

REMAINDER OF JACKSON SQUARE  
(WILLIAM A. WHITEHEAD'S MAP OF THE CITY OF KEY WEST)  
(UNRECORDED)

PORTION OF JACKSON SQUARE  
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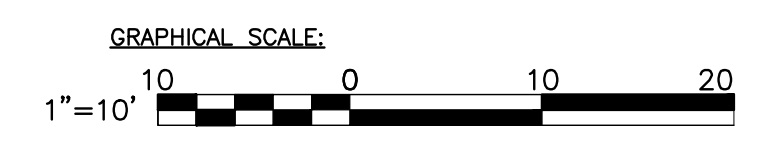
BM#2  
FD 1/2" IP.  
O/S 0.5' S  
EL.=12.75(NGVD 29)  
N 81011.35  
E 388888.91

P.O.B.  
BM#1  
FD. SHIP SPIKE(WITNESS CORNER)  
O/S 0.5' SW  
EL.= 7.78 (NGVD 29)  
N 80981.34  
E 388724.46

SITE DATA TABLE				
Site Data	Permitted/Required	Existing	Proposed	Variance Request
Zoning	HPS	HPS	No Change	Complies
Flood zone	--	Zone X	No Change	Complies
Height	25 ft	30 ft (Water Tank)	27' (New Building)	Variance - 2 ft.
Site Size	--	12,972 sq. ft.	No Change	Complies
Density	N/A	N/A	N/A	N/A
Floor Area Ratio	1.0	(0.35) 4646 sq. ft.	(.54) 7006 sq. ft.	Complies
Building Coverage	40% (5,188 sq. ft.)	35.8% (4,646 sq. ft.)	45.6% (5,920 sq. ft.)	Variance - 5.6% (1,274 sq. ft.)
Impervious Surface	50% (6,486 sq. ft.)	67.4% (8,743 sq. ft.)	66.9% (8,681 sq. ft.)	Complies
Open Space	20% (2,594 sq. ft.)	31.7% (4,120 sq. ft.)	32.2% (4,184 sq. ft.)	Complies
Landscape	20% (2,594 sq. ft.)	31.7% (4,120 sq. ft.)	32.2% (4,184 sq. ft.)	Waiver Request
Setback - Front	20 ft	20 ft	5 ft.	Variance - 15 ft.
Side Setback - North	10% of lot width (7.5 ft.)	7.5 ft.	7.5 ft. (new building)	Complies
Side Setback - South	10% of lot width (7.5 ft.)	0 ft. - Water tank	7.5 ft. (new building)	Complies
Setback - Street Side	10 ft.	N/A	N/A	N/A
Setback - Rear	20 ft.	5.9 ft. - Water tank	No Change	Complies
Parking	0	0	No change	Complies
Accessible Parking	0	0	No change	Complies
Bicycle Parking	0	0	No change	Complies
Consumption Area	N/A	N/A	N/A	N/A

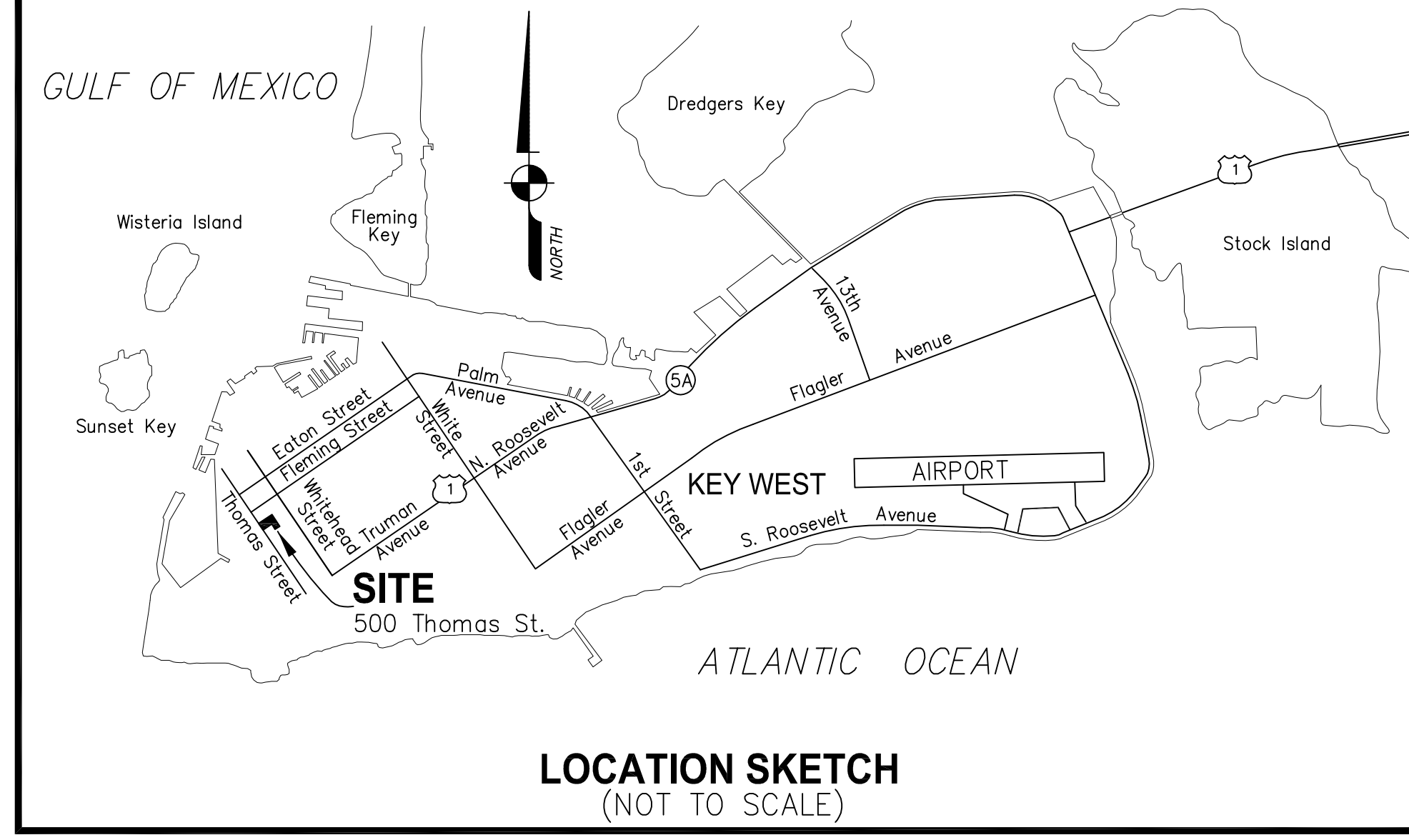
Permeable Surface Calculations		
Site	12972 SF	
Existing Tank Size	4645 SF	35.81%
Existing Concrete Area	230 SF	1.77%
Existing Pavers	3977 SF	30.66%
<b>Existing Site Non-Permeable</b>	<b>8852 SF</b>	<b>68.24%</b>
Existing Tank Size	4645 SF	35.81%
Existing Concrete Area	230 SF	1.77%
Remaining Pavers	2569 SF	19.80%
New Concrete (at doors)	60 SF	0.46%
<b>New Building</b>	<b>1274 SF</b>	<b>9.82%</b>
<b>New Site Non-Permeable</b>	<b>8778 SF</b>	<b>67.67%</b>
Reduction of	74 SF	0.57%

PLANT LIST					
SYM	TYP	COMMON NAME	SCIENTIFIC NAME	SPECIFICATION	QUAN
1	TA	Pink Tabebuia	Tabebuia Impetiginosa	3" Cal.; 10' OA	1
2	EF	Spanish Stopper	Eugenia foetida	15 gal.; 5' x 3'	1
3	CI	Cocoplum	Chrysobalanus icaco	3 gal.; 24" x 24"	28



REVISIONS			EOR	MONROE COUNTY PUBLIC WORKS/ENGINEERING DIVISION 1100 Simonton Street, Suite 2-231 Key West, Florida 33040 (305) 292-4560 FAX (305) 292-4558	MONROE COUNTY PUBLIC WORKS/ENGINEERING DIVISION PROJECT NAME JEFFERSON BROWN THOMAS STREET CHILLER RELOCATION	SHEET NO. <b>C1.0</b>
DATE	BY	DESCRIPTION				
			FRANCISCO J. ALONSO P.E. No. 66918 <b>T-Y-LIN INTERNATIONAL</b>		<b>JEFFERSON BROWN SITE &amp; LANDSCAPE PLAN</b>	

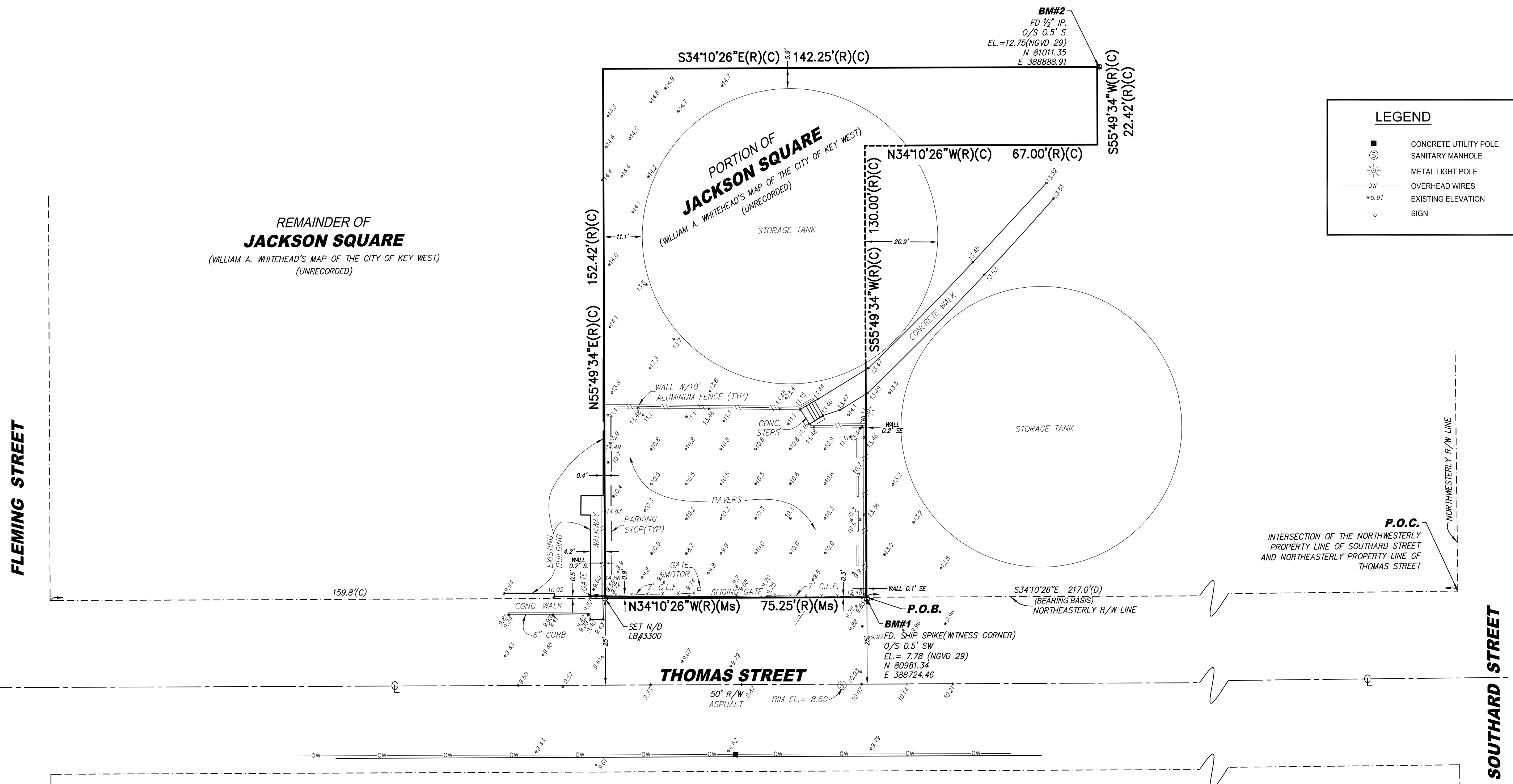
VARIANCE SUBMITTAL



**LOCATION SKETCH**  
(NOT TO SCALE)

**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
TEL: (561) 362-2664 FAX: (561) 394-7125  
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SCALE:	1" = 20'
DATE:	02/25/2016
BY:	KSB
CHECKED:	K.M.C.
F.B.:	1764
PG.:	74
SHEET:	1 OF 1
JOB #:	10128
TOPOGRAPHIC SURVEY OF	A PORTION OF
SECTION 6-88-25	UNRECORDED
SECTION OF	WILLIAM A. WHITEHEAD'S MAP OF KEY WEST
KEY WEST	MONROE COUNTY, FLORIDA
REVISIONS	
DATE	
F.B. / PG.	
BY	
CKD	
REVISIONS	
DATE	
F.B. / PG.	
BY	
CKD	
REVISIONS	
DATE	
F.B. / PG.	
BY	
CKD	
REVISIONS	
DATE	
F.B. / PG.	
BY	
CKD	



**LEGEND**

- CONCRETE UTILITY POLE
- SANITARY MANHOLE
- ⊛ METAL LIGHT POLE
- OVERHANGING WIRES
- +6.91 EXISTING ELEVATION
- SIGN

**LAND DESCRIPTION:**  
(Per Deed Book G-64, Page 78)  
A parcel or tract of land in JACKSON SQUARE in the City of Key West, Florida, according to William A. Whitehead's Map of the Island of Key West and more particularly described as follows:  
Commencing at the intersection of the northwesterly property line of Southard Street and the northeasterly property line of Thomas Street, run northwesterly along the northeasterly property line of Thomas Street for a distance of 217.0 feet to the Point of Beginning of the parcel or tract of land hereinafter described; from said point of beginning, continue northwesterly along the northeasterly property line of Thomas Street for a distance of 75.25 feet to a point; thence at right angles and northeasterly and parallel with Southard Street for a distance of 152.42 feet to a point; thence at right angles and southeasterly and parallel with Thomas Street for a distance of 142.25 feet to a point; thence at right angles and southwesterly and parallel with Southard Street for a distance of 22.42 feet to a point; thence at right angles and northwesterly and parallel with Southard Street for a distance of 67.0 feet to a point; thence at right angles and southwesterly and parallel with Southard Street for a distance of 130.0 feet back to the Point of Beginning.

Said lands lying and situate in the City of Key West, Monroe County, Florida, containing 12,972 square feet (0.298 acres), more or less.

**SURVEYOR'S REPORT:**

- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
- The land description shown hereon is in accordance with the deed described in Deed Book G-64, Page 78, recorded in the Public Records of Monroe County, Florida.
- The boundary shown hereon was determined from a preponderance of recovered boundary evidence and existing occupation relative to the legal description.
- No underground improvements were located.
- Bearings shown hereon are based on Grid North relative to the North American Datum of 1983, adjustment of 2011 (NAD 83/2011) Epoch 2010.00 of the Florida State Plane Coordinate System, East Zone established by a Real-Time Network (RTN) GPS Control Survey, which is certified to a 2 centimeter local accuracy, with the northwesterly right-of-way line of Thomas Street having a bearing of N34°10'26"W.
- a) Method: Wide Area Continuous Operating GPS Reference Station Network.  
b) Equipment used: Trimble R8 GNSS, Serial No. 5509R01102.  
c) Processing Software: Trimble Business Center, Version 3.51.
- The entire property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 12087C1516K dated 02/18/05.
- Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
- Benchmark Description: National Geodetic Survey Control Point 872 4580 TIDAL BASIC, PID AA0008, Elevation 14.32 (NGVD 1929).
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1"=20' (1:240).
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- Abbreviation Legend: B.M. = Benchmark; C = Calculated; C.L.F. = Chain Link Fence; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; FD. = Found; GPS = Global Positioning System; ID. = Identification; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; M.C.R. = Monroe County Records; Ms. = Measured; NAD = North American Datum; NAVD = North American Vertical Datum; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.S.M. = Professional Surveyor & Mapper; R = Record; R/W = Right-of-Way; TYP. = Typical; W/ = With; W/CAP = With Surveyors Cap;

**CERTIFICATION:**  
I HEREBY CERTIFY that the attached Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: \_\_\_\_\_  
KEITH M. CHEE—A—TOW, P.L.S.  
Florida Registration No. 5328  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300  
EMAIL: keith@aviromsurvey.com

REMAINDER OF  
**JACKSON SQUARE**  
(WILLIAM A. WHITEHEAD'S MAP OF THE CITY OF KEY WEST)  
(UNRECORDED)

FLEMING STREET

SOUTHARD STREET

**PORTION OF JACKSON SQUARE**  
(WILLIAM A. WHITEHEAD'S MAP OF THE CITY OF KEY WEST)  
(UNRECORDED)  
STORAGE TANK

**THOMAS STREET**  
50' R/W ASPHALT  
RIM EL. = 8.60

**P.O.C.**  
INTERSECTION OF THE NORTHWESTERLY PROPERTY LINE OF SOUTHARD STREET AND NORTHEASTERLY PROPERTY LINE OF THOMAS STREET

**P.O.B.**  
B.M.#1  
FD. SHIP SPIKE (WITNESS CORNER)  
O/S 0.5' SW  
EL. = 7.78 (NGVD 29)  
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