones-mallory@monroecounty-fl.gov](mailto:jones-mallory@monroecounty-fl.gov) or Stephen Meredith, Sr. Floodplain Coordinator at 305-289-4490 / [meredith-stephen@monroecounty-fl.gov](mailto:meredith-stephen@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,



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

ES/dt

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

## 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/So. 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 is 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 statute 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 unit 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 vis a vis 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 – 10Mg/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:

$24 \text{ units} \times 2.56 \text{ persons per unit} \times 100 \text{ gpc} = 6,1444 \text{ gallons per day.}$

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. *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 guesthomes, 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:

- (1) Single-family and two-family residential dwellings.
- (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)

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**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.

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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 guesthomes, 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 intense 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:

- (1) Single-family and two-family residential dwellings.
- (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)

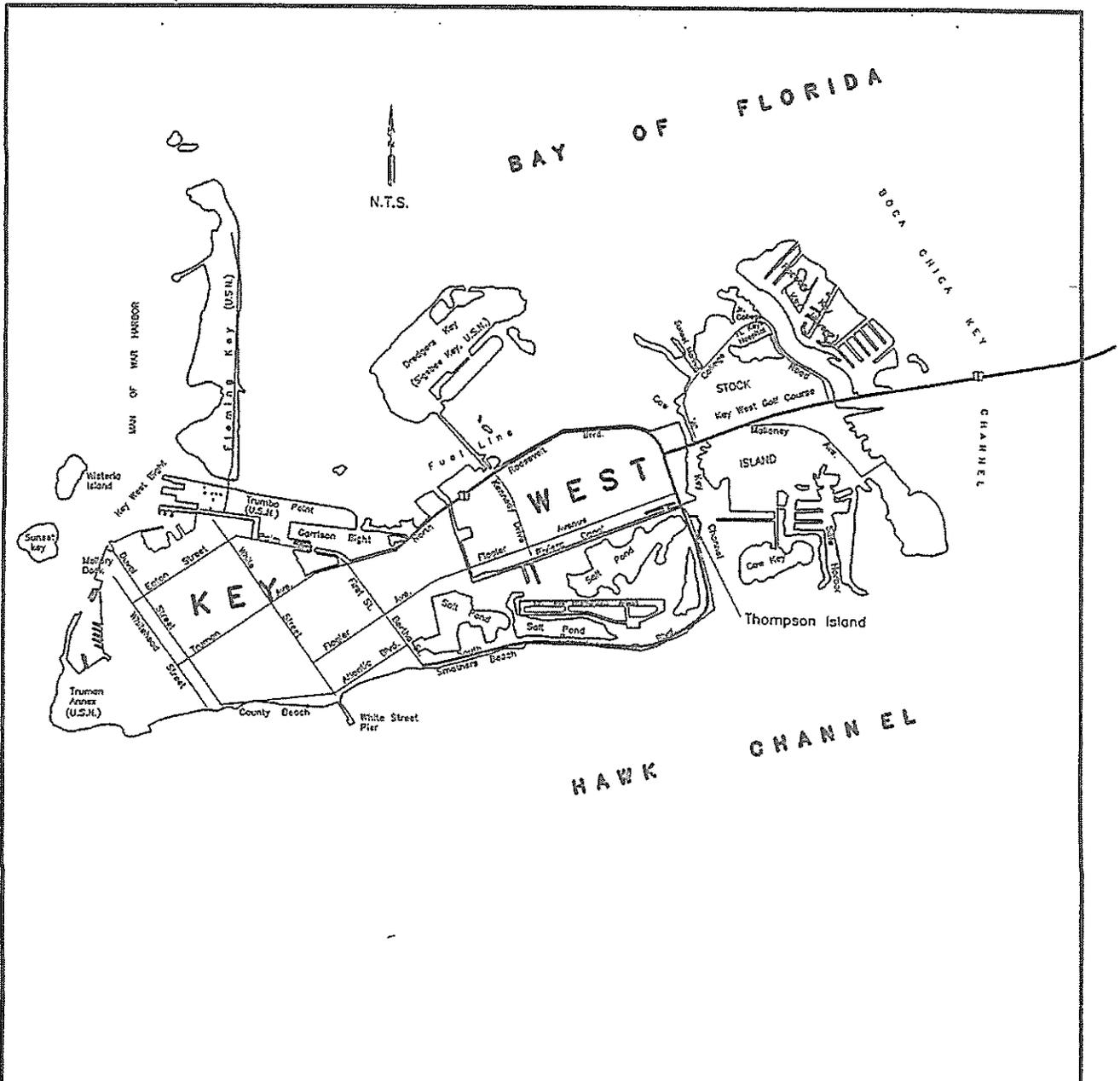
Sec. 122-270. - Dimensional requirements.

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.
- (3) Maximum height: 35 feet.
- (4) Maximum lot coverage:
  - a. Maximum building coverage:
    1. Single-family and two-family: 35 percent.
    2. Multiple-family and community facilities: 40 percent.
  - b. Maximum impervious surface ratio:
    1. Single-family and two-family: 50 percent.
    2. Multiple-family and community facilities: 60 percent.
- (5) Minimum lot size:
  - a. Single-family and two-family: one-half acre.
  - 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)

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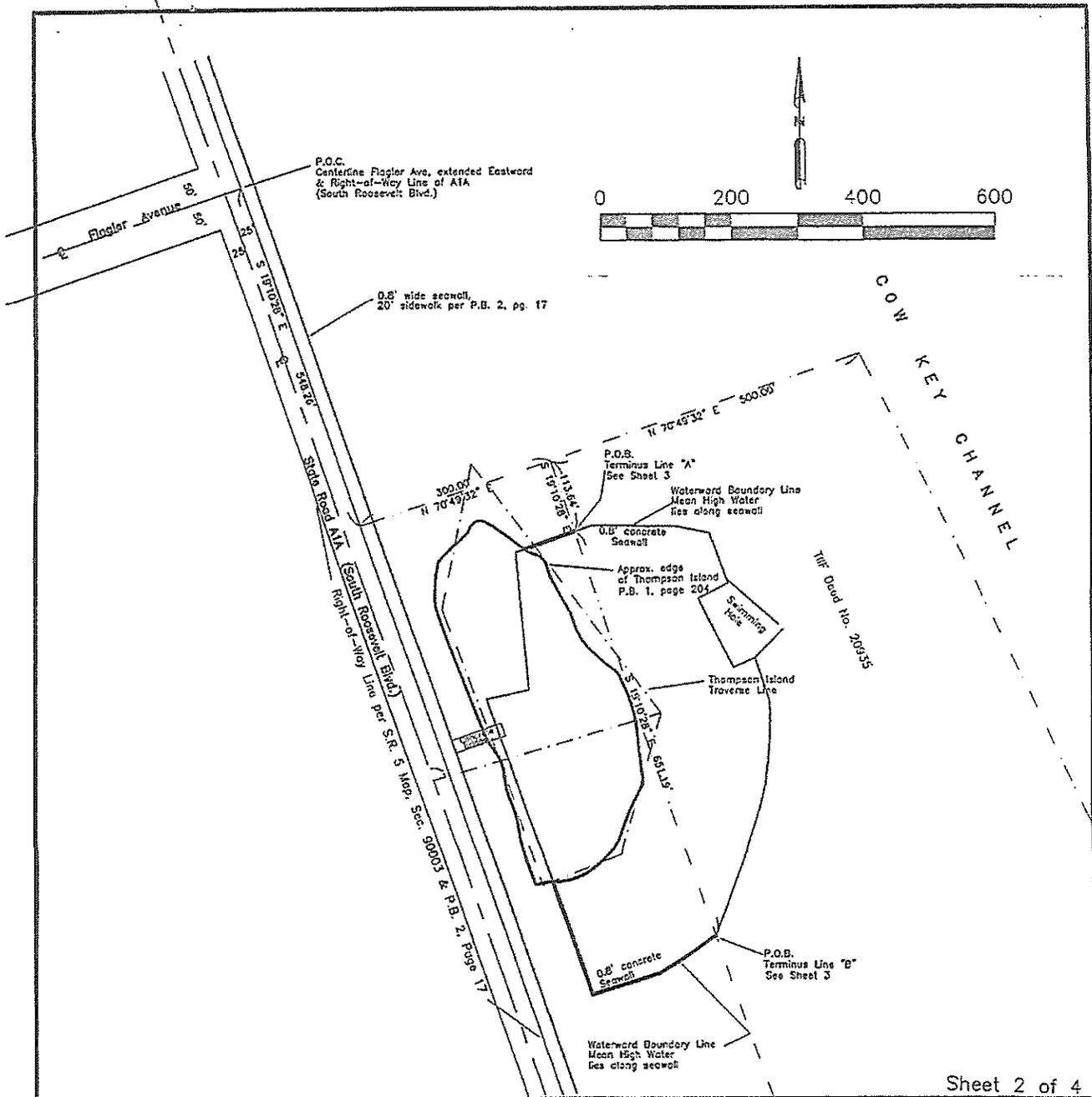
Thompson Island 4095 South Roosevelt Blvd., Key West, Fl. 33040			
Specific Purpose Survey Waterward Bounday Line as of July 1, 1975		Dwn No.: 17-294	
Scale: 1"=100'	Ref: 85-28	Flood panel No. 1509 K	Dwn. By: F.H.H.
Date: 7/20/17	Flood Zone: AE		Flood Elev. 8'
REVISIONS AND/OR ADDITIONS			
I:/datafred/dwg/keywest/thompsonisland			

**ISLAND SURVEYING INC.**

ENGINEERS PLANNERS SURVEYORS

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Key West, Fl. 33040

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fhildeb1@bellsouth.net  
L.B. No. 7700



Sheet 2 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"=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			
f:\datafred\dwg\keywest\thompsonisland			

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**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

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			
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