

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major X

Minor

Conditional Use

Historic District

Yes

No X

Please print or type:

- 1) Site Address 5709 College Road
- 2) Name of Applicant K2M Design, Inc. - Anthony Sarno
- 3) Applicant is: Owner Authorized Representative X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant K2M Design, Inc. Anthony Sarno, Director of Florida Keys Operations
1001 Whitehead Street, Key West, FL 33040
- 5) Applicant's Phone # (305) 292.7722 Email asarno@k2mdesign.com
- 6) **Email Address:** asarno@k2mdesign.com
- 7) Name of Owner, if different than above Jane Dawkins
- 8) Address of Owner 1408 Petronia Street, Key West, FL 33040
- 9) Owner Phone # (305) 294-4857 Email jane@fkspca.org
- 10) Zoning District of Parcel PS RE# 00072080-000500
- 11) Is Subject Property located within the Historic District? Yes No X
If Yes: Date of approval HARC approval #
OR: Date of meeting
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

- SEE ATTACHED -

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
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13) Has subject Property received any variance(s)? Yes _____ No X

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

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

Yes _____ No X

If Yes, describe and attach relevant documents.

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

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

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

D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

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

November 3, 2014

The City of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040
Attn: Don Craig, Planning Director

**Re: Florida Keys SPCA
5707 College Road, Key West, Florida 33040
Development Plan and Condition Use Application / Variance Application**

Dear Planning Director Craig,

Enclosed please find the Major Development and Variance Applications for the new Florida Keys SPCA project. This application has been assembled by the entire Design Team, consisting of:

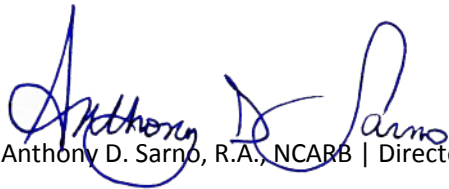
Project Architect:	Bacon Group, Inc.
Civil Engineer:	Perez Engineering and Development, Inc.
Landscape Designer:	Carl Giley Landscape Design
Irrigation Designer:	Blue Island Irrigation
Owners / Local Representative:	K2M Design, Inc.

The enclosed application includes the following items:

1. Application Cover Letter (this document)
2. Request to Waive Application Fees
3. Development Plan and Conditional Use Application
4. Development Plan and Conditional Use Application - Description of Proposed Development and Use
5. Development Plan and Conditional Use – Requirements Narrative
6. Sunbiz Documentation for Florida Keys SPCA
7. Legal Description
8. Variance Application
9. Site Data Table
10. Business Entity Authorization Form, Notarized
11. Business Entity Verification Form, Notarized
12. Project Drawings, 24 x 36

Please contact me directly should you have any questions on the material submitted and I will coordinate with our Team to address your concerns.

Best regards,



Anthony D. Sarno, R.A., NCARB | Director of Florida Keys Operations

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS.

Anthony Sarno

From: Jane Dawkins <jane@fkspca.org>
Sent: Monday, October 20, 2014 2:14 PM
To: Billy Wardlow
Cc: Anthony Sarno; Sterling Christian; Tammy Fox-Royer
Subject: Florida Keys SPCA Waiver of Application Fees Request

Good afternoon, Commissioner Wardlow,

As president of the FKSPCA I thought you would like an update on our progress to build the new animal shelter that the City of Key West and Monroe County have jointly made possible for us on the new College Road site.

After years of trying to secure land, I need hardly add that this is a very exciting time for us. We have been aggressively seeking funding, fine-tuning our needs and working with our architects to meet the city's timeline for the planning process, and will be on track to meet the November 3rd deadline for the city's Development Review Committee.

As a not-for-profit 501(c)(3) corporation we are respectfully requesting a waiver of all Planning Department fees in advance of submitting the Major Development Application later this year. The Studios of Key West (TSKW) recently received a similar waiver from the city and we hope the city commission will view our request favorably as, like TSKW, the new animal shelter will also serve a public purpose and will be of direct benefit to Key West residents. As our commissioner, I am asking if you would be willing to sponsor this item on our behalf?

Thank you for your consideration. If you need further information or have any questions, please get in touch, either with me ([305.295.0605](tel:305.295.0605)) or with our local architect, Anthony Sarno [asarno@k2Mdesign.com, [305.292.7722](tel:305.292.7722) (office), [305.395.2846](tel:305.395.2846) (cell)].

Sincerely,

Jane Dawkins
President
Florida Keys SPCA
"Protecting Pets in Paradise"
www.fkspca.org
www.facebook.com/fkspca

November 3, 2014

The City of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040
Attn: Don Craig, Planning Director

**Re: Florida Keys SPCA
5707 College Road, Key West, Florida 33040
Development Plan and Condition Use Application
Description of Proposed Development and Use**

- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

Response: Working in conjunction with the City of Key West and Monroe County, the Florida Keys SPCA proposes to relocate their existing facility at 5230 College Road to now vacant site between the City's new Transit Facility and Gerald Adams Elementary School.

This project will create a new two-story structure, elevated above the 100 year FEMA flood elevation, designed to accommodate the current and anticipated animal needs of the Lower Keys. The facility will incorporate sustainable design principles, including energy efficient LED lighting and rainwater collection cisterns. The structure will be designed to meet the upcoming 2014 Florida Building Code, to allow the safe housing of animals during some storm events.

The project as designed is a two-story, 23,784 square feet facility with defined public and private areas, allowing for intake, safe and secure housing, treatment, education, and adoption of and about animals, supporting the Florida Keys SPCA mission of promoting the humane treatment of all animals through compassionate care, adoption, education, population control and humane law enforcement.

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS.

November 3, 2014

The City of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040
Attn: Don Craig, Planning Director

**Re: Florida Keys SPCA
5707 College Road, Key West, Florida 33040
Development Plan and Condition Use Application**

Required Plans and Related Materials for Major Development Plan

I. Existing Conditions:

A) Recent Survey of the site by a licensed Surveyor showing all dimensions including distances from property lines, and including:

1) Size of Site

Response: The site is 44,660 square feet.

2) Buildings, structures and parking

Response: The existing site is vacant, with a capping layer of soil added as part of the Transit Facility project.

3) FEMA Flood zone

Response: The FEMA flood zone is AE 9.

4) Topography

Response: Spot elevations are denoted on drawing C-1.

5) Easements

Response: No easements are defined for this parcel.

6) Location of Utility Lines (Sewer, water, electric, cable) adjacent and extending into the site.

Response: All required utilities are located along or under College Road.

B) Existing size and type and location of trees, hedges and other features.

Response: None are existing as a result of the Phase I work for the transit facility in capping the existing soils.

C) Existing stormwater retention areas and drainage flows.

Response: None are existing.

II. Proposed Development:**A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.****1) Buildings**

Response: Denoted on enclosed plans A-010 and C-1.

2) Setbacks

Response: Setbacks are 20 foot front and rear and 15 foot side.

3) Parking:**a. Number, location, and size of automobile and bicycle spaces.**

Response: 17 standard car spaces and 2 bicycle spaces are provided.

b. Handicapped spaces

Response: 1 accessible parking stall is provided.

c. Curbs or wheel stops around landscaping.

Response: Curbs are denoted on enclosed plan A-010 and landscape.

d. Type of Pavement.

Response: The parking area will be asphalt pavement.

4) Driveway dimensions and material.

Response: The driveway will be concrete at the curb cut, with asphalt connecting to the parking area.

5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.

Response: Utilities are located under and adjacent to College Road.

6) Location of garbage and recycling

Response: Garbage and recycling is located in an enclosed screening area adjacent the parking lot.

7) Signs

Response: A designation sign will be located off College Road to define the facility entrance.

8) Lighting

Response: LED parking lot lighting will be provided for safety and security and will be designed to minimize overspill to adjacent properties.

9) Project Statistics:**a. Zoning**

Response: Zoning district is PS.

b. Size of site

Response: The project area is 44,660 square feet.

c. Number of units (or units and Licenses)

Response: The only use will be commercial.

d. If non-residential, floor area and proposed floor area ratio

Response: The two-story building is proposed at 23,784 square feet, with 12,552 square feet at the first floor and 11,232 square feet at the second. The floor area ratio permitted is 0.80, with this project under the maximum at 0.53.

e. Consumption area of restaurant and bars

Response: Not applicable.

f. Open space area and open space ratio

Response: The open space area is 32.40% or 14,480 square feet.

g. Impermeable surface area and impermeable surface ratio

Response: The impermeable surface area is 30,180 square feet, 67.60%, exceeding the code allowance of 60%.

h. Number of automobile and bicycle spaces required and proposed.

Response: 5 total car parking spaces are required, with 18 being provided.

B) Building Elevations**1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans.**

Response: Primary elevations are included on drawings A-400 and A-401. The project is outside the HARC district and therefore does not require their review and approval.

2) Height of building.

Response: The habitable height of the building is 24'-10" above the crown of road, with an additional 3'-0" height for a standing seam metal mansard roof to conceal equipment.

3) Finished floor elevations and bottom of first horizontal structure.

Response: This building will be slab on grade, with the first floor at elevation 10'-6" and the second floor at elevation 17'-10".

4) Height of existing and proposed grades.

Response: Grades are shown on drawing C-1, with the site sloping up from College Road, creating a plateau for the primary area of development, and rising at the rear of the building towards the abandoned landfill.

- C) **Drainage Plan: Existing and Proposed retention area and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.**

Response: Drawing C-1 denotes the proposed drainage system and related calculations. The concept is an exfiltration trench connected to two catch basins.

- D) **Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.**

Response: The enclosed landscape plan denotes the proposed vegetation and quantities, prepared by Carl Giley Landscape Design.

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

Response: This proposed development is relocating the existing Florida Keys SPCA approximately 700 yards down College Road from its current location. The facility and site are being designed with sustainability in mind, to create a low maintenance home for the Lower Keys animals that will resist the tropical storm systems and allow operation and habitation during the majority of these events.

Roof rainwater will be collected in cisterns for use in washing down the interior kennels. LED lighting with appropriately zoned HVAC system design will result in more efficient energy use. A designated trash and recycling area will allow proper sorting of waste to increase recycling. Low flow plumbing fixtures, coupled with the water reuse, will lessen the water consumption. Lighting will be designed and contained within the property limits, to provide safety and security without affecting the neighbors.

With the relocation of the Florida Keys SPCA further down the road from its current location, demand and impact to this area will be minimal.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Response: This submission is intended to include and address the requirements of the Land Development Regulations.

Sec. 108-227. Title Block.

The development plan shall contain the following pertaining to the title block.

(1) Name of Development

Response: Florida Keys SPCA New Facility and as noted within the drawing submission.

(2) Name of Owner / Developer

Response: Jane Dawkins of the Florida Keys SPCA, with support and involvement from the City of Key West and Monroe County and as noted within the drawing submission.

(3) Scale

Response: Included as part of the drawing submission.

(4) North Arrow

Response: Included as part of the drawing submission.

(5) Preparation and revision date

Response: Included as part of the drawing submission.

(6) Location / street address of development

Response: The project address provided by the City's Engineering Department is 5709 College Road, Key West, Florida 33040.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons.

(1) Owner

Response: Jane Dawkins of the Florida Keys SPCA, with support and involvement from the City of Key West and Monroe County and as noted within the drawing submission.

(2) Owner's authorized agent

Response: Anthony D. Sarno of K2M Design, Inc., 1001 Whitehead Street, Key West, Florida.

(3) Engineer and Architect

Response: Architect - Bacon Group, Inc., 2641 Sunset Point Road, Clearwater, Florida 33759. Civil Engineer Perez Engineering and Development, Inc., 1010 East Kennedy Drive, Suite 201, Key West, Florida 33040.

(4) Surveyor

Response: Florida Keys Land Surveying, 19960 Overseas Highway, Sugarloaf Key, Florida 3342.

(5) Landscape Architect and/or environmental consultant.

Response: Carl Giley Landscape Design, 1207 Grinnell Street, Key West, Florida 33040

(6) Others involved in the application

Response: The City of Key West and Monroe County are involved as stakeholders in the project.

(7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Response: The Florida Keys SPCA is a private not-for-profit organization. Sunbiz records are included as an attachment.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description.

(1) Zoning (include any special districts)

Response: The project is located within the PS Zoning District

(2) Project site size (acreage and/or square footage).

Response: The project area is 44,660 square feet.

(3) Legal Description

Response: The legal description is noted on the enclosed Legal Description Sketch, specifically:

**LEGAL DESCRIPTION
PARCEL F**

A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in T1IF Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, T1IF Deed No. 23257 (Official Record Book 269 at Page 516 of the said Public Records) and T1IF Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records; the said parcel of land lying entirely within the composite of the said T1IF Deeds referred to above: the said parcel lying within Sections 26 and 27, Township 67 South, Range 25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N18°41'18" W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N53°47'18" W for 272.56 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14° 25' 40" for 90.91 feet to a point of tangency; thence N39°21'38" W for 273.51 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on and northeasterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; thence N23°13'52" E for 1122.43 feet; thence N45°30'07" E for 276.04 feet to a point of curvature of a curve concave to the Northwest; thence northeasterly on the arc of said curve having a radius of 3686.55 feet and a central angle of 3°43'31" for a distance of 239.69 feet; thence N41°46'36" E for a distance of 435.66 feet; thence N48°13'24" W for a distance of 15.00 feet; thence N41°46'36" E for a distance of 253.63 feet to the POINT OF BEGINNING; thence N48°13'24" W for a distance of 206.71 feet; thence N36°55'00" E for a distance of 251.34 feet; thence S27°37'00" E for a distance of 243.58 feet; thence S41°46'36" W for a distance of 164.71 feet back to the POINT OF BEGINNING. Described tract contains 1.02 acres MORE OR LESS.

(4) Building Size

Response: The two-story building is proposed at 23,784 square feet, with 12,552 square feet at the first floor and 11,232 square feet at the second.

(5) Floor area ratio, permitted and proposed

Response: The floor area ratio permitted is 0.80, with this project under the maximum at 0.53.

(6) Lot coverage, permitted and proposed

Response: Building coverage is 40% maximum allowable and the proposed design is compliant at 31.40%.

(7) Impervious surface

Response: The proposed impervious surface is 67.60%, exceeding the allowable maximum of 60%. A variance is being requested for this item.

(8) Pervious surface.

Response: Pervious surface is the inverse of the impervious as noted above.

(9) Landscape areas:

Response: Landscaped areas are shown on the included landscape plans.

(10) Parking spaces, permitted and proposed.

Response: This project was reviewed for parking compliance based on the veterinary use. Therefore, with a single veterinary doctor proposed at this facility, only 5 car parking is required. The concept design denotes 17 standard car spaces, 1 ADA car space, 4 scooters, and 2 bicycles.

(11) Delineation of location of existing and proposed structures.

Response: The enclosed plans denote the proposed building structures.

(12) Existing and proposed development type denoted by land use including density / intensity.

Response: The proposed development is a single use facility for the Florida Keys SPCA, replacing the former transfer station and landfill uses.

(13) Setbacks.

Response: The project setbacks are noted within the plans, with all setbacks being met by the proposed design.

Sec. 108-230. Other project information

A general outline of the proposed development shall include the following criteria where applicable:

(1) Proposed stages of phases of development or operation and facility utilization.

Response: This project will be completed in a single phase of work.

(2) Target dates for each phase.

Response: Construction is anticipated to take 12 months from award. Understanding the approval process, design and engineering required, and bidding and permitting, the following schedule is considered:

<i>Design and Engineering phase -</i>	<i>Complete May 2015</i>
<i>Bidding, permitting, and contract negotiation phase -</i>	<i>May 2015 thru August 2015</i>
<i>Construction phase -</i>	<i>August 2015 thru August 2016</i>

(3) Expected date of completion.

Response: Anticipated completion based on the aforementioned schedule is August 2016.

(4) Proposed development plan for the site.

Response: The enclosed plans define the proposed development for the site, creating a two-story flat roof structure with standing seam mansard for equipment screening.

(5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).

Response: This development is proposed to relocate the existing Florida Keys SPCA from its current College Road location to this site. This site is provided by the City of Key West as part of the Transit Facility project, creating a site with a capping layer to clean up contamination issues from the former transfer station and landfill use. Exterior areas will include fenced in yards for the animals, located on the South and West sides of the site. Trash will be stored within an enclosed area adjacent the parking lot.

(6) For planned unit developments, indicate design techniques (i.e. clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.

Response: The proposed development does not include residential uses.

(7) Buildings and siting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.

Response: The site grade and finish floor elevations are elevated to meet and exceed current 100 year FEMA flood levels.

(8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Response: Environmentally sensitive areas do not occur adjacent to this project site.

Sec. 108-231. Residential developments

(a) If the development includes residential units, the following characteristics shall be discussed in the written description:

(1) A breakdown of the proposed residential units by number of bedrooms.

Response: The proposed development does not include residential uses.

(2) Tenure (i.e. owner-occupied or rental)

Response: The proposed development does not include residential uses.

(3) Structure type, such as single-family, duplex, multi-family, mobile home.

Response: The proposed development does not include residential uses.

(b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Response: The proposed development does not include residential uses.

Sec. 108-232. Intergovernmental coordination

The development plan shall contain the following pertaining to intergovernmental coordination:

(1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:

a. South Florida Regional Planning Council (SFRPC)

Response: Review and coordination with the South Florida Regional Planning Council is not anticipated to be required.

b. City electric system (CES).

Response: The design and engineering Team will coordinate with Keys Energy to review the project.

c. State department of environmental protection (DEP).

Response: Review and coordination with the Department of Environmental Protection is not anticipated to be required.

d. Army Corps of Engineers (ACOE).

Response: Review and coordination with the Army Corps of Engineers is not anticipated to be required.

e. South Florida Water Management District (SFWMD).

Response: Review and coordination with the South Florida Water Management District is not anticipated to be required.

f. State department of transportation (DOT).

Response: Review and coordination with the Department of Transportation is not anticipated to be required.

g. State department of community affairs (DCA).

Response: Review and coordination with the Department of Community Affairs will occur as part of this Major Development Process.

h. State Florida Aqueduct Authority (FKAA)

Response: The design and engineering Team will coordinate with FKAA to review the project.

i. State fish and wildlife conservation commission (F&GC).

Response: Review and coordination with the Fish and Wildlife Conservation Commission is not anticipated to be required.

j. The county.

Response: Review and coordination with Monroe County will occur at each project milestone.

- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.**

Response: The Florida Keys SPCA has secured the appropriate lease documents from both the City of Key West and Monroe County.

- (3) When intergovernmental coordination efforts are complete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.**

Response: The Design Team will coordinate directly with the City of Key West to verify all coordination has occurred.

Sec. 108-233. - Concurrency facilities and other utilities or services.

Development plans shall satisfy concurrency management regulations cited in chapter 94. This component of the plan shall identify demands on concurrency facilities generated by the proposed development and identify how the demands shall be accommodated through improvements. The development plan shall also list the utility providers currently serving the site together with a description of the existing infrastructure serving the site. Include the location, design and character of all concurrency facilities and other utilities, such as underground or overhead electric lines, gas transmission lines, or other similar facilities or services, on the development plan. Concurrency facilities shall include the following:

- (6) Roadways. Provide a projection of the expected vehicle trip generation at the completion of each development phase. Describe in terms of external trip generation and average daily as well as peak hour traffic. Evaluate the capacity of the existing roadway network serving the development. Provide recommendations for any required improvements to the existing network required by the proposed development including additional right-of-way, roadway improvements, additional paved lanes, traffic signalization, access and egress controls, and other similar improvements.**

Response: It is not anticipated an increase in traffic to this area will occur, since the existing Florida Keys SPCA project is approximately 700 yards down the street from this new proposed location.

- (7) Recreation. Identify projected demand generated by the development and cite land and facility improvements provided to ensure the city's level of service is not adversely impacted.**

Response: It is not anticipated an impact will occur to the City's current level of service, since the existing Florida Keys SPCA project is approximately 700 yards down the street from this new proposed location.

- (8) Fire protection. Identify existing and proposed hydrant locations in relationship to buildings and other fire protection systems. The applicant may be required by the fire department to provide fire wells to augment the available water supply.**

Response: The Design Team will coordinate with the Fire Department to provide required fire protection for this facility.

- (9) **Reclaimed water system.** Include the amount of any reclaimed water to be utilized and the method of application on the site.

Response: Reclaimed water will be utilized from the roof drain cistern system, for the purpose of cleaning the kennels.

- (10) **Other public facilities.** Discuss provisions included in the proposed development to minimize adverse effects upon the following facilities: educational, police, fire protection, recreational, electric power, health care and disaster preparedness. Include map of the service areas of all existing and proposed public facilities, such as sewage, water supplies, fire protection, health care, which serve the site, and a map of the highway and transportation network map of the site and surrounding area. A letter of coordination with the city electric system (CES) shall be include in the development plan.

Response: It is not anticipated an impact will occur to the City's current level of service, since the existing Florida Keys SPCA project is approximately 700 yards down the street from this new proposed location.

Sec. 108-234. - Appearance, design and compatibility.

The development plan shall satisfy criteria established in chapter 102; articles III, IV and V of this chapter; section 108-956; and article II of chapter 110.

Sec. 108-235. - Site location and character of use

- (a) **Compliance.** The development plan submitted for review should be in compliance with all applicable performance criteria set forth in chapter 94, chapter 102, chapter 106, articles I and III through IX of this chapter, chapter 110 and chapter 114

Response: It is the Design Team's intent that the development plan is in compliance with the aforementioned requirements.

- (b) **Vicinity map.** A vicinity map shall be provided with the project's location noted together with a general written description of the proposed development. Show the relationship of site to surrounding streets and public facilities at a scale of approximately one inch to 200 feet.

Response: A vicinity map is included on drawing G-001.

- (d) **Historic and archeological resource protection.** A review of the project's impact on archaeological and historic resources shall be included. In addition to compliance with development plan review procedures of this article, developments within the historic district shall be consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation and the city's historic architectural review commission's (HARC) Design Guidelines in Key West's Historic District, as provided in chapter 102. Include the written record of the historic architectural review commission's review of the project's impacts in the development plan.

Response: It is not anticipated an impact will occur to existing historic or archeological resource protection areas.

- (e) **Subdivision of land.** Any subdivision of land shall comply with section 108-1 and chapter 118 pertaining to subdivisions.

Response: A subdivision of land is not included as part of this project's scope of work.

Sec. 108-236. - Appearance of site and structures.

The applicant for development plan approval shall submit a development plan that exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in sections 108-278 through 108-288.

Response: It is the Design Team's intent that the development plan is in compliance with the aforementioned requirements.

Sec. 108-237. - Site plan

Development plans shall be drawn at a scale of one inch to 100 feet or larger. The maximum sheet size for development plans shall not exceed 24 inches by 36 inches. Multiple sheets may be used provided each sheet is numbered and the total number of sheets is indicated on each sheet. Cross referencing between sheets shall be required. Necessary notes and symbol legends shall be included. Abbreviations should be avoided but if used they shall be defined in the notes. The development plan shall address the following issues:

- (1) Existing, where appropriate, and proposed building layout.
- (2) Lot configuration.
- (3) Finished floor elevations.
- (4) Proposed topographic contours showing proposed drainage patterns and stormwater retention measures.
- (5) Building coverage/open space ratio for the proposed development.
- (6) Size and dimensions in compliance with zoning district regulations.
- (7) Type, quantity and density of dwelling units.
- (8) Floor area ratios.

Response: This narrative and the included drawings define the aforementioned items as required and appropriate.

Sec. 108-238. - Architectural drawings

All architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Drawings submitted for development plan approval shall include the following minimum information:

- (1) A scaled drawing of the side, front and rear facades of the building or structure, including roof pitch, fenestration including treatment of roofline, windows, and doors.
- (2) Description of materials to be used.

- (3) Generalized floor plan indicating uses and square footage of each proposed use within each building or structure, building exterior construction material, and building height.
- (4) Location, height and general character of perimeter or ornamental walls, fences, landscaping, including berms and other required screening devices and other plans for protecting adjacent property owners.

Response: This narrative and the included drawings define the aforementioned items as required and appropriate.

Sec. 108-240. - Site survey

A site survey prepared by a certified land surveyor shall be included in the development plan illustrating the following:

- (1) *Existing conditions.*
 - a. A site survey at a scale of 100 feet to one inch showing topographic contours at five-foot intervals and extending 25 feet beyond the property boundaries.
 - b. High water elevation or boundaries of coastal shoreline and/or other waterbodies and canals, both on site and within 50 feet of the site.
 - c. Existing surface drainage characteristics of site including relationship to adjacent land areas. The site survey shall include all existing structures. Any existing structures on site which do not comply with Federal Emergency Management Agency (FEMA) flood hazard regulations shall be identified on the survey.
 - d. Federal Emergency Management Agency (FEMA) flood hazard zone or limits of the 100-year flood.
 - e. Boundaries of environmentally sensitive areas, including an environmental survey and audit as needed. Management plans must be submitted and approved by state and/or federal regulatory agencies for areas recognized as a habitat for species listed by the state fish and wildlife commission as endangered, threatened, or species of special concern.

Response: The conceptual survey provided by the City of Key West is included with this application along with the legal description documents.

- (2) *Proposed development.* The city shall require plans prepared by a state-registered engineer and other competent professionals as may be required which shall demonstrate compliance with the city's stormwater management performance criteria in article VIII of this chapter. In addition, the plans for land excavation or fill shall demonstrate that the proposed site alterations shall include mitigation techniques designed to comply with performance criteria addressed in article VIII of this chapter.

Response: The proposed drainage plan C-1 is included for demonstration of compliance with the City's requirements.

Sec. 108-241. - Soil survey

The soil survey for the development plan shall be as identified in the soil survey for the county, U.S.D.A. Soil Conservation Service or other competent expert evaluation. When soil suitability limitations are indicated for the proposed development, the city engineer may require a preliminary soil analysis by a qualified soils engineer. The development plan shall comply with environmental protection criteria in section 108-1 and articles III, IV, V, VII and VIII of chapter 110.

Response: The Design Team is utilizing the soil testing and documentation utilized for the Transit Facility project, understanding environmental issues exist and the capping layer installed must be maintained or reconfigured.

Sec. 108-242. - Environmentally sensitive areas






Using maps from the comprehensive plan, future land use map series (FLUM), the development plan shall indicate whether or not the parcel is located within a floodplain, floodway or drainageway, wetland, open water, upland wildlife habitat, or coastal high hazard area. Site specific surveys may be required.

- (1) *Proposed impact.* Illustrate how any activity or structure that will impact environmentally sensitive areas will be performed, located, constructed and/or maintained to prevent or mitigate any adverse impacts to wetland and endangered upland vegetative communities, wildlife habitats, floodplain, and other environmentally sensitive areas.
- (2) *Shoreline protection.* If the project fronts a shoreline, indicate measures to allow public access to the shoreline, such as easements or rights-of-way, and illustrate any structure that may impede movement along the shoreline below the mean high water line, and demonstrate measures being taken to mitigate any such impediment. The development plans shall comply with applicable sections of article IV of chapter 110 and section 122-1186
- (3) *General requirement.* If environmentally sensitive areas are found in or adjacent to the site, the following information is necessary:
 - a. *Existing conditions.* Developers shall provide an existing vegetation map identifying boundaries of environmentally sensitive areas and indicating alterations in these areas including dredging, filling, spoil sites, canals and channels.
 - b. *Preservation.* Developers shall preserve the functions of these environmentally sensitive areas and shall comply with restrictions and interpretations for development in wetlands found in section 108-1 and articles III, IV, V, VII and VIII of chapter 110. Management plans must be submitted and approved by state and/or federal regulatory agencies for areas recognized as a habitat for species listed by the state fish and wildlife commission as endangered, threatened, or species of special concern.

Response: The proposed development is in line with the adjacent Transit Facility project and does not necessitate detailed analysis of environmentally sensitive areas except where required related to the capping of the existing soils.

Survey

SYMBOL LEGEND:

	BENCHMARK
	CATCH BASIN
	DRAINAGE MANHOLE
	CONCRETE UTILITY POLE
	ELECTRIC MANHOLE
	FIRE HYDRANT
	GUY WIRE
	MAILBOX
	SANITARY CLEANOUT
	SANITARY MANHOLE
	SIGN
	TELEPHONE MANHOLE
	WATER VALVE
	WATER METER
	WELL TEST STATION
	WOOD UTILITY POLE



TOTAL AREA= 27.27 ACRES±

PARCEL B

A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in T1F Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, T1F Deed No. 23257 (Official Record Book 269 at Page 516 of the said Public Records) and T1F Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records); the said parcel of land lying entirely within the composite of the said T1F Deeds referred to above: the said parcel lying within Sections 26 and 27, T67 South, R25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N18°41'18" W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N53°47'18" W for 272.56 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14° 25' 40" for 90.91 feet to a point of tangency; thence N39°21'36" W for 273.51 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on and northeasterly on the arc of said curve having a radius of 445.65 feet and a central angle of 62°33'36" for 223.11 feet to a point of tangency; thence N23°12'21" W for 122.22 feet to the point of curvature of a curve concave to the Northwest; thence northwesterly on the arc of said curve having a radius of 3686.55 feet and a central angle of 2°32'30" for a distance of 163.53 feet to the POINT OF BEGINNING of the hereinafter described Parcel B; thence N48°49'43" W for a distance of 220.84 feet to a point of curvature of a curve concave to the Southeast; thence northeasterly on the arc of said curve having a radius of 40.00 feet and a central angle of 89°23'20" for 62.41 feet to a point of tangency; thence N42°38'31" E for a distance of 127.55 feet; thence S48°13'24" E for a distance of 258.67 feet; thence S41°46'36" W for a distance of 97.29 feet to a point of curvature of a curve concave to the Northwest; thence southwesterly on the arc of said curve having a radius of 3686.55 feet and a central angle of 1°11'01" for a distance of 76.16 feet back to the POINT OF BEGINNING. Containing 43,910 sq. ft., 1 / 01 acres.

PARCEL C

A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in T11F Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, T11F Deed No. 23257 (Official Record Book 269 at Page 516 of the said Public Records) and T11F Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records); the said parcel of land lying entirely within the composite of the said T11F Deeds referred to above: the said parcel lying within Sections 26 and 27, T67 South, R25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N18°41'18"W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N53°47'18"W for 276.52 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14°25'40" for 303.91 feet to a point of tangency; thence N33°21'38"W for 173.51 feet to the point of curvature of a curve concave to the Northwest; thence northwesterly on the arc of said curve having a radius of 345 feet and a central angle of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; thence N23°13'52" E for 1122.43 feet; thence S45°30'07" E for 276.04 feet to a point of curvature of a curve concave to the Northwest; thence northwesterly on the arc of said curve having a radius of 3686.55 feet and a central angle of 34°33'31" for a distance of 239.69 feet; thence N41°46'36" E for a distance of 97.29 feet to the POINT OF BEGINNING of the hereinafter described Parcel C; thence N48°13'24" W for a distance of 258.67 feet; thence N42°38'13" E for a distance of 172.77 feet; thence S48°13'24" E for a distance of 249.02 feet; thence N41°46'36" W for a distance of 172.50 feet back to the POINT OF BEGINNING. Containing 43,789 sq. ft., 1.01 acres.

PARCEL D

A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in T1F Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, T1F Deed No. 23257 (Official Record Book 269 at Page 516 of the said Public Records) and T1F Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records); the said parcel of land lying entirely within the composite of the said T1F Deeds referred to above: the said parcel lying within Sections 26 and 27, T67 South, R25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N18°41'18" W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northerly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N53°47'18" W for 272.56 feet to the point of curvature of a curve concave to the Northeast; thence northerly on the arc of said curve having a radius of 361.02 feet and a central angle of 1° 45' 40" for 90.91 feet to a point of tangency; thence N39°21'38" W for 273.51 feet to the point of curvature of a curve concave to the Northeast; thence northerly on and northeasterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; thence N23°13'52" E for 1122.43 feet; thence N45°30'07" E for 276.04 feet to a point of curvature of a curve concave to the Northwest; thence northerly on the arc of said curve having a radius of 3686.55 feet and a central angle of 3°43'31" for a distance of 239.69 feet; thence N41°46'36" E for a distance of 269.79 feet to the POINT OF BEGINNING of the hereinafter described Parcel D; thence N48°13'24" W for a distance of 249.02 feet; thence N42°38'13" E for a distance of 15.71 feet to the point of curvature of a curve concave to the Southeast; thence northerly on the arc of said curve having a radius of 300.00 feet and a central angle of 23°55'22" for 125.26 feet to a point of tangency; thence N68°54'06" E for a distance of 69.99 feet; thence S48°13'24" E for a distance of 168.71 feet; thence S41°46'36" W for a distance of 32.13 feet; thence S48°13'24" E for a distance of 15.00 feet; thence S41°46'36" W for a distance of 165.87 feet back to the POINT OF BEGINNING. Containing 44,227 sq. ft. / 1.02 acres.

PARCEL E

A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in T11F Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, T11F Deed No. 23257 (Official Record Book 269 at Page 516 of the said Public Records) and T11F Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records); the said parcel of land lying entirely within the composite of the said T11F Deeds referred to above: the said parcel lying within Sections 26 and 27, Township 87 South, Range 25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N18°41'18" W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N53°47'18" W for 272.56 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14° 25' 40" for 90.91 feet to a point of tangency; thence N39°21'38" W for 273.51 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on and northeasterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; thence N23°13'52" E for 112.43 feet; thence N45°30'07" E for 276.04 feet to a point of curvature of a curve concave to the Northwest; thence northeasterly on the arc of said curve having a radius of 3686.55 feet and a central angle of 3°43'31" for a distance of 239.69 feet; thence N41°46'36" E for a distance of 435.66 feet; thence N48°1'32" W for a distance of 15.00 feet; thence N41°46'36" E for a distance of 32.13 feet to the POINT OF BEGINNING of the hereinafter described Parcel E; thence N48°1'32" W for a distance of 168.71 feet; thence N60°55'31" E for a distance of 20.47 feet to the point on a curve concave to the Northwest having a chord bearing N31°49'14"E for a distance of 125.06 feet; thence northeasterly on the arc of said curve having a radius of 187.96 feet and a central angle of 38°51'46" for 127.49 feet to a point; thence N38°10'23" E for a distance of 79.13 feet; thence S48°1'32" E for a distance of 188.58 feet; thence S41°46'36" W for a distance of 221.48 feet; back to the POINT OF BEGINNING. Described tract contains 0.88 acres MORE OR LESS.

PARCEL F

A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in T11F Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, T11F Deed No. 23257 (Official Record Book 269 at Page 516 of the said Public Records) and T11F Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records); the said parcel of land lying entirely within the composite of the said T11F Deeds referred to above: the said parcel lying within Sections 26 and 27, Township 67 South, Range 25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N18°41'18" W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N53°47'18" W for 272.56 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14° 25' 40" for 90.91 feet to a point of tangency; thence N39°21'38" W for 273.51 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on and northeasterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; thence N23°13'52" E for 112.43 feet; thence N45°30'07" E for 276.04 feet to a point of curvature of a curve concave to the Northwest; thence northeasterly on the arc of said curve having a radius of 3686.55 feet and a central angle of 3°43'31" for a distance of 239.69 feet; thence N41°46'36" E for a distance of 435.66 feet; thence N48°13'24" W for a distance of 15.00 feet; thence N41°46'36" E for a distance of 253.63 feet to the POINT OF BEGINNING; thence N48°13'24" W for a distance of 206.71 feet; thence N36°55'00" E for a distance of 251.34 feet; thence S27°37'00" E for a distance of 243.58 feet; thence S41°46'36" W for a distance of 164.71 feet back to the POINT OF BEGINNING. Described tract contains 1.02 acres MORE OR LESS.

PARCEL C
A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in T11F Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, T11F Deed No. 23257 (Official Record Book 269 at Page 516 of the said Public Records) and T11F Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records); the said parcel of land lying entirely within the composite of the said T11F Deeds referred to above: the said parcel lying within Sections 26 and 27, Township 67 South, Range 25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N18°41'18" W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N53°47'18" W for 272.56 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14° 25' 40" for 90.91 feet to a point of tangency; thence N39°21'38" W for 273.51 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on and northeasterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; thence N23°13'52" E for 112.43 feet; thence N45°3'00" E for 276.04 feet to a point of curvature of a curve concave to the Northwest; thence northeasterly on the arc of said curve having a radius of 3686.55 feet and a central angle of 3°43'31" for a distance of 239.69 feet; thence N41°46'36" E for a distance of 435.66 feet; thence N48°13'24" W for a distance of 15.00 feet; thence N41°46'36" E for a distance of 418.34 feet to the POINT OF BEGINNING; thence N27°37'00" W for a distance of 243.58 feet; thence N36°55'00" E for a distance of 48.22 feet; thence S27°37'00" E for a distance of 247.95 feet; thence S41°46'36" W for a distance of 46.51 feet back to the POINT OF BEGINNING. Described tract contains 0.25 acres MORE OR LESS.

NORTH ARROW IS REFERENCED TO THE PARENT
TRACT LEGAL DESCRIPTION BEARINGS

UNITS: U.S. SURVEY FEET

ALL FIELD DATA WAS ACQUIRED BETWEEN 01/15/2014-01/29/2014

ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER

HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.


SIGNED _____
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOTE: THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND OCCUPATIONAL LINES.

LEGAL DESCRIPTION SKETCH WITH IMPROVEMENTS SHOWN

KEY WEST TRANSPORTATION FACILITY-JR. COLLEGE ROAD
STOCK ISLAND, MONROE COUNTY, STATE OF FLORIDA

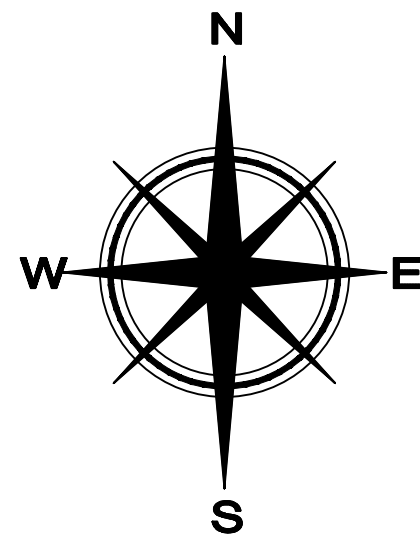
DATE: 01/29/2014	SURVEY BY: EAI	PROJECT: CITY OF KEY WEST TRANSPORTATION FACILITY
CKW PO#: 076076	DRAWN BY: MPB	H. SCALE: 1"=80'
BOOK:	CHECKED BY:	SHEET 1 OF 1



**FLORIDA KEYS
LAND SURVEYING**

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL. 33042
PHONE: (305) 334-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

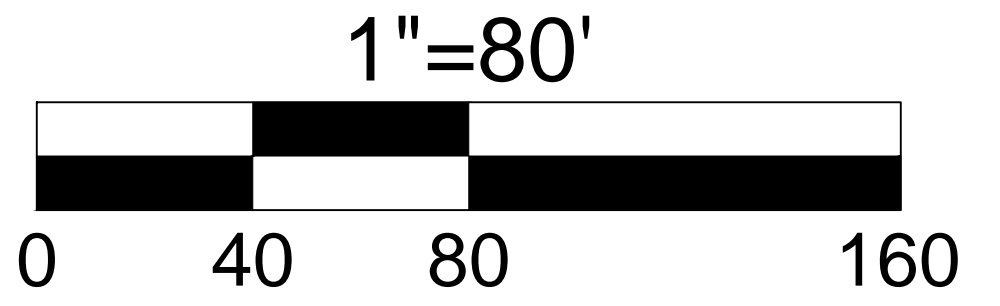
LEGAL DESCRIPTION SKETCH
WITH IMPROVEMENTS SHOWN
KEY WEST TRANSPORTATION FACILITY- JR. COLLEGE ROAD
STOCK ISLAND, MONROE COUNTY, STATE OF FLORIDA



LEGAL DESCRIPTIONS



LOCATION MAP - NTS
SEC. 26#27-T67S-R25E



NOTE: THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND OCCUPATIONAL LINES.

LEGAL DESCRIPTION

PARCEL F

A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in TIIF Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, TIIF Deed No. 23257 (Official Record Book 269 at Page 516 of the said Public Records) and TIIF Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records; the said parcel of land lying entirely within the composite of the said TIIF Deeds referred to above: the said parcel lying within Sections 26 and 27, Township 67 South, Range 25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N18°41'18" W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N53°47'18" W for 272.56 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14°25'40" for 90.91 feet to a point of tangency; thence N39°21'38" W for 273.51 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on and northeasterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; thence N23°13'52" E for 1122.43 feet; thence N45°30'07" E for 276.04 feet to a point of curvature of a curve concave to the Northwest; thence northeasterly on the arc of said curve having a radius of 3686.55 feet and a central angle of 3°43'31" for a distance of 239.69 feet; thence N41°46'36" E for a distance of 435.66 feet; thence N48°13'24" W for a distance of 15.00 feet; thence N41°46'36" E for a distance of 253.63 feet to the POINT OF BEGINNING; thence N48°13'24" W for a distance of 206.71 feet; thence N36°55'00" E for a distance of 251.34 feet; thence S27°37'00" E for a distance of 243.58 feet; thence S41°46'36" W for a distance of 164.71 feet back to the POINT OF BEGINNING. Described tract contains 1.02 acres MORE OR LESS.

NORTH ARROW IS REFERENCED TO THE PARENT TRACT LEGAL DESCRIPTION BEARINGS

UNITS: U.S. SURVEY FEET

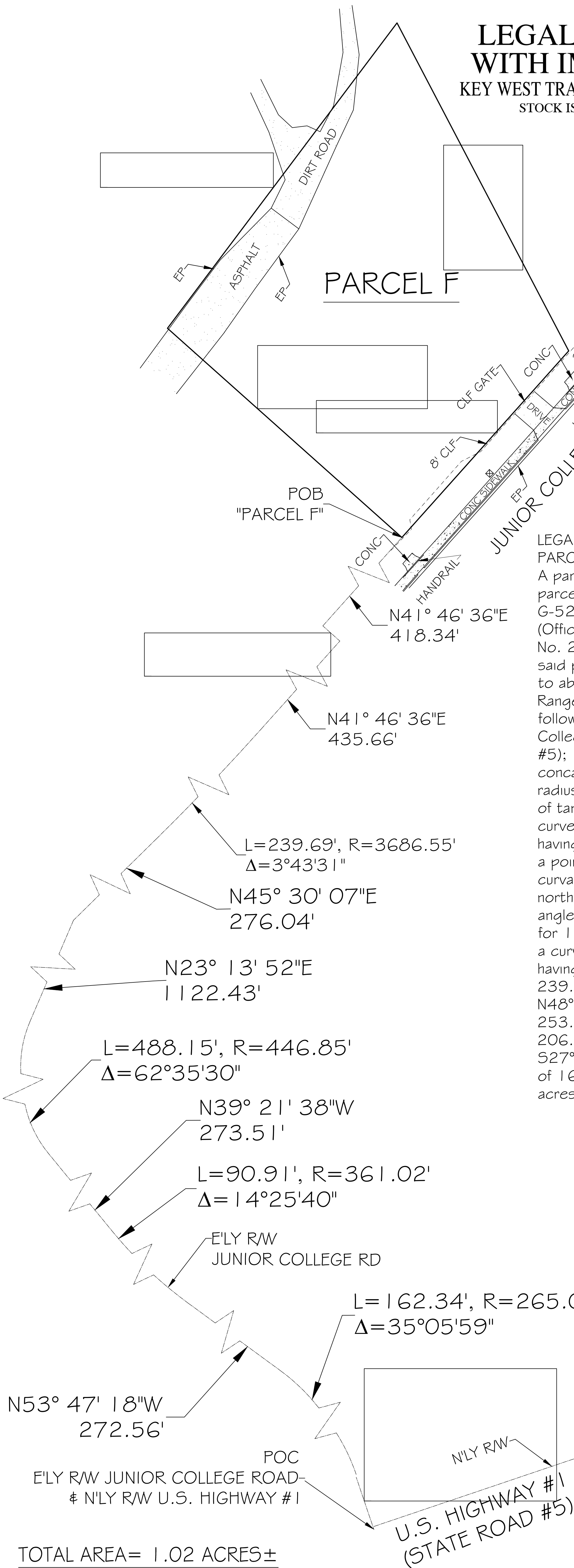
ALL FIELD DATA WAS ACQUIRED BETWEEN 01/15/2014-01/29/2014

ABBREVIATION LEGEND:

BM= BENCHMARK
CALC=CALCULATED
CB = CONCRETE BLOCK
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
EP = EDGE OF PAVEMENT
MEAS = MEASURED
NGS = NATIONAL GEODETIC SURVEY
NGVD = NATIONAL GEODETIC SURVEY
VERTICAL DATUM (1929)
RW = RIGHT OF WAY LINE
NTS = NOT TO SCALE
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL

SYMBOL LEGEND:

BENCHMARK
 CATCH BASIN
 DRAINAGE MANHOLE
 CONCRETE UTILITY POLE
 ELECTRIC MANHOLE
 FIRE HYDRANT
 GUY WIRE
 MAILBOX
 SANITARY CLEANOUT
 SANITARY MANHOLE
 SIGN
 WOOD UTILITY POLE



NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=80'
FIELD WORK DATE	01/29/2014
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	-----
CKW PO #:	076076

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER



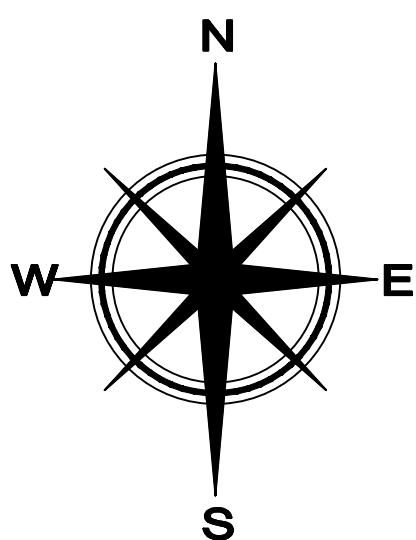
FLORIDA KEYS
LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

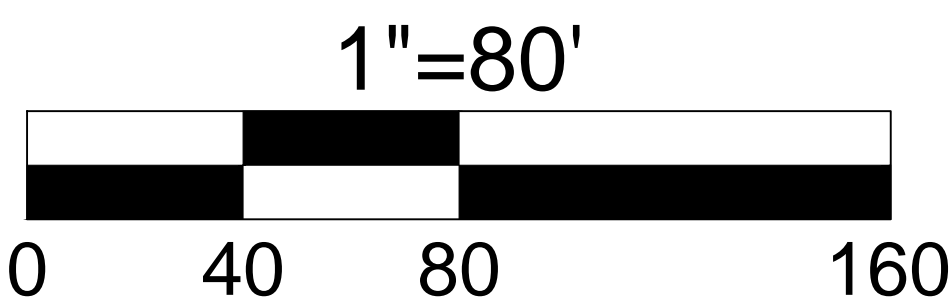
LEGAL DESCRIPTION SKETCH
WITH IMPROVEMENTS SHOWN
KEY WEST TRANSPORTATION FACILITY- JR. COLLEGE ROAD
STOCK ISLAND, MONROE COUNTY, STATE OF FLORIDA



LOCATION MAP - NTS
SEC. 26#27-T67S-R25E



LEGAL DESCRIPTIONS



NORTH ARROW IS REFERENCED TO THE PARENT TRACT LEGAL DESCRIPTION BEARINGS

UNITS: U.S. SURVEY FEET

ALL FIELD DATA WAS ACQUIRED BETWEEN 01/15/2014-01/29/2014

NOTE: THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND OCCUPATIONAL LINES.

LEGAL DESCRIPTION

PARCEL G

A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in T1IF Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, T1IF Deed No. 23257 (Official Record Book 269 at Page 516 of the said Public Records) and T1IF Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records; the said parcel of land lying entirely within the composite of the said T1IF Deeds referred to above: the said parcel lying within Sections 26 and 27, Township 67 South, Range 25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N18°41'18" W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N53°47'18" W for 272.56 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14°25'40" for 90.91 feet to a point of tangency; thence N39°21'38" W for 273.51 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on and northeasterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; thence N23°13'52" E for 1122.43 feet; thence N45°30'07" E for 276.04 feet to a point of curvature of a curve concave to the Northwest; thence northeasterly on the arc of said curve having a radius of 3686.55 feet and a central angle of 3°43'31" for a distance of 239.69 feet; thence N41°46'36" E for a distance of 435.66 feet; thence N48°13'24" W for a distance of 15.00 feet; thence N41°46'36" E for a distance of 418.34 feet to the POINT OF BEGINNING; thence N27°37'00" W for a distance of 243.58 feet; thence N36°55'00" E for a distance of 48.22 feet; thence S27°37'00" E for a distance of 247.95 feet; thence S41°46'36" W for a distance of 46.51 feet back to the POINT OF BEGINNING. Described tract contains 0.25 acres MORE OR LESS.

PARCEL G WILL ACCOMMODATE 19- 42'x12' BUS SPACES

ABBREVIATION LEGEND:

- BM= BENCHMARK
- CALC=CALCULATED
- CB = CONCRETE BLOCK
- CL = CENTERLINE
- CLF = CHAINLINK FENCE
- CM = CONCRETE MONUMENT
- CONC = CONCRETE
- CPP = CONCRETE POWER POLE
- EP = EDGE OF PAVEMENT
- MEAS = MEASURED
- NGS = NATIONAL GEODETIC SURVEY
- NGVD = NATIONAL GEODETIC SURVEY VERTICAL DATUM (1929)
- RAW = RIGHT OF WAY LINE
- NTS = NOT TO SCALE
- OHW = OVERHEAD WIRES
- PC = POINT OF CURVE
- PCP = PERMANENT CONTROL POINT
- PK = PARKER KALON NAIL

SYMBOL LEGEND:

- BENCHMARK
- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GUY WIRE
- MAILBOX
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SIGN
- WOOD UTILITY POLE

TOTAL AREA= 0.25 ACRES±

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=80'
FIELD WORK DATE	01/29/2014
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	-----
CKW PO #:	076076

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

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FLORIDA KEYS
LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

SITE DATA TABLE				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	PUBLIC/SEMI-PUBLIC (PS)			
FLOOD ZONE	AE 9			
SIZE OF SITE	5,000 SF MIN	44,660 SF		
HEIGHT	25'-0'	0	24' -10'	
SETBACK 1: FRONT	20'-0'	0	20'-0'	NONE
SETBACK 2: RIGHT SIDE SETBACK	15'-0'	0	15'-0'	NONE
SETBACK 3: LEFT SIDE SETBACK	15'-0'	0	15'-0'	NONE
SETBACK4: REAR SETBACK	20'-0'	0	15'-0'	NONE
FLOOR AREA RATIO	0.8 MAX	0	0.53	NONE
BUILDING COVERAGE	40% MAX (17,864 SF)	0 SF (0%)	14,015 SF (31.4%)	NONE
IMPERVIOUS SURFACE	60% MIN (26,796 SF)	18,207 SF (40.77%)	30,180 SF (67.6%)	3,384 SF (7.6%)
OPEN SPACE LANDSCAPING	N/A	26,453 SF (59.23%)	14,480 SF (32.4%)	NONE
		CODE REQUIREMENT	EXISTING	PROPOSED
PARKING	CAR (STANDARD)	5 per Veterinary	0	17
	CAR (HANDICAP)	1 PER 25	0	1
	ELECTRIC VEHICLES	N/A	0	0
	SCOOTER	N/A	0	4
	BICYCLES	10%	0	2
FLOOR AREA TOTAL	23,784 SF			
FIRST FLOOR	12,552 SF			
SECOND FLOOR	11,232 SF			

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Anthony D. Sarno, in my capacity as Director of Florida Keys Operations
(print name) (print position; president, managing member)

of K2M Design, Inc.
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

5709 College Road, Key West, Florida 33040
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

AOS
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 11/3/14 by
date

Dag Anthony D. Sarno
Name of Authorized Representative

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

Dagmara Samuel
Notary's Signature and Seal

Dagmara Samuel
Name of Acknowledger typed, printed or stamped



EE 878826
Commission Number, if any

Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, JANE DAWKINS as
Please Print Name of person with authority to execute documents on behalf of entity
President of Florida Keys SPCA
Name of office (President, Managing Member) *Name of owner from deed*

authorize Anthony D. Sarno of K2M Design, Inc.
Please Print Name of Representative

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

[Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 10/29/2014
Date

by Jane Dawkins
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal

Kristy Ondrey
Name of Acknowledger typed, printed or stamped

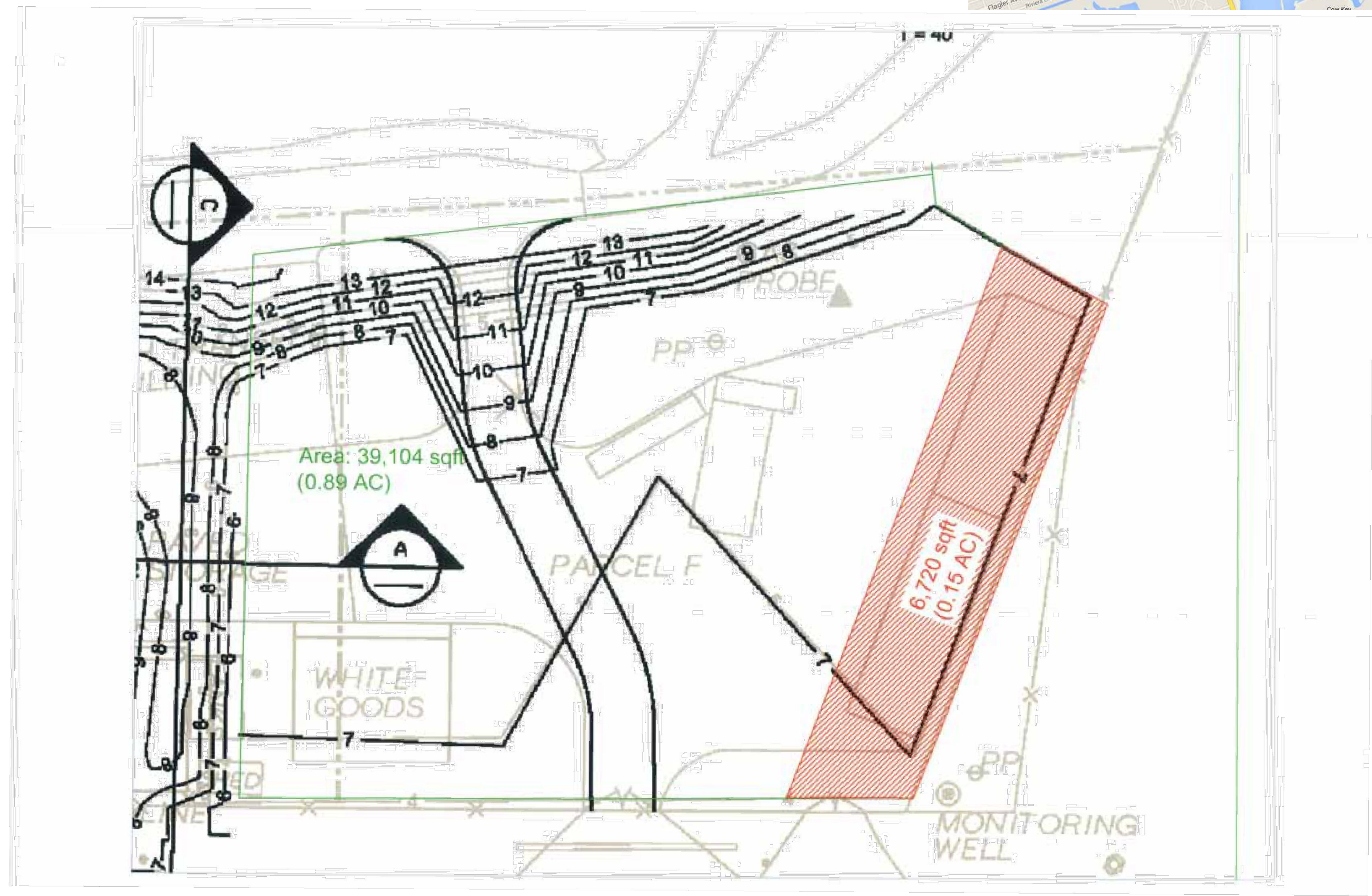
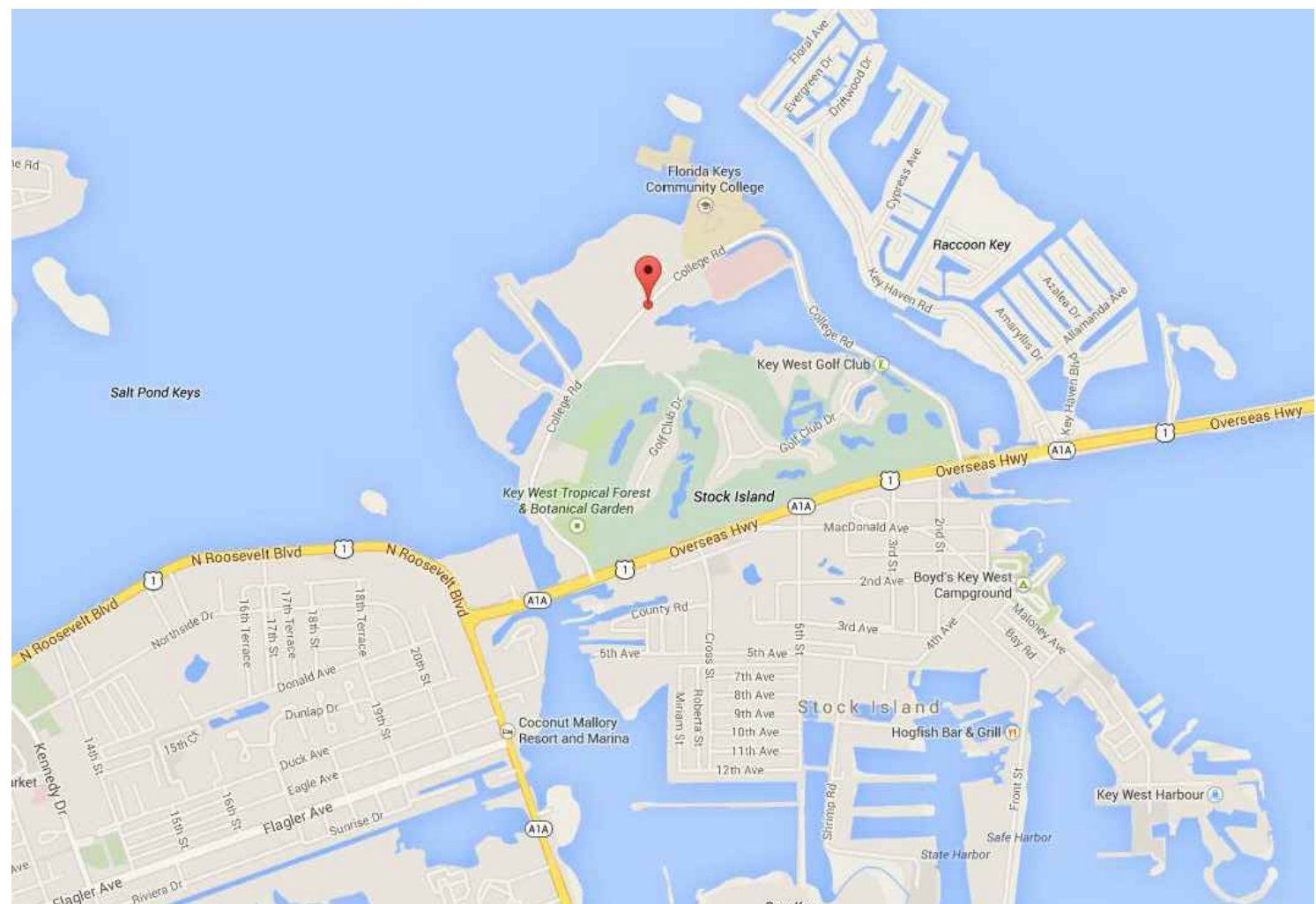


EE114492
Commission Number, if any

K:\FORMS\Applications\Verification and Authorization\Authorization Form-Entity.doc

Site Plans

FLORIDA KEYS SPCA
NEW FACILITY PROJECT
5709 COLLEGE ROAD, STOCK ISLAND
KEY WEST, FL 33040



1 GRADING PLAN
SCALE: N.T.S.

CODE RESEARCH:

Name of Project: FLORIDA KEYS SPCA NEW FACILITY PROJECT
Client: FLORIDA KEYS SPCA
Client Address: 5709 COLLEGE RD, KEY WEST, FL 33040
Proposed Use: BUSINESS

PROJECT DIRECTORY:

DESIGNER	NAME	COMPANY	TELEPHONE*
Architectural	Richard Bacon	Bacon Group Inc.	(727) 725-0111
Civil	Allen Perez	Perez Engineering & development Inc	

ARCHITECTURAL DRAWINGS
PREPARED BY:



BACON GROUP, INC.
ARCHITECTURE

2641 Sunset Point Road
Clearwater, Florida 33759

PH: (727) 725-0111
FX: (727) 725-0209

WEB: www.BGArchitects.com

CIVIL DRAWINGS
PREPARED BY:



PEREZ ENGINEERING
& DEVELOPMENT, INC.

APPLICABLE CODES

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS & DRAWINGS AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE AT THE EXPENSE OF THE OWNER, SUBJECT TO THE RECEIPT OF AN AFFIDAVIT OR LETTER FROM THE GOVERNING BODY AND OWNER'S PRIOR APPROVAL OF ANY ADDITIONAL COST TO BE INCURRED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

BUILDING CODE:	2010 FLORIDA BUILDING CODE
MECHANICAL CODE:	2010 FLORIDA BUILDING CODE, MECHANICAL
ELECTRICAL CODE:	2011 NATIONAL ELECTRICAL CODE
PLUMBING CODE:	2010 FLORIDA BUILDING CODE
GAS FUEL CODE:	2010 FLORIDA BUILDING CODE, FUEL GAS
FIRE SAFETY CODE:	FLORIDA FIRE PREVENTION CODE 2010 (BASED ON NFPA 1, NFPA 101, & LIFE SAFETY CODE)
ACCESSIBILITY:	2012 FLORIDA ACCESSIBILITY CODE

TABLE OF CONTENTS

GENERAL

G-001 PROJECT TITLE, LOCATION, MAP,
GRADING PLAN & TABLE OF CONTENTS

CIVIL

C-1 DRAINAGE

ARCHITECTURAL

A-010 ARCHITECTURAL SITE
A-100 FIRST FLOOR PLAN
A-101 SECOND FLOOR PLAN

GENERAL NOTES:

UTILITY WARNING NOTES:

ABOVEGROUND OR UNDERGROUND UTILITIES MAY BE IN THE AREA OF THIS PROJECT -
PROCEED WITH CAUTION - CALL UTILITY OWNER(S) 5 DAYS IN ADVANCE OF BEGINNING WORK.



BACON GROUP, INC.
ARCHITECTURE

2641 SUNSET POINT ROAD
CLEARWATER, FLORIDA 33759
P: 727.725.0111 - F: 727.725.0209
WWW.BGARCHITECTS.COM
AAC002095

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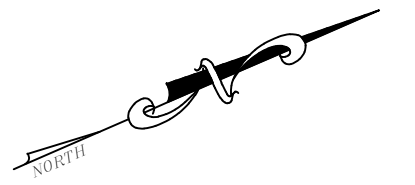
Architecture, Interior Design,
Procurement,
Owner Representation,
Specialty Consulting

PROJECT:
FLORIDA KEYS SPCA
NEW FACILITY PROJECT
5709 COLLEGE ROAD, STOCK ISLAND
KEY WEST, FL 33040

DRAWING TITLE
COVER

REVISIONS	1	2	3	4	5	6	7
100%							
90%							
80%							
70%							
60%							
50%							
40%							
30%							
20%							
10%							

DRAWN BY:
LPB
PRINTED DATE:
Nov 03, 2014 - 2:57pm
SHEET ID:
G-001
PROJECT ID:
BG14-09



20' 0 20'

SCALE 1"=20'
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF
NOT TWO INCHES ON THIS SHEET ADJUST
SCALES ACCORDINGLY



Water Quantity Calculations - 25yr/72hr Design Storm					
<u>Water Quantity - Predevelopment</u>					
Project Area	A =	1.025	ac	44,660	sf
Pervious Area		0.607	ac	26,453	sf
Impervious Area		0.418	ac	18,207	sf
% Impervious		40.77%			
Rainfall for 25yr/24hr event	P ₂₄ =	9	in		
Rainfall for 25yr/3day event	P ₇₂ =	12.23	in		
Depth to Water Table		4	ft		
Predeveloped Available Storage		8.18	in		
Soil Storage	S =	4.85	in		
$Q_{pre} = \frac{(P_{72} - 0.2S)^2}{(P_{72} + 0.8S)}$		Q _{pre} =	7.87	in	
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72hr} =	8.07	ac-in		
<u>Water Quantity - Postdevelopment</u>					
Project Area	A =	1.025	ac	44,660	sf
Pervious Area		0.332	ac	14,480	sf
Impervious Area		0.693	ac	30,180	sf
% Impervious		67.6%			
Rainfall for 25yr/24hr event	P ₂₄ =	9	in		
Rainfall for 25yr/3day event	P ₇₂ =	12.23	in		
Depth to Water Table		4	ft		
Developed Available Storage		8.18	in		
Soil Storage	S =	2.65	in		
$Q_{post} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$		Q _{post} =	9.54	in	
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72hr} =	9.78	ac-in		
<u>Postdevelopment - Predevelopment</u>					
Q _{pre-post} = Q _{post} - Q _{pre}		Q _{pre-post} =	1.66	in	
Pre/Post Volume = Q _{pre-post} x A		V _{pre-post} =	1.71	ac-in	

Water Quality Calculations - 25yr/72hr Design Storm				
<i>Water Quality</i>				
Project Area	1.025	ac	44,660	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.322	ac	14,015	sf
Pavement/Walkways	0.371	ac	16,165	sf
Pervious area	0.332	ac	14,480	sf
Impervious area for water quality (Site area for Water Quality - Pervious area)	0.371	ac	16,165	sf
% Impervious	36%			
A) One inch of runoff from project area	1.025	ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	0.928	ac-in		
<i>Comparison of Water Quality Methods</i>				
	1.025	>	0.928	
	ac-in		ac-in	
Total Volume Required	1.025	ac-in	3,722	cf
Pond Volume Provided	0.782	ac-in	2,839	cf
Exfiltration Volume Provided	0.511	ac-in	1,856	cf
Total Volume provided	1.293	ac-in	4,695	cf

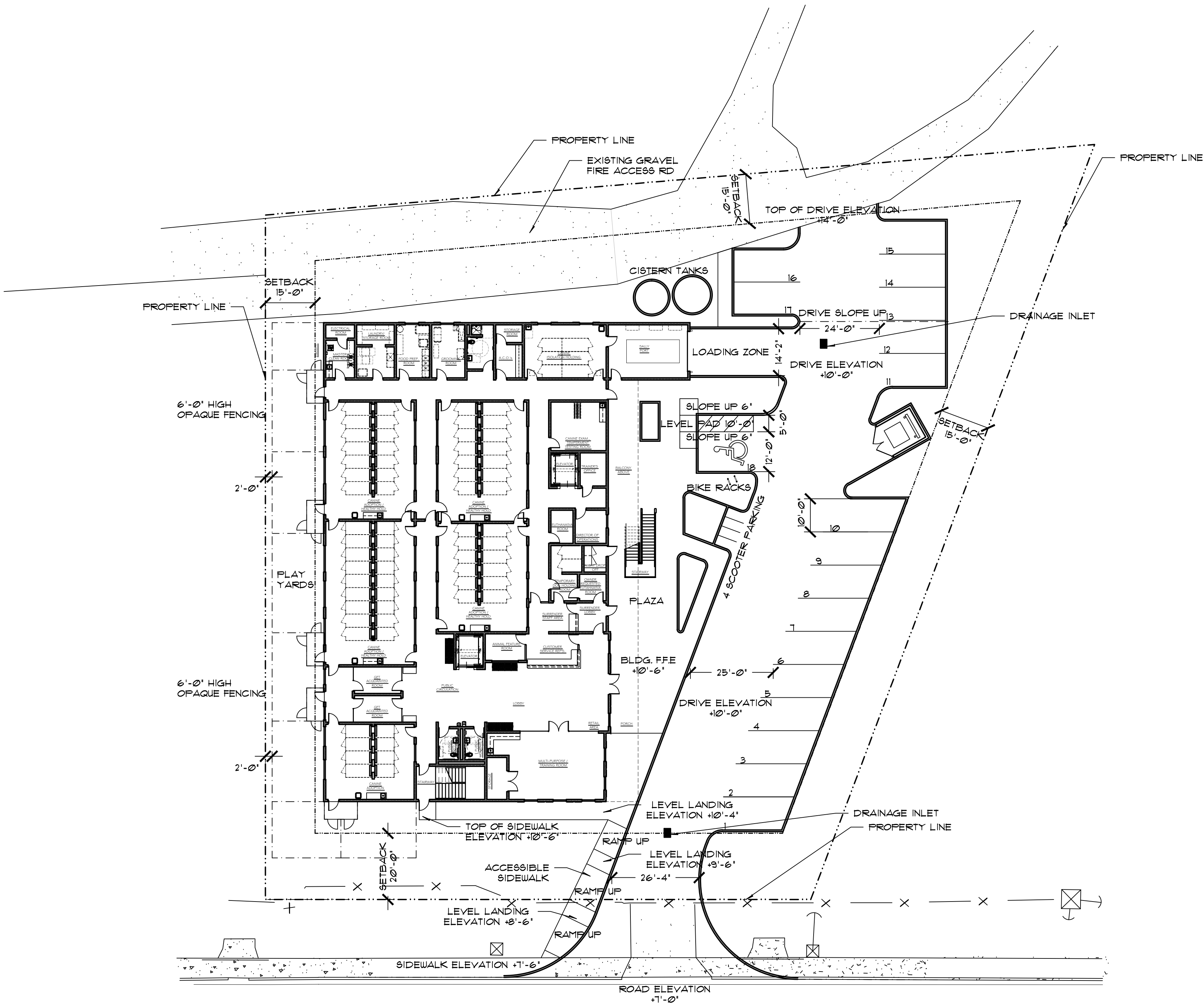
Exfiltration Trench Design		
Required trench length (L) =		
$\frac{V}{K(H^2W + 2H^2Du - Du^2 + 2H^2Ds) + 1.39 \times 10^{-4}(W)(Du)}$		
Hydraulic Conductivity, K=	0.0000145	
H =	5	ft
W =	5	ft
Du =	3.5	ft
Ds =	1.5	ft
Volume of Trench, V =	0.243	ac-in
Trench Length Required =	73	FT
Trench Length Provided =	153	FT

NO.	DATE	DESCRIPTION	BY	CHKD
1				
2				
3				
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7				

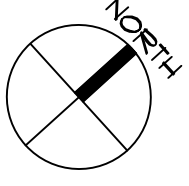
PROJECT STATISTICS				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	PUBLIC/SEMI-PUBLIC (P8)			
FLOOD ZONE	AE-9			
SIZE OF SITE	5,000 SF MIN	44,660 SF		
HEIGHT-HABITABLE BUILDING	25'-0"	0	24'-10"	
SETBACK 1: FRONT	20'-0"	0	20'-0"	NONE
SETBACK 2: RIGHT SIDE	15'-0"	0	15'-0"	NONE
SETBACK 3: LEFT SIDE	15'-0"	0	15'-0"	NONE
SETBACK 4: REAR	20'-0"	0	15'-0"	NONE
FLOOR AREA RATIO	8 MAX	0	0.5300	NONE
BUILDING COVERAGE	40% MAX (17,864 SF)	0 SF (0%)	14,015 SF (31.4%)	NONE
IMPERVIOUS SURFACE	60% MAX (26,196 SF)	18,201 SF (40.11%)	30,180 SF (67.6%)	3,384 SF (7.6%)
OPEN SPACE/LANDSCAPING	N/A	26,453 SF (59.23%)	14,480 SF (32.4%)	NONE

PARKING				
	CODE REQUIREMENT	EXISTING	PROPOSED	
PARKING	CAR (STANDARD)	5 PER VETERINARY	0	17
	CAR (HANDICAP)	1 PER 25	0	1
	ELECTRIC VEHICLES	N/A	0	0
	SCOOTER	N/A	0	4
	BICYCLE	10%	0	2

FLOOR AREA	
FLOOR AREA TOTAL	23,784 SF
FIRST FLOOR	12,552 SF
SECOND FLOOR	11,232 SF



COLLEGE ROAD



1

COMPREHENSIVE
ARCH. SITE PLAN
SCALE: 1" = 20'-0"



BACON GROUP, INC.
ARCHITECTURE
2641 SUNSET POINT ROAD
CLEARWATER, FLORIDA 33759
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AAC0002095

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K2M
DESIGN
Architecture, Interior Design,
Procurement,
Owner Representation,
Specialty Consulting

PROJECT:
FLORIDA KEYS SPCA
NEW FACILITY PROJECT
5708 COLLEGE ROAD, STOCK ISLAND
KEY WEST, FL 33040

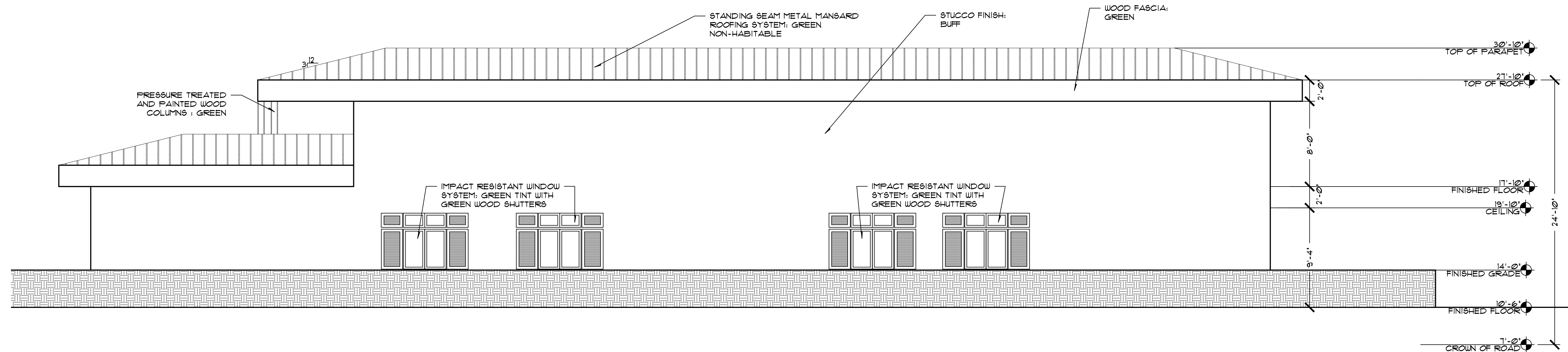
DRAWING TITLE
ARCHITECTURAL SITE
PLAN

REVISIONS	1	2	3	4	5	6	7
100%							
90%							
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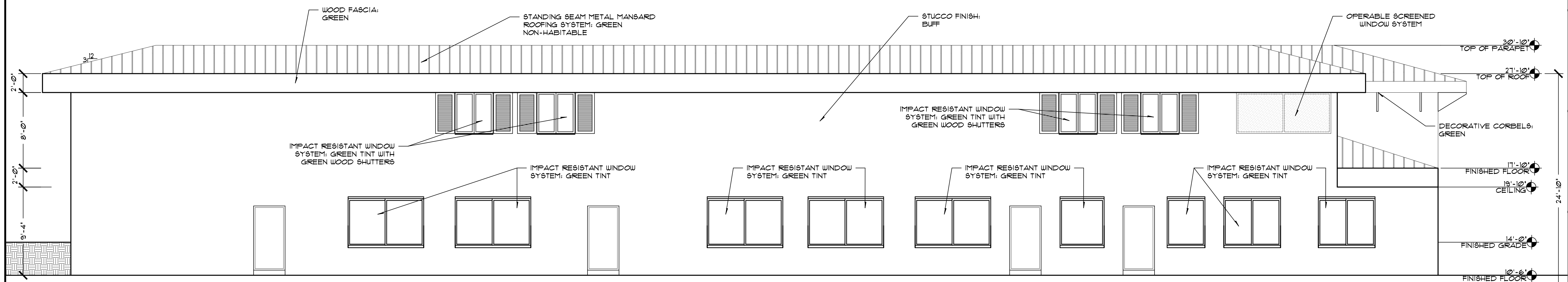
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RB
PRINTED DATE:
Nov 03, 2014 - 2:48pm
SHEET ID:
A-010
PROJECT ID:
BG14-09

CONCEPTUAL DESIGN

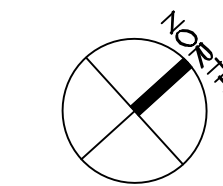
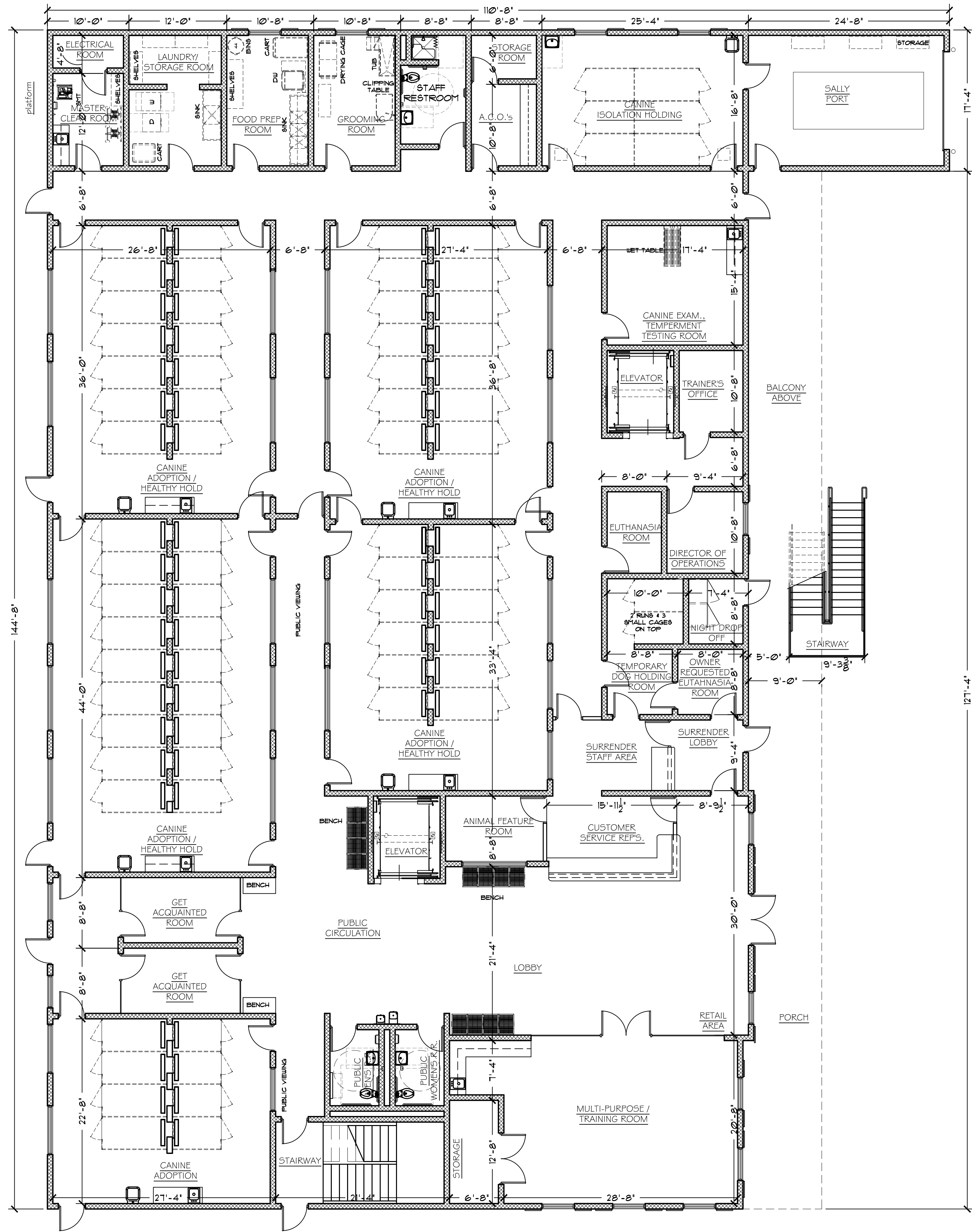
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DATE							
BY							
100%							
DES. REV.							
100%							
COMET. DOC.							
95%							
100%							



2 NORTH ELEVATION
SCALE: 3/16"=1'-0"

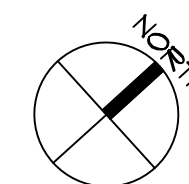


1 WEST ELEVATION
SCALE: 3/16"=1'-0"



1 1ST LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

REVISIONS	1	2	3	4	5	6	7
DATE							
BY							
DESCRIPTION							



1

DRAWN BY:
PB

PRINTED DATE:
Nov 03, 2014 - 2:58pm

SHEET ID:
A-101

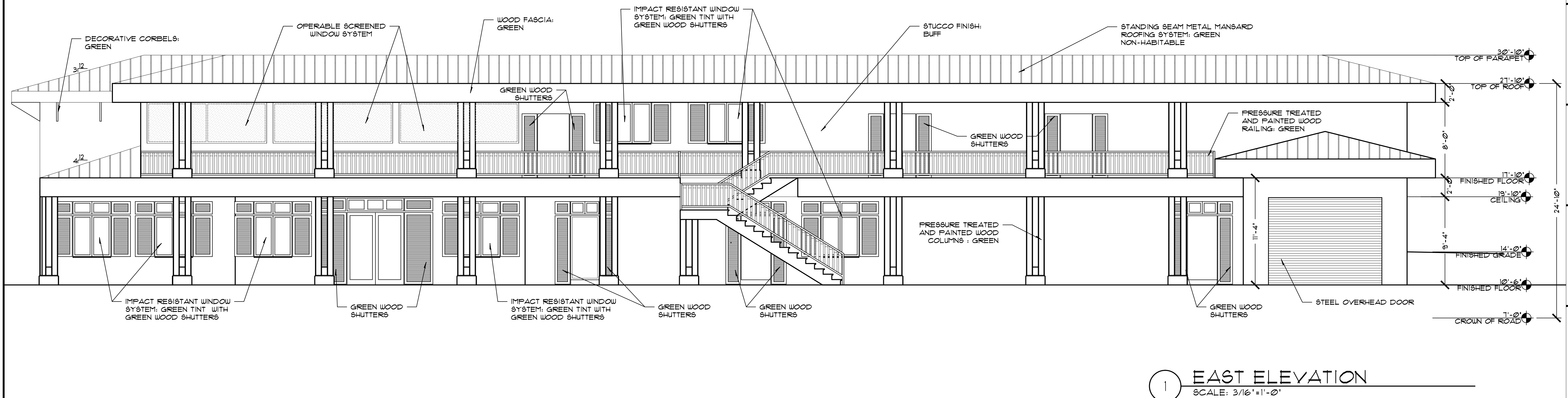
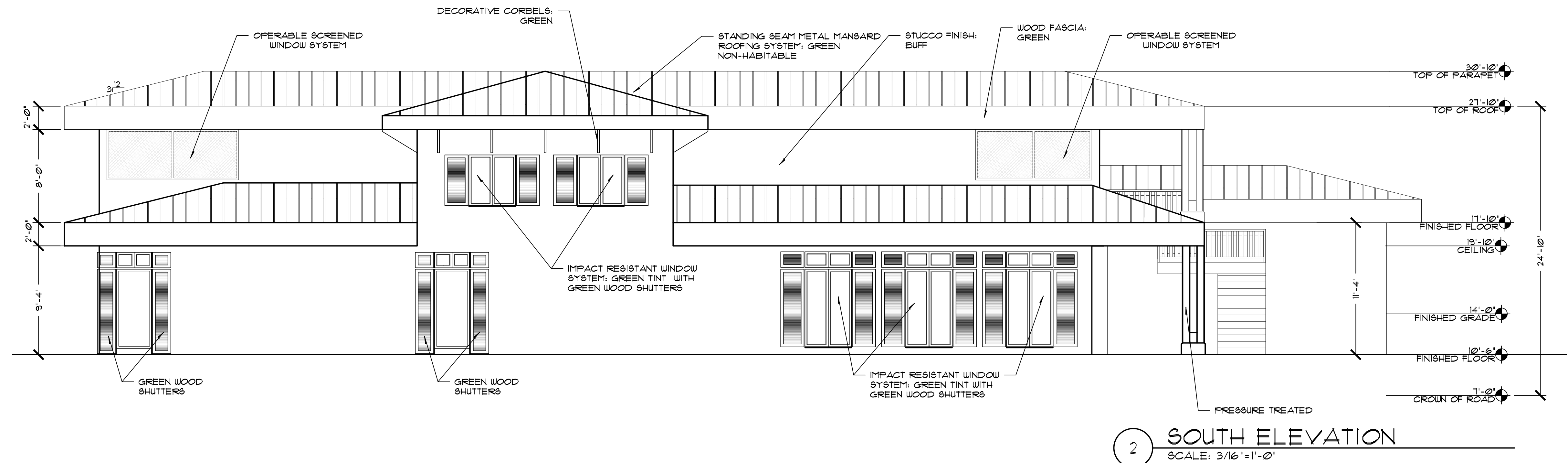
PROJECT ID:
2014-03

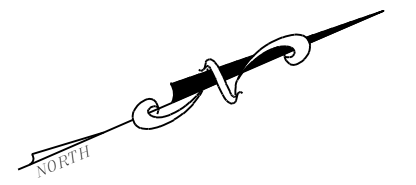
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DATE							
BY							
100%							
90%							
50%							
100%							

DRAWN BY:
RSS, LPB
PRINTED DATE:
Oct 29, 2014 - 2:34pm
SHEET ID:

A-400

PROJECT ID:
BG14-09





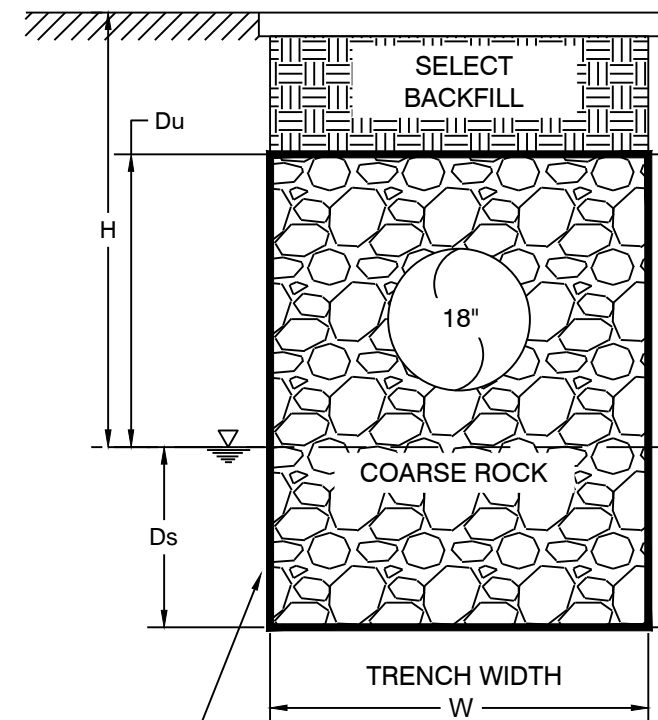
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SCALE 1"=20'

BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF
NOT TWO INCHES ON THIS SHEET ADJUST
SCALES ACCORDINGLY

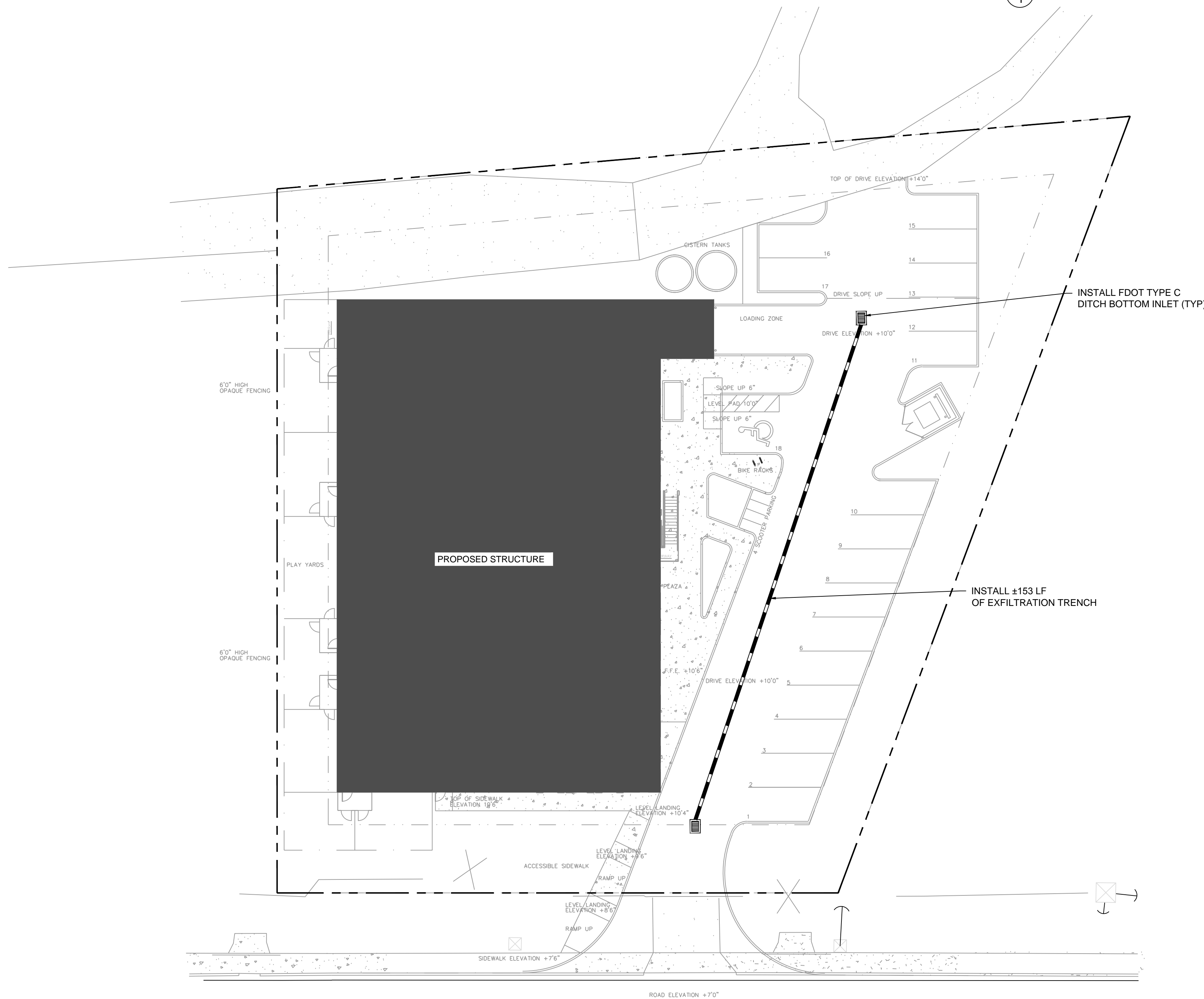
LEGEND

- PROJECT LIMITS
- IMPERVIOUS PAVING
- ROOF AREA
- DRY RETENTION AREA
- STORMWATER FLOW

NOTE: SYMBOLS IN LEGEND ARE NOT TO SCALE



1 Exfiltration Trench Detail
NOT TO SCALE



COLLEGE ROAD

Water Quantity Calculations - 25yr/72hr Design Storm

Water Quantity - Predevelopment

Project Area	A =	1.025	ac	44,660	sf
Pervious Area		0.607	ac	26,453	sf
Impervious Area		0.418	ac	18,207	sf
% Impervious		40.77%			
Rainfall for 25yr/24hr event	P ₂₄ =	9	in		
Rainfall for 25yr/3day event	P ₇₂ =	12.23	in		
Depth to Water Table		4	ft		
Predeveloped Available Storage		8.18	in		
Soil Storage	S =	4.85	in		
Q _{pre} = $\frac{(P_{72} - 0.2S)^2}{(P_{72} + 0.8S)}$	Q _{pre} =	7.87	in		
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72h} =	8.07	ac-in		

Water Quantity - Postdevelopment

Project Area	A =	1.025	ac	44,660	sf
Pervious Area		0.332	ac	14,480	sf
Impervious Area		0.693	ac	30,180	sf
% Impervious		67.6%			
Rainfall for 25yr/24hr event	P ₂₄ =	9	in		
Rainfall for 25yr/3day event	P ₇₂ =	12.23	in		
Depth to Water Table		4	ft		
Developed Available Storage		8.18	in		
Soil Storage	S =	2.65	in		
Q _{post} = $\frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q _{post} =	9.54	in		
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72h} =	9.78	ac-in		

Postdevelopment - Predevelopment

Q _{pre-post} = Q _{post} - Q _{pre}	Q _{pre-post} =	1.66	in		
Pre/Post Volume = Q _{pre-post} X A	V _{pre-post} =	1.71	ac-in		

Water Quality Calculations - 25yr/72hr Design Storm

Water Quality

Project Area	1.025	ac	44,660	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.322	ac	14,015	sf
Pavement/Walkways	0.371	ac	16,165	sf
Pervious area	0.332	ac	14,480	sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.371	ac	16,165	sf
% Impervious	36%			
A) One inch of runoff from project area	1.025	ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	0.928	ac-in		

Comparison of Water Quality Methods

	1.025	>	0.928	
	ac-in		ac-in	
Total Volume Required	1.025	ac-in	3,722	cf
Pond Volume Provided	0.782	ac-in	2,839	cf
Exfiltration Volume Provided	0.511	ac-in	1,856	cf
Total Volume provided	1.293	ac-in	4,695	cf

Exfiltration Trench Design

Required trench length (L) =

$$\frac{V}{K(H^2W + 2H^2Du - Du^2 + 2H^2Ds) + 1.39 \times 10^{-4}(W)(Du)}$$

Hydraulic Conductivity, K=	0.0000145	
H =	5	ft
W =	5	ft
Du =	3.5	ft
Ds =	1.5	ft
Volume of Trench, V =	0.243	ac-in

Trench Length Required =	73	FT
Trench Length Provided =	153	FT

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT



PEREZ ENGINEERING
& DEVELOPMENT, INC.

KEY WEST OFFICE
1010 EAST KENNEDY DRIVE, SUITE 201
KEY WEST, FLORIDA 33040
TEL: (305) 293-9440 FAX: (305) 293-9243

ALLEN E. PEREZ, P.E.
Florida P.E. NO. 31468

October 28, 2014

REVISIONS: ORIGINAL - AUGUST 2014

ANIMAL SHELTER

COLLEGE ROAD

KEY WEST, FL 33340

CONCEPTUAL DRAINAGE PLAN

CITY OF KEY WEST

PO BOX 1409

KEY WEST, FL 33041

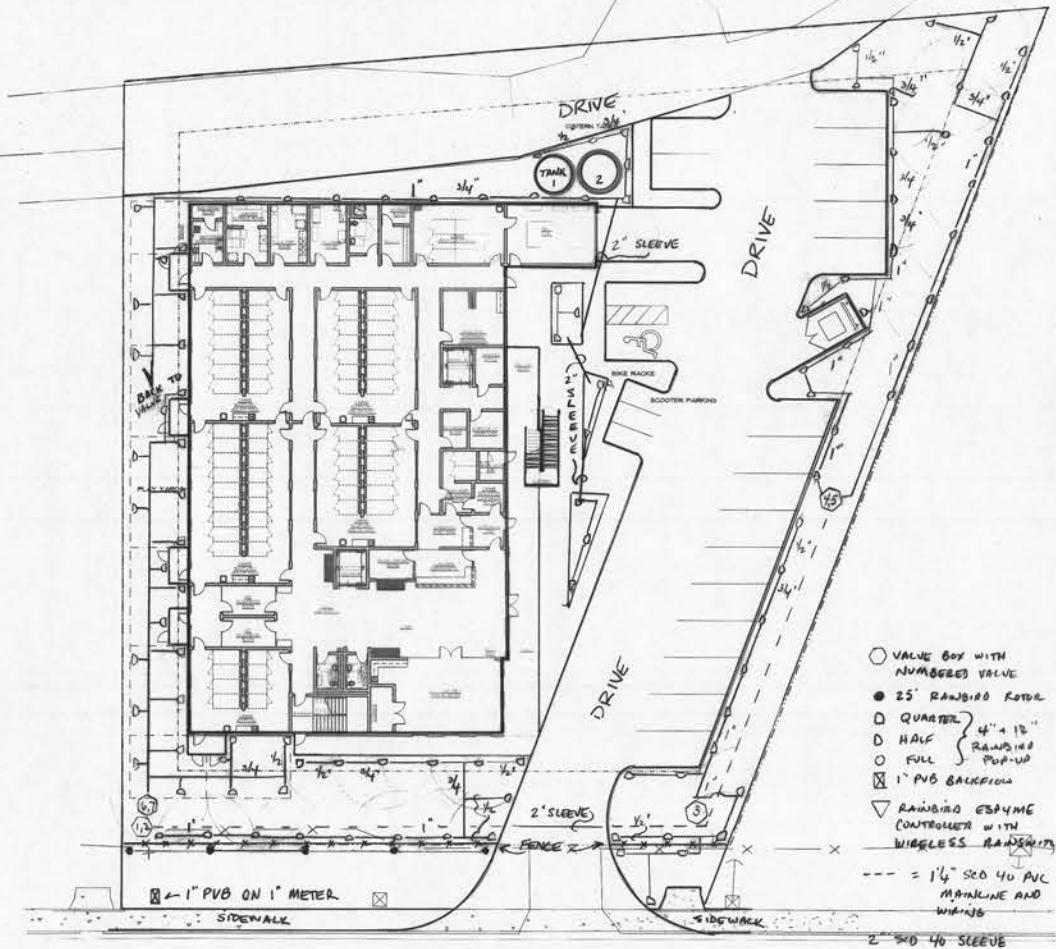
JOB NO. 141089
DRAWN BGO
DESIGNED AEP
CHECKED AEP
QC
SHEET

C-1

ZONE 1	ROTAS	18 GPM
2	MIST	27 GPM
3	MIST	25 GPM
4	MIST	32 GPM
5	MIST	24 GPM
6	MIST	43 GPM
7	MIST	36 GPM

TOTAL WATER USAGE
PER WATERING CYCLE 3532 GALLONS

BLUE ISLAND IRRIGATION
3255 FLAGLER AVE #307
K. WEST FL. 33040
293-8444



COLLEGE ROAD

1"=20'

FLORIDA KEYS SPCA, 5230 COLLEGE RD, KEY WEST, FL
2. IRRIGATION PLAN



Additional Information

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Officer/Registered Agent Name****Florida Non Profit Corporation**

FLORIDA KEYS SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS, INC.

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Principal Address5230 COLLEGE ROAD
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Changed: 03/30/2000

Mailing Address5230 COLLEGE ROAD
KEY WEST, FL 33040

Changed: 09/04/2008

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63 TWO TURTLES LANE
KEY WEST, FL 33040

Name Changed: 09/04/2008

Address Changed: 09/04/2008

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Annual Reports

Report Year	Filed Date
2013	02/13/2013
2013	08/08/2013

2014

03/31/2014

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State of Florida, Department of State