

RESOLUTION NO. 22-224

A RESOLUTION OF THE CITY OF KEY WEST BOARD OF ADJUSTMENT APPROVING A VARIANCE ALLOWING FOR A PROPOSED NON-HABITABLE STRUCTURE TO EXCEED THE MAXIMUM BUILDING HEIGHT BY FOUR (4) FEET ON PROPERTY LOCATED AT 5501 COLLEGE ROAD (RE #00072080-000101) WITHIN THE PUBLIC AND SEMIPUBLIC SERVICES (PS) ZONING DISTRICT, PURSUANT TO SECTION 90-395, SECTION 122-1020, AND SECTION 122-1149 OF THE LAND DEVELOPMENT REGULATIONS, AND CHARTER SECTION 1.05 OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the City of Key West Code of Ordinances Section 90-97 provides that the board of adjustment may authorize in specific cases a variance from the maximum height requirement of the land development regulations; and

WHEREAS, the City of Key West Charter Section 1.05(b) provides that height variance for nonhabitable purposes shall be final and not be subject to a referendum; and

WHEREAS, the owner/occupant of real property at 5501 College Road is the Monroe County Sheriff and the jail's existing indoor generator machinery needs to be replaced; the Sheriff has proposed to construct a free-standing structure to house the equipment; and

WHEREAS, the Key West Board of Adjustment (the "Board") finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district; and

WHEREAS, the Board finds that granting the variance requested would not confer upon the applicant special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Board finds 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 or undue hardship on the applicant; and

WHEREAS, the Board finds that the variance requested is the minimum variance that would make possible the reasonable use of the land, building or structure; and

WHEREAS, the Board finds that the grant of the variance would be in harmony with the general intent and purpose of the land development regulations and that such variance would not be injurious to the area involved and otherwise detrimental to the public interest or welfare; and

WHEREAS, the Board finds that the applicant cannot make reasonable use of the land, building or structure without the grant of the instant variance; and

WHEREAS, the Board finds that the applicant has satisfied the conditions of Section 90-395 of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") and likewise met the requirements established by Code Section 90-274; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the City of Key West, Florida:

Section 1. That a variance to the 38-foot maximum building height allowed by the Flood Protection Building Height Exception under Section 122-1149(d)(1) of the Code of Ordinances of the City of Key West, Florida to the proposed 44 feet is hereby approved pursuant to City Code Sections 90-395 and 122-1149.

Section 2. That this approval is subject to the following conditions:

1. The proposed construction shall be consistent with the plans signed, sealed, and dated, July 11, 2022, by William P. Horn Architect, P.A. for 5501 College Road.
2. Use of the structure shall remain for non-habitable purposes.

Section 3. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 4. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Passed and adopted by the Board of Adjustment at a meeting held this 6th day of October, 2022.

Authenticated by the Presiding Officer and Clerk of the Board on 7th day of October, 2022.

Filed with the Clerk on October 7, 2022.


Chairman Teri Johnston	<u>Yes</u>
Vice Chairman Samuel Kaufman	<u>Yes</u>
Commissioner Gregory Davila	<u>Yes</u>
Commissioner Mary Lou Hoover	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Billy Wardlow	<u>Absent</u>
Commissioner Jimmy Weekley	<u>Yes</u>

Passed and adopted by the Board of Adjustment at a meeting held this 6th day of October, 2022.

Authenticated by the Presiding Officer and Clerk of the Board on 7th day of October, 2022.

Filed with the Clerk on October 7, 2022.

Chairman Teri Johnston	<u>Yes</u>
Vice Chairman Samuel Kaufman	<u>Yes</u>
Commissioner Gregory Davila	<u>Yes</u>
Commissioner Mary Lou Hoover	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Billy Wardlow	<u>Absent</u>
Commissioner Jimmy Weekley	<u>Yes</u>



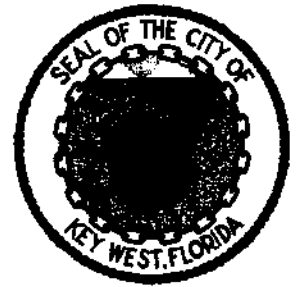
TERI JOHNSTON, MAYOR

ATTEST



CHERYL SMITH, CITY CLERK

THE CITY OF KEY WEST
BOARD OF ADJUSTMENT
Executive Summary



To: Board of Adjustment

Through: Katie P. Halloran, Planning Director

From: Mario Duron, AICP, The Corradino Group

Meeting Date: October 6, 2022

Application: Variance- 5501 College Road (Re #00072080-000101)- A request for approval of a variance to exceed the maximum building height for a proposed non-habitable structure in the Public and Semipublic Services (PS) zoning district pursuant to Sections 90-395, 122-1020, and 122-1149 of the Land Development Regulations, and Charter Section 1.05 of the Code of Ordinances of the City of Key West, Florida.

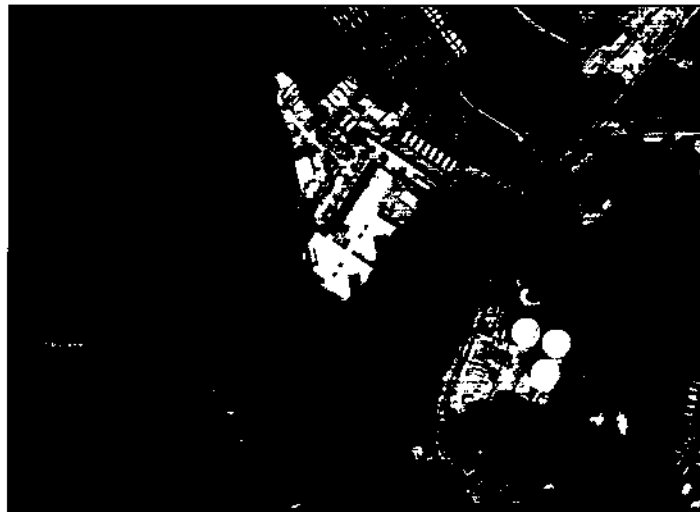
Request: The applicant is proposing to construct a 5,161 square foot non-habitable structure to accommodate the property's generators, mechanical rooms, and to provide for additional storage space. The two-story structure has a proposed height of forty-four (44) feet which exceeds the maximum height permitted in the Public and Semipublic Services zoning district and the height provisions of the Flood Protection Building Height Exception ordinance (Section 122-1149).

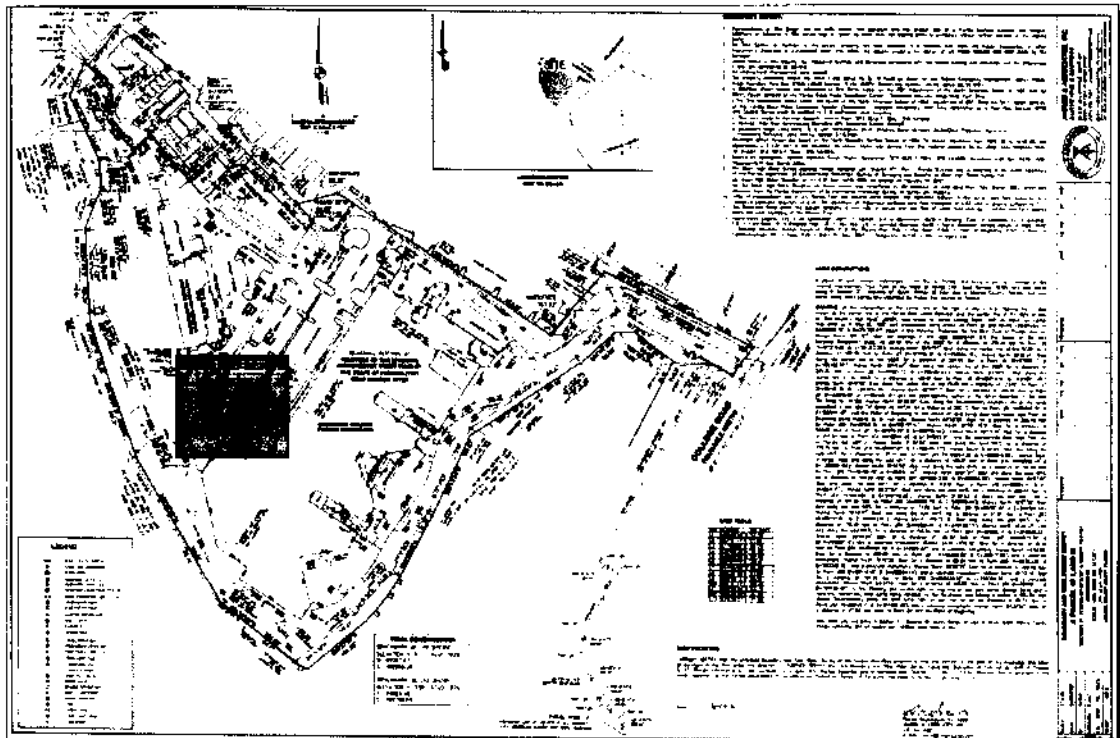
Applicant: Trepanier & Associates

Property Owner: Monroe County

Location: 5501 College Road (Re #00072080-000101)

Zoning: Public and Semipublic Services (PS) zoning district

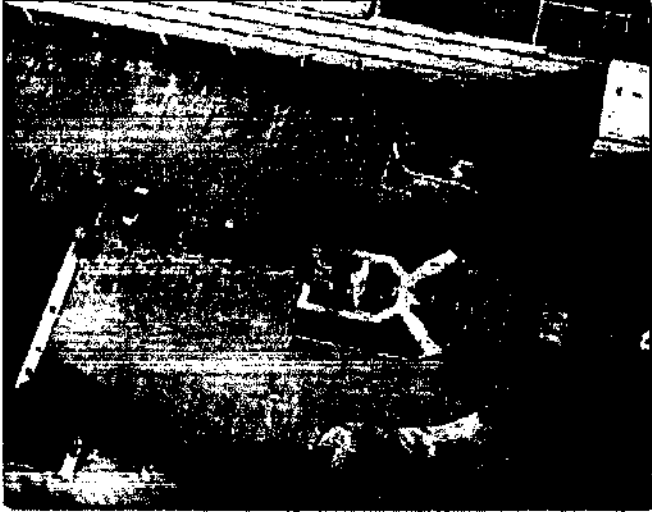




Background:

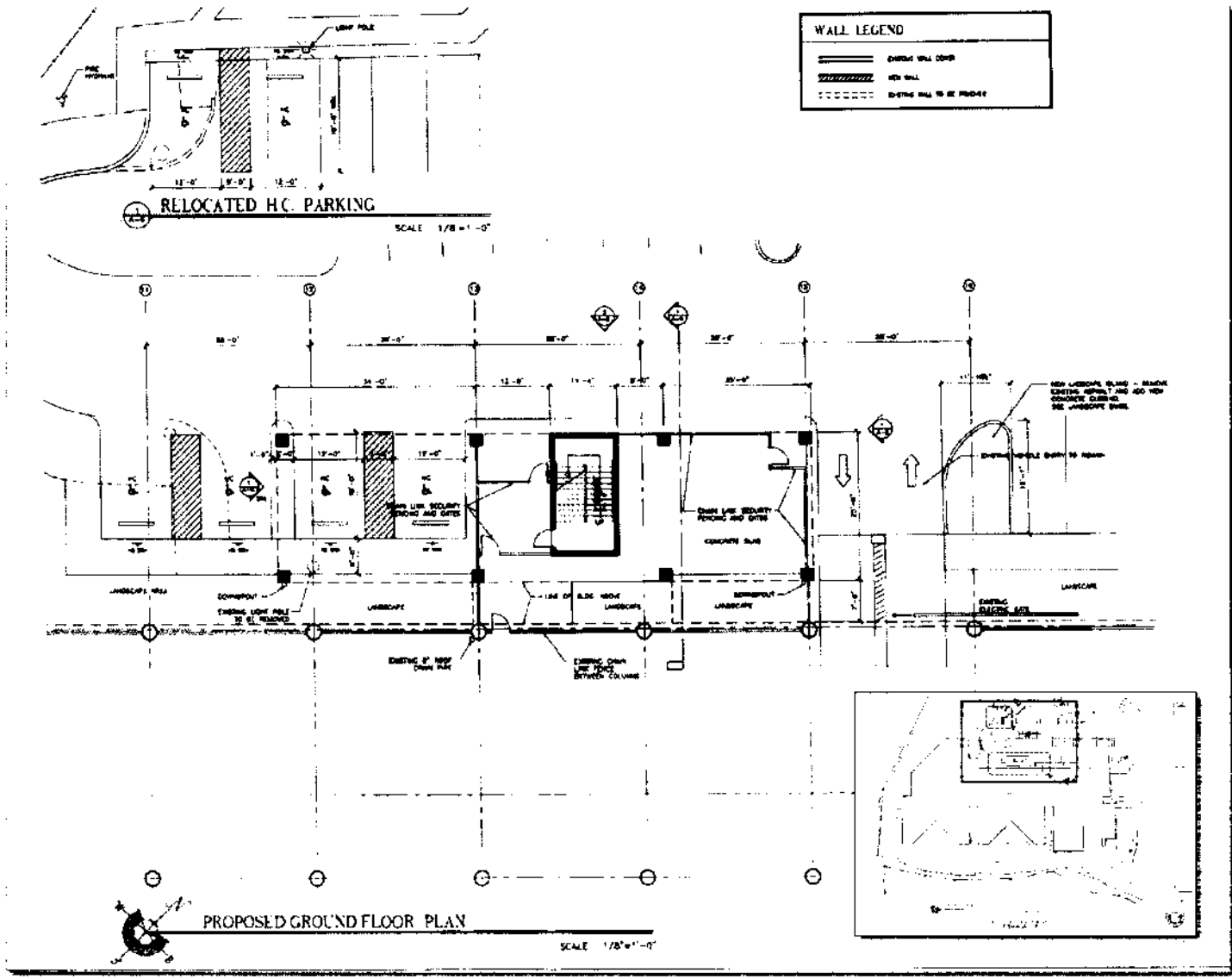
The subject property at 5501 College Road is owned by Monroe County and is developed with the Monroe County Jail. Per the applicant, the generators currently housed inside the jail are nearing the end of their effective lives. The Monroe County jail is proposing to construct a non-habitable structure to house new generators and other equipment. The non-habitable structure is proposed as a 44 foot tall, two-story building, of approximately 5,161 square feet, consisting of a generator, mechanical rooms, and storage above existing parking. The location of parking spaces below the building would be adjusted to a nearby location to accommodate the building's structural support. The application is being processed in conjunction with a major development plan request. The survey above highlights the approximate location of the proposed work area in red. The aerial image below shows the current conditions of the general area of work.

The City of Key West Code Section 90-97 provides, "The board of adjustment may authorize in specific cases a variance from the maximum height requirements of the land development regulations and Article 1.05 of the Charter of the City of Key West where the requirements of section 90-394 are met. . ." The City Charter also provides in Section 1.05(b) that height variances for nonhabitable purposes, " . . . shall be final and not be subject to referendum." This proposed height variance is for a nonhabitable generator room and exhaust pipe.



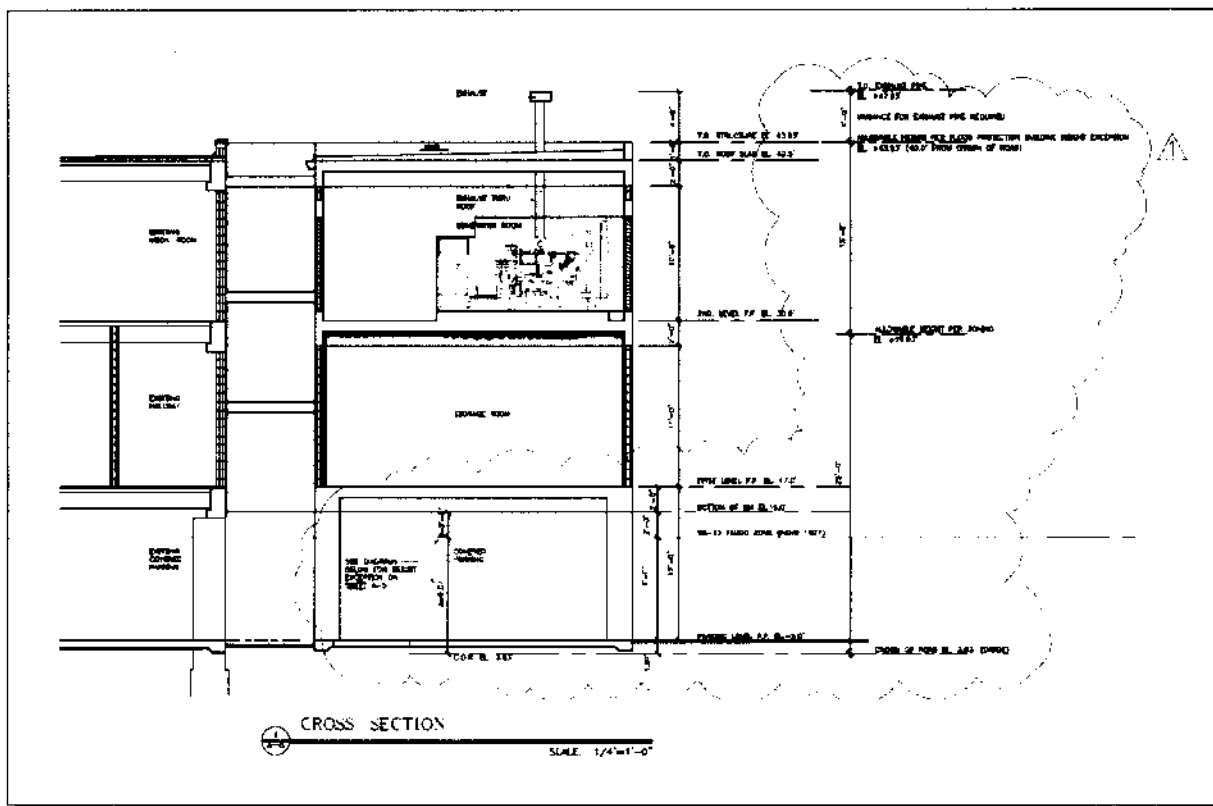
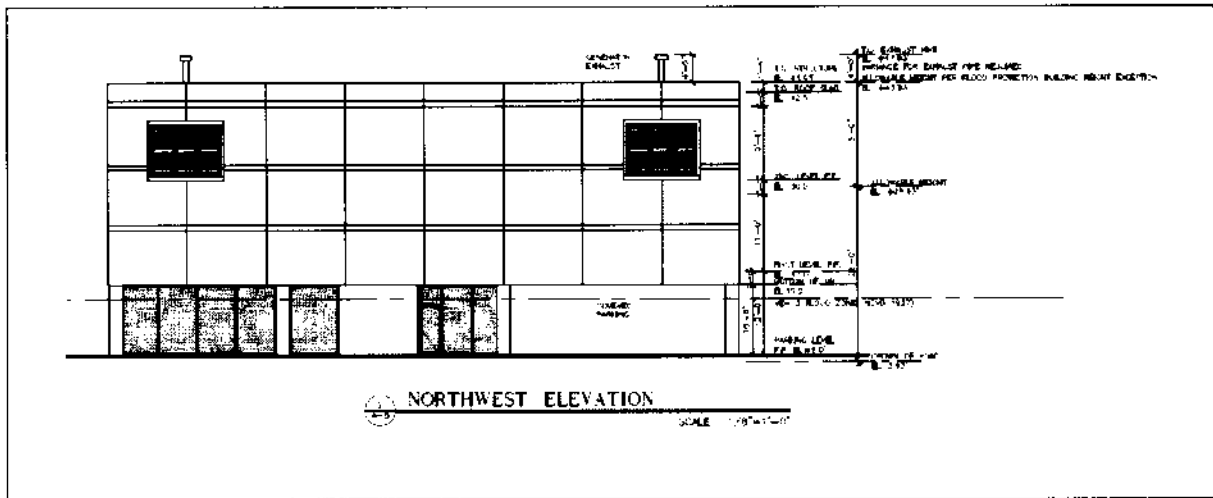
Request:

The applicant's request to construct a two-story, non-habitable structure to accommodate the site's mechanical equipment requires a variance from Section 122-1149(d)2. The proposed structure will exceed the maximum height of thirty eight (38.07) feet allowed by the zoning district and the Code's Flood Protection Building Height Exception. The proposed building will have a total height of 44 feet (43.93) feet above the crown of road.



Proposed Site Plan

In conjunction with the variance request, the applicant has submitted a major development plan (MDP) request for approval by the City Commission. The proposed site plan under the MDP includes the construction of the 5,161 square foot non-habitable structure over existing parking area. The proposal will displace two parking spaces that will be relocated approximately 140 feet away from their original location to an area closer to the building's entrance. The existing circular driveway will be modified to accommodate the relocated spaces. No reduction in the total parking spaces is anticipated.



Proposed Cross Section and Elevation. BY APPLICANT

The property on which the proposed non-habitable structure will be located has a FEMA flood zone designation of VE. Properties with a VE designation are coastal high hazard areas with a high flood risk. The proposal provides for a structure that will respond to the likely risk of flooding. As demonstrated by the elevation and cross section drawings provided, the ground floor and first level are limited to storage uses, while the second level will house the mechanical equipment. The height of the proposed structure with exhaust pipe would be 44 FT above the crown of road. The variance of 6 FT from the maximum 38 FT allowed is requested to accommodate the generator room and its' exhaust pipe.

Site Data:

The site data table below provides the current and proposed site data for the property. Setback requirements in the PS district are specific to principal structures. The location of the proposed structure is within the interior of the site, and while not applicable, the proposal complies with the minimum setback requirements. All dimension requirements comply except those related to height. While the PS zoning district allows for a maximum height of twenty-five (25) feet from the crown of road, the code allows a maximum building height of thirty-eight (38) feet per the Flood Protection Building Height Exception in Section 122-1149(d)2. In this instance, grade is at crown of road per updated elevation data provided by the architect on September 29, 2022. The applicant is requesting a variance to exceed the maximum height permitted by the Flood Protection Building Height Exception by two feet for the building and an additional four feet for an exhaust pipe, for a total height of forty-four feet (43.93 feet).

	CODE REQUIRED	EXISTING	PROPOSED	NOTES
Zoning	PS			
Flood Zone	VE + 13 FT			
Site Area	5,000 SF	13.94 AC		In Compliance
[REDACTED SECTION]				
FAR	0.8	.70	.708	In Compliance
Front Setback*	20 FT	≥20 FT		Not Applicable for Proposed Structure
Rear Setback*	25 FT	≥25 FT		Not Applicable for Proposed Structure
Side Setback*	15 FT	≥15 FT		Not Applicable for Proposed Structure
Building Coverage	40%	25.4%	25.80%	In Compliance
Impervious Surface	60%	44.58%	44.65%	In Compliance
Open/Landscape Area	20%	55.42%	55.35%	In Compliance

* Setback requirements are for principal structures only. **Building height is measured from crown of road.

Based on the plans submitted, the proposed design would require a variance to the requirements of Section 122-1149, below. The updated elevations submitted depict a 9.07' span from grade (which is the same as crown of road per the architect) to VE-13 Flood Zone. The Section 122-1149(d)(1) provides up to four feet above this base flood elevation, which provides the applicant thirteen feet for flood relief plus twenty five feet as per the PS zoning district, for a total allowed building height of thirty eight feet from crown of road.

Sec. 122-1149. - Height.

(d) Flood Protection Building Height Exception: An exception to the building height regulations as referenced in subsection (b) above, may be permitted in cases where a building is raised above ground to meet or exceed FEMA established base flood elevation levels under the following conditions:

1. Only the equivalent measure of distance from the existing ground level, prior to infill, to the required base flood elevation of the building, and up to a maximum of

- four (4) feet above the base flood elevation, may exceed the building height regulations.
2. No exception shall result in a building height that would exceed 40 feet.

Process:

DRC Meeting (discussion item):	August 25 th , 2022
Local Appeal Period:	30 Days
City Clerk renders to DEO for review:	Up to 45 days

Staff Analysis - Evaluation:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Board of Adjustment, before granting a variance, must find all the following:

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.*

The property's use as a jail, and its location within the VE FEMA flood zone are special conditions that are peculiar to the building and land, respectively, that are not applicable to other land and structures in the same zoning district. Per the applicant, the existing jail structure is approximately 40 feet above the crown of road and this proposed addition would be the same height, with an additional single four foot high exhaust pipe. Per the Applicant, the dimensional requirements and location of the non-habitable structure are restricted to their proposed design and location, as the structure is situated to support the functionality and operations of existing jail building and facilities.

IN COMPLIANCE

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

The existing generators are nearing the end of their effective life. To house the new equipment, the Applicant is proposing a structure that responds to the site's vulnerability to flooding. The ground and first level are proposed for parking and storage, while the second level will house the mechanical equipment. However, the applicant has the option to reduce the floor-to-ceiling height of the first level to accommodate the heights needed for the ground and second level. Doing so, the structure could be developed to be compliant with the maximum height of 38 feet, but may not serve the jail operators as well.

NOT IN COMPLIANCE

3. *Special privileges not conferred. That granting the variance 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.*

Granting the variance requested will confer upon the applicant the special privilege to construct a non-habitable structure above the maximum height allowed by code.

NOT IN COMPLIANCE

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.*

Denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the PS zoning district. However, the Monroe County Sheriff's Office has identified the need to provide a new structure that will accommodate and adequately protect the new mechanical equipment to be installed.

PARTIALLY IN COMPLIANCE

5. *Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.*

The variance requested is not the minimum variance that will make possible the reasonable use of the structure. The generator and associated equipment could be located elsewhere, or the structure designed differently. However, the applicant has stated that this design is the most effective to achieve a safe, well-functioning facility.

PARTIALLY IN COMPLIANCE

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

The granting of the variance to exceed the maximum height allowed will alleviate concerns with the operation of alternate power supplies and the availability of electricity/power, especially during times of severe weather and flooding. The variance requested is not injurious nor detrimental to the public interest or welfare.

IN COMPLIANCE

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

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE

Concurrency Facilities and Other Utilities or Service (Section 108-233):

It does not appear that the requested variance will trigger any public facility or utility service capacity issues.

Pursuant to Code Section 90-395(b), the Board of Adjustment shall make factual findings regarding the following:

1. *That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.*

The Applicant has not met all of the standards established by the City Code for a variance.

2. *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.*

As of the writing of this report, Staff is not aware of any objections.

Recommendation:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, and provided that the Applicant has not met all of the standards established by the City Code for a variance, recommends the request for a variance to maximum building height be DENIED.

However, if the Board of Adjustment chooses to approve the variance application, the Planning Department recommends the following condition:

1. The proposed construction shall be consistent with the plans signed, sealed, and dated, July 11, 2022, by William P. Horn Architect, P.A. for 5501 College Road.
2. Use of the structure shall remain for non-habitable purposes.

5501 College Road, Variance



APPLICATION

Application for Variance

JM

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25

(includes \$310.00 advertising/noticing fee and \$110.25 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 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 5501 College Rd., Stock Island, Key West, FL 33040

Zoning District: _____

Real Estate (RE) #: 00072080-000101

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Owen Trepanier & Thomas Francis - Siborg of Trepanier and Associates, Inc. Mailing Address: 1421 First St. #101

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-293-8983 Fax: _____

Email: Thomas@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: Monroe County Mailing Address: 1100 Simonton, Ste 205

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: c/o 305-293-8983 Fax: _____

Email: Thomas@OwenTrepanier.com

Description of Proposed Construction, Development, and Use:

The generators of the Monroe County Jail are nearing the end of their effective lives. The Monroe County Sheriff's Office is proposing to add a generator building onsite to replace the existing failing infrastructure. The generator building is proposed as a two-story structure of approx. 5,161 sq. ft. area consisting of generator, mechanical rooms, and storage above existing parking. The location of the parking spaces below the building will be adjusted to accommodate the generator building's structural support. This application is in conjunction with a pending development plan.

FIRST HORIZON BANK

4807

WILLIAM P. HORN, ARCHITECT P.A.
915 EATON ST
KEY WEST, FL 33040
PH. 305-296-8302

63-1176-876
9008
CHECK

PAY TO THE ORDER OF

CITY OF KEY WEST

TWO THOUSAND SIX HUNDRED TWENTY FIVE ²⁵/₁₀₀

\$2,625 ²⁵/₁₀₀

DOLLARS

MEMO

VARIANCE APPL. - GENERATOR BLDG.

AUTHORIZED SIGNATURE

Application for Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

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

Variance to Sec. 122-1149(d)2., of the flood protection building height exception of 4 feet from the 40 feet required to 44 feet, exclusively for needed exhaust pipe and vent for the proposed generator building.

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

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				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback		See Attached on Plans		
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.**

Revised by Applicant 07/19/2022

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: Please print your responses.

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.

Special conditions exist which creates undue burden limiting the development of a new generator building on the property. The construction of the new generator building with its exhaust vent pipe is restricted in its physical location due to its functionality and operations in supporting the existing MCSO jail buildign and facility. This is peculiar to this land and not applicable to other land in the same zoning districts.

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

Conditions are not created by the applicant. The special conditions and circumstances predate current land development regulations restricting height. The proposed action of the applicant will replace the existing generators that have come to the end of their effective lifespan.

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.

Special privileges will not be conferred upon the granting of the variance. The variance process is available to all property owners in the district, and if other owners attempt to construct a generator building with an exhaust vent pipe, they are entitled to the same process and consideration of fact.

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.

Hardship conditions exist. The requirement to restrict building height to a maximum of 40 feet above crown of road prevents the construction of the new generator building and prevents much needed updates to the generator system at the MCSO jail facility.

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.

Only the minimum variances are being requested to allow for the reasonable construction of the generator building for the MCSO jail facility.

Revised by Applicant 07/19/2022

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 is not injurious to the public welfare, in fact it will allow the construction of the generator building to ensure the MCSO jail facility has adequate generators. The construction of the generator building furthers the city's goal of protecting public health and safety.

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.

Existing nonconforming uses of other properties are not considered as the basis for approval.

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 materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request



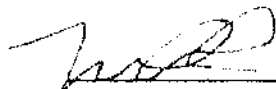
MONROE COUNTY SHERIFF'S OFFICE

RICHARD A. RAMSAY, SHERIFF

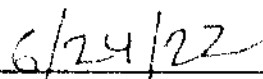
To whom it may concern,

The existing emergency generator system at the county jail requires a substantial upgrade to ensure safe operations of this essential government facility. We intend to add two new generators to the system. We will also use this opportunity to increase the back of house storage for the facility, which has been under capacity since the facility's inception. Adding the generators and storage will not result in any change of use, addition of beds, employees or other factors impacting parking demand.

Sincerely,



Mike Rice, Chief
Bureau of Administration
Monroe County Sheriff's Office



(Date)



Pre-Application Meeting Notes

City of Key West, Florida • Planning Department • 1300 White Street •
Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Meeting Date: 05/04/2022 Zoning District: PS

Address/Location: 5501-5525 College Road

Request: Variance to height for generator exhaust pipe

Type of Application: Variance

Attendees: Mr. Bill Horn, Ms. Katie Halloran, Ms. Donna Phillips

Notes:

Pre-App Meeting Notes not provided by Planning Department

5501 College Road, Variance



AUTHORIZATION & VERIFICATION FORMS



MCSO Generator Building
5501-5525 College Road
RE# 00072080-000101

**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, Roman Gastesi as
Please Print Name of person with authority to execute documents on behalf of entity

County Administrator of Monroe County
Name of office (President, Managing Member) *Name of owner from deed*

authorize William P. Horn Architect, PA & Owen Trepanier & Associates, 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 of entity owner

Subscribed and sworn to (or affirmed) before me on this 12th day of May 2022
Date

by Roman Gastesi
Name of person with authority to execute documents on behalf of entity owner

She is personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal



LINDSEY BALLARD
Name of Acknowledger typed, printed or stamped

GG970058
Commission Number, if any



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

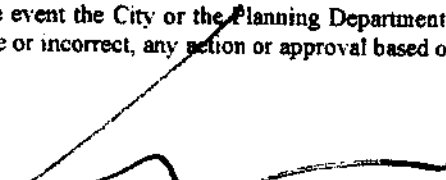
I, William Horn in my capacity as President
(print name) *(print position; president, managing member)*
of William P. Horn Architect
(print name of entity)

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:

5501-5525 College Road, Key West, FL 33040
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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 of Applicant

Subscribed and sworn to (or affirmed) before me on this July 12, 2022 by
William Horn *date*
Name of Applicant

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


Notary's Signature and Seal

Nikita L. Stange
Name of Acknowledger typed, printed or stamped

HH149093
Commission Number, if any



Nikita L. Stange
Notary Public
State of Florida
Comm# HH149093
Expires 7/5/2025

5501 College Road, Variance



WARRANTY DEED

649610

REC 139 PAGE 2378

9

Return to:
Randy Ludacer, Esq.
County Attorney
County of Monroe
Room 29
3010 Fleming Street
Key West, FL 33040

Property Appraiser's
Parcel ID No.

26,724.50
25,916.50
30 JUL 31 PM 2:39
2543.50

This instrument was prepared by:
Robert A. Spottswood, P.A.
TAYLOR, BRION, BAKER & GREENE
801 Brickell Avenue, 14th Floor
Miami, FL 33131

WARRANTY DEED

THIS INDENTURE, made this 30th day of July, 1990 between Norman B. Wood and Shirley P. Wood, his wife, and Bernia C. Papy, Jr. and Marilyn M. Papy, his wife, of the county of Monroe, State of Florida, Grantor, and Monroe County, a political subdivision of the State of Florida whose address is 3010 Fleming Street, Room 29, Key West, Florida 33040, Grantee.

WITNESSETH that Grantor, for and in consideration of the sum of ten and no/100 (\$10.00) dollars, and other good and valuable consideration to Grantor paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to wit:

SEE ATTACHED EXHIBIT "A"

Saving, excepting and reserving a perpetual easement in favor, and for the mutual benefit, of Grantor and Grantee, their respective heirs, successors and assigns for purposes of (i) ingress and egress, and (ii) providing and installing public and private utilities, including but not limited to water and sewer lines, electrical lines and cable television and telephone wires on, over and/or under the land, situate, lying and being in Monroe County, Florida, legally described on Exhibit "B" attached hereto.

Subject to covenants, conditions, restrictions, agreements, reservations and limitations of record; and subject to taxes for the year of closing and all subsequent years.

And Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Deed as of the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature] Norman B. Wood (Sml)
Witness as to Norman B. Wood

[Signature] Shirley P. Wood (Sml)
Witness as to Shirley P. Wood

[Signature]
Witness as to Shirley P. Wood

(Signatures continued on the following page)

DB Page 26,724.50 Date 7-31-90
MONROE COUNTY
DANNY K. KOLMAGE, CLERK OF CIR. CT.
[Signature]

649610

REC 139 FILE 2379

[Signature]
 Witness as to Bernie C. Papy, Jr. *Bernie C. Papy, Jr.* [Seal]

[Signature]
 Witness as to Bernie C. Papy, Jr.

[Signature]
 Witness as to Marilyn M. Papy *Marilyn M. Papy* [Seal]

[Signature]
 Witness as to Marilyn M. Papy


STATE OF FLORIDA)
) SS
 COUNTY OF MONROE)

Before me personally appeared Norman B. Wood to me well known and known to me to be the person described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of July, 1990.

My commission expires:
 Notary Public, State of Florida
 My Commission Expires Aug. 22, 1992
 Board of Notary Public - Insurance Inc.

[Signature]
 Notary Public



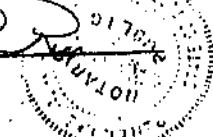
STATE OF FLORIDA)
) SS
 COUNTY OF MONROE)

Before me personally appeared Shirley P. Wood to me well known and known to me to be the person described in and who executed the foregoing instrument and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of July, 1990.

My commission expires:
 Notary Public, State of Florida
 My Commission Expires Aug. 22, 1992
 Board of Notary Public - Insurance Inc.

[Signature]
 Notary Public




STATE OF FLORIDA)
) SS
 COUNTY OF MONROE)

Before me personally appeared Bernie C. Papy, Jr. to me well known and known to me to be the person described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of July, 1990.

My commission expires:
 Notary Public, State of Florida
 My Commission Expires Aug. 22, 1992
 Board of Notary Public - Insurance Inc.

[Signature]
 Notary Public



649610

REC 1139 PAGE 2380


STATE OF FLORIDA)
 : SS
COUNTY OF MONROE)

Before me personally appeared Marilyn M. Papy to me well known and known to me to be the person described in and who executed the foregoing instrument and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of July, 1990.

My commission expires:

My Commission Expires Aug. 22, 1992
Bonded thru Toy Pak - Insurance Inc.

[Signature]
Notary Public


RAS073090PWCDD

649610 REEL 139 PAGE 238 P

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land, formerly submerged in the Bay of Florida, and being a part of Trustee of the Internal Improvement Trust Fund of the State of Florida (TIIF) Deed Number 19726, and said parcel being in Section 27, Township 67 South, Range 25 East and in Monroe County, Florida; and said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the center line of the right of way of U. S. Highway No. 1, also known as the center line of the Florida East Coast Railroad; and the center line of the right of way of "Old Country Club Road" (OCCR), also known as Junior College Road (JCR) as these two center lines exist as of May 18, 1990, said intersection being known as Point #1 and having coordinates of N-86989.70' & E-251292.83' based on the Mercator Projection for the East Zone of Florida; and run thence N 20° 11' 57" W (all bearings in this legal description are also based on the said Mercator Projection) along the center line of the OCCR for a distance of 230.44 feet to Point #2 (N-87205.90' & E-251213.267'); thence N 82° 51' 57" W along the center line of the OCCR for a distance of 330.00 feet to Point #3 (N-87405.18' & E-250950.18'); thence N 39° 38' 57" W along the center line of the OCCR for a distance of 300.00 feet to Point #4 (N-87635.17' & E-250755.78'); thence N 30° 49' 57" W along the center line of the OCCR for a distance of 245.00 feet to Point #5 (N-87853.72' & E-250522.93'); thence N 03° 23' 57" W along the center line of the OCCR for a distance of 152.00 feet to Point #6 (N-88015.42' & E-250313.40'); thence N 19° 47' 03" E along the center line of the OCCR for a distance of 122.50 feet to Point #7 (N-88130.75' & E-250054.96'); thence N 80° 20' 57" W for a distance of 200.00 feet to Point #8 (N-88229.09' & E-250481.15'); and the SE1/4 corner of the lands described in the said TIIF Deed No. 19726; thence N 29° 30' 03" E along the SE1/4 boundary line of the lands described in the said TIIF Deed No. 19726 for a distance of 382.72 feet to Point #9 (N-89064.35' & E-250057.42') and the POINT OF BEGINNING of the parcel of land being described herein said Point of Beginning being marked by an iron pipe; thence N 63° 32' 06" W for a distance of 206.45 feet to Point #10 (N-89158.37' & E-250772.57'); thence S 40° 23' 19.5" W for a distance of 108.00 feet to Point #11 (N-89075.04' & E-250702.54'); thence S 56° 13' 32" W for a distance of 241.24 feet to Point #12 (N-8941.93' & E-250502.01'); and the Approximate Mean High Tide Line of Florida Bay (MHTL); thence S 27° 02' 03" W and along the said MHTL for a distance of 179.70 feet to Point #13 (N-89781.97' & E-250420.33'); thence S 31° 02' 03" W and along the said MHTL for a distance of 137.17 feet to Point #14 (N-89854.33' & E-250349.02'); thence S 41° 02' 02" W and along the said MHTL for a distance of 103.25 feet to Point #15 (N-89886.44' & E-250281.03'); thence S 51° 32' 03" W and along the said MHTL for a distance of 146.23 feet to Point #16 (N-89495.48' & E-250167.33'); thence N 52° 27' 57" W and along the said MHTL for a distance of 193.38 feet to Point #17 (N-89513.29' & E-250013.99'); thence N 30° 27' 57" W and along the said MHTL for a distance of 315.40 feet to Point #18 (N-89555.14' & E-249854.07'); thence N 20° 27' 57" W and along the said MHTL for a distance of 200.40 feet to Point #19 (N-89147.64' & E-249785.03'); thence N 01° 32' 03" E along the said MHTL for a distance of 185.00 feet to Point #20 (N-89312.78' & E-249760.48'); thence N 16° 27' 56" E and along the said MHTL for a distance of 77.52 feet to Point #21 (N-89387.22' & E-249752.48'); thence N 18° 45' 52" W and along the said MHTL for a distance of 67.95 feet to Point #22 (N-89441.81' & E-249763.91'); thence N 14° 57' 57.5" W and along the said MHTL for a distance of 126.46 feet to Point #23 (N-89565.90' & E-249730.73'); thence N 38° 28' 33" E and along the said MHTL for a distance of 103.00 feet to Point #24 (N-89595.14' & E-249833.32'); thence S 52° 04' 36" E for a distance of 195.00 feet to Point #25 (N-89578.29' & E-249907.14') and a concrete monument; thence S 13° 10' 39" W for a distance of 22.30 feet to Point #26 (N-89583.59' & E-249902.02') and a concrete monument; thence S 44° 52' 02" E for a distance of 269.00 feet to Point #27 (N-89362.86' & E-250171.86') and a concrete monument; thence N 74° 46' 00" E for a distance of 80.26 feet to Point #28 (N-89383.96' & E-250249.30') and a concrete monument; thence S 56° 50' 29" E for a distance of 483.89 feet to Point #29 (N-89119.46' & E-250554.14') and a concrete monument; thence N 40° 23' 19" E for a distance of 157.23 feet to Point #30 (N-89239.22' & E-250756.02') and a concrete monument; thence S 63° 22' 06" E for a distance of 316.88 feet to Point #31 (N-89098.13' & E-251039.42') to the Westerly and curved right of way line of the said Junior College Road and a concrete monument, said curve being concave to the Southeast and having a radius of 984.84 feet; thence S 37y along the said curved right of way line for and arc distance of 85.04 feet to Point #32 (N-89048.11' & E-251000.08') and a concrete monument; thence N 51° 32' 06" W for a distance of 47.66 feet back to Point #9 and the POINT OF BEGINNING, said parcel containing 13.943 acres (607,363 square feet), more or less.

RECORDS SECTION
 MONROE COUNTY CLERK
 1000 W. MONROE STREET
 MONROE, FLORIDA 33550

649610 REEL 139 PAGE 2382

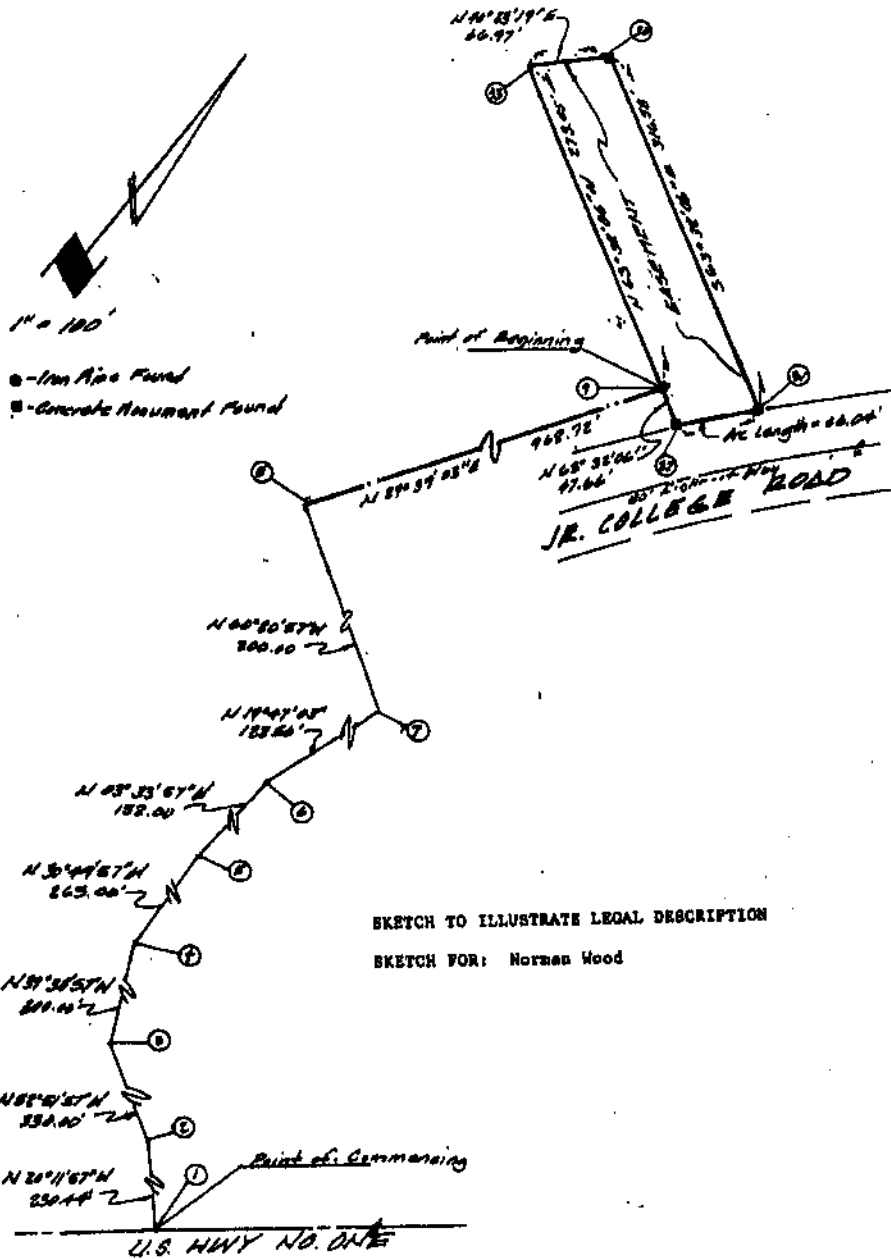
EXHIBIT "B"

PHILLIPS & TRICE SURVEYING, INC.

Professional Land Surveyors
1204 Simonton Street
Key West, Florida 33040
(305) 294-4747

JACK M. PHILLIPS, P.L.S.
FLORIDA CERTIFICATE NO. 1419

JOE M. TRICE, P.L.S.
FLORIDA CERTIFICATE NO. 2110



SKETCH TO ILLUSTRATE LEGAL DESCRIPTION

SKETCH FOR: Norman Wood

CHYPT ONE OF TWO SHEETS

PHILLIPS & TRICE SURVEYING, INC.

1204 SIMONTON STREET KEY WEST, FLORIDA 33040
Tel (305)294-4747 Fax (305)294-5816

JACK M. PHILLIPS, PS
Fla. Reg. Cert. No. 1418

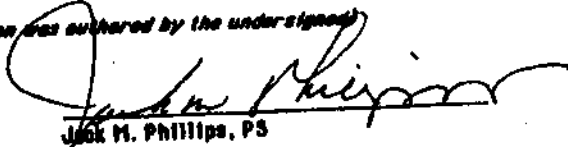
JOE M. TRICE, PS
Fla. Reg. Cert. No. 2118

REEL 139 PH2382

649610

A parcel of land, formerly submerged in the Bay of Florida, and being a part of Trustee of the Internal Improvement Trust Fund of the State of Florida (TIIF) Deed Number 19725, and said parcel being in Section 27, Township 67 South, Range 26 East and in Monroe County, Florida; and said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the center line of the right of way of U. S. Highway No. 1, also known as the center line of the Florida East Coast Railroad; and the center line of the right of way of "Old Country Club Road" (OCCR), also known as Junior College Road (JCR) as these two center lines exist as of May 16, 1990, said intersection being known as Point #1 and having coordinates of N-86989.70' & E-251292.83' based on the Mercator Projection for the East Zone of Florida; and run thence N 20° 11' 57" W (all bearings in this legal description are also based on the said Mercator Projection) along the center line of the OCCR for a distance of 230.44 feet to Point #2 (N-87205.96' & E-251213.26'); thence N 52° 51' 57" W along the center line of the OCCR for a distance of 330.00 feet to Point #3 (N-87405.18' & E-250950.18'); thence N 39° 38' 57" W along the center line of the OCCR for a distance of 300.00 feet to Point #4 (N-87636.17' & E-250758.75'); thence N 30° 49' 57" W along the center line of the OCCR for a distance of 265.00 feet to Point #5 (N-87863.72' & E-250622.93'); thence N 03° 33' 57" W along the center line of the OCCR for a distance of 152.00 feet to Point #6 (N-88015.42' & E-250613.48'); thence N 19° 47' 03" E along the center line of the OCCR for a distance of 122.56 feet to Point #7 (N-88130.75' & E-250654.96'); thence N 60° 20' 57" W for a distance of 200.00 feet to Point #8 (N-88229.69' & E-250481.15') and the SE'ly corner of the lands described in the said TIIF Deed No. 19725; thence N 29° 39' 03" E along the SE'ly boundary line of the lands described in the said TIIF Deed No. 19725 for a distance of 962.72 feet to Point #9 (N-89066.35' & E-250957.42') and the POINT OF BEGINNING of the parcel of land being described herein said Point of Beginning being marked by an iron pipe; thence N 63° 32' 06" W for a distance of 273.45 feet to Point #33 (N-89188.21' & E-250712.62'); thence N 40° 23' 19" E for a distance of 66.97 feet to Point #30 (N-89239.22' & E-250756.02') and a concrete monument; thence S 63° 32' 06" E for a distance of 316.58 feet to Point #31 (N-89098.13' & E-251039.42') to the Westerly and curved right of way line of the said Junior College Road and a concrete monument, said curve being concave to the Southeast and having a radius of 984.84 feet; thence SW'ly along the said curved right of way line for and arc distance of 66.04 feet to Point #32 (N-89045.11' & E-251000.08') and a concrete monument; thence N 63° 32' 06" W for a distance of 47.66 feet back to Point #9 and the POINT OF BEGINNING, said parcel containing 20725 square feet, more or less.

(The above property description was authored by the undersigned)



Jack M. Phillips, PS

July 20, 1990

Recorded in Official Records Book
in Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court

SHEET TWO OF TWO SHEETS

5501 College Road, Variance



BOUNDARY SURVEY

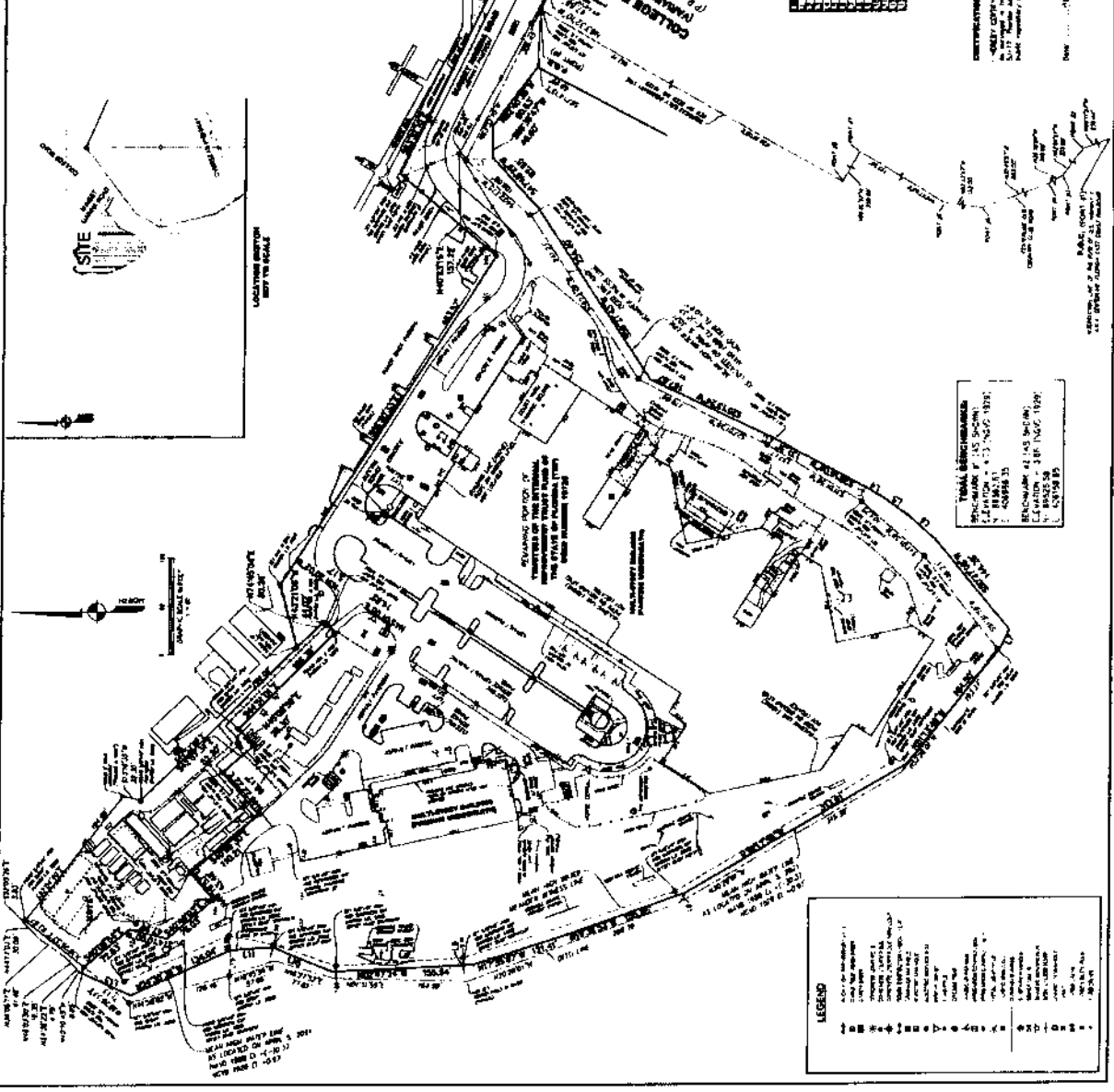
BOUNDARY AND TOTAL WATER SURVEY
A PANEL OF LAND IN
SECTION 10, TOWNSHIP 35 NORTH, RANGE 101 WEST
PLAT 10000, COUNTY OF DENVER, COLORADO

This survey was conducted in accordance with the provisions of the Colorado Surveying Act, C.R.S. 24-101, et seq., and the rules and regulations of the Board of Surveying and Mapping, State of Colorado. The purpose of this survey is to establish the boundaries of the land described in the plat and to determine the total water surface area of the land.

The land described in the plat is situated in Section 10, Township 35 North, Range 101 West, Plat 10000, County of Denver, Colorado. The land is bounded on the north by the boundary of the land described in Plat 10000, on the east by the boundary of the land described in Plat 10000, on the south by the boundary of the land described in Plat 10000, and on the west by the boundary of the land described in Plat 10000.

The total water surface area of the land is 10000 square feet. The water surface area is defined as the area of the land that is covered by water at the time of the survey. The water surface area is shown on the plat by a shaded area.

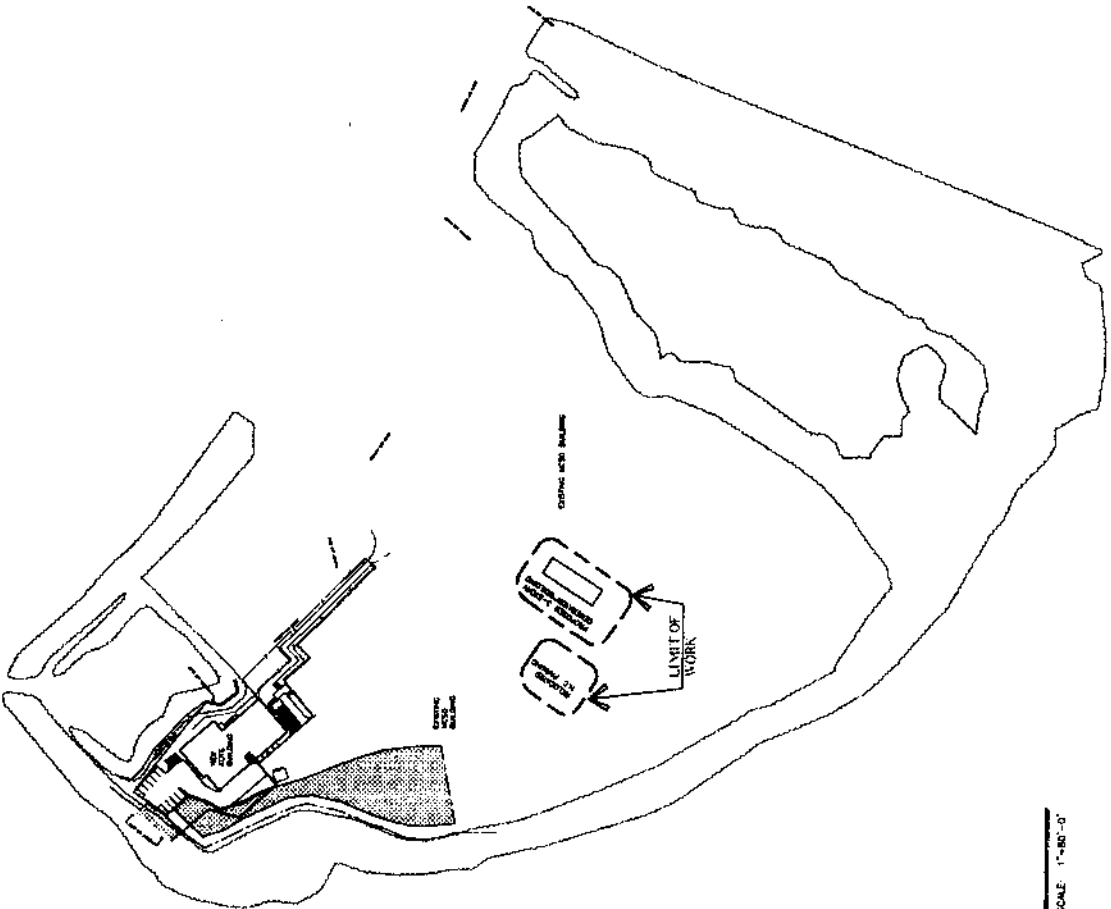
The survey was conducted on 10/10/2011. The survey was conducted by J. W. [Name], a Licensed Professional Surveyor in the State of Colorado. The survey was conducted in accordance with the provisions of the Colorado Surveying Act, C.R.S. 24-101, et seq., and the rules and regulations of the Board of Surveying and Mapping, State of Colorado.



5501 College Road, Variance



SITE PLAN



WILLIAMS WORK
ARCHITECT PA

1111 1111
1111 1111
1111 1111
1111 1111
1111 1111
1111 1111

MCISO GENERATOR
BUILDING
5001 COLLEGE RD
NAT W FLA

SCALE

DATE
11/11/11

DESIGNER

CLIENT
MCISO

PROJECT
MCISO



PROPOSED OVERALL SITE PLAN
SCALE: 1"=80'-0"

MCISO GENERATOR BUILDING
5001 COLLEGE ROAD
NAT W FLA

WILLIAM P. HORN
ARCHITECT, P.A.

DATE: 11/11/02
DRAWN BY: [unclear]
CHECKED BY: [unclear]

PROJECT NO.: 02-001
SHEET NO.: 101

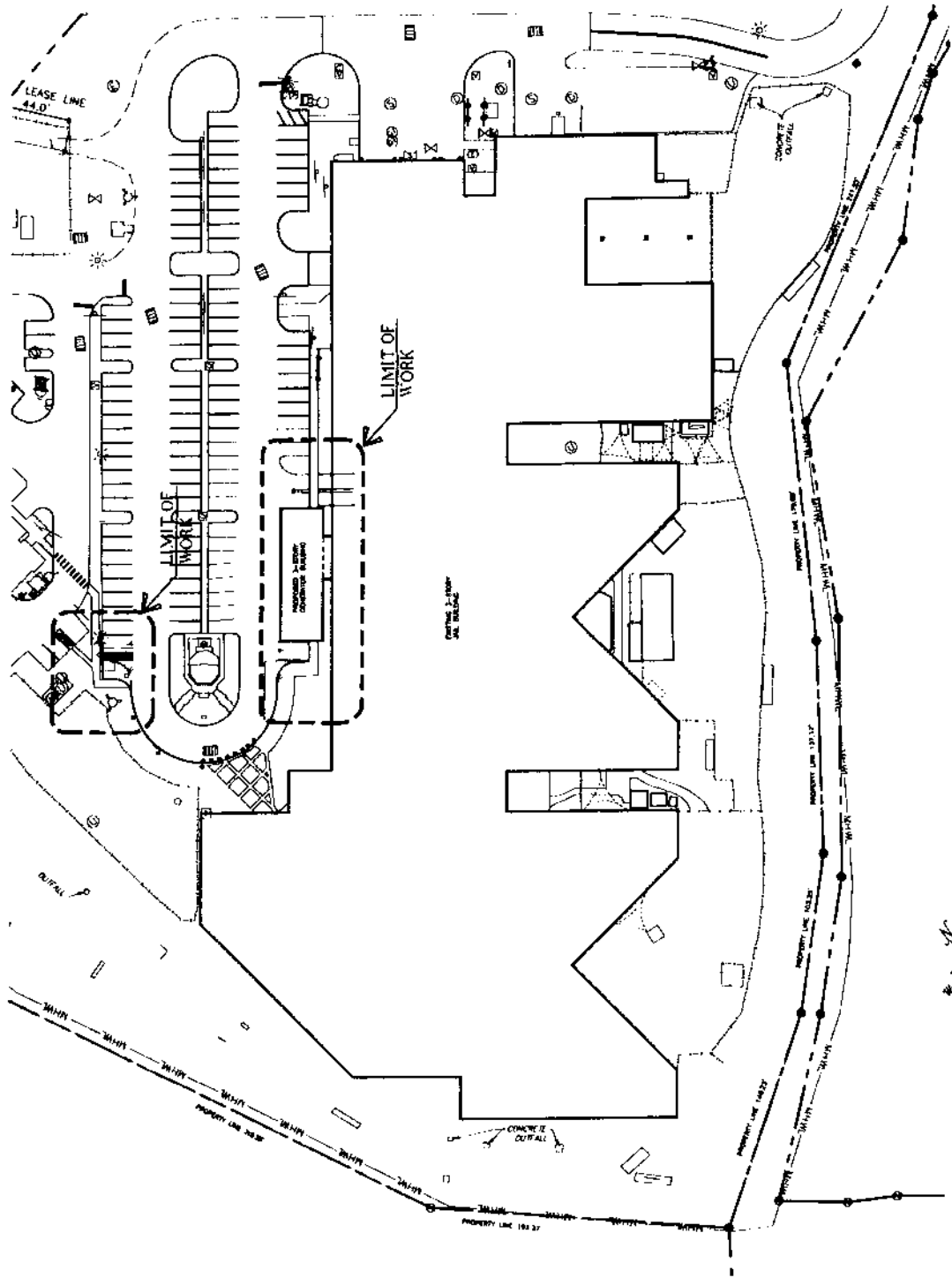
MCSO GENERATOR
BUILDING
5501 COLLEGE RD
NAT. WEST, FLORIDA

SCALE

DATE: 11/11/02
TIME: 11:11 AM

DESIGNER

DRAWN BY:
C.A.B.
E.S.A.
P.M.S.
J.M.S.



PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
NAT. WEST, FLORIDA

WILLIAM WORN
ARCHITECT, P.A.

DATE: 11/15/02
BY: W.W.
PROJECT NO.: 02-0002
SHEET NO.: 10-1

MCSO GENERATOR
BUILDING
3001 COLLEGE RD.
N.W. 33106

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

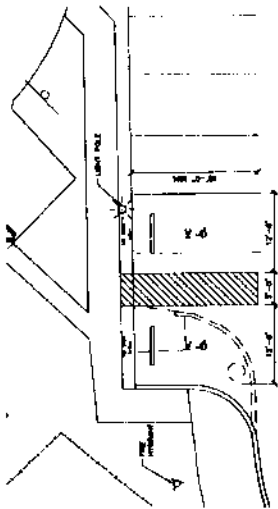
DATE: 11/15/02
BY: W.W.

PROJECT NO.: 02-0002

SHEET NO.: 10-1

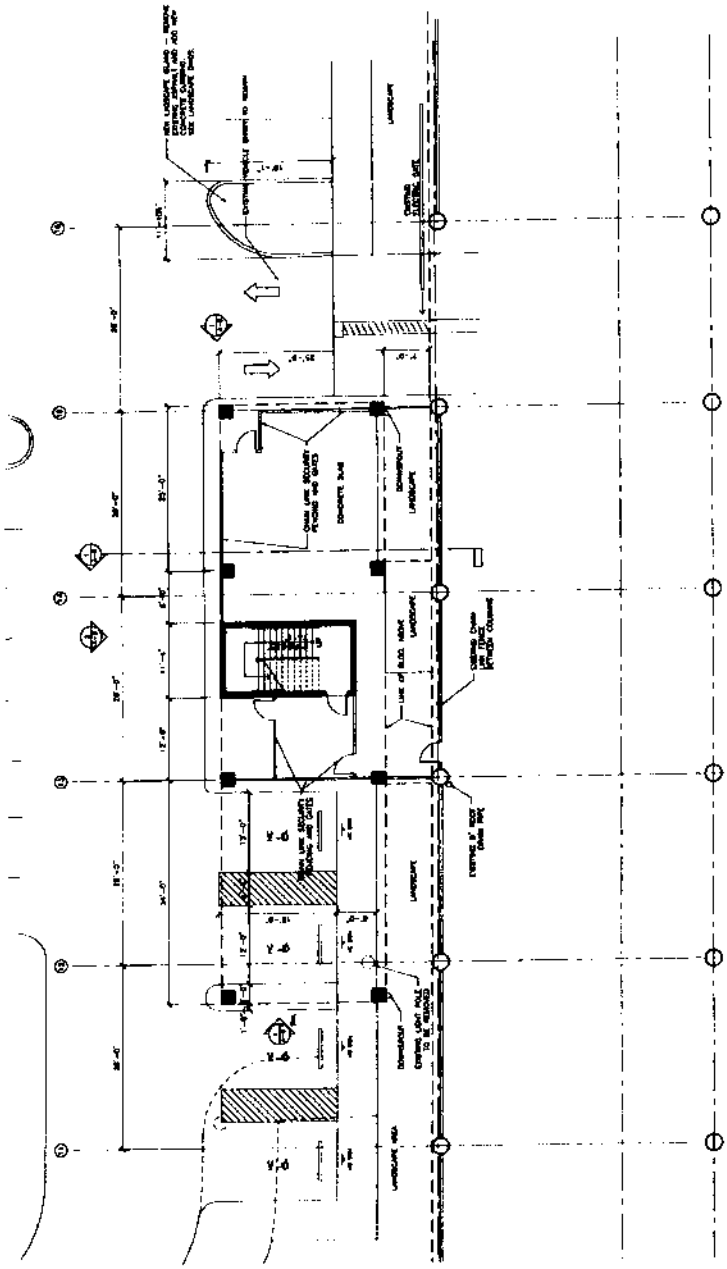


WALL LEGEND	
[Symbol: Dotted pattern]	Existing Wall, Comp.
[Symbol: Solid black fill]	New Wall
[Symbol: Dashed pattern]	Existing Wall to be Retained



RELOCATED HC PARKING

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



PROPOSED GROUND FLOOR PLAN

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

MCSO GENERATOR BUILDING
3001 COLLEGE ROAD
N.W. 33106 FLORIDA

WILLIAM PERKINS
ARCHITECT, P.A.

DATE: 11/11/09
DRAWN BY: W.P.
CHECKED BY: W.P.

PROJECT NO.: 09-001
SHEET NO.: 1-3

MCSO GENERATOR
BUILDING
3501 COLLEGE ROAD
KEY WEST, FLORIDA

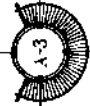
SCALE

DATE: 11/11/09
DRAWN BY: W.P.

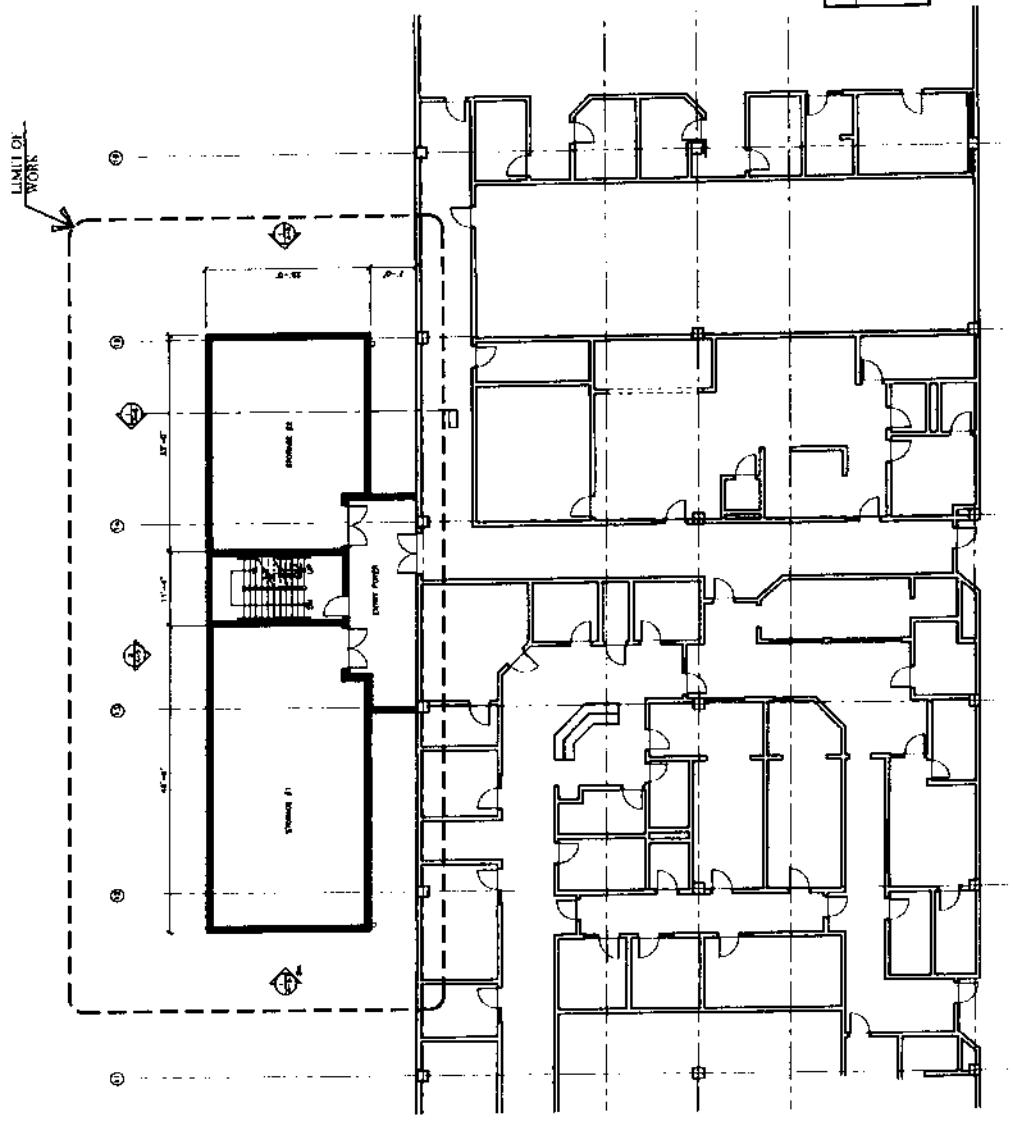
CHECKED BY: W.P.

PROJECT NO.: 09-001

SHEET NO.: 1-3



WALL LEGEND	
(Symbol: Solid line)	EXTERIOR WALL
(Symbol: Dashed line)	INTERIOR WALL
(Symbol: Dotted line)	GLASS WALL
(Symbol: Dashed line with dots)	GLASS CURTAIN WALL



PROPOSED FIRST FLOOR PLAN

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

MCSO GENERATOR BUILDING
3501 COLLEGE ROAD
KEY WEST, FLORIDA

FULLIAMS ARCHY
ARCHITECT P.A.

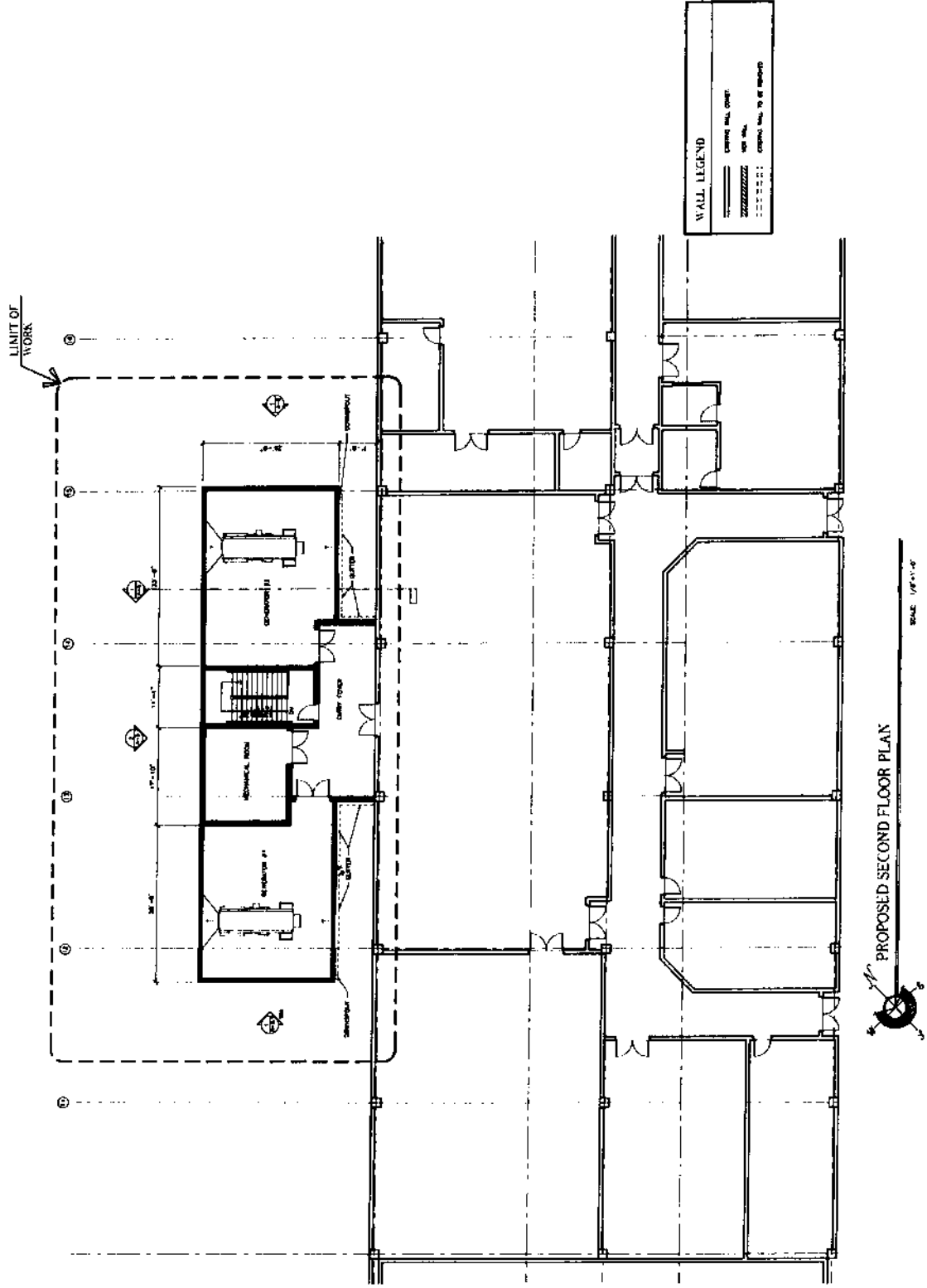
BY: [Signature]
DATE: 11/12/04
PROJECT: [Signature]

MCSO GENERATOR
BUILDING
3501 COLLEGE RD
MAY WEST, FLORIDA

DATE: 11-12-04
BY: [Signature]

PROJECT: [Signature]

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



WALL LEGEND

[Symbol]	CONCRETE WALL
[Symbol]	CMU WALL
[Symbol]	CONCRETE WALL TO BE REPEATED

PROPOSED SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

MCSO GENERATOR BUILDING
3501 COLLEGE ROAD
MAY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

1110 EAST
FLORIDA
2040

TEL: 304-294-6000
FAX: 304-294-6000

OFFICE 50
W. 1100

MCSO GENERATOR
BUILDING

5501 COLLEGE RD.
KEY WEST, FLORIDA

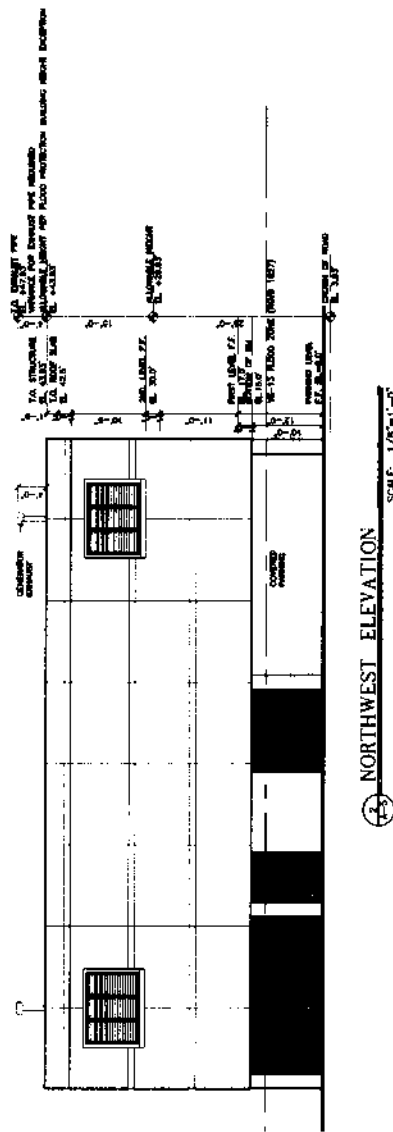
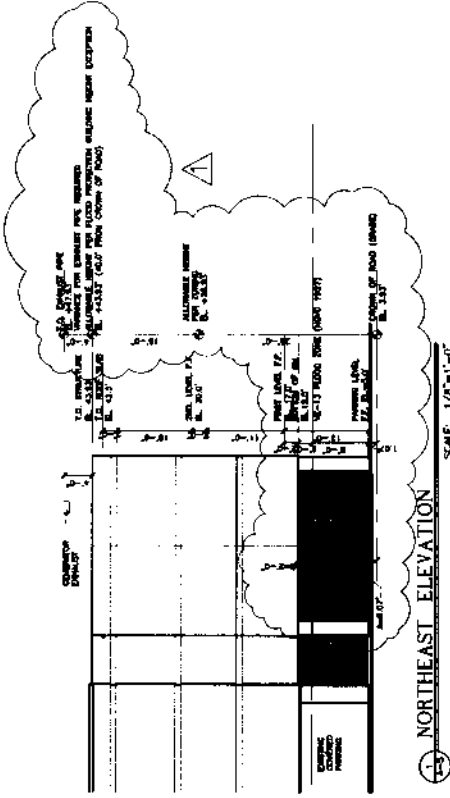
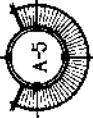
SHEET

DATE
01/11/2022
01/11/2022 OK

REVISIONS
09/27/22 REV. A HEIGHT

DRAWN BY
CAB
ENR

PROJECT
A-5
2103



MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA

WILLIAM J. JONES
ARCHITECT P.A.

PROJECT NO.
5501

DATE
01-13-2022

BY
WJ

SCALE
AS SHOWN

MCSO GENERATOR
BUILDING
5501 COLLEGE RD.
KEY WEST, FLORIDA

DATE
01-13-2022

BY
WJ

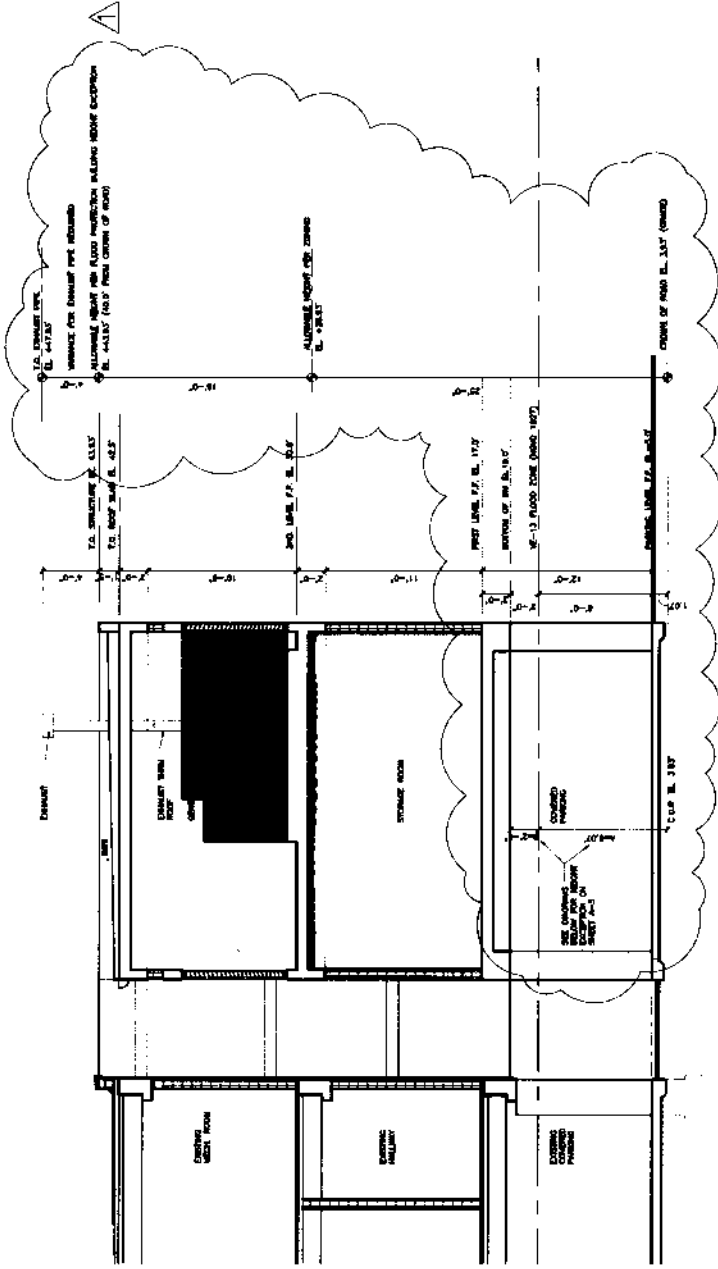
SCALE
AS SHOWN

PROJECT NO.
5501

DATE
01-13-2022

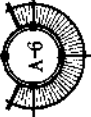
BY
WJ

SCALE
AS SHOWN



CROSS SECTION

SCALE: 1/4"=1'-0"



MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA

WILLIAM JOHN
ARCHITECT P.A.

DATE: 11/13/2012
 11/13/2012
 11/13/2012
 11/13/2012
 11/13/2012

MCSO GENERATOR
BUILDING

5501 COLLEGE RD
KEY WEST, FL 34139

S.E.A.

DATE: 11/13/2012
11/13/2012

EXTERIOR

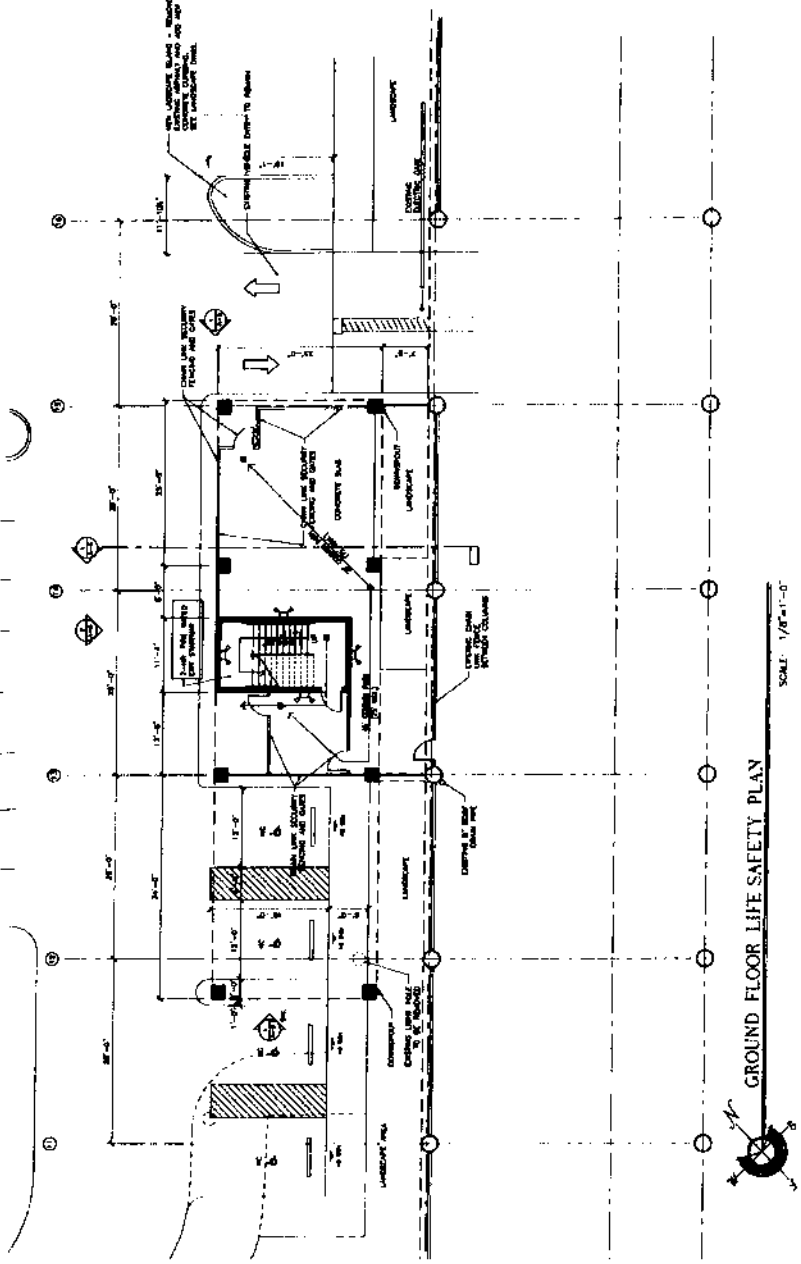
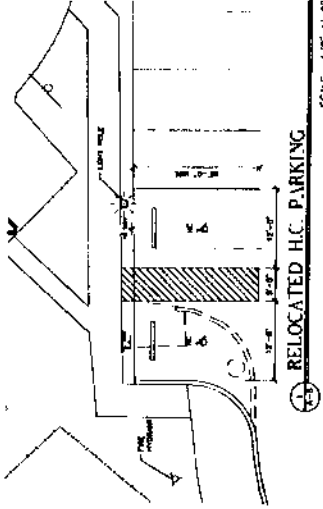
DESIGN BY:
C.B.
C.M.A.
P.L.L.C.
2008



- LIFF SAFETY LEGEND**
- 1. EXIT LIGHT
 - 2. FIRE ALARM
 - 3. FIRE DETECTOR
 - 4. FIRE EXTINGUISHER
 - 5. FIRE EXTINGUISHER (RE-CHARGEABLE)
 - 6. FIRE EXTINGUISHER (NON-RECHARGEABLE)
 - 7. FIRE ALARM CONTROL PANEL
 - 8. FIRE ALARM CONTROL PANEL (RE-CHARGEABLE)
 - 9. FIRE ALARM CONTROL PANEL (NON-RECHARGEABLE)
 - 10. FIRE ALARM CONTROL PANEL (RE-CHARGEABLE)
 - 11. FIRE ALARM CONTROL PANEL (NON-RECHARGEABLE)
 - 12. FIRE ALARM CONTROL PANEL (RE-CHARGEABLE)
 - 13. FIRE ALARM CONTROL PANEL (NON-RECHARGEABLE)

NOTES: TYPE I-B CONSTRUCTION TYPE, SPRINKLED
 ALL WALLS TO BE 2-HOUR FIRE RATED MASONRY
 BLOCK/CONCRETE WALLS
 ALL DOORS TO BE 1 1/2 HOUR FIRE RATED
 90-MINUTE DOORS w/ GLASS, TYP.
 ALL FLOORS TO BE 2-HOUR FIRE RATED CONCRETE
 FLOORS
 ROOF TO BE 1-HOUR FIRE RATED CONCRETE ROOF

FIRE SPRINKLER SYSTEM
 CONTRACTOR TO PROVIDE SHOP
 DRAWINGS TO BE REVIEWED & SEALED BY A
 LICENSED PROFESSIONAL ENGINEER TO
 COMPLETE FIRE SPRINKLER SYSTEM TO
 CODE INCLUDING THE FIRE ALARM
 SYSTEM. APPROVAL BY THE FIRE DEPARTMENT.



MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA

WILLIAMS WERN
ARCHITECT, P.A.

1111 W. 11th St.
Tallahassee, FL 32304
Tel: 904.224.1111
Fax: 904.224.1112

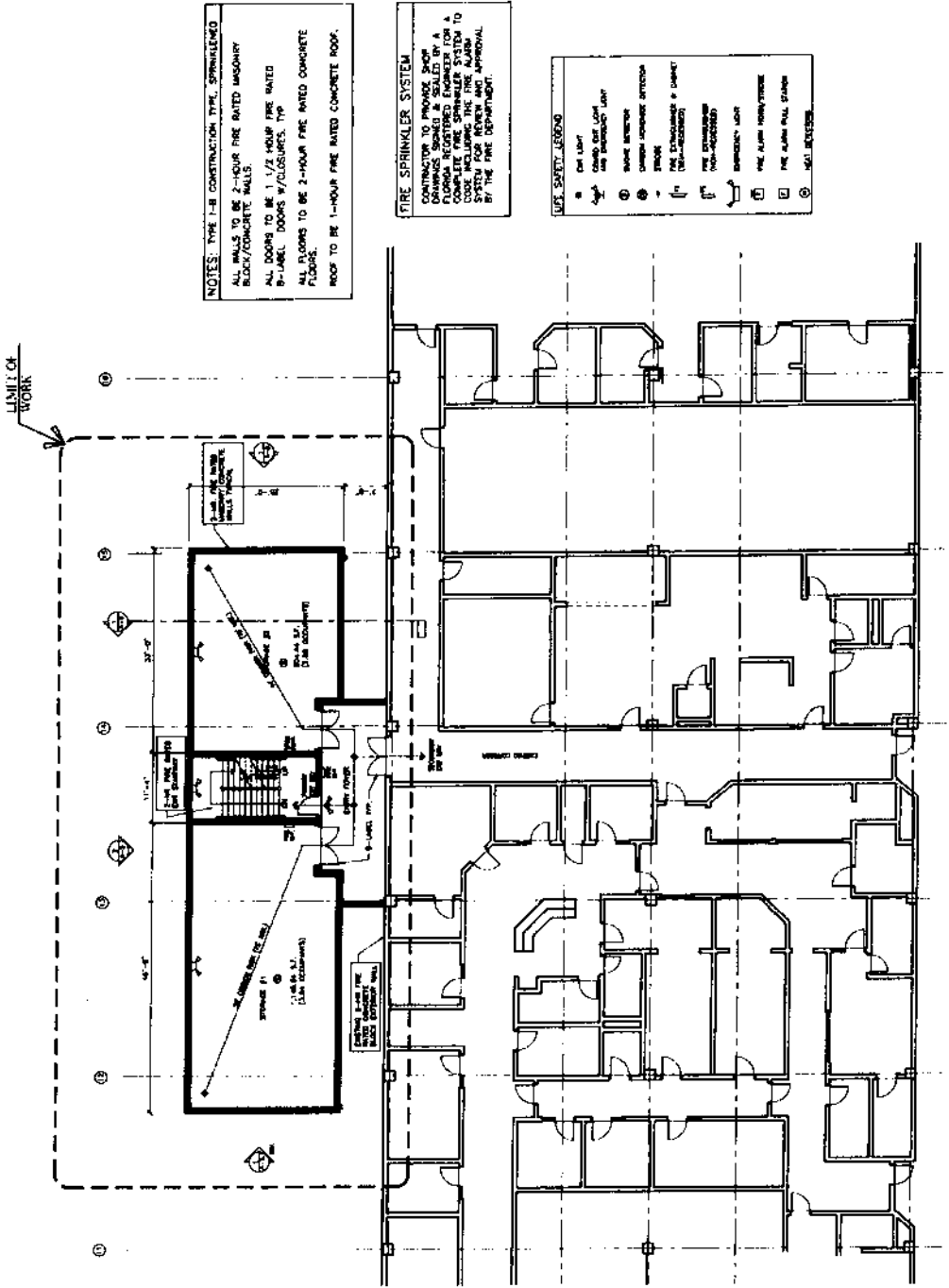
MCSO GENERATOR
BUILDING
3501 COLLEGE RD.
TALLAHASSEE, FL 32304

S.A.N.

DATE: 11-22-06
11-22-06

REVISIONS:

REVISION #1
DATE: 11-22-06
BY: WJL
REASON: 1.00



NOTES: TYPE I-B CONSTRUCTION TYPE, SPRINKLERED
ALL WALLS TO BE 2-HOUR FIRE RATED MASONRY BLOCK/CONCRETE WALLS.
ALL DOORS TO BE 1 1/2 HOUR FIRE RATED B-LABEL DOORS W/CLOSURES, TYP.
ALL FLOORS TO BE 2-HOUR FIRE RATED CONCRETE FLOORS.
ROOF TO BE 1-HOUR FIRE RATED CONCRETE ROOF.

FIRE SPRINKLER SYSTEM
CONTRACTOR TO PROVIDE SHOP DRAWINGS, SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER FOR A FLOOR PLAN AND SYSTEM DESIGN TO CODE INCLUDING THE FIRE ALARM SYSTEM FOR REVIEW AND APPROVAL BY THE FIRE DEPARTMENT.

- USFS SAFETY LEGEND**
- 1. EXIT LIGHT
 - 2. EXIT LIGHT (WITH PHOTOGRAPHIC LIGHT)
 - 3. SMOKE DETECTOR
 - 4. SMOKE DETECTOR (WITH PHOTOGRAPHIC LIGHT)
 - 5. SMOKE DETECTOR (WITH PHOTOGRAPHIC LIGHT) (WITH PHOTOGRAPHIC LIGHT)
 - 6. PHOTOGRAPHIC LIGHT
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 - 99. PHOTOGRAPHIC LIGHT (WITH PHOTOGRAPHIC LIGHT)
 - 100. PHOTOGRAPHIC LIGHT (WITH PHOTOGRAPHIC LIGHT)

FIRST FLOOR LIFE SAFETY PLAN
SCALE: 1/8"=1'-0"

MCSO GENERATOR BUILDING
3501 COLLEGE ROAD
KEY WEST, FLORIDA

WILLIAM PERI
ARCHITECT P.A.

101 N. 1ST ST.
ALBANY, NY 12207
TEL: 518-869-1111
FAX: 518-869-1112

MCSO GENERATOR
BUILDING
3501 COLLEGE RD.
ALBANY, NY 12207

SCALE

DATE
REVISED TO
05-10-02 BY
D.M.C.

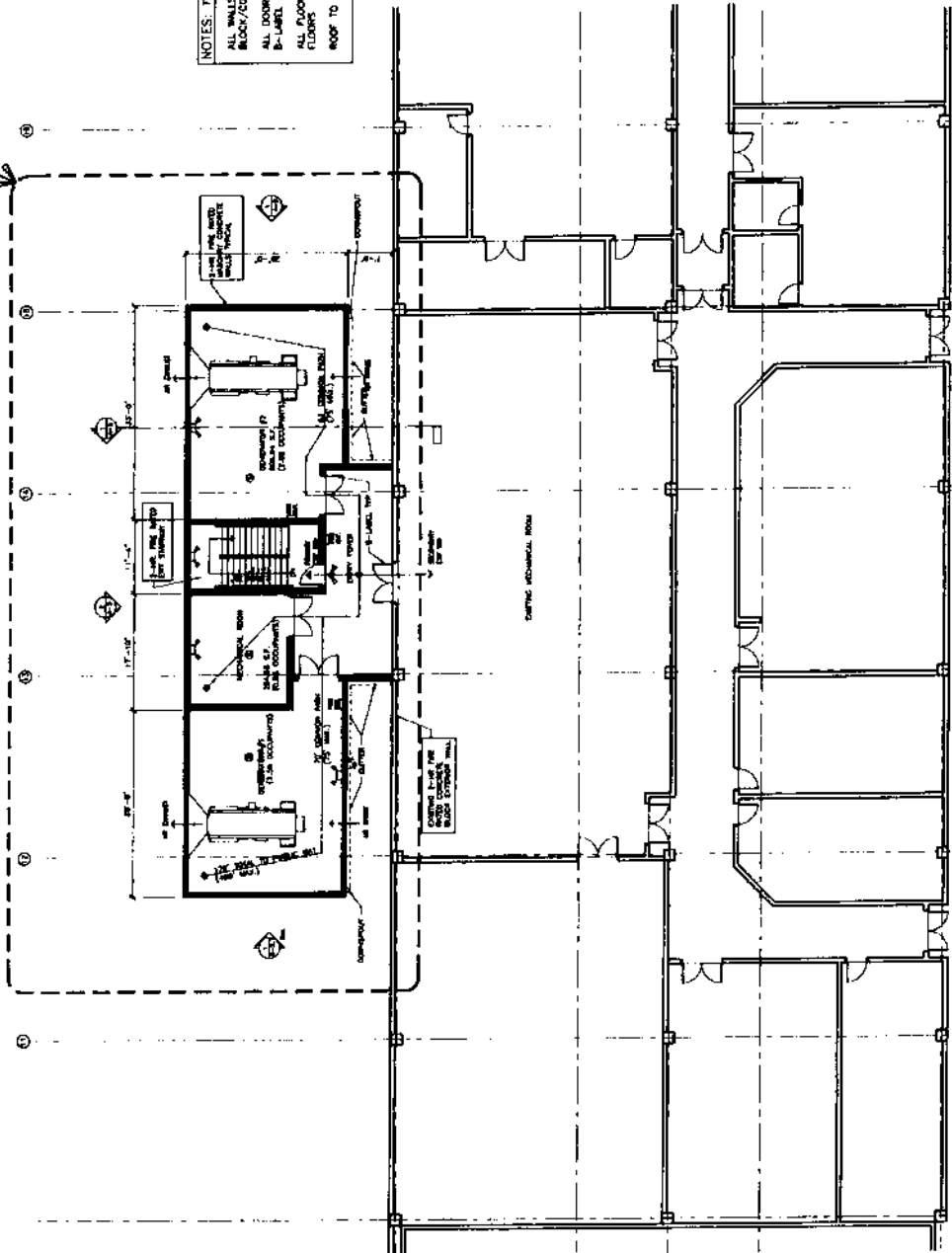
DESIGNER

CLIENT: M.C.S.O.

PROJECT NO.
1221



LIMIT OF WORK



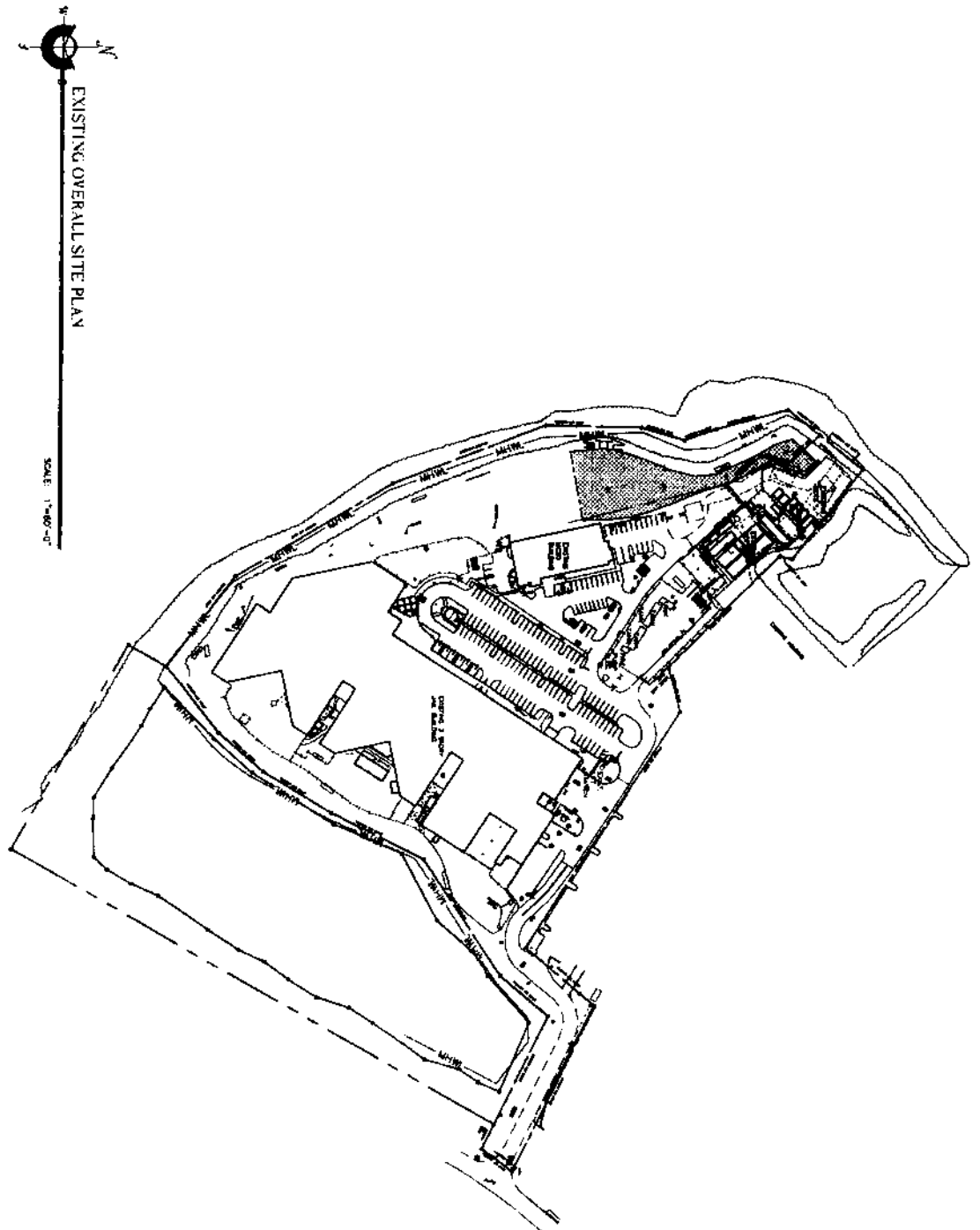
NOTES: TYPE I-B CONSTRUCTION TYPE, SPRINKLED
ALL WALLS TO BE 2-HOUR FIRE RATED MASONRY
BLOCK/CONCRETE WALLS.
ALL DOORS TO BE 1 1/2 HOUR FIRE RATED
B-LABEL DOORS W/CLASURER, INC.
ALL FLOORS TO BE 2-HOUR FIRE RATED CONCRETE
FLOORS.
ROOF TO BE 1-HOUR FIRE RATED CONCRETE ROOF.

FIRE SPRINKLER SYSTEM
CONTRACTOR TO PROVIDE SHOP
DRAWINGS AND TO BE SEALED BY A
LICENSED PROFESSIONAL ENGINEER FOR A
COMPLETE FIRE SPRINKLER SYSTEM TO
CODE INCLUDING THE FIRE ALARM
SYSTEM. OBTAIN FIRE DEPARTMENT
APPROVAL.

- LIFE SAFETY LEGEND**
- EXIT LIGHT
 - EXIT LIGHT AND SMOKE DETECTOR
 - SMOKE DETECTOR
 - CLOSER-ROCKER DETECTOR
 - FLOOR
 - FIRE EXTINGUISHER (200-100000)
 - FIRE EXTINGUISHER (1000-100000)
 - EXIT LIGHT
 - FIRE ALARM CONTROL UNIT
 - FIRE ALARM PULL STATION
 - HALL EXIT SIGN

SECOND FLOOR LIFE SAFETY PLAN
SCALE: 1/8"=1'-0"

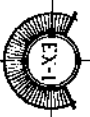
MCSO GENERATOR BUILDING
3501 COLLEGE ROAD
ALBANY, NY 12207



EXISTING OVERALL SITE PLAN

SCALE: 1"=60'-0"

MCSO GENERATOR BUILDING
 5901 COLLEGE ROAD
 NANTUCKET, MASSACHUSETTS



WILLIAM F. ROSEN
 ARCHITECT, P.C.

PROJECT NO. 2000-001
 DATE: 10/20/00

MCSO GENERATOR
 BUILDING
 5901 COLLEGE RD
 NANTUCKET, MASSACHUSETTS

DATE: 10/20/00

REVISIONS:

DESIGNER: WFR
 CHECKED: WFR
 DATE: 10/20/00

WILLIAMS MARK
ARCHITECT, P.A.

PROJECT NO.
DATE
SCALE

MCSO GENERATOR
BUILDING

3501 COLLEGE RD
KEY WEST, FLORIDA

SEAL

DATE
PROJECT NO.

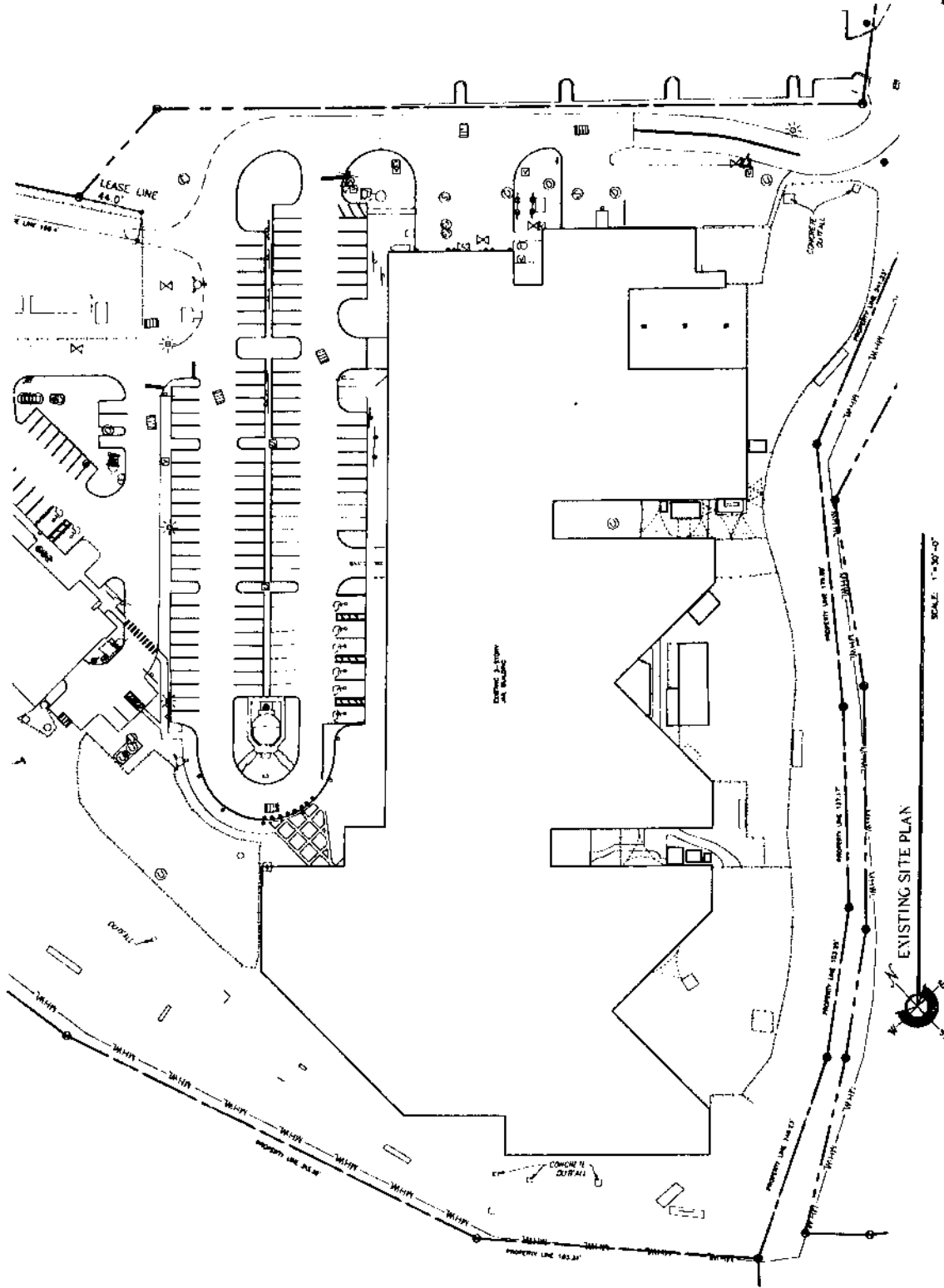
DESIGNER

CLIENT

CONTRACT NO.

PROJECT NAME

DATE



MCSO GENERATOR BUILDING
3501 COLLEGE ROAD
KEY WEST, FLORIDA

EXISTING SITE PLAN

SCALE 1/8"=1'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

DATE: 11/15/07
PROJECT: M.C.S.O.
SHEET: 101

MCSO GENERATOR
BUILDING
3501 COLLEGE RD.
N.W. WEST FLORIDA

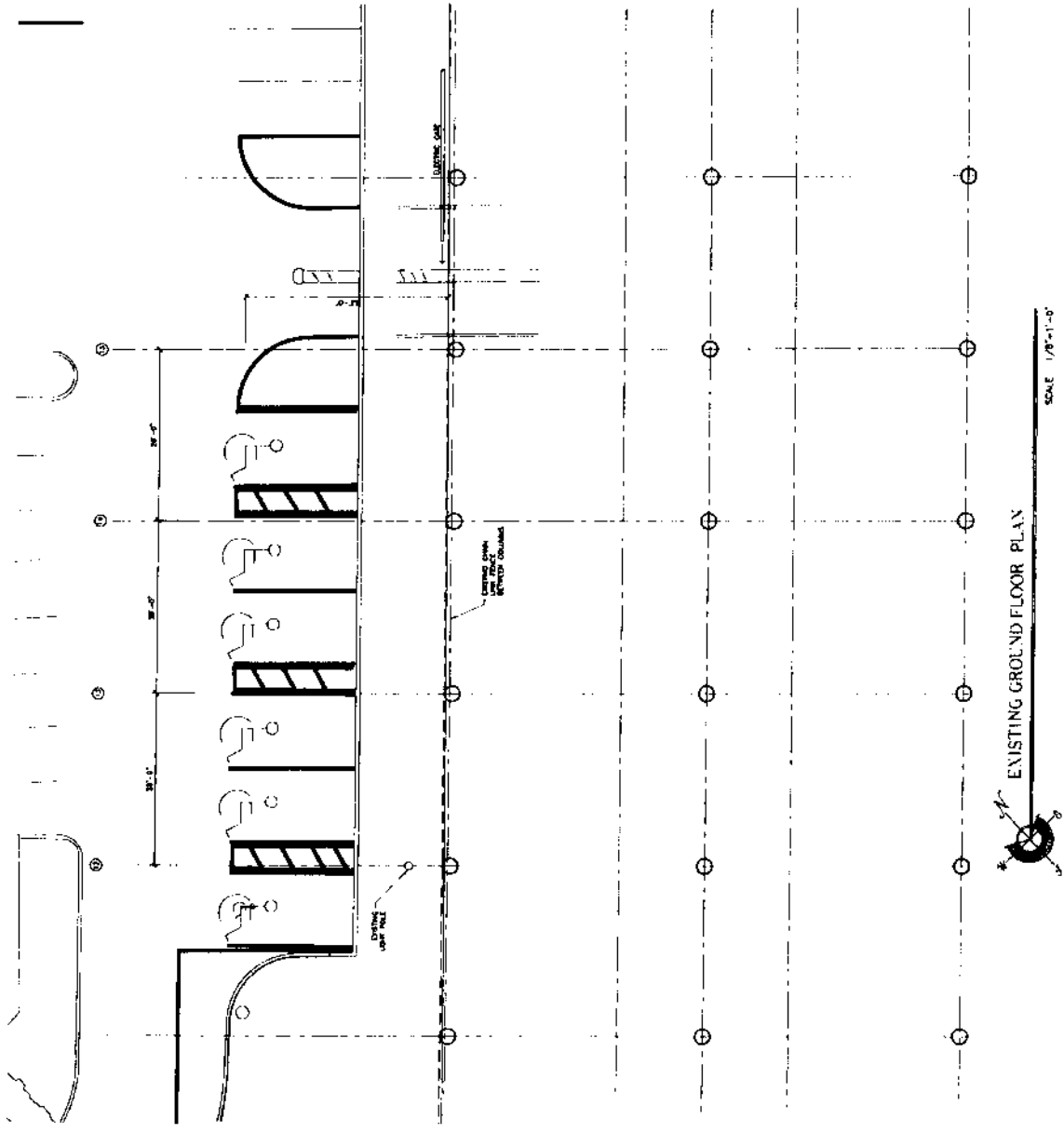
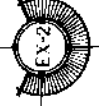
SCALE

DRAWN BY: J.P.H.
CHECKED BY: J.P.H.

DATE: 11/15/07

PROJECT NO.: 07-001

SHEET NO.: 101



MCSO GENERATOR BUILDING
3501 COLLEGE ROAD
N.W. WEST FLORIDA

EXISTING GROUND FLOOR PLAN
SCALE 1/8"=1'-0"

WILLIAM HORN
ARCHITECT P.A.

PROJECT NO.
DATE
SHEET NO.

PROJECT NAME

DATE

MCSO GENERATOR
BUILDING
3501 COLLEGE RD
KEY WEST, FLORIDA

DATE

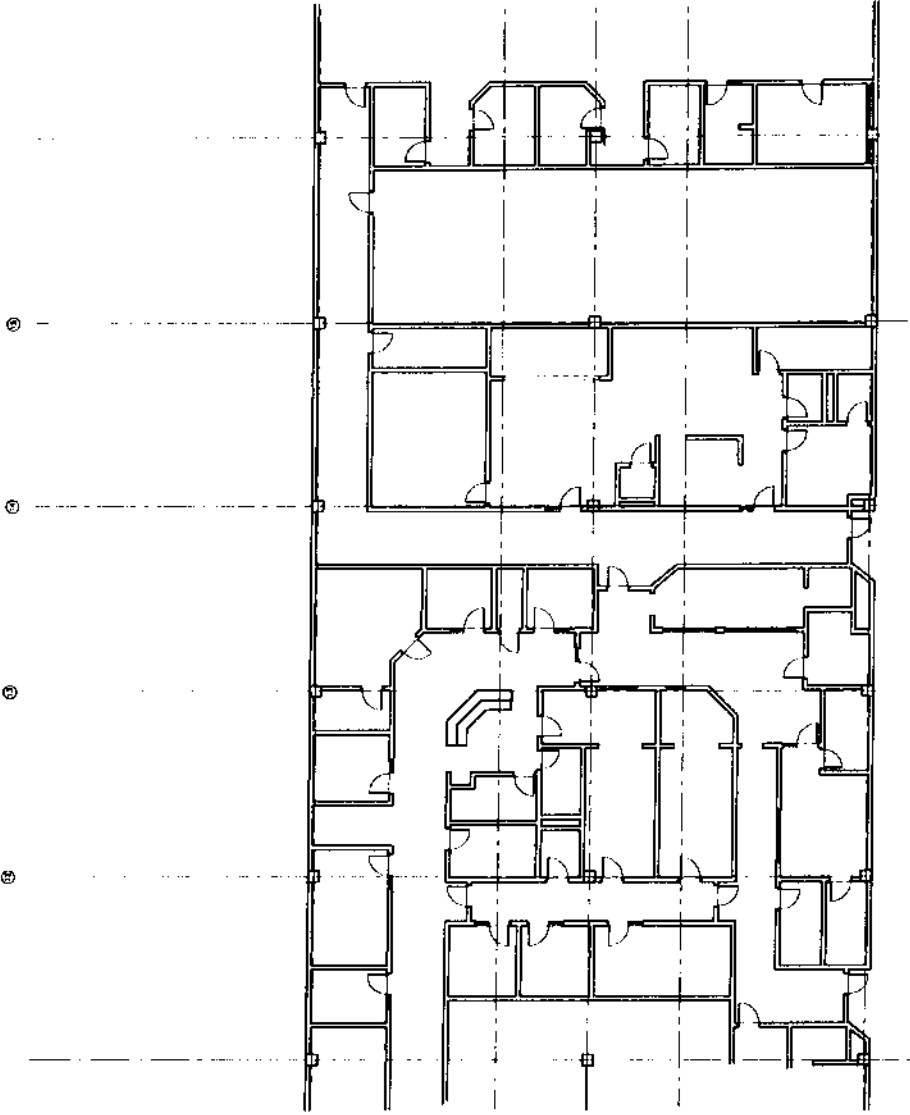
PROJECT NO.

PROJECT NAME

DATE

SHEET NO.

DATE



EXISTING FIRST FLOOR PLAN

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

MCSO GENERATOR BUILDING
3501 COLLEGE ROAD
KEY WEST, FLORIDA

WILLIAM PERROW
ARCHITECT, P.A.

DATE: 11/17/09
PROJECT: M.C.S.O. GENERATOR BUILDING
DRAWN BY: J.P.C.
CHECKED BY: J.P.C.
SCALE: AS SHOWN

MCSO GENERATOR
BUILDING
3501 COLLEGE RD
WEST PALM BEACH, FL 33411

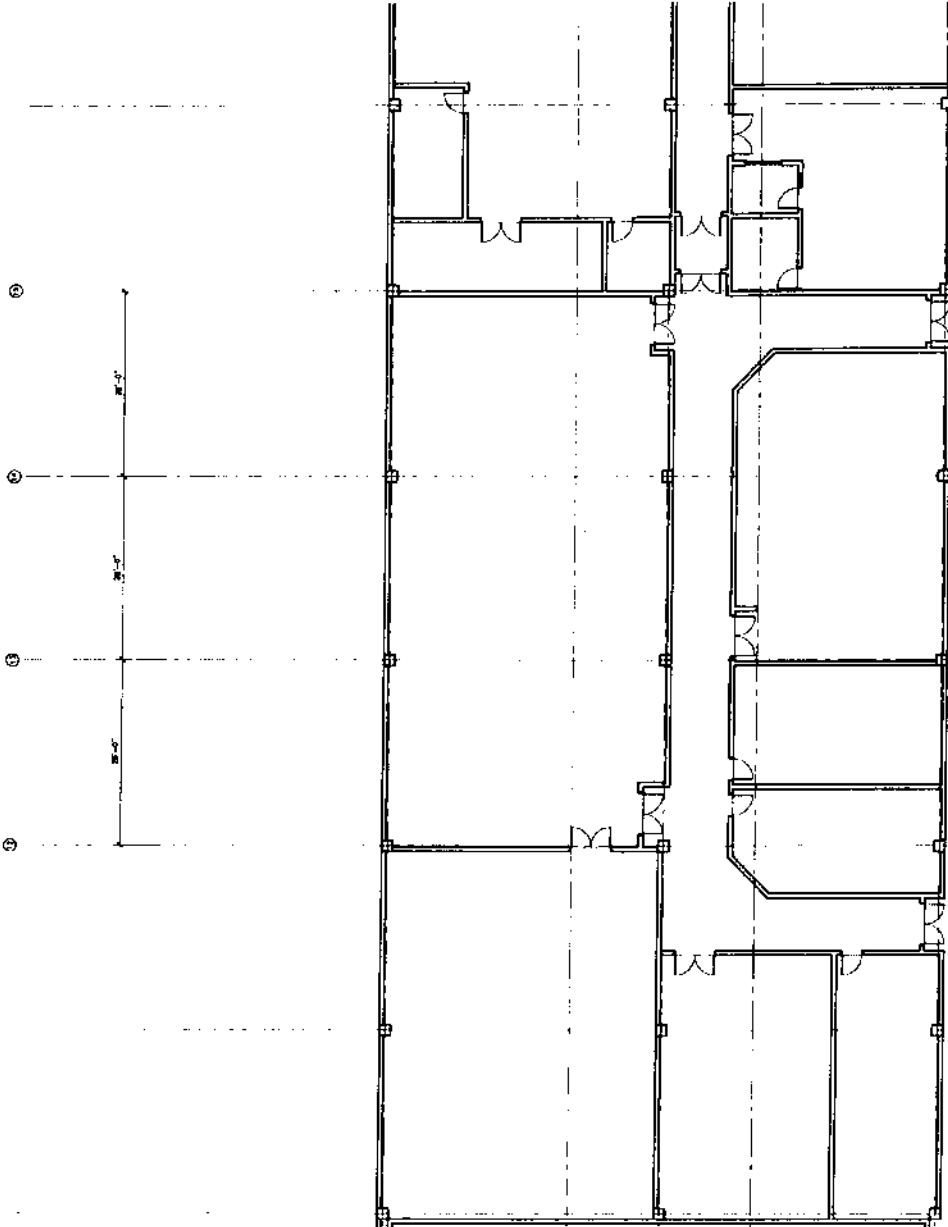
SCALE

DATE: 11/17/09
PROJECT: M.C.S.O. GENERATOR BUILDING

DRAWN BY: J.P.C.

CHECKED BY: J.P.C.

SCALE: AS SHOWN



EXISTING SECOND FLOOR PLAN

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



MCSO GENERATOR BUILDING
3501 COLLEGE ROAD
WEST PALM BEACH, FLORIDA

WILLIAM P. PARK
ARCHITECT P.A.

DATE: 11/11/09
DRAWN BY: W.P.P.
CHECKED BY: W.P.P.
PROJECT NO.: 09-001

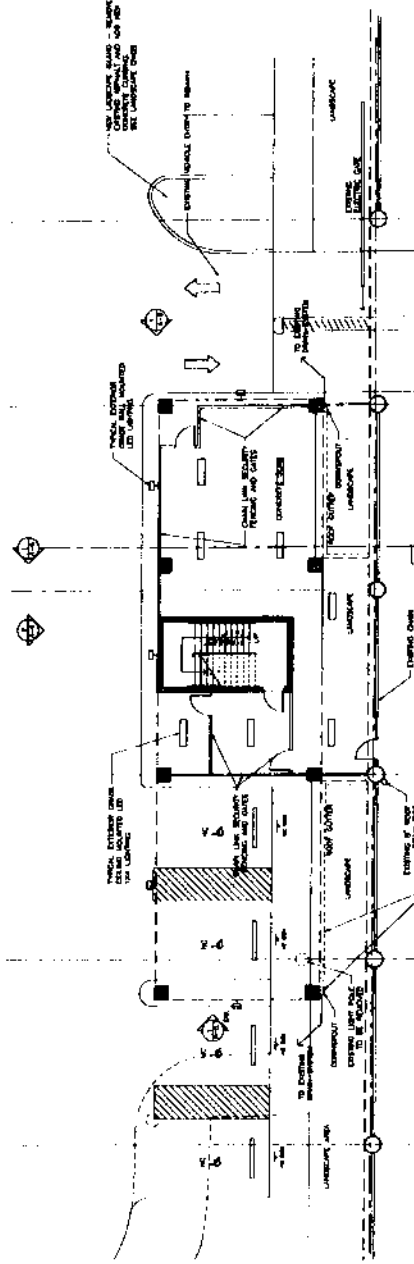
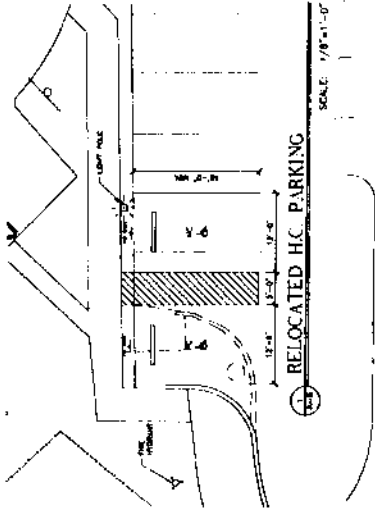
MCSO GENERATOR
BUILDING
5501 COLLEGE RD
KEY WEST, FLORIDA

S.U.

DATE: 11/11/09
TIME: 1:00 PM

REVISIONS:

REVISION NO.
DATE
BY
DESCRIPTION



PROPOSED DRAINAGE - LIGHTING PLAN SCALE 1/8"=1'-0"

MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA



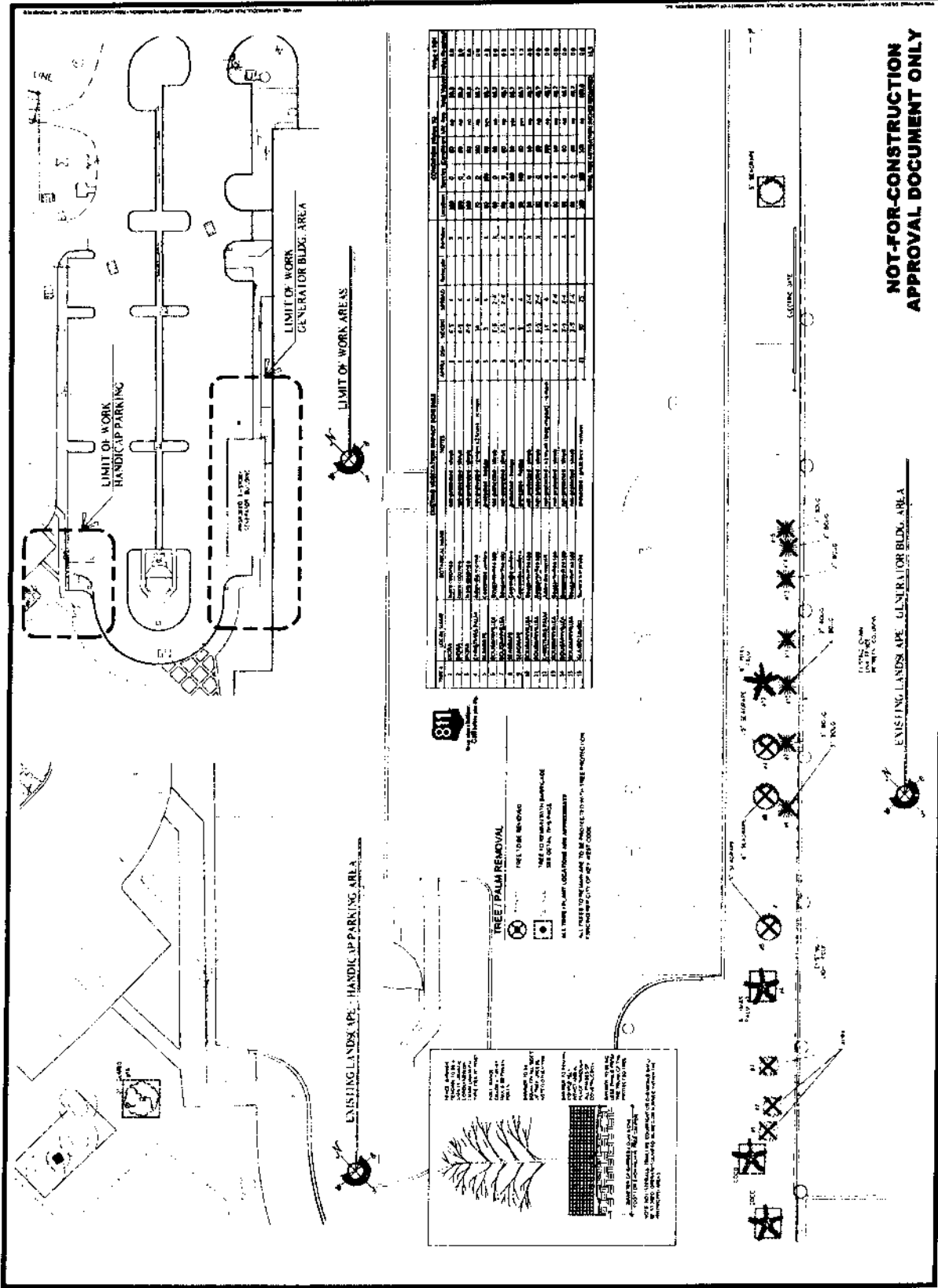
EXISTING VEGETATION

DATE: 7.13.22

**CONSTRUCTION
DOCUMENTS**

PROJECT NUMBER
L-1

FOR A REVIEW OF THE
CONSTRUCTION DOCUMENTS
AND THE PROPOSED WORK
CONTACT THE CITY OF KEY WEST
ENGINEERING DEPARTMENT
300 N. STATE STREET
KEY WEST, FL 34002
(305) 241-2200



NO.	GEN. NAME	ACTUAL SIZE	APPROX. AGE	APPROX. HEIGHT	APPROX. DBH	APPROX. SPREAD	APPROX. CANOPY DENSITY	APPROX. SPECIES	APPROX. VALUE	REMARKS
1	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
2	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
3	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
4	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
5	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
6	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
7	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
8	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
9	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
10	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
11	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
12	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
13	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
14	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
15	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
16	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
17	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
18	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
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21	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
22	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
23	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
24	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
25	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
26	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
27	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
28	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
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30	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
31	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
32	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
33	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
34	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
35	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
36	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
37	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
38	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
39	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
40	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
41	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
42	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
43	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
44	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
45	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
46	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
47	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
48	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
49	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED
50	SPRING PALM	10'	10	15'	4"	10'	100%	SPRING PALM	100	TO BE REMOVED



TREE PALM REMOVAL
ALL TREE PALM REMOVALS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF KEY WEST CODE.

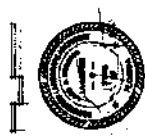
TO BE REMOVED
TO BE PRESERVED
TO BE PRESERVED WITH PROTECTION
TO BE PRESERVED WITH PROTECTION AND BRACING
TO BE PRESERVED WITH PROTECTION AND BRACING AND STAKE
TO BE PRESERVED WITH PROTECTION AND BRACING AND STAKE AND GUARDRAIL
TO BE PRESERVED WITH PROTECTION AND BRACING AND STAKE AND GUARDRAIL AND FENCE

**NOT-FOR-CONSTRUCTION
APPROVAL DOCUMENT ONLY**



REPAIR DAMAGED 800
FROM HANDICAP CONSTRUCTION
WATCH FOR THIS 800

MCSO
GENERATOR BUILDING
5001 COLLIER ROAD
APT. WEST F.L. 33060



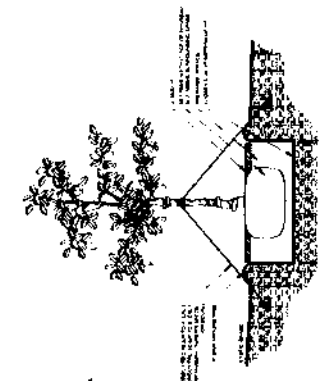
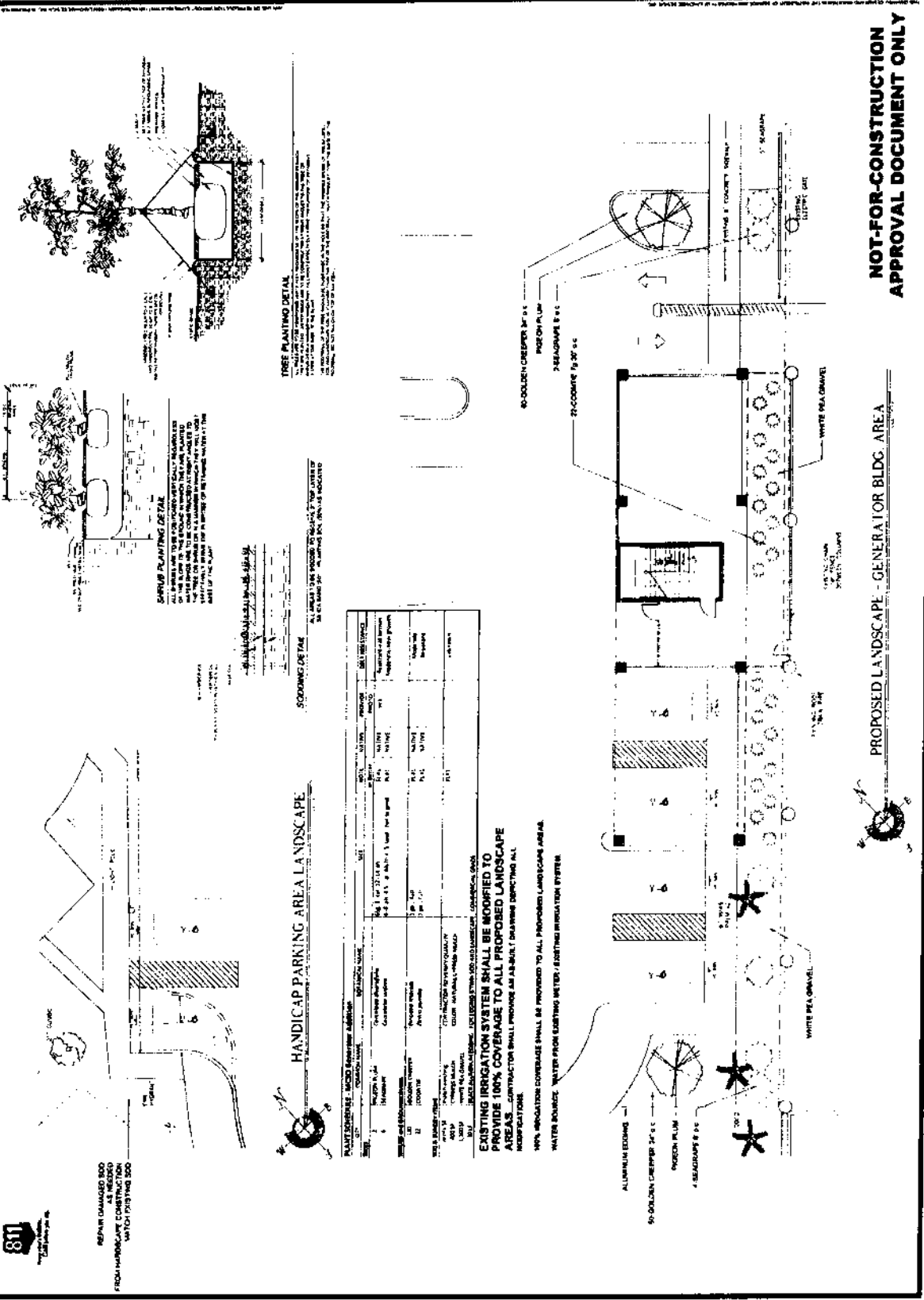
LANDSCAPE PLAN

DATE: 7.13.22

CONSTRUCTION DOCUMENTS

2-7

JOB NO. 2123
DATE: 7.13.22
DRAWN BY: JWS
CHECKED BY: JWS
SCALE: AS SHOWN



TREE PLANTING DETAIL
1. 4" DIA. TREE PLANTING HOLE WITH 4" DIA. TREE PLANTING TUB
2. 4" DIA. TREE PLANTING TUB WITH 4" DIA. TREE PLANTING HOLE
3. 4" DIA. TREE PLANTING TUB WITH 4" DIA. TREE PLANTING HOLE
4. 4" DIA. TREE PLANTING TUB WITH 4" DIA. TREE PLANTING HOLE

SHRUB PLANTING DETAIL
1. 4" DIA. SHRUB PLANTING HOLE WITH 4" DIA. SHRUB PLANTING TUB
2. 4" DIA. SHRUB PLANTING TUB WITH 4" DIA. SHRUB PLANTING HOLE
3. 4" DIA. SHRUB PLANTING TUB WITH 4" DIA. SHRUB PLANTING HOLE
4. 4" DIA. SHRUB PLANTING TUB WITH 4" DIA. SHRUB PLANTING HOLE

HANDICAP PARKING AREA LANDSCAPE

NO.	QUANTITY	DESCRIPTION	UNIT	PRICE	TOTAL
1	1	4" DIA. TREE PLANTING HOLE WITH 4" DIA. TREE PLANTING TUB	SQ. FT.	100.00	100.00
2	1	4" DIA. TREE PLANTING TUB WITH 4" DIA. TREE PLANTING HOLE	SQ. FT.	100.00	100.00
3	1	4" DIA. TREE PLANTING TUB WITH 4" DIA. TREE PLANTING HOLE	SQ. FT.	100.00	100.00
4	1	4" DIA. TREE PLANTING TUB WITH 4" DIA. TREE PLANTING HOLE	SQ. FT.	100.00	100.00
5	1	4" DIA. TREE PLANTING TUB WITH 4" DIA. TREE PLANTING HOLE	SQ. FT.	100.00	100.00
6	1	4" DIA. TREE PLANTING TUB WITH 4" DIA. TREE PLANTING HOLE	SQ. FT.	100.00	100.00
7	1	4" DIA. TREE PLANTING TUB WITH 4" DIA. TREE PLANTING HOLE	SQ. FT.	100.00	100.00
8	1	4" DIA. TREE PLANTING TUB WITH 4" DIA. TREE PLANTING HOLE	SQ. FT.	100.00	100.00
9	1	4" DIA. TREE PLANTING TUB WITH 4" DIA. TREE PLANTING HOLE	SQ. FT.	100.00	100.00
10	1	4" DIA. TREE PLANTING TUB WITH 4" DIA. TREE PLANTING HOLE	SQ. FT.	100.00	100.00

EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED TO PROVIDE 100% COVERAGE TO ALL PROPOSED LANDSCAPE AREAS. CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING SHOWING ALL MODIFICATIONS.

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED LANDSCAPE AREAS. WATER SOURCE: WATER FROM EXISTING METERS / EXISTING IRRIGATION SYSTEM.

NOT-FOR-CONSTRUCTION APPROVAL DOCUMENT ONLY

PROPOSED LANDSCAPE - GENERATOR BLDG. AREA



5501 College Road, Variance



PROPERTY RECORD CARD

qPublic.net™ Monroe County, FL

Disclaimer

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

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

Summary

Parcel ID 00072080-000101
 Account# 8776659
 Property ID 8776659
 Millage Group 10KW
 Location 5501 COLLEGE Rd, NORTH STOCK ISLAND
 Address
 Legal 27 67 25 PARCEL OF FILLED BAY BTM (NORMAN ISLAND) (13.94 AC) G52-522(I
 Description DEED 19725) OR1139-2378/2383
 (Note: Not to be used on legal documents.)
 Neighborhood 31200
 Property COUNTY (8600)
 Class
 Subdivision
 Sec/Twp/Rng 27/67/25
 Affordable No
 Housing



Owner

MONROE COUNTY
 1100 Simonton St
 Ste 205
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$68,652,015	\$68,652,015	\$68,652,015	\$68,652,015
+ Market Misc Value	\$262,213	\$262,213	\$262,213	\$262,213
+ Market Land Value	\$26,347,553	\$26,347,553	\$26,347,553	\$26,347,553
= Just Market Value	\$95,261,781	\$95,261,781	\$95,261,781	\$95,261,781
= Total Assessed Value	\$95,261,781	\$95,261,781	\$95,261,781	\$95,261,781
- School Exempt Value	(\$95,261,781)	(\$95,261,781)	(\$95,261,781)	(\$95,261,781)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRON (100W)	607.22640	Square Foot	0	0

Buildings

Building ID 44227
 Style
 Building Type COUNTY BLDGS A / 86A
 Gross Sq Ft 405053
 Finished Sq Ft 271397
 Stories 5 Floor
 Condition GOOD
 Perimeter 5979
 Functional Obs 0
 Economic Obs 0
 Depreciation % 23
 Interior Walls
 Exterior Walls CUSTOM
 Year Built 1993
 Effective Year Built 2003
 Foundation
 Roof Type
 Roof Coverage
 Flooring Type
 Heating Type
 Bedrooms 0
 Full Bathrooms 0
 Half Bathrooms 0
 Grade 600
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	129.022	0	0
OPX	EXC OPEN PORCH	4,634	0	0
FLA	FLOOR LIV AREA	271,397	271,397	0
TOTAL		405,053	271,397	0

Building ID	44228	Exterior Walls	CUSTOM
Style		Year Built	1995
Building Type	COUNTY BLDGS A / 86A	Effective Year Built	2003
Gross Sq Ft	39362	Foundation	
Finished Sq Ft	28818	Roof Type	
Stories	5 Floor	Roof Coverage	
Condition	GOOD	Flooring Type	
Perimeter	1518	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	23	Half Bathrooms	0
Interior Walls		Grade	600
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORIT LATTIC	10,544	0	0
FLA	FLOOR LIV AREA	28,818	28,818	0
TOTAL		39,362	28,818	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1992	1993	1	1276 SF	2
TILE PATIO	1992	1993	1	1550 SF	5
ASPHALT PAVING	1992	1993	1	15615 SF	2
CONC PATIO	1992	1993	1	30732 SF	2
CH LINK FENCE	1992	1993	1	7600 SF	1
ASPHALT PAVING	1994	1995	1	25388 SF	2
BRICK PATIO	1994	1995	1	3088 SF	3
CH LINK FENCE	1995	1996	1	4352 SF	1
LC UTIL BLDG	1996	1997	1	100 SF	1
ASPHALT PAVING	1996	1997	1	960 SF	2
WATER FEATURE	1999	2000	1	1 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/1/1990	\$4,858,904	Warranty Deed		1139	2378	U - Unqualified	Vacant

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2021-0287	2/8/2021	2/12/2021	\$14,300	Commercial	REPLACE EXISTING FIRE PUMP CONTROLLER
BLD2019-3462	9/26/2019	12/17/2019	\$34,000	Commercial	Replace existing lights, switches and outlets.
BLD2019-2108	6/27/2019	1/16/2020	\$350,000	Commercial	Interior alteration/ renovation of 2700-/- SF portion of existing storage area for proposed new sleeping relaxation are for Detention center employees/ staff
BLD2019-1261	4/15/2019	1/17/2020	\$274,725	Commercial	Replace drywall damaged by hurricane Irma, replace ceiling tiles and polish concrete floors
BLD2019-0979	3/14/2019	7/10/2019	\$8,000	Commercial	2 white dade county approved impact and wind load rated accordion shutters
BLD2018-0686	3/12/2019		\$10,000	Commercial	Build 10'5"x16"x10" concrete slabs, set and secure 10-1000# Propane tanks (8-- Gals ea), Run underground gas line to existing system.
BLD2018-1575	12/11/2018	5/28/2019	\$2,000	Commercial	Disconnect electrical service to buildings being demolished.
BLD2018-1091	11/19/2018	3/11/2019	\$78,000	Commercial	NEW WALL, REMOVE OLD WALLS NEW DOOR AND SIDELIGHTS NEW CABINETS, WOR AREAS TO BE SHOWER AREA AND BREAK ROOM. N.O.C. REQUIRED. GH
BLD2018-1092	11/19/2018	3/29/2019	\$7,000	Commercial	RELOCATE EYE WASH. RELOCATED EXISTING SINK AND TIE IN. WORK AREAS TO BE SHOWER AREA AND BREAK ROOM. N.O.C. REQUIRED. GH 3/21/2019 1:41:12 PM Garys plumbing signed on to this permit 03-21-2019
BLD2018-1093	11/19/2018	3/29/2019	\$8,000	Commercial	RELOCATE LIGHT FIXTURES LIGHT SWITCHES AND WALL OUTLETS. ADD NEW LIGHT. WORK AREAS TO BE SHOWER AREA AND BREAK ROOM. N.O.C. REQUIRED. GH
18-00001404	4/2/2018		\$35,000	Commercial	REMOVE DRYWALL AFFECTED BY HURRICANE IRMA AROUND WINDOW APPROX 15,000 SF MORE SHEETROCK COULD BE REMOVED DEPENDING ON MOLD.
17-00005166	12/13/2017	1/16/2020	\$238,500	Commercial	ROOF REPLACEMENT - APPROX 12,200 SF. NOC REQ. (JOB).
17-2951	7/27/2017	7/27/2019	\$197,000	Commercial	Replace 3000' LF of existing fence under the MCSO jail facility. Job includes the removal of existing fencing and the installation of new fence in the exact location and height as original fence. N.O.C. EXEMPT.
16-3643	9/29/2016	4/16/2017	\$51,580	Commercial	DIRECT REPLACEMENT OF TWO L.P. GAS FIRED APPLIANCE TWO MODEL/PNCV1500 WATER HEATERS CONNECT TO EXISTING L.P. GAS WATER AND FUEL STACK. INTERIOR BOILER. N.O.C. EXEMPT
15-5152	1/25/2016	2/5/2017	\$5,500	Commercial	4' TALL RANCH STYLE WOOD FENCING WITH RANCH STYLE GATES.

14-4085	9/2/2014	5/14/2017	\$4,989	Commercial	INSTALLING THREE (3) TON STRAIGHT COOL MITSUBISHI A.C. UNIT DUCTLESS. ** MC **NEED FILE NOTICE OF COMMENCEMENT
14-0500	4/28/2014	4/27/2016	\$5,000	Commercial	ADA ACCESSIBILITY UPGRADES, REWORKING EXISTING PARKING AND CURBING TO PROVIDE COMPLAINT ACCESS ROUTE AND RAMP SYSTEM TO FRONT ENTRANCE OF BUILDING. ADA ACCESSIBILITY CODE COMPLIANCY WILL REQUIRE NEW SIGNAGE, COMPLIANT PARKING AND COMPLIANT APPROCH OF ENTRANCE OF BUILDING.
14-0503	4/28/2014	4/27/2016	\$10,000	Commercial	ADA ACCESSIBILITY UPGRADES, REWORKING EXISTING PARKING AND CURBING TO PROVIDE COMPLAINT ACCESS ROUTE AND RAMP SYSTEM TO FRONT ENTRANCE OF BUILDING. ADA ACCESSIBILITY CODE COMPLIANCY WILL REQUIRE NEW SIGNAGE, COMPLIANT PARKING AND COMPLIANT APPROCH OF ENTRANCE OF BUILDING.
13-1545	4/20/2013		\$28,750	Commercial	AT THE GROUND LEVEL OF THE 3RD STORY BUILDING REPLACE THE SYSTEM MAIN BRANCH LINES, HANGERS, FIRE SPRINKLERS, ONE FOR ONE AS CURRENTLY DUST ALLED. (NINETY NINE 99 HEADS)
13-0536	2/15/2013		\$7,750	Commercial	REPAIR KITCHEN FIRE SUPPRESSION SYSTEMS INCLUD. HYDROSTATIC TESTING & CYLINDER REPLACEMENT
13-0476	2/8/2013		\$1,800	Commercial	INSTALL 2 CONDUIT TO RUN FIBER FROM EXISTING TELCO ROOM INSIDE BUILDING TO NEMA BOX ON ROOF OF BUILDING.
12-2814	8/8/2012		\$14,000	Commercial	RESTRIPING OF EXISTING H.C. STALLS
12-2816	8/8/2012		\$8,600	Commercial	RESTRIPING EXISTING ADA H.C. STALLS, ADDING SIGNAGE, DEMO EXISTING CURBS AND REPOURING TO MAKE ADA COMPLIANT
12-2818	8/8/2012		\$11,800	Commercial	RE-STRIP OF EXISTING ADA H.C. STALLS, ADDING SIGNAGE - FLUSH OUT PAVER AREAS
12-1384	4/17/2012		\$2,236	Commercial	REPLACE BURNED OUT METER CAN ALONG WITH NEW RISER CONDUIT TO COMPLY WITH KES.
12-0594	2/23/2012		\$90,500	Commercial	CONVERT EMPTY ROOM TO A MULTI-PURPOSE BATHROOM, INSTALL WINDOWS, ACCESS DOORS 24" WALL FRAMING,, 90SF DRYWALL, 200SF PAINTING.
12-0595	2/23/2012		\$1,000	Commercial	RENOVATION OF MULTI- PURPOSE ROOM. RELOCATION OF LAMPS, SWITCHES AND RECEPTACLES.
12-0595	2/23/2012		\$1,000	Commercial	RENOVATION OF MULTI PURPOSE ROOM. RELOCATION OF LAMPS, SWITCHES AND RECEPTACLES.
12-0596	2/23/2012		\$1,000	Commercial	INSTALL ONE (1) BATH EXHAUST FAN
12-0597	2/23/2012		\$34,498	Commercial	INSTALL (1) SHOWER, (2) WATER CLOSETS, (1) LAVATORY.
12-0597	2/23/2012		\$34,498	Commercial	INSTALL SEVEN NEW FIXTURES, TWO WATER CLOSETS, TWO LAVATORIES, ONE WATER HEATER, ONE JANITOR SINK AND ONE BI-LEVEL WATER COOLER AS PER PLANS.
11-4552	12/13/2011		\$1,000	Commercial	INSTALL CONCRETE SLAB
11-2788	8/3/2011		\$624,200	Commercial	REMOVE EXISTING SINGLE PLY ROOF SYSTEM & INSTALL NEW FULLY ADHERED SINGLE PLY SYSTEM.
11-2116	7/13/2011		\$49,792	Commercial	INSTALL NEW UNDERGROUND SUPPLY & RETURN FUEL PIPING FROM GENERATOR TO TANK. INSTALL NEW TRANSITION SUMP IN PARKING GARAGE TO TRANSITR DOUBLE WALL UNDERGROUND PIPING TO STEEL ABOVE GROUND PIPING
11-1575	5/13/2011		\$2,400	Commercial	EXCHANGE 3' X 3' LTE. ELECTRICAL EQUIPMENT CABINET ON EXISTING TOWER SITE FOR UPGRADE TO 4G SERVICE AS PER PLANS.
11-0386	3/10/2011		\$5,000	Commercial	CHANGE EXISTING ANTENNAS AND INSTALL NEW UNIT EQUIPMENT CABINET AS PER PLANS
11-0388	3/10/2011		\$4,300	Commercial	RUN ELECTRICAL FOR CHANGING ANTENNAS & INSTALLING NEW UNITS EQUIPMENT CABINET AS PER PLANS
09-3270	10/16/2009		\$11,500	Commercial	PROVIDE AN EXPANSION OF THE FIRE ALARM SYSTEM TO COVER THE BUILD OUT AREA ON FLOOR 2 ZONE C (BUNK ROOM). PROVIDE ALL PARTS & LABOR NECESSARY HARDWARE & SOFTWARE FOR EXPANSION OF THE FA SYSTEM
09-2490	8/13/2009		\$19,000	Commercial	REPLACE (2) SERVICE ROLLING DOORS
07-4086	8/28/2007	8/28/2007	\$76,313	Commercial	FM 200 SYSTEM
07-3660	8/24/2007	8/28/2007	\$5,000	Commercial	ELECTRICAL DEMO ONLY (CRIME LAB)_
07-2806	6/20/2007	6/9/2009	\$4,000	Commercial	REPLACE TWO EXISTING DISCONNECTS FOR COOLING TOWER
05-0325	2/2/2005	6/16/2017	\$15,000	Commercial	INSTALL 400AMP TRANSFE SWITCH
04-2577	8/2/2004	12/3/2004	\$1,500	Commercial	NEW WATER PUMP
04-2106	6/25/2004	12/3/2004	\$18,000	Commercial	ELECTRIC
04-1971	6/15/2004	12/3/2004	\$4,800	Commercial	ELECTRIC&REFRIGERATION
04-1777	6/3/2004	12/3/2004	\$91,900	Commercial	REPLACE ROOF CONDENSER
04-1591	5/17/2004	12/3/2004	\$4,800	Commercial	INSTALL 5-TON A/C
04-0957	3/26/2004	12/3/2004	\$120,000	Commercial	BUILD SAFE ZONE
03-4297	1/6/2004	12/3/2004	\$1,500	Commercial	INSTALL TWO SHEDS
03-4111	12/8/2003	7/23/2003	\$116,000	Commercial	REPLACE BOILER SYSTEM
02-2861	11/19/2002	7/23/2003	\$7,500	Commercial	INSTALL WIRELESS COMMUNAT
02-2160	8/27/2002	11/22/2002	\$2,220	Commercial	INSTALL DOOR
01-3785	11/28/2001	7/21/2003	\$1,500	Commercial	INSTALL SHED
00-3920	7/27/2001	7/21/2003	\$2,400		ANTENNAS
01-1504	4/11/2001	7/21/2003	\$1,000		INSTALL PARTITION WALL
00-2870	9/26/2000	7/21/2003	\$47,220		DEMO
00-1447	5/26/2000	7/21/2003	\$3,500		INSTALL A/C
9902236	6/29/1999	12/31/1999	\$600	Commercial	PARTITION
9901975	6/14/1999	12/31/1999	\$500	Commercial	ELECTRICAL
9803292	10/21/1998	12/31/1999	\$2,000	Commercial	FOUNTAIN
9802457	8/28/1998	11/30/1998	\$80,000	Commercial	COMM ANTENNA LATTICE

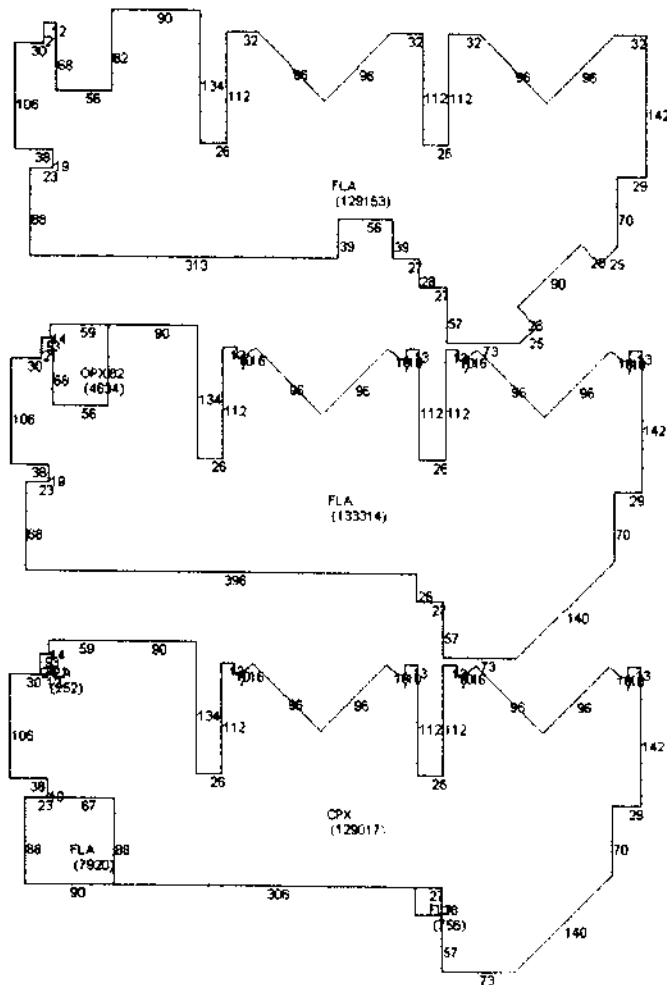
98-1721	6/3/1998	11/30/1998	\$3,800	Commercial
9702929	8/1/1997	10/1/1997	\$1,200	Commercial
9701952	6/1/1997	10/1/1997	\$2,000	Commercial
9701263	4/1/1997	10/1/1997	\$2,699	Commercial
97-1046	4/1/1997	10/1/1997	\$2,000	Commercial
97-0763	3/1/1997	10/1/1997	\$250	Commercial
97-0254	2/1/1997	10/1/1997	\$18,000	Commercial
97-0048	1/1/1997	10/1/1997	\$1,000	Commercial
97-0205	1/1/1997	10/1/1997	\$12,500	Commercial
96-4037	10/1/1996	12/1/1996	\$5,000	Commercial
96-1851	5/1/1996	12/1/1996	\$2,000	Commercial
B95-2834	8/1/1995	8/1/1995	\$1,900	Commercial
E95-2722	8/1/1995	8/1/1995	\$1,170	Commercial
A95-0766	3/1/1995	8/1/1995	\$70,000	Commercial
E95-0195	1/1/1995	8/1/1995	\$2,080	Commercial
B94-3897	11/1/1994	8/1/1995	\$50,000	Commercial
B94-1949	6/1/1994	8/1/1995	\$3,500,000	Commercial

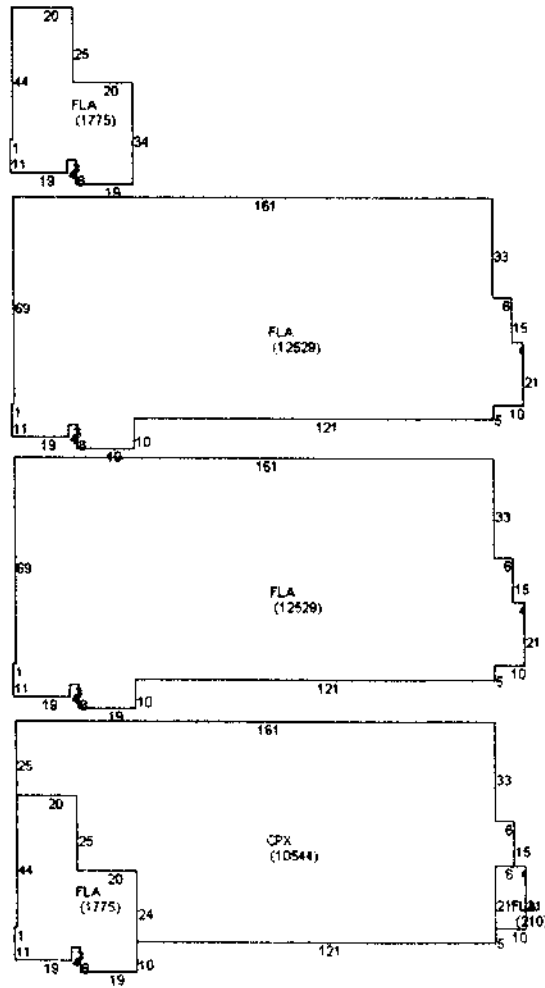
- REPAIRS
- RELOCATE LITE POLE HELD
- LANDSCAPE WORK
- SECURITY ALARM
- PAVING FOR M/C TESTING
- CONCRETE FOR TEMP SHED
- RENOVATIONS
- CONCRETE SLAB
- RENOVATIONS
- FENCE
- MECHANICAL
- RAISED FL IN DISPATCH RM
- ELECTRICAL
- 121 SQ5 ROOFING
- ELECTRICAL
- UNDRGRD TANK/GENERATOR
- 2 STORY BUILDING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

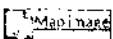




Photos



Map



No data available for the following modules: TRIM Notice.