



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 5709 College Road

Zoning District: PS Real Estate (RE) #: 00072080-000500

Property located within the Historic District? ☐ Yes ☒ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: K2M Design, Inc. Anthony Sarno, Director of Florida Keys Operations

Mailing Address: 1001 Whitehead Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: (305) 395-2846 Office: (305) 292-7722 Fax: (305) 292-2162

Email: asarno@k2mdesign.com

PROPERTY OWNER: (if different than above)

Name: Jane Dawkins

Mailing Address: 1408 Petronia Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: (305) 294-4857 Fax: _____

Email: jane@fkspca.org

Description of Proposed Construction, Development, and Use: The proposed development is creating a new two-story facility for the Florida Keys SPCA, elevated above flood, and incorporating sustainable design principles to reduce maintenance and operational costs.

List and describe the specific variance(s) being requested:

We are requesting a single variance to the Impervious Surface requirement. Code requires 60% minimum impervious surface. Our design exceeds this by 7.6%, totaling 67.6% Impervious Surface.

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☒ No

If yes, please describe and attach relevant documents: _____

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Will any work be within the dripline (canopy) of any tree on or off the property?

☐ Yes ☒ No

If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?

☐ Yes ☒ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning		SEE ATTACHED		
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at <http://www.municode.com/Library/FL/Key West> under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

This variance request is unique to this site in order to provide adequate facilities for the Florida Keys SPCA and related service and parking requirements.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The conditions are not created by the applicant. All efforts have been made to design a compact facility on this site to minimize the needs for a variance.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

This variance request is unique to this parcel and special privileges are not conferred.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The limited size of this site against the needs of the Florida Keys SPCA to serve and accommodate the community create the hardship of meeting the impervious surface minimum requirements.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

The minimal variance of Impervious Surface possible to accommodate the design requirements are all that are being requested.

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6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

The granting of this variance will allow the new Florida Keys SPCA building to be constructed, providing a much needed service to our community. Protection for health, safety, and welfare of the public will not be compromised by this variance.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

The existing site is a vacant site and nonconformities do not exist.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- ☐ Correct application fee. Check may be payable to "City of Key West."
- ☐ Notarized verification form signed by property owner or the authorized representative.
- ☐ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☐ Copy of recorded warranty deed
- ☐ Property record card
- ☐ Signed and sealed survey
- ☐ Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- ☐ Floor plans
- ☐ Stormwater management plan

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.

[Signature]
Signature of Authorized Representative

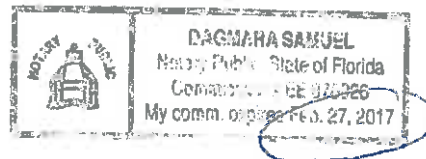
Subscribed and sworn to (or affirmed) before me on this 11/3/14 by
date

Anthony D. Sarno
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Dagmarra Samuel
Name of Acknowledger typed, printed or stamped



EE 878826
Commission Number, if any

Authorization

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

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



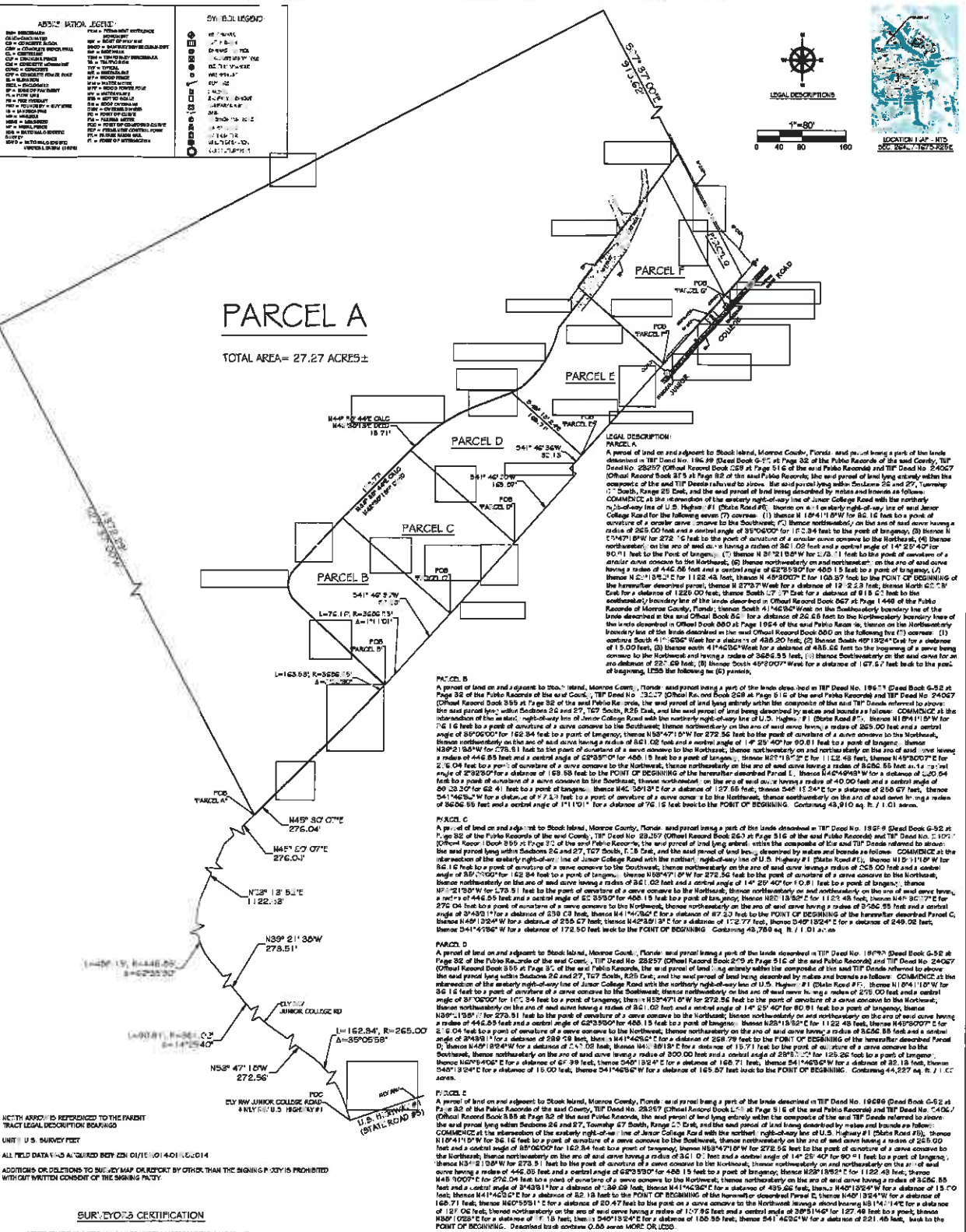
EE114492
Commission Number, if any

Survey

ADDITIONAL LEGEND	
1. BOUNDARY LINE 2. EASEMENT 3. EASEMENT 4. EASEMENT 5. EASEMENT 6. EASEMENT 7. EASEMENT 8. EASEMENT 9. EASEMENT 10. EASEMENT 11. EASEMENT 12. EASEMENT 13. EASEMENT 14. EASEMENT 15. EASEMENT 16. EASEMENT 17. EASEMENT 18. EASEMENT 19. EASEMENT 20. EASEMENT 21. EASEMENT 22. EASEMENT 23. EASEMENT 24. EASEMENT 25. EASEMENT 26. EASEMENT 27. EASEMENT 28. EASEMENT 29. EASEMENT 30. EASEMENT 31. EASEMENT 32. EASEMENT 33. EASEMENT 34. EASEMENT 35. EASEMENT 36. EASEMENT 37. EASEMENT 38. EASEMENT 39. EASEMENT 40. EASEMENT 41. EASEMENT 42. EASEMENT 43. EASEMENT 44. EASEMENT 45. EASEMENT 46. EASEMENT 47. EASEMENT 48. EASEMENT 49. EASEMENT 50. EASEMENT 51. EASEMENT 52. EASEMENT 53. EASEMENT 54. EASEMENT 55. EASEMENT 56. EASEMENT 57. EASEMENT 58. EASEMENT 59. EASEMENT 60. EASEMENT 61. EASEMENT 62. EASEMENT 63. EASEMENT 64. EASEMENT 65. EASEMENT 66. EASEMENT 67. EASEMENT 68. EASEMENT 69. EASEMENT 70. EASEMENT 71. EASEMENT 72. EASEMENT 73. EASEMENT 74. EASEMENT 75. EASEMENT 76. EASEMENT 77. EASEMENT 78. EASEMENT 79. EASEMENT 80. EASEMENT 81. EASEMENT 82. EASEMENT 83. EASEMENT 84. EASEMENT 85. EASEMENT 86. EASEMENT 87. EASEMENT 88. EASEMENT 89. EASEMENT 90. EASEMENT 91. EASEMENT 92. EASEMENT 93. EASEMENT 94. EASEMENT 95. EASEMENT 96. EASEMENT 97. EASEMENT 98. EASEMENT 99. EASEMENT 100. EASEMENT	1. BOUNDARY LINE 2. EASEMENT 3. EASEMENT 4. EASEMENT 5. EASEMENT 6. EASEMENT 7. EASEMENT 8. EASEMENT 9. EASEMENT 10. EASEMENT 11. EASEMENT 12. EASEMENT 13. EASEMENT 14. EASEMENT 15. EASEMENT 16. EASEMENT 17. EASEMENT 18. EASEMENT 19. EASEMENT 20. EASEMENT 21. EASEMENT 22. EASEMENT 23. EASEMENT 24. EASEMENT 25. EASEMENT 26. EASEMENT 27. EASEMENT 28. EASEMENT 29. EASEMENT 30. EASEMENT 31. EASEMENT 32. EASEMENT 33. EASEMENT 34. EASEMENT 35. EASEMENT 36. EASEMENT 37. EASEMENT 38. EASEMENT 39. EASEMENT 40. EASEMENT 41. EASEMENT 42. EASEMENT 43. EASEMENT 44. EASEMENT 45. EASEMENT 46. EASEMENT 47. EASEMENT 48. EASEMENT 49. EASEMENT 50. EASEMENT 51. EASEMENT 52. EASEMENT 53. EASEMENT 54. EASEMENT 55. EASEMENT 56. EASEMENT 57. EASEMENT 58. EASEMENT 59. EASEMENT 60. EASEMENT 61. EASEMENT 62. EASEMENT 63. EASEMENT 64. EASEMENT 65. EASEMENT 66. EASEMENT 67. EASEMENT 68. EASEMENT 69. EASEMENT 70. EASEMENT 71. EASEMENT 72. EASEMENT 73. EASEMENT 74. EASEMENT 75. EASEMENT 76. EASEMENT 77. EASEMENT 78. EASEMENT 79. EASEMENT 80. EASEMENT 81. EASEMENT 82. EASEMENT 83. EASEMENT 84. EASEMENT 85. EASEMENT 86. EASEMENT 87. EASEMENT 88. EASEMENT 89. EASEMENT 90. EASEMENT 91. EASEMENT 92. EASEMENT 93. EASEMENT 94. EASEMENT 95. EASEMENT 96. EASEMENT 97. EASEMENT 98. EASEMENT 99. EASEMENT 100. EASEMENT

PARCEL A

TOTAL AREA= 27.27 ACRES±



NOTES: THIS IS NOT A BOUNDARY SURVEY. ANY BOUNDARY OR RIGHT OF WAY LINE SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR OTHER INTERESTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PARCELS AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR OTHER INTERESTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PARCELS AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR OTHER INTERESTS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND MEETS THE MINIMUM TECHNICAL REQUIREMENTS SET FORTH IN CHAPTER 100, FLORIDA STATUTES AND COMPILED WITH CHAPTER 177, RULES AND REGULATIONS.

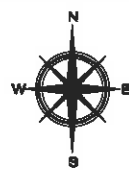
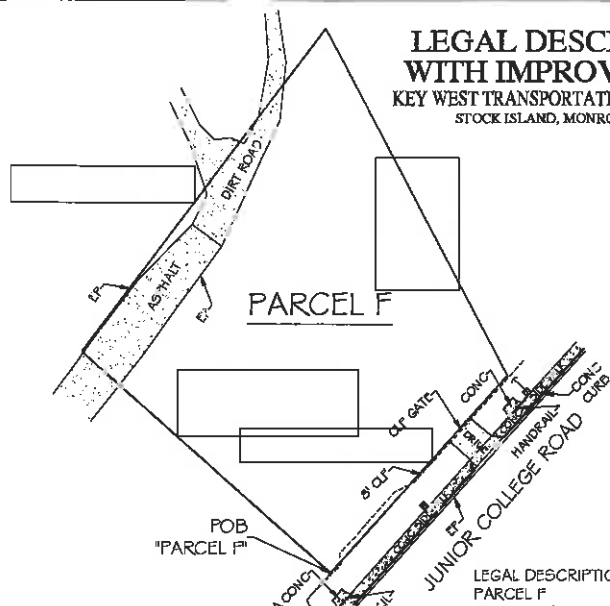
LEGAL DESCRIPTION SKETCH WITH IMPROVEMENTS SHOWN

KEY WEST TRANSPORTATION FACILITY, JR. COLLEGE ROAD

FLORIDA KEYS LAND SURVEYING

DATE	BY	REVISION	BY	REVISION
01/28/2016	MBF	1	MBF	1
02/08/2016	MBF	2	MBF	2
03/08/2016	MBF	3	MBF	3
04/08/2016	MBF	4	MBF	4
05/08/2016	MBF	5	MBF	5
06/08/2016	MBF	6	MBF	6
07/08/2016	MBF	7	MBF	7
08/08/2016	MBF	8	MBF	8
09/08/2016	MBF	9	MBF	9
10/08/2016	MBF	10	MBF	10
11/08/2016	MBF	11	MBF	11
12/08/2016	MBF	12	MBF	12
01/09/2017	MBF	13	MBF	13
02/09/2017	MBF	14	MBF	14
03/09/2017	MBF	15	MBF	15
04/09/2017	MBF	16	MBF	16
05/09/2017	MBF	17	MBF	17
06/09/2017	MBF	18	MBF	18
07/09/2017	MBF	19	MBF	19
08/09/2017	MBF	20	MBF	20
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01/10/2018	MBF	25	MBF	25
02/10/2018	MBF	26	MBF	26
03/10/2018	MBF	27	MBF	27
04/10/2018	MBF	28	MBF	28
05/10/2018	MBF	29	MBF	29
06/10/2018	MBF	30	MBF	30
07/10/2018	MBF	31	MBF	31
08/10/2018	MBF	32	MBF	32
09/10/2018	MBF	33	MBF	33
10/10/2018	MBF	34	MBF	34
11/10/2018	MBF	35	MBF	35
12/10/2018	MBF	36	MBF	36
01/11/2019	MBF	37	MBF	37
02/11/2019	MBF	38	MBF	38
03/11/2019	MBF	39	MBF	39
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05/11/2019	MBF	41	MBF	41
06/11/2019	MBF	42	MBF	42
07/11/2019	MBF	43	MBF	43
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02/12/2020	MBF	50	MBF	50
03/12/2020	MBF	51	MBF	51
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07/12/2020	MBF	55	MBF	55
08/12/2020	MBF	56	MBF	56
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11/12/2020	MBF	59	MBF	59
12/12/2020	MBF	60	MBF	60
01/01/2021	MBF	61	MBF	61
02/01/2021	MBF	62	MBF	62
03/01/2021	MBF	63	MBF	63
04/01/2021	MBF	64	MBF	64
05/01/2021	MBF	65	MBF	65
06/01/2021	MBF	66	MBF	66
07/01/2021	MBF	67	MBF	67
08/01/2021	MBF	68	MBF	68
09/01/2021	MBF	69	MBF	69
10/01/2021	MBF	70	MBF	70
11/01/2021	MBF	71	MBF	71
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01/02/2022	MBF	73	MBF	73
02/02/2022	MBF	74	MBF	74
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05/03/2023	MBF	89	MBF	89
06/03/2023	MBF	90	MBF	90
07/03/2023	MBF	91	MBF	91
08/03/2023	MBF	92	MBF	92
09/03/2023	MBF	93	MBF	93
10/03/2023	MBF	94	MBF	94
11/03/2023	MBF	95	MBF	95
12/03/2023	MBF	96	MBF	96
01/04/2024	MBF	97	MBF	97
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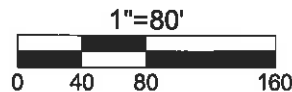
LEGAL DESCRIPTION SKETCH WITH IMPROVEMENTS SHOWN KEY WEST TRANSPORTATION FACILITY- JR. COLLEGE ROAD STOCK ISLAND, MONROE COUNTY, STATE OF FLORIDA



LEGAL DESCRIPTIONS



LOCATION MAP - NTS
SEC. 26+27-1675-R23E



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 RECORDED 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 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, 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 3696.55 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 243.53 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 01/15/2014-01/26/2014

ABBREVIATION LEGEND:

BM= BENCHMARK
CALC= CALCULATED
CB= CONCRETE BLOCK
CL= CENTERLINE
CLP= CHAINLINK FENCE
CM= CONCRETE MONUMENT
CONC= CONCRETE
CPF= CONCRETE POWER POLE
EP= EDGE OF PAVEMENT
MEAS= MEASURED
NCS= NATIONAL GEODETIC SURVEY
NGVD= NATIONAL GEODETIC VERTICAL DATUM (1929)
RW= RIGHT OF WAY LINE
NTS= NOT TO SCALE
OW= 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
⊙ CUY WIRE
⊙ MAILBOX
⊙ SANITARY CLEANOUT
⊙ SANITARY MANHOLE
⊙ SIGN
⊙ WOOD UTILITY POLE

TOTAL AREA= 1.02 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 SURVEYOR'S 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"=30'
FIELD WORK DATE: 01/29/2014
REVISION DATE: 02/04/2014
SHEET: 1 OF 1
DRAWN BY: MPB
CHECKED BY: _____
CROW 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 SJ-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 #6723, PROFESSIONAL SURVEYOR AND MAPPER, L#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: FKLSEmail@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-T675-R25E



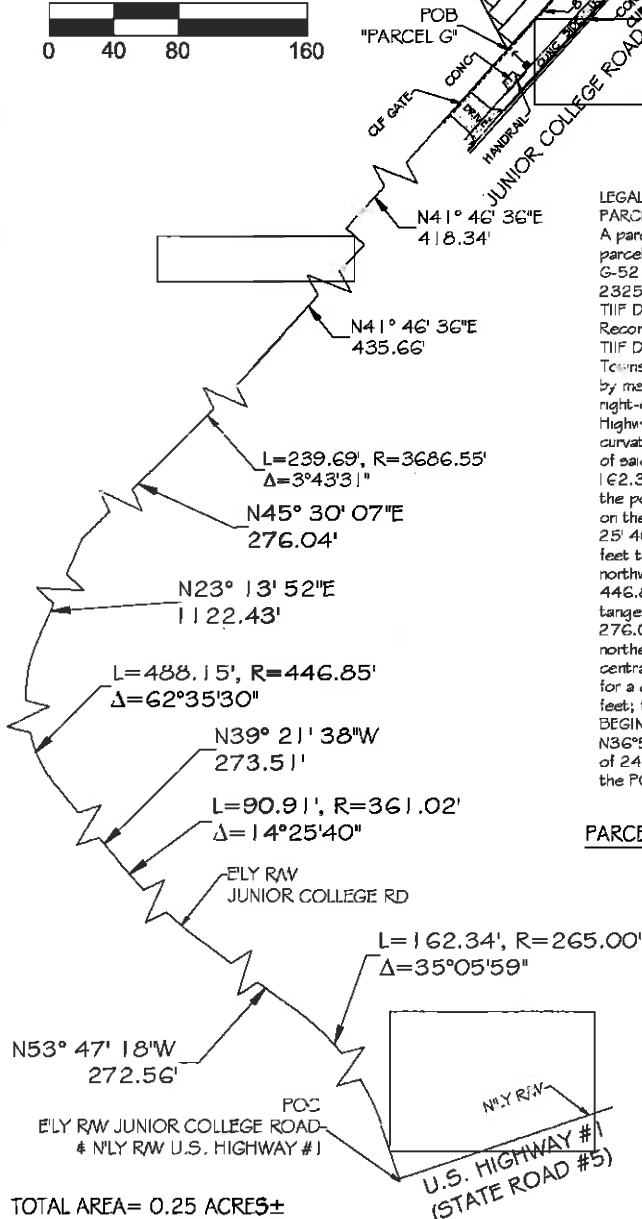
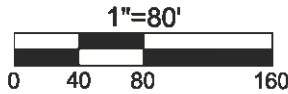
LEGAL DESCRIPTIONS

NORTH ARROW IS REFERENCED TO THE PARENT TRACT LEGAL DESCRIPTION BEARING

UNITS: U.S. SURVEY FEET

ALL FIELD DATA WAS ACQUIRED BETWEEN 01/15/2014-01/28/2014

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 TIF Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, TIF Deed No. 23257 (Official Record Book 269 at Page 516 of the said Public Records) and TIF 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 TIF 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°41'11.8" 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 Northeast; thence northeasterly on the arc of said curve having a radius of 3606.55 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- 42x12' BUS SPACES

ABBREVIATION LEGEND:

BM = BENCHMARK
CALC = CALCULATED
CB = CONCRETE BLOCK
CL = CENTERLINE
CLP = CHAINLINK PENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
EP = EDGE OF PAVEMENT
MEAS = MEASURED
NGS = NATIONAL GEODETIC SURVEY
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
RW = RIGHT OF WAY LINE
NTS = NOT TO SCALE
OWH = OVERHEAD WIRES
PC = POINT OF CURVE
PCP = PERMANENT CONTROL POINT
P = PAPER KILN 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

NOTES: 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 GAPS. 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 SURVEYOR'S 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: 01/28/2014
REVISION DATE: 01/28/2014
SHEET: 1 OF 1
DRAWN BY: MPB
CHECKED BY:
CROWD #: 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 54-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 478.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

DRIC A. ISACSON, PSM #6768, PROFESSIONAL SURVEYOR AND MAPPER, LDM 7847

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



FLORIDA KEYS
LAND SURVEYING

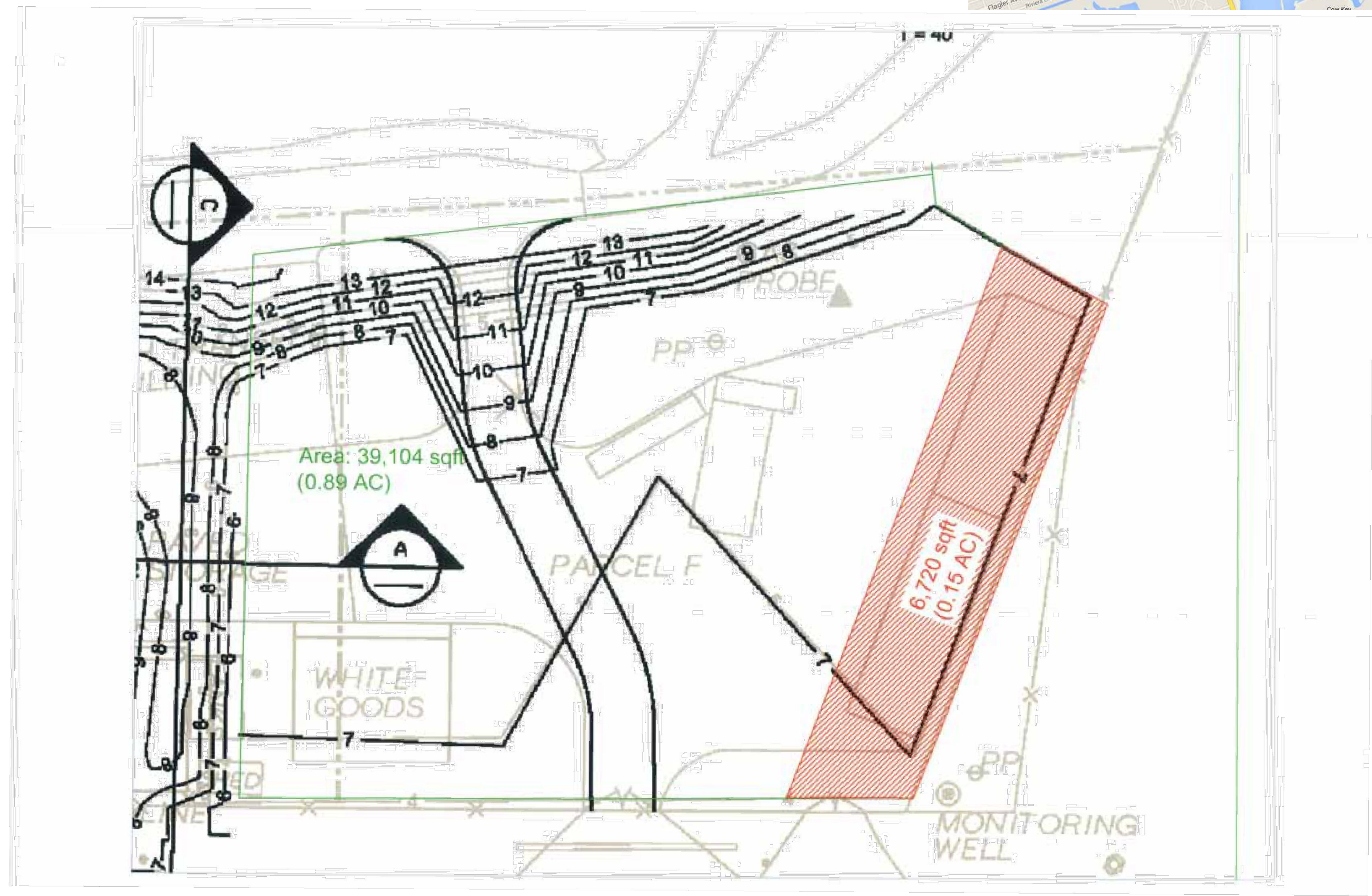
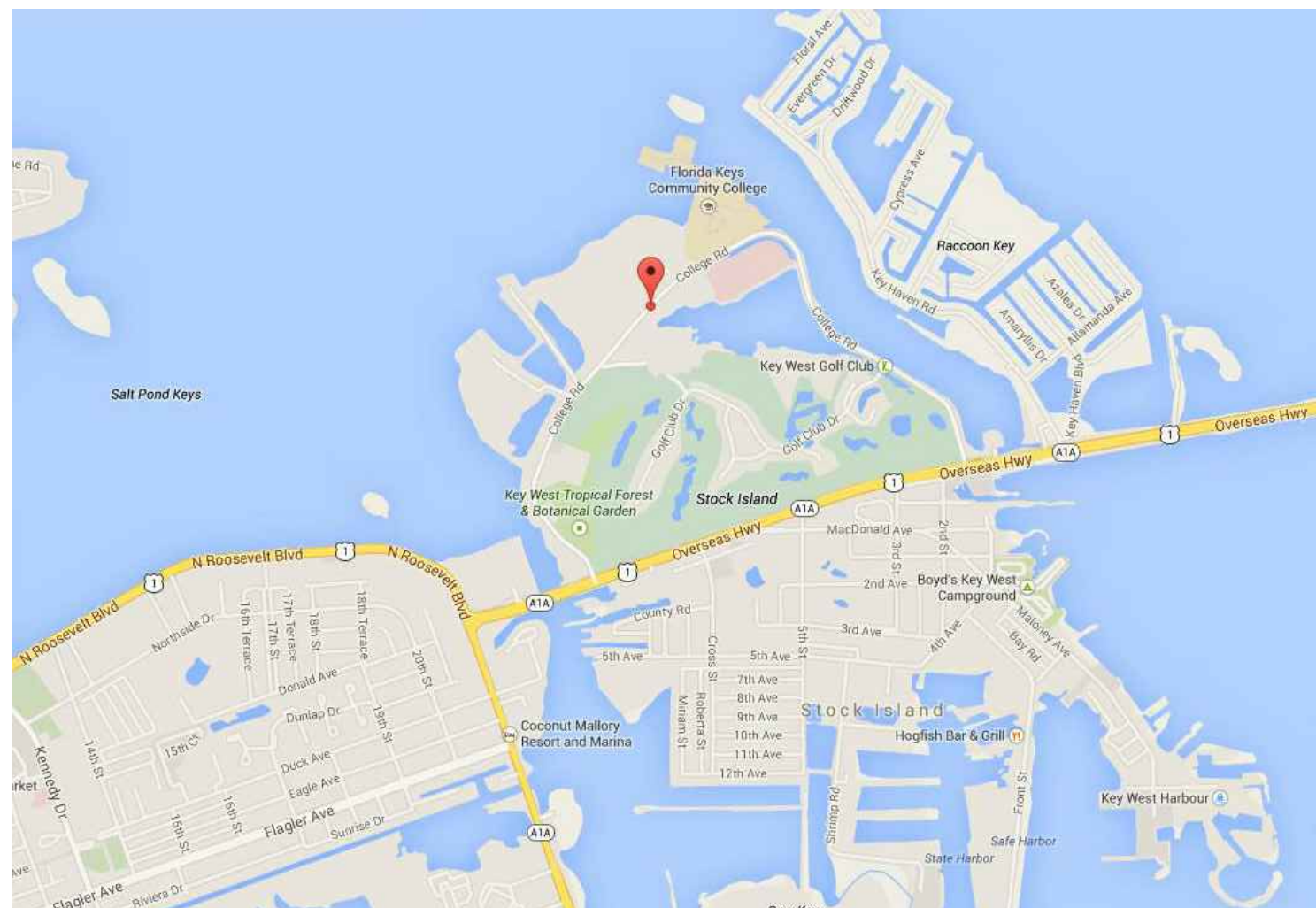
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

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			

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:



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.



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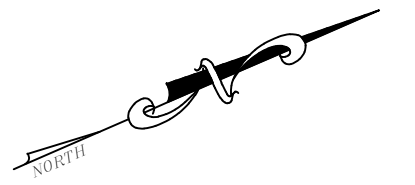
Architecture, Interior Design,
Procurement,
Owner Representation,
Specialty Consulting

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



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/72h} =	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/72h} =	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

BG

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K2M

DESIGN

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

PEREZ ENGINEERING
& DEVELOPMENT, INC.

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

DRAWING TITLE
CONCEPTUAL DRAINAGE PLAN

REVISIONS		DRAWING TITLE						
NO.	DESCRIPTION	1	2	3	4	5	6	7
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4								
5								
6								
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DRAWN BY:

PRINTED DATE:
Nov 03, 2014 - 3:03pm

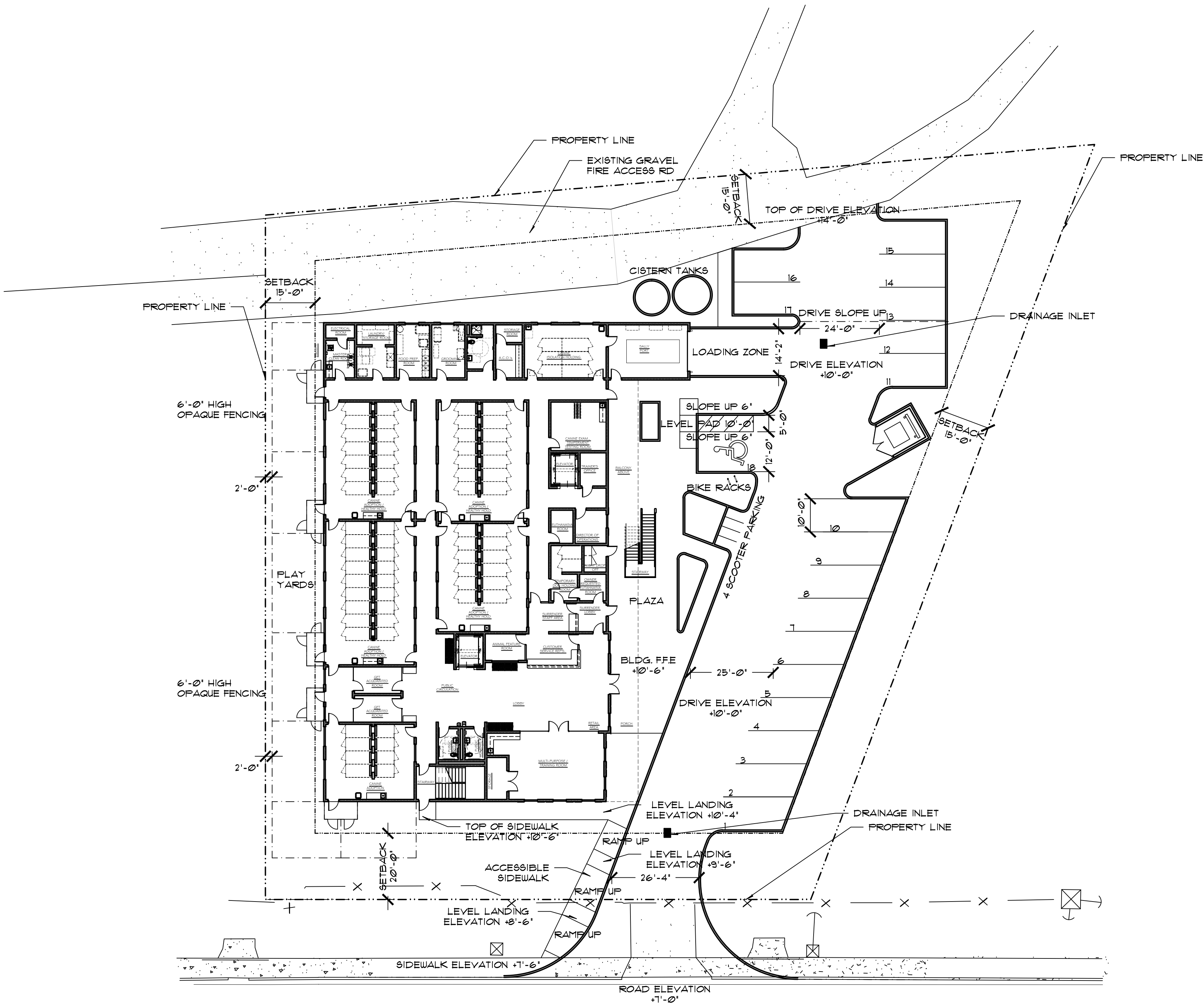
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C-1

PROJECT ID:
BG14-09

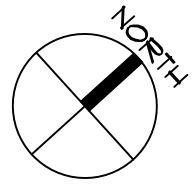
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	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	PUBLIC/SEMI-PUBLIC (P8)			
FLOOD ZONE	AE-9			
SIZE OF SITE	5,000 SF MIN	44,660 SF		
HEIGHT-HABITABLE BUILDING	25'-0"	0	24'-10"	
SETBACK 1: FRONT	20'-0"	0	20'-0"	NONE
SETBACK 2: RIGHT SIDE	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"



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K2M
DESIGN
Architecture, Interior Design,
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Specialty Consulting

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

DRAWN TITLE
ARCHITECTURAL SITE
PLAN

REVISIONS

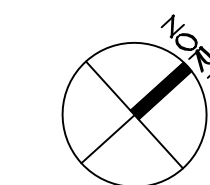
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RB
PRINTED DATE:
Nov 03, 2014 - 2:48pm
SHEET ID:

A-010

PROJECT ID:
BG14-09

CONCEPTUAL DESIGN



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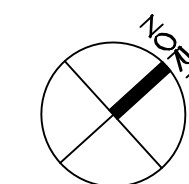
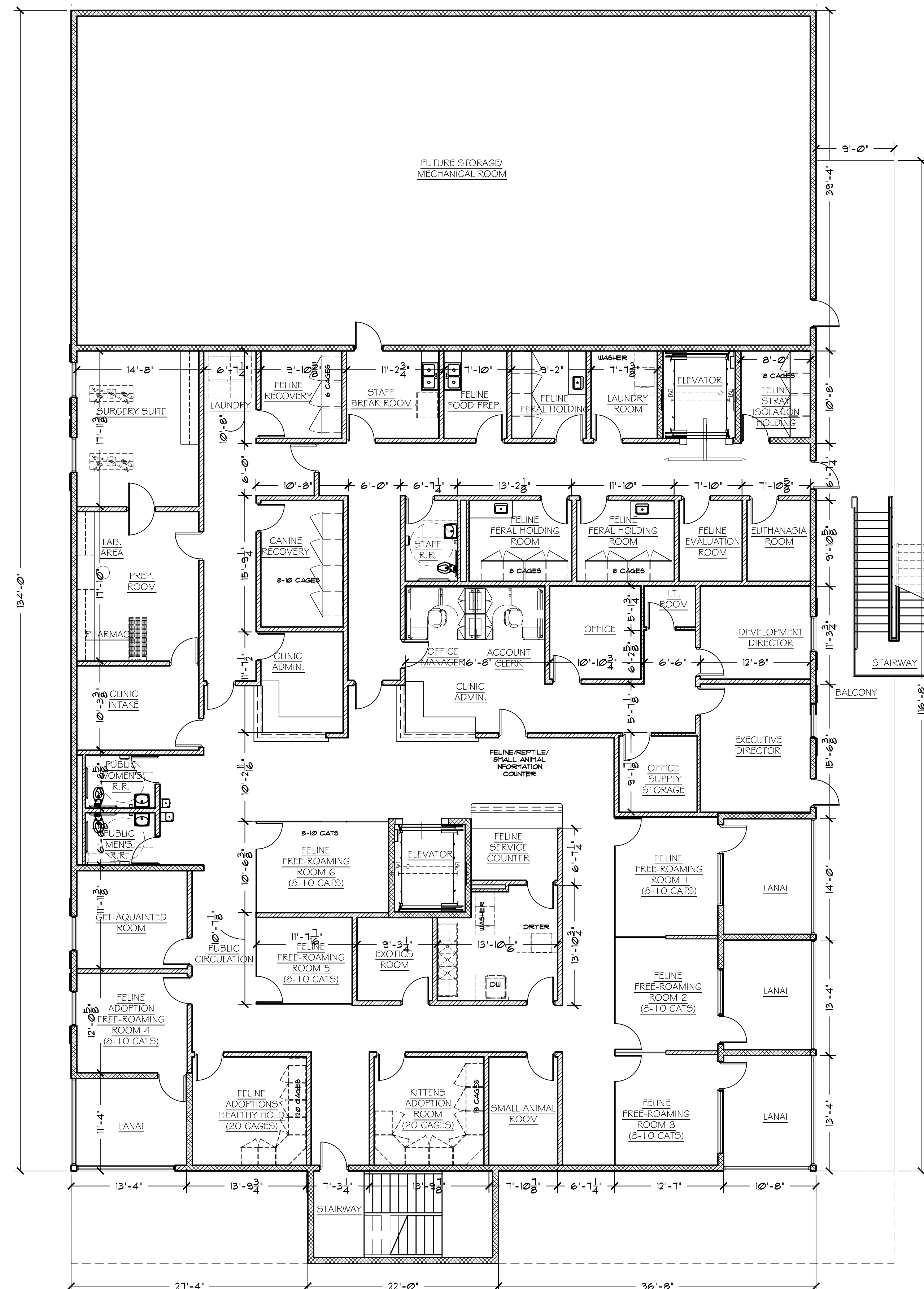
**FLORIDA KEYS SPCA
NEW FACILITY PROJECT**

**5709 COLLEGE ROAD, STOCK ISLAND
KEY WEST, FL 33040**

FIRST FLOOR PLAN

base dev.	100%	1
const. doc.	50%	2
	95%	3
	100%	4
		5
		6
		7

AWN BY:	
PRINTED DATE:	Nov 03, 2014 - 2:58pm
SHEET ID:	A-100
PROJECT ID:	14-09



1

2ND LEVEL FLOOR PLAN

SCALE: 1/8"=1'-0"

SECOND FLOOR PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

100%
100%
50%
86%
100%

DESIGN

PRINTED DATE

Nov 03, 2014 - 2:58pm

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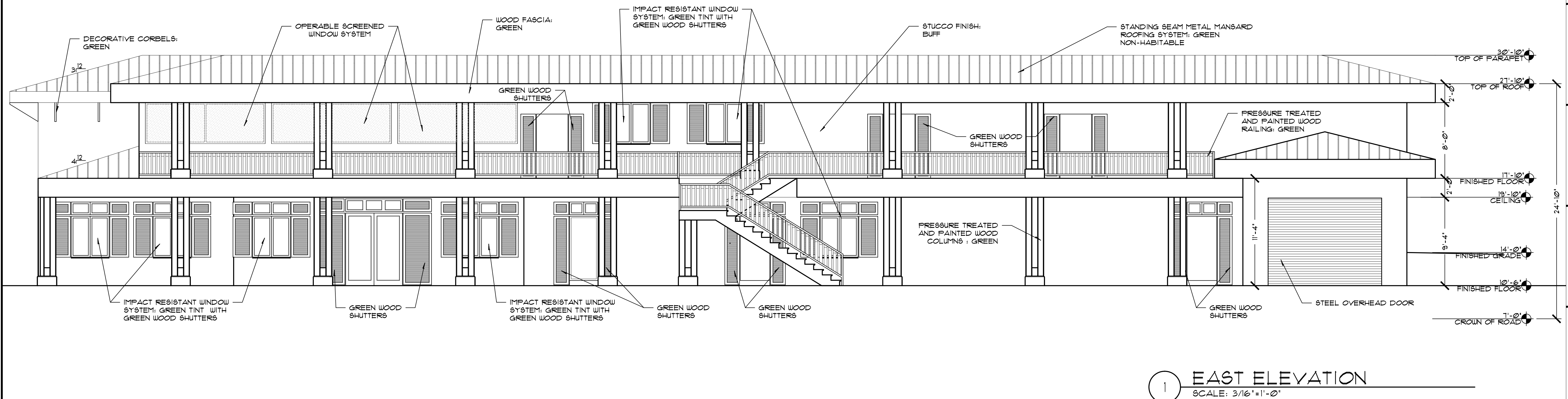
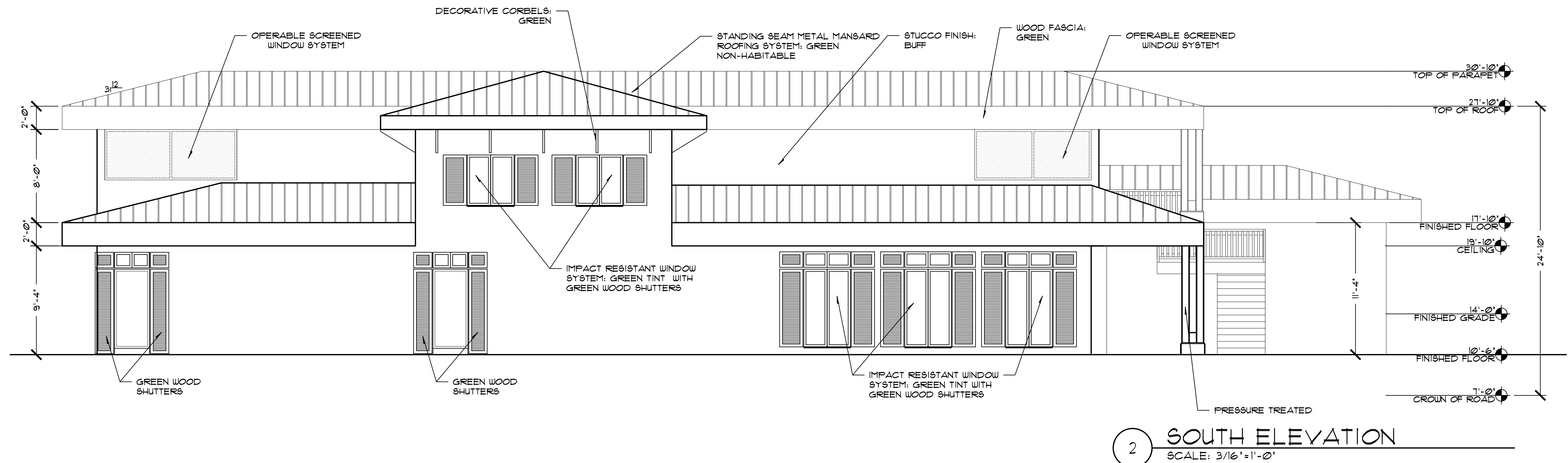
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PROJECT ID:

BG14-09

CONCEPTUAL DESIGN

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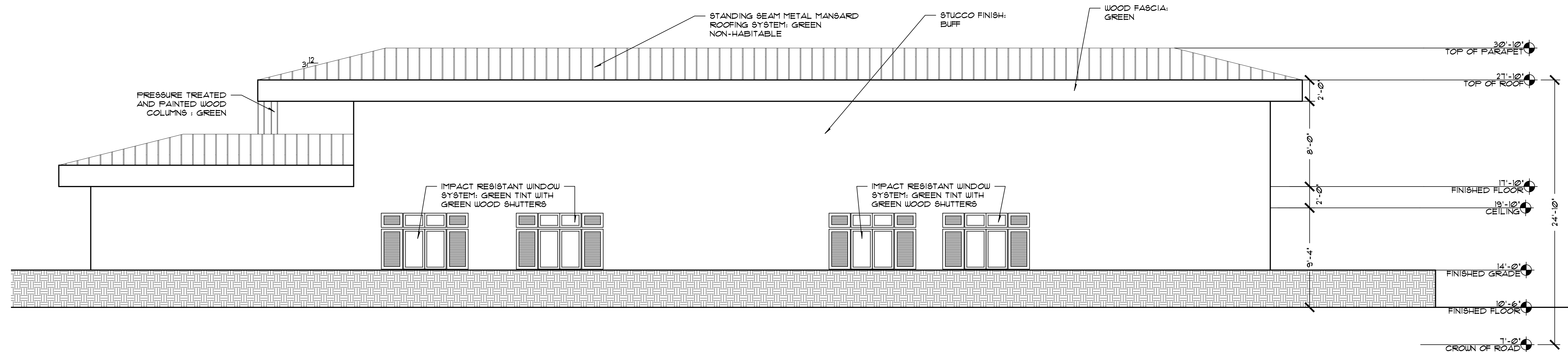


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BY							
100%							
DES. DEV.							
100%							
COMET. DOC.							
95%							
100%							

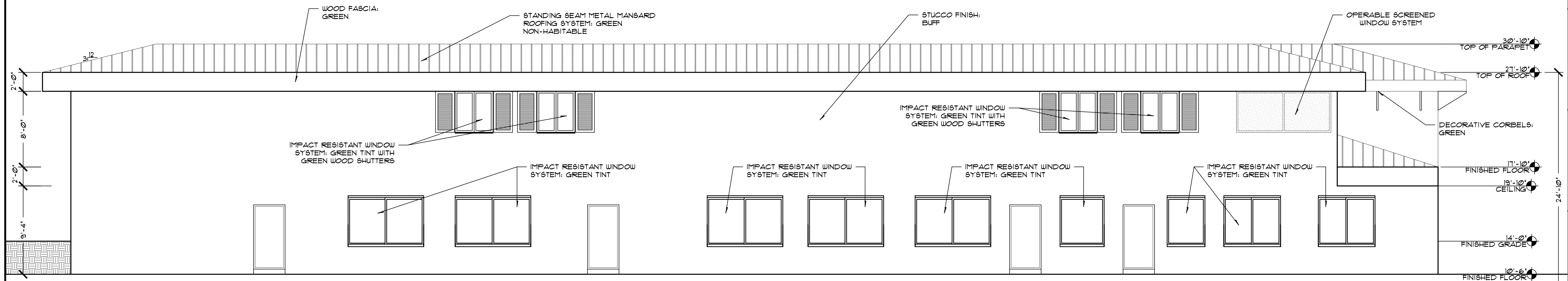
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RBB, LPB
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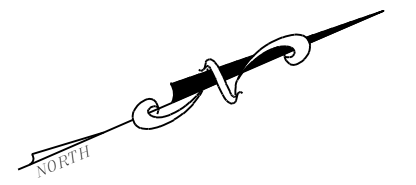
PROJECT ID:
BG14-09



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



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



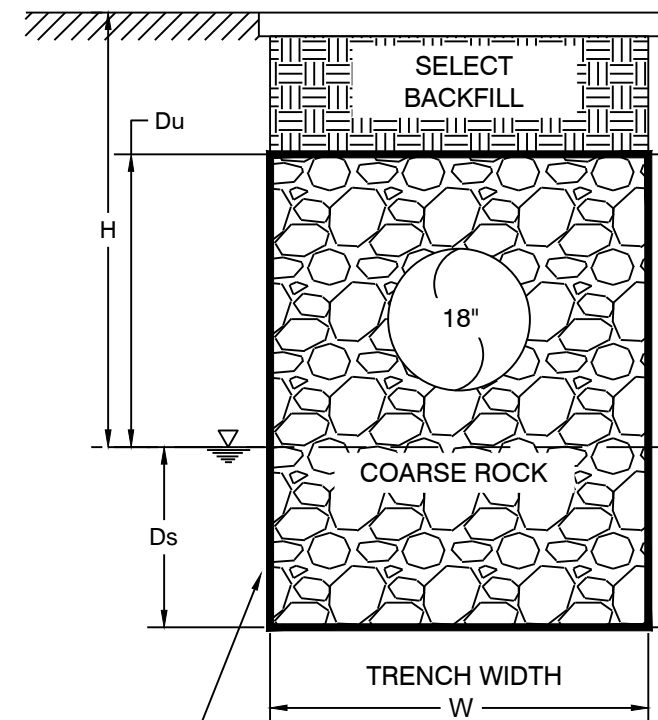
20' 0 20'
SCALE 1"=20'

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

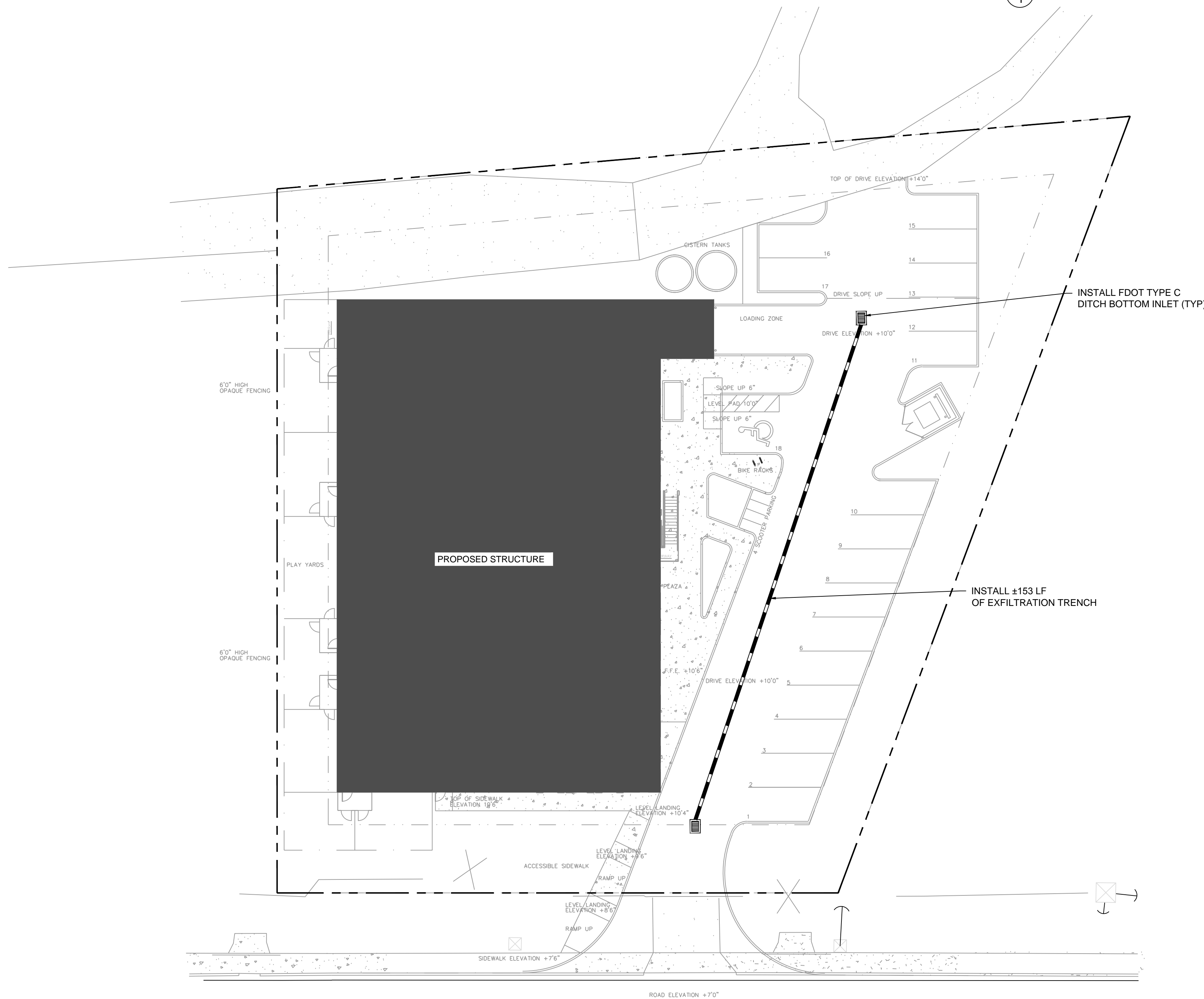
LEGEND

- 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.

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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

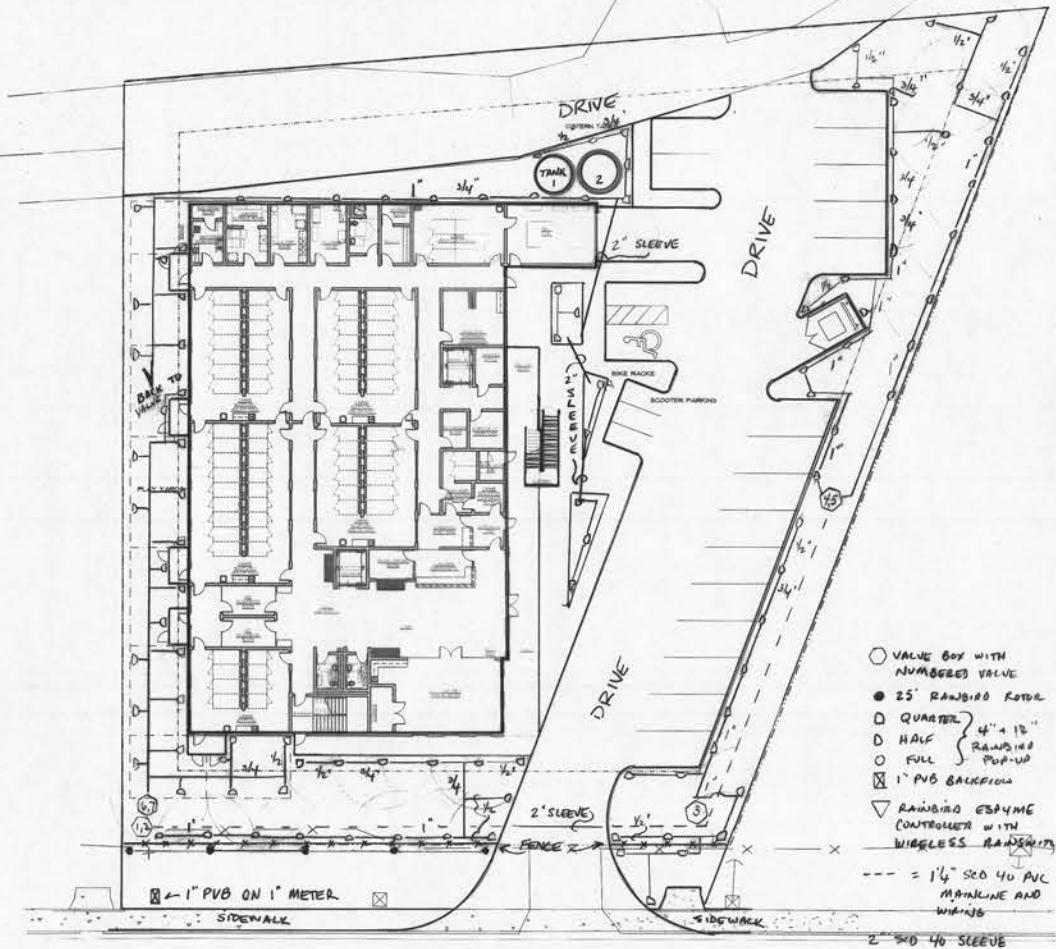
JOB NO. 141089
DRAWN BGO
DESIGNED AEP
CHECKED AEP
QC
SHEET

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.

Filing Information

Document Number	N99000000602
FEI/EIN Number	650891564
Date Filed	01/27/1999
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/02/2008
Event Effective Date	NONE

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Changed: 09/04/2008

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Name Changed: 09/04/2008

Address Changed: 09/04/2008

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Annual Reports

Report Year	Filed Date
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2013	08/08/2013

2014

03/31/2014

Document Images

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