

5501 College Road, Variance



APPLICATION

RECEIVED
JUL 19 2022
BY: JM

Application for Variance

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- Siburg of Tpreanier 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

63-1176/670
9008
CHECK ARMOR

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

MP

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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

Yes No

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

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.**

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

6/24/22
(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)

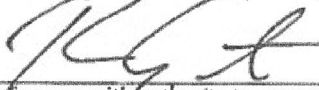
Please complete this form if someone other than the owner is representing the property owner in this matter.

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.

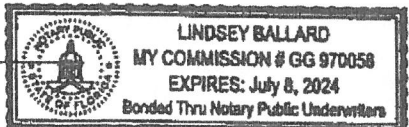

Signature of person with authority to execute documents on behalf of entity owner

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

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

L Ballard
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)

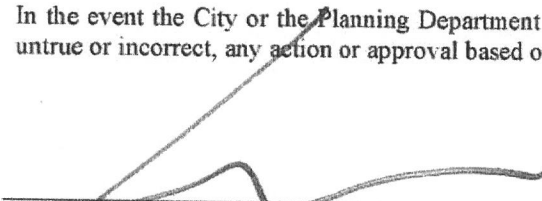
I, William Horn, in my capacity as President
(print name) *(print position; president, managing member)*
of William P. Horn Architect
(print name of entity)

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

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.

9

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

28.50
26,724.50
26,969.50
FILED
JUL 31 PM 2:39
25+3.50

WARRANTY DEED

THIS INDENTURE, made this 30th day of July, 1990
between Norman B. Wood and Shirley P. Wood, His wife, and Bernie
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] *[Signature]* (Seal)
Witness as to Norman B. Wood Norman B. Wood
[Signature]
Witness as to Norman B. Wood
[Signature] (Seal)
Witness as to Shirley P. Wood Shirley P. Wood
[Signature]
Witness as to Shirley P. Wood

(Signatures continued on the following page)

DE Paid 26,724.50 Date 7-31-90
MONROE COUNTY
DANNY K. KOLHAGE, CLERK OF CIR. CT.
By *[Signature]*

649610

REC 139 PAGE 2379

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

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

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

[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
 Bonded Thru Troy Fain - 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
 Bonded Thru Troy Fain - Insurance Inc.

[Signature]
 Notary Public



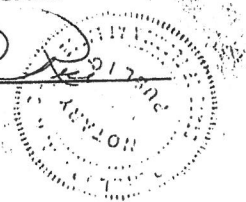
STATE OF FLORIDA)
) : SS
 COUNTY OF MONROE)

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
 Bonded Thru Troy Fain - Insurance Inc.

[Signature]
 Notary Public



649610

OFF REC 1139 PAGE 2380

STATE OF FLORIDA)
 : ss
COUNTY OF MONROE)

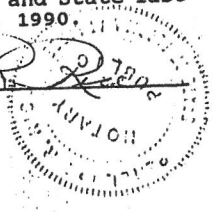
Before me personally appeared Marilyn M. Papy to me well known and known to me to be the person described in and who executed the foregoing instrument and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of July, 1990.

My commission expires:

Notary Public
My Commission Expires Aug. 22, 1992
Bonded Thru Troy Fain - Insurance Inc.

[Signature]
Notary Public



RAS073090PWNCCD

649610 REC 1139 PAGE 2381

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land, formerly submerged in the Bay of Florida, and being a part of Trustees 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 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 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 SE1/4 corner of the lands described in the said TIIF Deed No. 19725; thence N 29° 39' 03" E along the SE1/4 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 206.48 feet to Point #10 (N-89158.37' & E-250772.57'); thence S 40° 23' 19.5" W for a distance of 108.08 feet to Point #11 (N-89076.04' & E-250702.54'); thence S 56° 13' 32" W for a distance of 241.24 feet to Point #12 (N-88941.93' & 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-88781.87' & 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-88664.33' & E-250349.62'); thence S 41° 02' 02" W and along the said MHTL for a distance of 103.25 feet to Point #15 (N-88586.44' & 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-88495.48' & 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-88613.29' & 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-88885.14' & E-249854.07'); thence N 20° 27' 57" W and along the said MHTL for a distance of 280.40 feet to Point #19 (N-89147.84' & E-249756.03'); thence N 01° 32' 03" E along the said MHTL for a distance of 165.00 feet to Point #20 (N-89312.78' & E-249760.45'); thence N 16° 27' 56" E and along the said MHTL for a distance of 77.62 feet to Point #21 (N-89387.22' & E-249782.45'); thence N 18° 45' 52" W and along the said MHTL for a distance of 57.65 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 128.46 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 165.00 feet to Point #24 (N-89695.14' & E-249833.32'); thence S 52° 04' 36" E for a distance of 195.00 feet to Point #25 (N-89575.29' & E-249987.14') and a concrete monument; thence S 13° 16' 39" W for a distance of 22.30 feet to Point #26 (N-89553.59' & E-249982.02') and a concrete monument; thence S 44° 52' 02" E for a distance of 269.09 feet to Point #27 (N-89362.88' & E-250171.86') and a concrete monument; thence N 74° 46' 08" 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 483.59 feet to Point #29 (N-89119.46' & E-250654.14') 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° 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 SW1/4 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 13.943 acres (607,363 square feet), more or less.

RECORDS MEMO
PROPERTY OF MONROE CLERK, TYING OR REMOVING THIS DOCUMENT WILL BE PENALIZED

649610 OFF REC 1139 PAGE 2382

EXHIBIT "B"

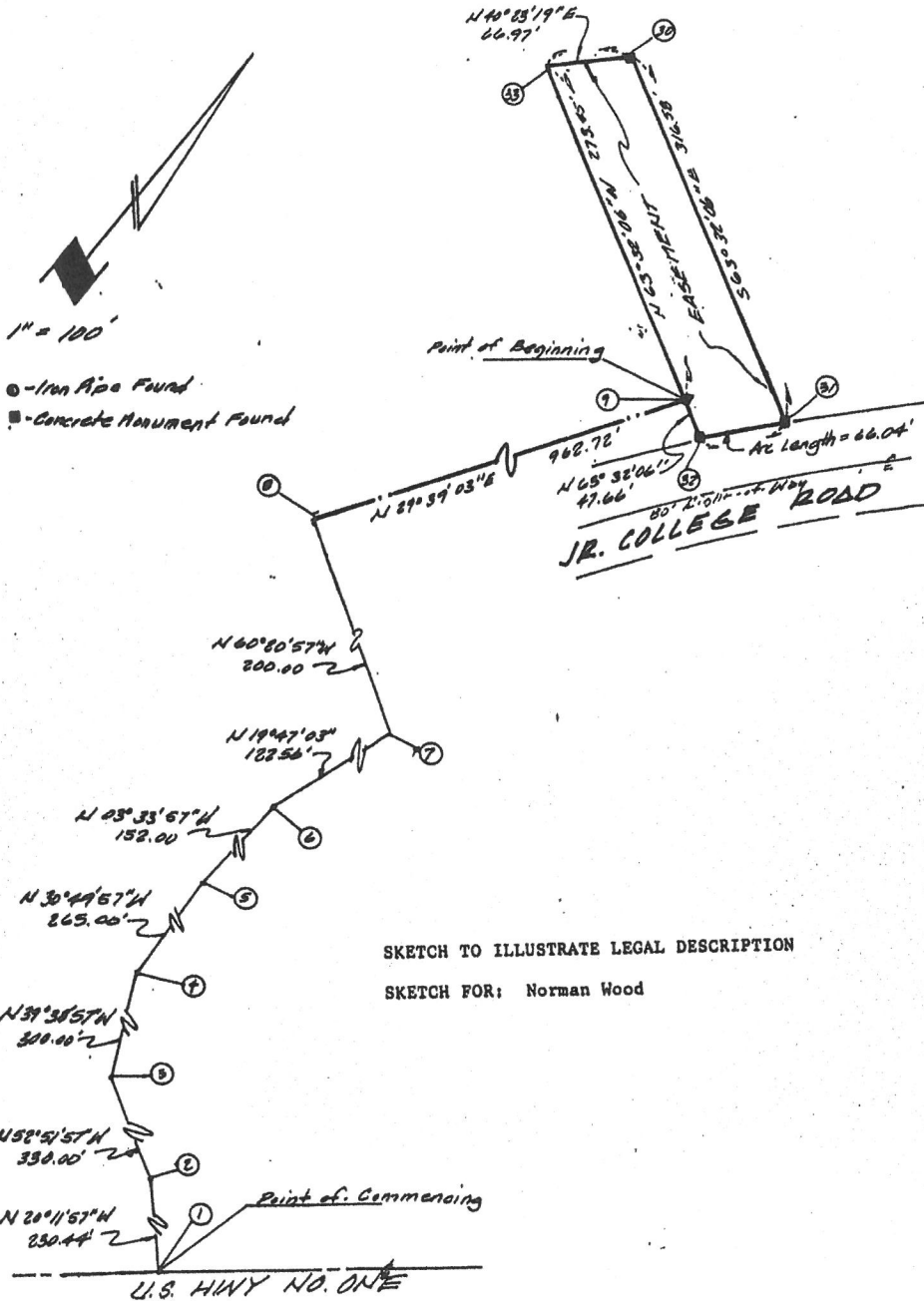


PHILLIPS & TRICE SURVEYING, INC.

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

JACK M. PHILLIPS, P.L.S.
FLORIDA CERTIFICATE NO. 1410

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



SHEET ONE OF TWO SHEETS

PHILLIPS & TRICE SURVEYING, INC.

1204 SIMONTON STREET
Tel (305)294-4747

KEY WEST, FLORIDA

33040

Fax (305)294-5016

JACK M. PHILLIPS, PS
Fla. Reg. Cert. No. 1410

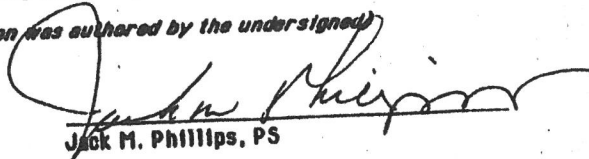
JOE M. TRICE, PS
Fla. Reg. Cert. No. 2110

REC 1139 PAGE 2382

649610

A parcel of land, formerly submerged in the Bay of Florida, and being a part of Trustees 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 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 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 an 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

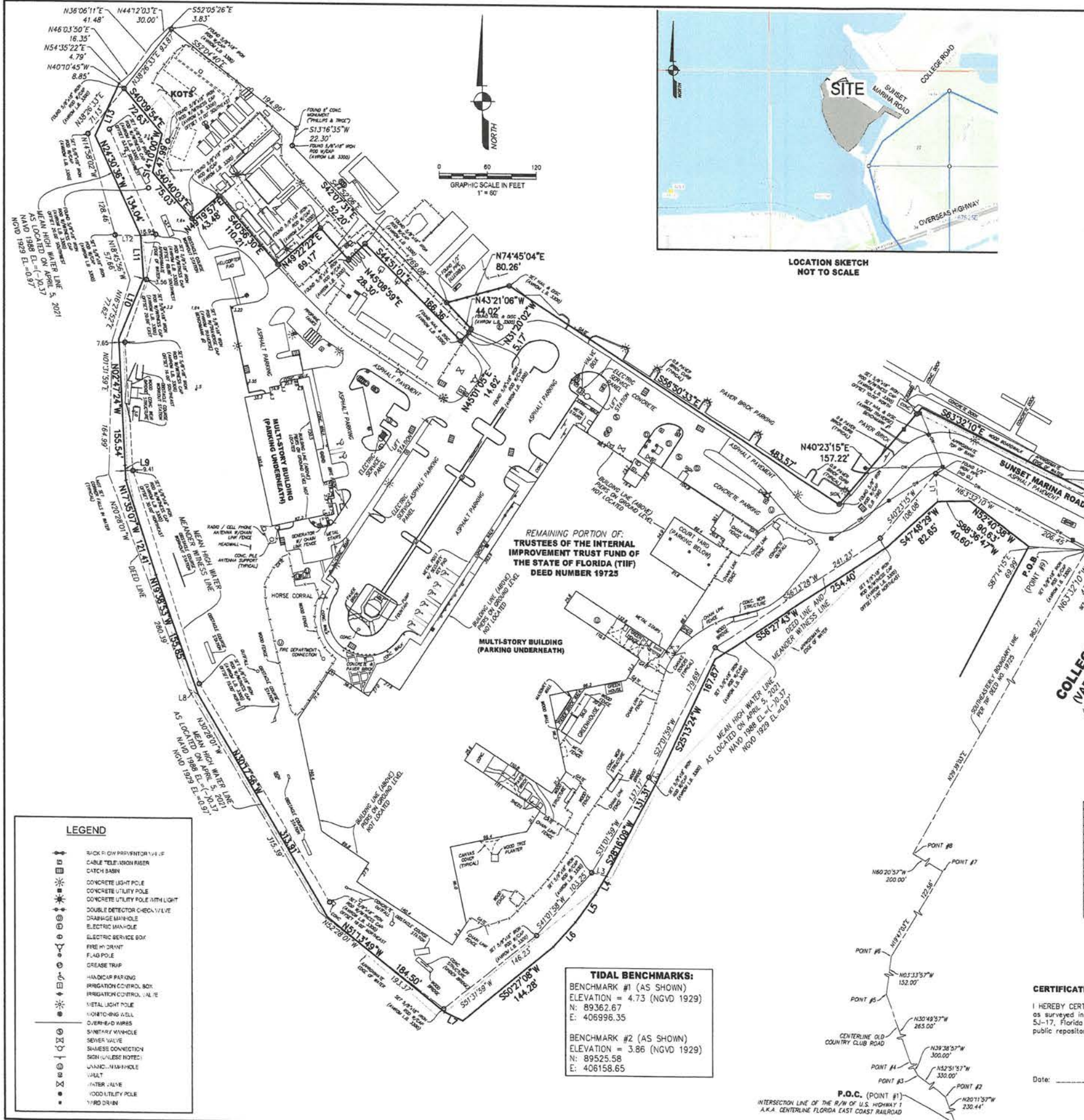
Recorded in Official Records Book
In Monroe County, Florida
Record Verified
DANNY L. KOIHAGE
Clerk Circuit Court

SHEET TWO OF TWO SHEETS

5501 College Road, Variance



BOUNDARY SURVEY



SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida licensed surveyor and mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. 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.
3. Unless noted on the drawing, ALL measured bearings and distances correspond with the record bearing and distances and the differences, if any, are considered as minima.
4. No underground improvement were located.
5. The property described hereon lies within Flood Zones AE (10 Feet) as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) LOMAR Number 15-04-0697P, Community Number 125129, dated 08/20/2015.
6. a. Bearings shown hereon are referenced to Grid North, based on the 2011 Adjustment of the North American Datum of 1983, NAD 83 (2011) Epoch 2010.00 of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone.
b. The Grid coordinates shown hereon are based on the North American Datum of 1983, adjustment of 2011 (NAD 83/2011) Epoch 2010.00, of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone established by a Real-time Network (RTN) GPS Control Survey which is certified to a 2 centimeter local accuracy.
c. Ties were made to National Geodetic Control Point "872 4572 F TIDAL" (PID AA1629).
d. Method: Wide Area Continuously Operating GPS Reference Station Network.
e. Equipment Used: Leica GS18 LTE & UHF Performance Smart Antenna, Serial Numbers 360239(Dual Frequency Receivers)
f. Processing Software: Leica Infinity, Version 3.1.0.3188
7. Elevations shown hereon are based on the North Geodetic Vertical Datum of 1929. To convert elevations from NGVD 29 to NAVD 88, add algebraically (-) 1.34 feet to the elevation. Conversion factor was derived from the National Geodetic Survey (NGS) Data Recovery Sheet for Station "872 4572 F TIDAL" (PID AA1629).
8. Benchmark Description: National Geodetic Survey Station Designation "872 4572 F TIDAL" (PID AA1629), Elevation=105.05 feet (NGVD 1929), Elevation=8.71 feet (NAVD 1988).
9. The Mean High Water Survey depicted hereon complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Survey File _____
a. Mean High Water Elevation is (-) 0.37 feet, NAVD 1988, as located on February 15, 2021.
b. The Mean High Water Elevation as shown hereon was established by the extension of tidal data from Tidal Station 3263, which was obtained from the Florida Department of Environmental Protection Bureau of Surveying and Mapping.
10. 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'. The elevations on impervious surfaces were field measured to 0.03' and on ground surfaces to 0.1'.
11. The Retention Pond within the subject property is non-tidal in nature with the flow of water restricted by a control structure located along the west boundary of the Parent Tract.
12. Abbreviation Legend: A/C = Air Conditioner; ASPH = Asphalt; B.M. = Benchmark; BLDG = Building; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; FF = Finished Floor; LR = Iron Rod; L.B. = Licensed Business; NAVD = North American Vertical Datum of 1988; NGVD = National Geodetic Vertical Datum of 1929; P = Per Record Plot; P.B. = Plot Book; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; PG. = Page; R/W = Right-Of-Way; TEMP. = Temporary; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

A parcel of land, formerly submerged in the Bay of Florida, and being a part of Trustees of the Internal Improvement Trust Fund of the State of Florida, Deed Number 19725, 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 16, 1990, said intersection being known as Point #1 and having coordinates of N=86989.70' & E=251292.83' based in the Mercator Projection for the East Zone of Florida; and run thence North 201°15' West (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 North 52°51'57" West along the center line of the OCCR for a distance of 330.00 feet to Point #3 (N=87405.18' & E=250950.18'); thence North 39°38'57" West along the center line of the OCCR for a distance of 300.00 feet to Point #4 (N=87636.17' & E=250758.75'); thence North 30°49'57" West along the center line of the OCCR for a distance of 265.00 feet to Point #5 (N=87863.72' & E=250622.93'); thence North 03°33'57" West along the center line of the OCCR for a distance of 152.00 feet to Point #6 (N=88015.42' & E=250613.48'); thence North 19°47'03" East along the center line of the OCCR for a distance of 122.56' to Point #7 (N=88130.75' & E=250654.96'); thence North 60°20'57" West for a distance of 200.00 feet to Point #8 (N=88229.69' & E=250481.15'); and the Southeastern boundary line of the lands described in the said TIF Deed No. 19725; thence North 29°39'03" East along the Southeastern boundary line of the lands described in the said TIF Deed No. 19725 for a distance of 962.72 feet to Point #9 (N=89066.33' & 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 North 63°32'06" West for a distance of 206.48 feet to Point #10 (N=89158.37' & E=250772.57'); thence South 40°23'19.5" West for a distance of 108.08 feet to Point #11 (N=89076.04' & E=250702.54'); thence South 56°13'32" West for a distance of 241.24 feet to Point #12 (N=88941.93' & E=250502.01') and the approximate Mean High Water Line of Florida Bay (MHTL); thence South 27°02'03" West and along the said MHTL for a distance of 179.70 feet to Point #13 (N=88781.87' & E=250420.33'); thence South 31°02'03" West and along the said MHTL for a distance of 137.17 feet to Point #14 (N=88664.33' & E=250349.62'); thence South 41°02'02" West and along the said MHTL for a distance of 103.25 feet to Point #15 (N=88566.44' & E=250281.83'); thence South 51°32'03" West and along the said MHTL for a distance of 146.23 feet to Point #16 (N=88495.48' & E=250167.33'); thence North 52°27'57" West and along the said MHTL for a distance of 193.38 feet to Point #17 (N=88613.29' & E=250013.99'); thence North 30°27'57" West and along the said MHTL for a distance of 315.40 feet to Point #18 (N=88885.14' & E=249854.07'); thence North 20°27'57" West and along the said MHTL for a distance of 280.40 feet to Point #19 (N=8914.84' & E=249756.03'); thence North 01°32'03" East along the said MHTL for a distance of 165.00 feet to Point #20 (N=89312.78' & E=249760.45'); thence North 16°27'56" East and along the said MHTL for a distance of 77.62 feet to Point #21 (N=89387.22' & E=249782.45); thence North 18°45'51" West and along the said MHTL for a distance of 57.65 feet to Point #22 (N=89441.81' & E=249763.91); thence North 14°57'57.5" West and along the said MHTL for a distance of 128.46 feet to Point #23 (N=89565.90' & E=249730.73); thence North 38°26'33" East and along the said MHTL for a distance of 165.00 feet to Point #24 (N=89695.14' & E=249833.32); thence South 52°04'36" East for a distance of 195.00 feet to Point #25 (N=89575.29' & E=249987.14') and a concrete monument; thence South 13°18'39" West for a distance of 22.30 feet to Point #26 (N=89553.59' & E=249982.02') and a concrete monument; thence South 44°52'02" East for a distance of 269.09 feet to Point #27 (N=89362.88' & E=250171.86') and a concrete monument; thence North 74°48'08" East for a distance of 80.26 feet to Point #28 (N=89383.96' & E=250249.30') and a concrete monument; thence South 56°50'29" East for a distance of 483.59 feet to Point #29 (N=89119.46' & E=250654.14') and a concrete monument; thence North 40°23'19" East for a distance of 157.23 feet to Point #30 (N=899239.22' & E=250756.02') and a concrete monument; thence South 63°32'06" East 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 Southwesterly along the said curve right of way line for an arc distance of 66.04 feet to Point #32 (N=89045.11' & E=251000.08') and a concrete monument; thence North 63°32'06" West for a distance of 47.66 feet back to Point #9 and the Point of Beginning.

LINE TABLE

LINE BEARING	DISTANCE
L1 N83°46'48" W	14.74
L2 N57°51'44" W	11.43
L3 N77°00'01" W	18.70
L4 S30°43'28" W	26.30
L5 S35°43'56" W	42.49
L6 S45°57'17" W	40.91
L7 N64°03'56" W	25.09
L8 S50°24'09" E	13.93
L9 N03°58'12" W	18.22
L10 N22°31'33" E	80.34
L11 N04°04'24" W	53.19
L12 S89°33'38" E	31.38
L13 N24°30'23" E	171.28

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary and Tidal Water 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 Boundary and Tidal Water Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes, and it complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department Of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Survey File _____

Date: April 08, 2021

KEITH M. CHEE-K-TOW, P.L.S.
Florida Registration No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
E-MAIL: keith@aviromsurvey.com

P.O.C. (POINT #1)
INTERSECTION LINE OF THE R/W OF U.S. HIGHWAY 1
A.K.A. CENTERLINE FLORIDA EAST COAST RAILROAD

TIDAL BENCHMARKS:
BENCHMARK #1 (AS SHOWN)
ELEVATION = 4.73 (NGVD 1929)
N: 89362.67
E: 406996.35

BENCHMARK #2 (AS SHOWN)
ELEVATION = 3.86 (NGVD 1929)
N: 89525.58
E: 406158.65

LEGEND

[Symbol]	BACKFLOW PREVENTOR VALVE
[Symbol]	CABLE TELEVISION FIBER
[Symbol]	CATCH BASIN
[Symbol]	CONCRETE LIGHT POLE
[Symbol]	CONCRETE UTILITY POLE
[Symbol]	CONCRETE UTILITY POLE WITH LIGHT
[Symbol]	DOUBLE DETECTOR CHECK VALVE
[Symbol]	DRAINAGE MANHOLE
[Symbol]	ELECTRIC MANHOLE
[Symbol]	ELECTRIC SERVICE BOX
[Symbol]	FIRE HYDRANT
[Symbol]	FLAG POLE
[Symbol]	GREASE TRAP
[Symbol]	HANDICAP PARKING
[Symbol]	IRRIGATION CONTROL BOX
[Symbol]	IRRIGATION CONTROL VALVE
[Symbol]	METAL LIGHT POLE
[Symbol]	MONITORING WELL
[Symbol]	OVERHEAD WIRE
[Symbol]	SANITARY MANHOLE
[Symbol]	SEWER VALVE
[Symbol]	SHOWER CONNECTION
[Symbol]	SIGN (UNLESS NOTED)
[Symbol]	LAND-MANHOLE
[Symbol]	VALVE
[Symbol]	WATER VALVE
[Symbol]	WOOD UTILITY POLE
[Symbol]	YARD DRUM

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 100
BOCA RATON, FLORIDA 33432
(561) 992-5984 / WWW.AVIROMSURVEY.COM

**BOUNDARY AND TIDAL WATER SURVEY
A PARCEL OF LAND IN
SECTION 27, TOWNSHIP 67 SOUTH, RANGE 25 EAST
DESCRIBED IN
(O.R.B. 480, PAGE 291, M.C.R.)
MONROE COUNTY, FLORIDA**

DATE	BY	REVISIONS

SCALE: 1" = 60'
DATE: 04/08/2021
BY: M.R.E.
CHECKED: K.M.C.
F.B. NO. 3300
PG. 70-75
SHEET: 1 OF 2
JOB #: 11227-5

5501 College Road, Variance



SITE PLAN

MCSO GENERATOR BUILDING

5501 COLLEGE ROAD
KEY WEST, FL

WILLIAM P. HORN
ARCHITECT, P.A.

01 SEATON ST
KEY WEST,
FLORIDA
33040

TEL: 305 296-5942
FAX: 305 296-1133

LICENSE NO.
AR 13357

MCSO GENERATOR
BUILDING

5501 COLLEGE RD.
KEY WEST, FLORIDA

SEAL

DATE
01-13-2022
07-11-2022 DRC.

REVISIONS

DRAWN BY
CAB
EMA
PROJECT
NUMBER
2133

LOCATION MAP



AREA OF WORK

KEY PERSONNEL

ARCHITECT:	STRUCTURAL ENGINEERING:	SURVEYOR:	LANDSCAPE ARCHITECT:
WILLIAM P. HORN ARCHITECT, P.A. WILLIAM P. HORN, RA, LEED AP 915 EATON ST. KEY WEST, FL 33040 TEL. (305) 296-8302	K/W STRUCTURAL ENGINEERS MARK KEISTER, P.E. 6501 ARLINGTON EXPRESSWAY BUILDING B, SUITE 150 JACKSONVILLE, FL 32211 TEL. (904) 619-2333	AVIROM AND ASSOCIATES MICHAEL AVIROM, PROFESSIONAL SURVEYOR & MAPPER 402 APPELROUTH LN. STE 2E KEY WEST, FL 33040 TEL. (305) 294-7770	LANDWISE DESIGN LADD ROBERTS, LANDSCAPE ARCHITECT 1936 SAN MARCO BLVD. STE.101 JACKSONVILLE, FL 32207 TEL. (904) 343-6194
CIVIL ENGINEERING: PEREZ ENGINEERING AND DEVELOPMENT INC. ALLEN E. PEREZ, PE 1010 EAST KENEDEY DRIVE SUITE 202 KEY WEST, FL 33040 TEL. (305) 293-9440	MEP ENGINEERING: INNOVATIVE ENGINEERING GROUP INC. SUDHIR GUPTA, PE, LEED AP 2500 NW 79TH AVE., SUITE 240 DORAL, FL 33122 TEL. (305) 468-1763	OWNER (PROPERTY): MONROE CO. BOARD OF COUNTY COMMISSIONERS KEVIN WILSON, ASST. COUNTY ADMINISTRATOR 1100 SMYTHON ST. KEY WEST, FL 33040 TEL. (305) 294-4641	

SITE DATA

SITE AREA:
OVERALL SITE AREA : 607,339.97 SQFT 13.94 ACRES

LAND USE: PS (PUBLIC SERVICE)

FLOOD ZONE: VE EL. +13.0' (NGVD 1927)

HEIGHT:
ALLOWED PER ZONING: 25' ABOVE CROWN OF ROAD
ALLOWED PER FLOOD PROTECTION BUILDING HEIGHT EXCEPTION: 40'
ABOVE CROWN OF ROAD
PROPOSED: 40.0' BUILDING (VARIANCE FOR NON-HABITABLE EXHAUST
PIPE 44.0')

SETBACKS (PRINCIPAL STRUCTURES):
FRONT SETBACK:
REQUIRED = 20'
PROPOSED = N/A

SIDE SETBACK:
REQUIRED = 15'
PROPOSED = N/A

REAR SETBACK (WETLAND SETBACK):
REQUIRED = 25'
PROPOSED = N/A

FAR:
ALLOWED = 0.8 (485,871.97 S.F.)
EXISTING = 0.70 (425,137.97 S.F.)
PROPOSED = 0.708 (429,996.69 S.F.)

LOT COVERAGE:
ALLOWED = 40% (242,935.98 S.F.)
EXISTING = 25.4% (154,264.35 S.F.)
PROPOSED = 25.80% (156,693.71 S.F.)

IMPERVIOUS AREA:
ALLOWED = 50% (303,669.98 S.F.)
EXISTING = 44.56% (270,752.15 S.F.)
PROPOSED = 44.65% (271,177.29 S.F.)

LANDSCAPE AREA:
REQUIRED = 20% (121,467.99 S.F.)
EXISTING = 55.42% (336,587.81 S.F.)
PROPOSED = 55.35% (336,200.48 S.F.)

OPEN SPACE AREA:
REQUIRED = 20% (121,467.99 S.F.)
EXISTING = 55.42% (336,587.81 S.F.)
PROPOSED = 55.35% (336,200.48 S.F.)

PARKING:
EXISTING PARKING AMOUNT TO REMAIN.

BUILDING DATA

EXISTING BUILDING AREAS:
MCSO JAIL AND DJJ = 383,684 SQFT
MCSO ADMIN = 26,833 SQFT

PROPOSED BUILDING AREAS:

KOTS = 10,806 S.F. ENCLOSED / 10,518 S.F. COVERED

GENERATOR BUILDING TOTAL = 5,161 S.F. ENCLOSED / 2,243.3 S.F. COVERED

GROUND FL. = 224.8 S.F. ENCLOSED / 2,282.5 S.F. COVERED (875 S.F. PARKING)

1ST. FLOOR = 2,502.5 S.F. ENCLOSED

2ND. FLOOR = 2,502.5 S.F. ENCLOSED

TOTAL ENCLOSED AREA = 5,229.85 S.F.

TOTAL COVERED AREA = 2,282.5 S.F.

LIST OF DRAWINGS

A-0 COVER SHEET
A-1 PROPOSED OVERALL SITE PLAN
A-1.1 PROPOSED PARTIAL SITE PLAN
A-2 PROPOSED GROUND FLOOR PLAN
A-3 PROPOSED FIRST FLOOR PLAN
A-4 PROPOSED SECOND FLOOR PLAN
A-5 ELEVATIONS
A-6 SECTION

LS-1 LIFE SAFETY REQUIREMENTS/COMPLIANCE
LS-2 GROUND FLOOR LIFE SAFETY PLAN
LS-3 FIRST FLOOR LIFE SAFETY PLAN
LS-4 SECOND FLOOR LIFE SAFETY PLAN

EX-1 EXISTING OVERALL SITE PLAN
EX-1.1 EXISTING PARTIAL SITE PLAN
EX-2 EXISTING GROUND FLOOR PLAN
EX-3 EXISTING FIRST FLOOR PLAN
EX-4 EXISTING SECOND FLOOR PLAN

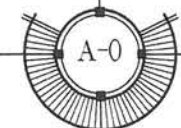
C-1 DRAINAGE/LIGHTING PLAN

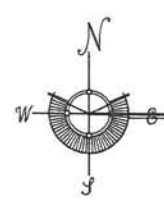
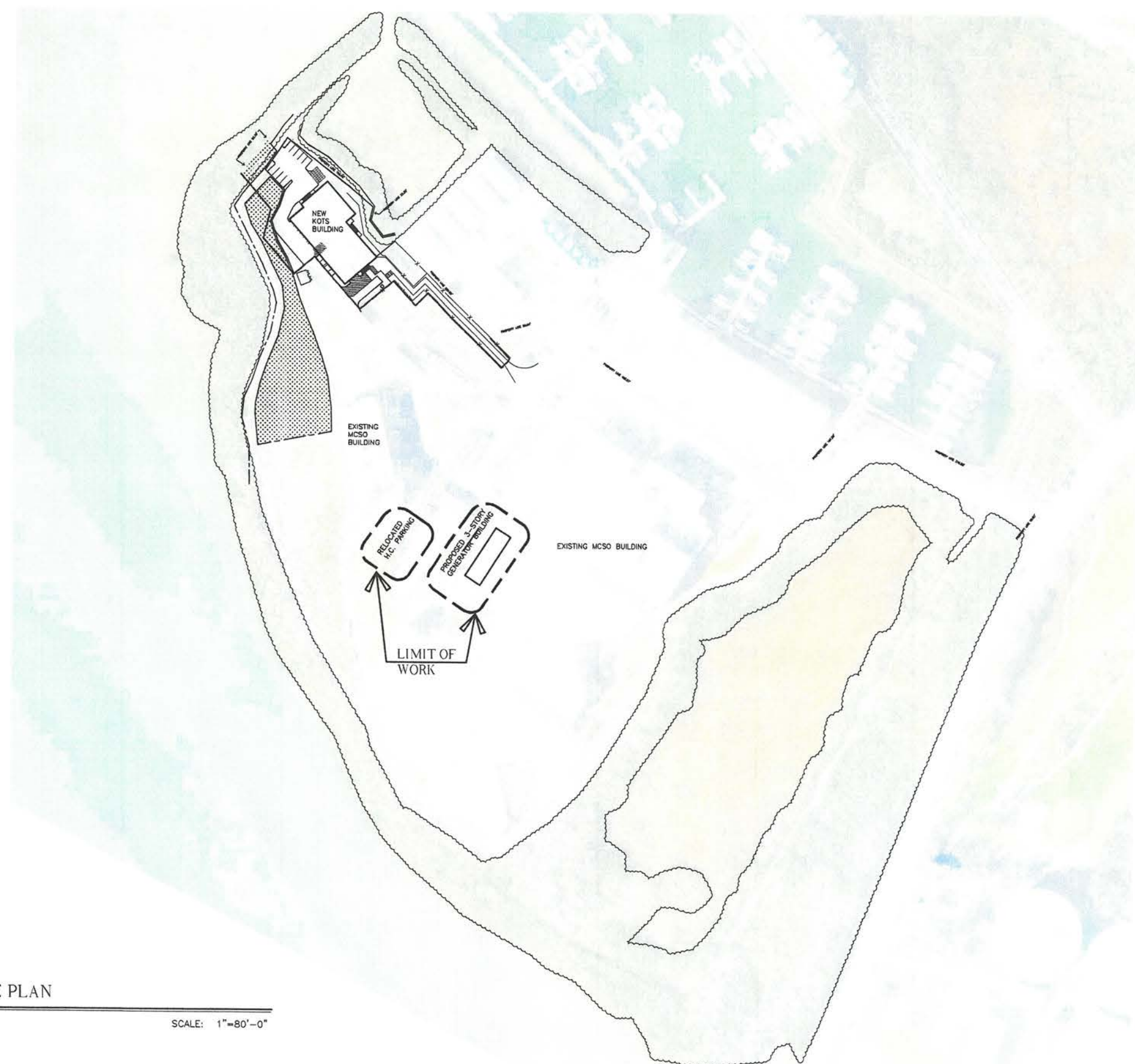
L-1 EXISTING VEGETATION PLAN
L-2 LANDSCAPE PLAN

SCOPE OF WORK

PROJECT INCLUDES ADDING A 3 STORY GENERATOR/STORAGE BUILDING TO THE NORTH SIDE OF THE EXISTING 3 STORY JAIL. THE GROUND LEVEL WILL BE PARKING, STAIR AND COVERED AREA. THE FIRST RAISED FLOOR WILL BE STORAGE AND THE TOP FLOOR WILL HAVE 2 GENERATORS AND A MECHANICAL AREA. SITE WORK INCLUDES RELOCATING 2 HANDICAP PARKING SPACES AND A NEW LANDSCAPE ISLAND.

MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA

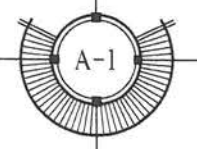




PROPOSED OVERALL SITE PLAN

SCALE: 1"=80'-0"

MCSO GENERATOR BUILDING
 5501 COLLEGE ROAD
 KEY WEST, FLORIDA



WILLIAM P. HORN
 ARCHITECT, P.A.

REGISTERED
 KEY WEST,
 FLORIDA
 33460

TEL: (305) 246-8942
 FAX: (305) 296-1133

LICENSE NO.
 AR 12047

MCSO GENERATOR
 BUILDING

5501 COLLEGE RD.
 KEY WEST, FLORIDA

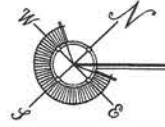
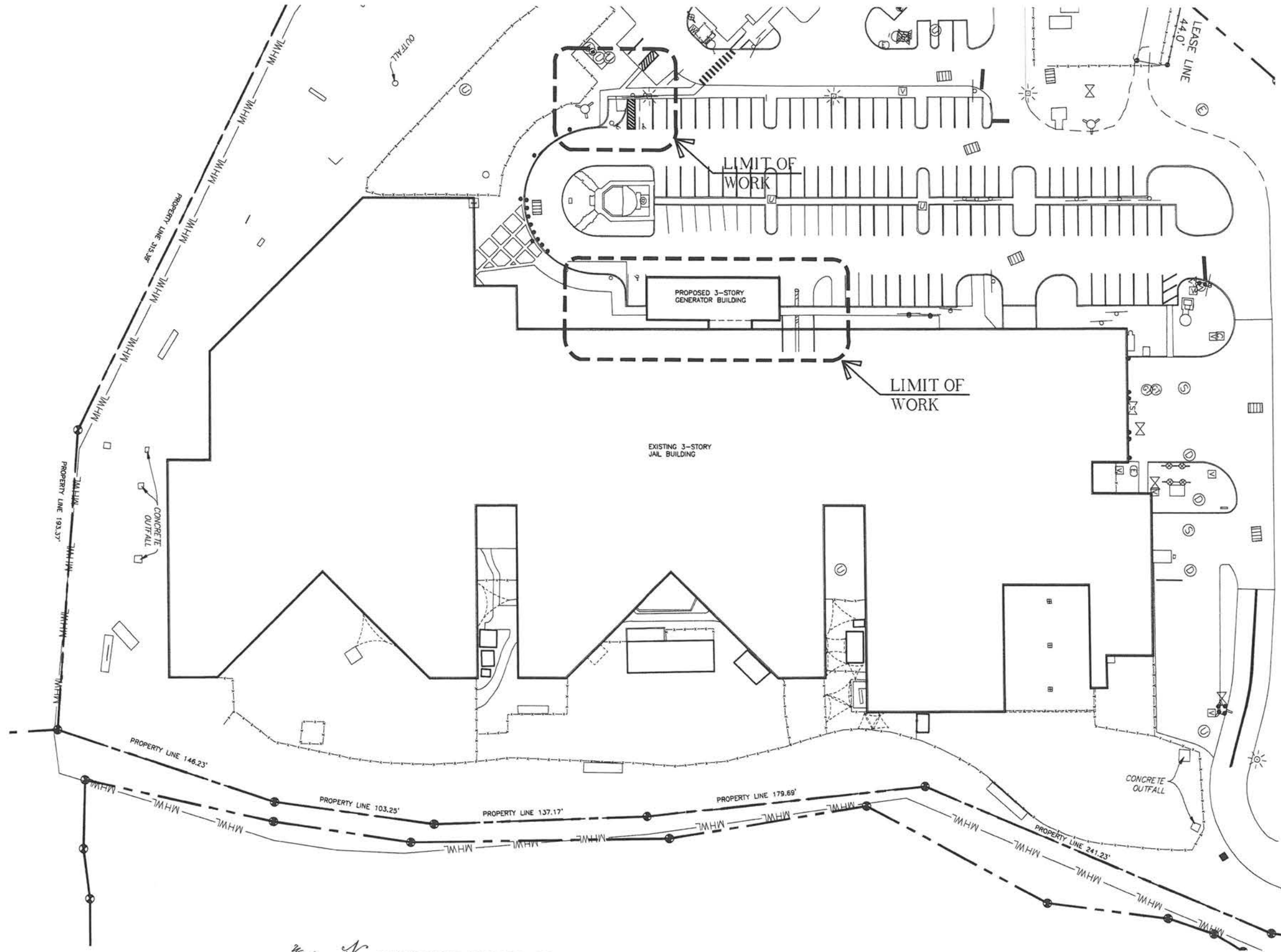
SEAL _____

DATE
 01-13-2022
 07-11-2022 DRC

REVISIONS _____

DRAWN BY
 CAB
 EMA

PROJECT
 NUMBER
 2133



PROPOSED SITE PLAN

SCALE: 1"=30'-0"

MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
35246

TEL: 805 286-9342
FAX: 805 286-1338

LICENSE NO.
AR 12547

MCSO GENERATOR
BUILDING

5501 COLLEGE RD.
KEY WEST, FLORIDA

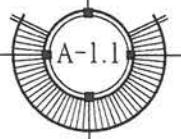
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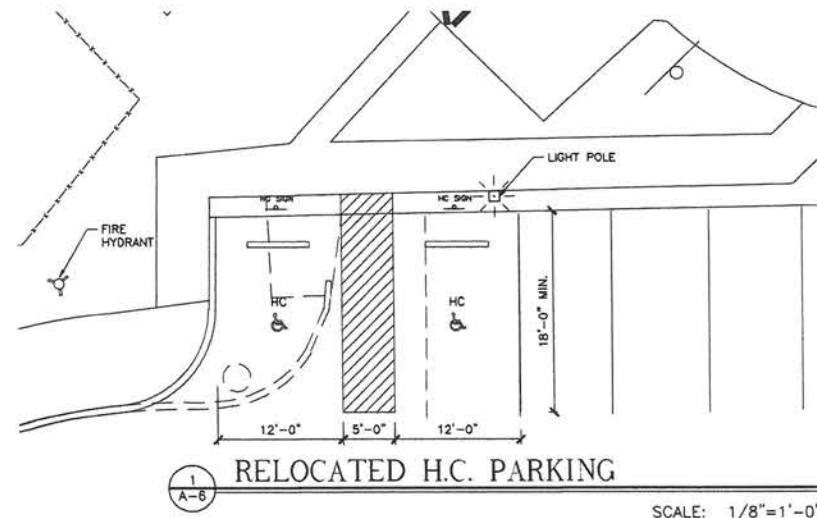
DATE
01-13-2022
07-11-2022 DRC

REVISIONS _____

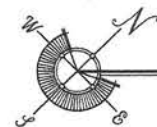
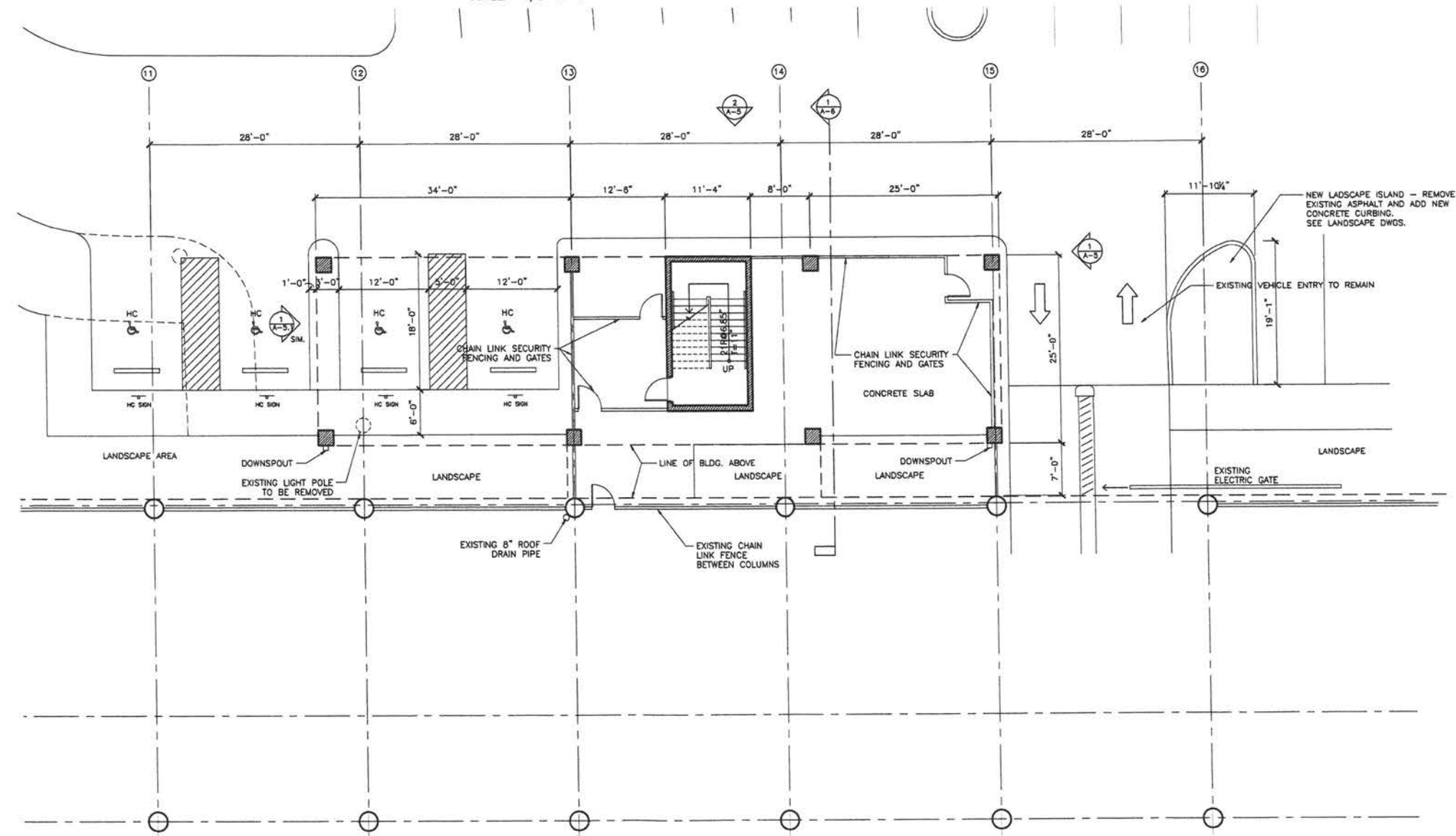
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EMA

PROJECT
NUMBER
2133





WALL LEGEND	
	EXISTING WALL CONST.
	NEW WALL
	EXISTING WALL TO BE REMOVED



PROPOSED GROUND FLOOR PLAN

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

MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

215 EASTUNDRY
KEY WEST,
FLORIDA
33940

TEL: 305 296-9362
FAX: 305 296-1333

LICENSE NO.
AR 13587

MCSO GENERATOR
BUILDING

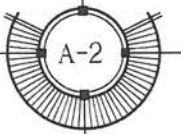
5501 COLLEGE RD.
KEY WEST, FLORIDA

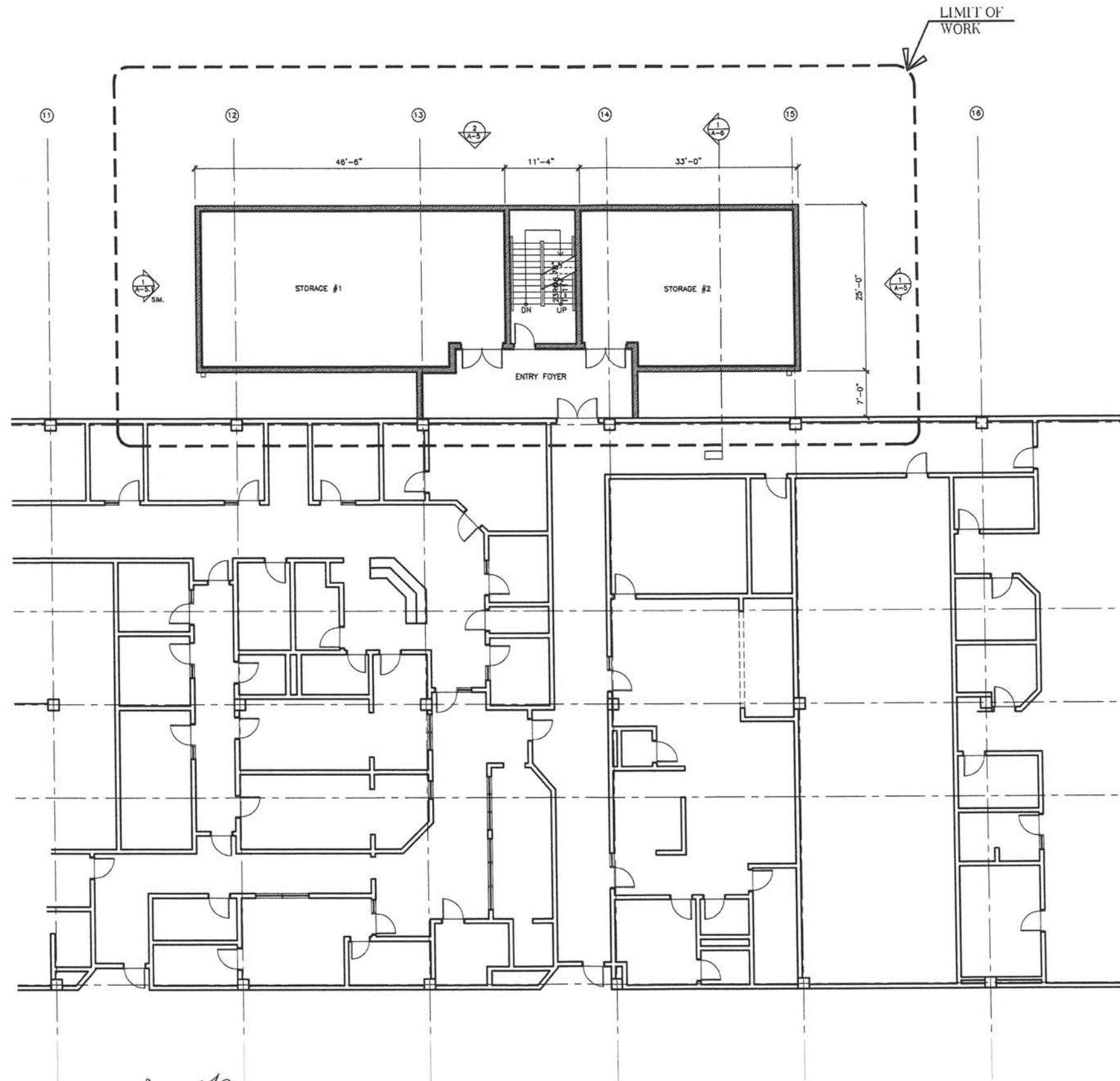
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DATE
01-13-2022
07-11-2022 DRC.

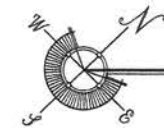
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PROJECT
NUMBER
2133





WALL LEGEND	
	EXISTING WALL CONST.
	NEW WALL
	EXISTING WALL TO BE REMOVED



PROPOSED FIRST FLOOR PLAN

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

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MCSO GENERATOR
BUILDING

5501 COLLEGE RD.
KEY WEST, FLORIDA

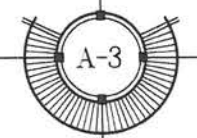
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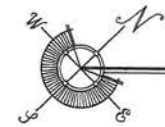
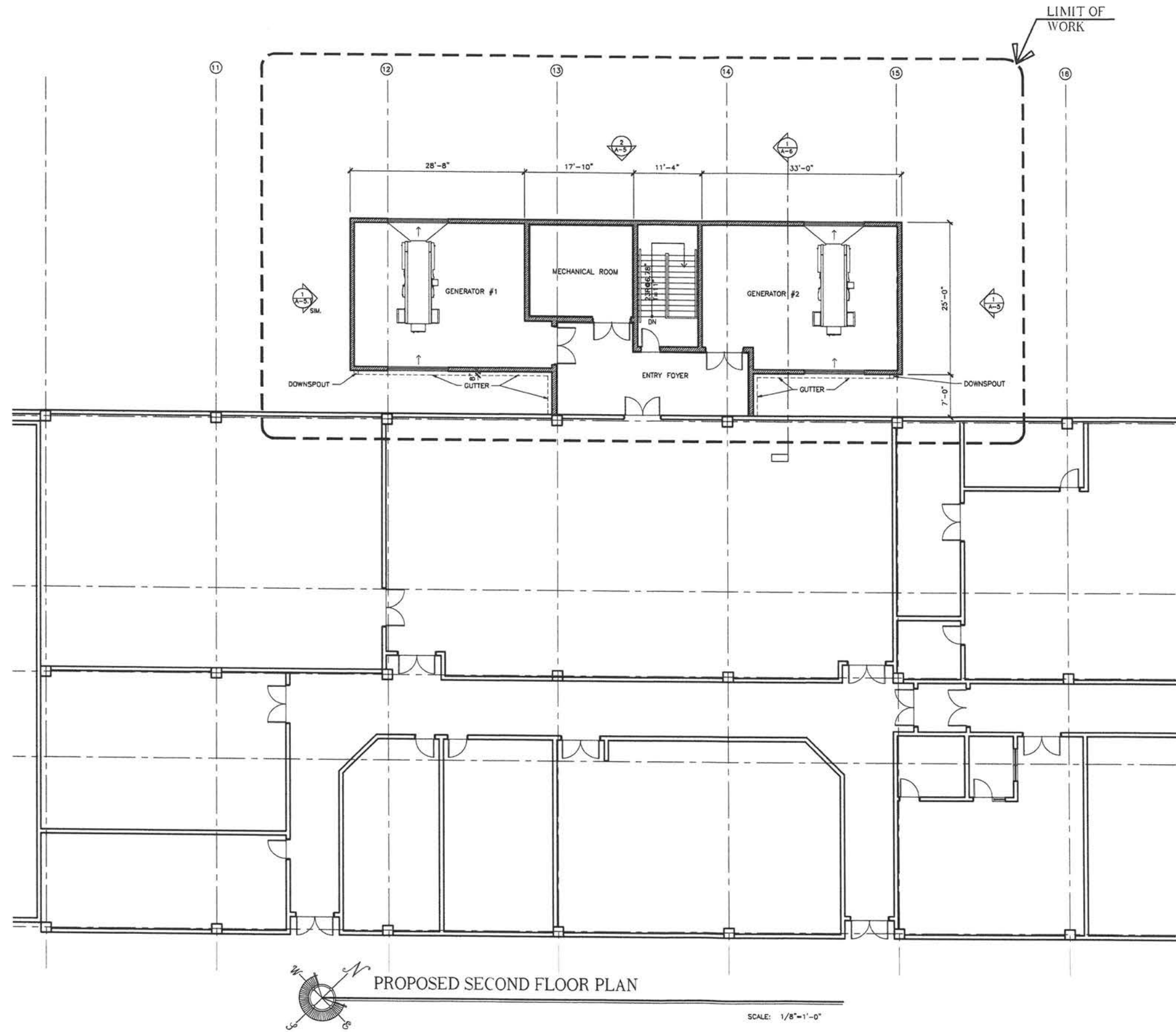
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2133



MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA



PROPOSED SECOND FLOOR PLAN

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

WALL LEGEND	
	EXISTING WALL CONST.
	NEW WALL
	EXISTING WALL TO BE REMOVED

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MCSO GENERATOR
BUILDING

5501 COLLEGE RD.
KEY WEST, FLORIDA

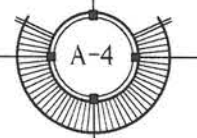
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NUMBER
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MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA

CRITERIA	SPECIAL REQUIREMENTS/ COMPLIANCE	STATUS	FBC 2020 REFERENCE
A USE AND OCCUPANCY			CHAPTER 3
INSTITUTIONAL GROUP I-3, CONDITION 5 (EXISTING JAIL BUILDING)			310.3
STORAGE S-1 MODERATE HAZARD STORAGE (NEW ADDITION)	GENERATOR ROOMS NOT A HAZARD USE PER 307.1.1.3		
B GENERAL BUILDING HEIGHTS/ AREAS/ CONSTRUCTION			CHAPTERS 4-6
OCCUPANCY I-3, STORAGE S-1 (ADDITION)	REQUIRED AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED SMOKE AND FIRE ALARM SYSTEMS		420.1-420.5 TABLE 601 602.2
CONSTRUCTION TYPE: IB, SPRINKLERED			
BUILDING HEIGHT: (TYPE IB) (SPRINKLERED) TYPE- IB = 180' (I-3) 180' (S-1)	BUILDING HEIGHT = 40'	OK	TABLE 504.3a
BUILDING STORIES: (TYPE IB) (SPRINKLERED) TYPE- IB= 5 STORY MAX (I-3) 12 STORY MAX (S-1)	BUILDING STORIES = 3 STORIES	OK	TABLE 504.4
BUILDING AREA: (TYPE IB) (SPRINKLERED) TYPE-IB = UNLIMITED (UL) (I-3) 192,000 S.F./FLOOR (S-1)	BUILDING AREA: LOWER LEVEL: ENCLOSED = 224.8 SQFT COVERED = 2,282.5 SQFT FIRST LEVEL: ENCLOSED = 2,502.5 SQFT SECOND LEVEL ENCLOSED = 2,502.55SQFT TOTAL ENCLOSED = 5,229.8 S.F.	OK	TABLE 506.2
C SEPARATION REQUIREMENTS FOR DIFFERENT OCCUPANCY TYPES			CHAPTERS 4 & 5
1-3 TO S-1 (FLORIDA BUILDING CODE)	1-HOUR FIRE SEPARATION		TABLE 508.4
22.1.1.3 + 22.1.3.3 (LIFE SAFETY CODE)	2-HOUR FIRE SEPARATION 2-HR PROVIDED	OK	
D FIRE RESISTANT RATINGS FOR BUILDING ELEMENTS			CHAPTERS 6 & 7
STRUCTURAL FRAME: TYPE IB	2-HRS	OK	TABLE 601
BEARING WALLS			
EXTERIOR: IB	2 HRS	OK	TABLE 601
INTERIOR: IIB	2 HRS	OK	TABLE 601
NON-BEARING INTERIOR	0HRS	OK	TABLE 601
FLOOR CONSTRUCTION: TYPE- IB	2 HRS	OK	TABLE 601
ROOF/CEILING CONSTRUCTION: TYPE- IB	1 HR	OK	TABLE 601
SHAFT CONSTRUCTION: INTERIOR EGRESS STAIRS	3 STORY = 1HR (2 HR PROVIDED)	OK	713.4
OPENINGS IN EXTERIOR WALLS	25' - 30' SEPARATION = NO LIMIT	OK	TABLE 705.8
FIRE RESISTANT RATINGS FOR EXTERIOR WALLS BASED ON FIRE SEPERATION DISTANCE			
X < 5'-0"	N/A		
5'-0" ≤ X < 10'-0"	N/A		TABLE 602
10'-0" ≤ X < 30'-0"	TYPE IB = 1HRS REQUIRED 2-HR PROVIDED	OK	
X ≥ 30'-0"	TYPE IB = 0HRS REQUIRED	OK	
E MEANS OF EGRESS			CHAPTER 10
OCCUPANT LOAD:	300 GROSS S.F./PER PERSON		
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	5,229.8 S.F./300=17.4 PERSONS TOTAL		TABLE 1004.5
TOTAL	17 OCCUPANTS		
EGRESS COMPONENT WIDTH	MIN. 0.2" PER OCCUPANT = 3.48" MIN. 36" PROVIDED	OK	1005.3.2
TOTAL EXITS	1- EXIT ALLOWED PER TABLE 1006.2.1 AND 1006.3.3 (ALSO 1-EXIT ALLOWED PER 7.12.2 LIFE SAFETY CODE)	1- EXIT PROVIDED	TABLE 1006.2.1 + 1006.3.3 (2)
DOOR CLEAR WIDTH	REQUIRED MIN 32"	36" PROVIDED	OK 1010.1.1
MINIMUM CORRIDOR WIDTH	REQUIRED MIN 44"	60" PROVIDED	OK TABLE 1020.2
COMMON PATH:	S-1 = 75'-0" MAX (SINGLE EXIT) SEE LIFE SAFETY PLAN FOR ALL DISTANCES	ACTUAL: 70'-0"	OK TABLE 1006.2.1
EXIT EGRESS TRAVEL DISTANCE	SPRINKLERED 400'-0" MAX GREATEST ACTUAL: 170'-0"	OK	TABLE 1017.2

NOTES: TYPE I-B CONSTRUCTION TYPE, SPRINKLENED

ALL WALLS TO BE 2-HOUR FIRE RATED MASONRY BLOCK/CONCRETE WALLS.

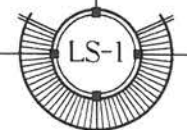
ALL DOORS TO BE 1 1/2 HOUR FIRE RATED B-LABEL DOORS W/CLOSURES, TYP.

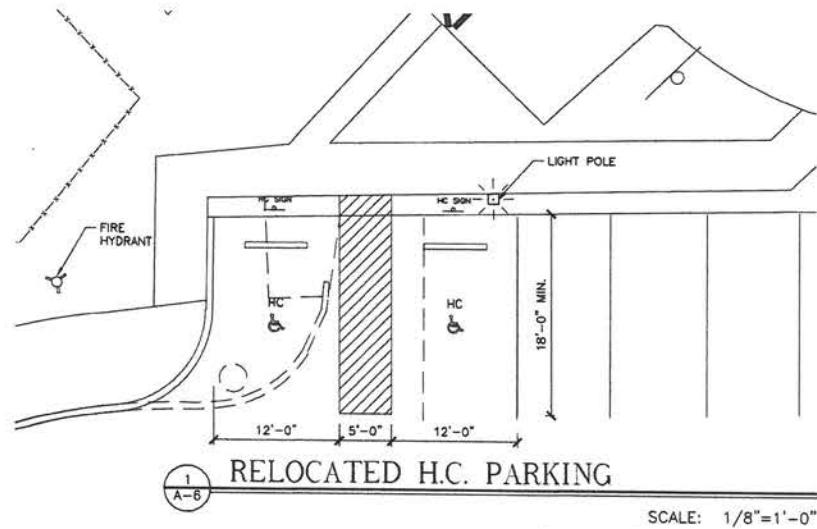
ALL FLOORS TO BE 2-HOUR FIRE RATED CONCRETE FLOORS.

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 COMPLETE FIRE SPRINKLER SYSTEM TO CODE INCLUDING THE FIRE ALARM SYSTEM FOR REVIEW AND APPROVAL BY THE FIRE DEPARTMENT.





RELOCATED H.C. PARKING

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

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/CLOSURES, TYP.

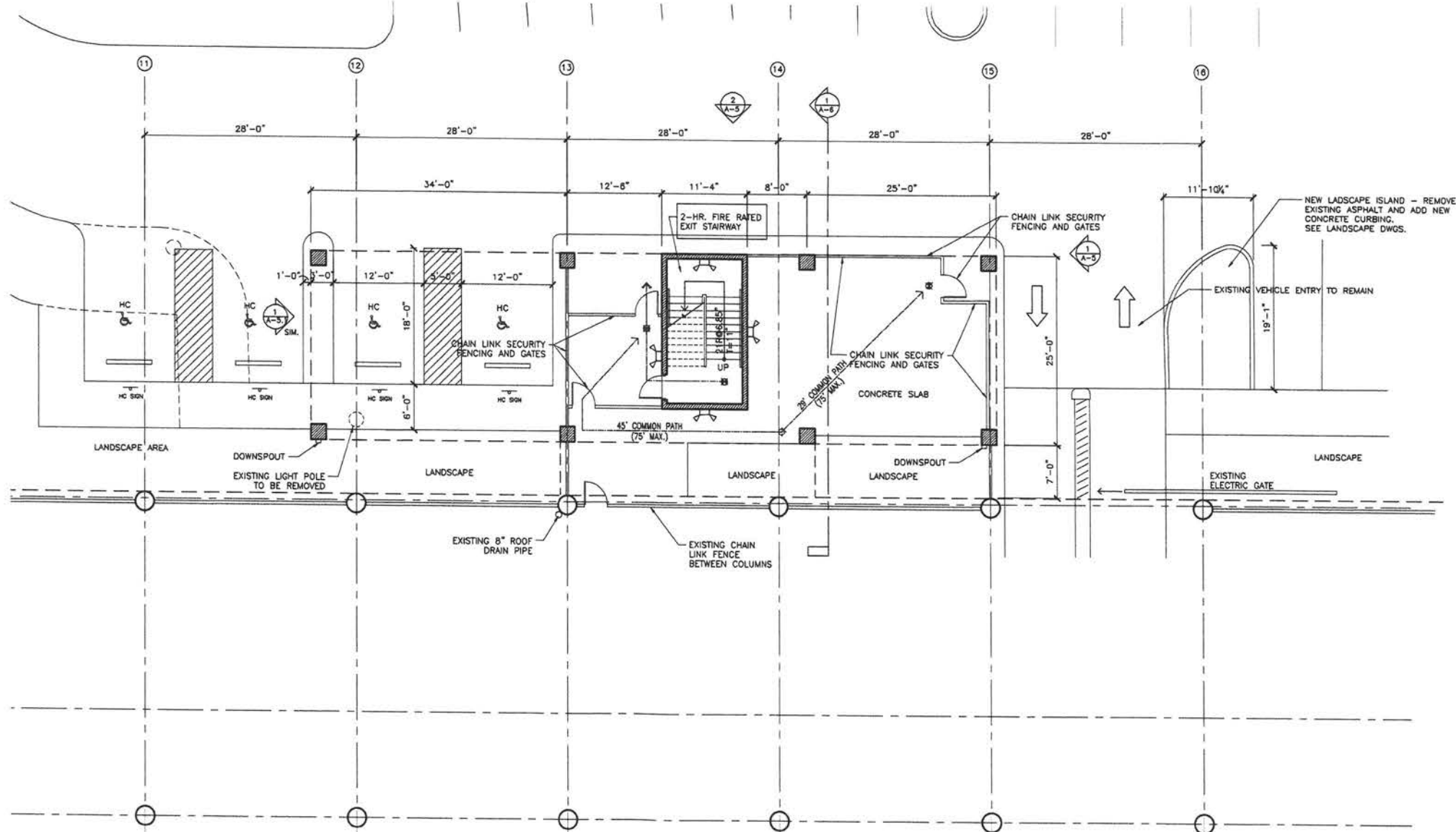
ALL FLOORS TO BE 2-HOUR FIRE RATED CONCRETE FLOORS.

ROOF TO BE 1-HOUR FIRE RATED CONCRETE ROOF.

FIRE SPRINKLER SYSTEM

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LIFE SAFETY LEGEND	
	EXIT LIGHT
	COMBO EXIT LIGHT AND EMERGENCY LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	STROBE
	FIRE EXTINGUISHER & CABINET (SEMI-RECESSED)
	FIRE EXTINGUISHER (NON-RECESSED)
	EMERGENCY LIGHT
	FIRE ALARM HORN/STROBE
	FIRE ALARM PULL STATION
	HEAT DETECTORS



GROUND FLOOR LIFE SAFETY PLAN

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

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MCSO GENERATOR
BUILDING

5501 COLLEGE RD.
KEY WEST, FLORIDA

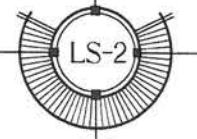
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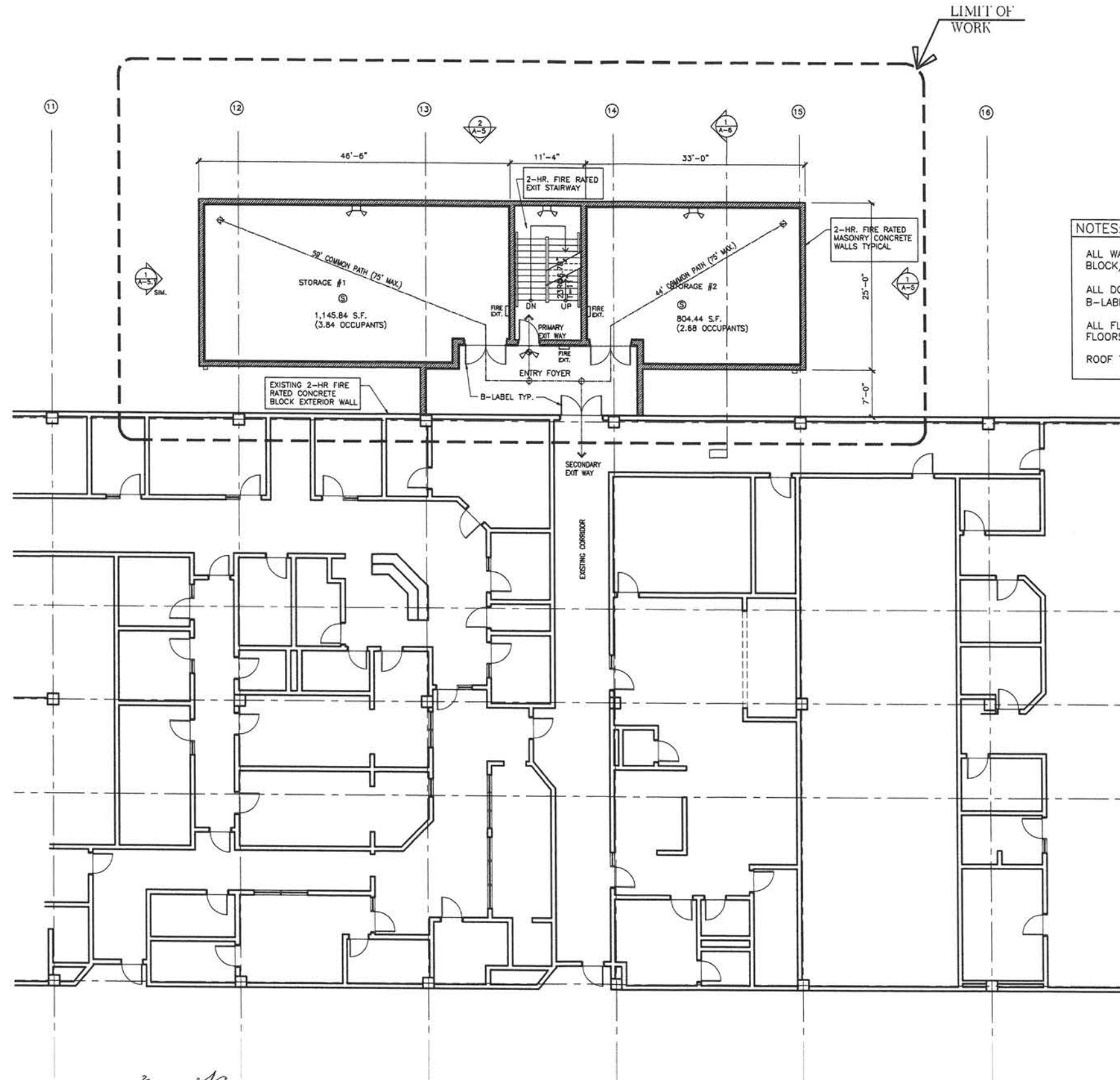
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MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA



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/CLOSURES, TYP.

ALL FLOORS TO BE 2-HOUR FIRE RATED CONCRETE FLOORS.

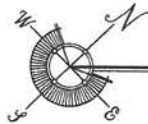
ROOF TO BE 1-HOUR FIRE RATED CONCRETE ROOF.

FIRE SPRINKLER SYSTEM

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LIFE SAFETY LEGEND

	EXIT LIGHT
	COMBO EXIT LIGHT AND EMERGENCY LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	STROBE
	FIRE EXTINGUISHER & CABINET (SEMI-RECESSED)
	FIRE EXTINGUISHER (NON-RECESSED)
	EMERGENCY LIGHT
	FIRE ALARM HORN/STROBE
	FIRE ALARM PULL STATION
	HEAT DETECTORS



FIRST FLOOR LIFE SAFETY PLAN

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

SEAL _____

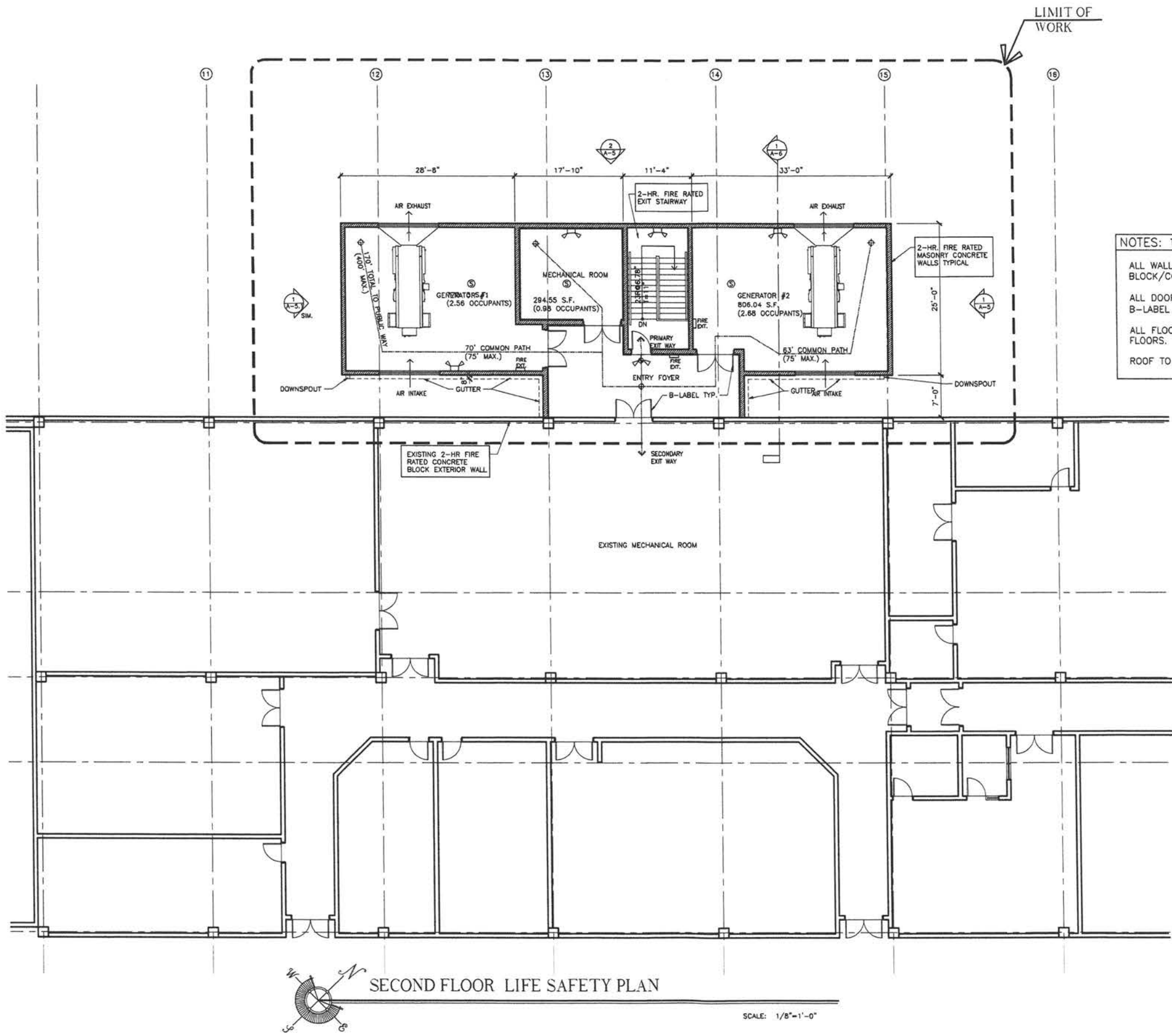
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NOTES: TYPE I-B CONSTRUCTION TYPE, SPRINKLED

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/CLOSURES, TYP.

ALL FLOORS TO BE 2-HOUR FIRE RATED CONCRETE FLOORS.

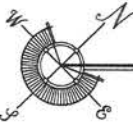
ROOF TO BE 1-HOUR FIRE RATED CONCRETE ROOF.

FIRE SPRINKLER SYSTEM

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

LIFE SAFETY LEGEND

■	EXIT LIGHT
☑	COMBO EXIT LIGHT AND EMERGENCY LIGHT
⊙	SMOKE DETECTOR
⊗	CARBON MONOXIDE DETECTOR
⚡	STROBE
FE	FIRE EXTINGUISHER & CABINET (SEMI-RECESSED)
FE	FIRE EXTINGUISHER (NON-RECESSED)
☑	EMERGENCY LIGHT
Ⓜ	FIRE ALARM HORN/STROBE
Ⓜ	FIRE ALARM PULL STATION
⊙	HEAT DETECTORS



SECOND FLOOR LIFE SAFETY PLAN

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

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MCSO GENERATOR BUILDING

5501 COLLEGE RD.
KEY WEST, FLORIDA

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2133

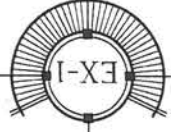
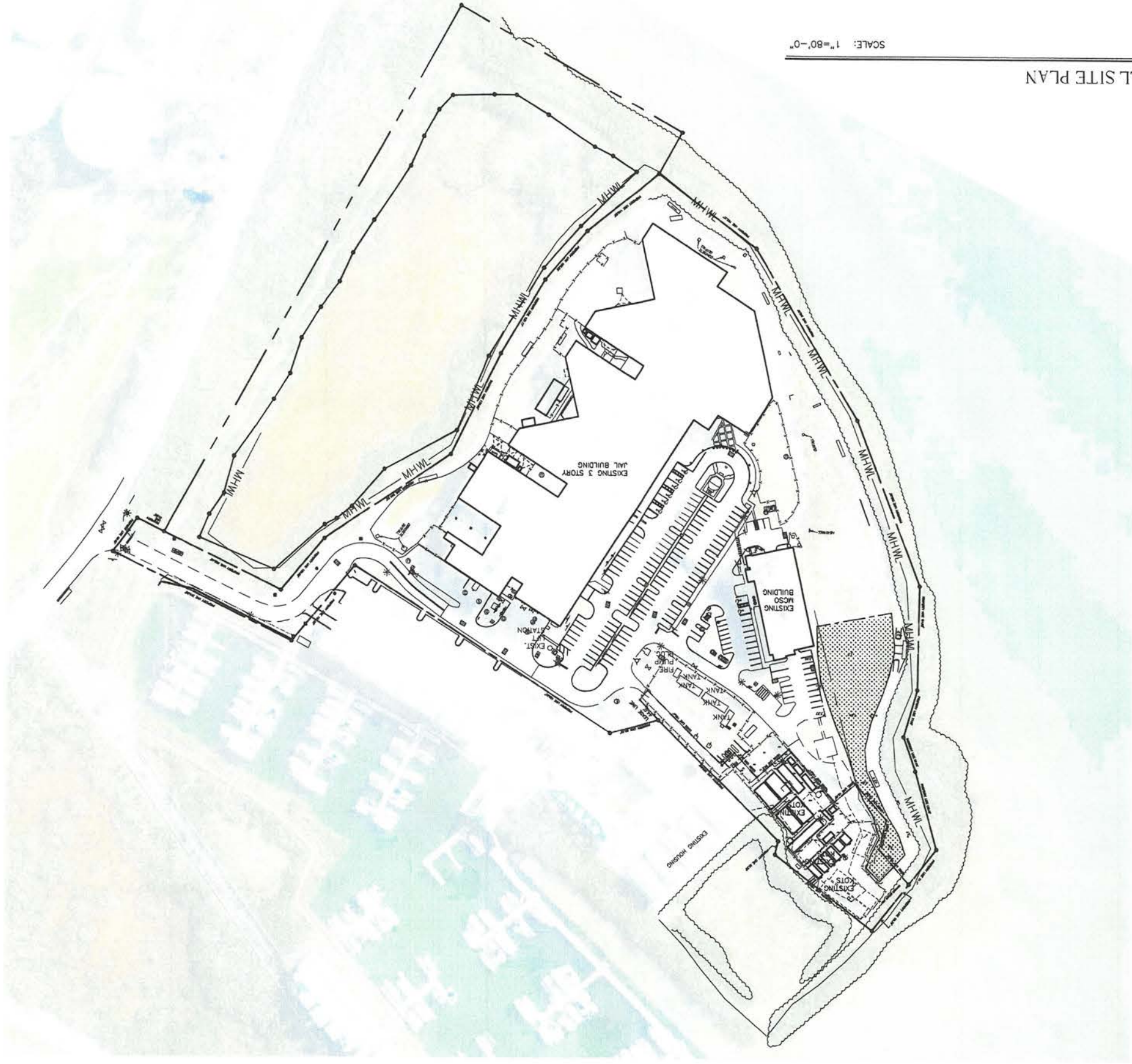


MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA

MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA

EXISTING OVERALL SITE PLAN

SCALE: 1"=80'-0"



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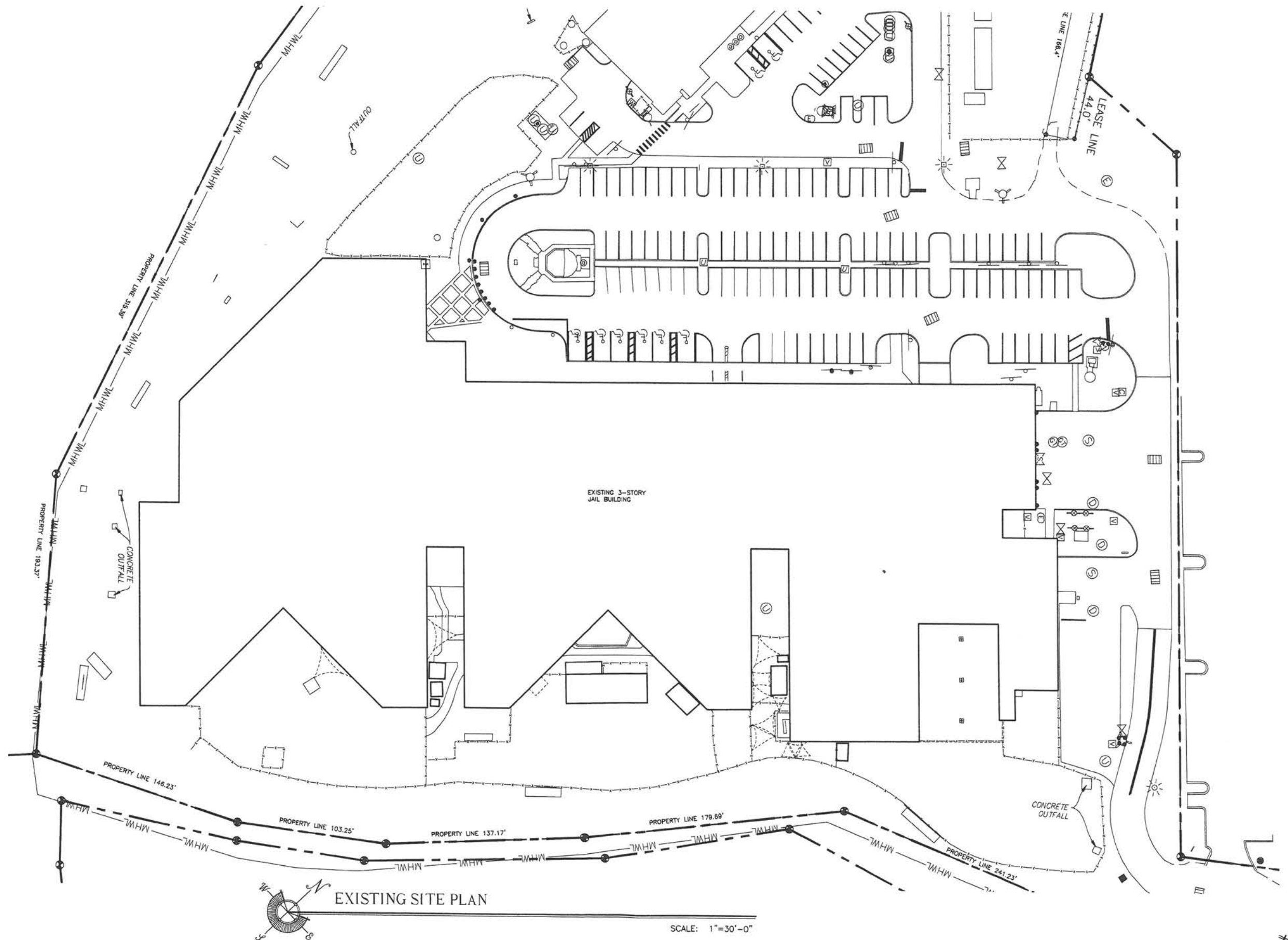
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MCSO GENERATOR BUILDING
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KEY WEST, FLORIDA

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FAX: 305-236-1033
AR 1007

30540
FLORIDA
KEY WEST

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LICENSE NO.
AR 10087

MCSO GENERATOR
BUILDING

5501 COLLEGE RD.
KEY WEST, FLORIDA

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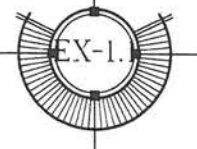
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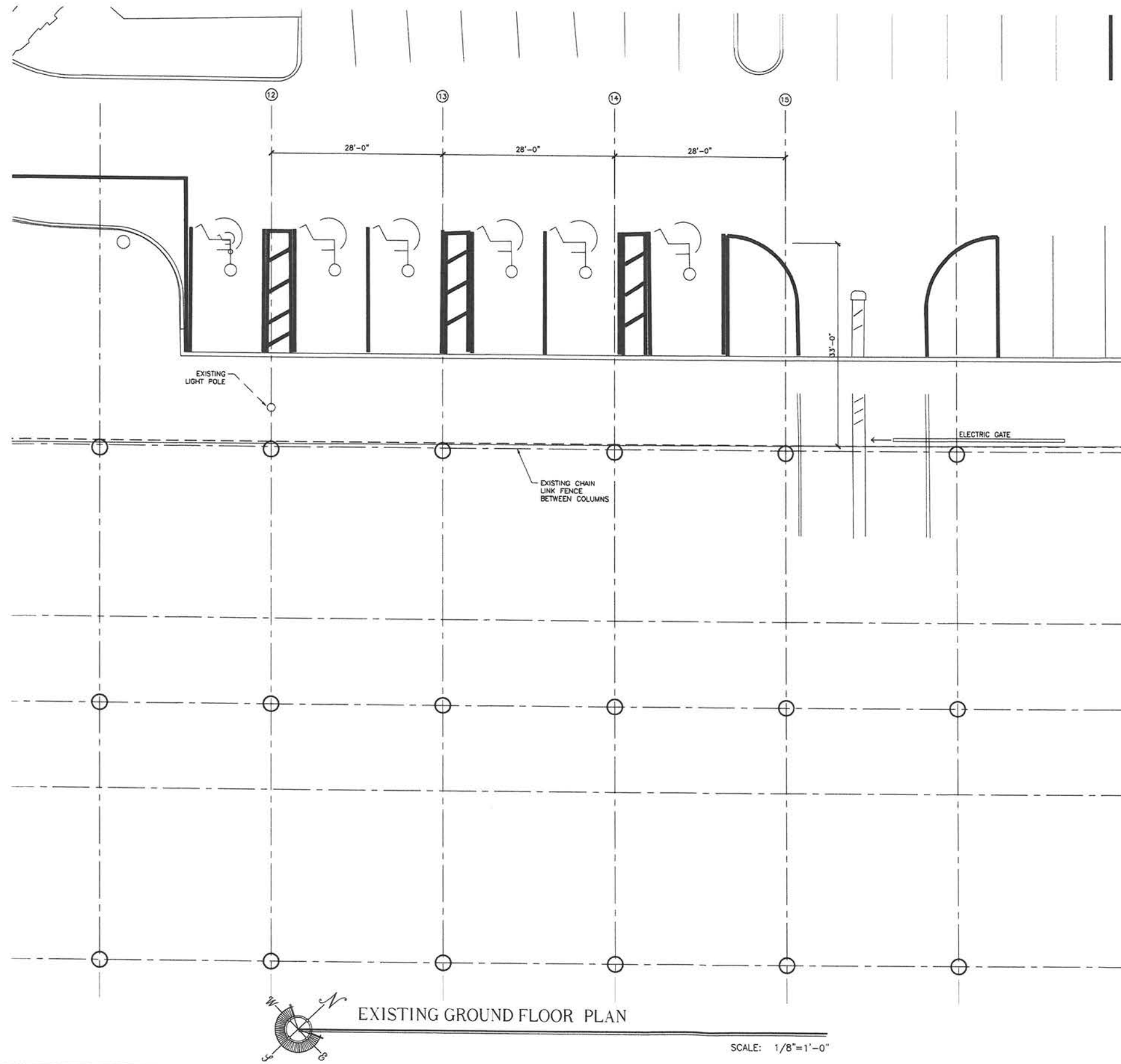
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MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA





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FAX: 305-296-0033

LICENSE NO.
AR 13007

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BUILDING

5501 COLLEGE RD.
KEY WEST, FLORIDA

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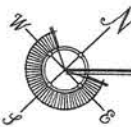
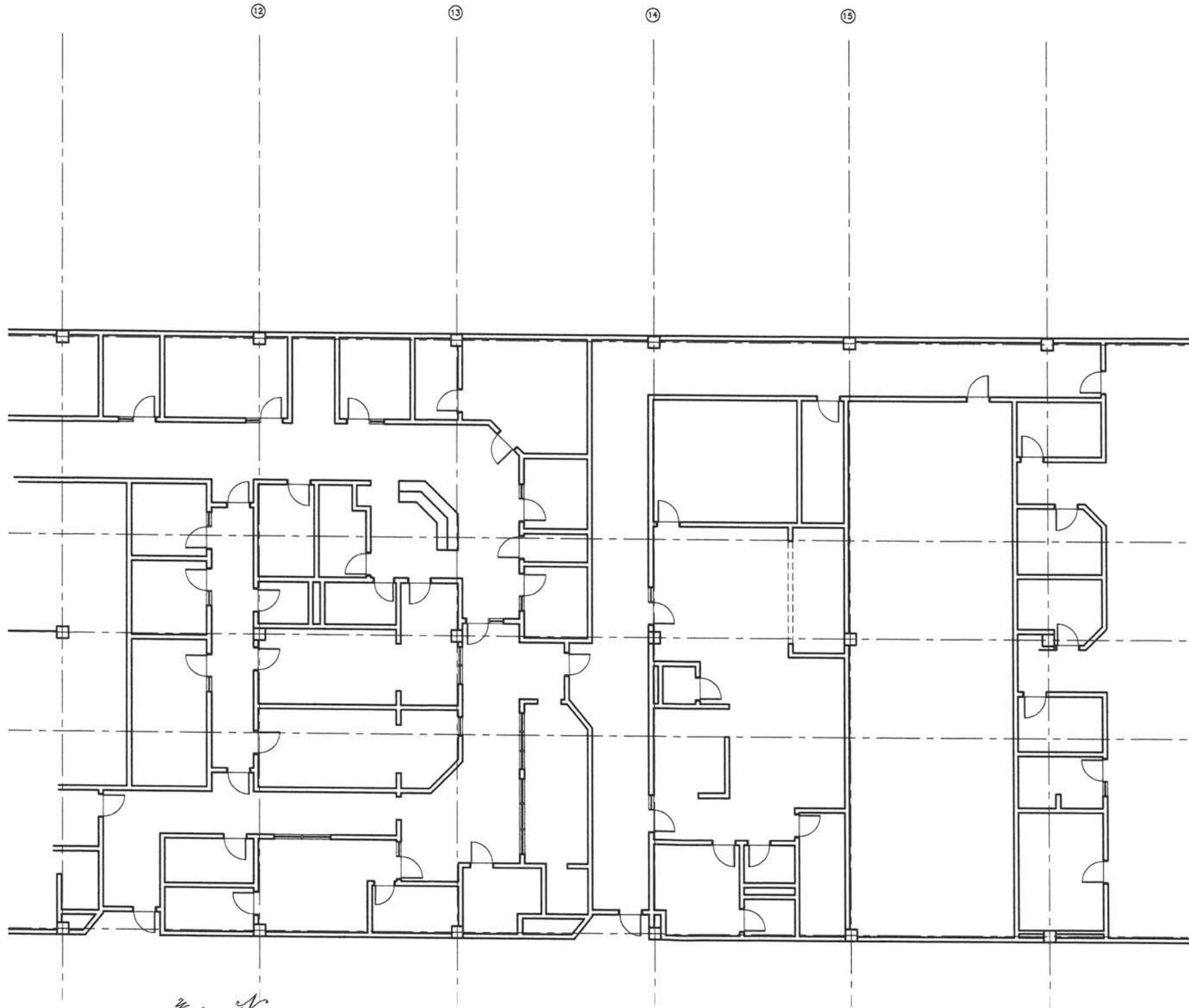
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07-11-2022 DRC

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MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA



EXISTING FIRST FLOOR PLAN

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

MCSO GENERATOR BUILDING
 5501 COLLEGE ROAD
 KEY WEST, FLORIDA

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 FAX 305-296-0383

LICENSE NO
 AR 18537

MCSO GENERATOR
 BUILDING

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 KEY WEST, FLORIDA

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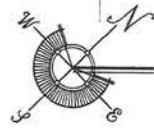
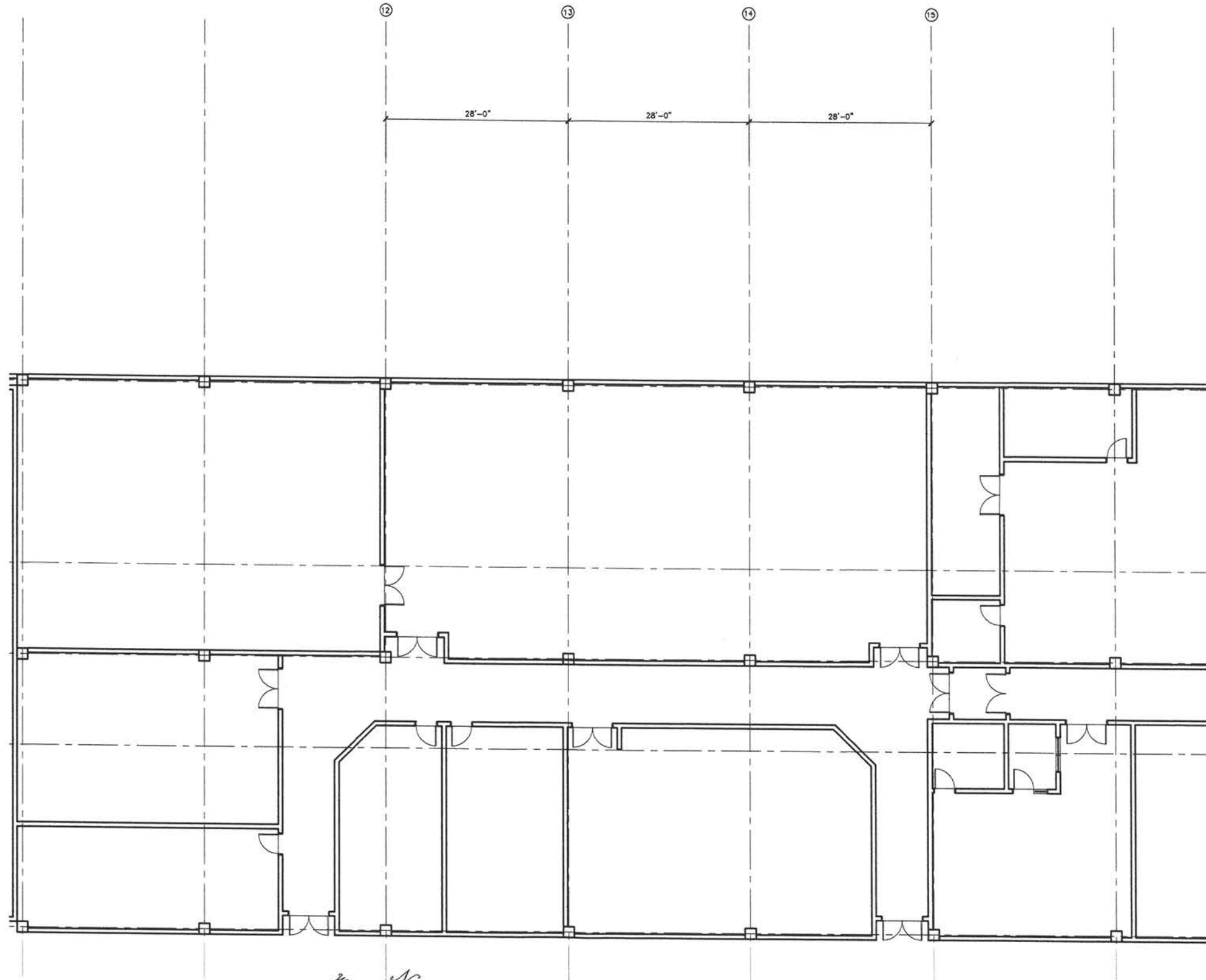
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 2133





EXISTING SECOND FLOOR PLAN

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

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FAX: 305-299-1533

LICENSE NO.
AR 11537

MCSO GENERATOR
BUILDING

5501 COLLEGE RD.
KEY WEST, FLORIDA

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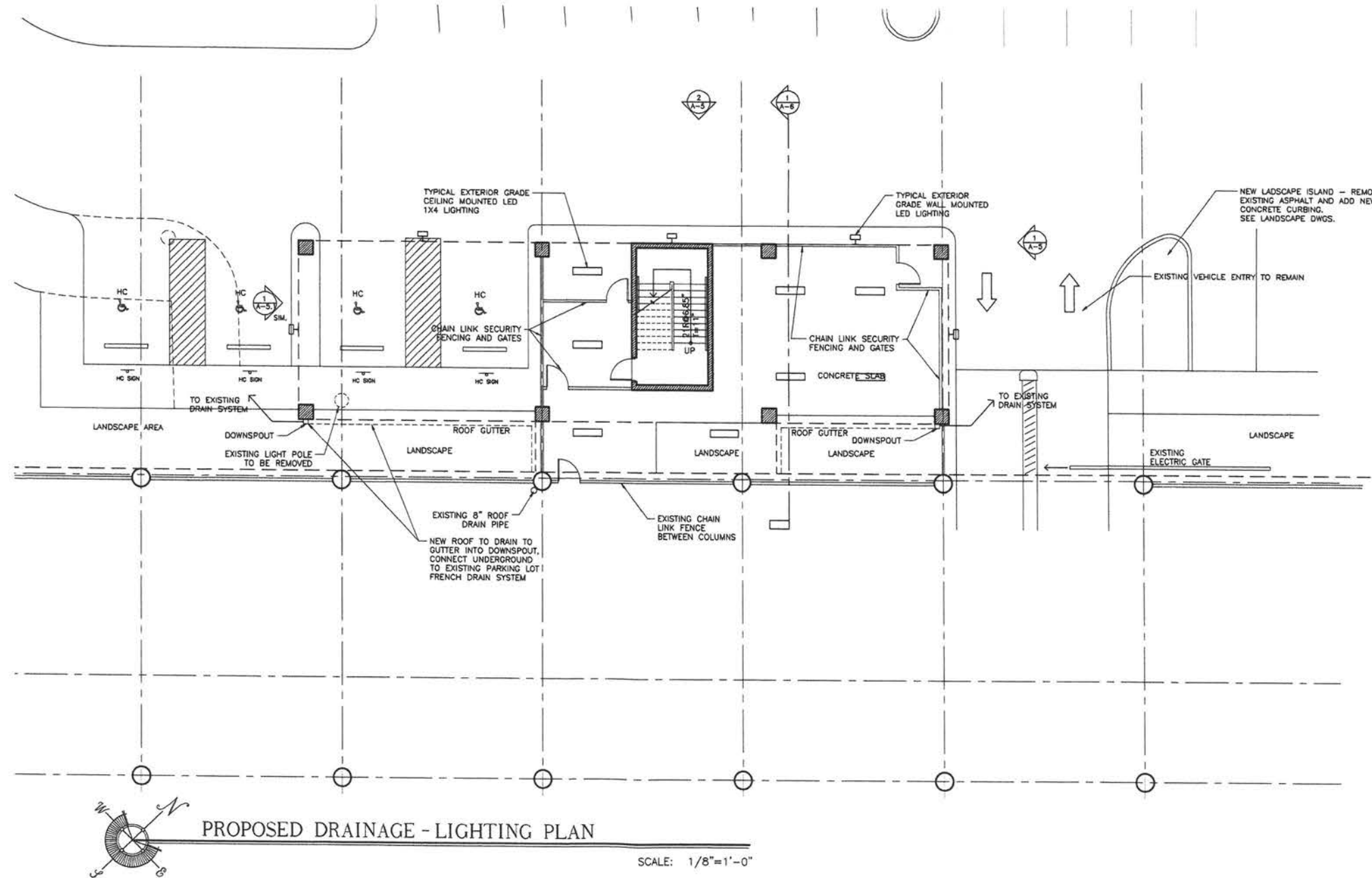
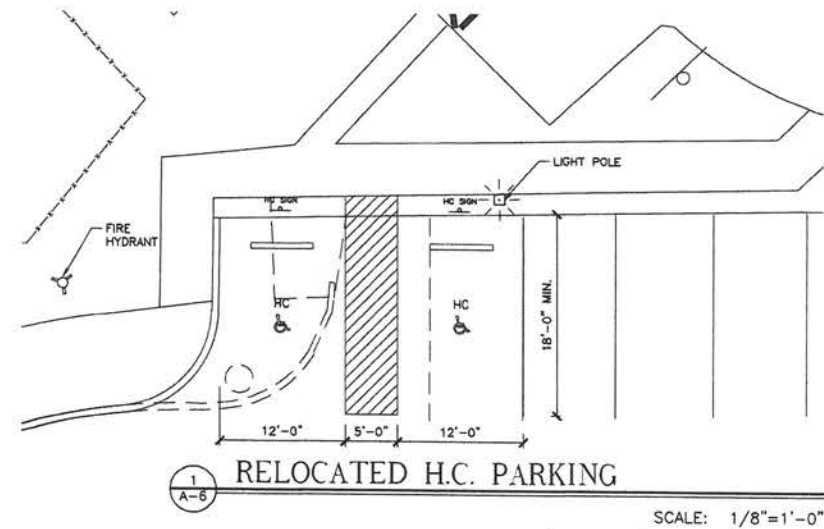
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MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA



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FAX: (305) 236-1333

LICENSE NO.
AR 15347

MCSO GENERATOR
BUILDING

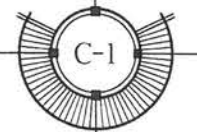
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KEY WEST, FLORIDA

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DATE
01-13-2022
07-11-2022 DRC

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2133



MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA

**MCSO
GENERATOR
BUILDING**
5501 COLLEGE ROAD
KEY WEST, FL 33040



SCALE 1/8" = 1'-0"



EXISTING VEGETATION

DATE: 7.13.22

REVISIONS		
No.	Date	Notes
1		

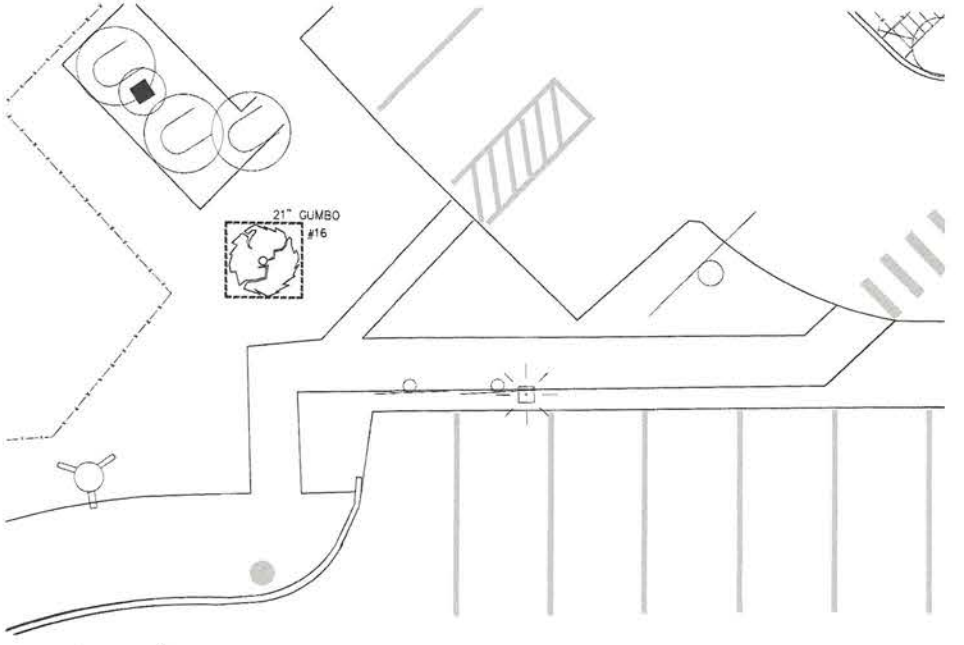
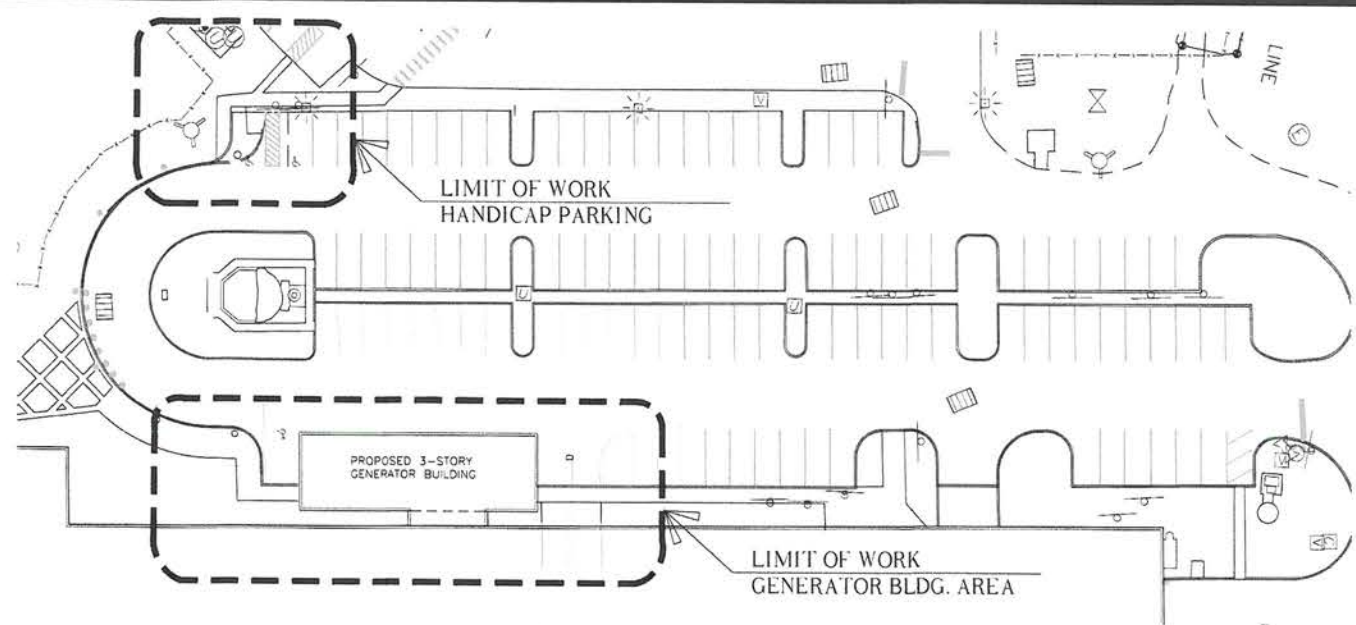
CONSTRUCTION DOCUMENTS

SHEET NUMBER:
L-1

JOB #: WPH 2133
JOB #: 22005 DRAWN BY: LBR
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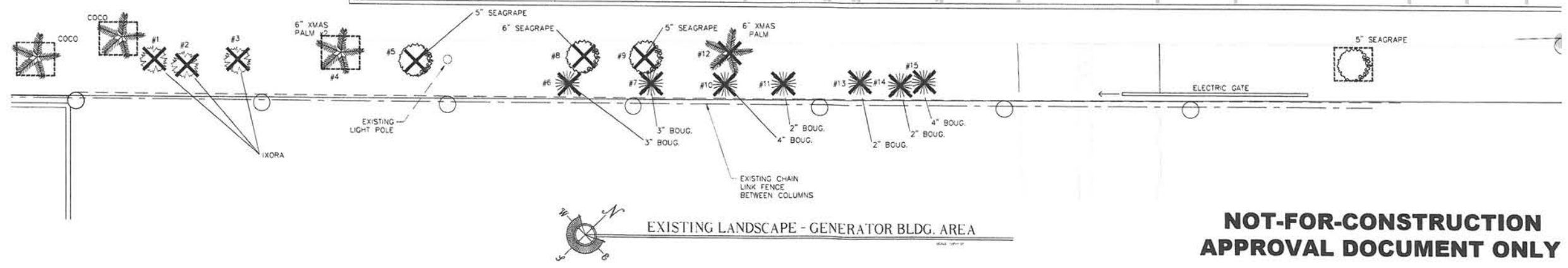
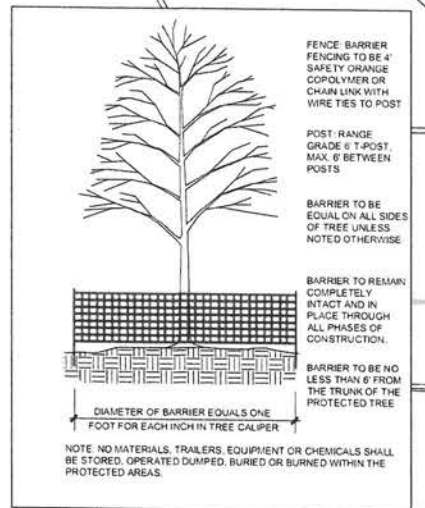
TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPR. DSH	HEIGHT	SPREAD	Relocate	Remove	CONDITION (Value %)				Value x DSH	
									Location	Species	Condition	Mit. Req.		Total Value
1	IXORA	Ixora coccinea	not-protected - shrub	3	4'-5'	4'		X	100	0	60	no	53.3	0.0
2	IXORA	Ixora coccinea	not-protected - shrub	3	4'-5'	4'		X	100	0	60	no	53.3	0.0
3	IXORA	Ixora coccinea	not-protected - shrub	3	4'-5'	4'		X	100	0	60	no	53.3	0.0
4	CHRISTMAS PALM	Adonidia merrillii	not-protected - remain x2 trunk - remain	6	14'	6'			70	0	100	no	56.7	0.0
5	SEAGRAPE	Coccoloba uvifera	protected - hedge	5	5'	4'		X	80	100	80	yes	86.7	4.3
6	BOUGAINVILLEA	Bougainvillea spp	not-protected - shrub	3	3'-5'	2'-4'		X	80	0	60	no	46.7	0.0
7	BOUGAINVILLEA	Bougainvillea spp	not-protected - shrub	3	3'-5'	2'-4'		X	80	0	60	no	46.7	0.0
8	SEAGRAPE	Coccoloba uvifera	protected - hedge	6	5'	4'		X	80	100	80	yes	86.7	5.2
9	SEAGRAPE	Coccoloba uvifera	protected - hedge	5	5'	4'		X	80	100	80	yes	86.7	4.3
10	BOUGAINVILLEA	Bougainvillea spp	not-protected - shrub	4	3'-5'	2'-4'		X	80	0	60	no	46.7	0.0
11	BOUGAINVILLEA	Bougainvillea spp	not-protected - shrub	2	3'-5'	2'-4'		X	80	0	60	no	46.7	0.0
12	CHRISTMAS PALM	Adonidia merrillii	not-protected - x1 trunk (bldg impact) - remain	6	14'	6'			40	0	100	no	46.7	0.0
13	BOUGAINVILLEA	Bougainvillea spp	not-protected - shrub	2	3'-5'	2'-4'		X	80	0	60	no	46.7	0.0
14	BOUGAINVILLEA	Bougainvillea spp	not-protected - shrub	2	3'-5'	2'-4'		X	80	0	60	no	46.7	0.0
15	BOUGAINVILLEA	Bougainvillea spp	not-protected - shrub	2	3'-5'	2'-4'		X	80	0	60	no	46.7	0.0
16	GUMBO LIMBO	Bursea simaruba	protected - great tree - remain	21	30'	25'			100	100	100	no	100.0	0.0
TOTAL TREE MITIGATION INCHES REQUIRED												13.9		



TREE / PALM REMOVAL

- 15' TREE TREE TO BE REMOVED
- 12' TREE TREE TO REMAIN WITH BARRICADE SEE DETAIL THIS PAGE

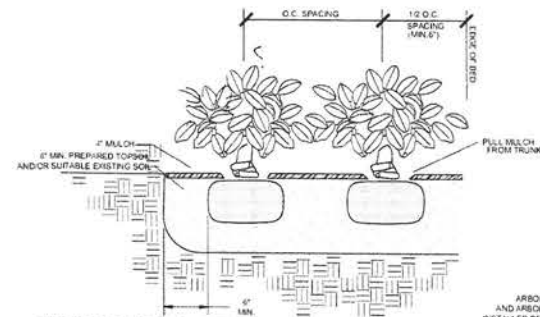
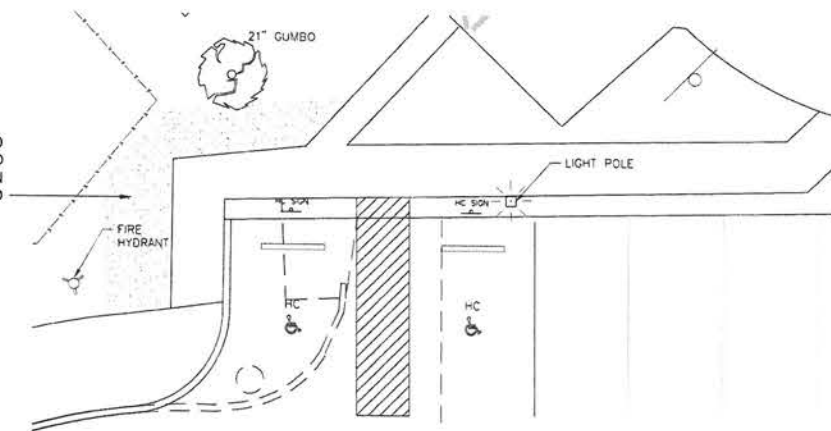
ALL TREE / PLANT LOCATIONS ARE APPROXIMATE.
ALL TREES TO REMAIN ARE TO BE PROTECTED WITH TREE PROTECTION FENCING PER CITY OF KEY WEST CODE.



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

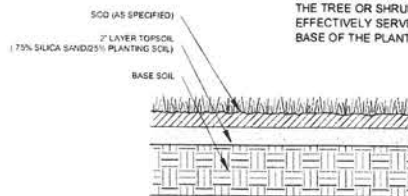


REPAIR DAMAGED SOD AS NEEDED FROM HARDSCAPE CONSTRUCTION MATCH EXISTING SOD



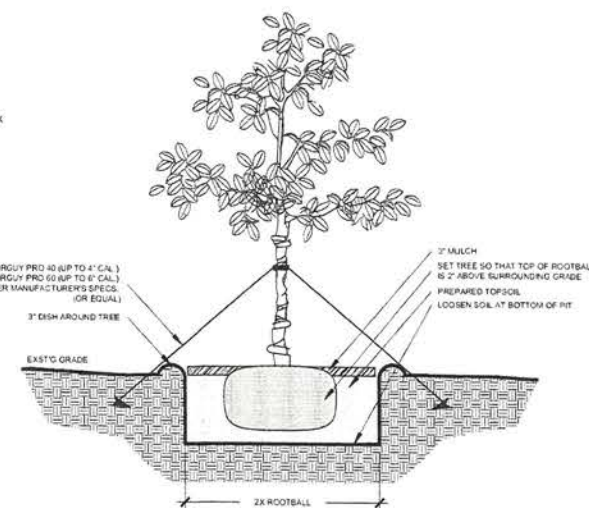
SHRUB PLANTING DETAIL

ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT



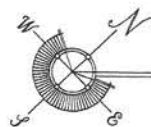
SODDING DETAIL

ALL AREAS TO BE SODDED TO RECEIVE 2" TOP LAYER OF SILICA SAND (50%) / PLANTING SOIL (50%) AS INDICATED.



TREE PLANTING DETAIL

ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT. THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISHED GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" COVER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL. DO NOT MULCH ON TOP OF ROOTBALL.



HANDICAP PARKING AREA LANDSCAPE

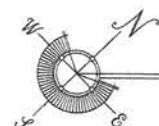
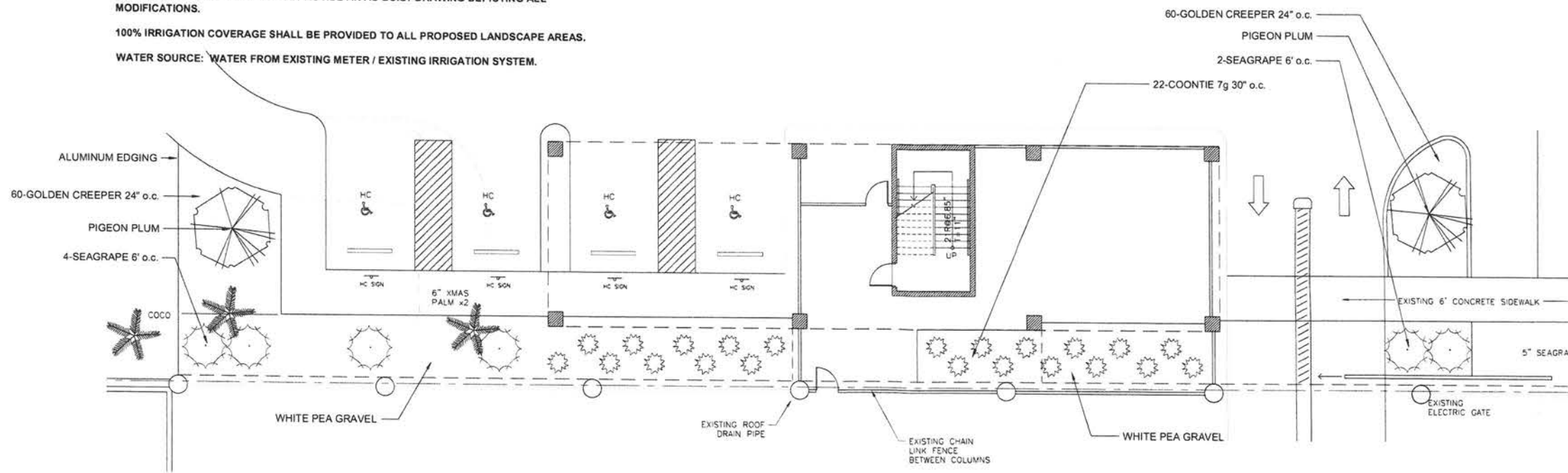
SCALE: 1/4"=1'-0"

PLANT SCHEDULE - MCSO Generator Addition							
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE	PROVIDE PHOTO	DEER RESISTANCE
2	PIGEON PLUM	<i>Coccoloba diversifolia</i>	65g, 3" cal. 12'-14' ph	or Better	FL #1		Resistant-eat berries
6	SEAGRAPE	<i>Coccoloba uvifera</i>	6'-8' ph, 4.5' cal. Multi 4'-5' sprd., full to grnd.	FL #1	NATIVE	yes	Moderate-new growth
SHRUBS and GROUNDCOVERS							
120	GOLDEN CREEPER	<i>Ernodea littoralis</i>	3 gal., full	FL #1	NATIVE		Moderate
22	COONTIE	<i>Zamia pumila</i>	7 gal., full	FL #1	NATIVE		Resistant
SOD & SUNDRY ITEMS							
verify SF	match existing	CONTRACTOR TO VERIFY QUANTITY					
400 SF	CYPRESS MULCH	COLOR: NATURAL CYPRESS MULCH.		FL #1			unknown
1,100 SF	WHITE PEA GRAVEL						
30 LF	BLACK ALUMINUM EDGING - FOR EDGING BTWN SOD AND LANDSCAPE - COMMERCIAL GRADE.						

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

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED LANDSCAPE AREAS.

WATER SOURCE: WATER FROM EXISTING METER / EXISTING IRRIGATION SYSTEM.



PROPOSED LANDSCAPE - GENERATOR BLDG. AREA

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

NOT-FOR-CONSTRUCTION APPROVAL DOCUMENT ONLY

MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FL 33040



LANDSCAPE PLAN

DATE: 7.13.22

REVISIONS		
No.	Date	Notes
1.		

CONSTRUCTION DOCUMENTS

SHEET NUMBER:
L-2

JOB #: WPH 2133
JOB #: 22005 DRAWN BY: LBR
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5501 College Road, Variance



PROPERTY RECORD CARD

qPublic.net™ Monroe County, FL

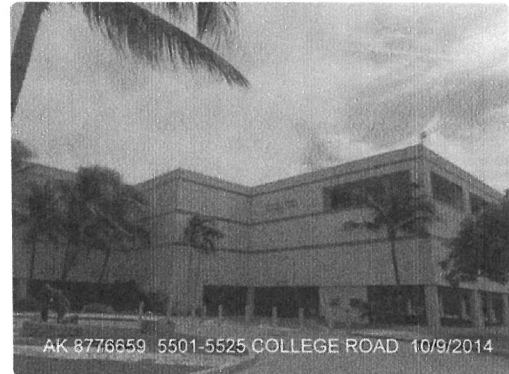
Disclaimer

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(II)
 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)	607,226.40	Square Foot	0	0

Buildings

Building ID 44227
 Style Exterior Walls CUSTOM
 Year Built 1993
 Building Type COUNTY BLDGS A / 86A EffectiveYearBuilt 2003
 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

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	EffectiveYearBuilt	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	CARPORT 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		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 TRANSITOR 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	REPAIRS
9702929	8/1/1997	10/1/1997	\$1,200	Commercial	RELOCATE LITE POLE HELO
9701952	6/1/1997	10/1/1997	\$2,000	Commercial	LANDSCAPE WORK
9701263	4/1/1997	10/1/1997	\$2,699	Commercial	SECURITY ALARM
97-1046	4/1/1997	10/1/1997	\$2,000	Commercial	PAVING FOR M/C TESTING
97-0763	3/1/1997	10/1/1997	\$250	Commercial	CONCRETE FOR TEMP SHED
97-0254	2/1/1997	10/1/1997	\$18,000	Commercial	RENOVATIONS
97-0048	1/1/1997	10/1/1997	\$1,000	Commercial	CONCRETE SLAB
97-0205	1/1/1997	10/1/1997	\$12,500	Commercial	RENOVATIONS
96-4037	10/1/1996	12/1/1996	\$5,000	Commercial	FENCE
96-1851	5/1/1996	12/1/1996	\$2,000	Commercial	MECHANICAL
B95-2834	8/1/1995	8/1/1995	\$1,900	Commercial	RAISED FL IN DISPATCH RM
E95-2722	8/1/1995	8/1/1995	\$1,170	Commercial	ELECTRICAL
A95-0766	3/1/1995	8/1/1995	\$70,000	Commercial	121 SQS ROOFING
E95-0195	1/1/1995	8/1/1995	\$2,080	Commercial	ELECTRICAL
B94-3897	11/1/1994	8/1/1995	\$50,000	Commercial	UNDRGRD TANK/GENERATOR
B94-1949	6/1/1994	8/1/1995	\$3,500,000	Commercial	2 STORY BUILDING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

