

5501 College Road, MDP



APPLICATION

Application - Development Plan & Conditional Use

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

Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$310.00 advertising/noticing fee and the \$110.25 fire review fee)
 Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan	
Minor:	
Within Historic District	\$ 3,397.00
Outside Historic District	\$ 2,735.50
Conditional Use	\$ 1,212.75
Extension	\$ 971.50
Major:	\$ 4,499.50
Conditional Use	\$ 1,212.75
Extension	\$ 971.50
Administrative Modification	\$ 800.00
Minor Modification	\$ 1,525.00
Major Modification	\$ 2,155.00
Conditional Use (not part of a development plan)	\$ 3,176.50
Extension (not part of a development plan)	\$ 971.50
Revision or Addition (not part of a development plan)	\$ 2,000.00

Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major _____	_____	Yes _____
Minor _____		No <u>X</u>

Major Modification to a Major Development Plan w/ Conditional Use X

Please print or type:

- 1) Site Address: 5501-5525 College Road, Stock Island, Key West, FL 33040
- 2) Name of Applicant: Owen Trepanier and Thomas Francis-Siburg of Trepanier & Associates, Inc.
- 3) Applicant is:
 Property Owner: _____
 Authorized Representative: X
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 1421 First St. #101, Key West, FL 33040
- 5) Applicant's Phone #: 305-293-8983 Email: Thomas@OwenTrepanier.com
- 6) Email Address: _____
- 7) Name of Owner, if different than above: Monroe County
- 8) Address of Owner: 1100 Simonton St., Ste 205, Key West, FL 33040

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9) Owner Phone #: c/o 305-293-8983 Email: Thomas@OwenTrepanier.com

10) Zoning District of Parcel: PS RE# 00072080-000101

11) Is Subject Property located within the Historic District? Yes _____ No X

If Yes: Date of approval _____

HARC approval # _____

OR: Date of meeting _____

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

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 with approx. 5,1616 sq. ft. of floor are 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.

13) Has subject Property received any variance(s)? Yes X No _____

If Yes: Date of approval 04/19/2022 Resolution # 2022-013

Attach resolution(s).

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

Yes _____ No X

If Yes, describe and attach relevant documents.

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

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

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

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

MCSO Generator Building

Major Development Plan

5525 College Rd (RE# 00072080-000101)



Solutions Statement:

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 with approx. 5,161 sq. ft. of floor 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.

Background:

The county jail facility has existing generators that are nearing the end of their effective lives. Adding a generator building will both provide easier installation and maintenance and aid in futureproofing if these generators need replacing in the future.

Analysis:

The following is an analysis of the proposed project pursuant to major development plan approval criteria.

Existing development is depicted in attached surveys and plans, including:

- Name of Development
- Name of Owner/ Developer
- Scale
- North arrow
- Preparation and revision dates
- Location/ street address
- Size of site
- Buildings
- Structures
- Parking
- FEMA flood zones
- Topography
- Easements
- Utility locations
- Existing vegetation
- Existing storm water
- Adjacent land uses
- Adjacent buildings
- Adjacent driveways

Proposed development is depicted in attached plans prepared by licensed engineers, including:

- Buildings
- Setbacks
- Parking
- Driveway dimensions and material
- Utility locations
- Garbage and recycling

- Signs
- Lighting
- Project Statistics
- Building Elevations
- Height of buildings
- Finished floor elevations
- Height of existing and proposed grades
- Drainage plan
- Landscape Plan

Title block (Sec. 108-227)

Name of development: Monroe County Sheriff’s Office (“MSCO”) Generator Building
 Property Owner: Monroe County
 Developer: Monroe County
 Scale: Architectural: As noted on plans
 Preparation and revision dates: As noted on plans
 Location: 5525 College Rd

Key persons and entities (Sec. 108-228) involved in this project are as follows:

Owner: Monroe County
 Authorized Agent: William P. Horn, Architect, PA
 Architect: William P. Horn, Architect, PA
 Engineer: Alan Perez, Perez Engineering & Development Inc.
 Land Planner: Trepanier & Associates, Inc.
 Surveyor: Avirom and Associates
 Landscape Architect: Landwise Design

Project Description (Sec. 108-229):

The project is proposed to be developed in one (1) phase.

Other Project Information (Sec. 108-230):

1. This is a single-phased proposal:
2. The target date for commencement shall immediately follow entitlement approvals.
3. Expected date of completion is within 2 years of commencement.
4. The proposed development plan is contained herewith.
5. Proposed Development Plan: One Phase
6. Project is not a planned unit development.
7. The project will comply with federal flood insurance regulations.
8. This project is located adjacent to an environmentally sensitive area. All necessary environmental permits will be secured.

Residential Developments (Sec. 108-231):

N/A – No residential development is proposed as part of the MCSO Generator Building project.

Intergovernmental Coordination (Sec. 108-232):

Coordination will occur through the Development Review Process of the City of Key West.

Schedule of Approval Process:

The following development approval schedule and process is anticipated:

Step	Date
1. Submit Major Development Plan	07/15/22
2. Tree Commission Submission	07/20/22
3. Tree Commission Hearing (Conceptual Plan)	08/09/22
4. Development Review Committee ("DRC") Meeting	08/25/22
5. Planning Board Meeting	09/15/22
6. Tree Commission (Final approval) submission (<i>if needed</i>)	09/21/22
7. Tree Commission (Final approval) (<i>if needed</i>)	10/11/22
8. City Commission	TBD
9. City Appeal Period (30 days)	+30 days
10. Florida Department of Economic Opportunity Appeal Period (45 days)	+45 days

Concurrency Facilities and Other Utilities or Services (Sec. 108-233):

Levels of Service – The impacts of the proposed project are generally summarized as follows:

- The proposed development is expected to **maintain existing** trip generation LOS for the site. No added trip generation is anticipated as the generator building does not add any additional demand for vehicular traffic.
- The proposed development of a generator building will not create a need for a greater number of parking spaces than existing¹, and the proposed development is expected to **maintain existing** off-street parking spaces.
- The proposed development is expected to **maintain existing** potable water flow LOS for the site.
- The proposed development is expected to **maintain existing** wastewater flow LOS for the site.

¹ Please see Exhibit A - Letter from MCSO re: storage and parking.

- The proposed development is expected to **maintain existing** recyclable waste LOS.
- The proposed development is expected to **maintain existing** solid waste LOS.
- The proposed development is expected to **maintain existing** storm water LOS.
- The proposed development is expected to **maintain existing** recreation LOS.
- No adverse impacts to the quality of receiving waters are anticipated before, during or after construction.

Appearance, design, and compatibility (Section 108-234):

This development plan satisfies criteria established in Chapter 102; Articles III, IV and V of Chapter 108; Section 108-956; and Article II of Chapter 110 of the Key West City Code in the following manner:

- Chapter 102 – This property is located outside the Historic District and does not impact the district.
- Articles III, IV and V of Chapter 108 – As demonstrated by the site plan and the site data calculations, the project complies with the requirements of the Articles.
- Chapter 110 – As demonstrated in this application, the proposed development complies with the resource protection requirements of Chapter 110.

(a) Compliance. This development plan complies with the requirements set forth in the Key West City Code as they pertain to Concurrency Management, Outdoor Displays and Nuisances, Resource Protection, Signs, and Articles I and III to IX of Chapter 108 of the Key West City Code.

(b) Vicinity Map.



(c) Land Use Compatibility. The project site is located in the PUBLIC AND SEMIPUBLIC SERVICES (PS) zoning district. The purpose and intent of the public and semipublic services district (PS) is to provide a management framework for implementing comprehensive plan policies for areas located outside of Old Town which are designated "PS" on the future land use map. The subject property currently contains the Monroe County Sheriff's Office facility.

(d) Historic and archeological resource protection. The site is not affected by the Historic District. Any archeological resources will be protected as required.

(e) Subdivision of Land. No subdivisions are anticipated.

Legal Description:

Please see attached survey

Flood Zone:

The NGVD-29 FEMA flood zone for the location of the proposed generator building is VE-13.

Future Land Use Map Designation (“FLUM”):

The property’s FLUM designation is Public Service (PS), as depicted on the below map.

Zoning (“PS”)

According to the City of Key West Zoning Map, the property is zoned Public and Semi Public Services (“PS”).

Appearance of Site and Structures (Sec. 108-236):

Attached site plan complies with Sections 108-278 through 108-288 of the Key West City Code.

Site Plan (Sec. 108-237):

Site plan of proposed development drawn consistently with Sec. 108-237 is attached.

Architectural Drawings (Sec. 108-238):

All architecture or engineering designs were prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. Ch. 471 and 481, respectively, consistent with the provisions of this Section.

Item	Unit Measure
Height per Zoning	25 ft
Flood Protection Building Height Exception Max.	40 ft
Crown of Road (COR) Elevation	3.93 ft (NGVD-29)
Grade pre-Fill ²	5.5 ft
FEMA Flood Zone	VE-13
A = Distance from grade to base flood elevation	7.5 ft (13 ft – 5.5 ft)

² Pre-fill grade established from Key West LiDAR measures.

B = Design above base flood elevation	2 ft
A + B	9.5 ft (7.5 ft + 2 ft)
Potential Height from COR, using exception	51.83 ft (9.5 ft + distance between bottom of base member to top of structure + 9.5 ft)
Max height from COR using exception	40 ft

Site Amenities (Sec 108-239):

The attached site plan includes existing and proposed amenities which are required to comply with appearance, design and compatibility regulations outlined in chapter 102; articles III, IV and V of this chapter; section 108-956; and article II of chapter 110.

Site Survey (Sec 108-240):

Survey of the site is attached.

Soil Survey (Sec 108-241):

Soil surveys are not anticipated as part of this project.

Environmentally Sensitive Areas (Sec. 108-242):

This project is located adjacent to environmentally sensitive areas. The implementation of best management practices shall ensure no negative impacts to the adjacent environmentally sensitive areas.

Land clearing, excavation and fill, tree protection, landscaping and irrigation plan (Sec. 108-243):

All proposed clearing, excavation and landscaping is depicted on attached plans. A Landscape Waiver request is being submitted concurrently with this Major Development Plan application. The 35% landscape requirement (40,608.56 SF) is requested to be reduced to 22.1% (25,618.8%) due to site constraints.

On-site and off-site parking and vehicular, bicycle, and pedestrian circulation (Sec. 108-244):

The project plans demonstrate compliance with on- and off-site vehicular and bicycle circulation, and parking requirements of articles IV and VII of this chapter 108. The proposed project does not increase parking demand.

Housing (Sec 108-245):

N/A – No housing is proposed as part of the MCSO generator building project.

Economic Resources (Sec 108-246):

(a) Ad Valorem Estimates - NA

(b) Construction expenditure: TBD

Special Considerations (Sec 108-247):

The proposed project supports the existing MCSO jail building. Replacing the generators by adding a generator building will allow for continued, uninterrupted essential public services and aid in futureproofing the ability to replace dying generators in the future.

Construction Management Plan and Inspection Schedule (Sec 108-248):

The proposed development is a single-phase project. Construction is proposed to progress steadily based on Key West LDRs, and Florida Building Code. Construction is expected to commence as soon as possible.

Truman Waterfront Port Facilities (Sec 108-249):

This project is not located at the Truman Waterfront Port

SITE PLAN

Scope (Sec 108-276):

This site plan conforms to all necessary and applicable sections of land development regulations.

Site Location and Character of Use (Sec. 108-277):

As depicted, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed uses in the manner proposed. As described in detail above, this site is designed as a multi-modal development, placing equal importance on the bicycle and pedestrian as on the automobile. This development furthers the goals of the City's plans as detailed in this report.

Appearance of Site and Structures (Sec. 108-278):

This application's development plan exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in sections 108-278 through 108-288.

Location and screening of mechanical equipment, utility hardware and waste storage areas (Section 108-279):

The project, as proposed, complies with this section of the LDC. Refer to plans for precise placement of mechanical equipment, utility hardware and waste storage areas.

Front-end loaded refuse container requirements (Sec. 108-280):

The project, as proposed, complies with this section of the LDC. Refer to plans for precise placement of, if used, any front-ended loaded refuse containers.

Roll-off Compactor Container location requirements (Sec. 108-281):

The project, as proposed, complies with this section of the LDC. Refer to plans for precise placement of, if used, any roll-off compactor container.

Utility lines (Section 108-282):

The proposed project will require installation of new utility services. Installation will be coordinated with appropriate utility agency and in accordance with Section 108-282.

Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283):

No new commercial and manufacturing activities are proposed for this development.

Exterior Lighting (Section 108-284):

All proposed lighting shall be shielded and lighting sources shall be arranged to eliminate glare from roadways and streets and shall direct light away from properties lying outside the district. Shielding of lighting elements shall be accomplished by using directional fixtures or opaque shades.

Signs (Section 108-285):

Any new signage shall adhere to Section 108-285.

Pedestrian sidewalks (Section 108-286):

The project, as proposed, complies with this section of the LDC. Refer to plans for precise placement of sidewalks and concrete paths that align with existing sidewalks on adjacent sites.

Loading docks (Section 108-287):

No loading docks are required or proposed.

Storage Areas (Section 108-288):

No exterior storage areas are required or proposed.

Land Clearing, Excavation, and Fill (Sec 108-289):

Land clearing is for construction of the generator building. Any protected trees and/or landscaping and subsequent landscape infill will be reviewed and approved by the City's Urban Forester and the Tree Commission.

Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:

Open space and landscaping will be enhanced as depicted on the plans.

Sec. 108-517. - Waivers or modifications.

A waivers or modifications to landscaping is proposed. See attached landscape waiver.

Off-street parking and loading (Article VII):

Please see "On-site and off-site parking and vehicular, bicycle, and pedestrian circulation (Sec. 108-244)" above for a complete discussion regarding parking

Storm water and Surface Water Management (Article VIII):

The project, as proposed, complies with this section of the LDC. Refer to plans for precise placement of storm water and surface water management.

Flood Hazard Areas (Division 4 - Sections 108-821 through 108-927):

The NGVD-29 FEMA flood zone for the location of the proposed generator building is VE-13.

Utilities (Article IX):

Concurrency Analysis:

Concurrency Facilities and Other Utilities or Services (Sec. 108-233):

The City's Comprehensive Plan directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development.

The following specific issues are outlined:

- Roads/Trip Generation
- Sanitary Sewer
- Recyclables
- Potable Water
- Solid Waste
- Drainage

Policy 2-1.1.1- Transportation

There is no anticipated change in overall trip generation as part of this project. The existing and proposed uses remain unchanged.

Notwithstanding the proposed trip generation, Policy 2-1.1.3: Dense Urban Land Area effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development)

Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

Policy 4-1.1.2.C – Potable Water

Pursuant to Policy 4-1.1.2.C, the potable water LOS for nonresidential is 650 gal/acre/day. Based on the City of Key West adopted level of service the potable water demand is not anticipated to change as the site is 100% nonresidential. (Existing & Proposed LOS = 650 gal/acres/day x 13.943 acres = 9,063 gal/day.)

Water demand is expected to be **not change**.

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of: The South Florida Water Management District's issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long-range

planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

Policy 4-1.1.2.A - Sanitary Sewage

Pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential is 660 gal/acre/day. Based on the City of Key West adopted level of service the sanitary sewer demand is not anticipated to change as the site is 100% nonresidential. (Existing & Proposed LOS = 660 gal/acres/day x 13.943 acres = 9,202 gal/day.)

Sanitary sewer demand is expected to be **not change**.

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short-term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.

Policy 4-1.1.2.D - Solid Waste

Pursuant to Policy 4-1.1.2.D, the solid waste LOS for nonresidential is 6.37 lbs/capita/day. Based on the City of Key West adopted level of service the solid waste demand is not anticipated to change as the site is 100% nonresidential. (Existing & Proposed LOS = 6.37 lbs/capita/day x 1.4157 capita/1,000 sq. ft.³ x 607,340 sq ft⁴ = 5,477 lbs/day.)

Solid Waste demand is expected to be **not change**.

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other

³ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.4157 persons per 1,000 sf of Community retail trade

⁴ Total upland area.

non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc. reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.

Policy 4-1.1.2. D - Recyclable Waste Generation Level of Service

Pursuant to Policy 4-1.1.2.D, the recyclable waste LOS for nonresidential is 0.25 lbs/capita/day. Based on the City of Key West adopted level of service the recyclable waste demand is not anticipated to change as the site is 100% nonresidential. (Existing & Proposed LOS = 0.25 lbs/capita/day x 1.4157 capita/1,000 sq. ft.⁵ x 607,340 sq ft⁶ = 215 lbs/day.)

Solid Waste demand is expected to be **not change**.

Policy 4-1.1.2. E- Drainage Facilities Level of Service

Please refer to the attached Drainage plans for pre and post-development analysis. The redevelopment will comply with all applicable Federal, state and local standards.

Existing Level of Service Standard

1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.
2. Storm water treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25 Section 25.025, Florida Administrative Code, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, Florida Administrative Code. Storm water facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an

⁵ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.4157 persons per 1,000 sf of Community retail trade

⁶ Total upland area.

additional treatment pursuant to Section 62-25.025 (9), Florida Administrative Code.

3. Storm water facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302 Florida Administrative Code.

MCSO Generator Building

Landscape Waiver / Modification

5525 College Rd (RE# 00072080-000101)

Article VI. – Landscaping

Sec. 108-517. – Waivers or modifications.

- (a) An applicant for waiver or modification to the standards of this ordinance shall be filled with the city planning office and shall be considered by the planning board after reviewing recommendations of the city planner or designated staff. The planning board shall render the final action.



Requirement	Modification
Sec. 108-411. – Landscape plan approval	Remove three small trees located in proposed location of generator building, 8 trees in parking island, and maintain remaining existing and previously approved landscaping. No other changes proposed.
Sec. 108-412. – Minimum landscaping requirements	Maintain existing and previously approved 55.42% landscape area.
Sec. 108-413. – Requirements along street frontage.	Maintain existing and previously approved street frontage landscaping.
Sec. 108-414. – Requirements for interior areas.	Add 8 trees in parking island and maintain remaining existing and previously approved interior landscaping areas. No other changes proposed.
Sec. 108-415. – Perimeter landscaping requirements.	Maintain existing and previously approved perimeter landscaping.
Sec. 108-416. – Other landscape requirements for nonvehicular use areas.	Maintain existing and previously approved other landscaping for nonvehicular use areas.
Sec. 108-450. – Landscape screening.	Maintain existing and previously approved landscape screening.
Sec. 108-511. – Landscape plan required.	Maintain existing and previously approved landscaping.



MONROE COUNTY SHERIFF'S OFFICE

RICHARD A. RAMSAY, SHERIFF

EXHIBIT A

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)



5501 College Road, MDP



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.

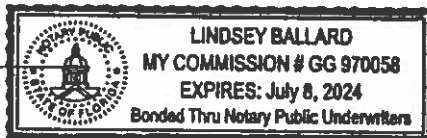
[Signature]
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 12th day of May 2023
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.

[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)

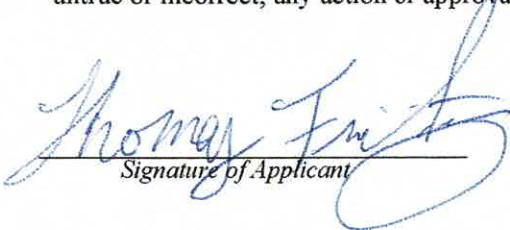
I, Thomas Francis-Siburg, in my capacity as Project Management Specialist
(print name) *(print position; president, managing member)*
of Trepanier and Associates
(print name of entity)

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:

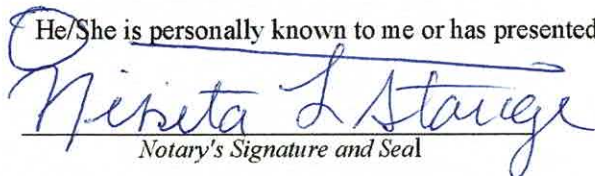
5501-5525 College Road, Key West, FL 33040
Street address of subject property

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 11, 2022 by
date
Thomas Francis-Siburg
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



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

HH149093
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)

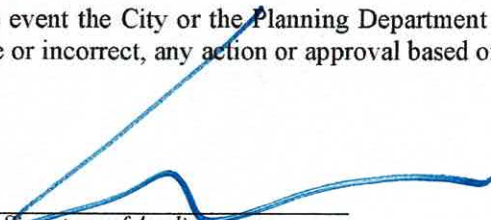
of William P. Horn Architect
(print name of entity)

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.

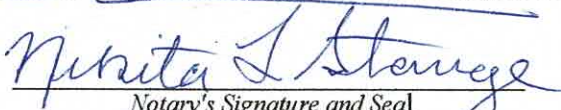
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this July 12, 2022 by
date

William Horn
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, MDP



TREE COMMISSION



THE CITY OF KEY WEST
Tree Commission
Post Office Box 1409 - Key West, FL 33041-1409
Telephone: 305-809-3723

September 14, 2022

Monroe County BOCC
Attn: Matthew Howard
1100 Simonton Street 2-216
Key West, FL 33040

To Whom It May Concern:

The City of Key West Tree Commission recently considered your application, TP2022-0018, for Conceptual Landscape Plan approval for the installation of a generator building at the existing jail facility at 5525 College Road, Key West, Florida, at their regularly scheduled meeting on September 13, 2022.

The Tree Commission approved the Conceptual Landscape Plan, as submitted on landscape plans dated September 1, 2022 (see attached plans), regarding the approval for the installation of a generator building at the existing jail facility.

This approval now allows the project to proceed through the review process with the Planning Board. Once you have received approvals from this board, an application should be made again to the Tree Commission for Final Landscape Plan approval. If no significant changes have occurred to the plan, then the Urban Forestry Manager will be able to file a memo into the file regarding Final landscape plan approval.

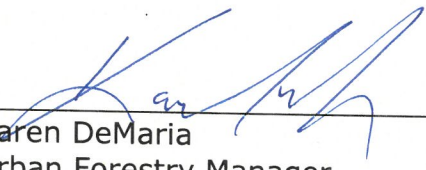
If you have any questions, please call the office at (305) 809-3768.

Sincerely,

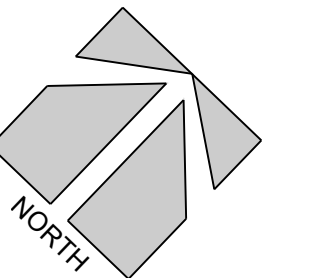


Misha McRAE
Chairman, Tree Commission

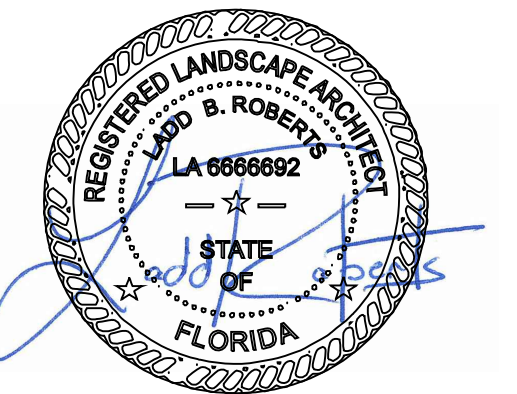
FOR:



Karen DeMaria
Urban Forestry Manager
kdemaria@cityofkeywest-fl.gov



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



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EXISTING VEGETATION

DATE: 9.1.22

REVISIONS:

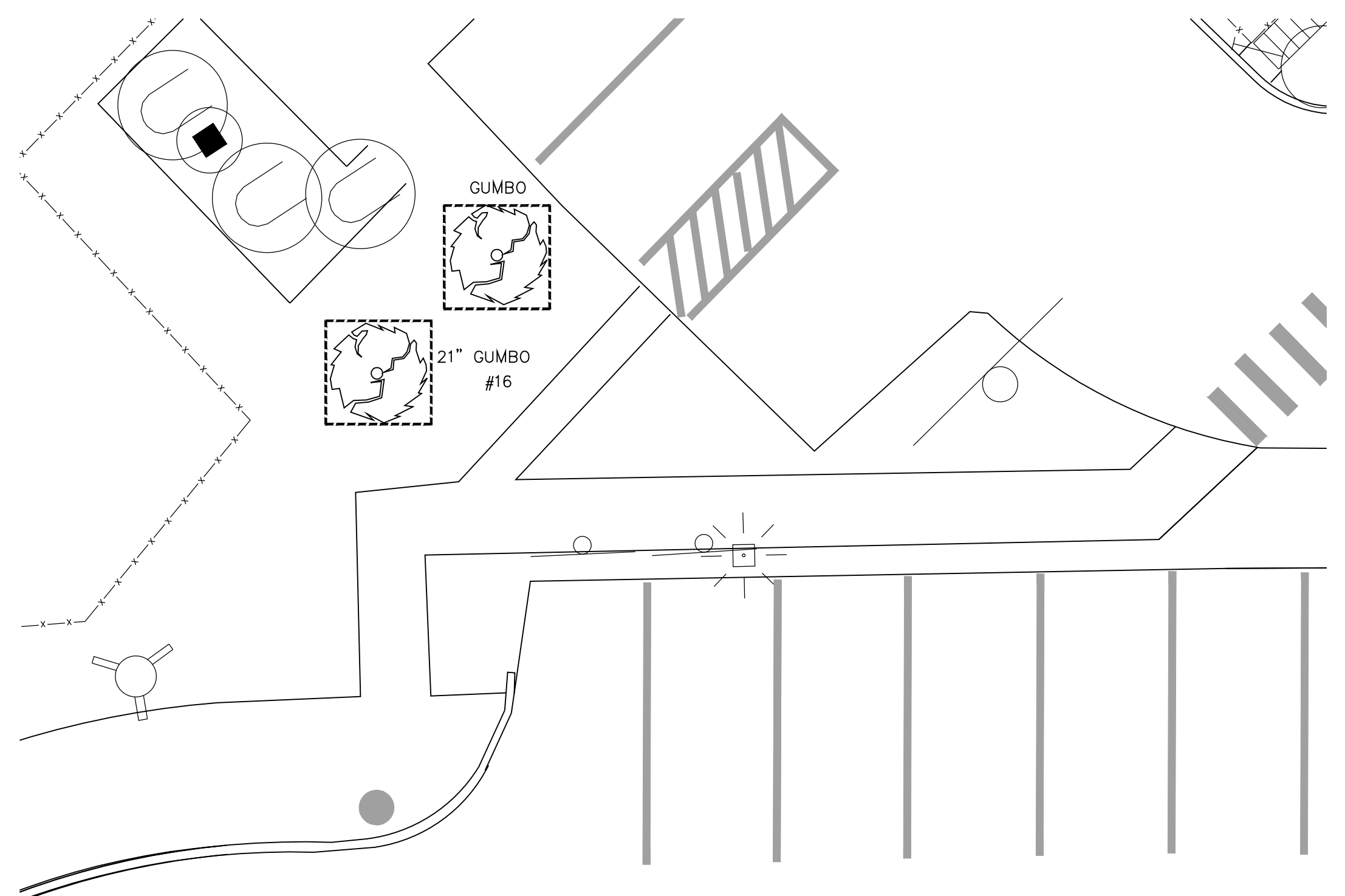
NO.	DESCRIPTION	DATE
1.		

CONSTRUCTION DOCUMENTS

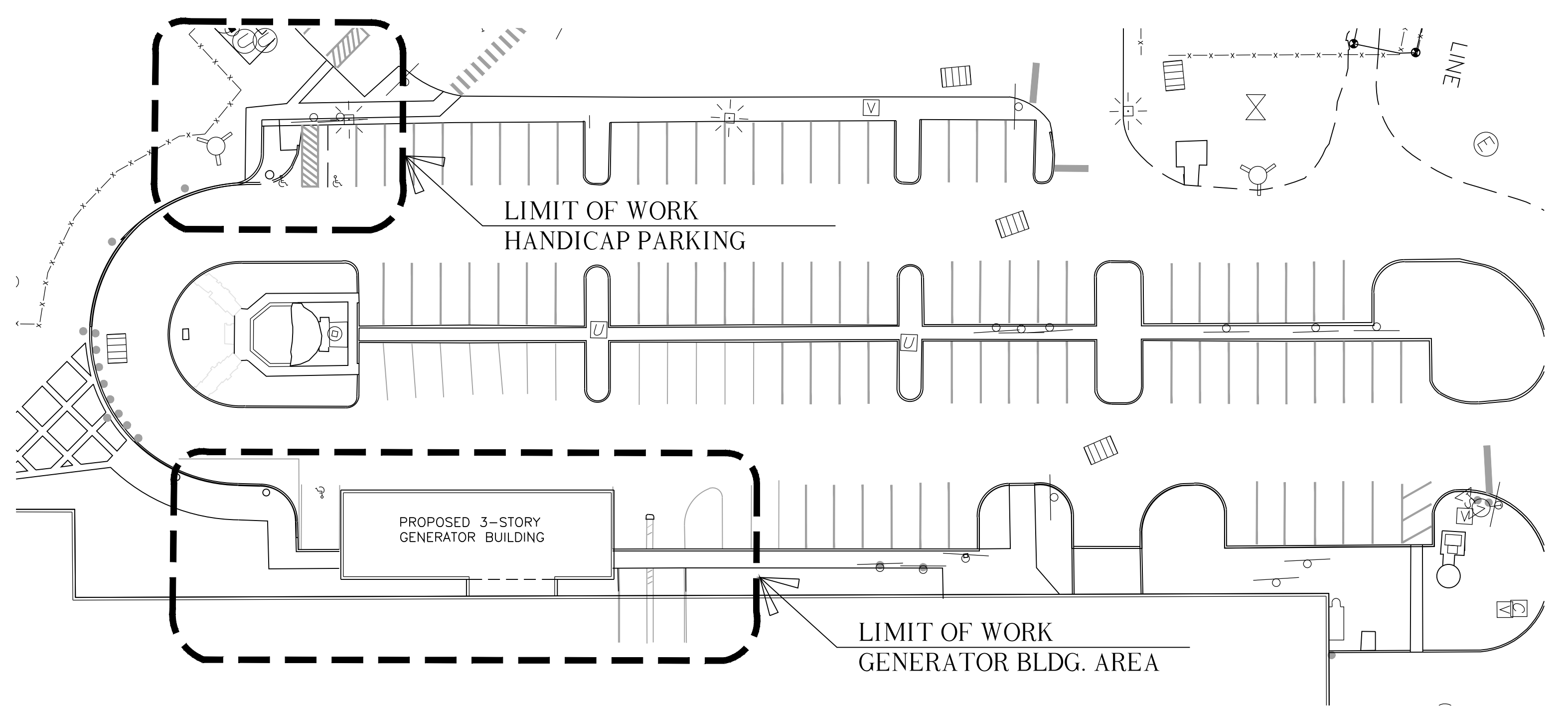
SHEET NUMBER:

L-1

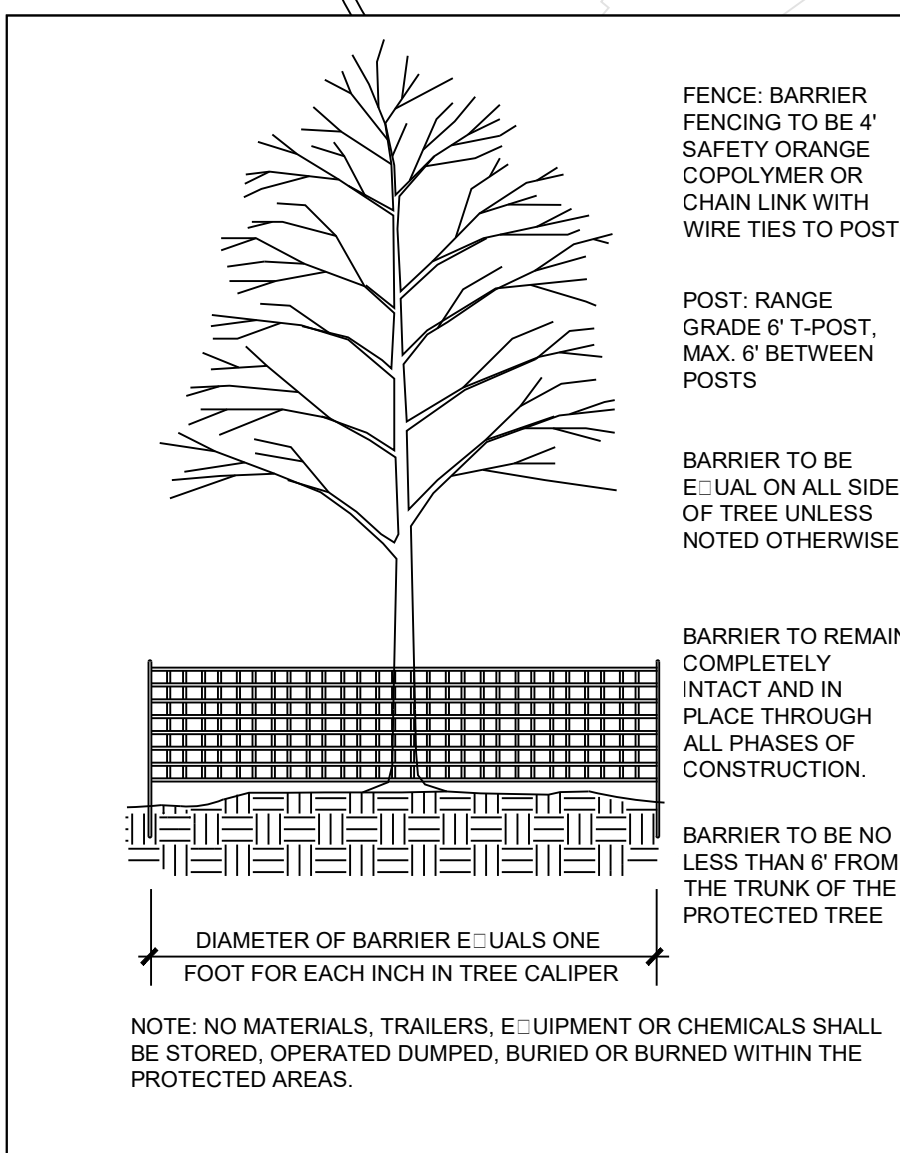
JOB #: WPH 21
JOB #: 22005 DRAWN BY: LBR
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EXISTING LANDSCAPE - HANDICAP PARKING AREA
SCALE: 1/8" = 1'-0"



LIMIT OF WORK AREAS
SCALE: 1/8" = 1'-0"



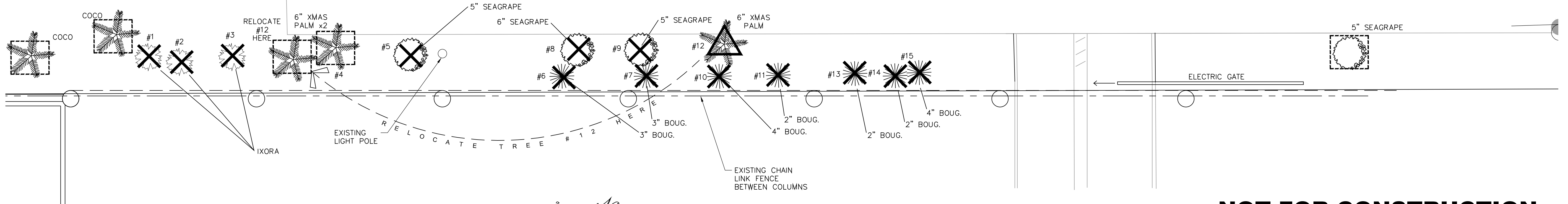
TREE / PALM REMOVAL

- #*TREE TREE TO BE REMOVED
- #*TREE TREE TO RELOCATE
- #*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.



TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	Relocate	Remove
1	IXORA	Ixora coccinea	not-protected - shrub	3	4'-5'	4'		X
2	IXORA	Ixora coccinea	not-protected - shrub	3	4'-5'	4'		X
3	IXORA	Ixora coccinea	not-protected - shrub	3	4'-5'	4'		X
4	CHRISTMAS PALM	Adonia merrillii	protected - x2 trunk - remain	6	14'	6'		
5	SEAGRAPE	Coccoloba uvifera	not-protected - hedge	5	5'	4'		X
6	BOUGAINVILLEA	Bougainvillea spp	not-protected - shrub	3	3'-5'	2'-4'		X
7	BOUGAINVILLEA	Bougainvillea spp	not-protected - shrub	3	3'-5'	2'-4'		X
8	SEAGRAPE	Coccoloba uvifera	not-protected - hedge	6	5'	4'		X
9	SEAGRAPE	Coccoloba uvifera	not-protected - hedge	5	5'	4'		X
10	BOUGAINVILLEA	Bougainvillea spp	not-protected - shrub	4	3'-5'	2'-4'		X
11	BOUGAINVILLEA	Bougainvillea spp	not-protected - shrub	2	3'-5'	2'-4'		X
12	CHRISTMAS PALM	Adonia merrillii	protected - x1 trunk (bldg impact)-relocate	6	14'	6'	X	
13	BOUGAINVILLEA	Bougainvillea spp	not-protected - shrub	2	3'-5'	2'-4'		X
14	BOUGAINVILLEA	Bougainvillea spp	not-protected - shrub	2	3'-5'	2'-4'		X
15	BOUGAINVILLEA	Bougainvillea spp	not-protected - shrub	2	3'-5'	2'-4'		X
16	GUMBO LIMBO	Bursea simaruba	protected - great tree - remain	21	30'	25'		

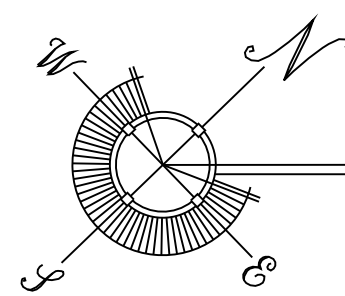
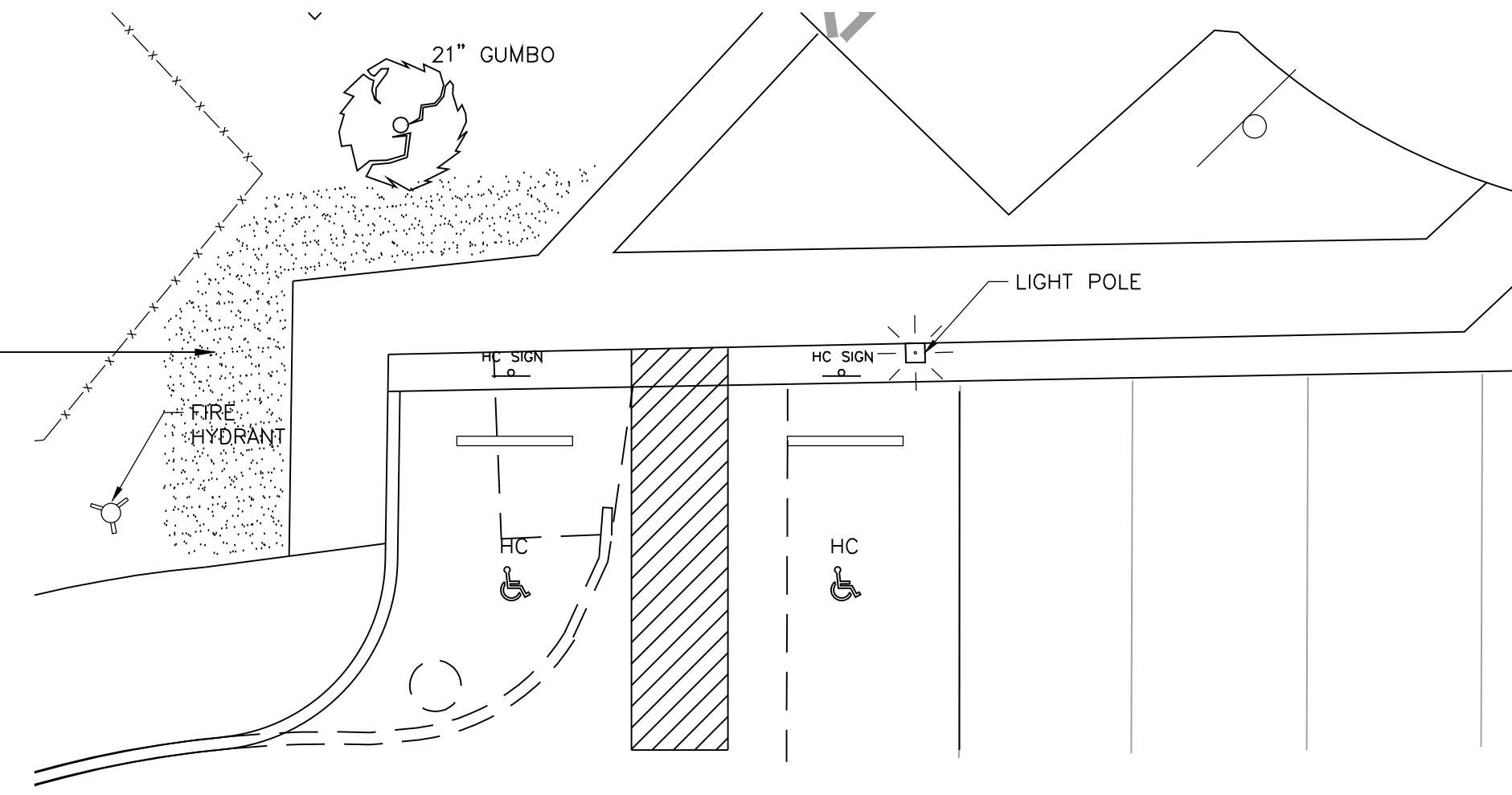


EXISTING LANDSCAPE - GENERATOR BLDG. AREA
SCALE: 1/8" = 1'-0"

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



REPAIR DAMAGED SOD AS NEEDED FROM HARDSCAPE CONSTRUCTION MATCH EXISTING SOD



HANDICAP PARKING AREA LANDSCAPE

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

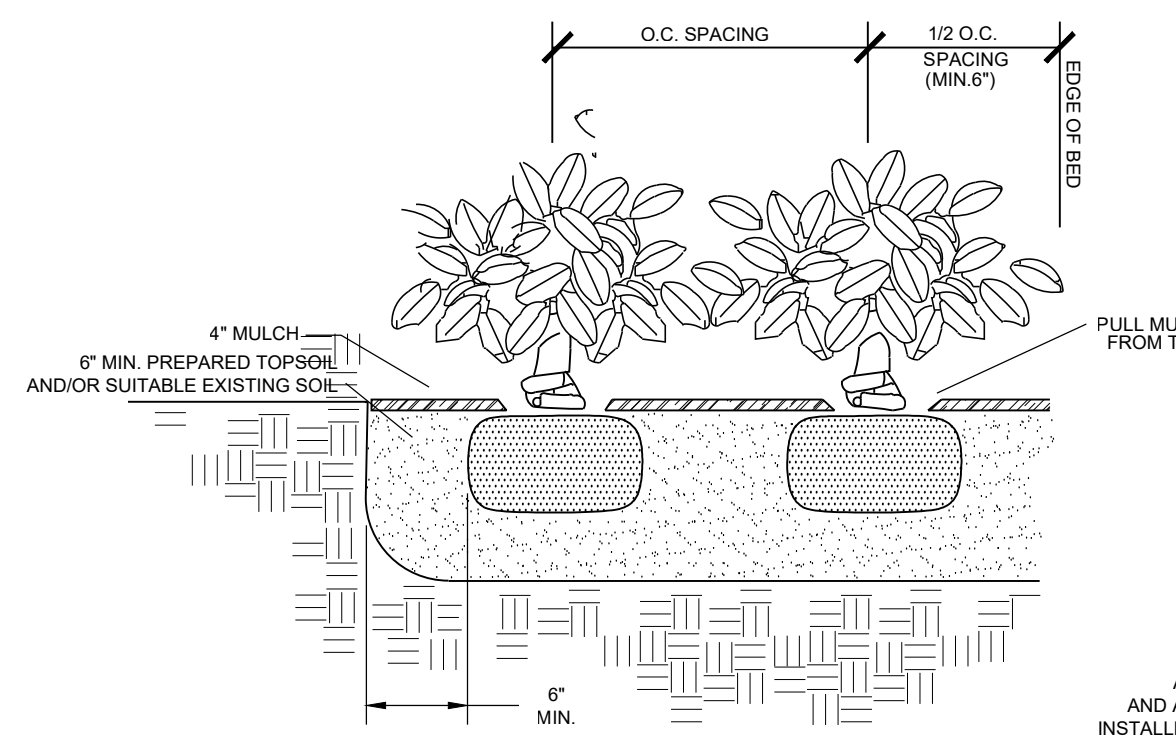
PLANT SCHEDULE - MCSO Generator Addition

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
TREES					
2	PIGEON PLUM	<i>Coccoloba diversifolia</i>	65g, 3" cal. 12'-14' ph	FL #1	NATIVE
6	SEAGRAPE	<i>Coccoloba uvifera</i>	6'-8' ph, 4.5" cal. Multi 4'-5' sprd., full to grnd.	FL #1	NATIVE
SHRUBS and GROUNDCOVERS					
120	GOLDEN CREEPER	<i>Ernoea littoralis</i>	3 gal., full	FL #1	NATIVE
22	COONTIE	<i>Zamia pumila</i>	7 gal., full	FL #1	NATIVE
SOD & SUNDRY ITEMS					
verify SF	match existing	CONTRACTOR TO VERIFY QUANTITY		FL#1	
400 SF	CYPRESS MULCH	COLOR: NATURAL CYPRESS MULCH.			
1,100 SF	WHITE PEA GRAVEL				
30 LF	BLACK ALUMINUM EDGING - FOR EDGING B'TWN SOD AND LANDSCAPE - COMMERCIAL GRADE.				

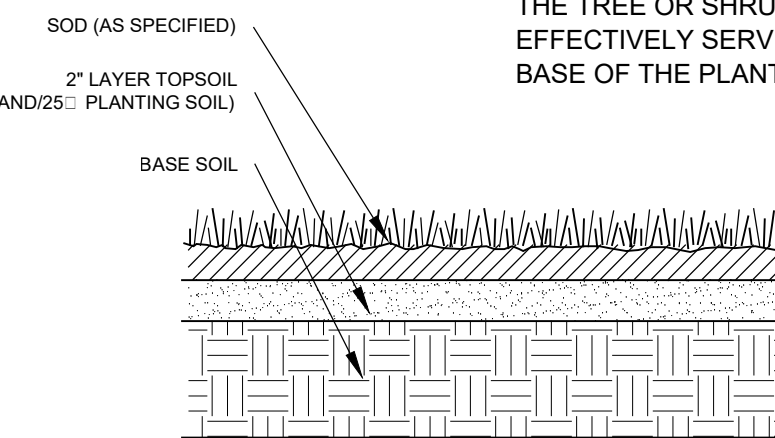
EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED TO PROVIDE 100% COVERAGE TO ALL PROPOSED LANDSCAPE AREAS.....CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING DEPICTING ALL MODIFICATIONS.

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

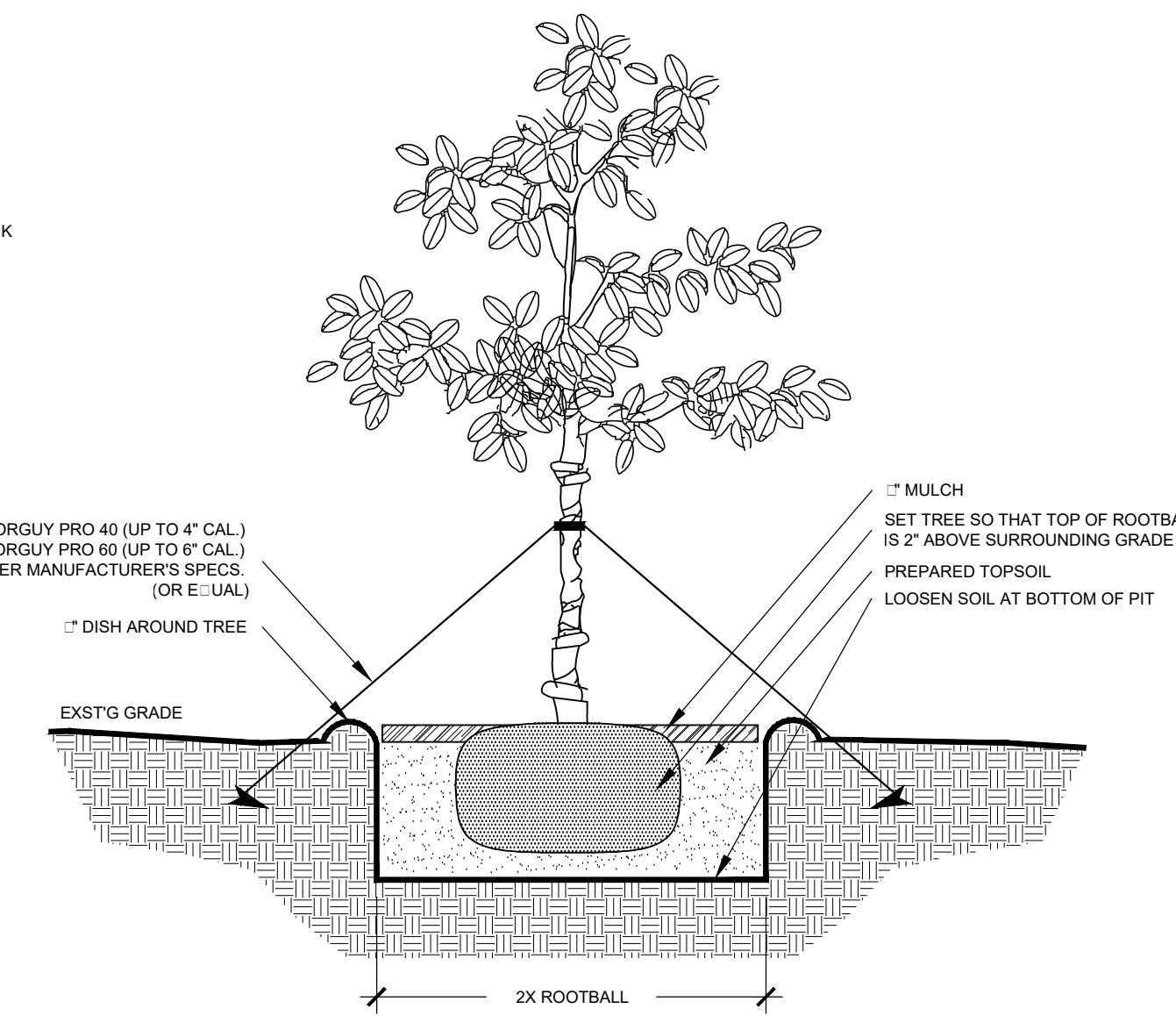
WATER SOURCE: WATER FROM EXISTING METER / EXISTING IRRIGATION SYSTEM.



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.



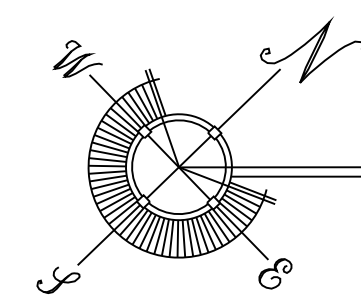
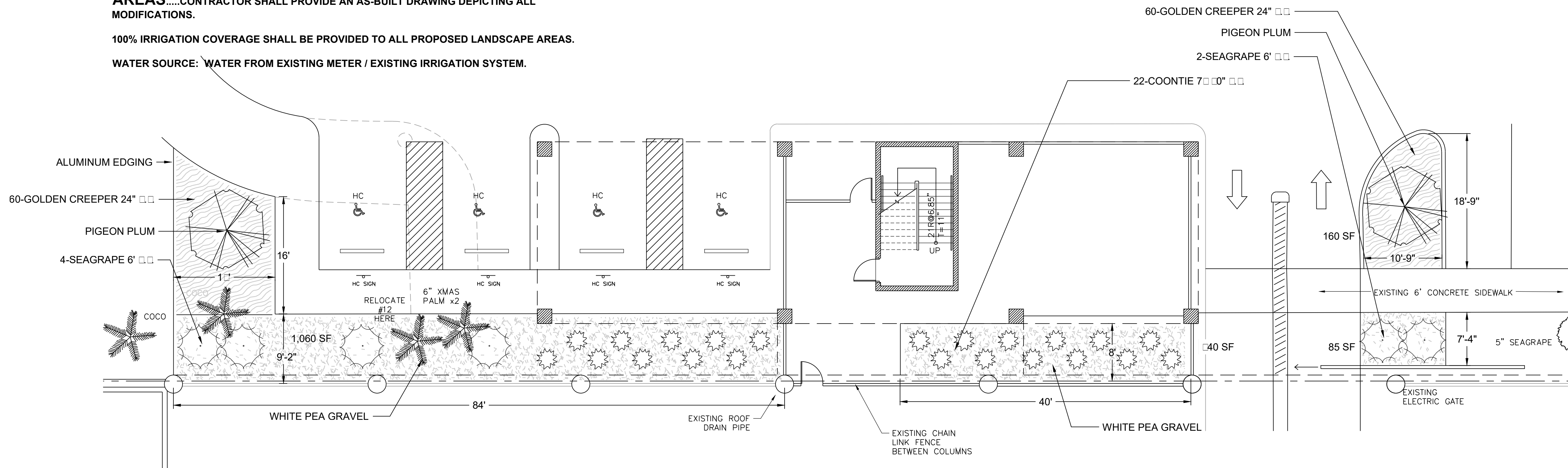
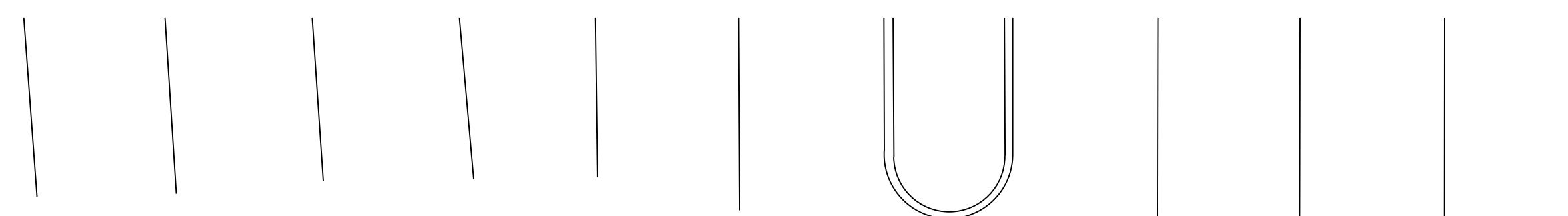
SODDING DETAIL
ALL AREAS TO BE SODDED TO RECEIVE 2" TOP LAYER OF SILICA SAND (50%) / PLANTING SOIL (50%) AS INDICATED.



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" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL. DO NOT MULCH ON TOP OF ROOTBALL.

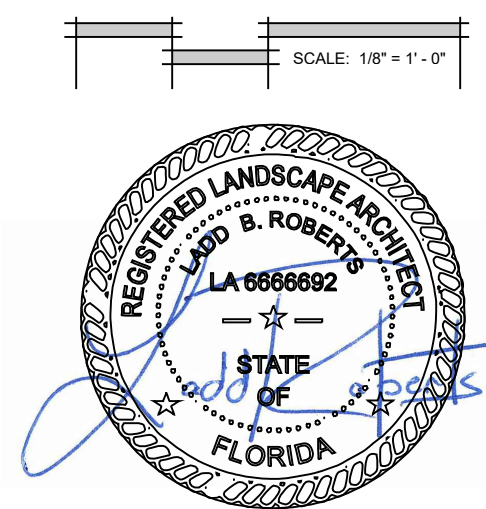
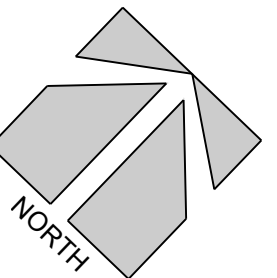


PROPOSED LANDSCAPE - GENERATOR BLDG. AREA

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

NOT-FOR-CONSTRUCTION APPROVAL DOCUMENT ONLY

MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FL 34040



LANDSCAPE PLAN

DATE: 9.1.22

REVISIONS:

NO.	DESCRIPTION	DATE
1.		

CONSTRUCTION DOCUMENTS

SHEET NUMBER:

L-2

JOB #: WPH 21
JOB #: 22005 DRAWN BY: LBR
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5501 College Road, MDP



PROPERTY RECORD CARD

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
 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
 EffectiveYearBuilt 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	CARPOR 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

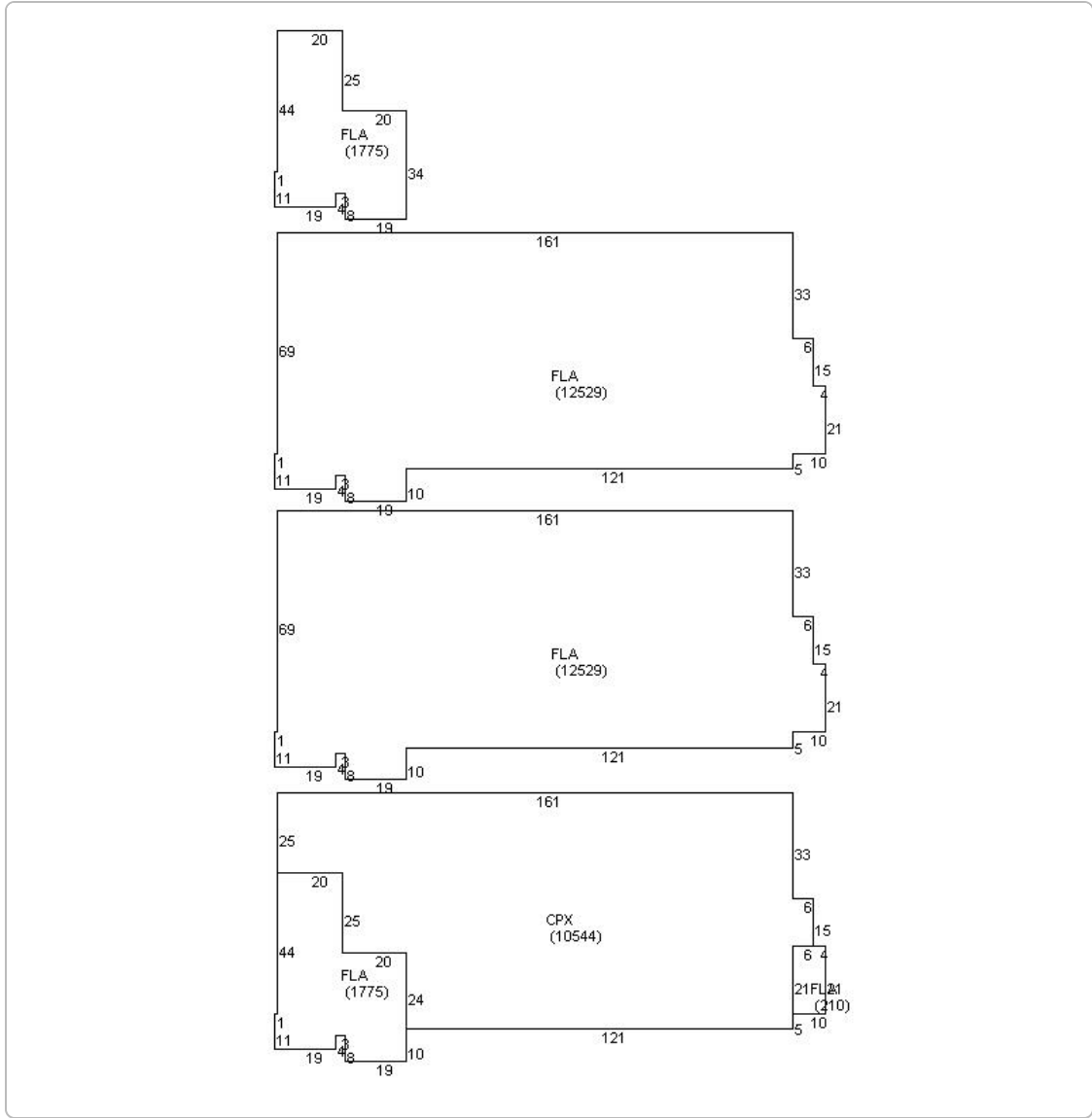
Sales

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 & CYLYNDER 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



Photos



Map



No data available for the following modules: TRIM Notice.

5501 College Road, MDP



WARRANTY DEED

649610

REC 1139 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. _____

28.50
26,724.50
26,769.50
90 JUL 31 PZ 39
FILED
25 + 3.50

This instrument was prepared by:
Robert A. Spottswood, P.A.
TAYLOR, BRION, BUKER & 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 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] Norman B. Wood [Seal]
Witness as to Norman B. Wood
[Signature] Shirley P. Wood [Seal]
Witness as to Shirley P. Wood
[Signature] Witness as to Norman B. 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 L. 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 30th 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 30th 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 30th 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 30th day of July, 1990.

My commission expires:

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

[Handwritten Signature]
Notary Public
[Notary Seal: OFFICE OF THE CLERK OF THE COUNTY OF MONROE, FLORIDA]

RAS073090PWCDD

649610

REC 139 PAGE 238 P

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-250401.15') 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 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-250281.83'); 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 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 13.943 acres (607,363 square feet), more or less.

RECORDERS MEMO:
 VERIFY BY WRITING, TYPING, OR PRINTING WAS
 IMPARTIALITY ON THIS DOCUMENT WHEN RECEIVED

649610

OFF REC 1139 PAGE 2382

EXHIBIT "B"

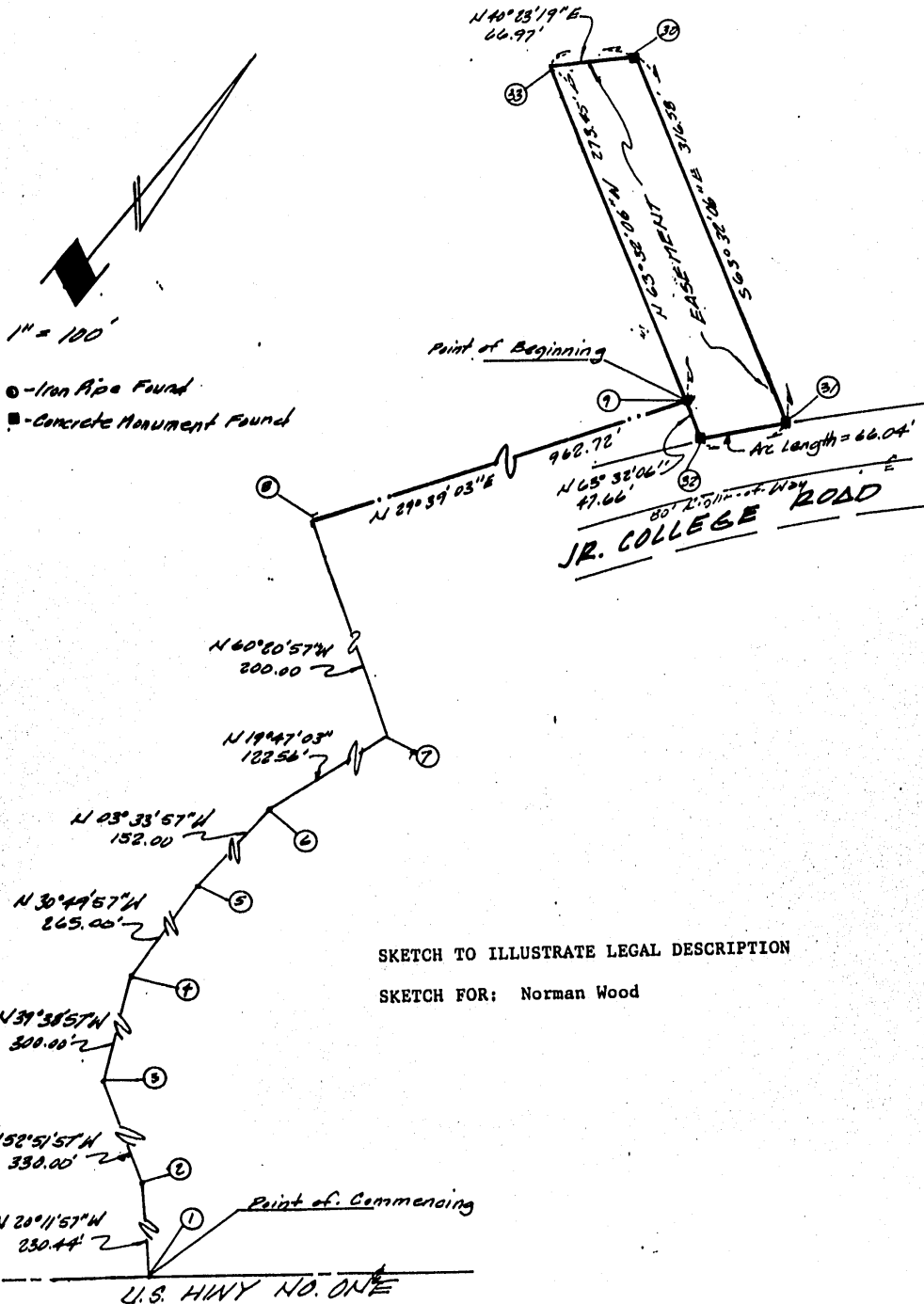


PHILLIPS & TRICE SURVEYING, INC.

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



SKETCH TO ILLUSTRATE LEGAL DESCRIPTION

SKETCH FOR: Norman Wood

SHEET ONE OF TWO SHEETS

PHILLIPS & TRICE SURVEYING, INC.
 1204 SIMONTON STREET KEY WEST, FLORIDA 33040
 Tel (305)294-4747 Fax (305)294-5016

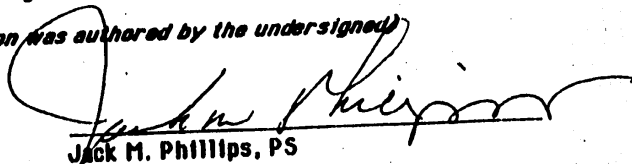
JACK M. PHILLIPS, PS
 Fla. Reg. Cert. No. 1410

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

649610 REC 1139 PAGE 2382

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

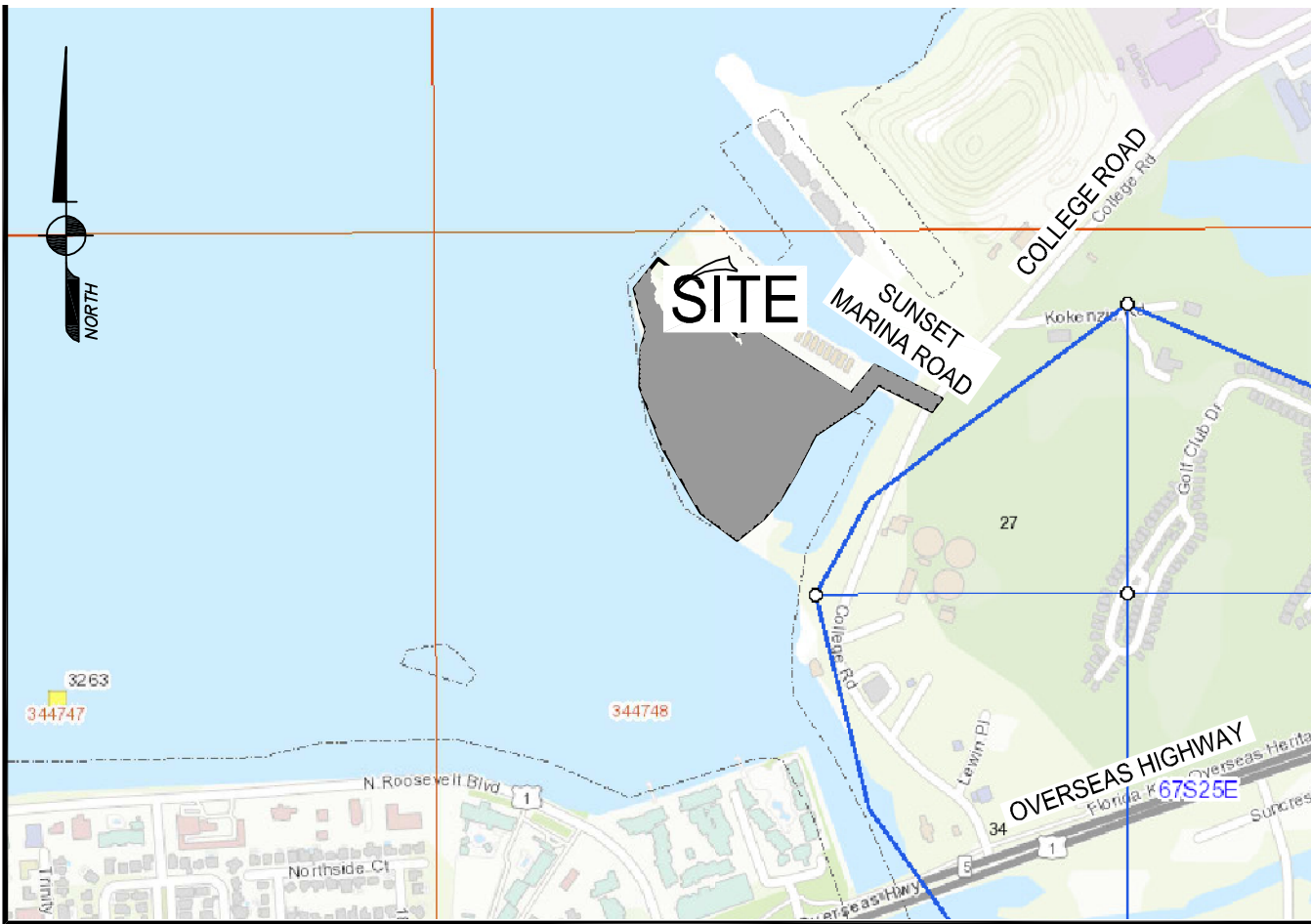
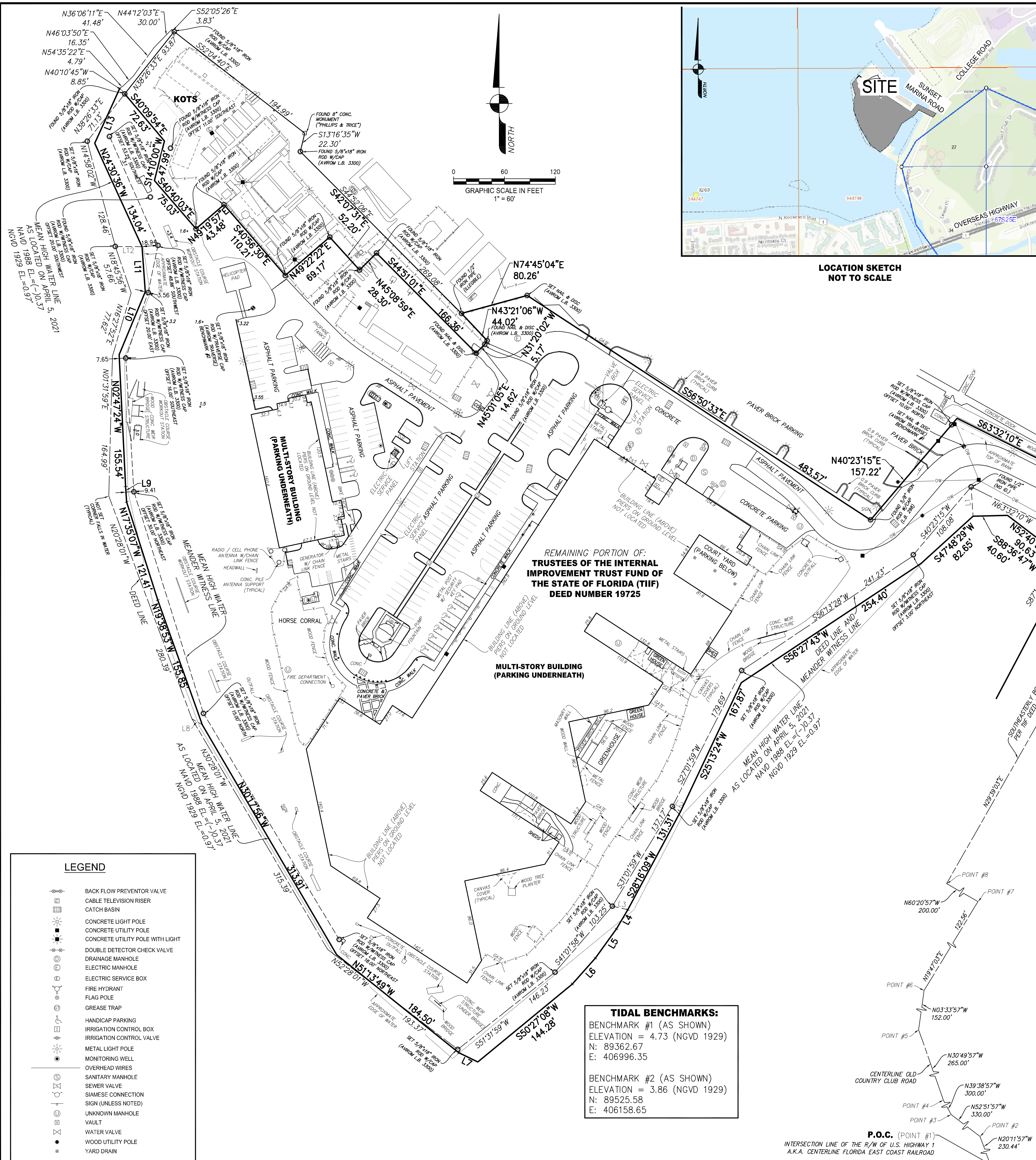
July 20, 1990

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

5501 College Road, MDP



BOUNDARY SURVEY



LOCATION SKETCH NOT TO SCALE

SURVEYOR'S REPORT:

- 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.
- 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.
- Unless noted on the drawing, ALL measured bearings and distances correspond with the record bearing and distances and the differences, if any, are considered de minimis.
- No underground improvement were located.
- The property described herein lies within Flood Zones AE (EI 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.
- 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.
 - a. Bearings 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.
 - 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 3602394(Dual Frequency Receivers)
 - f. Processing Software: Leica Infinity, Version 3.1.0.3188
- 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).
- Benchmark Description: National Geodetic Survey Station Designation "872 4572 F TIDAL" (PID AA1629). Elevation=10.05 feet (NGVD 1929). Elevations=8.71 feet (NAVD 1988).
- 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 Survey and Mapping.
- 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'.
- 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.
- Abbreviation Legend: A/C = Air Conditioner; ASPH = Asphalt; B.M. = Benchmark; BLDG = Building; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; FF = Finished Floor; I.R. = 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. = Plat 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 (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 in the Mercator Projection for the East Zone of Florida; and run thence North 201°15'57" 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 250.00 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 Southeast corner of the lands described in the said TIIF Deed No. 19725; thence North 29°39'03" East along the Southeastly 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 North 63°32'06" West for a distance of 206.48 feet to Point #10 (N=89158.57' & E=250772.57'); thence North 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 Tide Lien of Florida Bay (MHTL); thence South 27°02'03" West 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 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 along the said MHTL for a distance of 103.25 feet to Point #15 (N=88586.44' & E=250281.83'); thence South 51°32'03" West 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 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 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 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" E 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 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 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 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 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=249997.14') and a concrete monument; thence South 13°16'39" 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°46'08" 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.

Said lands lying and being in Section 27, Township 67 South, Range 25 East on Stock Island, Monroe County, Florida containing 564,747 square feet (12.9648 acre) more or less.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N03°46'48"W	34.74'
L2	N57°51'44"W	11.45'
L3	N77°00'01"W	18.70'
L4	S30°43'26"W	26.30'
L5	S35°43'56"W	42.49'
L6	S41°57'17"W	40.91'
L7	N64°05'56"W	25.09'
L8	S60°24'09"W	13.93'
L9	N03°58'12"W	18.22'
L10	N22°31'33"E	80.34'
L11	N04°04'24"W	33.19'
L12	S89°33'38"E	31.38'
L13	N24°30'23"E	71.28'

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. CHEER, TOW, P.L.S.
Florida Registration No. 5328
AIVROM & ASSOCIATES, INC.
L.B. No. 3300
E-MAIL: keith@aivromsurvey.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

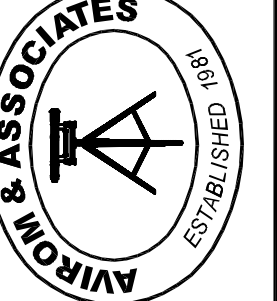
LEGEND

- BACK FLOW PREVENTOR VALVE
- CABLE TELEVISION RISER
- CATCH BASIN
- CONCRETE LIGHT POLE
- CONCRETE UTILITY POLE
- CONCRETE UTILITY POLE WITH LIGHT
- DOUBLE DETECTOR CHECK VALVE
- DRAINAGE MANHOLE
- ELECTRIC MANNHOLE
- ELECTRIC SERVICE BOX
- FIRE HYDRANT
- FLAG POLE
- GREASE TRAP
- HANDICAP PARKING
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- METAL LIGHT POLE
- MONITORING WELL
- OVERHEAD WIRES
- SANITARY MANHOLE
- SEWER VALVE
- SIAMSE CONNECTION
- SIGN (UNLESS NOTED)
- UNKNOWN MANHOLE
- VAULT
- WATER VALVE
- WOOD UTILITY POLE
- YARD DRAIN

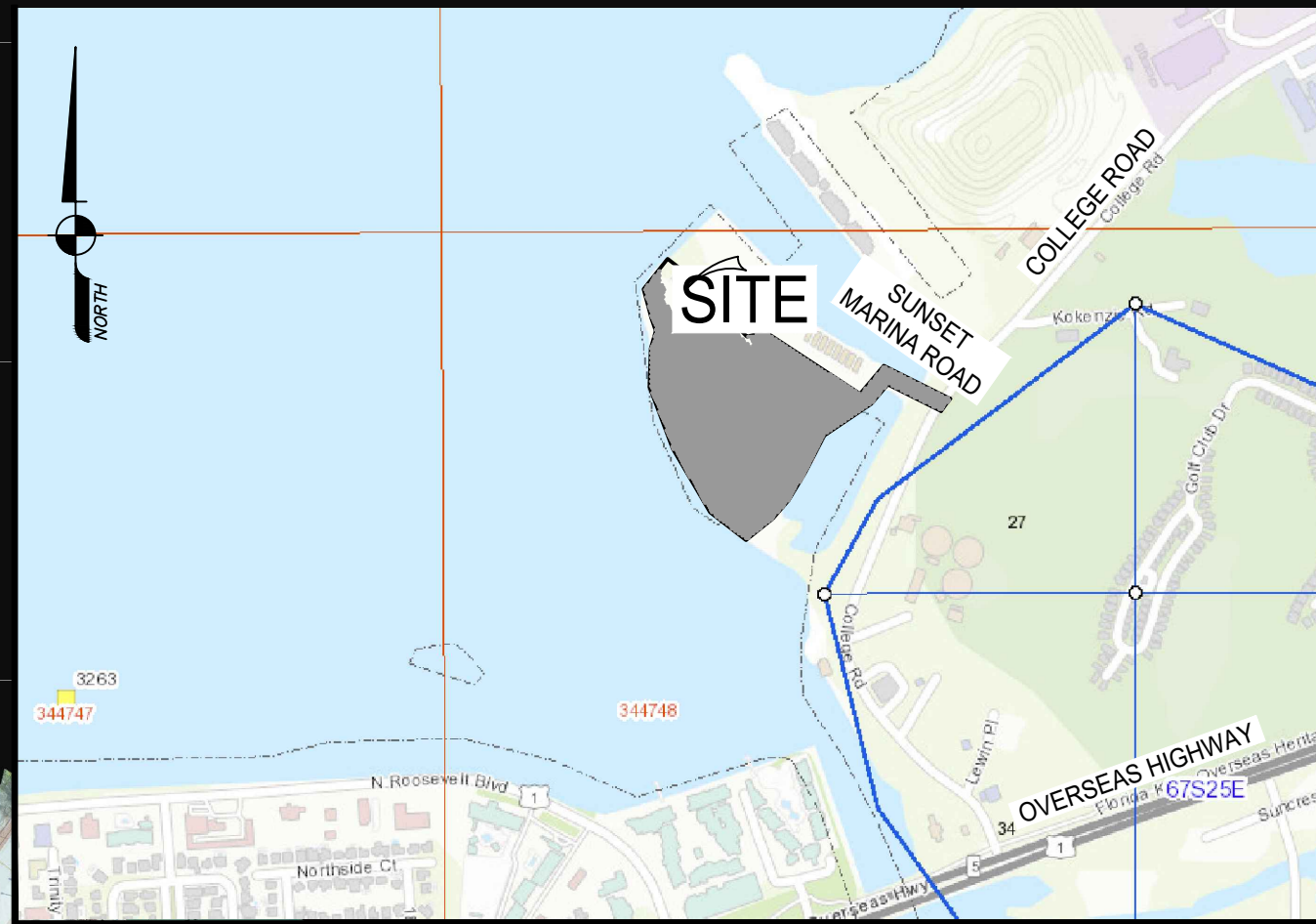
TIDAL BENCHMARKS:

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

AIVROM & ASSOCIATES, INC.	
SURVEYING & MAPPING	
50 S.W. 2nd AVENUE, SUITE 102	
BOCA RATON, FLORIDA 33432	
(561) 392-2594 / WWW.AIVROMSURVEY.COM	
THIS SKETCH IS THE PROPERTY OF AIVROM & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION.	
	
SCALE:	1" = 60'
DATE:	04/08/2021
BY:	W.R.E.
CHECKED:	K.M.C.
F.B. NO.:	1792
PG. NO.:	70-75
SHEET:	1 OF 2
JOB #:	11227-5

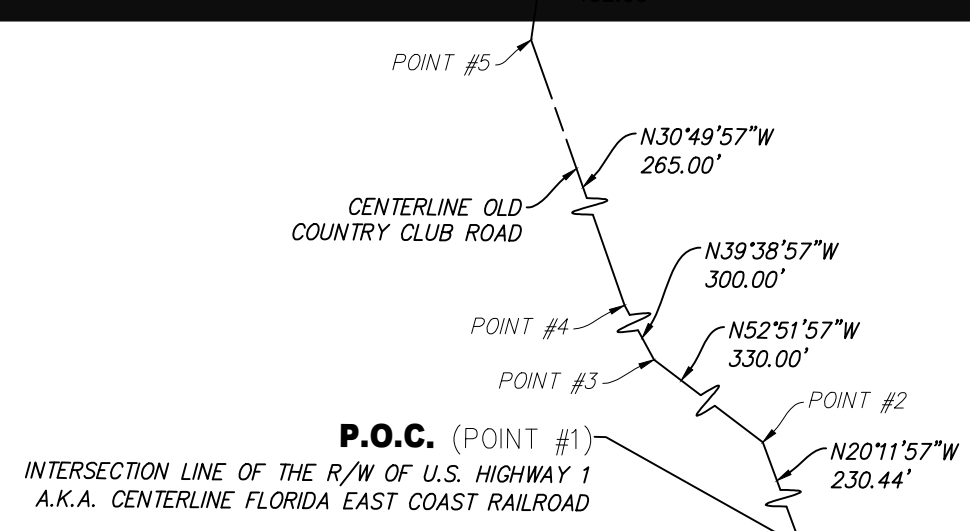
BOUNDARY AND TIDAL WATER SURVEY
A PARCEL OF LAND IN
SECTION 27, TOWNSHIP 67 SOUTH, RANGE 25 EAST
DESCRIBED IN
(O.R.B. 1490, PAGE 291, M.C.R.)
MONROE COUNTY, FLORIDA



- LEGEND**
- IRRIGATION CONTROL BOX
 - IRRIGATION CONTROL VALVE
 - METAL LIGHT POLE
 - MONITORING WELL
 - OVERHEAD WIRES
 - SANITARY MANHOLE
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not valid without the signature and the original seal of a Florida licensed surveyor and mapper. Any map or report by other than the signing party is prohibited without written consent of the signing party.

The subject property has been provided. It is possible that there are Deeds, Easements, or other interests which may affect the subject property. No search of the Public Records has been made by the surveyor. The measured bearings and distances correspond with the record bearing and distances and the differences, if any, are within the limits of accuracy.

within Flood Zones AE (El 10 Feet) as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 15-04-0697P, Community Number 125129, dated 08/20/2015, which is based on the North American Datum of 1983, adjustment of 2011 (NAD 83/2011) Epoch 2010.00, datum system (Transverse Mercator Projection), East Zone. The survey is based on the North American Datum of 1983, adjustment of 2011 (NAD 83/2011) Epoch 2010.00, datum system (Transverse Mercator Projection), East Zone established by a Real-time Network (RTN) with a 2 centimeter local accuracy.

Operating GPS Reference Station Network
 & UHF Performance Smart Antenna, Serial Numbers 3602394 (Dual Frequency Receivers) & 3110.3188
 on the North Geodetic Vertical Datum of 1929. To convert elevations from NGVD 29 to NAVD 88, add 1.17 feet. Conversion factor was derived from the National Geodetic Survey (NGS) Data Recovery Sheet D AA1629.
 Geodetic Survey Station Designation "872 4572 F TIDAL" (PID AA1629). Elevation=10.05 feet (NGVD 1929).

ed hereon complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Survey File _____.

as shown hereon was established by the extension of tidal data from Tidal Station 3263, which was located on the shore of the Gulf of Mexico, as shown on the Florida Department of Environmental Protection Bureau of Surveying and Mapping Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a maximum of 0.1'. The elevations on impervious surfaces were field measured to 0.03' and on ground surfaces to 0.1'. The subject property is non-tidal in nature with the flow of water restricted by a control structure located on the shore of the Gulf of Mexico.

ditioner: ASPH. = Asphalt; B.M. = Benchmark; BLDG = Building; CONC. = Concrete; EL. = Elevation; I.R. = Iron Rod; L.B. = Licensed Business; NAVD = North American Vertical Datum of 1988; NGVD = North American Vertical Datum of 1929; P = Per Record Plat; P.B. = Plat Book; P.O.B. = Point of Beginning; P.O.C. = Point of Beginning-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 (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 in the Mercator Projection for the East Zone of Florida; and run thence North 20°11'57" 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'); 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Said lands lying and being in Section 27, Township 67 South, Range 25 East on Stock Island, Monroe County, Florida containing 564.747 square feet (12.9648 acre) more or less.

AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594 / WWW.AVIROMSURVEY.COM
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**BOUNDARY AND TIDAL WATER SURVEY
 A PARCEL OF LAND IN
 SECTION 27, TOWNSHIP 67 SOUTH, RANGE 25 EAST
 DESCRIBED IN
 (O.R.B. 1490, PAGE 291, I.C.R.)
 MONROE COUNTY, FLORIDA**

SCALE:	1" = 60'
DATE:	04/08/2021
BY:	W.R.E.
CHECKED:	K.M.C.
F.B.:	1792 PG. 70-75
SHEET:	1 OF 2

JOB # 11227-5

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: _____

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

5501 College Road, MDP



SITE PLAN

MCSO GENERATOR BUILDING

5501 COLLEGE ROAD
KEY WEST, FL

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AR 13537

MCSO GENERATOR
BUILDING

5501 COLLEGE RD.
KEY WEST, FLORIDA.

LOCATION MAP



AREA OF WORK

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 = 44.58% (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.

SEAL

KEY PERSONNEL

ARCHITECT:

WILLIAM P. HORN ARCHITECT, P.A.

WILLIAM P. HORN, RA, LEED AP
915 EATON ST.
KEY WEST, FL 33040
TEL. (305) 296-8302

CIVIL ENGINEERING:

PEREZ ENGINEERING
AND DEVELOPMENT INC.

ALLEN E. PEREZ, PE
1010 EAST KENEDY DRIVE
SUITE 202
KEY WEST, FL 33040
TEL. (305) 293-9440

STRUCTURAL ENGINEERING:

KW STRUCTURAL ENGINEERS

MARK KEISTER, P.E.
6501 ARLINGTON EXPRESSWAY
BUILDING B, SUITE 156
JACKSONVILLE, FL 32211
TEL. (904) 619-2333

MEP ENGINEERING:

INNOVATIVE ENGINEERING
GROUP INC.

SUDHIR GUPTA, PE, LEED AP
2500 NW 79TH AVE.,
SUITE 240
DORAL, FL 33122
TEL. (305) 468-1783

SURVEYOR:

AVIROM AND ASSOCIATES

MICHAEL AVIROM,
PROFESSIONAL SURVEYOR & MAPPER
402 APPELROUTH LN, STE 2E
KEY WEST, FL 33040
TEL. (305) 294-7770

OWNER: (PROPERTY)

MONROE CO. BOARD OF
COUNTY COMMISSIONERS

KEVIN WILSON,
ASST. COUNTY ADMINISTRATOR
1100 SIMONTON ST.
KEY WEST, FL 33040
TEL. (305) 294-4641

LANDSCAPE ARCHITECT:

LANDWISE DESIGN

LADD ROBERTS,
LANDSCAPE ARCHITECT

1936 SAN MARCO BLVD, STE.101
JACKSONVILLE, FL 32207
TEL. (904) 343-4194

MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA

DATE

01-13-2022
07-11-2022 DRC

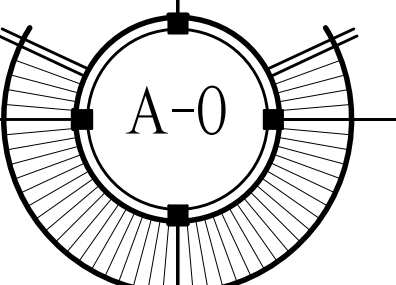
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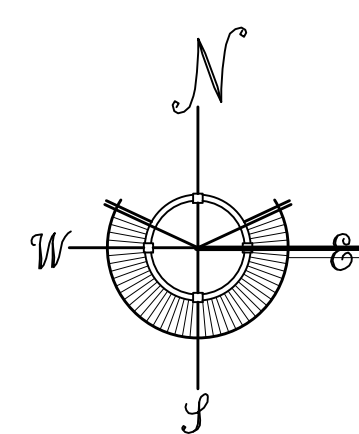
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CAB
EMA

PROJECT NUMBER

2133





PROPOSED OVERALL SITE PLAN

SCALE: 1"=80'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AR 13537

MCSO GENERATOR
BUILDING

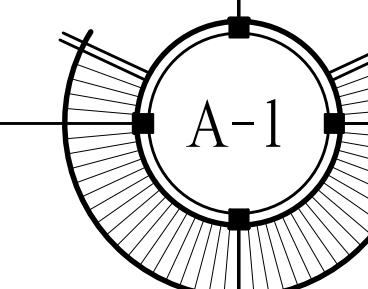
5501 COLLEGE RD.
KEY WEST, FLORIDA.

SEAL _____

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

REVISIONS _____

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CAB
EMA
PROJECT
NUMBER
2133



MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA

SEAL

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

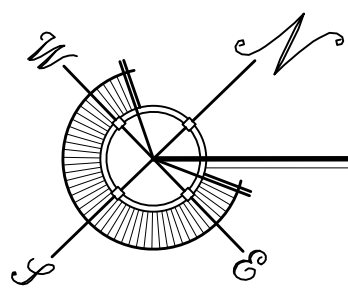
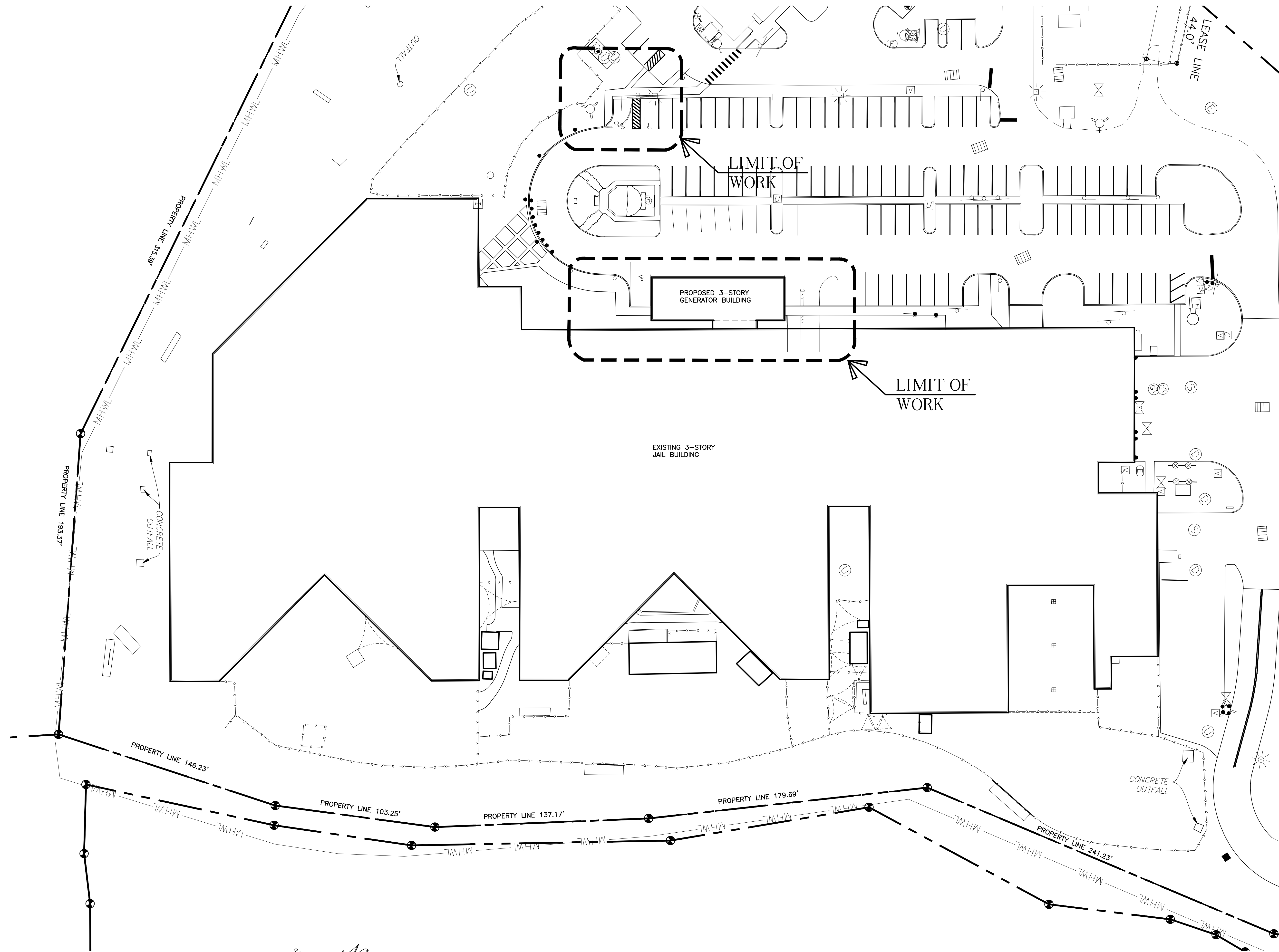
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PROJECT
NUMBER

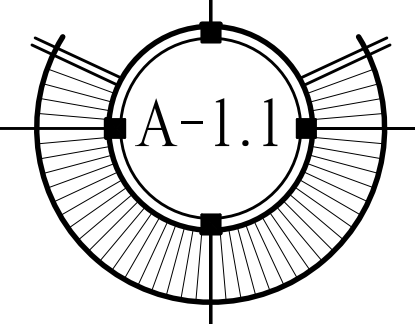
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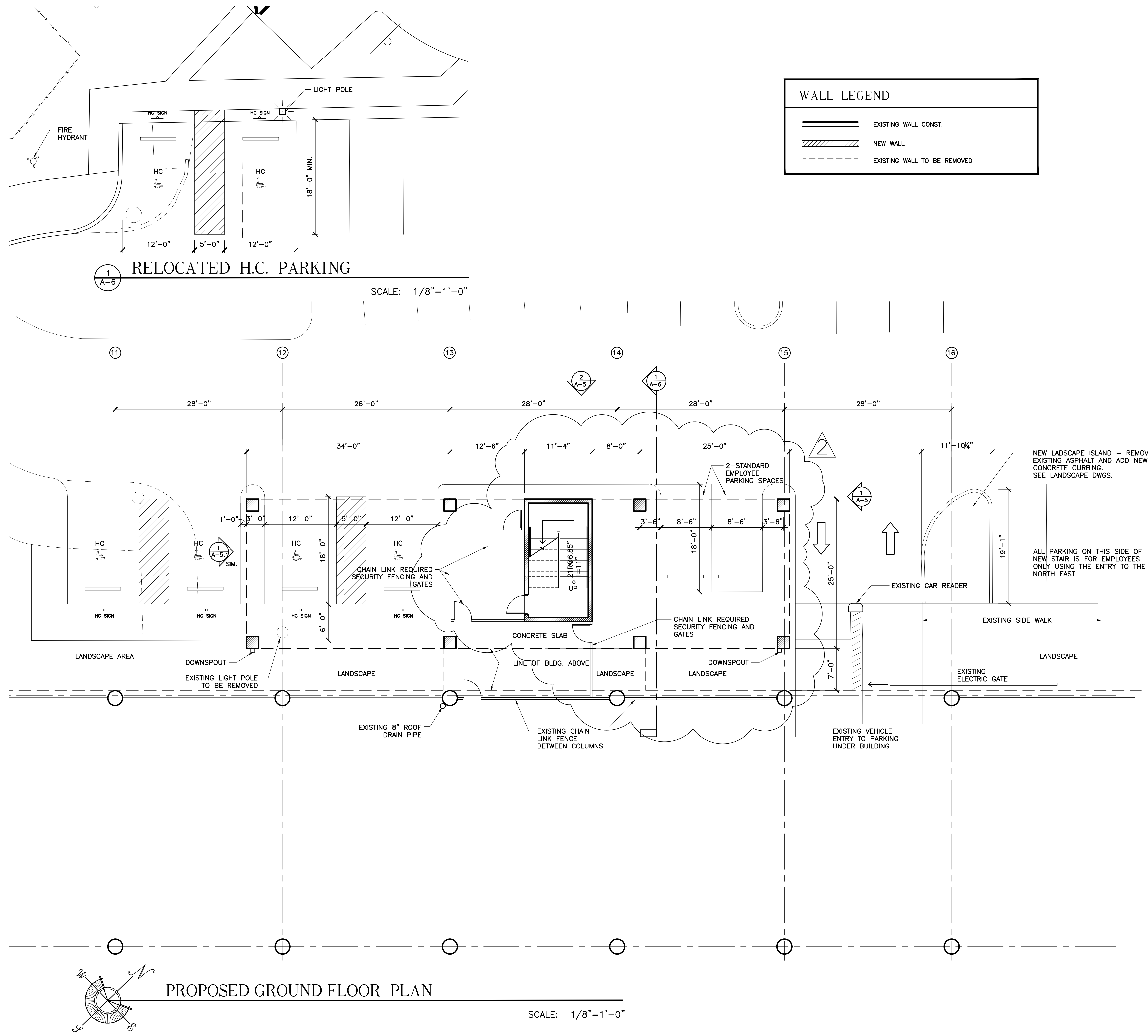


PROPOSED SITE PLAN

SCALE: 1"=30'-0"

MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA



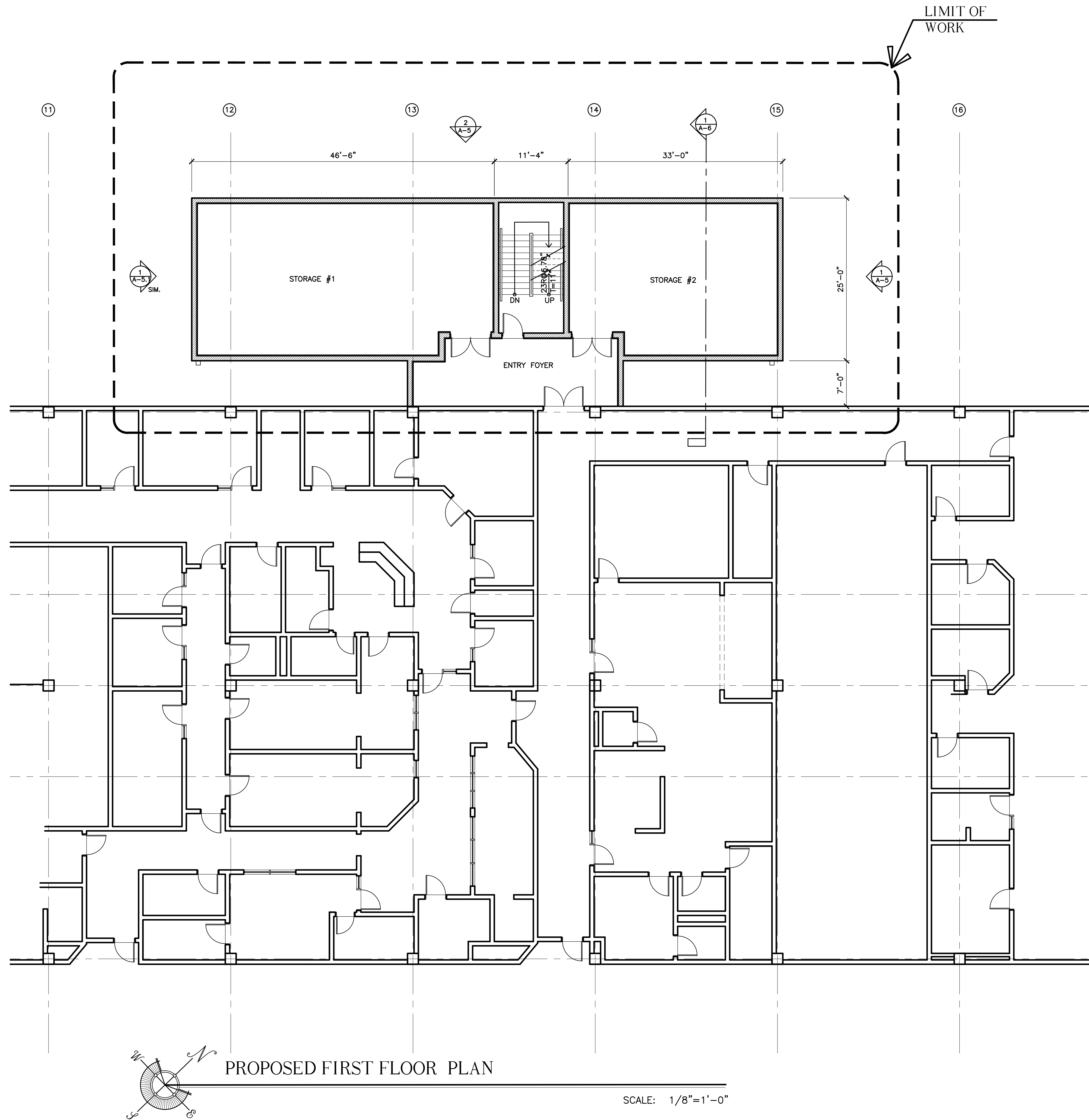


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REVISIONS
09-29-22 REV A - HEIGHT
10-06-22 REV B - PARKING

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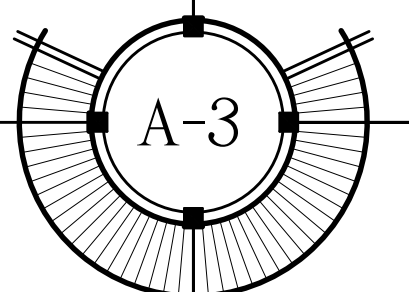


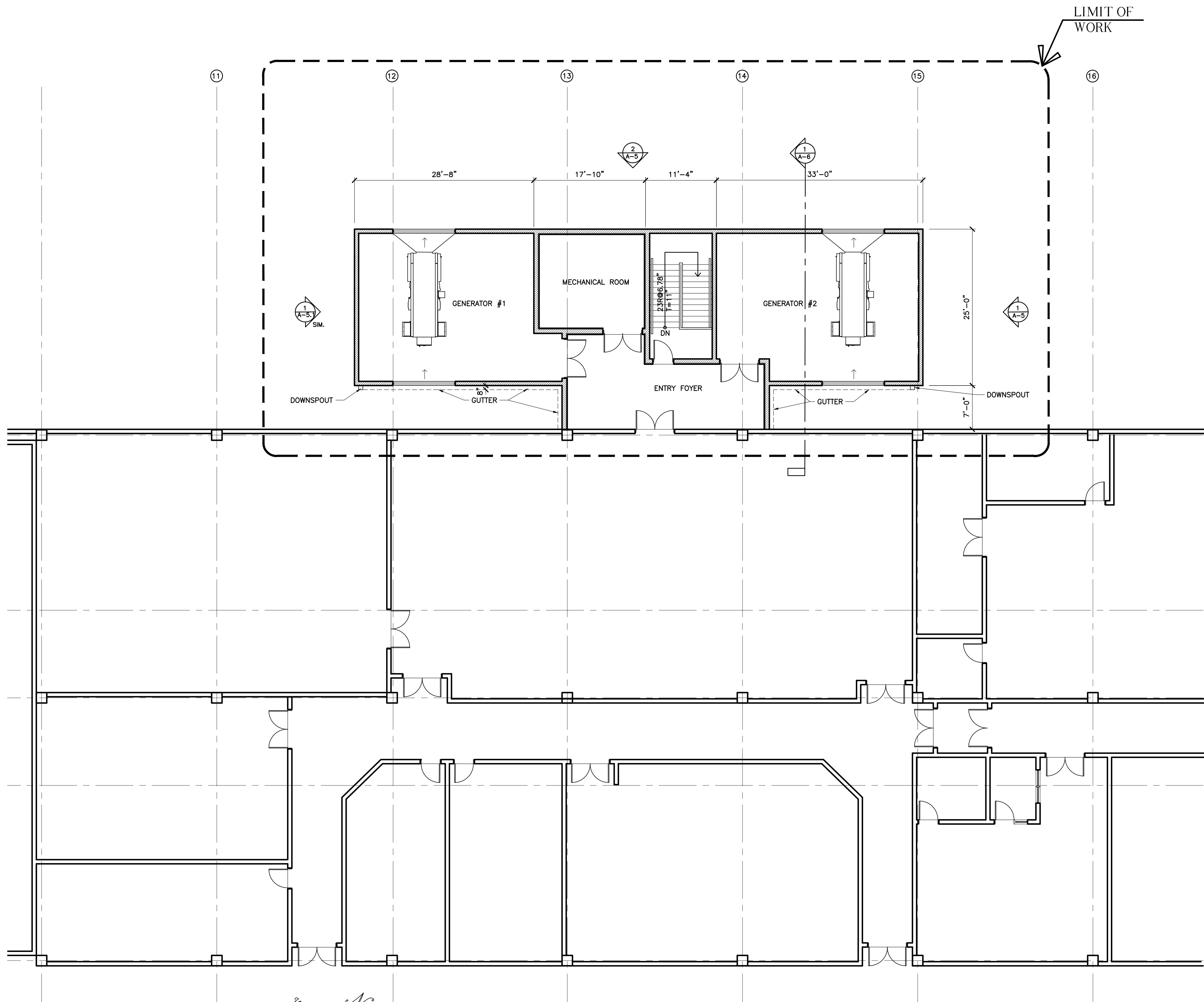
WALL LEGEND	
	EXISTING WALL CONST.
	NEW WALL
	EXISTING WALL TO BE REMOVED

PROPOSED FIRST FLOOR PLAN

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

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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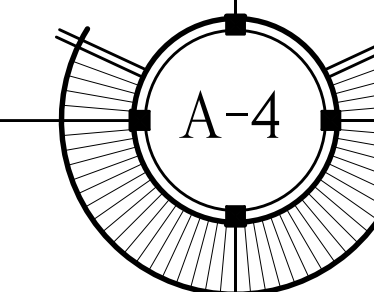
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DATE
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07-11-2022 DRC

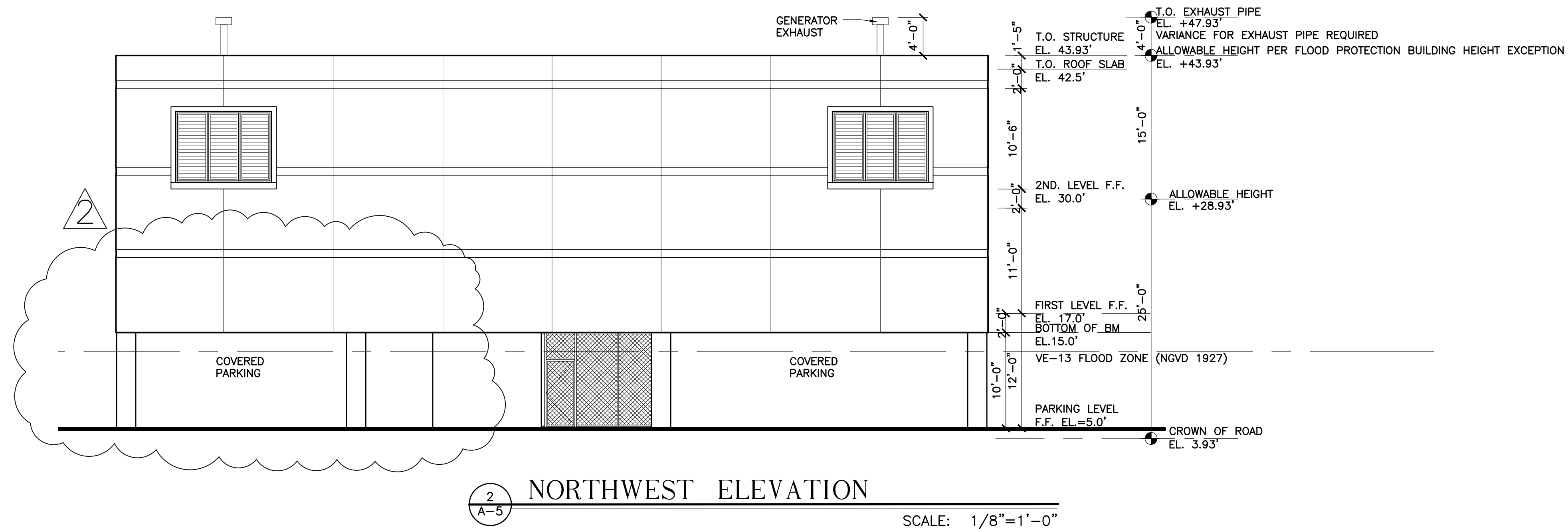
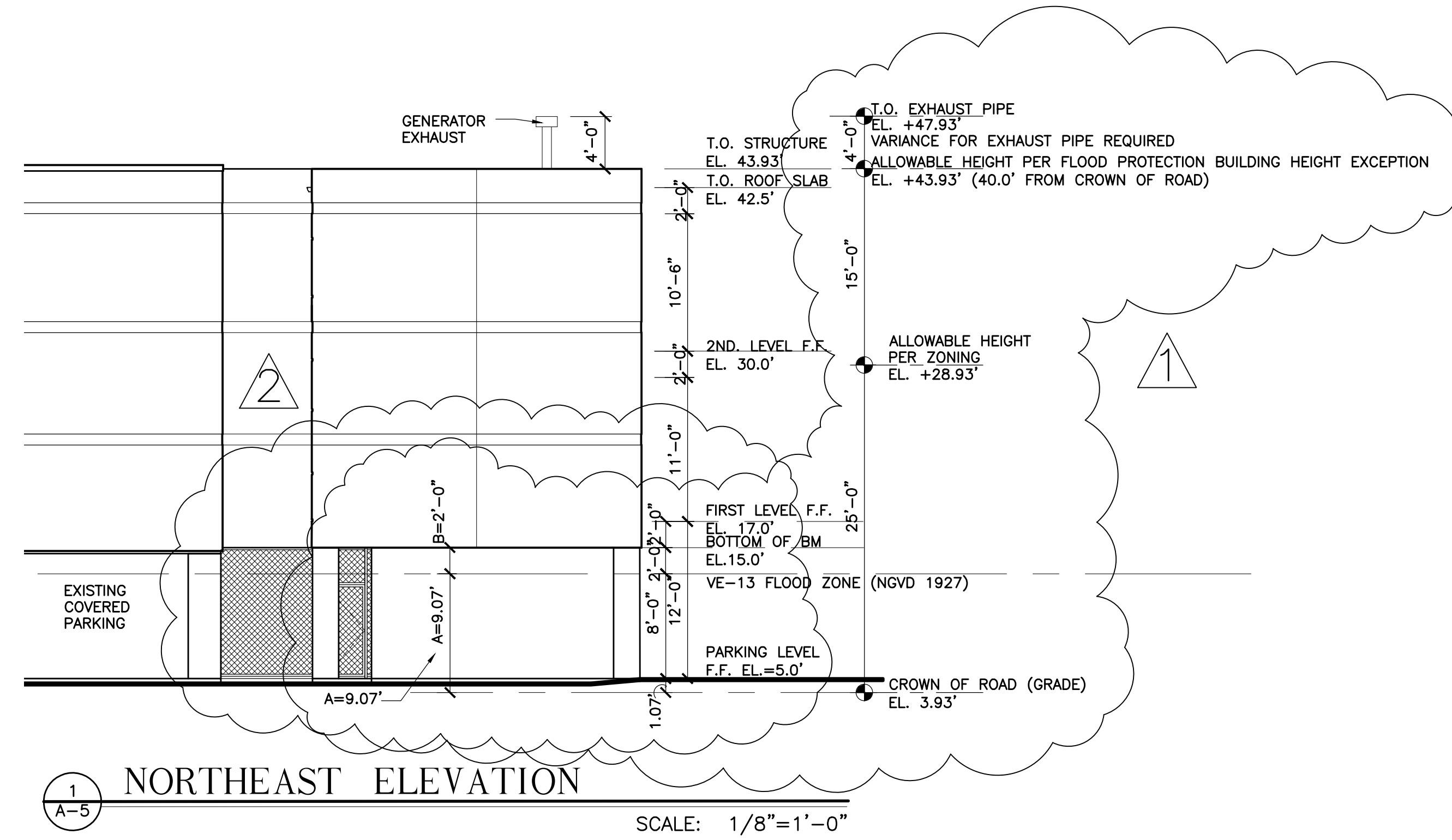
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PROJECT
NUMBER
2133



MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA

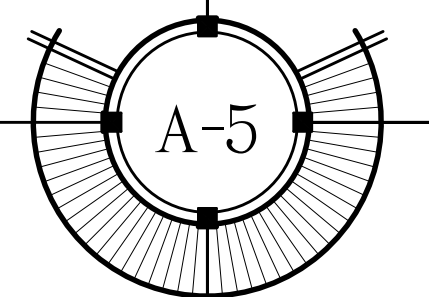


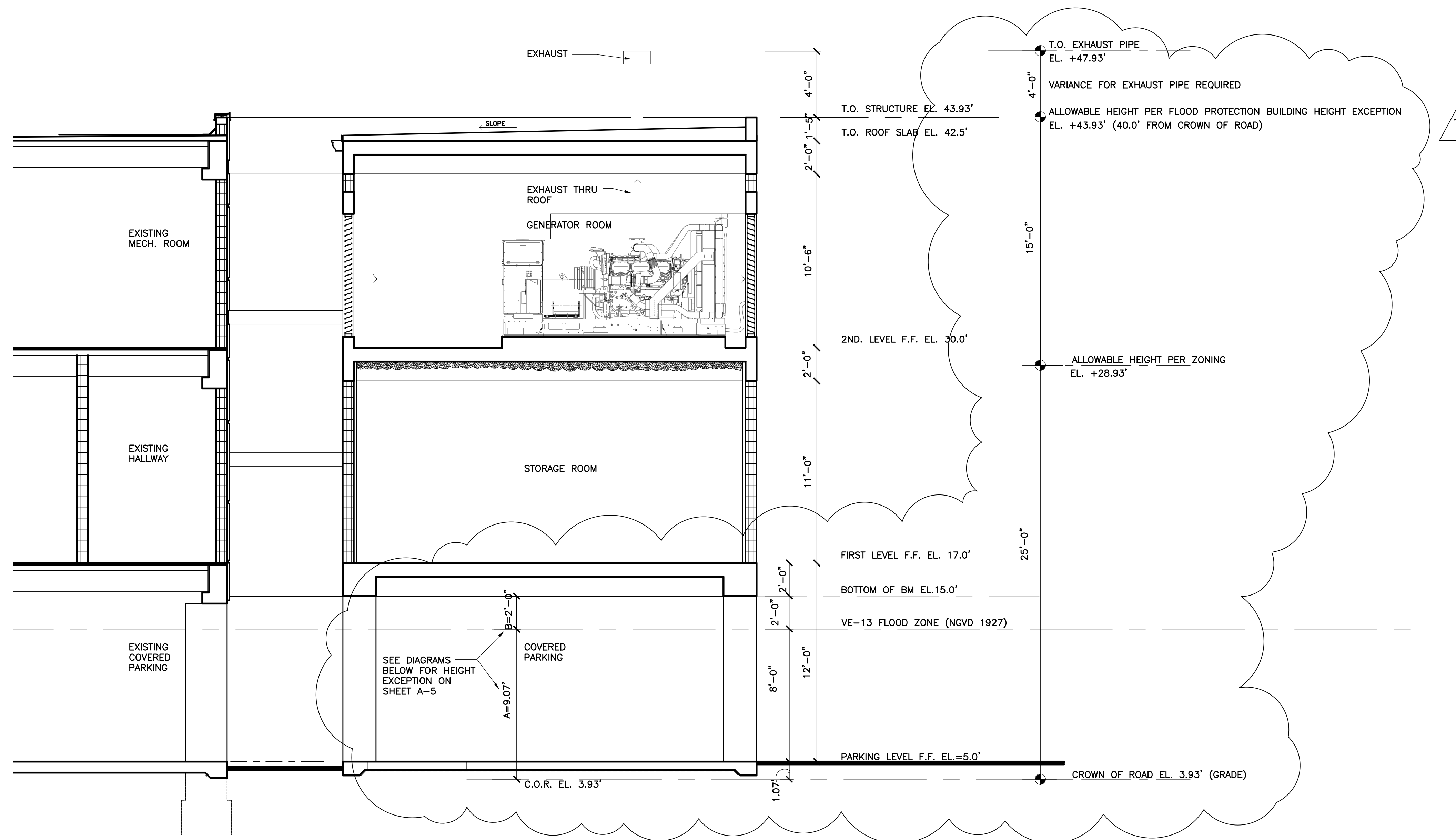
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DATE
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REVISIONS
09-29-22 REV. A - HEIGHT
10-06-22 REV. B - PARKING

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NUMBER
2133





1
A-6
CROSS SECTION

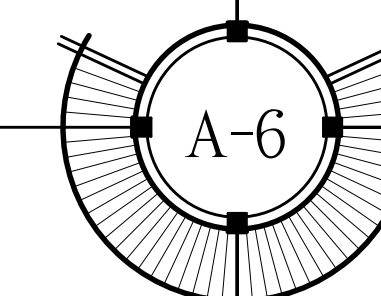
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SEAL

DATE
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REVISIONS
09-29-22 REV Δ - HEIGHT

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	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' (1-3) 180' (S-1)	BUILDING HEIGHT = 40'	OK	TABLE 504.3a
	BUILDING STORIES: (TYPE IB) (SPRINKLERED) TYPE- IB= 5 STORY MAX (1-3) 12 STORY MAX (S-1)	BUILDING STORIES = 3 STORIES	OK	TABLE 504.4
	BUILDING AREA: (TYPE IB) (SPRINKLERED) TYPE-IB = UNLIMITED (UL) (1-3) 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 OK	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, 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

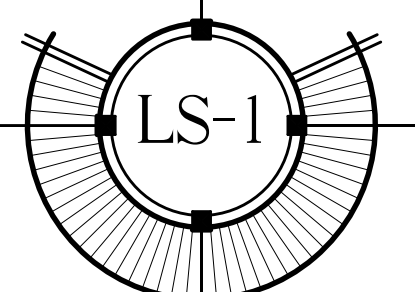
CONTRACTOR TO PROVIDE SHOP DRAWINGS SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER FOR A COMPLETE FIRE SPRINKLER SYSTEM TO CODE INCLUDING THE FIRE ALARM SYSTEM FOR REVIEW AND APPROVAL BY THE FIRE DEPARTMENT.

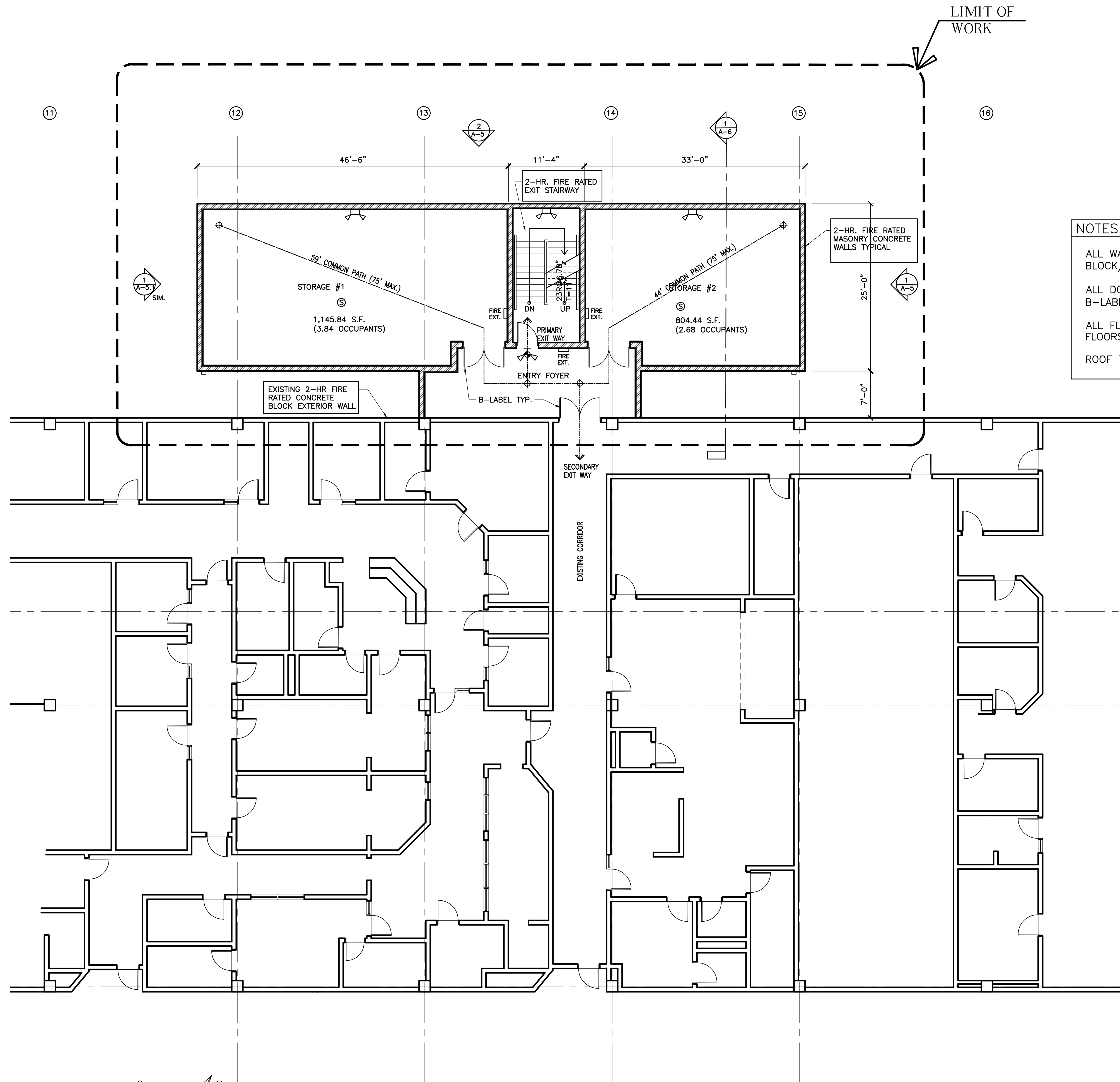
SEAL _____

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

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CAB
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PROJECT NUMBER
2133





NOTES: TYPE I-B CONSTRUCTION TYPE, SPRINKLENED

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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

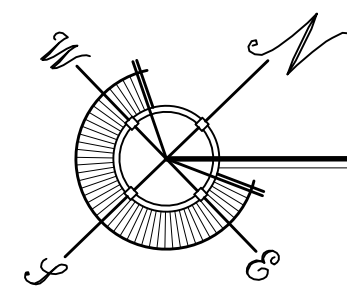
	EXIT LIGHT
	COMBO EXIT LIGHT AND EMERGENCY LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	STROBE
	FIRE EXTINGUISHER & CABINET (SEMI-RECESSED)
	FIRE EXTINGUISHER (NON-RECESSED)
	EMERGENCY LIGHT
	FIRE ALARM HORN/STROBE
	FIRE ALARM PULL STATION
	HEAT DETECTORS

SEAL _____

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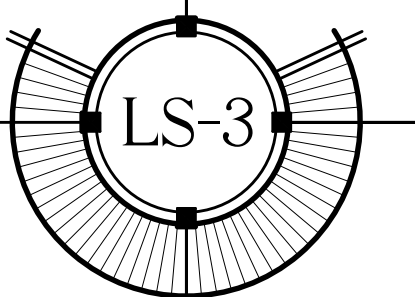
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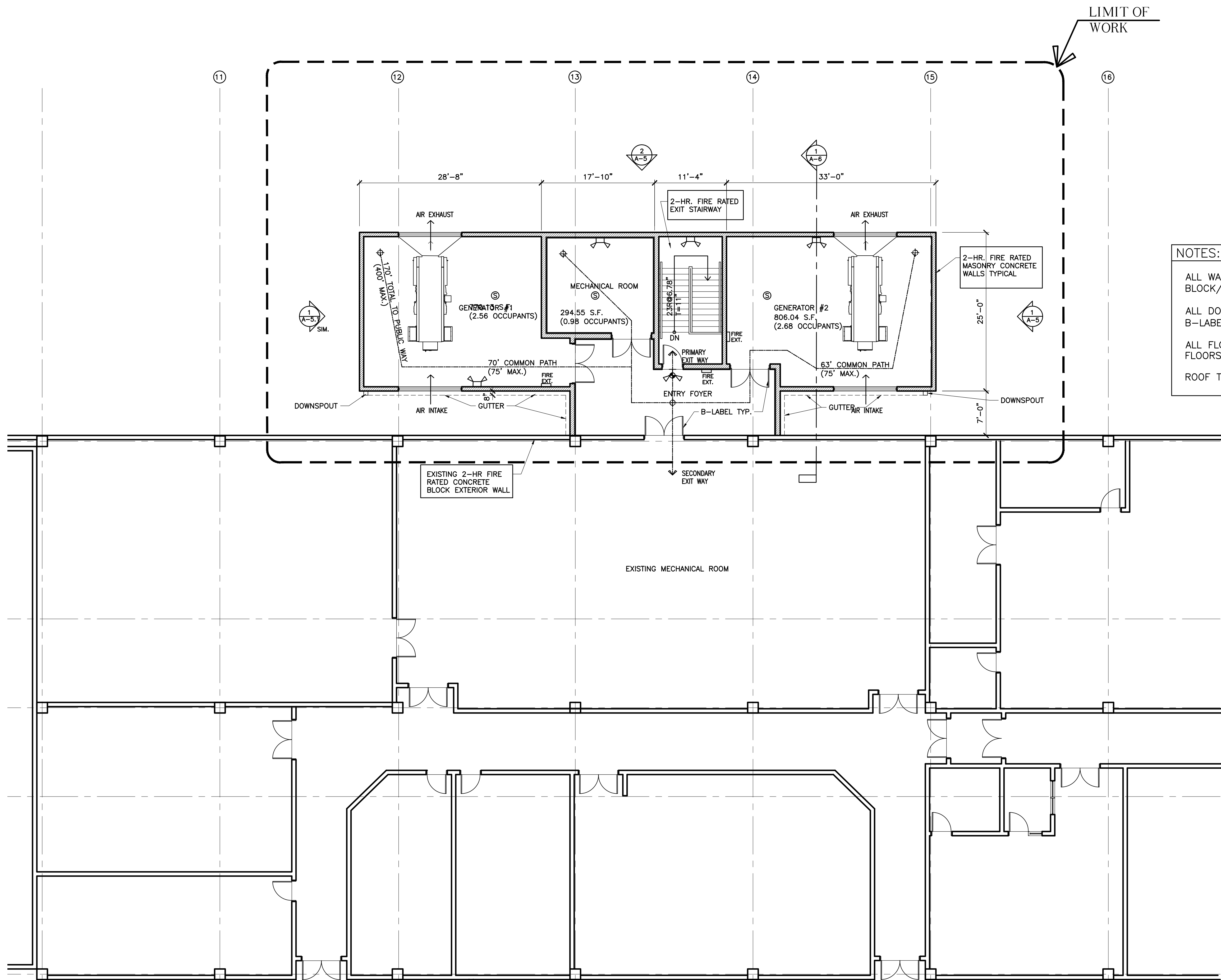
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PROJECT NUMBER
2133



FIRST FLOOR LIFE SAFETY PLAN

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





NOTES: TYPE I-B CONSTRUCTION TYPE, SPRINKLENED

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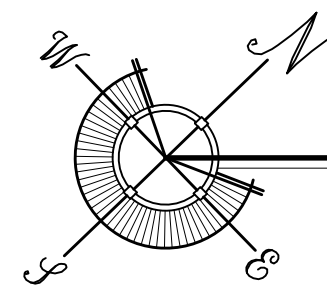
ROOF TO BE 1-HOUR FIRE RATED CONCRETE ROOF.

FIRE SPRINKLER SYSTEM

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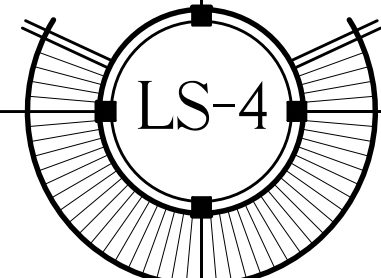
LIFE SAFETY LEGEND

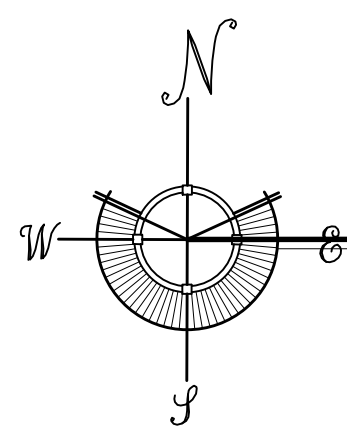
	EXIT LIGHT
	COMBO EXIT LIGHT AND EMERGENCY LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	STROBE
	FIRE EXTINGUISHER & CABINET (SEMI-RECESSED)
	FIRE EXTINGUISHER (NON-RECESSED)
	EMERGENCY LIGHT
	FIRE ALARM HORN/STROBE
	FIRE ALARM PULL STATION
	HEAT DETECTORS



SECOND FLOOR LIFE SAFETY PLAN

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





EXISTING OVERALL SITE PLAN

SCALE: 1"=80'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
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LICENSE NO.
AR 13537

MCSO GENERATOR
BUILDING

5501 COLLEGE RD.
KEY WEST, FLORIDA.

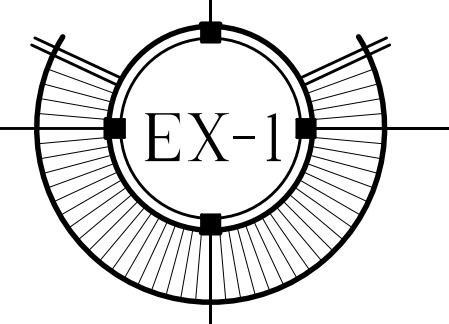
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DATE
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07-11-2022 DRC

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EMA
PROJECT
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MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA

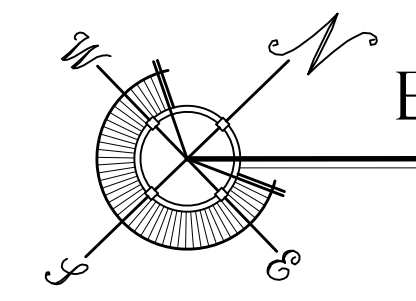
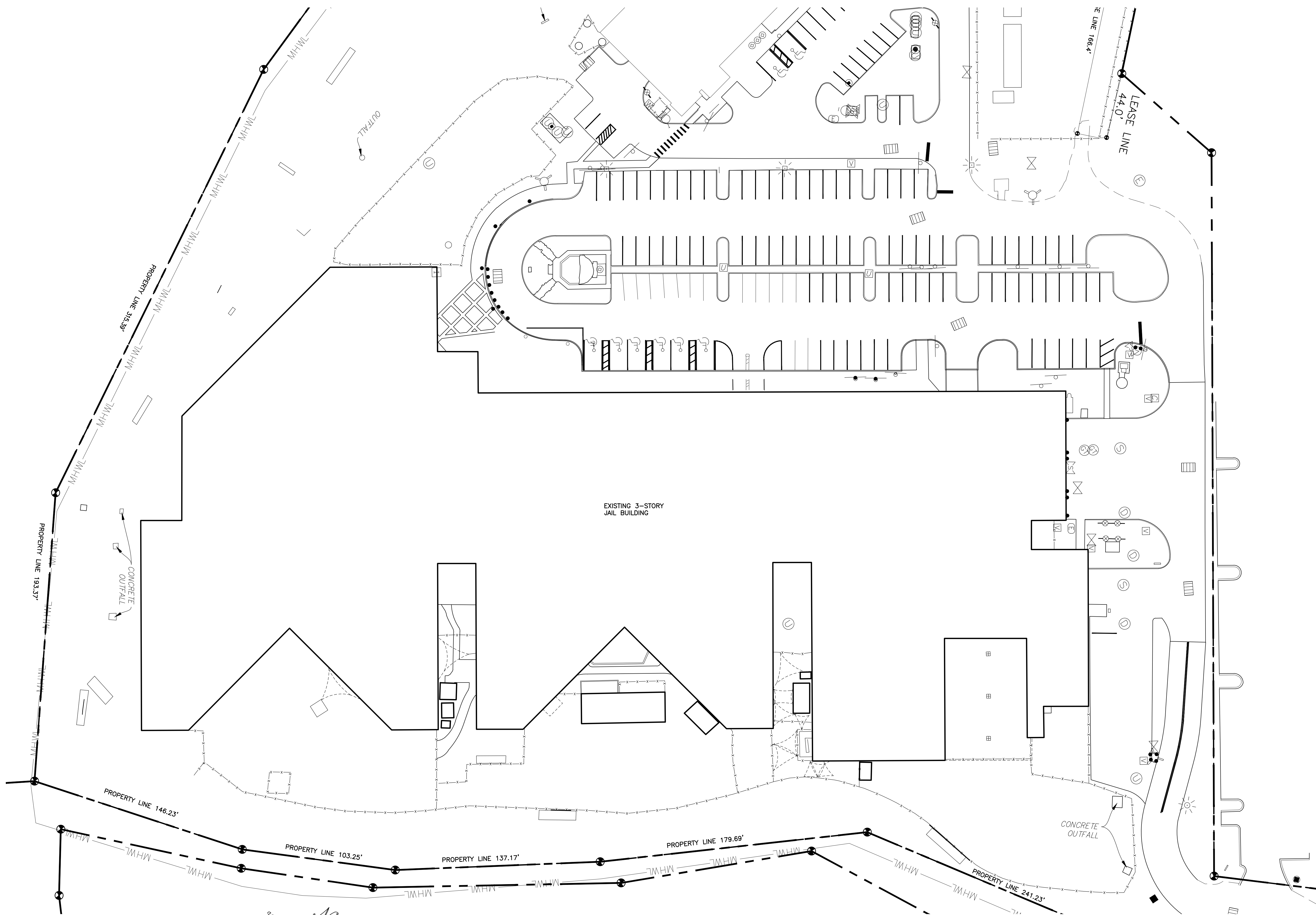


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07-11-2022 DRC

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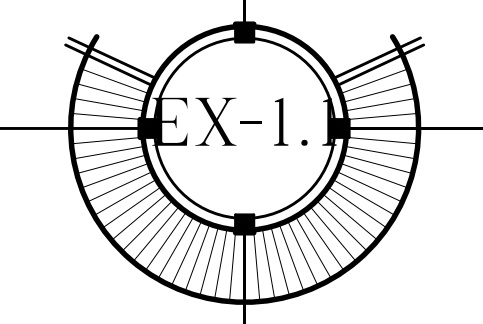
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CAB
EMA
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NUMBER
2133



EXISTING SITE PLAN

SCALE: 1"=30'-0"

MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA

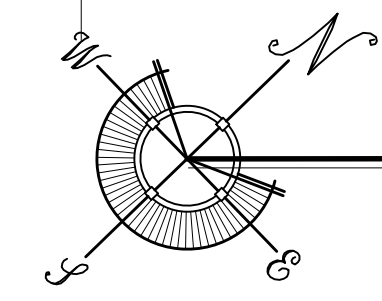
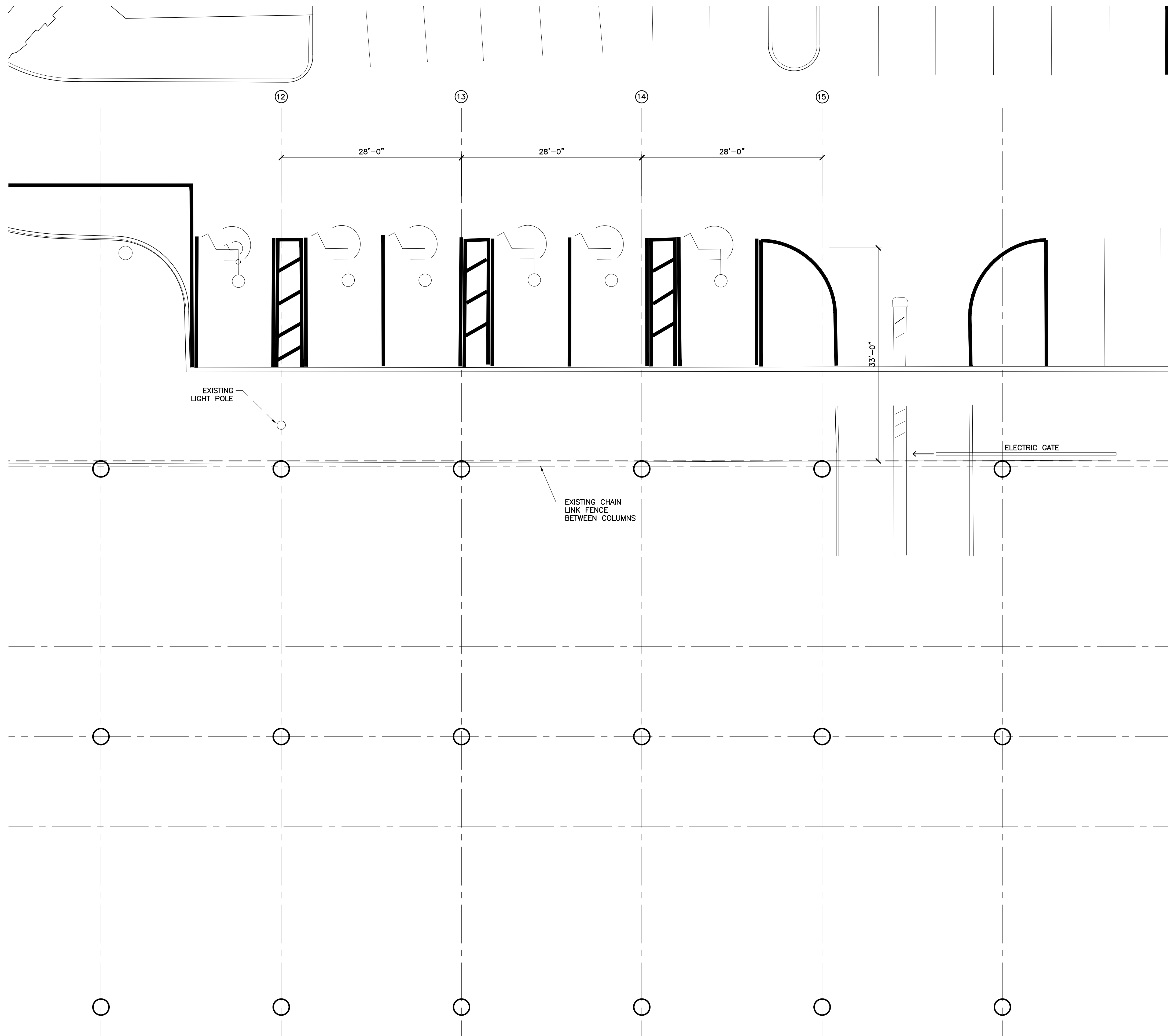


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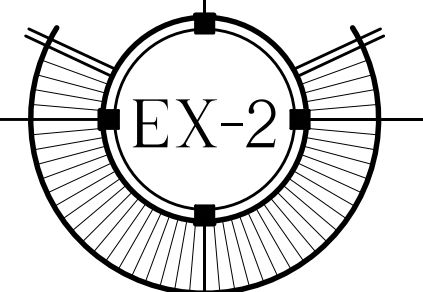
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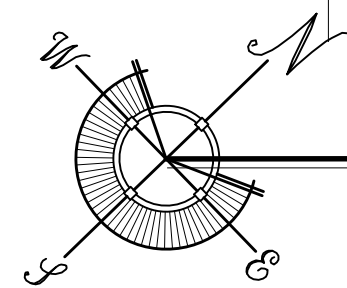


EXISTING GROUND FLOOR PLAN

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

MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FLORIDA





EXISTING FIRST FLOOR PLAN

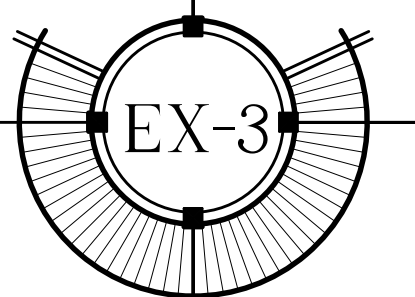
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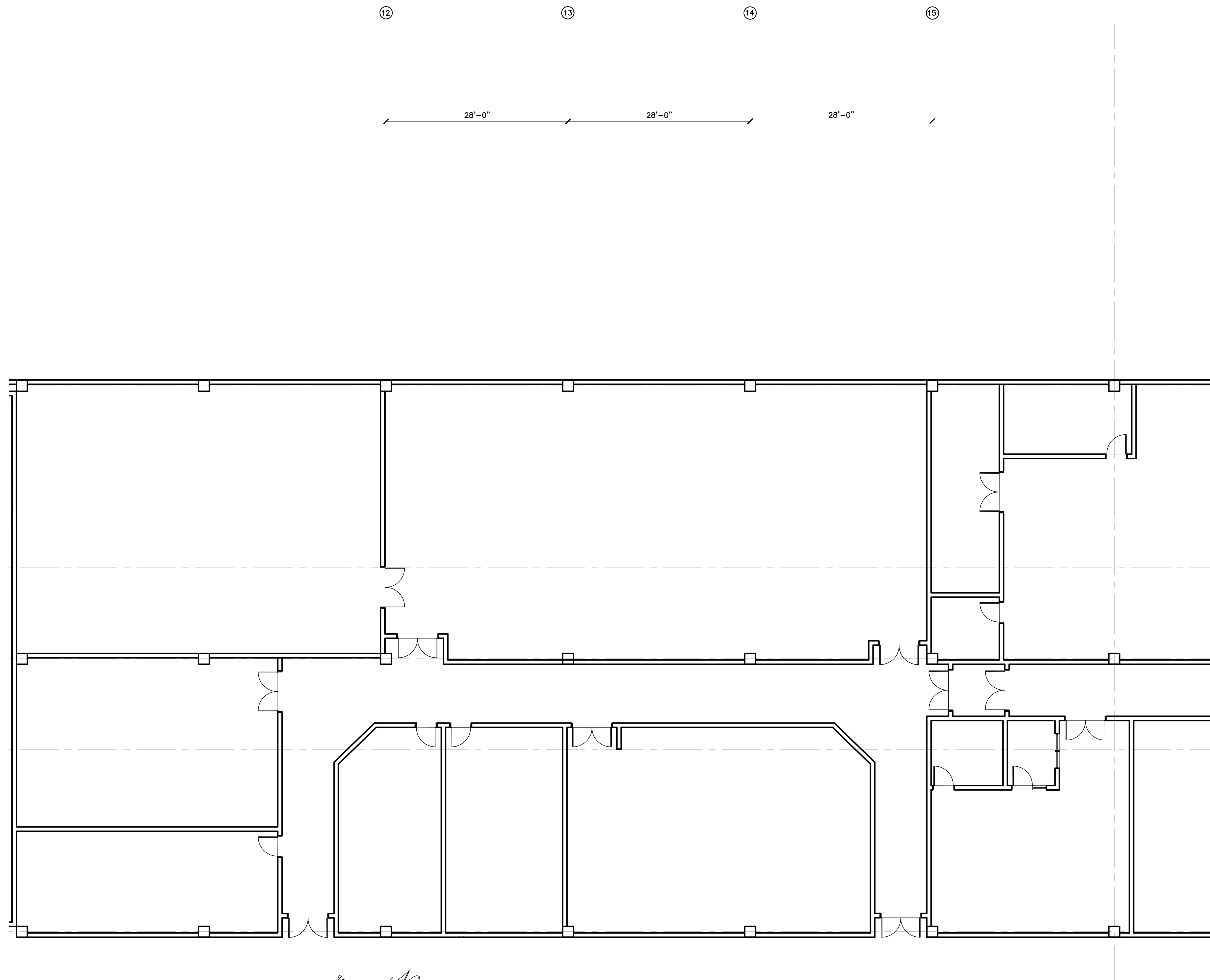
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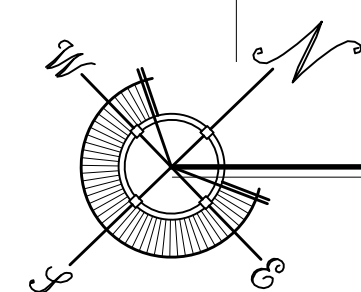


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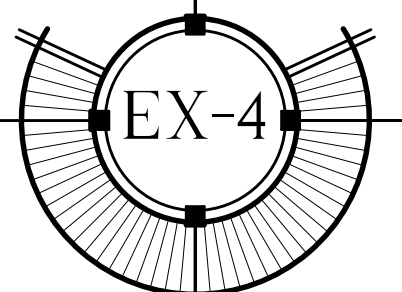
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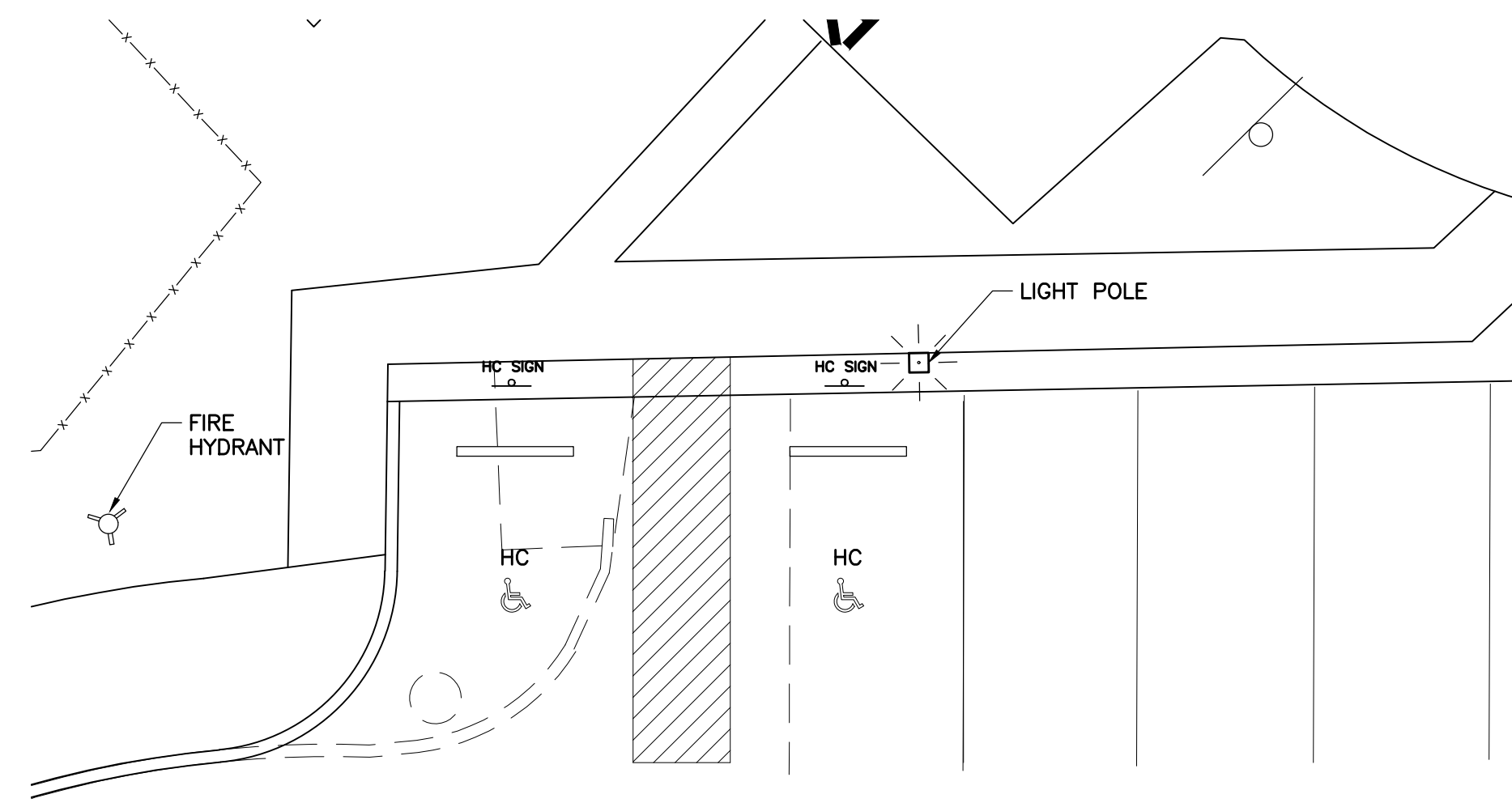
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EXISTING SECOND FLOOR PLAN

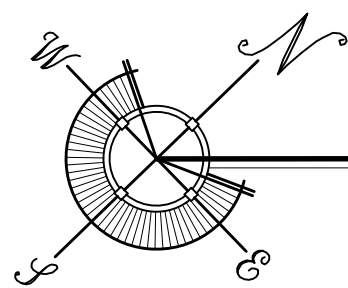
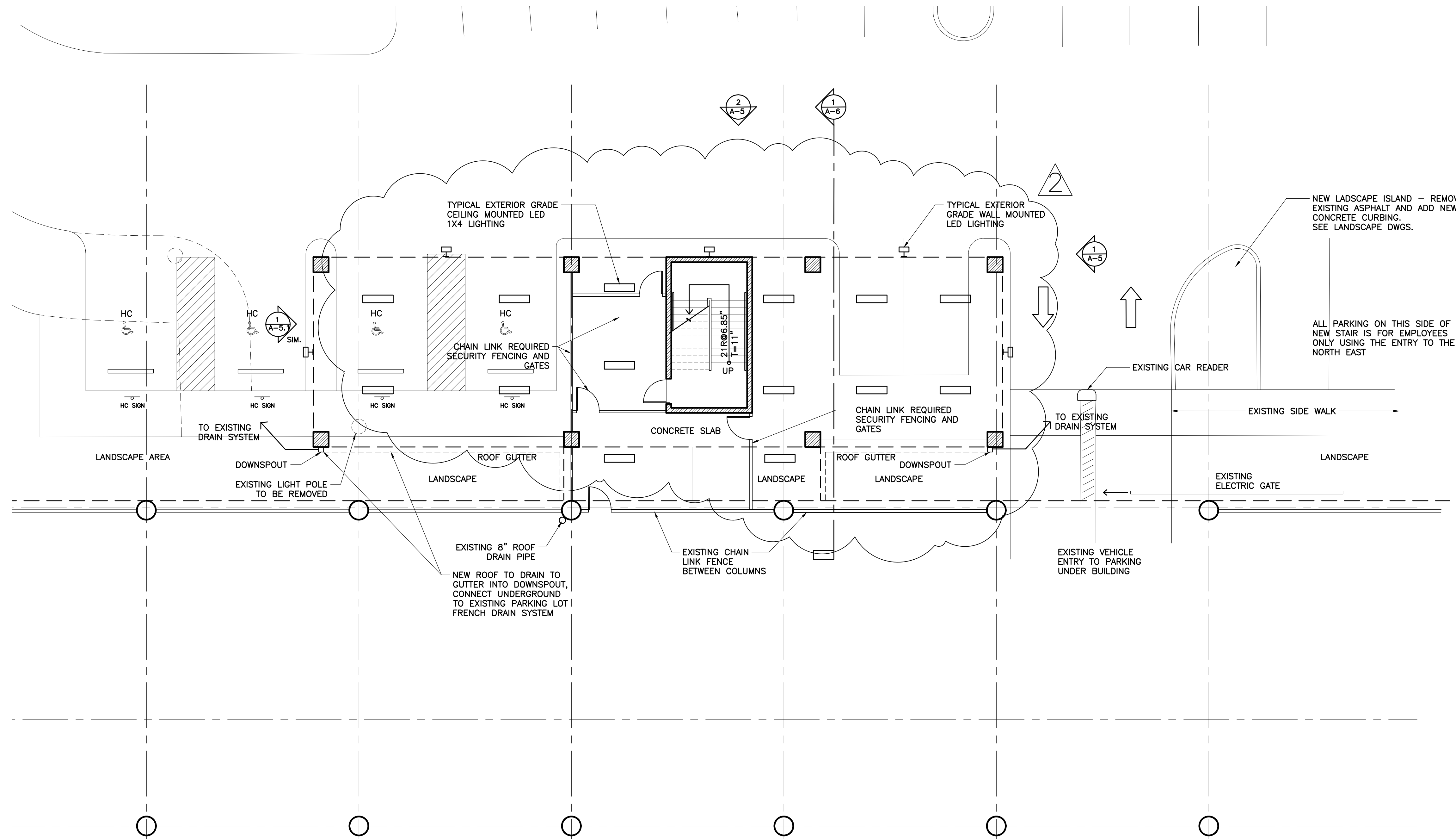
SCALE: 1/8"=1'-0"





1
A-6
RELOCATED H.C. PARKING

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



PROPOSED DRAINAGE - LIGHTING PLAN

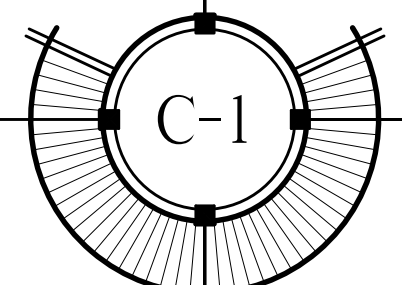
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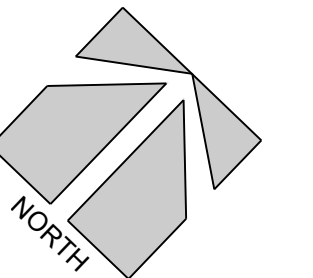
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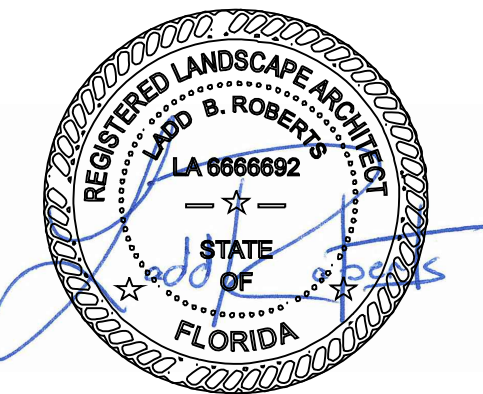
REVISIONS
09-29-22 REV A - HEIGHT
10-06-22 REV B - PARKING

DRAWN BY
CAB
EMA
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2133





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



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EXISTING VEGETATION

DATE: 7.1.22

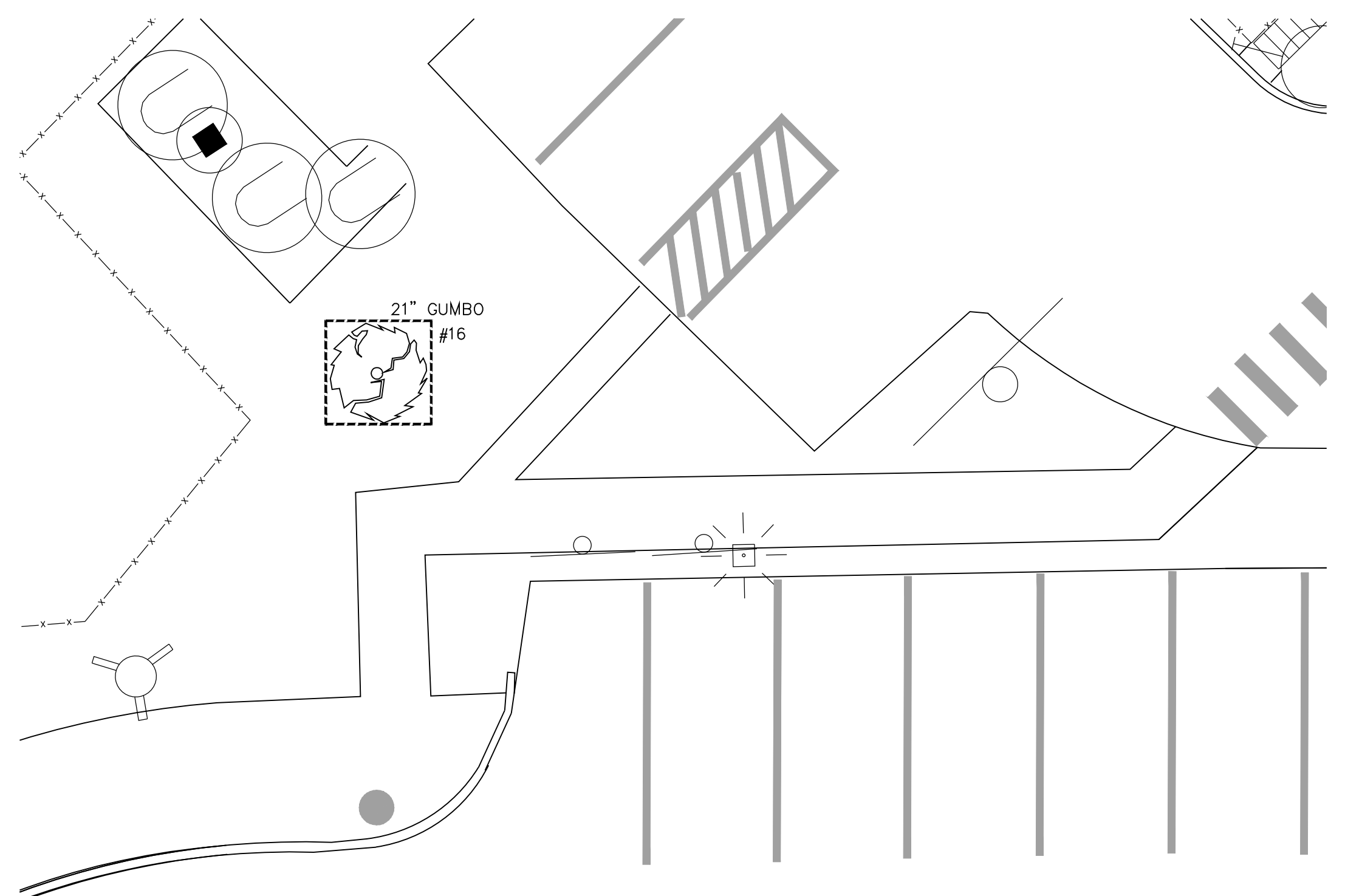
REVISIONS:

NO.	DESCRIPTION	DATE
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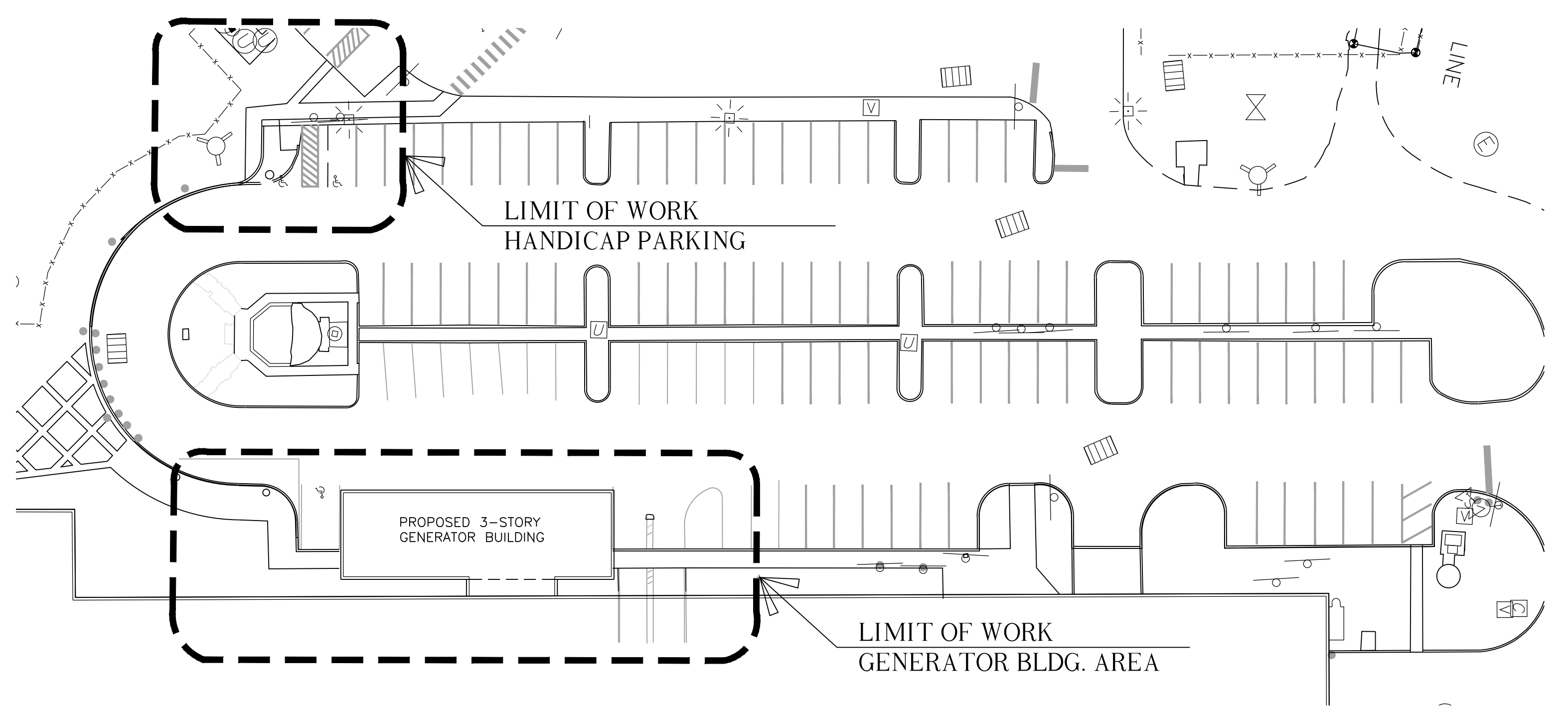
CONSTRUCTION DOCUMENTS

SHEET NUMBER:
L-1

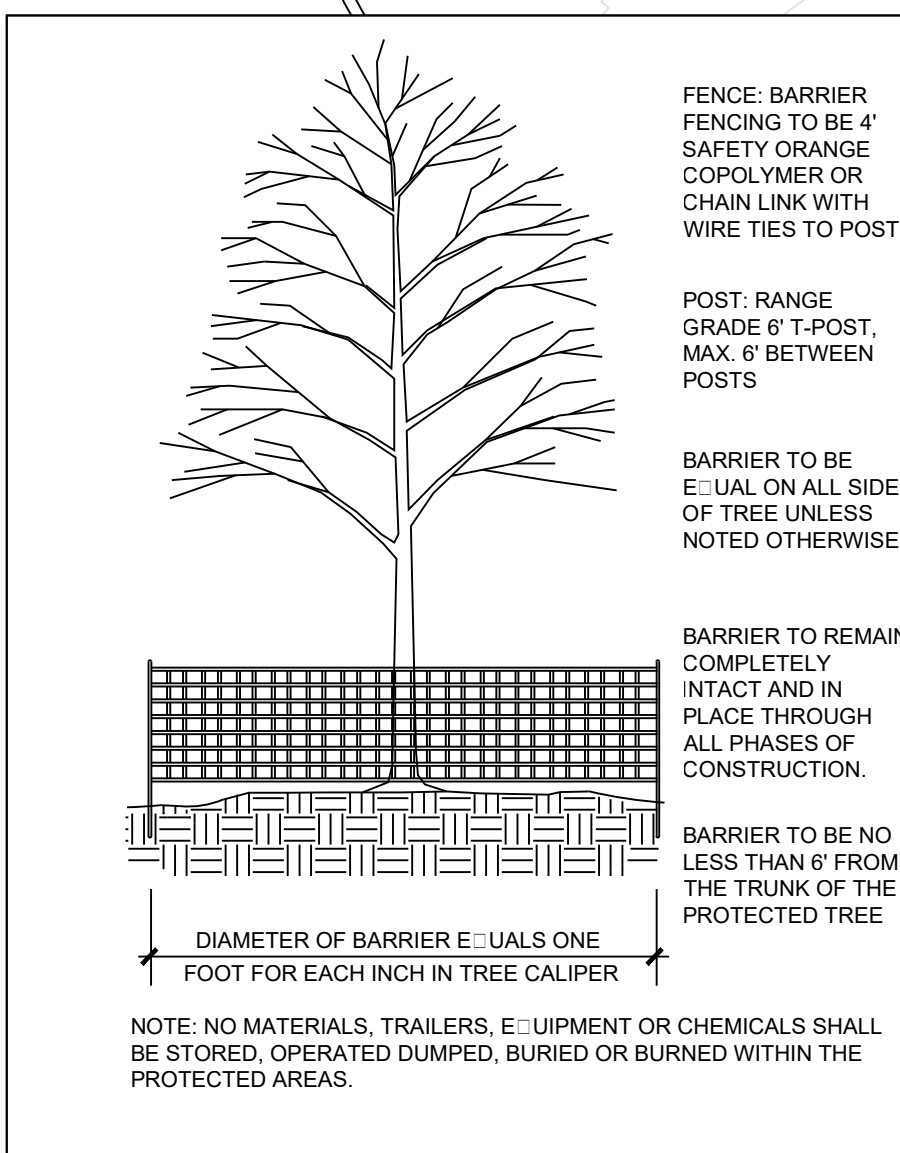
JOB #: WPH 21
JOB #: 22005 DRAWN BY: LBR
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EXISTING LANDSCAPE - HANDICAP PARKING AREA
SCALE: 1/8" = 1'-0"



LIMIT OF WORK AREAS
SCALE: 1/8" = 1'-0"



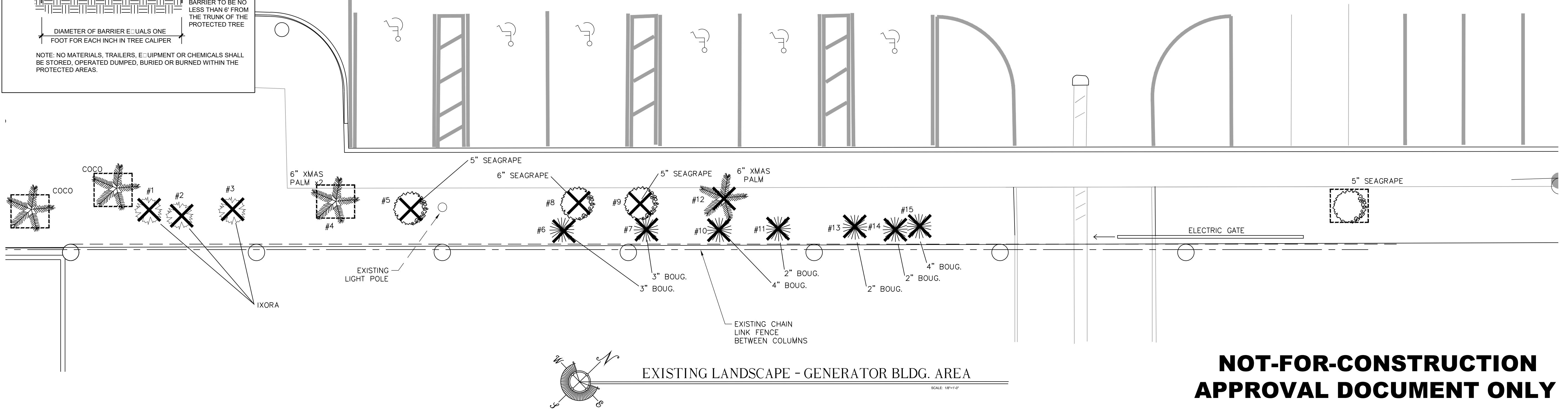
TREE / PALM REMOVAL

- 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..



TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	Relocate	Remove	CONDITION (Value %)				Value x DSH	
									Location	Species	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		

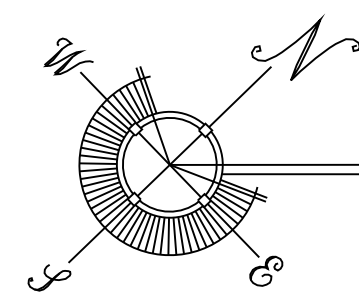
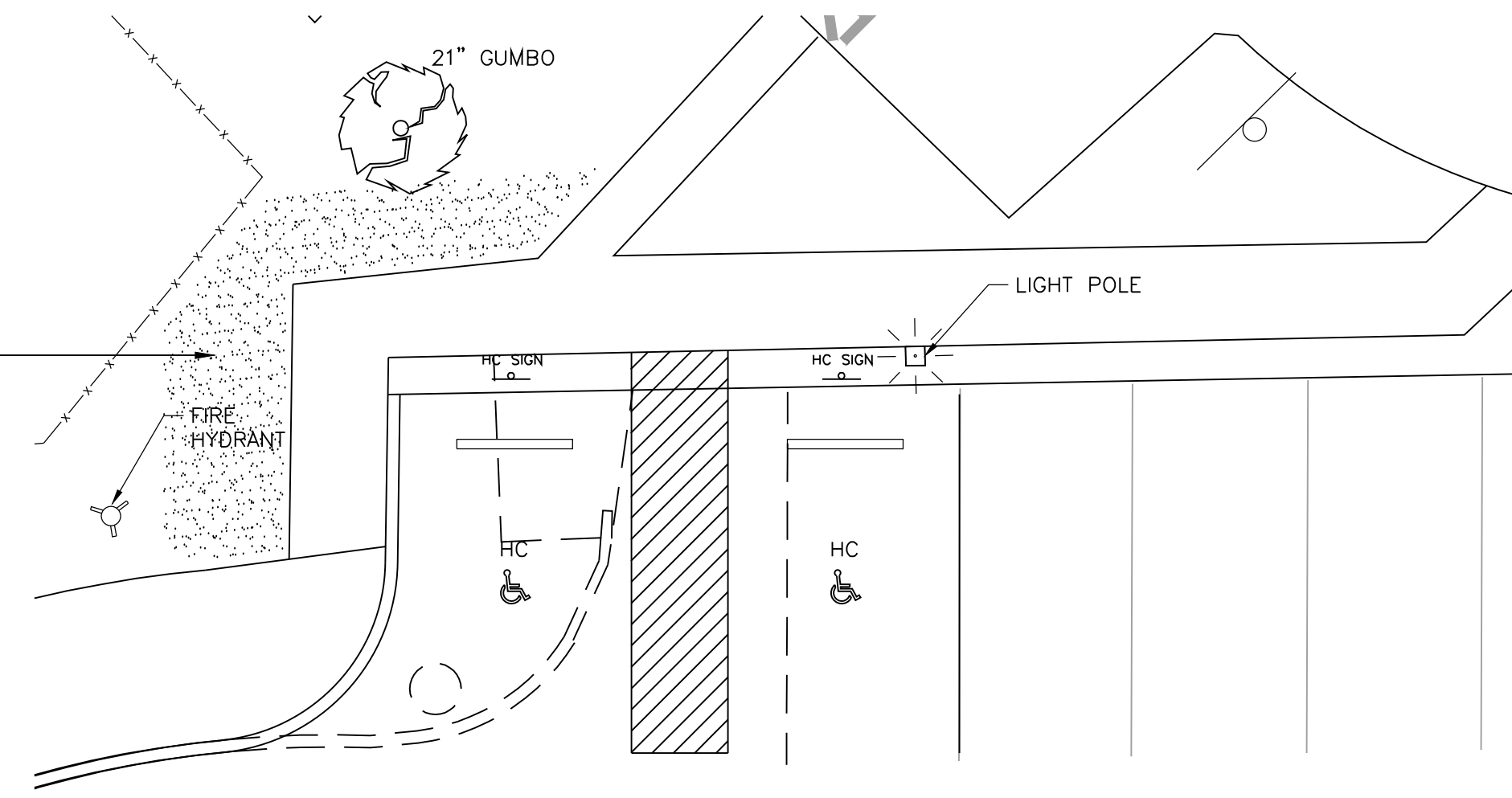


EXISTING LANDSCAPE - GENERATOR BLDG. AREA
SCALE: 1/8" = 1'-0"

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

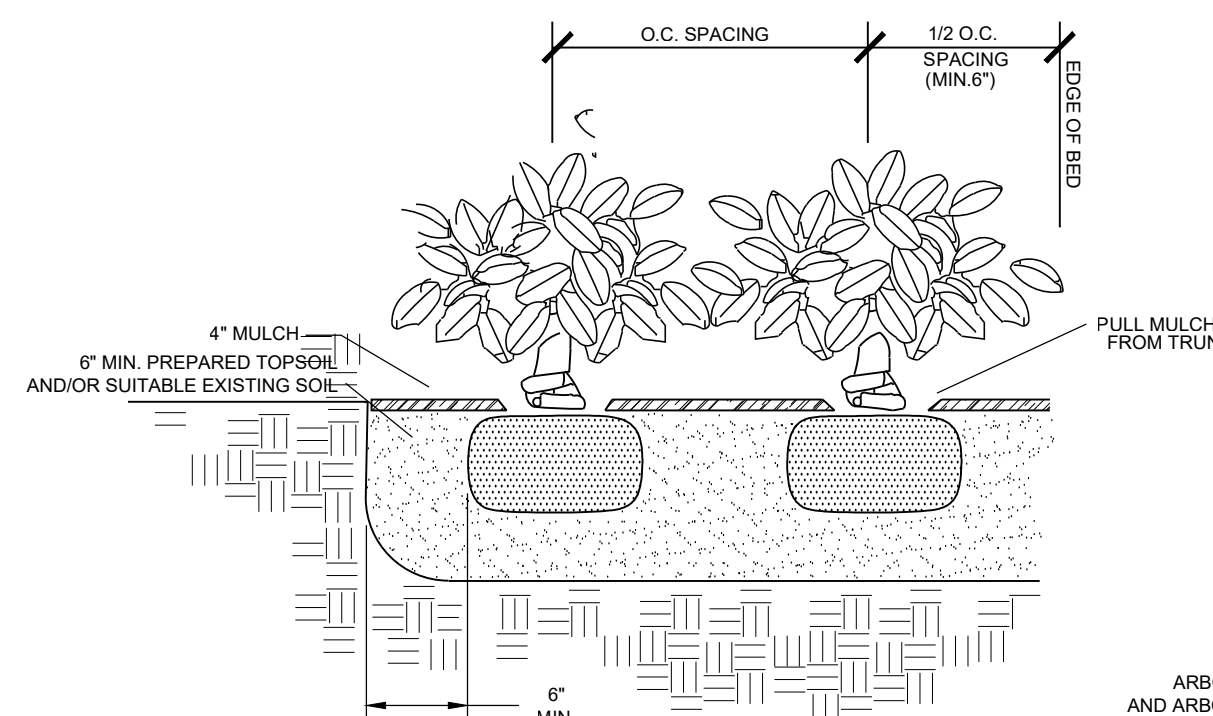


REPAIR DAMAGED SOD AS NEEDED FROM HARDSCAPE CONSTRUCTION MATCH EXISTING SOD



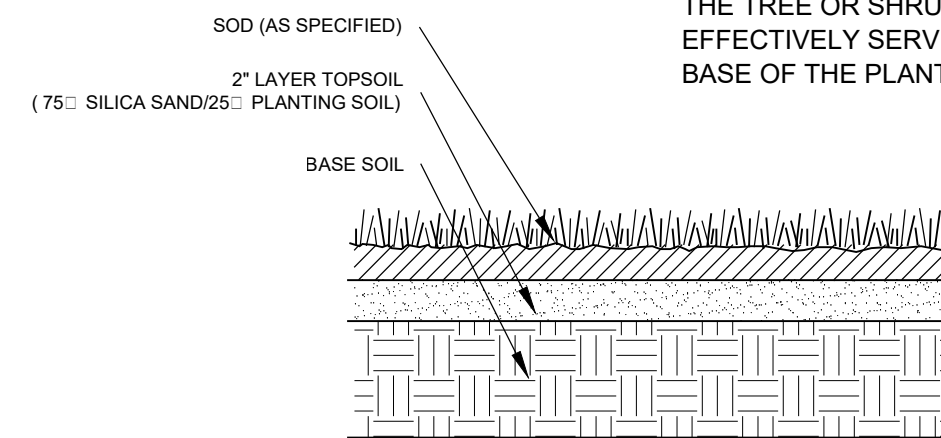
HANDICAP PARKING AREA LANDSCAPE

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



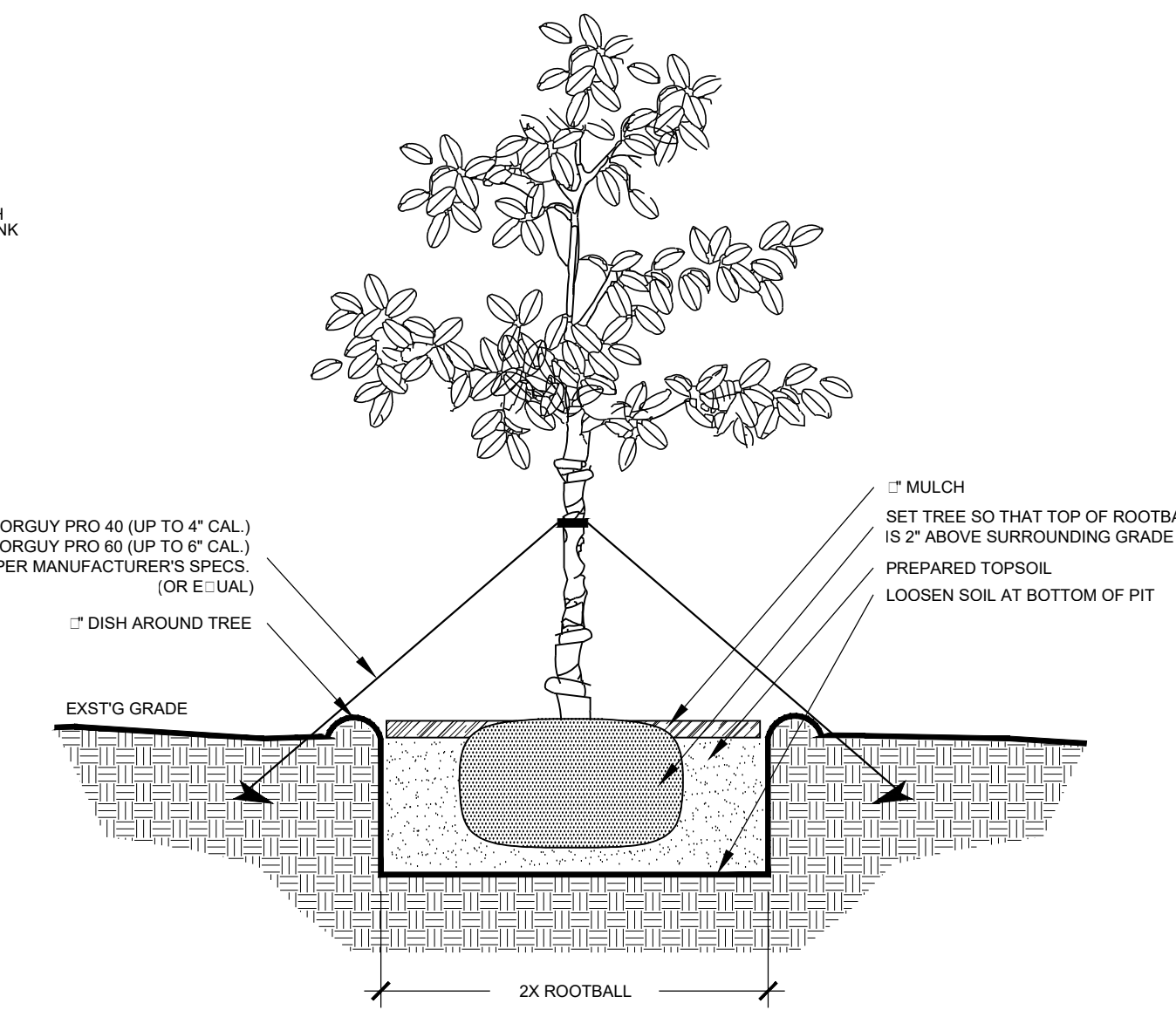
SHRUB PLANTING DETAIL

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.

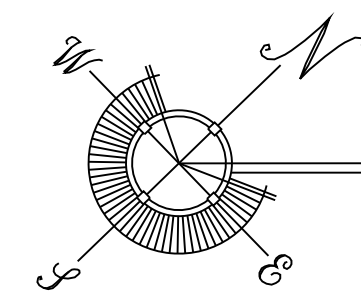
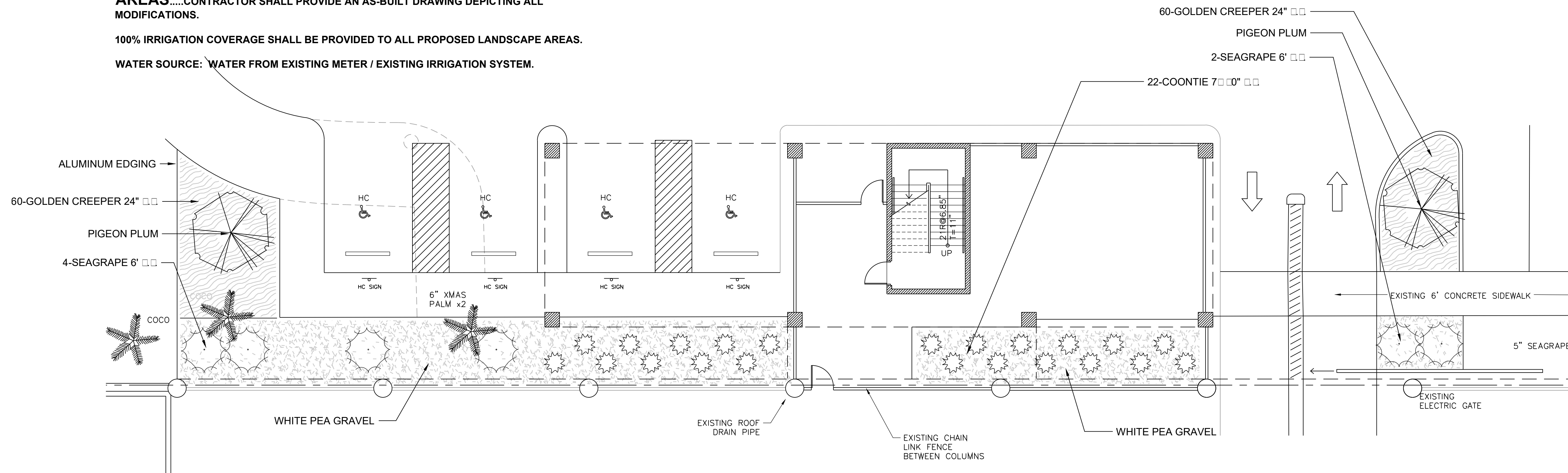
THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISHED GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL. DO NOT MULCH ON TOP OF ROOTBALL.

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	FL #1	NATIVE	yes	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		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 5F	match existing	CONTRACTOR TO VERIFY QUANTITY					
400 SF	CYPRESS MULCH	COLOR: NATURAL CYPRESS MULCH.					
1,100 SF	WHITE PEA GRAVEL						
30 LF	BLACK ALUMINUM EDGING - FOR EDGING 8\"/>						

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.

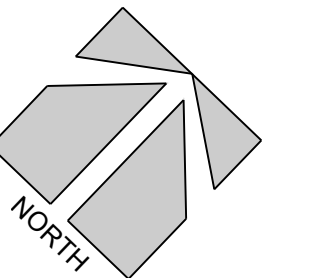


PROPOSED LANDSCAPE - GENERATOR BLDG. AREA

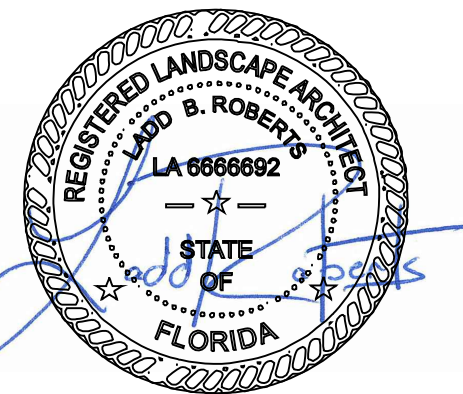
SCALE: 1/8"=1'-0"

NOT-FOR-CONSTRUCTION APPROVAL DOCUMENT ONLY

MCSO GENERATOR BUILDING
5501 COLLEGE ROAD
KEY WEST, FL 34040



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



LANDSCAPE PLAN

DATE: 7.1.22

REVISIONS:	
NO.	DESCRIPTION
1.	

CONSTRUCTION DOCUMENTS

SHEET NUMBER:
L-2

JOB #: WPH 21
JOB #: 22005 DRAWN BY: LBR
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