

RESOLUTION NO. 2022-112

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, GRANTING MAJOR DEVELOPMENT PLAN AND CONDITIONAL USE APPROVAL AT 5537 COLLEGE ROAD (RE #00072080-000101) FOR CONSTRUCTION OF A NEW 20,948 SQUARE FOOT OVERNIGHT HOMELESS SHELTER LOCATED IN THE PUBLIC AND SEMIPUBLIC SERVICES (PS) ZONING DISTRICT; PURSUANT TO SECTIONS 108-91.B.2., 122-62, AND 122-1018 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 108-91B.2.(b) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the Public and Semipublic Services Zoning District, a Major Development Plan is required for the construction of greater than 5,000 square feet of gross floor area; and

WHEREAS, the proposed use of the property is an overnight homeless shelter, which is a Conditional Use within the Public and Semipublic Services (PS) zoning district pursuant to Code Section 122-1018 and

WHEREAS, Code Section 108-196(a) requires the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

WHEREAS, this matter came before and was approved by the Planning Board at a duly noticed public hearing on March 17, 2022; and

WHEREAS, the granting of a Major Development Plan and Conditional Use application is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the City Commission finds that the granting of a Major Development Plan and

Conditional Use application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. The Major Development Plan and Conditional Use for the construction of a 20,948 square foot overnight homeless shelter on property located at 5537 College Road (RE #00072080-000000) in the Public and Semipublic Services (PS) zoning district pursuant to Sections 108-91.B.2., 122-62, and 122-1018 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated March 15, 2022, is hereby approved with the following conditions:

General conditions:

1. The proposed construction shall be in substantial compliance with the site plans dated March 15, 2022, by William P. Horn Architect, and with Final Landscape Plans dated March 3, 2022 ~~when approved by the Tree Commission~~. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted and dated. Development plan modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted for review and approval to the Planning Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(C.).
2. During all phases of construction, temporary fencing and erosion barriers shall be installed

and maintained. All adjacent streets and sidewalks shall be kept clean and clear of construction debris.

3. All sidewalks and walkways shall have a minimum 36-inch width and clearance from objects and landscaping. Five feet is preferred wherever possible. Flexi-pave shall be utilized in all instances in which sidewalks or parking area is in close proximity to trees. Pavement and sidewalk installation and repaving shall occur with oversight from the Urban Forester.
4. All invasive plant species shall be removed from the site (upland and wetland areas), particularly Seaside Mahoe-*Theselia populnea*, Brazilian pepper-*Schinus terebinthifolia*, Lead tree-*Leucaena leucocephala*, and Australian Pine-*Casuarina* sp. The property shall be monitored and continual removal of these nuisance trees shall be done.
5. Tree protection and upland silt barriers must be placed and maintained.
6. No impacts authorized to occur to any protected trees.
7. No impacts authorized to occur to the adjacent wetland areas. Any debris that accidentally falls into the wetland area must be immediately removed.
8. The applicant shall provide the proposed structural wall/fence upland of the wetland jurisdictional line in order to provide a structural buffer to avoid adverse secondary impacts to the wetland area, create a protective barrier, and improve the current conditions of the site, as depicted on the site plan.
9. The homeless shelter facility shall utilize loading areas for Fire Department access and loading during evacuation procedures.
10. Homeless shelter facility staff shall direct clients to utilize bus stops along both sides of College Road.

~~Conditions prior to City Commission:~~

- ~~11. Final Landscape approval required from Urban Forestry Manager on behalf of Tree Commission.~~

Conditions prior to issuance of a building permit:

11. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.
12. Overhanging buttonwood tree branches must be properly trimmed by a certified arborist prior to commencement of work on the property and shall be inspected by the Urban Forester.

Conditions prior to issuance of a Certificate of Occupancy:

13. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

Section 3. Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Major Development Plan and Conditional Use application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic

Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 3rd day of May, 2022.

May 4

Authenticated by the presiding officer and Clerk of the Commission on . 2022.

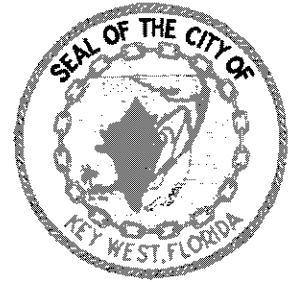
Filed with the Clerk the 4th ^{May} day of 2022.

Mayor Teri Johnston	Yes
Commissioner Gregory Davila	Yes
Commissioner Mary Lou Hoover	Yes
Vice Mayor Sam Kaufman	Yes
Commissioner Clayton Lopez	Yes
Commissioner Billy Wardlow	Yes
Commissioner Jimmy Weekley	Yes


TERI JOHNSTON, MAYOR

ATTEST:


CHERYL SMITH, CITY CLERK

EXECUTIVE
SUMMARY

To: Patti McLaughlin, City Manager
From: Katie P. Halloran, Planning Director
Meeting Date: May 3, 2022

RE: **Major Development Plan and Conditional Use – 5537 College Road (RE# 00072080-000101)** – A request for approval of a major development plan and conditional use to construct a new 20,948 square foot Keys Overnight Temporary Shelter (KOTS) in the Public and Semipublic Services Zoning District (PS) pursuant to Sections 108-91.B.2., Section 122-62, and 122-1018 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

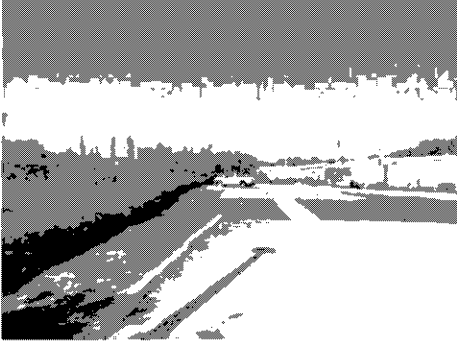
Background:

The subject parcel is an area leased by the City of Key West within a 13.94-acre property located at 5537 College Road, owned by Monroe County. The 100-year leased area currently consists of the existing Keys Overnight Temporary Shelter structures which have surpassed their effective life span. The subject property at 5537 College Road is located on Stock Island behind the Monroe County Sheriff's Office and is within the Public and Semi-Public (PS) Zoning District and is one lot of record.

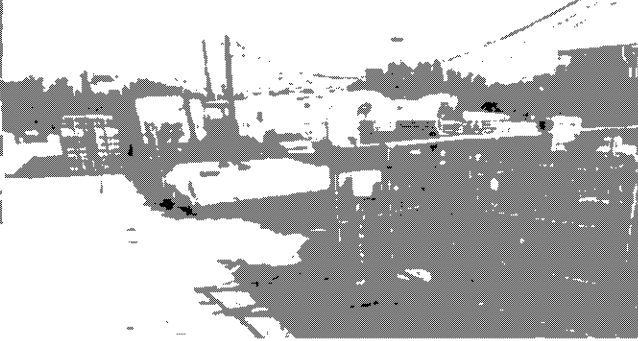
In 2019 Key West officials approved an agreement to allow the Keys Overnight Temporary Shelter (KOTS) to remain on the Monroe County Sheriff's property in exchange for land along Trumbo Road to build workforce housing for Sheriff employees and potentially other government workers.

The applicant, the City of Key West, has proposed to demolish the existing temporary structures and build an approximately 20,984 square foot structure to house a maximum of 148 individuals for overnight shelter and potentially other homelessness reduction programs and activities. The property and homeless shelter are proposed to remain open during the day and provide services to clients 24/7. The project is proposed to be developed in one (1) phase.





Sherriff's helicopter pad and parking



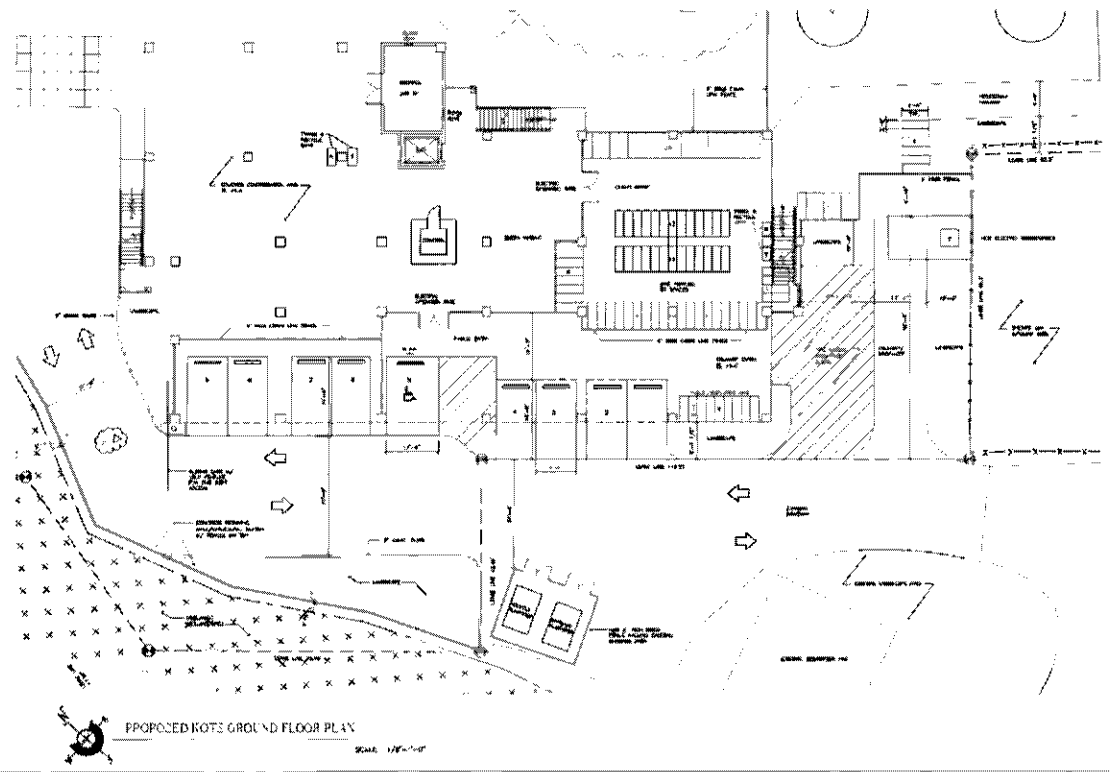
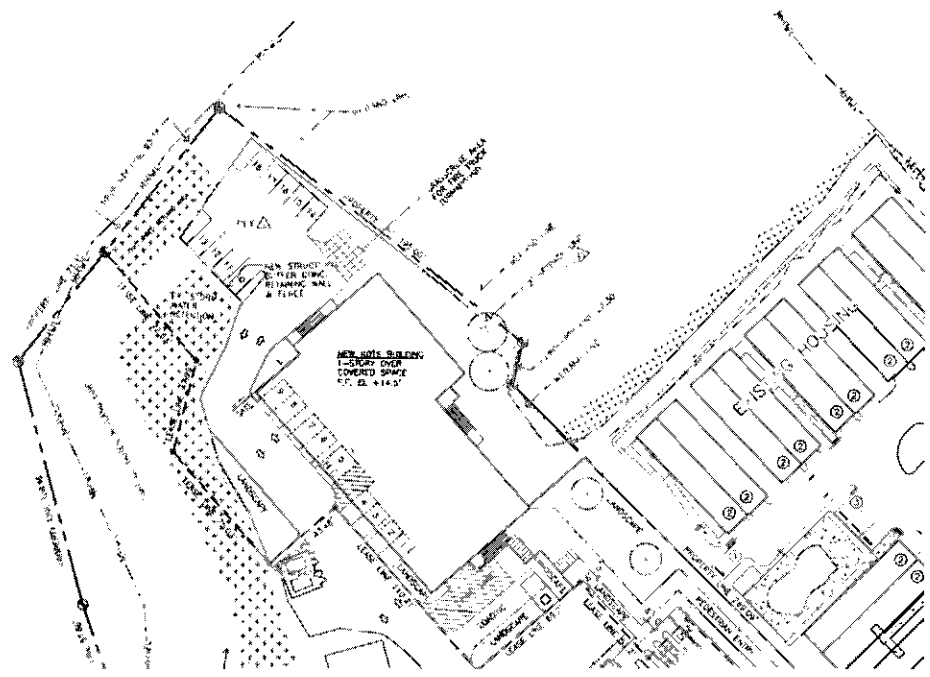
Fuel tanks and empoundment area



Multifamily at Sunset Marina to the northeast

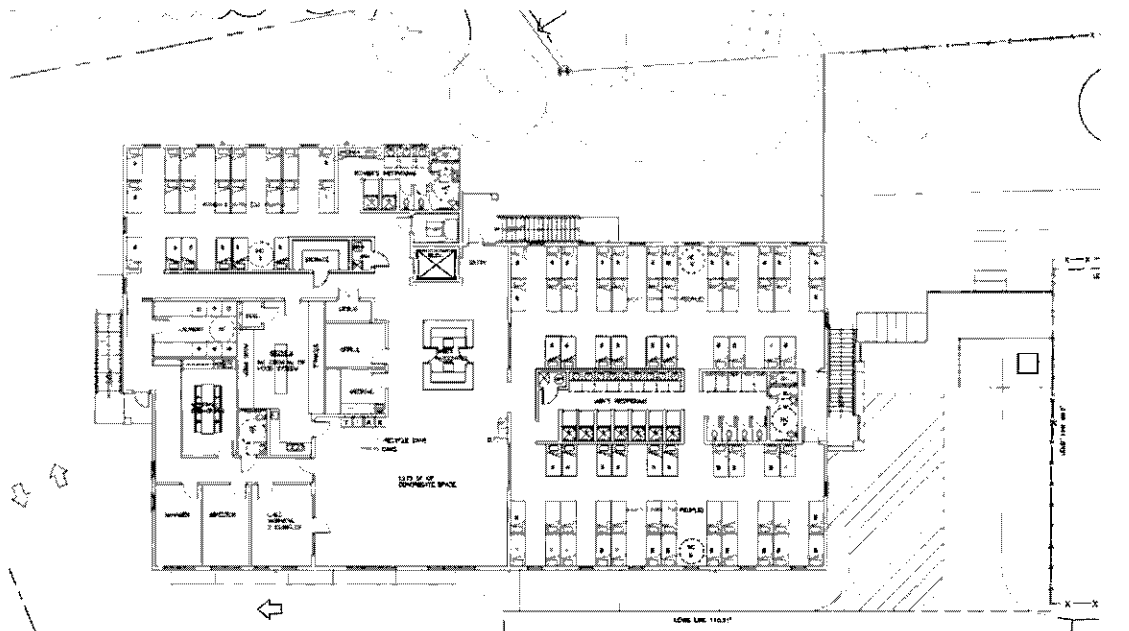


Entry to existing KOTS facility



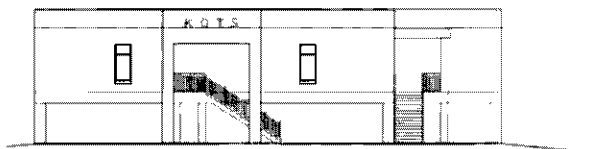
The ground floor is comprised of a covered congregation area with picnic tables for seating, parking, and storage.

Proposed Site Plans, submitted by applicant.



The second floor is comprised of a check-in counter, men's and women's dorm, restrooms, warm up and storage kitchen, client and staff storage, laundry facilities, conference room, and offices.

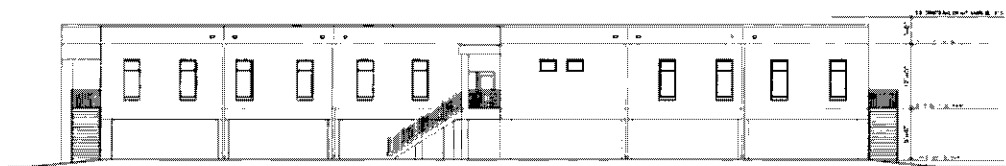
Proposed Elevations



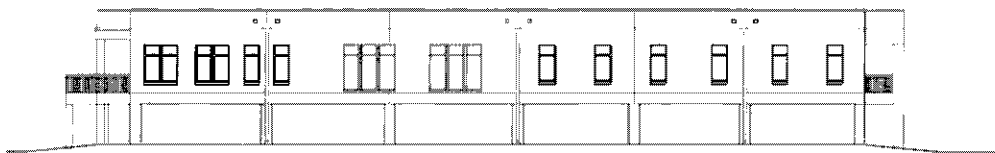
PROPOSED FRONT ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED LEFT SIDE ELEVATION

STRATEGIC PLAN:

This project is consistent with the 2021-2025 Key West Forward Strategic Plan; it is identified as a "Major Project" in the plan.

MAJOR DEVELOPMENT PLAN REVIEW PROCESS:

Development Review Committee:	December 16, 2021
Tree Commission Meeting (Conceptual Landscape Plan and Tree Removal approval):	February 7, 2022
Planning Board Meeting:	March 17, 2022
Final Landscape Plan Approval (Urban Forester)	March 18, 2022
HARC Commission Meeting:	Not applicable
City Commission:	May 3, 2022
Local Appeal Period:	30 Days
Planning renders to DEO for review:	Up to 45 days

PLANNING STAFF ANALYSIS:

Construction will commence after demolition of the existing structures is completed. The request to undertake the KOTS project is an action by the City of Key West, in coordination with and through the support of the City Commission and Monroe County. The intent of this project is to provide deeply needed temporary overnight housing, including homeless reduction, counseling services, and meal services to those in need. The new facilities will include a new 20,948 square foot building with a low retaining wall, eighteen (18) parking spaces and ninety-six bicycle/scooter parking spaces, and overnight shelter for 148 people.

A conditional use review was completed for this project for emergency shelters for the homeless, and shelters for temporarily housing the homeless in the PS Zoning District, pursuant to City Code Section 122-1018. Major Development Plan review was completed pursuant to Land Development Regulations, Article II, Development Plan. The Planning Board issued its recommendation for approval, with conditions, for the major development plan and conditional use at its regularly scheduled meeting on March 17, 2022, through Resolution 2022-013.

The City of Key West Planning Board also approved a variance for this development plan through Resolution 2022-012: The variance is for conditional use emergency shelter development standards for property located within the Public and Semipublic Services zoning district. The attached Planning Board variance staff report provides a complete site data table and analysis.

All of the parking for the project will be fulfilled by on-site parking. There will be no changes to vehicular ingress or egress. The property is served by City bus routes located on the adjacent College Road. Parking spaces for eighteen (18) vehicles to be used by staff, volunteers, and a few homeless shelter clients, and ninety-six (96) bicycle spaces are proposed on the property.

The City of Key West Tree Commission approved the Conceptual Landscape Plan with Tree Removal for this project on February 7, 2022. The Urban Forestry Manager completed the Section 108 review and found that the overall plan is in compliance, and can be approved with conditions. She was also authorized to approve the Final Landscape Plan if no significant changes were submitted after conceptual approval, and the Final Plan was approved on March 18, 2022.

RECOMMENDATION:

The Planning Department recommends the City Commission approve the request for Major Development Plan and Conditional Use with the Planning Board's conditions, in addition to the strike-through underline modification offered below; Final Landscape Plan approval has been completed.

General conditions:

1. The proposed construction shall be in substantial compliance with the site plans dated March 15, 2022, by William P. Horn Architect, and with Final Landscape Plans dated March 3, 2022 ~~when approved by the Tree Commission~~. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted and dated. Development plan modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted for review and approval to the Planning Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(C.).
2. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent streets and sidewalks shall be kept clean and clear of construction debris.
3. All sidewalks and walkways shall have a minimum 36-inch width and clearance from objects and landscaping. Five feet is preferred wherever possible. Flexi-pave shall be utilized in all instances in which sidewalks or parking area is in close proximity to trees. Pavement and sidewalk installation and repaving shall occur with oversight from the Urban Forester.
4. All invasive plant species shall be removed from the site (upland and wetland areas), particularly Seaside Mahoe-Theselia populnea, Brazilian pepper-Schinus terebinthifolia, Lead tree-Leucaena leucocephala, and Australian Pine-Casuarina sp. The property shall be monitored and continual removal of these nuisance trees shall be done.
5. Tree protection and upland silt barriers must be placed and maintained.
6. No impacts authorized to occur to any protected trees.
7. No impacts authorized to occur to the adjacent wetland areas. Any debris that accidentally falls into the wetland area must be immediately removed.
8. The applicant shall provide the proposed structural wall/fence upland of the wetland jurisdictional line in order to provide a structural buffer to avoid adverse secondary impacts to the wetland area, create a protective barrier, and improve the current conditions of the site, as depicted on the site plan.
9. The homeless shelter facility shall utilize loading areas for Fire Department access and loading during evacuation procedures.
10. Homeless shelter facility staff shall direct clients to utilize bus stops along both sides of College Road.

~~Conditions prior to City Commission:~~

11. ~~Final Landscape approval required from Urban Forestry Manager on behalf of Tree Commission.~~

Conditions prior to issuance of a building permit:

11. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.
12. Overhanging buttonwood tree branches must be properly trimmed by a certified arborist prior to commencement of work on the property and shall be inspected by the Urban Forester.

Conditions prior to issuance of a Certificate of Occupancy:

13. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

Options/Advantages/Disadvantages:

Option 1: Approve with conditions the proposed major development plan and conditional use for 5537 College Road.

1. **Consistency with the City's Comprehensive Plan, Vision, and Mission:** This action will allow for construction of an approximately 20,984 square foot structure to house a maximum of 148 individuals for overnight shelter and potentially other homelessness reduction programs and activities. The development has been reviewed for consistency with the Comprehensive Plan and together with an approved variance, is also in compliance with the Land Development Regulations.
2. **Financial Impact:** The redevelopment of the property will be funded by the City.

Option 2: Deny the proposed major development plan for 5537 College Road.

1. **Consistency with the City's Comprehensive Plan, Vision, and Mission:** This action would be inconsistent with the City's 2021-2024 Strategic Plan and the Capital Projects Workplan.
2. **Financial Impact:** There would be no financial impact to the City.

**PLANNING BOARD
RESOLUTION NO. 2022-013**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN AND CONDITIONAL USE APPROVAL AT 5537 COLLEGE ROAD (RE #00072080-000101) FOR CONSTRUCTION OF A NEW 20,948 SQUARE FOOT OVERNIGHT HOMELESS SHELTER LOCATED IN THE PUBLIC AND SEMIPUBLIC SERVICES (PS) ZONING DISTRICT; PURSUANT TO SECTIONS 108-91.B.2., 122-62, AND 122-1018 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 108-91B.2.(b) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the Public and Semipublic Services Zoning District, a Major Development Plan is required for the construction of greater than 5,000 square feet of gross floor area; and

WHEREAS, the proposed use of the property is an overnight homeless shelter, which is a Conditional Use within the Public and Semipublic (PS) zoning district pursuant to Code Section 122-1018 and

WHEREAS, Code Section 108-196(a) requires the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

WHEREAS, this matter came before and was approved by the Planning Board at a duly noticed public hearing on March 17, 2022; and

WHEREAS, the granting of a Major Development Plan and Conditional Use application is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting of a Major Development Plan and

*WAO
KPT 4/5/2022*

Conditional Use application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida, as follows:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. The Major Development Plan and Conditional Use for the construction of a 20,948 square foot overnight homeless shelter on property located at 5537 College Road (RE #00072080-000000) in the Public and Semipublic (PS) zoning district pursuant to Sections 108-91.B.2., 122-62, and 122-1018 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated March 15, 2022, is hereby approved with the following conditions:

General conditions:

1. The proposed construction shall be in substantial compliance with the site plans dated March 15, 2022, by William P. Horn Architect, and with Final Landscape Plans when approved by the Tree Commission. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted and dated. Development plan modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted for review and approval to the Planning Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(C.).
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WST
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and maintained. All adjacent streets and sidewalks shall be kept clean and clear of construction debris.

3. All sidewalks and walkways shall have a minimum 36-inch width and clearance from objects and landscaping. Five feet is preferred wherever possible. Flexi-pave shall be utilized in all instances in which sidewalks or parking area is in close proximity to trees. Pavement and sidewalk installation and repaving shall occur with oversight from the Urban Forester.
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9. The homeless shelter facility shall utilize loading areas for Fire Department access and loading during evacuation procedures.
10. Homeless shelter facility staff shall direct clients to utilize bus stops along both sides of College Road.

WAV
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Conditions prior to City Commission:

11. Final Landscape approval is required from Urban Forestry Manager on behalf of Tree Commission.

Conditions prior to issuance of a building permit:

12. Approval of a Public Art Plan shall be obtained from the Art in Public Places Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.
13. Overhanging buttonwood tree branches must be properly trimmed by a certified arborist prior to commencement of work on the property and shall be inspected by the Urban Forester.

Conditions prior to issuance of a Certificate of Occupancy:

14. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

Section 3. This resolution does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.


Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission;

*WALK
Kerr 4/9/2022*

and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 17th day of March 2022.

Authenticated by the Chair of the Planning Board and the Planning Director.



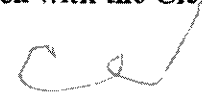
Sam Holland, Planning Board Chair 3/31/22
Date

Attest:



Katie P. Halloran, Planning Director 4/5/2022
Date

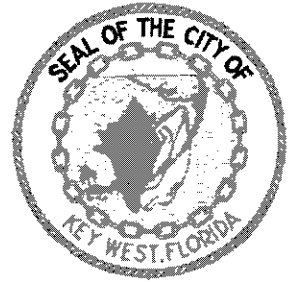
Filed with the Clerk:



Cheryl Smith, City Clerk 4-8-2022
Date


WJH
KPH 4/9/2022

THE CITY OF KEY WEST
PLANNING BOARD
Staff Report



To: Chairman and Planning Board Members

Through: Katie P. Halloran, Planning Director

From: Kathryn Lyon, Planning Consultant

Meeting Date: March 17, 2022

Application: **Major Development Plan and Conditional Use– 5537 College Road (RE# 00072080-000101)** – A request for approval of a major development plan and conditional use to construct a new 20,948 square foot Keys Overnight Temporary Shelter (KOTS) in the Public and Semipublic Services Zoning District (PS) pursuant to Sections 108-91.B.2., Section 122-62, and 122-1018 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant, the City of Key West, is requesting Major Development Plan and Conditional Use approval for the proposed construction of a new 20,948 square foot overnight shelter for persons experiencing homelessness; the “Keys Overnight Temporary Shelter”.

Applicant: William P. Horn, Architect/ Representative

Property Owner: Monroe County/City of Key West

Location: 5537 College Road- (RE# 00072080-000101)

Zoning: Public and Semipublic Services (PS) Zoning District



Background:

The subject parcel is an area leased by the City of Key West within a 13.94-acre property located at 5537 College Road, owned by Monroe County. The 100-year leased area currently consists of the existing Keys Overnight Temporary Shelter structures which have surpassed their effective life span. The subject property at 5537 College Road is located on Stock Island behind the Monroe County Sheriff's Office and is within the Public and Semi-Public (PS) Zoning District and is one lot of record.

In 2019 Key West officials approved an agreement to allow the Keys Overnight Temporary Shelter (KOTS) to remain on the Monroe County Sheriff's property in exchange for land along Trumbo Road to build workforce housing for Sheriff employees and potentially other government workers.



The applicant, the City of Key West, has proposed to demolish the existing temporary structures and build an approximately 20,984 square foot structure to house maximum of 148 individuals for overnight shelter and potentially other homelessness reduction programs and activities. The property and homeless shelter is proposed to remain open during the day and provide services to the clients 24/7. The project is proposed to be developed in one (1) phase.

In order to allow the proposed development, several development approvals would be necessary.

- Major Development Plan review is required due to the reconstruction of more than 5,000 square feet of gross floor area, pursuant to Section 108-91.B.2.(b) of the Land Development Regulations (LDRs) of the Code of Ordinances (the "Code") of the City of Key West (the "City").
- Conditional use review is required for emergency shelters for the homeless, and shelters for temporarily housing the homeless in the PS Zoning District, pursuant to City Code Section 122-1018.

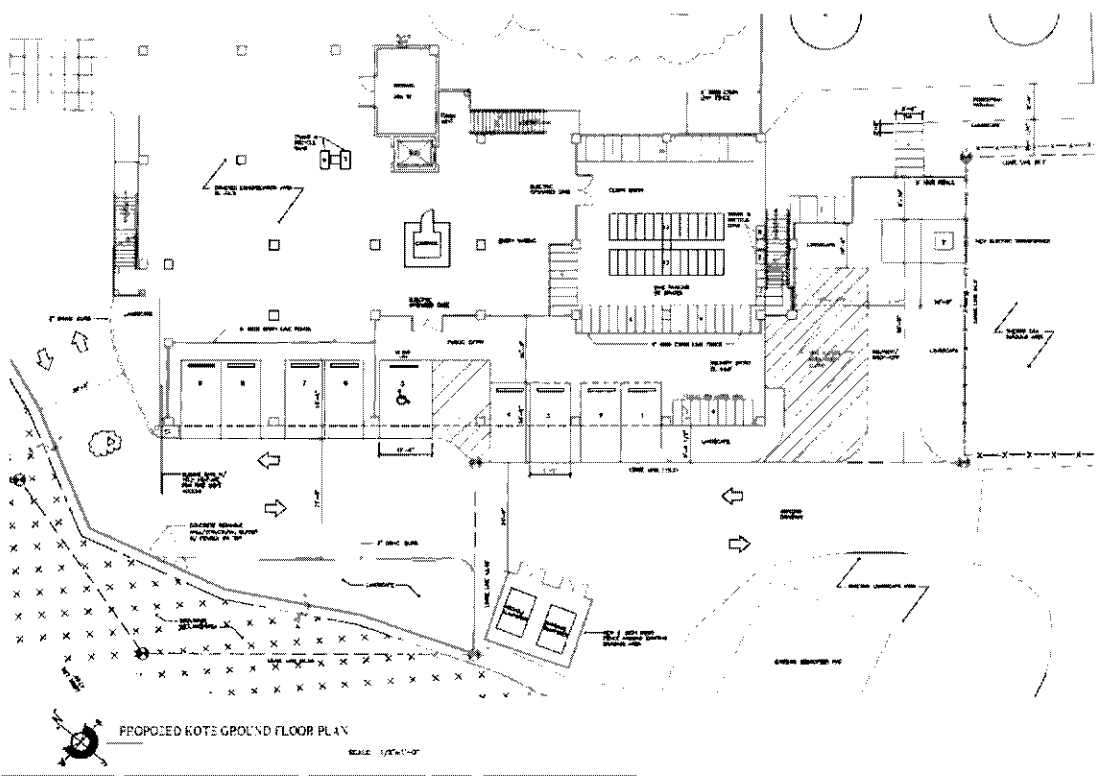
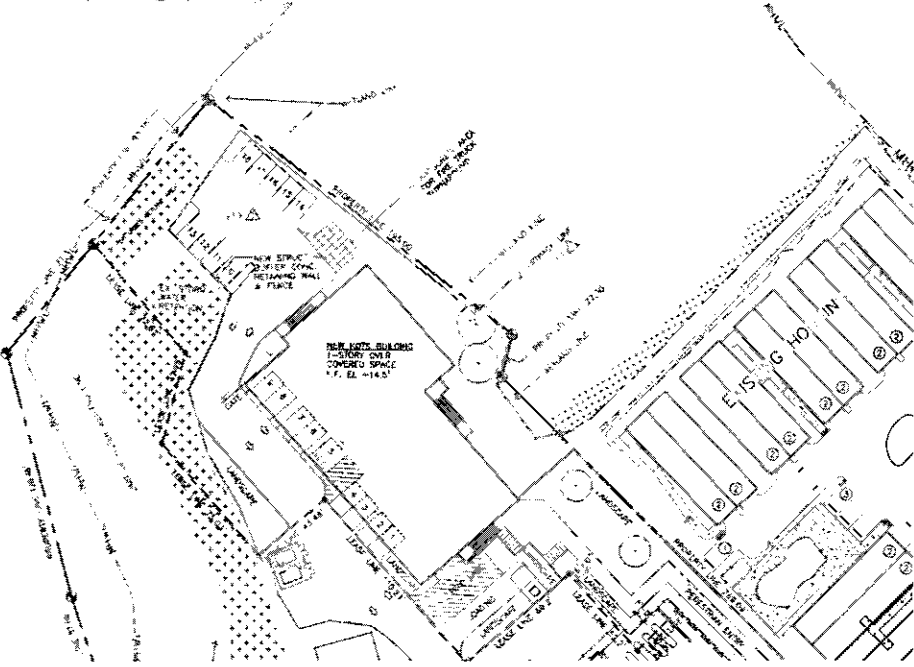
The applicant is also requesting a variance from the conditional use emergency shelter standards.

Proposed Development:

The request to undertake the KOTS project is an action by the City of Key West, in coordination with and through the support of the City Commission and Monroe County. The intent of this project is to provide deeply needed temporary housing, including homeless reduction, counseling services, and meal services to those in need.

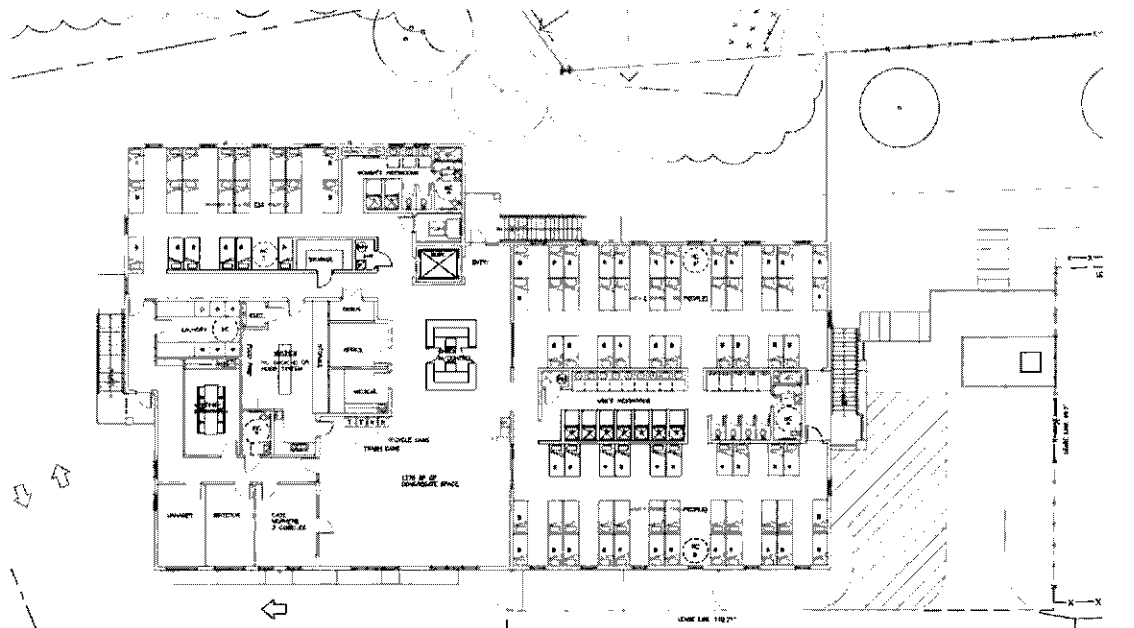
New Construction Scope

Construction of a new 20,948 square foot building with a low retaining wall above, eighteen (18) parking spaces and 105 bicycle/scooter parking spaces provided.



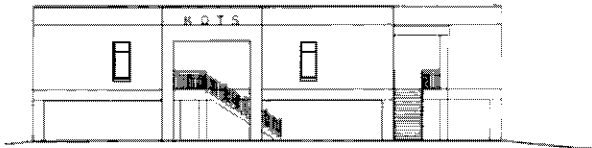
The ground floor is comprised of a covered congregation area with picnic tables for seating, parking, and storage.

Proposed Site Plans, submitted by applicant.

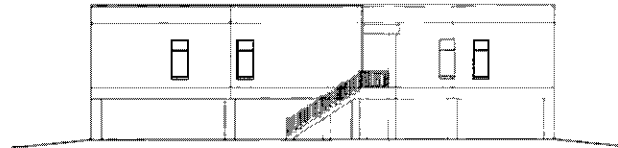


The second floor is comprised of a check-in counter, men's and women's dorm, restrooms, warm up and storage kitchen, client and staff storage, laundry facilities, conference room, and offices.

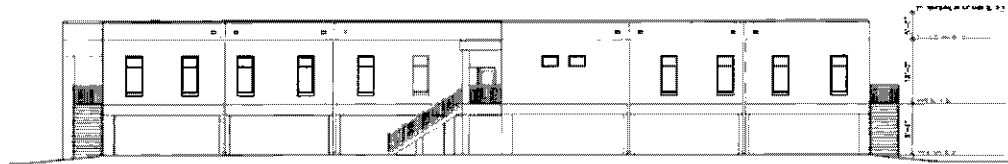
Proposed Elevations



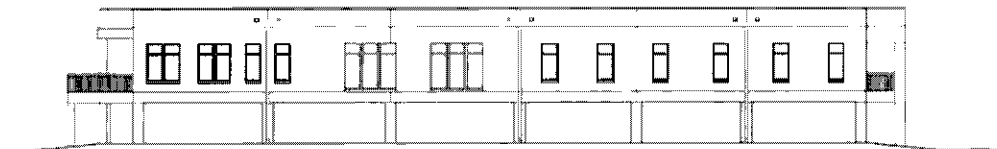
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SCALE: 1/8"=1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED LEFT SIDE ELEVATION

The site table below provides current and proposed site data for the property.

Dimensional Requirements	Required/Allowed	Proposed	Variance Needed
Height	28.5 feet*	26.3 feet	None
Minimum Front Setback	20 feet	NA	None
Minimum Side Setback	15 feet	25 feet	None
Minimum Rear Setback	25 feet	25 feet	None
FAR	.8	.7	None
Lot Coverage	40%	25.4%	None
Impervious Surface	60%	44.58%	None
Open Space	50%	55.42%	None
Parking	NA	18 vehicle spaces	None
Bicycle Parking	NA	105 bicycle/scooter spaces	None
Landscaping	20%	35%	None
Conditional Use Criteria			Bus parking area and landscape buffer

*25 feet + 3.5 feet = 28.5 feet (Finished Floor is 3.5' above BFE+1)

Surrounding Zoning and Uses:

Surrounding properties are located within the Public Semi-Public (PS), Conservation- Outstanding Waters of the State (C-OW), and Conservation- Mangrove (C-M) Zoning Districts. Surrounding uses include government uses, including Monroe County Sheriff's facilities and Stock Island Affordable Multifamily Apartments.

Process:

Development Review Committee:	December 16, 2021
Tree Commission Meeting:	February 7, 2022
Planning Board Meeting:	March 17, 2022
HARC Commission Meeting:	Not applicable
City Commission:	TBD
Local Appeal Period:	10 Days
Planning renders to DEO for review:	Up to 45 days

Evaluation for Compliance with the Land Development Regulations (LDRs) and Comprehensive Plan

City Code Section 108-91. B.2.(b) requires the reconstruction of nonresidential floor area equal to or greater than 5,000 square feet to be reviewed as a Major Development Plan. City Code Section 108-196(a) states after reviewing a Major Development Plan or a Minor Development Plan for a property and staff recommendations therefor, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove it based on specific development review criteria contained in the LDRs and the intent of the LDRs and comprehensive plan. The Planning Board resolution shall provide written comments documenting any conditions of approval that the Planning Board finds necessary to effectuate the purpose of Development Plan review and carry out the spirit and purpose of the Comprehensive Plan and the LDRs. If the Development Plan is recommended for disapproval, the Planning Board resolution shall specify in writing the reasons for recommending such denial.

Concurrency Facilities and Other Utilities or Services (City Code Section 108-233)

- Comprehensive Plan Objective 9-1.5 directs the City to ensure that public facilities and services needed to support development are available concurrent with the impacts of new development. The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. City Code Section 94-36 requires a concurrency review determination to be made concerning the proposed development. The Applicant provided a concurrency analysis as part of the Major Development Plan application. Staff reviewed the provided concurrency analysis following the criteria in City Code Section 94-36 and determines that public facilities are expected to accommodate the proposed development at the adopted level of service (LOS) standards.

1. Potable water supply

The proposed development is expected to maintain existing potable water flow LOS standard for the site.

LOS standard flow for nonresidential uses is 650 gallons per acre per day, pursuant to City Code Section 94-68. Utilizing this LOS standard, potable water demand is estimated as follows:

Based on per capita nonresidential: $650 \text{ gal/acre/day} \times 13.94 \text{ acres} = 9,061 \text{ gal/day}$

The adopted potable water LOS standard is anticipated to be adequate to serve the proposed development. The property is serviced with potable water by the Florida Keys Aqueduct Authority (FKAA), which has been notified of the upcoming development and has the available capacity to service the proposed development.

2. Wastewater management

The sanitary sewer LOS standard for nonresidential uses is 660 gallons per acre per day, pursuant to City Code Section 94-67. Utilizing this LOS standard, sanitary sewer capacity demand is estimated as follows:

Based on per capita Nonresidential: $660 \text{ gal/acre/day} \times 13.94 = 9,200 \text{ gal/day}$

Therefore, the adopted sanitary sewer capacity LOS standard is anticipated to be adequate to serve the proposed development.

3. Water quality

No adverse impacts to water quality are anticipated.

4. Stormwater management / drainage

The stormwater management or drainage LOS standard pursuant to City Code Section 94-69 is: i) post-development runoff shall not exceed predevelopment runoff for a 25-year storm event, up to and including an

event with a 24-hour duration; ii) onsite treatment of the first one inch of rainfall must be provided to meet water quality standards; and iii) storm water facilities must be designed so as to not degrade any receiving water body. In summary, no adverse impacts to stormwater management or drainage facilities are anticipated.

Water Quantity

An analysis of the pre(existing) versus post(proposed) development conditions has been conducted. The stormwater runoff volumes for existing and post development conditions were calculated based on the rainfall generated by a 25-year/72-hour storm event.

Water Quality

The following two criteria were analyzed to determine the stormwater volume considered to be the first flush of runoff which contains the majority of the pollutants:

- Stormwater volume equal to 1-inch of runoff over the project area
- Stormwater volume equal to 2.5-inches times the percent of impervious area

Results

The volume of runoff (water quantity) generated by the 25-year/72hour storm event (proposed conditions minus existing conditions) exceeds the runoff volumes calculated in the water quality analysis.

The proposed stormwater management system is designed to retain this volume of runoff by using a combination of exfiltration trenches and a shallow dry swale. The proposed system meets the water quality criteria and will not cause adverse off-site impacts by limiting off-site discharge to the historic discharge.

5. Solid waste

The solid waste LOS standard for nonresidential uses is 6.37 pounds per capita per day, pursuant to City Code Section 94-71. The proposed development is anticipated to accommodate approximately 148 persons per day. Utilizing this LOS standard, the demand for solid waste collection and disposal capacity is estimated as follows:
Proposed development: $6.37 \text{ lb./capita/day} \times 148 = 942.76 \text{ lbs./day}$

The property is currently serviced by Waste Management. The dumpster trash and recycling areas are provided on the site plan. The adopted solid waste LOS standard is anticipated to be adequate to serve the proposed development.

6. Roadways

The roadway LOS standard is set forth in City Code Section 94-72.

7. Recreation

The plans do not show onsite recreation as defined in Section 86-9 of the LDRs. However, it is not anticipated that the City's adopted level of service for public recreation will be adversely impacted. The site plan does include a covered congregation area as required by Code Section 122-1018.

8. Fire Protection

A detailed life safety plan was submitted and approved.

9. Reclaimed water system

There is no reclaimed water system proposed.

10. Other public facilities

Based on comments received from the DRC members, and based on the Applicant's concurrency analysis, all

public facilities would be expected to accommodate the proposed development at the adopted LOS standards.

Appearance, design and compatibility (City Code Section 108-234)

The property is located outside the historic district and does not impact the district. The structure location has been designed with input from neighboring property owners to preserve existing view corridors.

City Code Chapter 102 (historic preservation)

The property is located outside the historic district and does not impact the district.

Articles III (site plan), IV (traffic impacts) and V (open space, screening and buffers) of City Code Chapter 108 (planning and development)

No impacts caused by trip generation as no net increase to Gross Floor Area (GFA) of the KOTS is proposed. Any increase is minimal and does not approach a critical volume on the primary or adjacent streets requiring mitigation. Trips caused by the existing facility were not factored in due to no change in use of the facility.

Pedestrian walkways were designed and reviewed with input from City Engineering and Forestry staff to ensure client population safety and clear access for pedestrians and bicyclists from College Road through to the lease area.

The parking areas, congregation area and bicycle parking area has been designed in compliance with Section 108-318 which states the following:

“Parking areas, driveways, bicycle ways and pedestrian ways shall be clearly identified, designed, and marked, where appropriate, to achieve safe and convenient circulation for motorized vehicles, bicyclists and pedestrians. Motorized traffic should be separated from principal bicycle ways, pedestrian routes and recreation areas by curbs, pavement markings, planting areas, fences or similar features designed to promote vehicle, bicycle and pedestrian safety.”

City Code Section 108-956 (potable water and wastewater)

Potable water and wastewater were found to comply in the concurrency determination above.

Article II (archaeological resources) of City Code Chapter 110 (resource protection)

There are no known archaeological resources on the property. If any archeological resources are discovered during construction, the Applicant would be required to comply with this article of the LDRs.

Site location and character of use (City Code Section 108-235)

(a) *Compliance.* The submitted development plan has been reviewed for compliance with all applicable performance criteria set forth in Code Chapter 94 (concurrency management), Code Chapter 102 (historic preservation), Code Chapter 106 (performance standards), Articles I and III through IX of Code Chapter 108 (planning and development), Code Chapter 110 (resource protection) and Code Chapter 114 (signs).

(b) *Vicinity map.* The property is bounded by College Road.

(c) *Land use compatibility.* Uses within 300 feet include surrounding uses include public service and multifamily.

(d) *Historic and archeological resource protection.* None.

(e) *Subdivision of land.* No subdivision of land is proposed.

Appearance of site and structures (City Code Section 108-236)

The Applicant submitted a development plan that generally exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in Code Sections 108-278 through 108-288, as analyzed below.

Site plan (City Code Section 108-237)

The Applicant submitted a site plan pursuant to City Code Section 108-237, which is analyzed in greater detail below.

Architectural drawings (City Code Section 108-238)

The Applicant submitted extensive architectural drawings prepared by a professional architect registered in Florida pursuant to City Code Section 108-238.

Site amenities (City Code Section 108-239)

Proposed site amenities include new ADA-accessible sidewalks, bicycle racks, outdoor lighting, and a congregation area.

Site survey (City Code Section 108-240)

The Applicant submitted a site survey pursuant to City Code Section 108-240.

Soil survey (City Code Section 108-241)

The City authorized TetraTech to perform Phase I Environmental Site Assessment Report. The report was completed on November 21, 2021 and concluded based on testing and history of the site, that no contamination was found. "The results of this assessment have identified no evidence of on-site or offsite or HRECs. No further assessment of the target property is warranted at this time."

Environmentally sensitive areas (City Code Section 108-242)

There are environmentally sensitive areas located near the property, the implementation of best management practices shall ensure no negative impacts to the adjacent sensitive lands.

Land clearing, excavation and fill, tree protection, landscaping and irrigation plan (City Code Section 108-243)

Adjacent, native habitat is being preserved and a soil erosion control and sedimentation plan has been provided (C-100). No wetland areas will be negatively impacted by the proposed work. A completed landscape plan, signed and sealed with an irrigation plan a tree protection plan has been submitted.

On-site and off-site parking and vehicular, bicycle, and pedestrian circulation (City Code Section 108-244)

There will be no changes to vehicular ingress or egress. The property is served by City bus routes located on the adjacent College Road. Parking spaces for (18) eighteen vehicles to be used by staff, volunteers, and a few KOTS clients, and (105) one hundred and five bicycles are proposed on the property.

Housing (City Code Section 108-245)

There are no existing or proposed residential dwelling units on the property. Homeless shelters are institutional uses and do not constitute dwelling units per Section 122-1020(1). The proposed development is nonresidential in nature and therefore should have no detrimental effect on hurricane evacuation.

Economic resources (City Code Section 108-246)

As public property, the proposed project would not yield ad valorem taxes. The estimated construction expenditure is to be determined. City applied for a CBDG state grant funding and is awaiting award information to be posted in the next couple of months on DEO website.

Special considerations (City Code Section 108-247)

(a) The relationship of the proposed development to the City's land use plans, objectives and policies is being evaluated as part of this analysis. The relationship of the proposed development to public facilities was evaluated above and no conflicts were identified.

(b) Any relationship to the project to special zoning districts, such as airport noise and hazard zones, solid or

liquid waste treatment or disposal areas, shall be indicated.

(c) No unincorporated portions of the county would be impacted by the proposed development.

(d) The project does not front a shoreline, so shoreline access would not be impeded.

(e) No special facilities are proposed to accommodate bus ridership, although bus routes run along and College Road. No bus parking area provided. The land dedicated by the interlocal agreement to construct the "new" KOTS does not allow for the functional ability of busses to turn around. To construct this project, the applicant proposes no bus parking. No bus parking currently exists. Bus stops currently exist along adjacent College Road.

The newly paved College Road accommodates four bus stops within 300 yards of the property exit, currently used by the homeless shelter's community. See attached diagram for clarification. The property currently owned by the County and not a public road. The County has not authorized any bus stops inside the property. There is no appropriate/considerable area and space for a bus stop in the lease area. The site has loading space as shown in the plans for drop off and pick up of food and homeless shelter clients. In case of evacuation the City will use the loading in the parking area to load the clients in the busses.

(f) Any special design features that will be utilized to reduce energy consumption shall be described. Further, any measures that will be taken to utilize solar energy or other alternative energy sources shall be described. The design team with the City's Engineering department is working on a solar study to present to the City Commission.

(g) If the building is to be elevated, the uses for the area between the bottom floor and the grade shall be indicated by square footage. Site plan provides the details.

(h) The size and nature of private and public recreation facilities provided on the site shall be indicated. None provided.

(i) Proof of coordination with applicable local, regional, state and federal agencies, including the state department of environmental protection and the army corps of engineers, that will be involved in the project shall be provided. Coordination with applicable agencies is being facilitated through the DRC.

(j) Evidence that any necessary permit, lease or other permission from the state department of environmental protection has been obtained for any activity that will impact wetland communities or submerged land shall be provided. Attached.

Construction management plan and inspection schedule (City Code Section 108-248)

The proposed construction is to be complete in one phase.

Truman Waterfront Port facilities (City Code Section 108-249)

Not applicable.

Site plan (City Code Chapter 108, Article III)

The City shall not approve a site plan unless a finding is made that such site plan conforms to all applicable sections of the LDRs, pursuant to City Code Section 108-276, as analyzed below.

Site location and character of use (City Code Section 108-277)

The proposed development involves demolishing the existing temporary non-contributing structures and construct a 20,948 square foot KOTS. The proposed uses are conditional uses within the PS Zoning District.

Appearance of site and structures (City Code Section 108-278)

The project involves new construction of a one-story elevated structure. All work would follow the City's architectural guidelines.

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

All mechanical equipment and utility hardware would be screened. Dumpsters for garbage and recycling would be screened.

Front-end loaded refuse container location requirements (City Code Section 108-280)

The City coordinated the location and design of the refuse containers with Waste Management to allow adequate access for refuse vehicles.

Roll-off compactor container location requirements (City Code Section 108-281)

None proposed.

Utility lines (City Code Section 108-282)

All new utility lines would be coordinated with the appropriate agency.

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

None proposed.

Exterior lighting (City Code Section 108-284)

All lights would be shielded to prevent glare onto adjacent properties. Lighting would be provided within the parking area for security purposes. All lighting meets dark sky requirements pursuant to Section 122-1018.

Signs (City Code Section 108-285)

All new signage proposed will adhere to Section 108-235.

Pedestrian sidewalks (City Code Section 108-286)

All sidewalks to comply.

Loading docks (City Code Section 108-287)

None proposed.

Storage areas (City Code Section 108-288)

Any storage areas proposed will be located at the rear of the principal structure per code Section 108-288.

Land clearing, excavation or fill (City Code Section 108-289)

Vegetation removal is being reviewed by the Urban Forestry Manager and the Tree Commission and is discussed in more detail below.

Landscaping (Code Chapter 108, Article VI)

A landscape plan is required as part of a development plan review, pursuant to City Code Section 108-411.

An application was submitted for a major development plan to redevelop the existing KOTS lease area. This review is to verify compliance with Sec 108 of the City Code regarding landscaping and buffer requirements to help the Planning Board with their review. This review is based on the site and landscape plan submitted to the Tree Commission dated January 14, 2022, and plans submitted to the Planning Board dated February 11, 2022, and an updated landscape plan dated March 3, 2022.

Review of Section 108:

1. Sec 108-243: Adjacent, native habitat is being preserved and a soil erosion control and sedimentation plan has been provided (C-100). No wetland areas will be negatively impacted by the proposed work. A completed landscape plan, signed and sealed with an irrigation plan and tree protection plan has been submitted.

2. Sec 108-289: The project will require the removal of (1) Strangler Fig tree currently growing against a structure. Numerous Buttonwood trees on the eastern side of the property including along the existing walkway, shall remain as well as two Gumbo limbo trees. The request to remove the Strangler Fig tree was approved by the Tree Commission on February 7, 2022 and requires the planting of a total of 3 caliper inches of approved trees, FL #1, from the approved list, to be planted on site and incorporated into the landscape plan.
3. Sec 108-346: According to the landscape plan, the project is proposing 64.7% open space. According to the architectural plans, the project proposes 55.4% open space. There are some Brazilian pepper and Seaside Mahoe trees, both invasive exotic plant species, on the site that will be removed. Due to the seed source being in the soil, the property maintenance plan must include a statement regarding maintenance of the property to remove any invasive exotic plant species.
4. Sec 108-347 (bufferyards): The proposed use of the property is considered medium intensity due to the periodic influx of people onto the site. This parcel is a lease section from a larger property currently containing a Jail and Monroe County Sheriff Department offices (government uses). According to the property appraiser site, the property along the access walkway to the KOTS building is multifamily and the northeast, northern, and northwest boundary area is submerged-conservation (fringing mangrove and wetland area).

A. The walkway/access area on the southeastern portion of the lease area would require an E buffer (medium impact-multi family) and this section of code does not have specific buffer requirements for screening (specific requirements to be determined by the City) therefore, a review is being based on the low impact requirement, B buffer of 40 plant units per 100 linear feet of landscaped area that is 5-9 ft wide.

The plan proposes a 6 ft wide landscaped planter along the walkway access area with the neighboring property that currently contains existing, tall buttonwood hedged trees. Three Sabal Palms, 80-Cordgrass shrubs, and Coontie plants will be planted (+95 new plant units) to create a vegetative buffer along an approximate 200 ft long area.

An additional approximately 50 ft long area along this walkway turns approximately 20 feet away from the property line and contains additional, existing buttonwood trees along an existing wire fence. No new vegetation is proposed to be planted on this section of property/lease line area.

B. The western side of the walkway/access area on the southwest side of the lease area abuts existing government use areas currently used as a vehicle impoundment facility and above ground storage tanks (medium-low impact). A B buffer area is required (40 plant units per 100 linear feet). The planting bed is 6 ft wide and is approximately 316 linear feet therefore, 124 plants units are required for this area. The landscape plan proposes the planting of 5-White Tabebuia and 9-Crabwood subcanopy trees, 8-Sabal Palms, 38- Simpson Stopper and 18-Locustberry shrubs and Coontie plants (+168 plant units).

C. The project does not propose continual buffer landscaping along the northeast, north, northwest, and western lease boundary lines. A large fringing mangrove and wetland area currently exists along most of this area therefore, a vegetative buffer currently exists and new vegetation is not needed (Sec 108-352). There are no existing adjacent neighbors on this part of the lease area to require a landscape buffer for the proposed homeless shelter and it would not be recommended to be planted next to the existing mangrove/wetland buffer. A structural buffer/wall-fence will be built upland of the jurisdictional wetland line. On the north and west side, an access drive and parking area will be created. Two small landscape planter areas will be created along the lease/property line and access driveway.

Overall, the proposed landscape plan meets the requirements of landscape buffering.

5. Sec 108-348 allows for credit of existing plant material. This has been addressed above.
6. Sec 108-352 allows for the reduction of landscape or bufferyard requirements where native vegetation currently exists along that bufferyard. A large fringing mangrove area and a wetland area currently exists bordering and in the northeast, north, and northwest lease/property lines areas, as shown on the plans.
7. Sec 108- 412: The plan does incorporate 70% native vegetation and 35% of the property is being landscaped. The rest of the property not covered in hardscape or groundcover will be mulched or have gravel or sod placed, as per plans.
8. 108-413, landscape requirement along street frontages. This property does not abut a public street. The lease line exists within a larger parcel. The south and southwest lease line does abut an existing, interior access driveway and parking area.
9. Sec 108-414 Interior parking areas: There are two interior parking areas on the parcel. One parking area is located under the pile supported main structure and the second parking area is located in the northern area of the property. The landscape does include 4 planters with a shade tree and shrubs in each planter in the northern parking area containing a total of 9 parking spots. The dimensions of these planters are not known at this time.
10. Sec 108-415 perimeter parking areas: There are no perimeter parking areas on the property.
11. Sec 108-416, interior area landscaping. This section of code specifically looks at the planting of trees and requires that all areas not covered by buildings or hardscape will have grass, groundcover, shrubs or other landscaping materials. Since less than 30% of the site is non vehicular open space, 4 shade trees are required to be planted. The landscape plan includes the planting of 1-Pigeon Plum tree, 2- Sabal Palms, and 4-Thatch Palms in interior landscape areas along with various species of shrubs. Two existing Gumbo Limbo trees and Buttonwood trees also exist on the property that were not included in other reviews. Planters have been placed appropriately around the structure.
12. Sec 108-447: Curbing will be placed around all the landscape planters in the parking area, around the one small eastern planter adjacent to the access drive by the fire access, and the planter next to the delivery area. The landscape plan does include a tree protection plan.
13. Sec 108-450: Landscape screening has been provided where necessary.
14. Sec 108-481: The landscape includes the planting of 33 new trees and 20 new palms. The property contains numerous existing buttonwood trees. The proposed landscape plan meets this code section requirement.

Sec 110-88, Wetland Delineation: The project environmental consultant, Terramar Environmental, Inc, had a pre-application meeting with Sophie Wild, a South Florida Water Management District (SFWMD) representative, on November 17, 2021, which confirmed the upland wetland delineation line submitted in the application package.

Sec 110-89, development restrictions: No development is being proposed in the wetland areas. No adverse

impacts will occur to the surrounding wetland areas due to the upland construction. Coordination with SFWMD has been established.

Sec 110-91, wetland buffer zones: City code states that a natural, upland buffer zone will be created around wetland areas landward of the jurisdictional line to protect the wetland areas from impacts generated by the adjacent upland areas. The purpose of the buffer is to ensure the function of the wetland areas, to prevent pollutants from runoff from entering into the wetland areas and to enhance water quality. The boundary of the upland buffer area shall be established by field investigation and shall be constituent with SFWMD standards.

Coordination with SFWMD indicates that a 25-foot upland buffer would not be required due to the lack of vegetation and the existing conditions of the scarified, upland area that abuts the wetland areas. The proposed structural wall/fence upland of the wetland jurisdictional line will provide a structural buffer to avoid adverse secondary impacts to the wetland area, creates a protective barrier, and would improve the current conditions of the site.

Off-street parking and loading (Code Chapter 108, Article VII)

The proposed development includes (18) eighteen standard vehicle spaces. (105) One hundred and five (105) bicycle parking spaces are proposed on the property. The architect and City met with Cornerstone Resources Alliance, Inc throughout the design and was provided with a list of specifications and requirements from the director of the homeless shelter that included parking for the staff, volunteers and a few homeless shelter clients.

Stormwater and surface water management (Code Chapter 108, Article VIII)

The site will come into full compliance with the requirements of stormwater and surface water management requirements. SFWMD permit was modified May 16, 2001. The new description of the stormwater management system is:

Surface water management system consists of site grading which directs all runoff to a dry retention area. Dry retention area overflows into tidal wetlands. A copy of the SFWMD surface water management general permit # 44-00163-S modification is attached. Site plan is page 18. One retention pond is existing for this permit.

Utilities (Code Chapter 108, Article IX)

Access to potable water, access to wastewater disposal systems and conservation of potable water supply were analyzed in the above concurrency management determination and were found in compliance.

Art in Public Places (City Code Section 2-487)

NA

CRITERIA FOR CONDITIONAL USE REVIEW AND APPROVAL:

The Applicant is requesting a Variance from the Conditional Use Review and Approval Criteria.

Pursuant to City Code Section 122-62(c), applications for a conditional use shall clearly demonstrate the following:

(1) Land use compatibility. The Applicant has demonstrated that the proposed conditional use within the PS Zoning District, including its proposed scale and intensity, traffic-generating characteristics and off-site impacts are compatible and harmonious with adjacent land uses and would not adversely impact land use activities in the immediate vicinity. According to the City of Key West Engineering Department the additional parking spaces appear to be an increase of about 2% with respect to the sites utilizing the drive that provides access to that area. However, as noted, these are spaces primarily used by staff/volunteers that currently use the MCSO lot, so there is no anticipated change in traffic. Also noted, is that the bus stop for KOTS is down the street, so that will not affect vehicular traffic either. The new KOTS should not generate additional trips that would require a study.

(2) *Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use.* The site and building would be adequate to accommodate the proposed scale and intensity of the requested conditional use. The property was developed prior to the adopted LDRs and is nonconforming in several respects. It would be impossible for the site to accommodate all required screening, buffers, landscaping, open space and off-street parking of the LDRs without reducing the square footage needed to provide the right amount of services on site. Urban design amenities include bicycle racks, outdoor lighting, and ADA-accessible sidewalks.

(3) *Proper use of mitigative techniques.* To help minimize or prevent any adverse impacts of the proposed use, the City proposes to completely screen all mechanical equipment, utilities, and dumpsters; install landscaping throughout the property to provide visual buffers where appropriate.

(4) *Hazardous waste.* No hazardous waste would be generated, and no hazardous materials would be used.

(5) *Compliance with applicable laws and ordinances.* All necessary permits from other governmental agencies would be obtained.

(6) *Additional criteria applicable to specific land uses.* Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:

a. *Land uses within a conservation area.* Not applicable.

b. *Residential development.* Not applicable.

c. *Commercial or mixed-use development.* The proposed conditional use is nonresidential and has been reviewed for land use compatibility based on compliance with all applicable portions of the LDRs. No new traffic impacts are being proposed.

d. *Development within or adjacent to historic district.* The proposed development is not located within the historic district.

e. *Public facilities or institutional development.* Public facilities or other institutional development proposed as a conditional use was reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. The city analyzed the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city also considered compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.

f. *Commercial structures use and related activities within tidal waters.* Not applicable as not commercial structure.

g. *Adult entertainment establishments.* Not applicable.

Sec. 122-1018. - Conditional uses.

Conditional uses in the public and semipublic services district (PS) are as follows:

(1) Emergency shelters for the homeless, and shelters for temporarily housing the homeless which meet the following minimum standards for development review, site development and operation:

a. Fencing: The entire site shall have a six-foot opaque fence on all sides.

The entire site shall have a six-foot opaque fence on all sides. An opaque fence 6 feet in height will surround the property where adjacent uses exist.

b.Landscape buffer: A minimum of a five-foot wide "D" buffer as specified in section 108-347(c)
The site does not currently have a five-foot wide "D" buffer. The City has requested a variance from this standard which is addressed in a companion staff report.

c.Security lighting on the perimeter of the site and upon the interior of the fenced premises which shall be designed to "dark sky" lighting standards to protect adjacent residential uses.

IN COMPLIANCE

d.Onsite security personnel licensed by the State of Florida for such role and activity provided by the operator of the facility during the hours of operation inclusive of nighttime or any time when clients of the facility are present.

IN COMPLIANCE

e.An outdoor daytime congregation area inside the grounds of the site large enough to accommodate the maximum client population of the facility to prevent waiting and congregating off site.

IN COMPLIANCE

f.On-site facilities:

- i. Sleeping facilities for 100% of the maximum client population;
All beds provided (148).
- ii. Dining facilities for at least 50% of the maximum client population;
1275 sf of congregate space.
- iii. Shower and toilet facilities in a quantity necessary to serve the maximum client population;
Men- There are 116 beds, 8 showers, 5 urinals, 6 toilets, and 9 sinks.
Women- There are 32 beds, 3 showers, and 4 sinks.
- iv. Intake and counseling offices;
Provided.
- v. Storage for client personal effects, food, sleeping linens, miscellaneous support materials;
Provided.
- vi. A loading zone and bus parking area.
Loading provided. No bus parking area.

No bus parking area provided. The Applicant is requesting a variance to this standard.

g. All shelters for the homeless or for temporary housing [of] the homeless shall undergo review as a major development plan and meet the requirements of section 108-92 et seq.

IN COMPLIANCE

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board that the request for Major Development Plan and Conditional Use be **Approved with the following conditions:**

General conditions:

1. The proposed construction shall be in substantial compliance with the site plans dated March 15, 2022, by William P. Horn Architect, and with Final Landscape Plans dated March 3, 2022 when approved by the Tree Commission. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted and dated. Development plan modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted for review and approval to the Planning Department prior to building permit

application. Minor and major development plan modifications are addressed as per Section 108(C.).

2. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent streets and sidewalks shall be kept clean and clear of construction debris.
3. All sidewalks and walkways shall have a minimum 36-inch width and clearance from objects and landscaping. Five feet is preferred wherever possible. Flexi-pave shall be utilized in all instances in which sidewalks or parking area is in close proximity to trees. Pavement and sidewalk installation and repaving shall occur with oversight from the Urban Forester.
4. All invasive plant species shall be removed from the site (upland and wetland areas), particularly Seaside Mahoe-*Theselia populnea*, Brazilian pepper-*Schinus terebinthifolia*, Lead tree-*Leucaena leucocephala*, and Australian Pine-*Casuarina* sp. The property shall be monitored and continual removal of these nuisance trees shall be done.
5. Tree protection and upland silt barriers must be placed and maintained.
6. No impacts authorized to occur to any protected trees. Overhanging buttonwood trees branches must be properly trimmed by a certified arborist prior to commencement of work on the property.
7. No impacts authorized to occur to the adjacent wetland areas. Any debris that accidentally falls into the wetland area must be immediately removed.
8. KOTS Facility shall utilize loading areas for Fire Department access and loading during evacuation procedures.
9. KOTS Facility Staff shall direct KOTS clients to utilize bus stops along both sides of College Road.

Conditions prior to City Commission:

10. Final Landscape approval required from Urban Forestry Manager on behalf of Tree Commission.

Conditions prior to issuance of a building permit:

11. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee. The City may request a waiver for low income if grant is not approved.
12. Overhanging buttonwood tree branches must be properly trimmed by a certified arborist prior to commencement of work on the property and shall be inspected by the Urban Forester.

Conditions prior to issuance of a Certificate of Occupancy:

13. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

STAFF REPORT

DATE: March 18, 2022

RE: **5537 College Road-KOTS File #TP2022-0009**
(Final Landscape Plan Review)

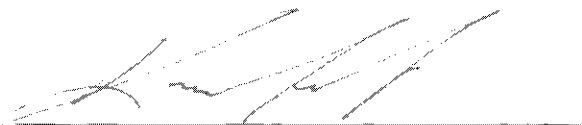
FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was reviewed for Final Landscape Plan Approval for the above referenced property, also known as KOTS. The Tree Commission on February 7, 2022, approved the removal of (1) Strangler Fig tree to be replaced with 3 caliper inches of approved dicot trees, to be incorporated into the approved landscape plan. A staff report regarding landscape plan design approval, Sec 110 wetland regulations, and Sec 108 landscaping and buffer requirements was created on March 2 and 7, 2021.

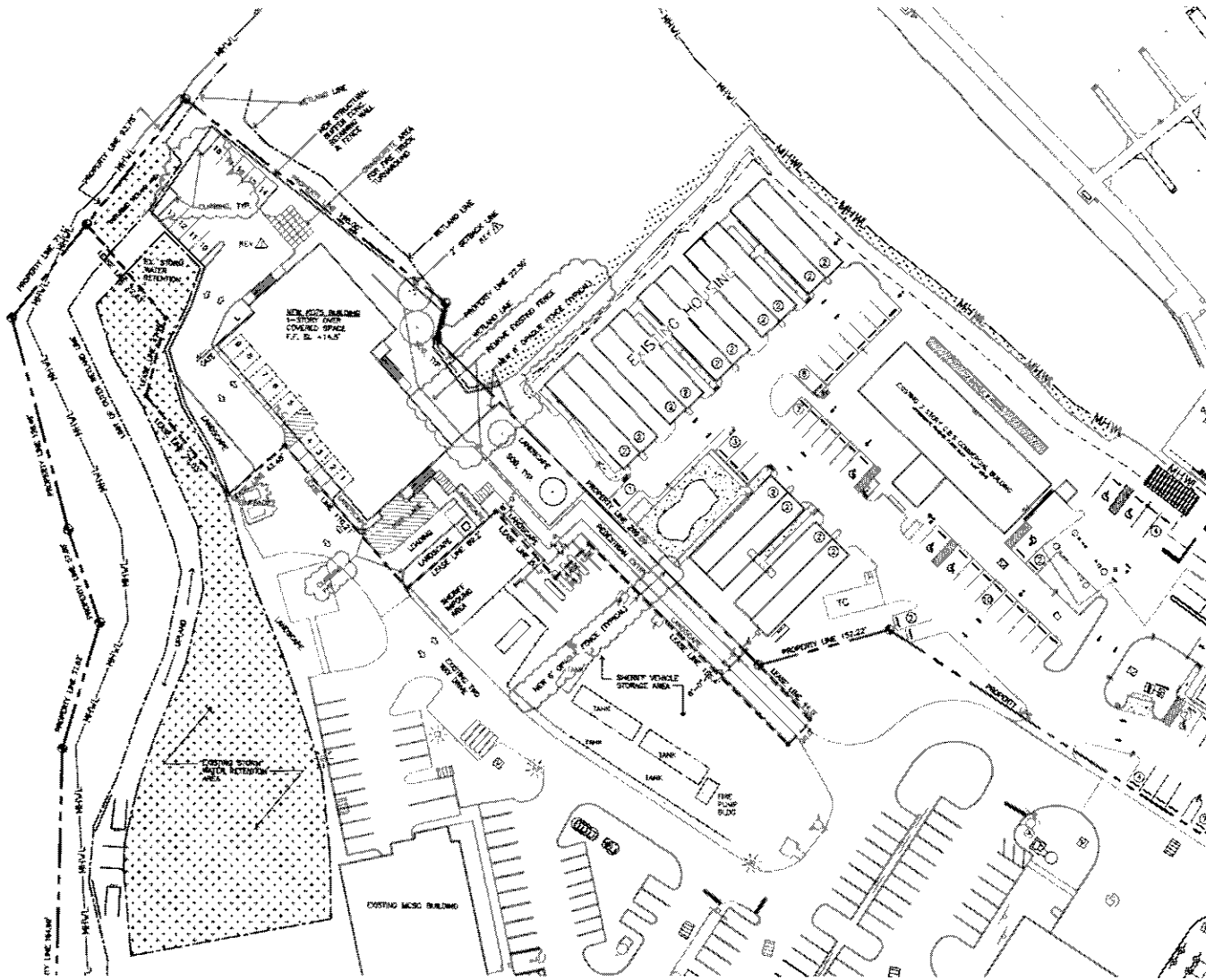
The Planning Board approved the development plan on March 17, 2022, with conditions and the project is outside of the HARC boundaries therefore, no review is required. No significant changes occurred to the site plan or to the landscape plan that was reviewed and approved by the Tree Commission therefore, the Urban Forestry Manager, on behalf of the Tree Commission, is authorized to approve the Final Landscape Plan.

The Final Landscape Plan, dated March 3, 2022 that is part of the site plan and architectural drawings dated March 15, 2022 is hereby approved with the following conditions:

1. Erosion barrier-silt curtains and tree protection must be installed and maintained throughout the duration of the demolition and construction on the property.
2. All invasive plant species (Seaside Mahoe-Thespesia populnea, Brazilian Pepper-Schinus terebinthifolia, Australian Pine-Casuarina sp., and Lead Tree-Leucaena leucocephala) in the upland and adjacent wetland perimeter areas will be removed and the property shall be monitored for continual removal of these species.
3. Overhanging buttonwood tree branches into and along the proposed work areas must be properly trimmed by a certified arborist prior to commencement of work on the property.
4. No impacts authorized to occur to the adjacent wetland areas. Any debris that accidentally falls into the wetland area must be immediately removed



Karen DeMaria
Urban Forestry Manager, City of Key West
kdemaria@cityofkeywest-fl.gov
305-809-3768



PROPOSED SITE PLAN (LEASE AREA)

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY SCALE: 1"=30'-0"
 PREPARED BY AVIRON & ASSOCIATES DATED ON 04-08-2021.

WILLIAM P. HORN
 ARCHITECT, P.A.

515 ETON ST
 KEY WEST,
 FLORIDA
 33040

TEL: 305-246-8330
 FAX: 305-246-3033

LICENSE NO:
 AA 000060

KEYS OVERNIGHT
 TEMPORARY
 SHELTER
 5537 COLLEGE RD.
 KEY WEST, FLORIDA

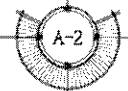
SEAL _____

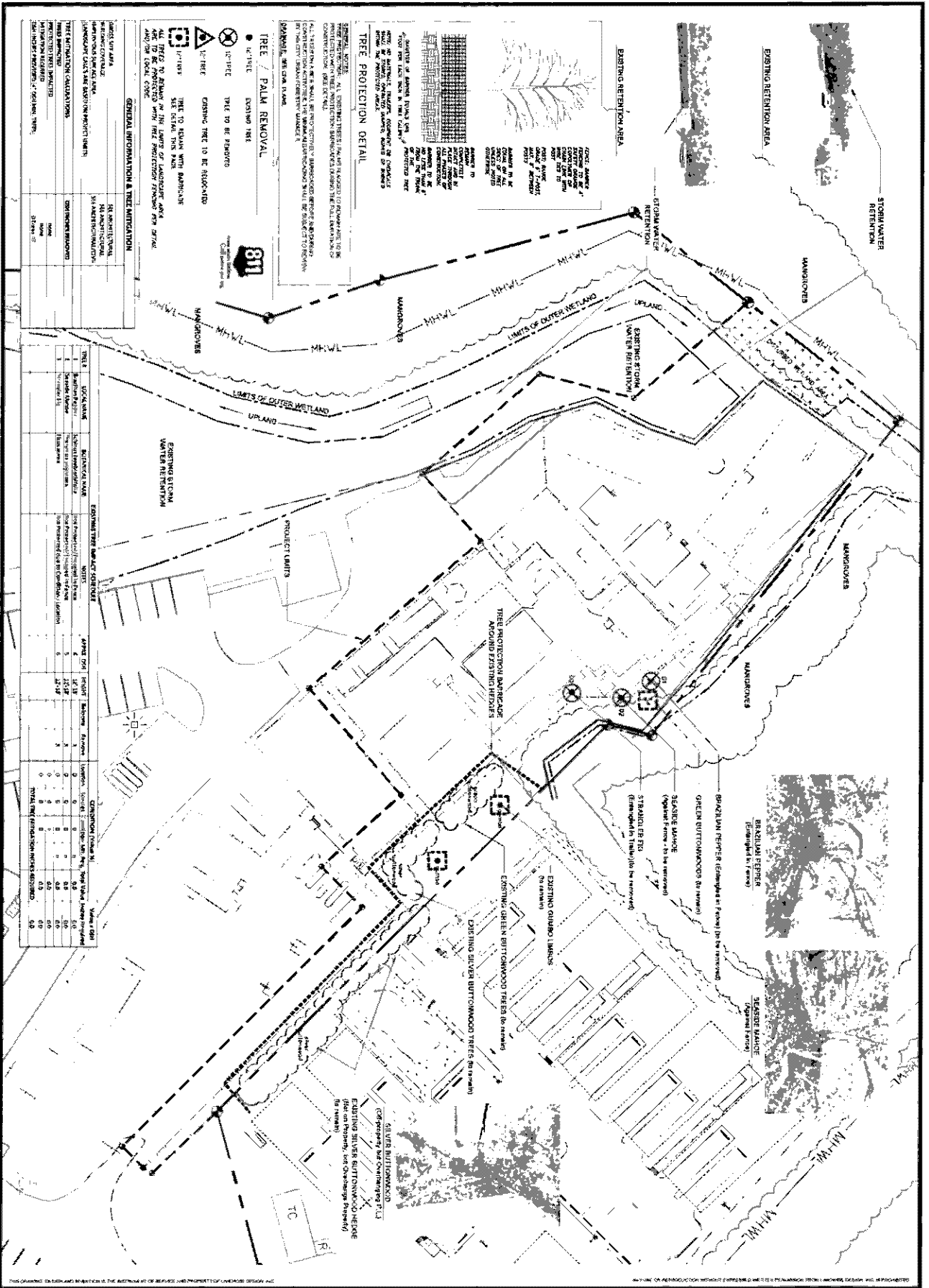
DATE
 11-04-2021 D.R.C.
 11-20-2021 KEY A
 12-09-2021 D.R.C.
 02-11-2022 P.L. 8D
 03-03-2022 P.L. 8D REV A

REVISIONS _____

DRAWN BY
 EMA
 JFS
 CAB
 PROJECT
 NUMBER
 2021

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
 5537 COLLEGE ROAD
 KEY WEST, FLORIDA





EXISTING VEGETATION

EXISTING VEGETATION TO BE MAINTAINED AND PROTECTED FROM CONSTRUCTION ACTIVITIES. THIS VEGETATION SHALL BE MAINTAINED THROUGHOUT THE PROJECT CONSTRUCTION PERIOD.

EXISTING STEAM WATER RETENTION

EXISTING STEAM WATER RETENTION AREAS TO BE MAINTAINED AND PROTECTED FROM CONSTRUCTION ACTIVITIES.

EXISTING SILVER BUTTERNUT TREES TO BE MAINTAINED

EXISTING SILVER BUTTERNUT TREES TO BE MAINTAINED AND PROTECTED FROM CONSTRUCTION ACTIVITIES.

EXISTING GREEN BUTTERNUT TREES TO BE MAINTAINED

EXISTING GREEN BUTTERNUT TREES TO BE MAINTAINED AND PROTECTED FROM CONSTRUCTION ACTIVITIES.

EXISTING OAK TREES TO BE MAINTAINED

EXISTING OAK TREES TO BE MAINTAINED AND PROTECTED FROM CONSTRUCTION ACTIVITIES.

EXISTING PALM TREES TO BE MAINTAINED

EXISTING PALM TREES TO BE MAINTAINED AND PROTECTED FROM CONSTRUCTION ACTIVITIES.

EXISTING OTHER TREES TO BE MAINTAINED

EXISTING OTHER TREES TO BE MAINTAINED AND PROTECTED FROM CONSTRUCTION ACTIVITIES.

TREE PROTECTION DETAIL

CONSTRUCTION ACTIVITIES SHALL BE PROHIBITED WITHIN THE PROTECTED TREE ZONE. A FENCE SHALL BE INSTALLED AROUND THE TREE TO PREVENT CONSTRUCTION EQUIPMENT FROM ENTERING THE PROTECTED TREE ZONE.

TREE REMOVAL

TREES TO BE REMOVED SHALL BE IDENTIFIED WITH A REMOVAL SYMBOL. THE REMOVAL OF THESE TREES SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI'S TREE REMOVAL ORDINANCE.

GENERAL INFORMATION & TREE MITIGATION

MITIGATION PLAN

MITIGATION PLAN TO BE SUBMITTED TO THE CITY OF MIAMI FOR APPROVAL. THE MITIGATION PLAN SHALL ADDRESS THE REMOVAL OF TREES AND THE REPLACEMENT OF TREES OF EQUAL OR GREATER SIZE AND SPECIES.

MITIGATION TABLE

TREE TYPE	NUMBER OF TREES TO BE REMOVED	MITIGATION PLAN
SEASIDE PALM	1	REPLACEMENT WITH SEASIDE PALM
STINGRAY OR EEL	1	REPLACEMENT WITH STINGRAY OR EEL
BRACED BUTTERNUT	1	REPLACEMENT WITH BRACED BUTTERNUT
EXISTING SILVER BUTTERNUT	1	REPLACEMENT WITH SILVER BUTTERNUT
EXISTING GREEN BUTTERNUT	1	REPLACEMENT WITH GREEN BUTTERNUT
EXISTING OAK	1	REPLACEMENT WITH OAK
EXISTING PALM	1	REPLACEMENT WITH PALM
EXISTING OTHER	1	REPLACEMENT WITH OTHER
TOTAL TREE REPLACEMENTS REQUIRED	6	

TABLE 1: UPLAND AND WETLAND DATA

UPLAND	WETLAND	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10
11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12
13	13	13	13	13	13	13	13	13	13
14	14	14	14	14	14	14	14	14	14
15	15	15	15	15	15	15	15	15	15
16	16	16	16	16	16	16	16	16	16
17	17	17	17	17	17	17	17	17	17
18	18	18	18	18	18	18	18	18	18
19	19	19	19	19	19	19	19	19	19
20	20	20	20	20	20	20	20	20	20
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22	22	22	22	22	22	22	22	22	22
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38	38	38	38	38	38	38	38	38	38
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45	45	45	45	45	45	45	45	45	45
46	46	46	46	46	46	46	46	46	46
47	47	47	47	47	47	47	47	47	47
48	48	48	48	48	48	48	48	48	48
49	49	49	49	49	49	49	49	49	49
50	50	50	50	50	50	50	50	50	50

KEYS

OVERNIGHT TEMPORARY HOUSING

811

APPROVAL DOCUMENTS

EXISTING VEGETATION

DATE: 3.3.22

PROJECT: 17-1

DESIGNER: LANDWISE

APPROVAL DOCUMENTS

EXISTING VEGETATION

DATE: 3.3.22

PROJECT: 17-1

DESIGNER: LANDWISE

300 N. 20TH AVENUE, SUITE 100, MIAMI, FL 33137

TEL: 305.555.1234

WWW.LANDWISEDESIGN.COM

APPROVAL DOCUMENTS

EXISTING VEGETATION

DATE: 3.3.22

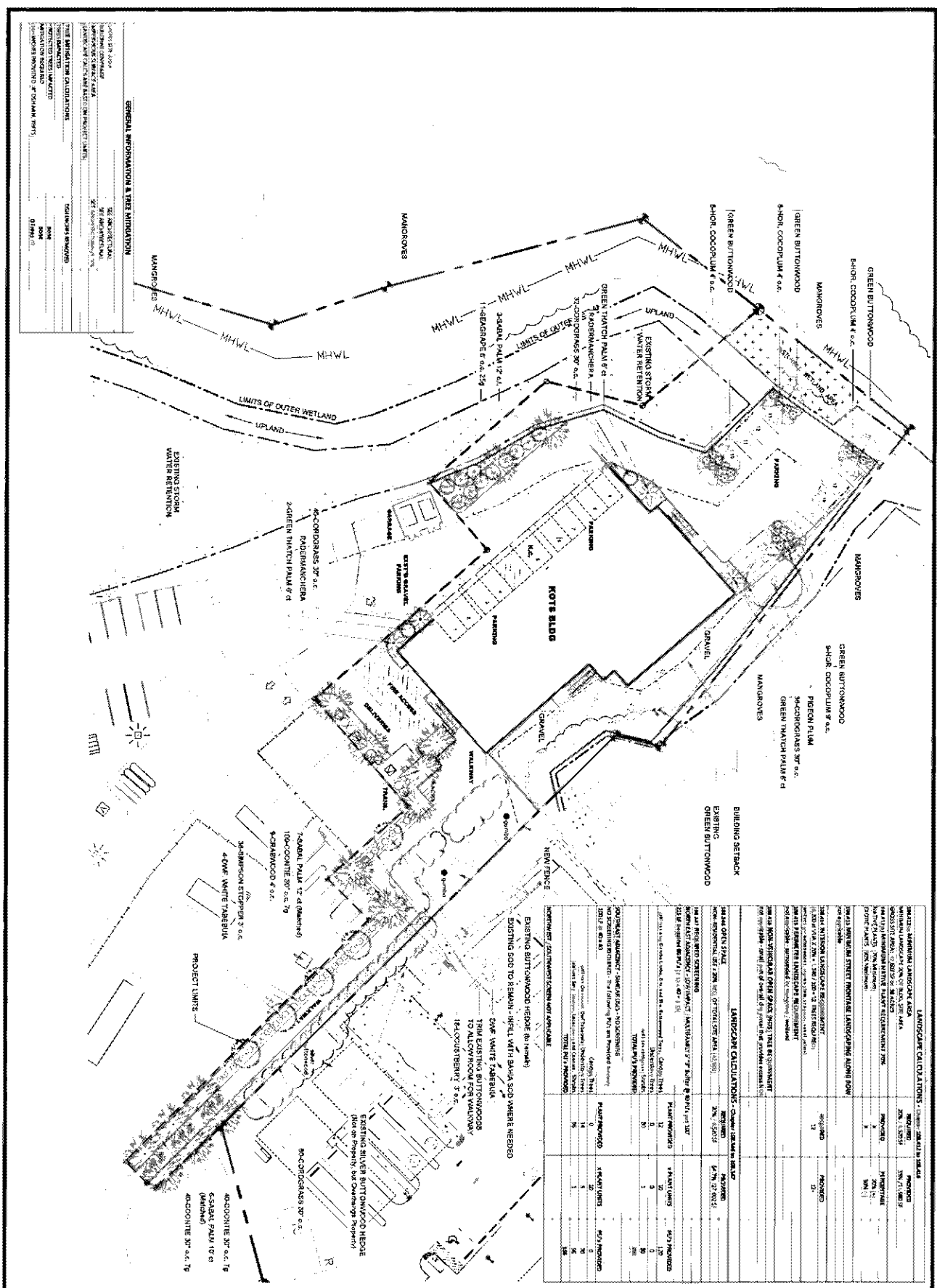
PROJECT: 17-1

DESIGNER: LANDWISE

300 N. 20TH AVENUE, SUITE 100, MIAMI, FL 33137

TEL: 305.555.1234

WWW.LANDWISEDESIGN.COM



GENERAL INFORMATION & TREE MITIGATION

DATE: 3.3.22

PROJECT: OVERNIGHT TEMPORARY HOUSING

CLIENT: LANDWISE

DESIGNER: LANDWISE

SCALE: 1:100

PROJECT NO: 12345

DATE: 3.3.22

LANDSCAPE CALCULATIONS - OVERNIGHT TEMPORARY HOUSING

PLANTING AREA	PLANT SPECIES	QUANTITY	PLANTING DATE
EXISTING SILVER BUTTWOOD HEDGE	SILVER BUTTWOOD	10	2022
NEW FENCE	GRABWOOD	30	2022
ROTE BLDG	CONDORAS	40	2022
GRANITE	ACACIA	10	2022
NEW FENCE	CRABWOOD	30	2022
EXISTING SILVER BUTTWOOD HEDGE	SILVER BUTTWOOD	10	2022
NEW FENCE	GRABWOOD	30	2022
ROTE BLDG	CONDORAS	40	2022
GRANITE	ACACIA	10	2022
NEW FENCE	CRABWOOD	30	2022

KEYS

OVERNIGHT TEMPORARY HOUSING

5507 COLLEGE ROAD
STOCK BLVD, FL 33500

APPROVAL DOCUMENTS

LANDSCAPE PLAN (CONCEPTUAL)

DATE: 3.3.22

SCALE: 1:100

PROJECT NO: 12345

DESIGNER: LANDWISE

CLIENT: LANDWISE

DATE: 3.3.22

UNDERGROUND IRRIGATION SPECIFICATIONS

1.0 GENERAL

- 1.1 **GENERAL**
 - 1.1.1 **REVISIONS**
 - A. Furnishing and installing temporary systems as described in Contract Documents complies with amendments necessary for proper functioning.
- 1.2 **SYSTEM DESCRIPTION**
 - A. **Design Requirements**
 1. Layout of Mainlines, Submains, and Drains to be installed. Actual placement may vary slightly as required to achieve full cover coverage. Method for laying out submain, submain, and drain, shall be.
 2. Control method, controls, and components. Addressed to meet proper placement and cover requirements. Where necessary, refer to drawings.
- 1.3 **QUALITY ASSURANCE**
 - A. **Inspection & Reinspection**
 1. Work and materials shall be inspected with lines clear and irrigation and other applicable parts or soil tests. Nothing in Contract Documents is to be construed to prevent such re-inspection by these items.
 - B. **Installation Conference**
 1. Meet with Owner and Designer to discuss and review all elements of job requirements, and to commence work on this project.
 - C. **Final Reinspection**
 1. Final reinspection in system will be performed to avoid pending final acceptance.
 2. Approval by Owner and Designer will be required for final acceptance. All irrigation equipment to be installed in this project shall be approved by the Designer. Final approval shall be given only after all work has been completed and all materials have been inspected.
 - D. 1. Documentation and availability of actual test data, performance and/or compliance if required.
- 1.4 **SUBMITTALS**
 - A. **Shop Drawings**
 1. Review for accuracy and compliance with installation conditions to be furnished prior to final installation. To include:
 - a. Detail and dimensions of all mainlines, submains, and drains.
 - b. Support details and dimensions, not shown in original Contract Documents.
 - c. Material of all pipe, wire, and components. All materials shall be listed in General Conditions and approved shop drawings.
 2. Material of all pipe, wire, and components. All materials shall be listed in General Conditions and approved shop drawings.
 3. Detail of all mainlines, submains, and drains. All materials shall be listed in General Conditions and approved shop drawings.
 4. Approval of all work shall be provided in all drawings.
 5. All drawings shall be prepared for all materials, including pipe, wire, and components and materials. All drawings shall be prepared for all materials, including pipe, wire, and components and materials.
 - B. **Installation Manual**
 1. Provide installation manual which shall describe components for system operation and maintenance.
- 1.5 **PROTECT EXISTING**
 - A. During construction and storage, avoid interference from damage and unapproved repairs to existing.
- 1.6 **WARRANTY**
 - A. Standard one (1) year warranty provided in General Conditions shall include:
 - 1. Covered system including, parts and labor.
 - 2. Oiling and replacement of parts, and repairs (including due to installation of irrigation hardware) for the life of the system.
 - 3. Repair subsequent to faulty workmanship to be made to replace work.
- 1.7 **MAINTENANCE**
 - A. **Care & Maintenance**
 1. In operation, installed system, furnish Owner with the following items to maintain:
 - a. List of all parts and components, with part numbers and quantities.
 - b. List of all parts and components, with part numbers and quantities.
 - c. List of all parts and components, with part numbers and quantities.

2.0 FIELD QUALITY CONTROL

- 2.1 **FIELD QUALITY CONTROL**
 - A. **Field Quality Control**
 1. All materials shall be inspected and approved prior to installation. All materials shall be inspected and approved prior to installation. All materials shall be inspected and approved prior to installation.

3.0 EQUIPMENT AND MATERIALS

- 3.1 **EQUIPMENT AND MATERIALS**
 - A. **Equipment and Materials**
 1. All equipment and materials shall be inspected and approved prior to installation. All equipment and materials shall be inspected and approved prior to installation. All equipment and materials shall be inspected and approved prior to installation.

4.0 INSTALLATION

- 4.1 **INSTALLATION**
 - A. **Installation**
 1. All materials shall be inspected and approved prior to installation. All materials shall be inspected and approved prior to installation. All materials shall be inspected and approved prior to installation.

2. Do not cover pressure lines, electrical pipe, or wiring with the landscape area in the installation and before final grading.
3. Installation of Mainlines
 1. Install all pipe in a trench to provide for expansion and contraction as recommended by Manufacturer.
 2. Unless otherwise indicated on Drawings, install mainlines with a maximum cover of 18 inches (1.5 feet) below finished grade. Install below grade with a maximum cover of 18 inches (1.5 feet) below finished grade.
 3. Install pipe with an outer diameter of 1.5 inches or greater in a trench with a maximum cover of 18 inches (1.5 feet) below finished grade.
 4. Connect the mainlines to the building foundation. Install the mainlines to the building foundation with a maximum cover of 18 inches (1.5 feet) below finished grade.
 5. The mainlines shall be installed in a trench with a maximum cover of 18 inches (1.5 feet) below finished grade.
4. Submain Installation
 1. Submain shall be installed in a trench with a maximum cover of 18 inches (1.5 feet) below finished grade.
 2. Submain shall be installed in a trench with a maximum cover of 18 inches (1.5 feet) below finished grade.
5. Drain Installation
 1. Drain shall be installed in a trench with a maximum cover of 18 inches (1.5 feet) below finished grade.
 2. Drain shall be installed in a trench with a maximum cover of 18 inches (1.5 feet) below finished grade.

- 3.2 **FIELD QUALITY CONTROL**
 - A. **Field Quality Control**
 1. All materials shall be inspected and approved prior to installation. All materials shall be inspected and approved prior to installation. All materials shall be inspected and approved prior to installation.

5.0 EQUIPMENT AND MATERIALS

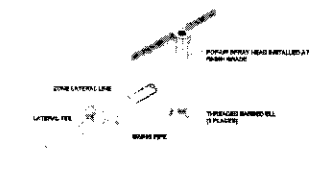
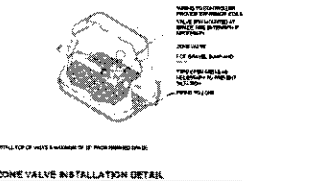
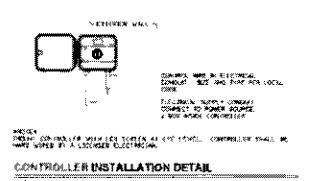
- 5.1 **EQUIPMENT AND MATERIALS**
 - A. **Equipment and Materials**
 1. All equipment and materials shall be inspected and approved prior to installation. All equipment and materials shall be inspected and approved prior to installation. All equipment and materials shall be inspected and approved prior to installation.

6.0 INSTALLATION

- 6.1 **INSTALLATION**
 - A. **Installation**
 1. All materials shall be inspected and approved prior to installation. All materials shall be inspected and approved prior to installation. All materials shall be inspected and approved prior to installation.

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

AS-BUILT IRRIGATION PLAN SHALL BE PROVIDED TO OWNER AT COMPLETION OF PROJECT.



KEYS OVERNIGHT TEMPORARY HOUSING
 9517 COLLEGE ROAD
 STOCK ISLAND, FL 33040



APPROVAL DOCUMENTS

IRRIGATION SPECIFICATIONS

DATE: 3.3.22

REVISIONS

No.	Date	Notes

PROJECT NUMBER: **L-5**

JOB NO. 20006 DRAWN BY: LBR

THIS DRAWING IS THE PROPERTY OF LANDWISE DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LANDWISE DESIGN.



KEYS OVERNIGHT TEMPORARY SHELTER

5537 COLLEGE ROAD
KEY WEST, FL

WILLIAM P. HORN
ARCHITECT, P.A.

610 EAST 7TH ST
KEY WEST
FLORIDA
34901

TEL: 305-894-8857
FAX: 305-796-2857

PROJECT NO.
AP 202006

KEYS OVERNIGHT
TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FL 34901

MAP LOCATION



AREA OF WORK

KEY PERSONNEL

ARCHITECT	STRUCTURAL ENGINEERS	LANDSCAPE ARCHITECT	SURVEYORS
WILLIAM P. HORN ARCHITECT, P.A. WILLIAM P. HORN, RA, LEED AP 415 EAST 7TH ST KEY WEST, FL 34901 TEL: 305-894-8857	MARK REISTER, P.E. KEY WESTERN ENGINEERING 1000 S. STATE ST. CORONA, FL 32081 TEL: 386-993-5333	LARRY ROBERTS, LEED AP 2015 SW 11TH AVE MIAMI, FL 33135 TEL: 305-851-1100	MICHAEL ANTON PROFESSIONAL SURVEYORS & MAPPING 400 APPALACHIAN AVE, STE 2E KEY WEST, FL 34901 TEL: 305-894-1100
GEOL. ENGINEERING	ENVIRONMENTAL ENGINEERING	ENVIRONMENTAL SERVICES	OWNER (PROPERTY)
PERKINS ENGINEERING AND CONSULTANTS INC. ALEX E. PEREZ, PE 1000 EAST 99TH AVE SUITE 202 KEY WEST, FL 34901 TEL: (305) 363-4444	MARTIN TAYLOR LANDSCAPE ARCHITECTS GUYTON, INC. KATHERINE OLIVER, P.E., LEED AP 1000 SW 11TH AVE. SUITE 202 CORONA, FL 32081 TEL: (386) 483-1741	TRINIDAD ENVIRONMENTAL SERVICES, INC. 3140 FRANK 1000 SW 11TH AVE. SUITE 202 CORONA, FL 32081 TEL: (386) 363-4444	KEYS OVERNIGHT 5537 COLLEGE RD. KEY WEST, FL 34901 TEL: (305) 894-1100
		TRIPPENBERG & ASSOCIATES, INC. OWEN TRIPPENBERG 1000 SW 11TH AVE. SUITE 202 CORONA, FL 32081 TEL: (386) 363-4444	CITY OF KEY WEST 1000 WEST ST KEY WEST, FL 34901 TEL: (305) 894-3300

SITE DATA

SITE AREA
OVERALL SITE AREA: 667,126 SQ. FEET 13.88 ACRES
LEASE AREA: 641,974 SQ. FEET 14.86 ACRES

LAND USE: P.E. (PUBLIC SERVICE)

FLOOD ZONE: AT EL. +10.0' PER LOMV CHG. NO. 21-04-3573P

SETBACKS: ALLOWED: 25'-3.3' - 28.5' (FINISHED FLOOR IS 5.5' ABOVE BFE+1)
PROPOSED: 28.5'

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

SIDE SETBACKS:
REQUIRED = 15'
PROPOSED = 25'

REAR SETBACK (INCLUDING REARLAND):
REQUIRED = 25'
PROPOSED = 25'

SETBACKS (SIDE/REAR/REARLAND):
FRONT/REAR/REARLAND: ALLOWED = 10'
PROPOSED = 10'

FAR: ALLOWED = 0.8
EXISTING = 0.80
PROPOSED = 0.70

LOT COVERAGE: ALLOWED = 40%
EXISTING = 25.2%
PROPOSED = 25.4%

IMPERVIOUS AREA: ALLOWED = 50%
EXISTING = 40.3%
PROPOSED = 44.5%

LANDSCAPE AREA: REQUIRED = 20%
EXISTING = 14.6%
PROPOSED = 15.4%

OPEN SPACE AREA: REQUIRED = 20%
EXISTING = 13.8%
PROPOSED = 14.4%

PARKING: REQUIRED = N/A
EXISTING = 0
PROPOSED = 18 SPACES

BIKE/PEDICLER PARKING: REQUIRED = N/A
EXISTING = 0
PROPOSED = 27 SPACES (TOWARD 8 SPACES (COMPLETES/ADJUSTS) 87 SPACES TOTAL)

REV A

LIST OF DRAWINGS

A-0	COVER SHEET
IS-1	EXISTING OVERALL SITE PLAN
IS-2	EXISTING PARTIAL SITE PLAN
A-1	PROPOSED OVERALL SITE PLAN
A-2	PROPOSED PARTIAL SITE PLAN
A-3	PROPOSED GRADING FLOOR PLAN
A-3.1	PROPOSED FIRST FLOOR PLAN
A-8	PROPOSED OPERATIONS
A-9	PROPOSED SCHEDULE BUILDING SECTION
CS-1	FIRST FLOOR LIFE SAFETY PLAN
CS-2	GROUND FLOOR LIFE SAFETY PLAN
LS-3	LIFE SAFETY DETAILS
L-1	EXISTING RESTROOM PLAN
L-2	LANDSCAPE PLAN (CONCEPTUAL)
L-3	LANDSCAPE SCHEDULE AND DETAILS
L-4	LANDSCAPE SPECIFICATIONS
L-5	IRRIGATION SPECIFICATIONS
E-1	SITE LIGHTING PLAN
D-100	EROSION CONTROL PLAN
D-200	GRADING AND DRAINAGE PLAN
C-100	SITE UTILITY PLAN
	SURVEYS

BUILDING DATA

EXISTING BUILDING AREAS:
TOTAL GRS AND GSI = 283,864 SQFT
LEASO AREAS = 20,833 SQFT
EXISTING NETS FACILITY = 1,024 SQFT

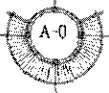
PROPOSED BUILDING AREAS:
NETS FIRST FLOOR COVERED = 10,502 SQFT
NETS FIRST FLOOR COVERED = 710 SQFT
NETS GROUND FLOOR COVERED = 304 SQFT
NETS GROUND FLOOR COVERED = 10,208 SQFT

Handwritten notes:
KPH 3/24/2022
WAL 3/27/22

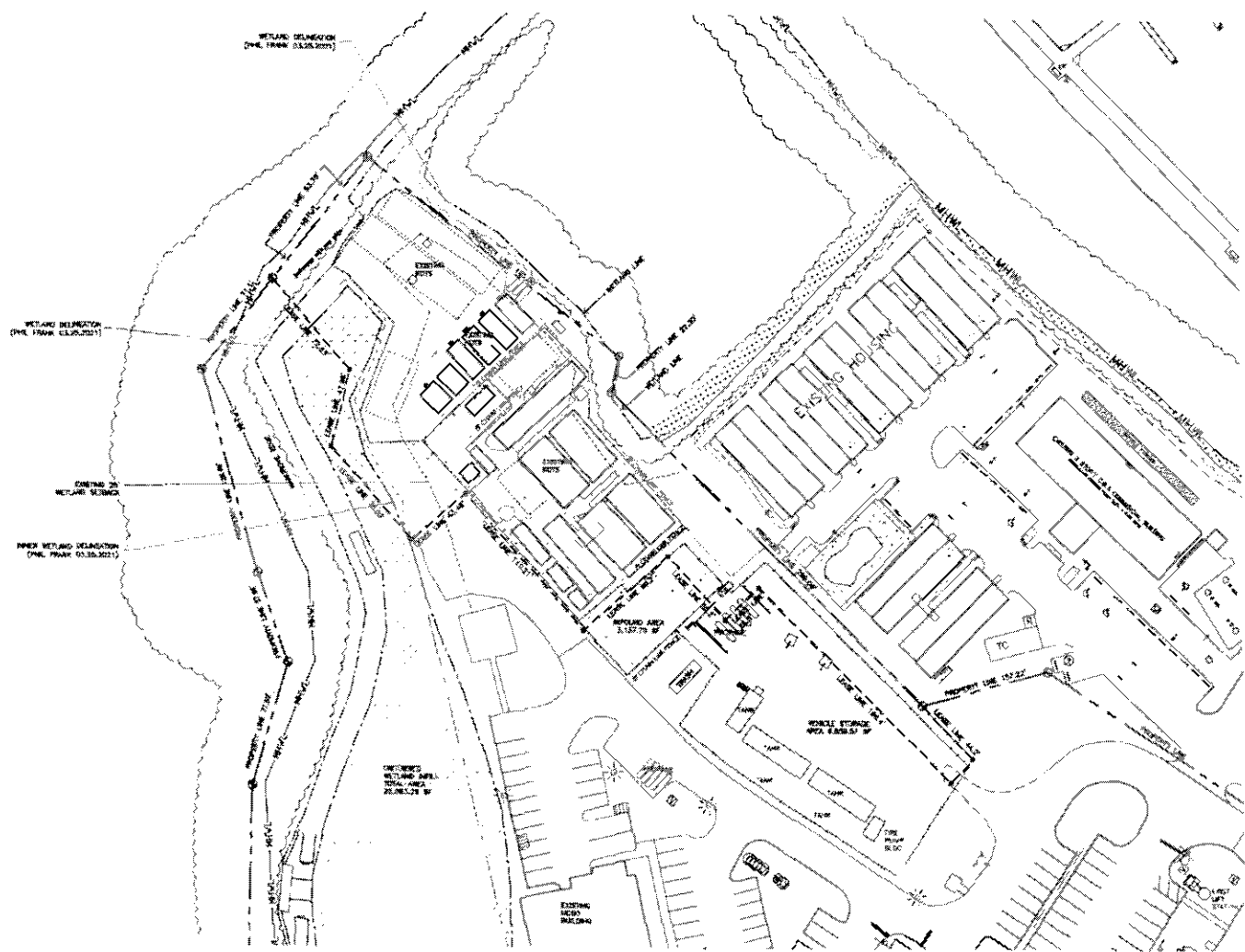
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11-04-2021 D.R.C.
11-26-2021 REV A
12-09-2021 D.R.C.
03-11-2022 P.L.D.
03-03-2022 P.L.D. REV A

REVISIONS:

DRAWN BY:
EMA
P.L.D.
PROJECT NUMBER:
2020



KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA



EXISTING SITE PLAN (LEASE AREA)

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY. SCALE: 1"=30'-0"
 PREPARED BY AMRON & ASSOCIATES DATED ON 04-08-2021.



WILLIAM F. HORN
 ARCHITECT, P.A.

915 EAST 15TH ST
 KEY WEST,
 FLORIDA
 34240

TEL: 305 854-0022
 FAX: 305 854-0023

LOT 252, PALM
 43 8820-06

KEYS OVERNIGHT
 TEMPORARY
 SHELTER
 5537 COLLEGE RD.
 KEY WEST, FLORIDA

SCALE

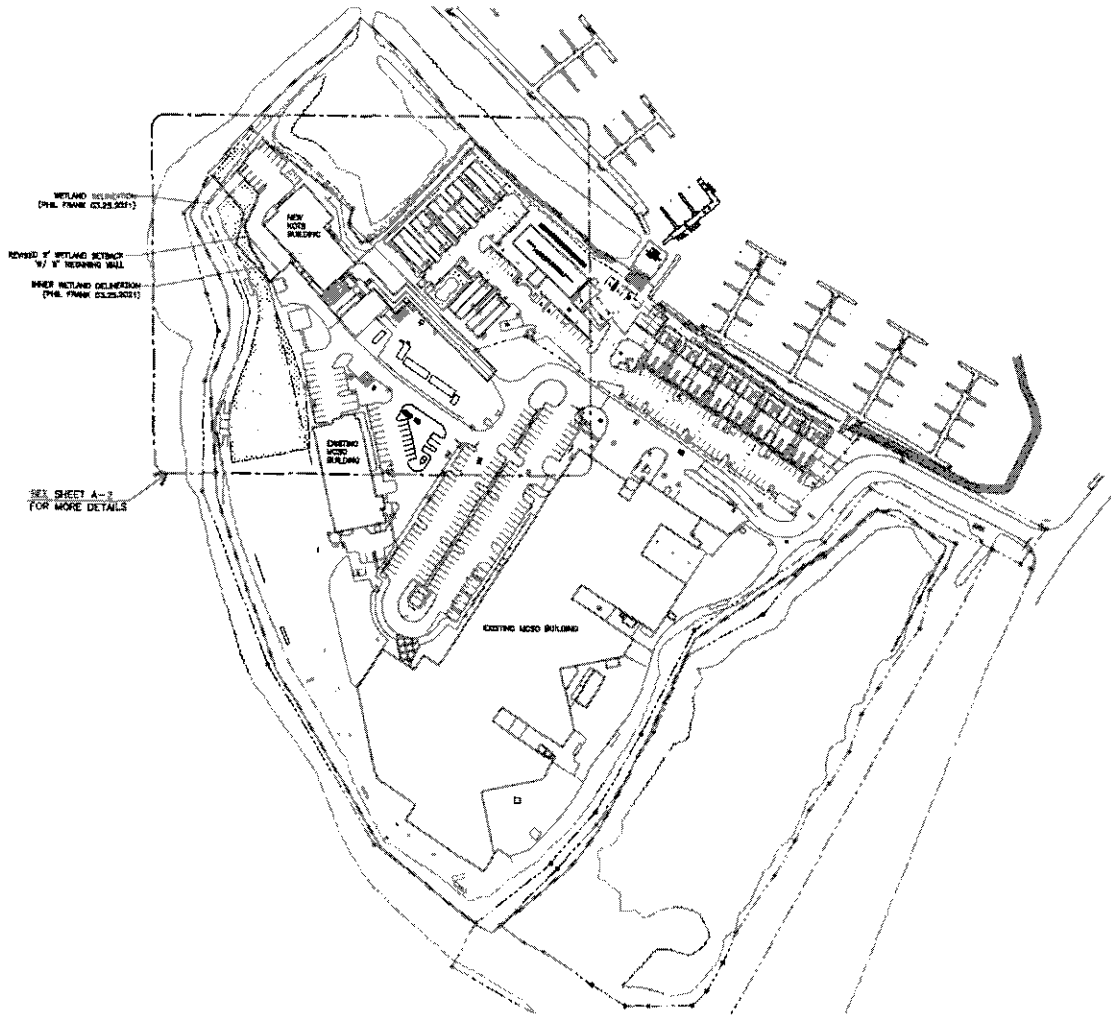
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 11-30-2021: REV. A
 12-09-2021: D.R.C.
 02-15-2022: PL. NO.
 03-03-2022: PL. NO. ALVA

REVISIONS

DRAWN BY
 C.M.A.
 P.E.
 PROJECT NUMBER
 2021

**KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
 5537 COLLEGE ROAD
 KEY WEST, FLORIDA**





WILLIAM P. FORN
ARCHITECT, P.A.

REGISTERED
KEY WEST,
FLORIDA
0048

TEL: (305) 244-8981
FAX: (305) 244-8981

LICENSE NO.
44 002346

KEYS OVERNIGHT
TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FLORIDA

SEAL

DATE
11-24-2021 D.R.C.
11-26-2021 REV. A
12-28-2021 D.R.C.
02-11-2022 PL. BO
03-09-2022 PL. BO REV. A

REVISIONS

DESIGNED BY
E.M.A.
P.L.
C.A.B.
PROJECT
ENGINEER

2020

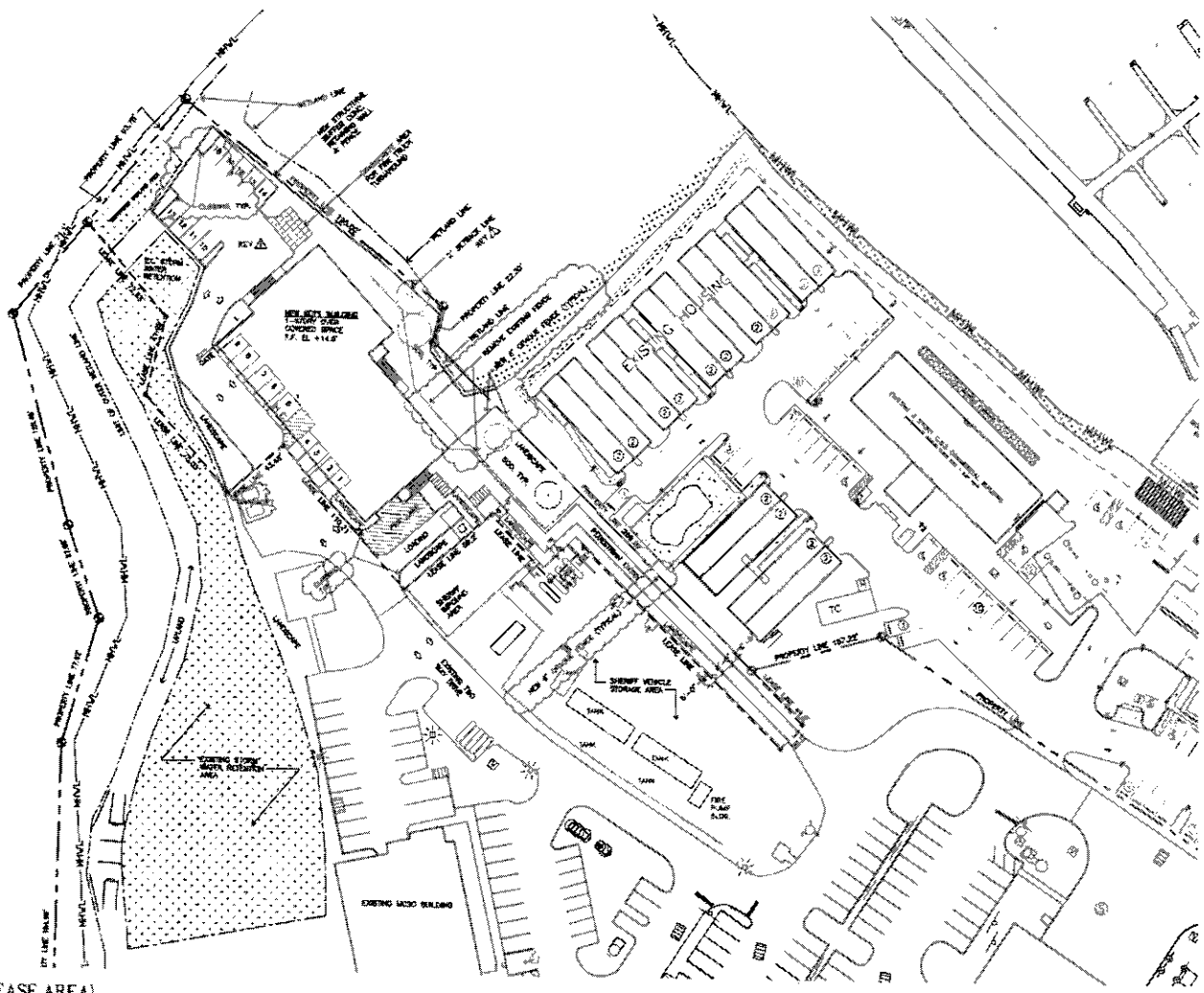


PROPOSED OVERALL SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY SCALE: 1"=30'-0"
PREPARED BY AURON & ASSOCIATES DATED ON 04-08-2021

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA





WILLIAM P. HORN
ARCHITECT, P.A.

181 EASTON ST.
KEY WEST,
FLORIDA
33908

TEL: 305-886-4362
FAX: 305-886-1588

LICENSE NO.
A-1 100890

KEYS OVERNIGHT
TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FLORIDA

SEALED
[Signature]
3/14/22

DATE
11-04-2021 DRC
11-07-2021 PSY A
12-09-2021 DRC
02-11-2022 PC BD
09-05-2022 PL NO. KEY A

REVISIONS

DRAWN BY
EMA
JFB
CAB
PROJECT
NUMBER
2022

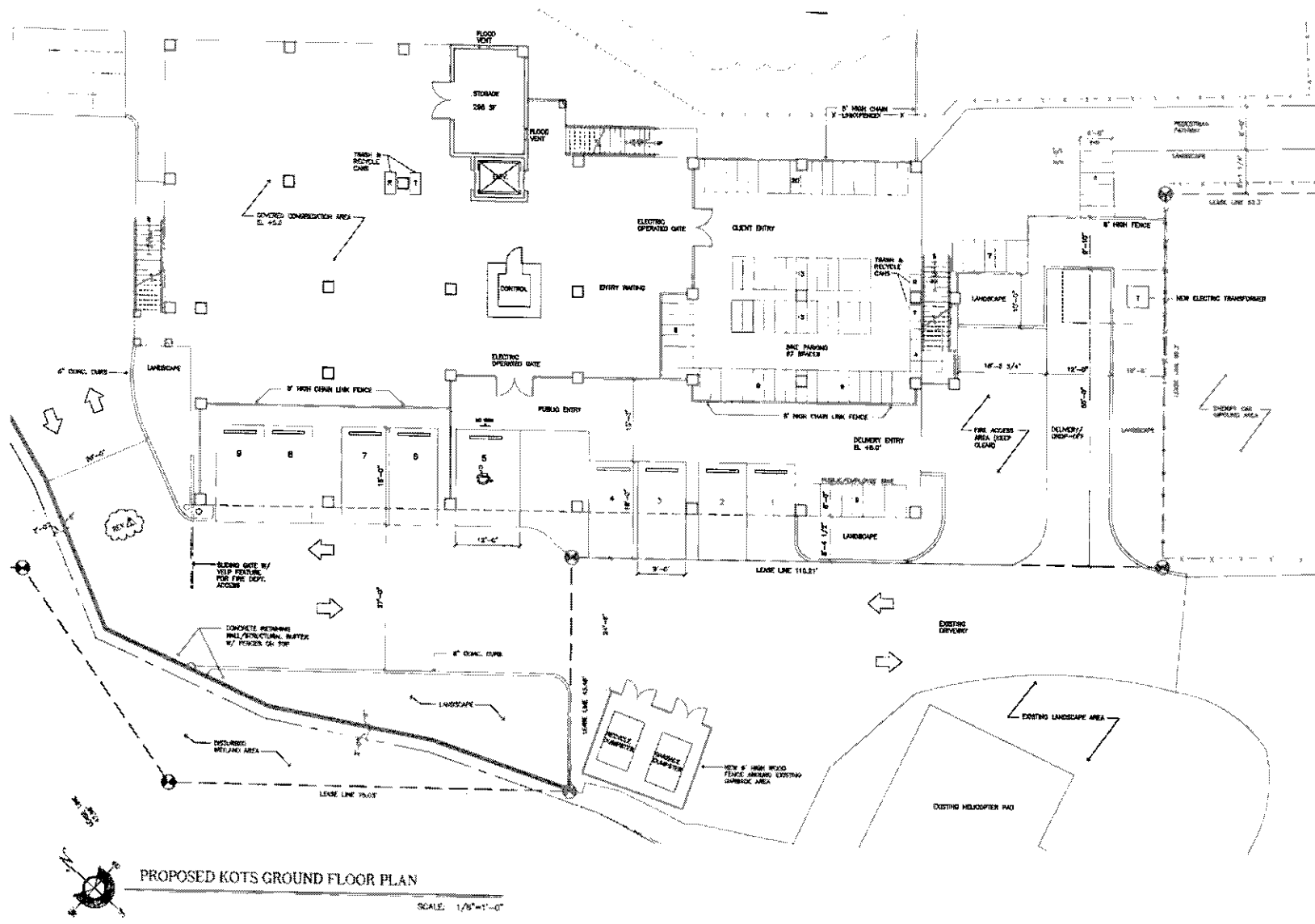


PROPOSED SITE PLAN (LEASE AREA)

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY AMRON & ASSOCIATES DATED ON 04-08-2021. SCALE: 1"=50'-0"

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA





PROPOSED KOTS GROUND FLOOR PLAN

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

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
 5537 COLLEGE ROAD
 KEY WEST, FLORIDA

WILLIAM P. HORN
 ARCHITECT, P.A.

1054-1705 ST
 421 F 537
 11100014
 0000
 TEL: (305) 866-6302
 FAX: (305) 866-1093
 10/1/2008 1:52
 10-000000

KEYS OVERNIGHT
 TEMPORARY
 SHELTER
 5537 COLLEGE RD.
 KEY WEST, FLORIDA

SEAL

DATE
 11-04-2021 D.R.C.
 11-30-2021 REV A
 12-03-2021 D.R.C.
 02-11-2022 PL. RD.
 03-05-2022 PL. RD. REV A

REVISIONS

DRAWN BY
 EMA
 JFS
 CAS
 PROJECT NUMBER
 2022

PILLIANG & HERN
ARCHITECT, P.A.

REGISTERED
KEY WEST
FLORIDA
2006

TEL: 305-857-2222
FAX: 305-857-1100

WWW.PHILLIANG-HERN.COM

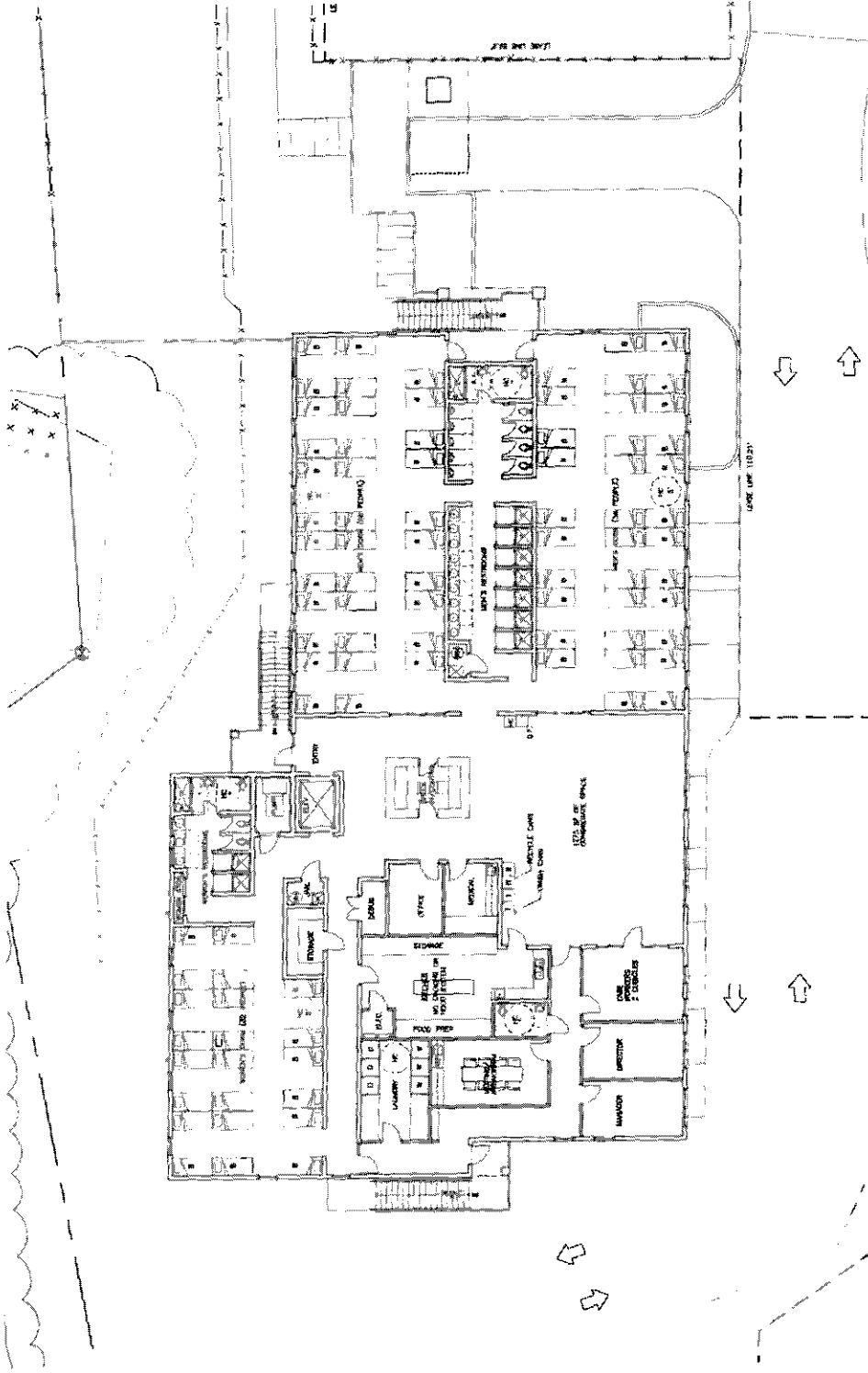
KEYS OVERNIGHT
TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FLORIDA

2/28/12

DATE: 11-28-2011
BY: R.H.A.
14-09-2011 D.R.C.
10-25-2011 P.L.
08-25-2011 P.L. B.D. M.E.V.A.

REVISIONS

DESIGNED BY:
R.H.A.
C.A.B.
PROJECT:
KEYS OVERNIGHT
2006



PROPOSED KOTS PLAN

SCALE 1/8"=1'-0"

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA

WILLIAM F. BORN
ARCHITECT, P.A.

816 ELYTON ST
KEY WEST,
FLORIDA
32041

TEL: (305) 296-9522
FAX: (305) 296-9522

LICENCE NO.
AA 822046

KEYS OVERNIGHT
TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FLORIDA

SEAL

DATE
11-04-2021 D.B.C.
11-30-2021 REV. A
04-06-2022 D.B.C.
05-11-2022 PL. BD.
05-03-2022 PL. BD. REV. A

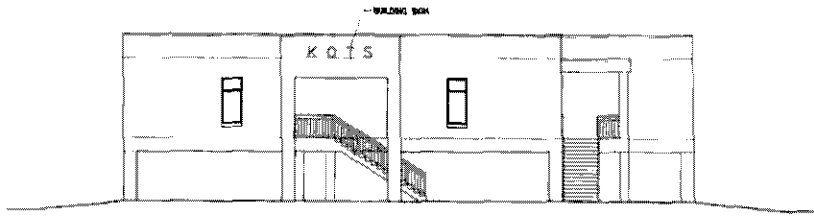
REVISIONS

DRAWN BY

EWA
P.S.
L.C.B.
PROJECT
NUMBER

2022

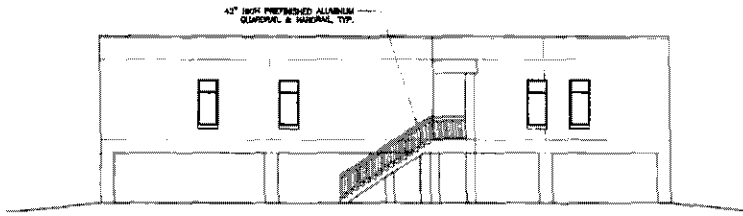
A-4.0



PROPOSED FRONT ELEVATION

1
A-4

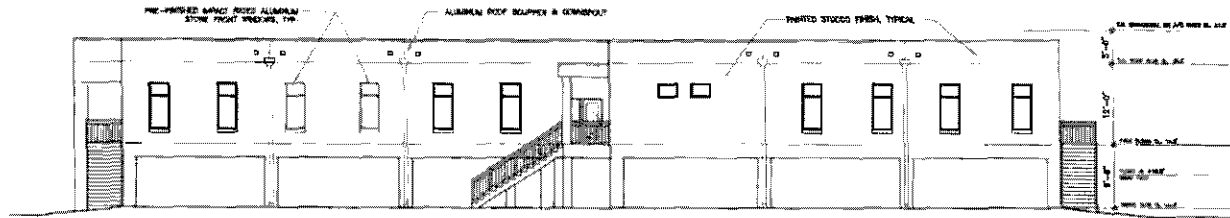
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PROPOSED REAR ELEVATION

2
A-4

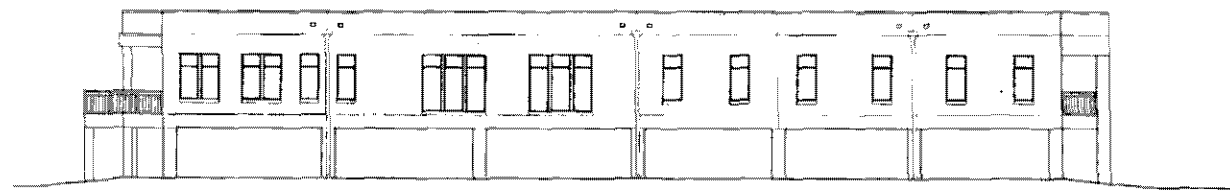
SCALE: 1/8"=1'-0"



PROPOSED RIGHT SIDE ELEVATION

3
A-4

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

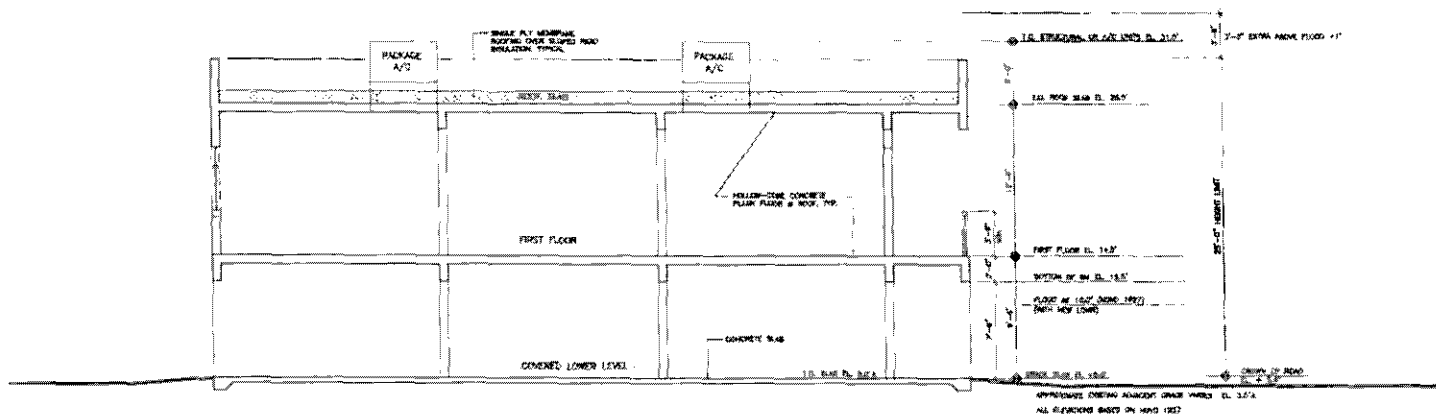


PROPOSED LEFT SIDE ELEVATION

4
A-4

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

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA



SCHEMATIC BUILDING SECTION

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

WILLIAM P. HORN
ARCHITECT, P.A.

LOCATION: ST
KEY WEST,
FLORIDA
3996

TEL: 305-244-8888
FAX: 305-244-1000

LICENSE NO.
14 883346

KEYS OVERNIGHT
TEMPORARY
SHELTER
3537 COLLEGE RD.
KEY WEST, FLORIDA

SEAL

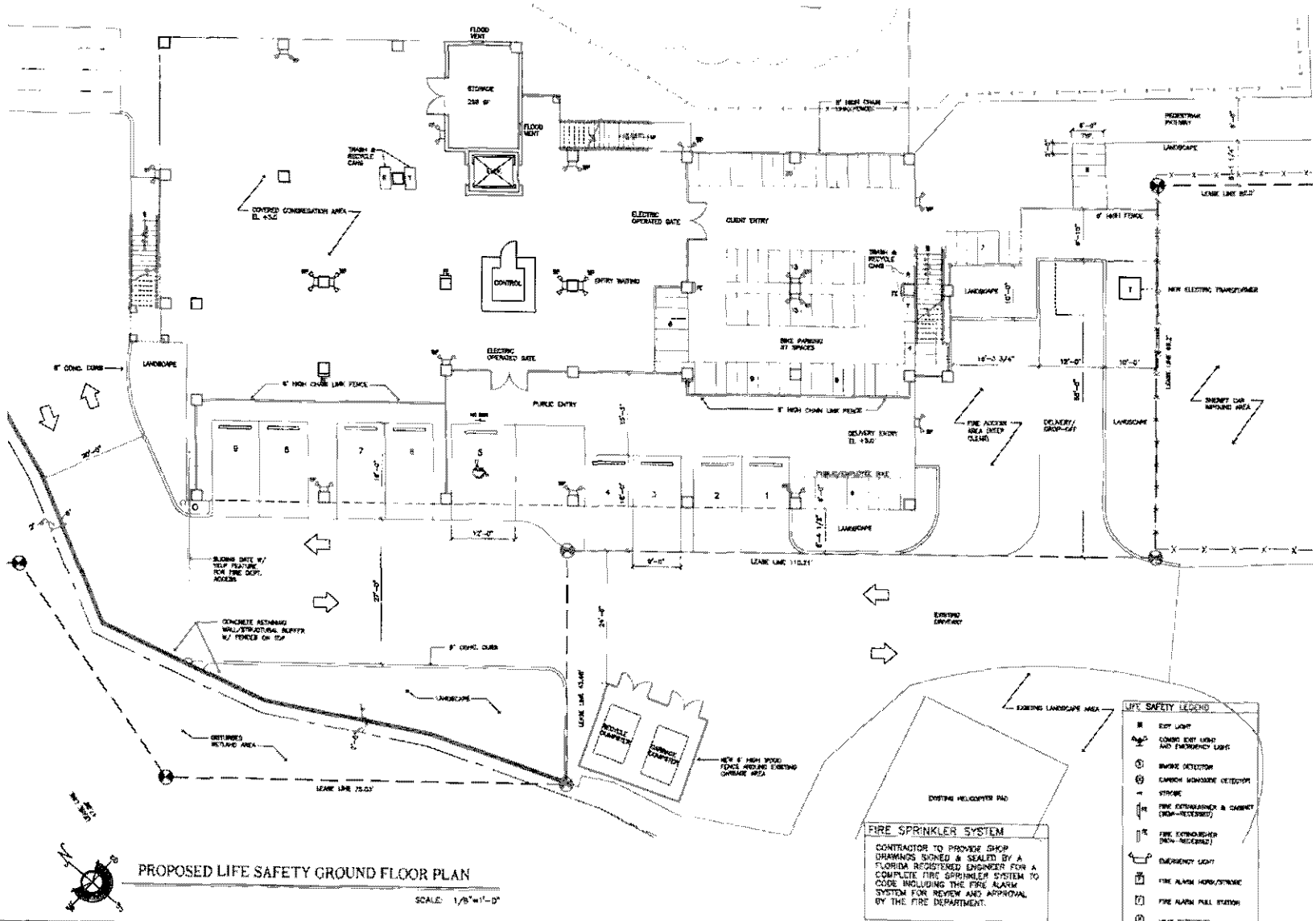
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11-26-2021 REV. A
12-09-2021 D.R.C.
08-11-2022 PL. NO.
08-03-2022 PL. NO. REV. J

REVISIONS

DRAWN BY
E.M.A.
J.P.S.
C.A.B.
PROJECT
NO. 2021-0001
2021



KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
3537 COLLEGE ROAD
KEY WEST, FLORIDA



PROPOSED LIFE SAFETY GROUND FLOOR PLAN

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

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
▲	COMB. EXIT LIGHT AND EMERGENCY LIGHT
⊙	SMOKE DETECTOR
⊕	CARBON MONOXIDE DETECTOR
+	STROKE
⚡	FIRE EXTINGUISHER & CABINET (NON-REQUIRED)
⚡	FIRE EXTINGUISHER (NON-REQUIRED)
⚡	EMERGENCY LIGHT
⚡	FIRE ALARM HORN/SPEAKER
⚡	FIRE ALARM PULL STATION
⊙	HEAT DETECTOR

WILLIAM P. HORN
 ARCHITECT, P.A.

3531 E. COYOTE
 411 WEST
 PALM BEACH
 FLORIDA
 33408
 TEL: 561-838-0200
 FAX: 561-838-5522
 WWW: WPH.AA
 AA 000000

KEYS OVERNIGHT
 TEMPORARY
 SHELTER
 5537 COLLEGE RD.
 KEY WEST, FLORIDA

SCALE

DATE
 11-04-2021 D.S.C.
 11-23-2021 REV. A
 12-02-2021 SUR-C
 02-11-2022 PL. RD
 03-03-2022 PL. RD. REV. A

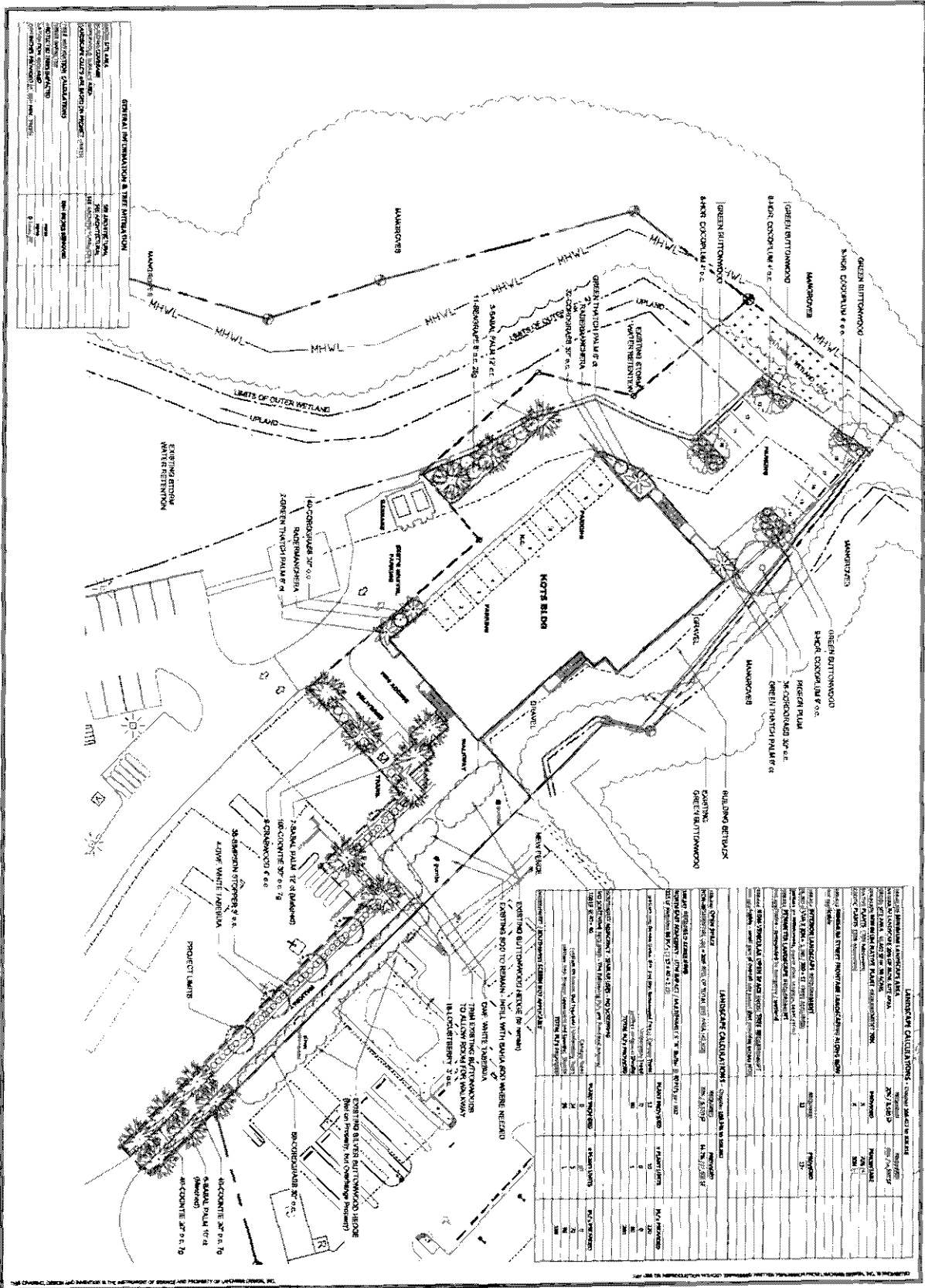
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DRAWN BY
 E.M.A.
 J.F.C.
 C.A.B.
 PROJECT
 NUMBER
 1021



KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
 5537 COLLEGE ROAD
 KEY WEST, FLORIDA

CRITERIA	SPECIAL REQUIREMENTS/COMPLIANCE	STATUS	FBC 2000 REFERENCE
4. BUILDING OCCUPANCY A.1. OCCUPANCY GROUP			CHAPTER 5 TABLE 501
5. GENERAL BUILDING HEIGHTS/STORIES/CONSTRUCTION			CHAPTERS 6 & 7
OCCUPANCY: A-1	REQUIRED AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED SMOKE AND FIRE ALARM SYSTEM		A.1.1. TABLE 501 TABLE 601 TABLE 701
COMPLETION TYPE: A-1			
BUILDING HEIGHT (TYPE III (SPRINKLERED)) A-1 = 75'-0" MAX	BUILDING HEIGHT = 20'-0"	OK	TABLE 501.3
BUILDING STORIES (TYPE III (SPRINKLERED)) A-1 = 3 STORIES MAX	BUILDING STORIES = 2 STORIES	OK	TABLE 501.4
BUILDING AREA (TYPE III (SPRINKLERED)) A-1 = 84,000 SF	BUILDING AREA: LOWER LEVEL ENCLOSED = 884 SQ FT COVERED = 16,208 SQ FT UPPER LEVEL ENCLOSED = 23,432 SQ FT COVERED = 312 SQ FT	OK	TABLE 501.2
7. SEPARATION REQUIREMENTS FOR OCCUPANCY TYPES	BUILDING IS ONE OCCUPANCY NO SEPARATION IS REQUIRED		CHAPTERS 6 & 7
8. FIRE RESISTANT RATINGS FOR BUILDING ELEMENTS			CHAPTERS 6 & 7
STRUCTURAL FRAME: A-1	CONCRETE	OK	TABLE 601
NON-FRAME WALLS			
EXTERIOR WALL: A-1	2 HRS	OK	TABLE 601
INTERIOR WALL: A-1	1 HR	OK	TABLE 601
FLOOR BEARING MEMBERS	CONCRETE	OK	TABLE 601
FLOOR CONSTRUCTION: A-1	2 HRS	OK	TABLE 601
ROOF BUILDING CONSTRUCTION	CONCRETE	OK	TABLE 601
SHOULDER CONSTRUCTION	CONCRETE	OK	TABLE 601
INTERIOR EXTERIOR STAIRS ELEVATOR SHAFT ENCLOSURE	3 STORY ELEVATED = 2 HR 3 STORY ELEVATED = 1 HR	OK	TABLE 701.2
ENCLOSURES BY EXTERIOR WALLS	2" - 3" SEPARATION + NO LIMIT	OK	TABLE 701.2
FIRE RESISTANT RATINGS FOR EXTERIOR WALLS BASED ON MIN. SEPARATION DISTANCE			
0-15'-0"	1 HR	OK	TABLE 701.2
15'-0" - 30'-0"	1 HR	OK	TABLE 701.2
30'-0" - 45'-0"	1 HR	OK	TABLE 701.2
45'-0" - 60'-0"	1 HR	OK	TABLE 701.2
60'-0" - 75'-0"	1 HR	OK	TABLE 701.2
75'-0" - 90'-0"	1 HR	OK	TABLE 701.2
90'-0" - 105'-0"	1 HR	OK	TABLE 701.2
105'-0" - 120'-0"	1 HR	OK	TABLE 701.2
120'-0" - 135'-0"	1 HR	OK	TABLE 701.2
135'-0" - 150'-0"	1 HR	OK	TABLE 701.2
150'-0" - 165'-0"	1 HR	OK	TABLE 701.2
165'-0" - 180'-0"	1 HR	OK	TABLE 701.2
180'-0" - 195'-0"	1 HR	OK	TABLE 701.2
195'-0" - 210'-0"	1 HR	OK	TABLE 701.2
210'-0" - 225'-0"	1 HR	OK	TABLE 701.2
225'-0" - 240'-0"	1 HR	OK	TABLE 701.2
240'-0" - 255'-0"	1 HR	OK	TABLE 701.2
255'-0" - 270'-0"	1 HR	OK	TABLE 701.2
270'-0" - 285'-0"	1 HR	OK	TABLE 701.2
285'-0" - 300'-0"	1 HR	OK	TABLE 701.2
300'-0" - 315'-0"	1 HR	OK	TABLE 701.2
315'-0" - 330'-0"	1 HR	OK	TABLE 701.2
330'-0" - 345'-0"	1 HR	OK	TABLE 701.2
345'-0" - 360'-0"	1 HR	OK	TABLE 701.2
360'-0" - 375'-0"	1 HR	OK	TABLE 701.2
375'-0" - 390'-0"	1 HR	OK	TABLE 701.2
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465'-0" - 480'-0"	1 HR	OK	TABLE 701.2
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495'-0" - 510'-0"	1 HR	OK	TABLE 701.2
510'-0" - 525'-0"	1 HR	OK	TABLE 701.2
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630'-0" - 645'-0"	1 HR	OK	TABLE 701.2
645'-0" - 660'-0"	1 HR	OK	TABLE 701.2
660'-0" - 675'-0"	1 HR	OK	TABLE 701.2
675'-0" - 690'-0"	1 HR	OK	TABLE 701.2
690'-0" - 705'-0"	1 HR	OK	TABLE 701.2
705'-0" - 720'-0"	1 HR	OK	TABLE 701.2
720'-0" - 735'-0"	1 HR	OK	TABLE 701.2
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750'-0" - 765'-0"	1 HR	OK	TABLE 701.2
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780'-0" - 795'-0"	1 HR	OK	TABLE 701.2
795'-0" - 810'-0"	1 HR	OK	TABLE 701.2
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825'-0" - 840'-0"	1 HR	OK	TABLE 701.2
840'-0" - 855'-0"	1 HR	OK	TABLE 701.2
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2340'-0" - 2355'-0"	1 HR	OK	TABLE 701.2
2355'-0" - 2370'-0"	1 HR	OK	TABLE 701.2
2370'-0" - 2385'-0"	1 HR	OK	TABLE 701.2
2385'-0" - 2400'-0"	1 HR	OK	TABLE 701.2
2400'-0" - 2415'-0"	1 HR	OK	TABLE 701.2
2415'-0" - 2430'-0"	1 HR	OK	TABLE 701.2
2430'-0" - 2445'-0"	1 HR	OK	TABLE 701.2
2445'-0" - 2460'-0"	1 HR	OK	TABLE 701.2
2460'-0" - 2475'-0"	1 HR	OK	TABLE 701.2
2475'-0" - 2490'-0"	1 HR	OK	TABLE 701.2
2490'-0" - 2505'-0"	1 HR	OK	TABLE 701.2
2505'-0" - 2520'-0"	1 HR	OK	TABLE 701.2
2520'-0" - 2535'-0"	1 HR	OK	TABLE 701.2
2535'-0" - 2550'-0"	1 HR	OK	TABLE 701.2
2550'-0" - 2565'-0"	1 HR	OK	TABLE 701.2
2565'-0" - 2580'-0"	1 HR	OK	TABLE 701.2
2580'-0" - 2595'-0"	1 HR	OK	TABLE 701.2
2595'-0" - 2610'-0"	1 HR	OK	TABLE 701.2
2610'-0" - 2625'-0"	1 HR	OK	TABLE 701.2
2625'-0" - 2640'-0"	1 HR	OK	TABLE 701.2
2640'-0" - 2655'-0"	1 HR	OK	TABLE 701.2
2655'-0" - 2670'-0"	1 HR	OK	TABLE 701.2
2670'-0" - 2685'-0"	1 HR	OK	TABLE 701.2
2685'-0" - 2700'-0"	1 HR	OK	TABLE 701.2
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2745'-0" - 2760'-0"	1 HR	OK	TABLE 701.2
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2775'-0" - 2790'-0"	1 HR	OK	TABLE 701.2
2790'-0" - 2805'-0"	1 HR	OK	TABLE 701.2
2805'-0" - 2820'-0"	1 HR	OK	TABLE 701.2
2820'-0" - 2835'-0"	1 HR	OK	TABLE 701.2
2835'-0" - 2850'-0"	1 HR	OK	TABLE 701.2
2850'-0" - 2865'-0"	1 HR	OK	TABLE 701.2
2865'-0" - 2880'-0"	1 HR	OK	TABLE 701.2
2880'-0" - 2895'-0"	1 HR	OK	TABLE 701.2
2895'-0" - 2910'-0"	1 HR	OK	TABLE 701.2
2910'-0" - 2925'-0"	1 HR	OK	TABLE 701.2
2925'-0" - 2940'-0"	1 HR	OK	TABLE 701.2
2940'-0" - 2955'-0"	1 HR	OK	TABLE 701.2
2955'-0" - 2970'-0"	1 HR	OK	TABLE 701.2
2970'-0" - 2985'-0"	1 HR	OK	TABLE 701.2
2985'-0" - 3000'-0"	1 HR	OK	TABLE 701.2
3000'-0" - 3015'-0"	1 HR	OK	TABLE 701.2
3015'-0" - 3			



LANDSCAPE CALCULATIONS - (Values are in square feet)

Plant Species	Quantity	Plant Spacing	Plant Area	Plant Area	Plant Area
Green Butternut	10	10' x 10'	100	100	100
Amaranth	20	6' x 6'	72	72	72
Other Plants	5	6' x 6'	18	18	18
Total	35		190	190	190

GENERAL INFORMATION & SITE INFORMATION

DATE	3/3/22
PROJECT NAME	OVERNIGHT TEMPORARY HOUSING
CLIENT	AMERICAN OVERNIGHT
DESIGNER	LANDWISE
SCALE	AS SHOWN
PROJECT LOCATION	12345 INDUSTRIAL BLVD, SUITE 100, CHICAGO, IL 60601

KEYS
OVERNIGHT TEMPORARY HOUSING
 APPROVAL DOCUMENTS

LANDSCAPE PLAN (CONCEPTUAL)

DATE: 3.3.22

LANDWISE

KEYS
OVERNIGHT
TEMPORARY
HOUSING
 5501 COLLETT ROAD
 DUBLIN D04 T12K0

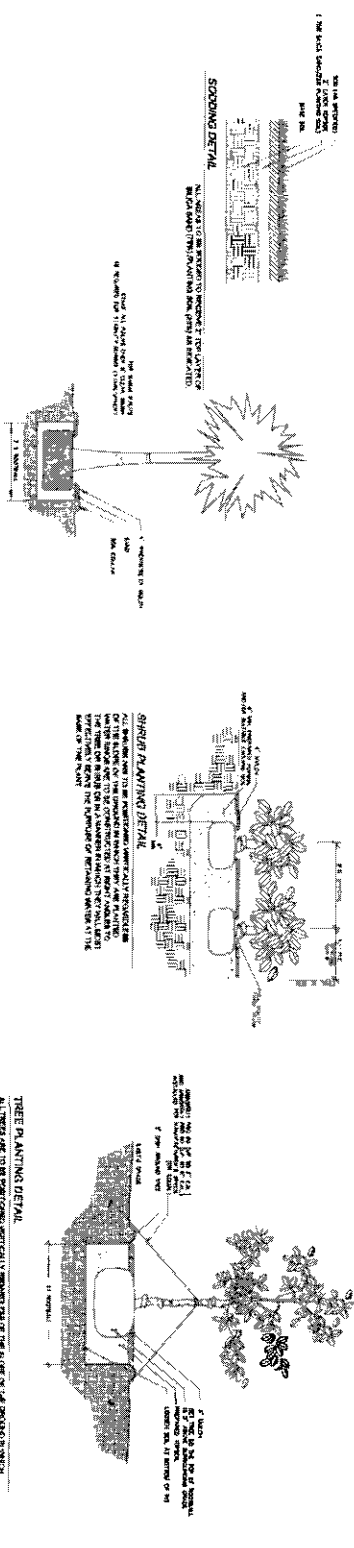


APPROVAL DOCUMENTS

LANDSCAPE SCHEDULE & DETAILS

DATE: 3.3.22
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

LANDWISE
 LANDSCAPE ARCHITECTS
 100-102, [Address]
 DUBLIN, IRELAND



GENERAL NOTES:
 1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE RELEVANT SECTION OF THE I.S. 8200 SERIES.
 2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE RELEVANT SECTION OF THE I.S. 8200 SERIES.
 3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE RELEVANT SECTION OF THE I.S. 8200 SERIES.
 4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE RELEVANT SECTION OF THE I.S. 8200 SERIES.
 5. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE RELEVANT SECTION OF THE I.S. 8200 SERIES.
 6. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE RELEVANT SECTION OF THE I.S. 8200 SERIES.

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	100mm SAND	100	m ³	100	100
2	100mm GRANULAR FILL	100	m ³	100	100
3	100mm SAND	100	m ³	100	100
4	100mm GRANULAR FILL	100	m ³	100	100
5	100mm SAND	100	m ³	100	100
6	100mm GRANULAR FILL	100	m ³	100	100

GENERAL LANDSCAPE NOTES:
 1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE RELEVANT SECTION OF THE I.S. 8200 SERIES.
 2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE RELEVANT SECTION OF THE I.S. 8200 SERIES.
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 6. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE RELEVANT SECTION OF THE I.S. 8200 SERIES.

THE RELEVANT NOTES:
 1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE RELEVANT SECTION OF THE I.S. 8200 SERIES.
 2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE RELEVANT SECTION OF THE I.S. 8200 SERIES.
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1.1 GENERAL NOTES:

- 1.1.1 All work shall be in accordance with the current edition of the Texas State Building Code (TSBC) and the International Building Code (IBC).
- 1.1.2 All materials and workmanship shall be in accordance with the specifications herein.
- 1.1.3 The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.
- 1.1.4 The contractor shall maintain access to all existing utilities and structures on the site.
- 1.1.5 The contractor shall be responsible for the safety of all workers and the public during the construction process.
- 1.1.6 The contractor shall be responsible for the protection of all existing trees and landscaping on the site.
- 1.1.7 The contractor shall be responsible for the removal and disposal of all construction waste in accordance with local regulations.
- 1.1.8 The contractor shall be responsible for the cleanup of the site at the end of the construction process.
- 1.1.9 The contractor shall be responsible for the maintenance of the site during the construction process.
- 1.1.10 The contractor shall be responsible for the completion of the site in accordance with the specifications herein.

2.0 SITE CONDITIONS:

The site is located in an urban area and is surrounded by existing buildings and parking lots. The site is currently vacant and is to be used for temporary housing. The site is bounded by Fish Killer Road to the north and south, and by 11th Street to the east and west.

The site is currently vacant and is to be used for temporary housing. The site is bounded by Fish Killer Road to the north and south, and by 11th Street to the east and west.

The site is currently vacant and is to be used for temporary housing. The site is bounded by Fish Killer Road to the north and south, and by 11th Street to the east and west.

3.0 MATERIALS:

All materials shall be in accordance with the specifications herein. The contractor shall be responsible for the selection and procurement of all materials. The contractor shall be responsible for the quality control of all materials used in the construction process.

4.0 CONSTRUCTION:

The construction shall be in accordance with the specifications herein. The contractor shall be responsible for the construction of all structures and landscaping on the site. The contractor shall be responsible for the completion of the site in accordance with the specifications herein.

5.0 MAINTENANCE:

The contractor shall be responsible for the maintenance of the site during the construction process. The contractor shall be responsible for the cleanup of the site at the end of the construction process. The contractor shall be responsible for the removal and disposal of all construction waste in accordance with local regulations.

6.0 SCHEDULE:

The construction shall be completed within the schedule specified herein. The contractor shall be responsible for the completion of the site in accordance with the specifications herein.

7.0 BIDDING:

The contractor shall be responsible for the preparation and submission of a bid in accordance with the specifications herein. The contractor shall be responsible for the completion of the site in accordance with the specifications herein.

8.0 CONTRACT:

The contractor shall be responsible for the execution of the contract in accordance with the specifications herein. The contractor shall be responsible for the completion of the site in accordance with the specifications herein.

9.0 PAYMENT:

The contractor shall be responsible for the payment of all bills and invoices in accordance with the specifications herein. The contractor shall be responsible for the completion of the site in accordance with the specifications herein.

10.0 TERMINATION:

The contractor shall be responsible for the termination of the contract in accordance with the specifications herein. The contractor shall be responsible for the completion of the site in accordance with the specifications herein.

11.0 FORCE MAJEURE:

The contractor shall be responsible for the force majeure in accordance with the specifications herein. The contractor shall be responsible for the completion of the site in accordance with the specifications herein.

12.0 ASSIGNMENT:

The contractor shall be responsible for the assignment of the contract in accordance with the specifications herein. The contractor shall be responsible for the completion of the site in accordance with the specifications herein.

13.0 ENTIRE AGREEMENT:

The contractor shall be responsible for the entire agreement in accordance with the specifications herein. The contractor shall be responsible for the completion of the site in accordance with the specifications herein.

14.0 GOVERNING LAW:

The contractor shall be responsible for the governing law in accordance with the specifications herein. The contractor shall be responsible for the completion of the site in accordance with the specifications herein.

15.0 DISPUTE RESOLUTION:

The contractor shall be responsible for the dispute resolution in accordance with the specifications herein. The contractor shall be responsible for the completion of the site in accordance with the specifications herein.

16.0 SEVERABILITY:

The contractor shall be responsible for the severability in accordance with the specifications herein. The contractor shall be responsible for the completion of the site in accordance with the specifications herein.

17.0 WITNESSED AND SIGNED:

The contractor shall be responsible for the witnessed and signed in accordance with the specifications herein. The contractor shall be responsible for the completion of the site in accordance with the specifications herein.

18.0 NOTARIZATION:

The contractor shall be responsible for the notarization in accordance with the specifications herein. The contractor shall be responsible for the completion of the site in accordance with the specifications herein.

19.0 RECORDING:

The contractor shall be responsible for the recording in accordance with the specifications herein. The contractor shall be responsible for the completion of the site in accordance with the specifications herein.

20.0 EXECUTION:

The contractor shall be responsible for the execution in accordance with the specifications herein. The contractor shall be responsible for the completion of the site in accordance with the specifications herein.

UNDERGROUND IRRIGATION SPECIFICATIONS

- 1.1. GENERAL:
 - 1.1.1. Under the supervision of the Engineer, the Contractor shall provide and install the irrigation system in accordance with the specifications herein.
 - 1.1.2. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 - 1.1.3. The Contractor shall be responsible for protecting all existing utilities and structures during the installation process.
 - 1.1.4. The Contractor shall be responsible for the safety of all workers and the public during the installation process.
 - 1.1.5. The Contractor shall be responsible for the cleanup and removal of all debris and materials from the site after the completion of the installation.
- 1.2. MATERIALS:
 - 1.2.1. All materials and equipment used in the installation of the irrigation system shall be of the highest quality and shall conform to the specifications herein.
 - 1.2.2. All materials and equipment shall be new and shall be free from defects.
 - 1.2.3. All materials and equipment shall be installed in accordance with the specifications herein.
 - 1.2.4. All materials and equipment shall be installed in a neat and workmanlike manner.
 - 1.2.5. All materials and equipment shall be installed in a safe and sound manner.
- 1.3. INSTALLATION:
 - 1.3.1. The Contractor shall excavate the trenches for the irrigation system in accordance with the specifications herein.
 - 1.3.2. The Contractor shall install the irrigation system in accordance with the specifications herein.
 - 1.3.3. The Contractor shall test the irrigation system in accordance with the specifications herein.
 - 1.3.4. The Contractor shall backfill and compact the trenches in accordance with the specifications herein.
 - 1.3.5. The Contractor shall restore the site to its original condition in accordance with the specifications herein.
- 1.4. MAINTENANCE:
 - 1.4.1. The Contractor shall provide the Owner with a manual for the operation and maintenance of the irrigation system.
 - 1.4.2. The Contractor shall provide the Owner with a list of the suppliers and manufacturers of the materials and equipment used in the installation.
 - 1.4.3. The Contractor shall provide the Owner with a list of the warranties and guarantees for the materials and equipment used in the installation.

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL LANDSCAPE AND TURF AREAS. AS-BUILT IRRIGATION PLAN SHALL BE PROVIDED TO OWNER AT COMPLETION OF PROJECT.



CONTROL VALVE INSTALLATION DETAIL



ZONE VALVE INSTALLATION DETAIL

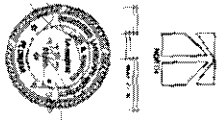


RISER HEAD INSTALLATION DETAIL

APPROVAL DOCUMENTS

IRRIGATION SPECIFICATIONS

KEYS
OVERNIGHT
TEMPORARY
HOUSING
 1801 COLLEGE ROAD
 STOCK BRANCH, FL 33646



DATE: 03/22

LANDWISE
 LANDSCAPE ARCHITECTURE
 1801 COLLEGE ROAD
 STOCK BRANCH, FL 33646
 (813) 888-1111
 www.landwise.com

WILLIAM F. HORN
ARCHITECT, P.A.

11552 WINTER
KEY WEST
FLORIDA
33040

TEL: 305-884-4400
FAX: 305-270-1816

FACSIMILE NO.
25-62266

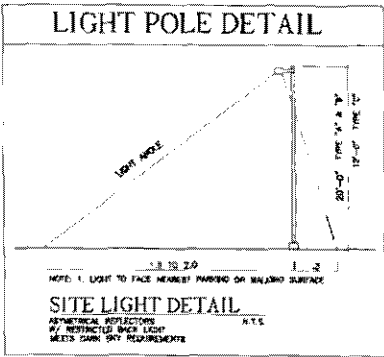
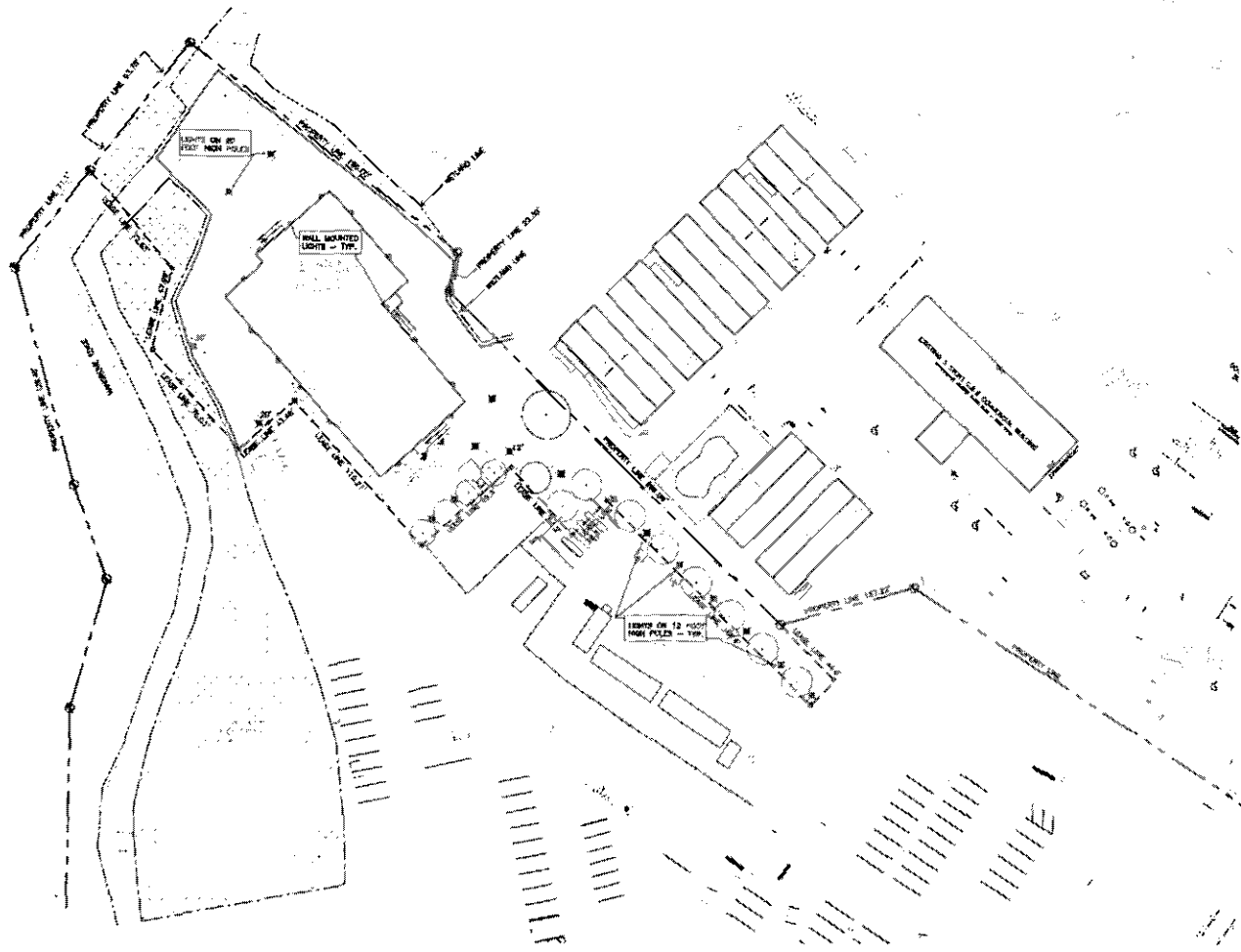
KEYS OVERNIGHT
TEMPORARY
SHELTER
5337 COLLEGE RD.
KEY WEST, FLORIDA

SEAL
[Signature]
3/19/07

DATE:
11-24-2001 DRC
11-30-2001 REV A
10-09-2001 DRC
02-11-2002 PL. BY
03-03-2002 PL. BY REF.

REVISIONS

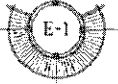
DRAWN BY
EMA
JPS
CAB
PROJECT
NUMBER
1000

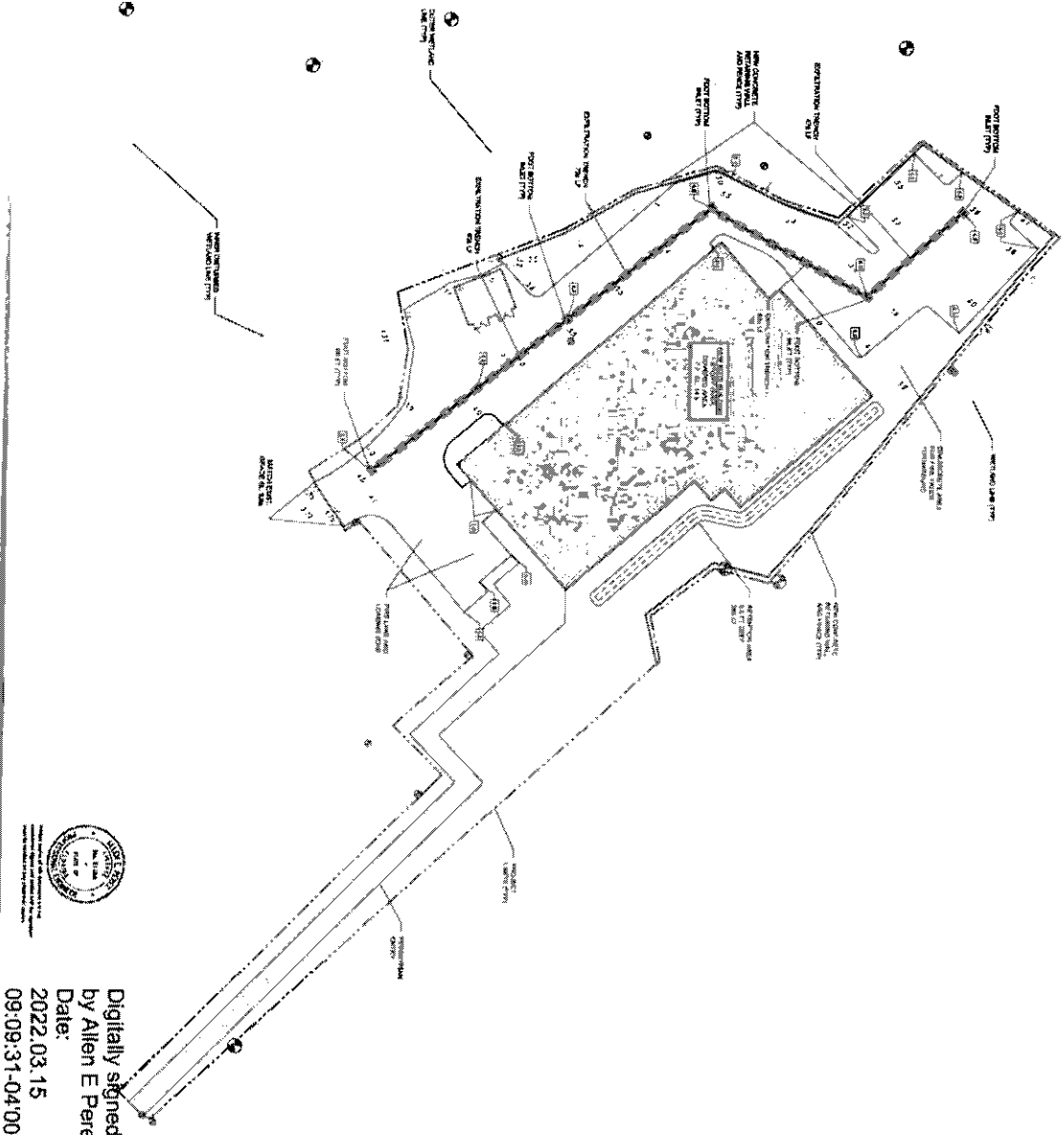


PROPOSED PARTIAL SITE LIGHTING PLAN (LEASE AREA)

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY ANTON & ASSOCIATES DATED ON 05-06-16. SCALE: 1"=30'-0"

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5337 COLLEGE ROAD
KEY WEST, FLORIDA





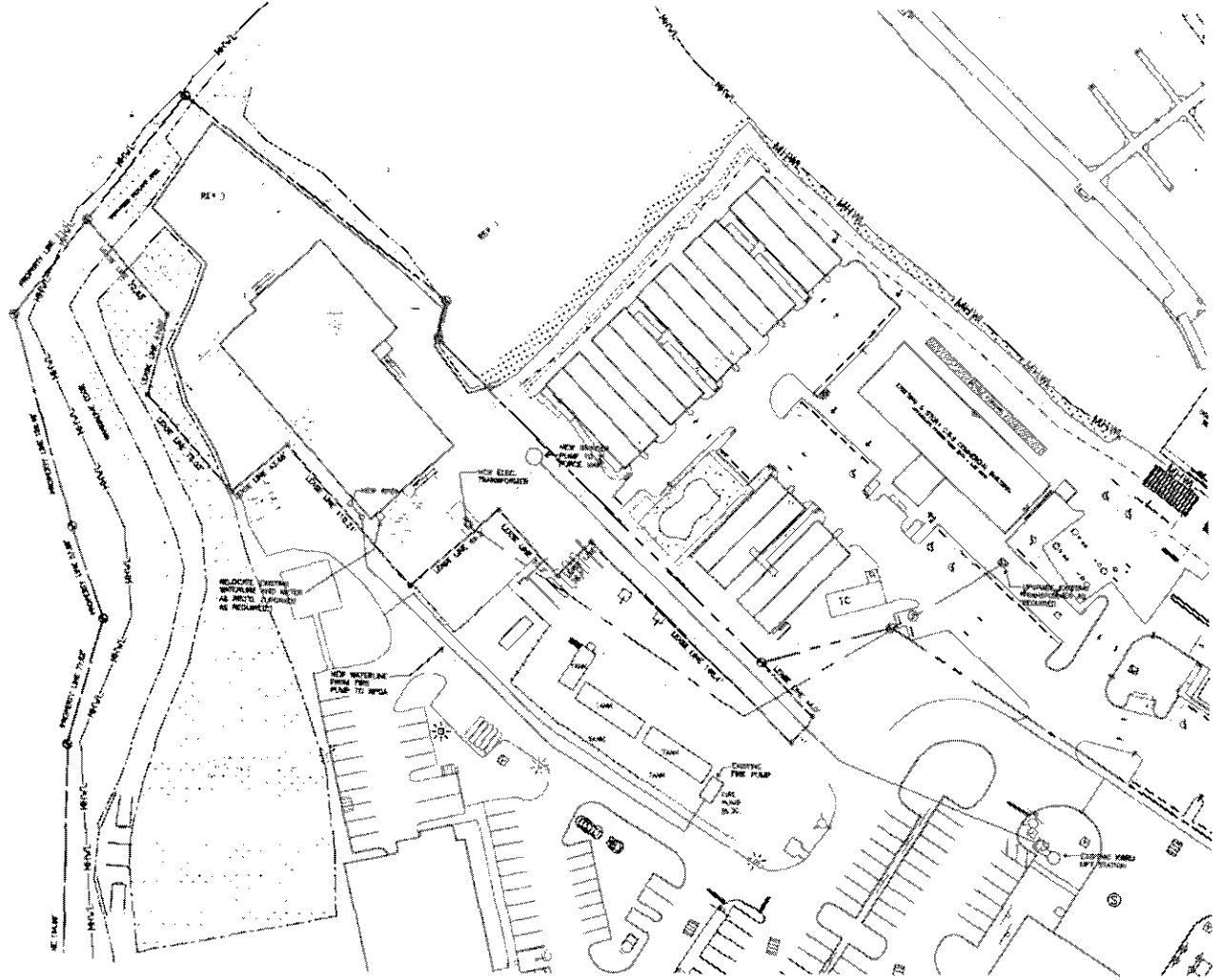
Digitally signed
by Allen E Perez
Date: 2022.03.15
09:09:31-04:00'

TOTAL EXISTING VOLUMES - EXISTING BUILDINGS	
Volume	1,200
Area	10,000
Perimeter	1,000
Volume	1,200
Area	10,000
Perimeter	1,000
Volume	1,200
Area	10,000
Perimeter	1,000

TOTAL EXISTING VOLUMES - EXISTING BUILDINGS	
Volume	1,200
Area	10,000
Perimeter	1,000
Volume	1,200
Area	10,000
Perimeter	1,000
Volume	1,200
Area	10,000
Perimeter	1,000

<p>WILLIAM HORN ARCHITECT 818 EATON STREET KEY WEST, FL. 33040</p>	<p>KOTS 5537 COLLEGE ROAD KEY WEST, FL. 33040</p>	<p>PEREZ ENGINEERING & DEVELOPMENT, INC. 1818 SW 22nd Ave, Key West, FL 33040 Tel: 305-858-1111 Fax: 305-858-1112</p>
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PRELIMINARY - NOT FOR CONSTRUCTION



PROPOSED PARTIAL SITE UTILITY PLAN (LEASE AREA)

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
 PREPARED BY AVIRON & ASSOCIATES DATED ON 05-05-19. SCALE: 1"=30'-0"

WILLIAM F. BORN
 ARCHITECT, P.A.

414 LANTANA ST.
 KEY WEST,
 FLORIDA
 33602

TEL: 305-236-8222
 FAX: 305-236-8222

LICENSE NO.
 LA 24874

**KEYS OVERNIGHT
 TEMPORARY
 SHELTER**
 5537 COLLEGE RD.
 KEY WEST, FLORIDA

SCALE

DATE
 11-04-03 DMC
 11-30-03 REY A
 12-09-03 DRE
 02-11-04 P. R. G.
 03-03-04 P. R. G. REV A

REVISIONS

DESIGNED BY
 ERM
 JPS
 CUS
PROJECT NUMBER
 2079

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
 5537 COLLEGE ROAD
 KEY WEST, FLORIDA



STAFF REPORT

DATE: March 2, 2022 updated March 7, 2022

RE: 5537 College Road-KOTS (Landscape Sec 108 Review)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was submitted for a major development plan to redevelop the existing KOTS lease area. This review is to verify compliance to Sec 108 of the City Code regarding landscaping and buffer requirements to help the Planning Board with their review. This review is based on the site and landscape plan submitted to the Tree Commission dated January 14, 2022 and plans submitted to the Planning Board dated February 11, 2022 and an updated landscape plan dated March 3, 2022.

Review of Section 108:

1. Sec 108-243: Adjacent, native habitat is being preserved and a soil erosion control and sedimentation plan has been provided (C-100). No wetland areas will be negatively impacted by the proposed work. A completed landscape plan, signed and sealed with an irrigation plan a tree protection plan has been submitted.
2. Sec 108-289: The project will require the removal of (1) Strangler Fig tree currently growing against a structure. Numerous Buttonwood trees on the eastern side of the property including along the existing walkway, shall remain as well as two Gumbo limbo trees. The request to remove the Strangler Fig tree was approved by the Tree Commission on February 7, 2022 and requires the planting of a total of 3 caliper inches of approved trees, FL #1, from the approved list, to be planted on site and incorporated into the landscape plan.
3. Sec 108-346: According to the landscape plan, the project is proposing 64.7% open space. According to the architect plans, the project proposes 55.4% open space. There are some Brazilian pepper and Seaside Mahoe trees, both invasive exotic plant species, on the site that will be removed. Due to the seed source being in the soil, the property maintenance plan must include a statement regarding maintenance of the property to remove any invasive exotic plant species.
4. Sec 108-347 (bufferyards): The proposed use of the property is considered medium intensity due to the periodic influx of people onto the site. This parcel is a lease section from a larger property currently containing a Jail and Monroe County Sheriff Department offices (government uses). According to the property appraiser site, the property along the access walkway to the KOTS building is multifamily and the northeast, northern, and northwest boundary area is submerged-conservation (fringing mangrove and wetland area).

A. The walkway/access area on the southeastern portion of the lease area would require an E buffer (medium impact-multi family) and this section of code does not have specific buffer requirements for screening (specific requirements to be determined by the City) therefore, a review is being based on the low impact requirement, B buffer of 40 plant units per 100 linear feet of landscaped area that is 5-9 ft wide.

The plan proposes a 6 ft wide landscaped planter along the walkway access area with the neighboring property that currently contains existing, tall buttonwood hedged trees. Three Sabal Palms, 80-Cordgrass shrubs, and Coontie plants will be planted (+95 new plant units) to create a vegetative buffer along an approximate 200 ft long area.

An additional approximately 50 ft long area along this walkway turns approximately 20 feet away from the property line and contains additional, existing buttonwood trees along an existing wire fence. No new vegetation is proposed to be planted on this section of property/lease line area. An opaque fence will be installed the lease line.

B. The western side of the walkway/access area on the southwest side of the lease area abuts existing government use areas currently used as a vehicle storage area with above ground storage tanks (medium-low impact). A B buffer area is required (40 plant units per 100 linear feet). The planting bed is 6 ft wide and is approximately 316 linear feet therefore, 124 plants units are required for this area. The landscape plan proposes the planting of 5-White Tabebuia and 9-Crabwood subcanopy trees, 8-Sabal Palms, 38-Simpson Stopper and 18-Locustberry shrubs and Coontie plants (+168 plant units).

C. The project does not propose continual buffer landscaping along the northeast, north, northwest, and western lease boundary lines. A large fringing mangrove and wetland area currently exists along most of this area therefore, a vegetative buffer currently exists and new vegetation is not needed (Sec 108-352). A structural buffer/wall-fence will be built upland of the jurisdictional wetland line. On the north and west side, an access drive and parking area will be created. Two small landscape planter areas will be created along the lease/property line and access driveway.

Overall, the proposed landscape plan meets the requirements of landscape buffering.

5. Sec 108-348 allows for credit of existing plant material. This has been addressed above.
6. Sec 108-352 allows for the reduction of landscape or bufferyard requirements where native vegetation currently exists along that bufferyard. A large fringing mangrove area and a wetland area currently exists bordering and in the northeast, north, and northwest lease/property lines areas, as shown on the plans.
7. Sec 108- 412: The plan does incorporate 70% native vegetation and 35% of the property is being landscaped. The rest of the property not covered in hardscape or groundcover will be mulched or have gravel or sod placed, as per plans.

8. 108-413, landscape requirement along street frontages. This property does not abut a public street. The lease line exists within a larger parcel. The south and southwest lease line does abut an existing, interior access driveway and parking area.
9. Sec 108-414 Interior parking areas: There are two interior parking areas on the parcel. One parking area is located under the pile supported main structure and the second parking area is located in the northern area of the property. The landscape does include 4 planters with a shade tree and shrubs in each planter in the northern parking area containing a total of 9 parking spots. The dimensions of these planters are not known at this time.
10. Sec 108-415 perimeter parking areas: There are no perimeter parking areas on the property.
11. Sec 108-416, interior area landscaping. This section of code specifically looks at the planting of trees and requires that all areas not covered by buildings or hardscape will have grass, groundcover, shrubs or other landscaping materials. Since less than 30% of the site is non vehicular open space, 4 shade trees are required to be planted. The landscape plan includes the planting of 1-Pigeon Plum tree, 2-Sabal Palms, and 4-Thatch Palms in interior landscape areas along with various species of shrubs. Two existing Gumbo Limbo trees and Buttonwood trees also exist on the property that were not included in other reviews. Planters have been placed appropriately around the structure.
12. Sec 108-447: Curbing will be placed around all the landscape planters in the parking area, around the one small eastern planter adjacent to the access drive by the fire access, and the planter next to the delivery area. The landscape plan does include a tree protection plan.
13. Sec 108-450: Landscape screening has been provided where necessary.
14. Sec 108-481: The landscape includes the planting of 33 new trees and 20 new palms. The property contains numerous existing buttonwood trees. The proposed landscape plan meets this code section requirement.

Sec 110-88, Wetland Delineation: The project environmental consultant, Terramar Environmental, Inc, had a pre-application meeting with Sophie Wild-South Florida Water Management District (SFWMD) on November 17, 2021, which confirmed the upland wetland delineation line submitted in the application package.

Sec 110-89, development restrictions: No development is being proposed in the wetland areas. No adverse impacts will occur to the surrounding wetland areas due to the upland construction. Coordination with SFWMD has been established.

Sec 110-91, wetland buffer zones: City code states that a natural, upland buffer zone will be created around wetland areas landward of the jurisdictional line to protect the

wetland areas from impacts generated by the adjacent upland areas. The purpose of the buffer is to ensure the function of the wetland areas, to prevent pollutants from runoff from entering into the wetland areas and to enhance water quality. The boundary of the upland buffer area shall be established by field investigation and shall be constituent with SFWMD standards.

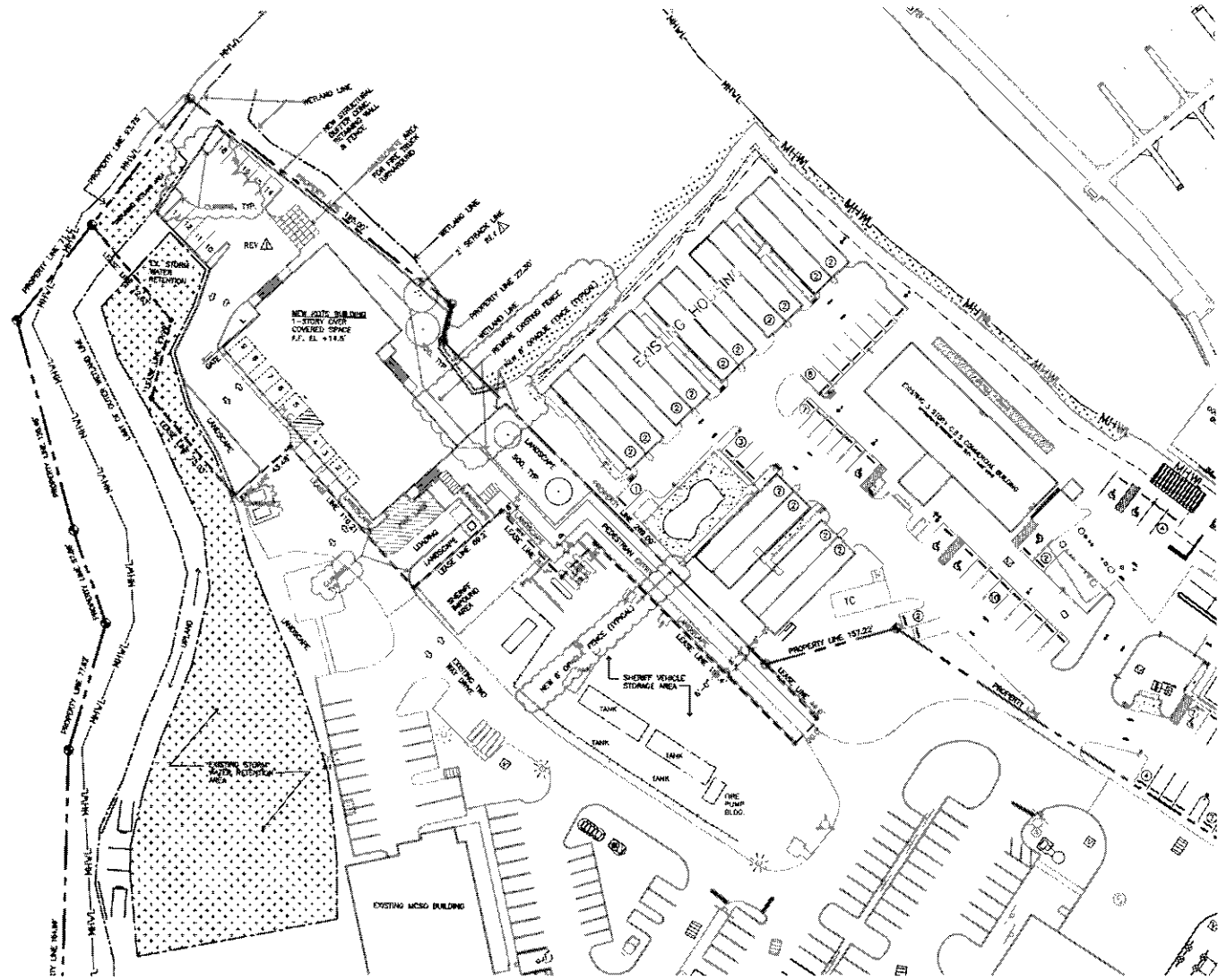
Coordination with SFWMD indicates that a 25-foot upland buffer would not be required due to the lack of vegetation and the existing conditions of the scarified, upland area that abuts the wetland areas. The proposed structural wall/fence upland of the wetland jurisdictional line will provide a structural buffer to avoid adverse secondary impacts to the wetland area, creates a protective barrier, and would improve the current conditions of the site.

Conditions:

1. All invasive plant species shall be removed from the site (upland and wetland areas), particularly Seaside Mahoe-*Thesesia populnea*, Brazilian pepper-*Schinus terebinthifolia*, Lead tree-*Leucaena leucocephala*, and Australian Pine-*Casuarina* sp. The property shall be monitored and continual removal of these nuisance trees shall be done.
2. Tree protection and upland silt barriers must be placed and maintained.
3. No impacts authorized to occur to any protected trees. Overhanging buttonwood trees branches must be properly trimmed by a certified arborist prior to commencement of work on the property.
4. No impacts authorized to occur to the adjacent wetland areas. Any debris that accidentally falls into the wetland area must be immediately removed.



Karen DeMaia
Urban Forestry Manager
City of Key West



PROPOSED SITE PLAN (LEASE AREA)

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY. SCALE: 1"=30'-0"
 PREPARED BY AVIRON & ASSOCIATES DATED ON 04-08-2021.

WILLIAM P. HORN
 ARCHITECT, P.A.

945 TAYLOR ST
 KEY WEST,
 FLORIDA
 33001

TTL. 302 246-8300
 FAX 302 246-1033

LIC/REG. NO.
 AA 0002640

**KEYS OVERNIGHT
 TEMPORARY
 SHELTER**
 5537 COLLEGE RD.
 KEY WEST, FLORIDA

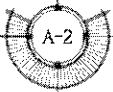
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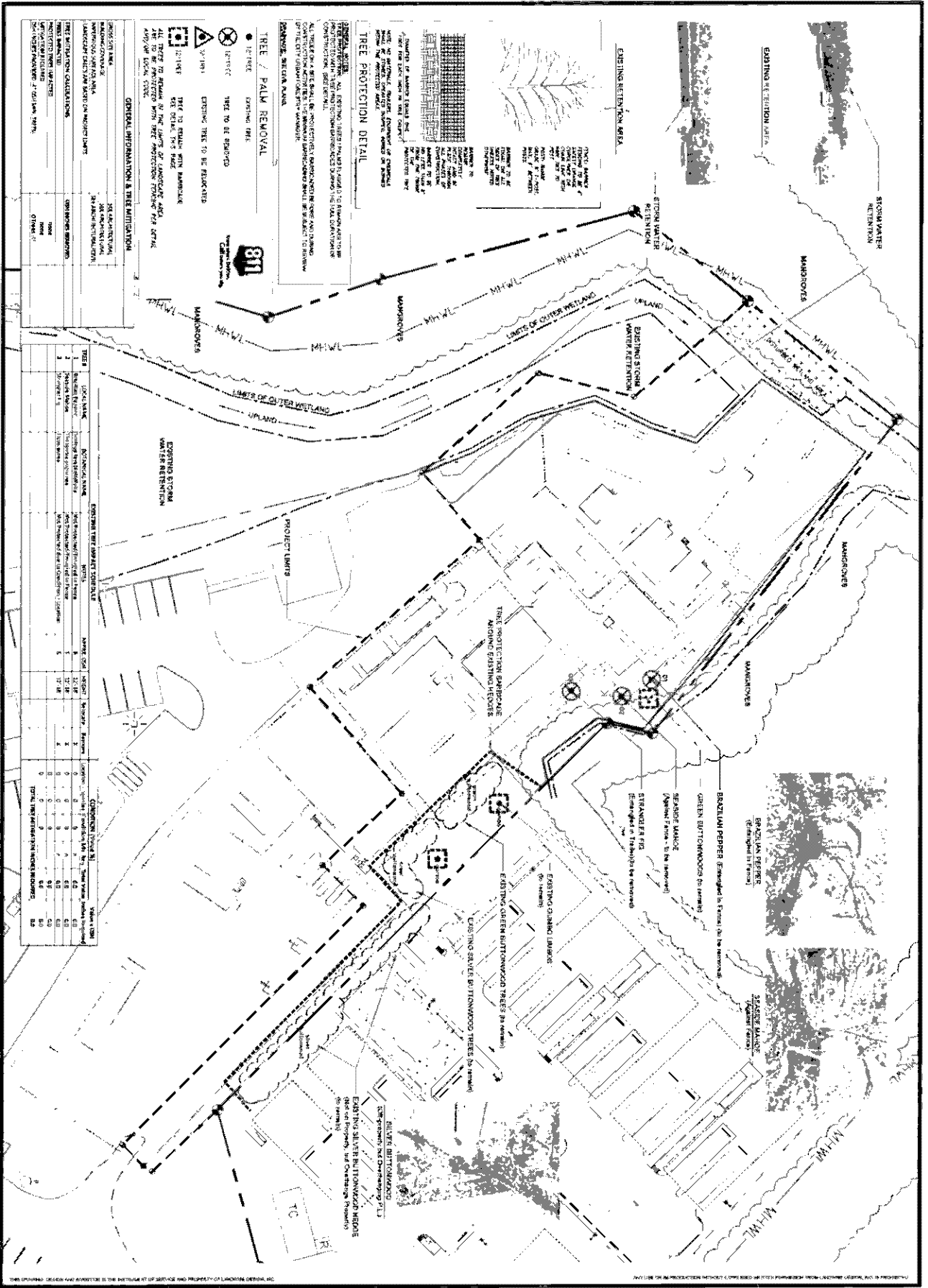
DATE
 11-01-2021 D.R.C.
 11-28-2021 REV. A
 12-09-2021 D.R.C.
 02-11-2022 PL. BD.
 03-03-2022 PL. BD. REV. A

REVISIONS

DRAWN BY
 EMA
 JFS
 CAB
 PROJECT
 NUMBER
 2023

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
 5537 COLLEGE ROAD
 KEY WEST, FLORIDA





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KEYS

OVERNIGHT TEMPORARY HOUSING

5537 COLLEGE ROAD
STOCK SLAND, FL 33606

APPROVAL DOCUMENTS

EXISTING VEGETATION

DATE: 3.3.22

DATE: 3.3.22

DATE: 3.3.22

LANDWISE DESIGN, INC.

10000 W. BOCA RATON BLVD., SUITE 100
BOCA RATON, FL 33433

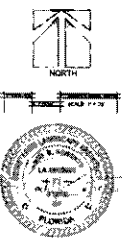
TEL: 561-993-1100
WWW.LANDWISEDESIGN.COM

PROJECT NO. 2021-001

SHEET NO. 1-1

DATE: 3.3.22

DATE: 3.3.22



LANDSCAPE PLAN (CONCEPTUAL)

APPROVAL DOCUMENTS

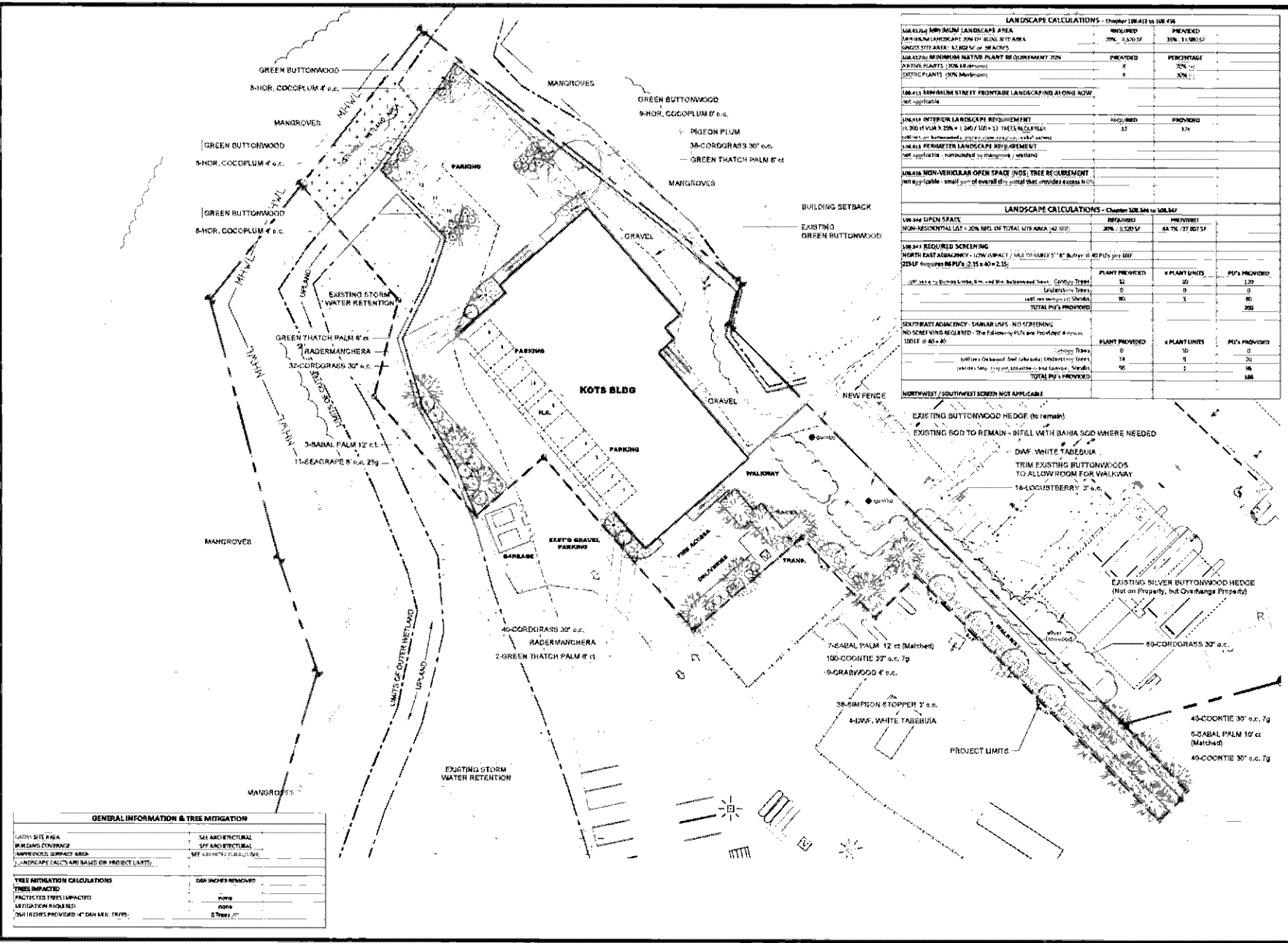
DATE: 3.3.22

REV.	DATE	DESCRIPTION

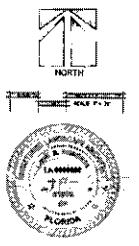
SHEET NUMBER
L-2

JOB # 20005 DRAWN BY: LBR
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LANDSCAPE CALCULATIONS - Chapter 120.413 to 120.416			
LANDSCAPE MINIMUM LANDSCAPE AREA	REQUIRED	PROVIDED	
20% OF TOTAL SITE AREA	20% (6,510 SF)	20% (11,900 SF)	
SCREENS/STAIRS: 42,800 SF OR 50 ACRES	REQUIRED	PROVIDED	
LANDSCAPE MINIMUM NATIVE PLANT REQUIREMENT ZON	REQUIRED	PERCENTAGE	
NATIVE PLANTS (20% MINIMUM)	0	20% (1)	
SCREENING PLANTS (20% MINIMUM)	0	20% (1)	
MINIMUM MINIMUM STREET FRONTAGE LANDSCAPING ALONG ROW	REQUIRED	PROVIDED	
Not applicable			
MINIMUM INTERIOR LANDSCAPE REQUIREMENT	REQUIRED	PROVIDED	
11,300 SF VLA X 20% = 2,260 (100+1) TREES REQUIRED	12	124	
SCREENING PLANT REQUIREMENT (20% MINIMUM)	REQUIRED	PROVIDED	
MINIMUM PERIMETER LANDSCAPE REQUIREMENT	REQUIRED	PROVIDED	
Not applicable - surrounded by existing screening			
MINIMUM NON-VEHICULAR OPEN SPACE (NOS); TREE REQUIREMENT	REQUIRED	PROVIDED	
Not applicable - small part of overall site total that provides excess NOS			
LANDSCAPE CALCULATIONS - Chapter 120.416 to 120.417			
LOW VLA OPEN SPACE	REQUIRED	PROVIDED	
NON-RESIDENTIAL LOT - 20% MIN. OF TOTAL SITE AREA, 40,000 SF	20% (5,200 SF)	64.7% (77,800 SF)	
MINIMUM REQUIRED SCREENING	REQUIRED	PROVIDED	
NORTH EAST ADJACENCY - 12% IMPACT / 144,720 SF BUFFER @ 40 PLANTS PER 1000	12	22	132
20% VLA REQUIRED BY PA 12.15 (40 X 2.15)	0	0	0
20% VLA TO BUFFER LOTS, STS, AND STS. BETWEEN LOTS - Category Trees	80	3	80
Category Trees			
Landscaping Trees			
LANDSCAPING PLANTS (20% MINIMUM)			
TOTAL PLANTS PROVIDED			200
SOUTH EAST ADJACENCY - SIMILAR USES - NO SCREENING	REQUIRED	PROVIDED	
NO SCREENING REQUIRED - The following PLANTS Provided @ 1000 SF @ 10 PLANTS	0	10	0
Category Trees			
Landscaping Trees	14	5	20
LANDSCAPING PLANTS (20% MINIMUM)	56	2	58
TOTAL PLANTS PROVIDED			168
NORTHWEST / SOUTHWEST SCREEN NOT APPLICABLE			



GENERAL INFORMATION & TREE MITIGATION	
LOT/SITE AREA	565 ARCHITECTURAL
EXISTING COVERED	57 ARCHITECTURAL
IMPROVED SURFACE AREA	56 ARCHITECTURAL
LANDSCAPE CALC. AREAS BASED ON PROJECT LIMITS	
TREE MITIGATION CALCULATIONS	648 TREES REMOVED
TREES IMPACTED	
PROTECTED TREES IMPACTED	NONE
MITIGATION PLANTS REQUIRED	648
PLANT SPECIES PROVIDED AT 4" DIA. ARE: TREES	0 TREES



UNDERGROUND IRRIGATION SPECIFICATIONS

1.0 GENERAL

- 1.1 **PERMITS** - Include but not limited to:
- 1.1.1 All work shall be done in accordance with the rules and regulations of the City of Key West, Florida.
 - 1.1.2 All work shall be done in accordance with the rules and regulations of the State of Florida.
 - 1.1.3 All work shall be done in accordance with the rules and regulations of the County of Monroe, Florida.

- 1.2 **SYSTEM DESCRIPTION**
- 1.2.1 **Design Requirements**
 - 1.2.1.1 Location of Mainline and Distribution Lines: Actual placement may vary slightly as to material or method of installation without any and without changing the design.
 - 1.2.1.2 Design shall be in accordance with the rules and regulations of the City of Key West, Florida.
 - 1.2.1.3 Design shall be in accordance with the rules and regulations of the State of Florida.
 - 1.2.1.4 Design shall be in accordance with the rules and regulations of the County of Monroe, Florida.

- 1.3 **QUALITY ASSURANCE**
- 1.3.1 **Inspection Requirements**
 - 1.3.1.1 Work shall be inspected by the City of Key West, Florida.
 - 1.3.1.2 Work shall be inspected by the State of Florida.
 - 1.3.1.3 Work shall be inspected by the County of Monroe, Florida.

- 1.4 **INSTALLATION**
- 1.4.1 **General Installation**
 - 1.4.1.1 All work shall be done in accordance with the rules and regulations of the City of Key West, Florida.
 - 1.4.1.2 All work shall be done in accordance with the rules and regulations of the State of Florida.
 - 1.4.1.3 All work shall be done in accordance with the rules and regulations of the County of Monroe, Florida.

- 1.5 **PRODUCTS**
- 1.5.1 **Controller**
 - 1.5.1.1 The controller shall be a minimum of 16 channels.
 - 1.5.1.2 The controller shall be a minimum of 16 channels.
 - 1.5.1.3 The controller shall be a minimum of 16 channels.

- 1.6 **VALVES**
- 1.6.1 **Valve Installation**
 - 1.6.1.1 The valve shall be a minimum of 1/2 inch.
 - 1.6.1.2 The valve shall be a minimum of 1/2 inch.
 - 1.6.1.3 The valve shall be a minimum of 1/2 inch.

- 1.7 **VALVE ACCESSORIES**
- 1.7.1 **Valve Accessories**
 - 1.7.1.1 The valve accessories shall be a minimum of 1/2 inch.
 - 1.7.1.2 The valve accessories shall be a minimum of 1/2 inch.
 - 1.7.1.3 The valve accessories shall be a minimum of 1/2 inch.

- 1.8 **INSTALLATION**
- 1.8.1 **General Installation**
 - 1.8.1.1 All work shall be done in accordance with the rules and regulations of the City of Key West, Florida.
 - 1.8.1.2 All work shall be done in accordance with the rules and regulations of the State of Florida.
 - 1.8.1.3 All work shall be done in accordance with the rules and regulations of the County of Monroe, Florida.

- 1.8.2 **Controller Installation**
 - 1.8.2.1 The controller shall be a minimum of 16 channels.
 - 1.8.2.2 The controller shall be a minimum of 16 channels.
 - 1.8.2.3 The controller shall be a minimum of 16 channels.

- 1.8.3 **Valve Installation**
 - 1.8.3.1 The valve shall be a minimum of 1/2 inch.
 - 1.8.3.2 The valve shall be a minimum of 1/2 inch.
 - 1.8.3.3 The valve shall be a minimum of 1/2 inch.

- 1.8.4 **Valve Accessories**
 - 1.8.4.1 The valve accessories shall be a minimum of 1/2 inch.
 - 1.8.4.2 The valve accessories shall be a minimum of 1/2 inch.
 - 1.8.4.3 The valve accessories shall be a minimum of 1/2 inch.

- 1.8.5 **General Installation**
 - 1.8.5.1 All work shall be done in accordance with the rules and regulations of the City of Key West, Florida.
 - 1.8.5.2 All work shall be done in accordance with the rules and regulations of the State of Florida.
 - 1.8.5.3 All work shall be done in accordance with the rules and regulations of the County of Monroe, Florida.

- 1.8.6 **Controller Installation**
 - 1.8.6.1 The controller shall be a minimum of 16 channels.
 - 1.8.6.2 The controller shall be a minimum of 16 channels.
 - 1.8.6.3 The controller shall be a minimum of 16 channels.

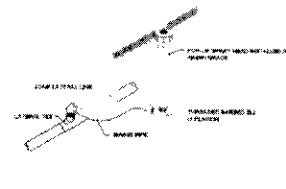
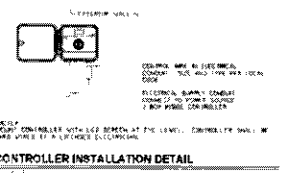
- 1.8.7 **Valve Installation**
 - 1.8.7.1 The valve shall be a minimum of 1/2 inch.
 - 1.8.7.2 The valve shall be a minimum of 1/2 inch.
 - 1.8.7.3 The valve shall be a minimum of 1/2 inch.

- 1.8.8 **Valve Accessories**
 - 1.8.8.1 The valve accessories shall be a minimum of 1/2 inch.
 - 1.8.8.2 The valve accessories shall be a minimum of 1/2 inch.
 - 1.8.8.3 The valve accessories shall be a minimum of 1/2 inch.

- 1.8.9 **General Installation**
 - 1.8.9.1 All work shall be done in accordance with the rules and regulations of the City of Key West, Florida.
 - 1.8.9.2 All work shall be done in accordance with the rules and regulations of the State of Florida.
 - 1.8.9.3 All work shall be done in accordance with the rules and regulations of the County of Monroe, Florida.

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

AS-BUILT IRRIGATION PLAN SHALL BE PROVIDED TO OWNER AT COMPLETION OF PROJECT.



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Karen DeMaria

From: Philip Frank <terramar.env@gmail.com>
Sent: Tuesday, February 1, 2022 3:54 PM
To: Katie P. Halloran; Karen DeMaria
Cc: Albiona Balliu; Steven P. McAlearney; WPHORN@aol.com
Subject: [EXTERNAL] KOTS, SFWMS confirmation of wetlands limits and proposed permitting approach.
Attachments: RE_ Keys Overnight Temporary Shelter (KOTS), City of Key West, pre-app meeting review.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Katie, Karen.

I wanted to follow-up on the issues we discussed regarding KOTS and the State of Florida, South Florida Water Management District (SFWMD) site visit and pre-application meeting.

Attached is the pre-application meeting summary (with exhibits) that we sent to SFWMD (Sophie Wild) and also their response. SFWMD confirmed two important items. They confirmed that the wetland delineation we completed was accurate. They also confirmed that they would not require a typical 25' setback buffer for this particular project. Instead, the proposed "structural buffer" (aka retaining wall/fence/signage) will provide adequate assurance for wetland protection, and will result in an overall net improvement over current conditions.

I hope that this coordination with SFWMD is acceptable for your review purposes. As we discussed in the meeting, SFWMD cannot approve a site plan during pre-application coordination, but they do provide clear guidance so that once received, an application is in good form to be reviewed.

Please let me know if you have any questions, and feel free also to contact Sophie directly.

Thank you.

Philip A. Frank, Ph.D.

Terramar Environmental Services, Inc.
1241 Crane Boulevard
Sugarloaf Key, Florida 33042
(305) 393-4200 terramar.env@gmail.com

RE: Keys Overnight Temporary Shelter (KOTS), City of Key West, pre-app meeting review

1 message

Wild, Sophie <swild@sfwmd.gov>
To: Philip Frank <terramar.env@gmail.com>

Fri, Jan 28, 2022 at 11:20 AM

Good afternoon Phil,

Yes, this is an accurate description of what we discussed in the field on 11/17/21.

The uplands abutting the wetland have no natural vegetation and do not provide any habitat support due to the existing small structures that are used for temporary housing as shown in the aerials you have provided. Therefore, a 25 foot upland buffer would not be required due to the current state of the uplands and lack of an existing natural buffer. The proposed wall would provide enough of a structural buffer to avoid adverse secondary impacts and the proposed re-development project appears to improve the current conditions on the site.

Please do not hesitate to contact me with any additional comments or concerns!

Thanks,

Sophie

Sophie Wild

Environmental Analyst 3

Environmental Resource Bureau | Regulation Division

South Florida Water Management District

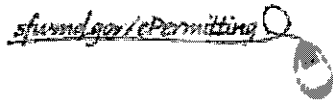
3301 Gun Club Road, West Palm Beach, FL 33406

Phone: (561) 682-2754

Email: swild@sfwmd.gov



To electronically submit a new application or a response to a request for additional information, go to:



From: Philip Frank <terramar.env@gmail.com>
Sent: Thursday, January 27, 2022 2:44 PM
To: Wild, Sophie <swild@sfwmd.gov>
Subject: Keys Overnight Temporary Shelter (KOTS), City of Key West, pre-app meeting review

[Please remember, this is an external email]

Sophie, hello. Thanks for taking the time to meet Rowena and myself on the Keys Overnight Temporary Shelter (KOTS) property on November 17, 2001. We appreciate your working overtime to fit this site in to your schedule.

I wanted to follow up on the site visit / pre-application meeting. The following are my notes from the meeting, along with a revised site plan. Please review and let me know if this is an accurate reflection of the meeting and what we discussed.

The project is Keys Overnight Temporary Shelter (KOTS), a long-anticipated homeless shelter for the City of Key West and Monroe County. It is a public project, non-profit, government owned. The land is owned by Monroe County and leased (99 years) by the City of Key West.

Attached are the habitat notes from the 11.17.21 site visit, showing the location of the current KOTS facility, the adjacent disturbed wetlands and the mangroves that are located along the shoreline. Please review this exhibit and confirm the approximate location of these wetland areas based on our field review.

As designed, the project would not directly impact the disturbed wetlands adjacent to the site. I am attaching the site plan for review. This site plan was developed following our site visit and incorporates the minimized wetland setbacks and the structural buffer (aka retaining wall) that we discussed. The structural buffer was developed to avoid adverse secondary impacts to the adjacent disturbed wetlands and effectively contain any impacts to the developed portion of the site. The structural buffer will be located 2 feet upland of the disturbed wetland limits to allow for construction. The retaining wall will incorporate a fence and regulatory signage to provide long-term protection for the adjacent wetlands and open space areas. The details of the structural buffer (dimensions, design) will be included in the application package.

Stormwater management will be incorporated within the boundaries of the structural buffer and designed to maintain stormwater impacts on-site. Our stormwater engineer, Allen Perez, is well versed in keys stormwater design and is accustomed to working in tight quarters. The full details of the stormwater plan will be included in the full application package.

Currently the on-site wetlands and other open space areas lacks effective environmental management. There is no stormwater management system in place and adjacent open space areas have accumulated debris (e.g. bleachers, propane tanks, etc.). Portions of the perimeter wetland areas support invasive exotic plants (e.g. Seaside mahoe, Brazilian pepper). The proposed KOTS project will incorporate environmental management into the facility. All non-impacted areas (disturbed wetlands, shoreline mangroves, open space areas) will be cleaned up, all debris removed, all invasive exotic vegetation removed / controlled, and the KOTS site will be fenced to contain all activities within the improved areas of the property.

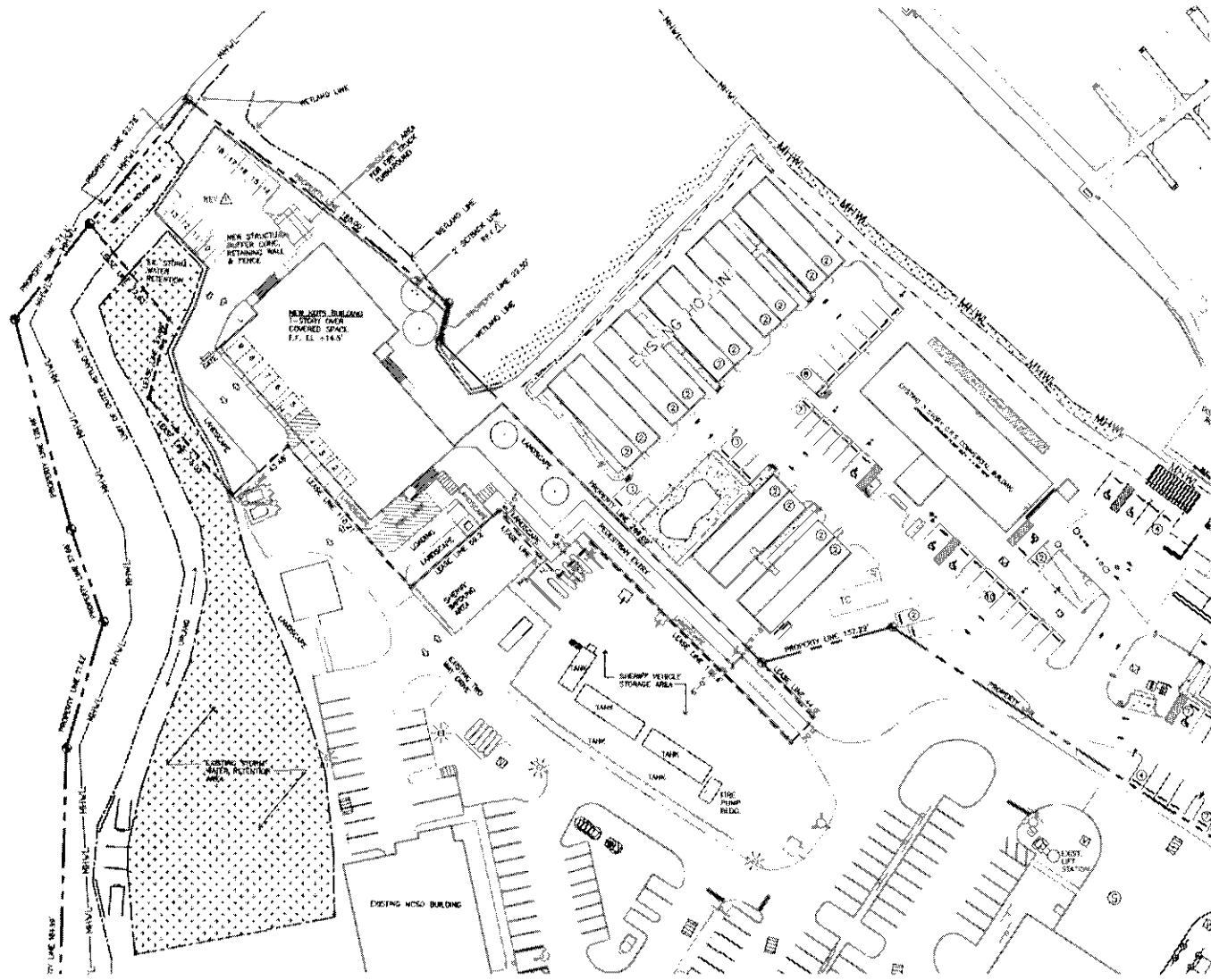
We believe that in the long run, the proposed re-development of the KOTS site will be a net positive for the environment, especially when compared to current conditions. We would like SFWMD to consider the lack of a 25' vegetated buffer as an equal offset for the site improvements: the structural buffer, fencing, signage, and long-term environmental management.

Thanks again for your time and consideration.

Thank you.

Philip A. Frank, Ph.D.

Terramar Environmental Services, Inc.
1241 Crane Boulevard
Sugarloaf Key, Florida 33042
(305) 393-4200 terramar.env@gmail.com



PROPOSED SITE PLAN (LEASE AREA)

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY AVRON & ASSOCIATES DATED ON 04-08-2021. SCALE: 1"=30'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

185 E. TOM ST
KEY WEST,
FLORIDA
39903

TEL: (305) 296-8200
FAX: (305) 296-1033

LICENSE NO.
AA 9003840

KEYS OVERNIGHT
TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FLORIDA

SEAL

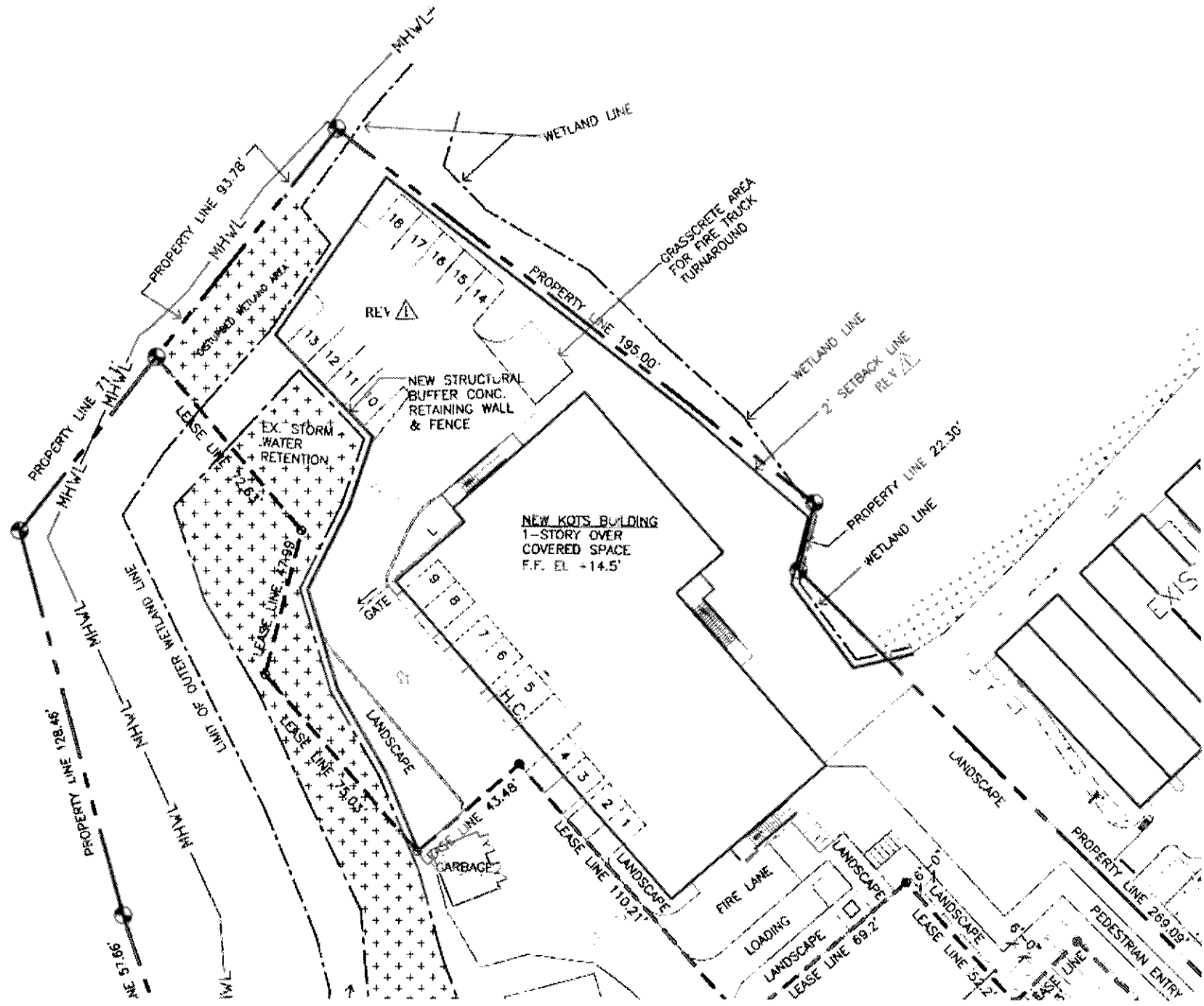
DATE
11-04-2021 D.P.C.
11-08-2021 REV. A
12-09-2021 D.P.C.

REVISIONS

DRAWN BY
EMA
JES
CIS
PROJECT
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2023

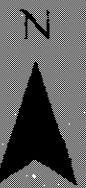
KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA





**KOTS Site Location
Shoreline and Wetlands**

Uplands



Fringing mangrove wetlands, tidal

Impounded stormwater "wetland",
small patch, isolated, non-tidal

Upland Berm, separated
'shoreline' from interior.

Shoreline at MHW

Shoreline at MHW

Upland berm Area, MCSO
training area

Uplands

Developed Uplands

Fringing mangrove wetlands, tidal

Upland berm Area, MCSO
training area

Impounded interior stormwater ponds,
non-tidal, not a "shoreline"



Terramar Environmental Services, Inc.
1241 Crane Boulevard
Sugarloaf Key, Florida 33042
(305) 393-4200 terramar.env@gmail.com

KEYS OVERNIGHT TEMPORARY SHELTER

5537 COLLEGE ROAD
KEY WEST, FL

WILLIAM P. HORN
ARCHITECT, P.A.

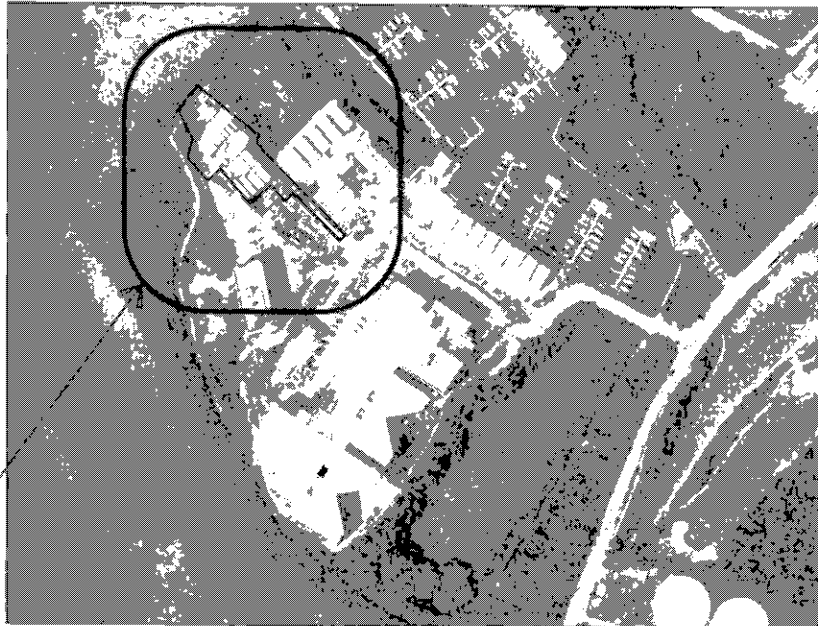
618 EATON ST.
KEY WEST,
FLORIDA
33906

TEL. (305) 296-2300
FAX (305) 296-1033

LICENSE NO.
AA 000066

KEYS OVERNIGHT
TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FLORIDA

MAP LOCATION



AREA OF WORK

KEY PERSONNEL

ARCHITECT

WILLIAM P. HORN ARCHITECT, P.A.

618 EATON ST.
KEY WEST, FL 33906
TEL. (305) 296-2300

STRUCTURAL ENGINEERS

MARK KEBETER, P.E.

KEY WEST ENGINEERING
BUILDING & SITE INC.
PO BOX 811
KEY WEST, FL 33901
TEL. (305) 296-3333

CIVIL ENGINEERS

ALLEN E. PEREZ, PE

3705 EAST BONDY DRIVE
KEY WEST
KEY WEST, FL 33906
TEL. (305) 292-9440

MECHANICAL ENGINEERS

MARK KEBETER, P.E.

KEY WEST ENGINEERING
BUILDING & SITE INC.
PO BOX 811
KEY WEST, FL 33901
TEL. (305) 296-3333

ELECTRICAL ENGINEERS

RUTHIE GARTY, PE, LEED AP

5005 W. 10TH AVE.
SUITE 300
DADE CITY, FL 33622
TEL. (305) 488-1782

LANDSCAPE ARCHITECTS

LANDSCAPE DESIGN

LADD ROBERTS, LEED AP

1400 S.W. 10TH BLVD
SUITE 101
MIAMI, FL 33136
TEL. (305) 343-4884

ENVIRONMENTAL ENGINEERS

TERESA R. ENVIRONMENTAL

SERVICES, INC.
PHIL PEAK
1241 CRAVE BLVD.
SUNRISE, FL 33086
TEL. (305) 363-6888

LAND USE PLANNERS

TREPANIER & ASSOCIATES, INC.

OWEN TREPANIER
1401 W. 11TH ST.
PO BOX 1700
KEY WEST, FL 33901
TEL. (305) 363-8883

SURVEYORS

AVONOR AND ASSOCIATES

MICHAEL AVONOR,
PROFESSIONAL SURVEYOR & CARTER

500 AMHERST DR. STE 2E
KEY WEST, FL 33902
TEL. (305) 296-7770

COUNCIL (PROPERTY)

WARDEN CO. BOARD OF

EDMUND CO. BOARD OF
COUNTY COMMISSIONERS
KEVIN WILSON,
COUNTY ADMINISTRATOR
1700 BRADDOCK BL.
KEY WEST, FL 33902
TEL. (305) 296-1441

CITY (PROPERTY)

CITY OF KEY WEST

1200 BANK ST.
KEY WEST, FL 33901
TEL. (305) 296-2322

SITE DATA

SITE AREA

OVERALL SITE AREA = 807,329 SQ FT 13.84 ACRES

LEASE AREA: 541,876.32 SQ FT 80.86 ACRES

LAND USE: PG (PUBLIC SERVICE)

FLOOR LOAD AT SL. +10.0' PER LMR CASE NO. 21-04-3873P

HEIGHT: ALLOWED = 25'4.5" = 28.5' (FINISHED FLOOR IS 3.5' ABOVE BPE+1)

PROPOSED = 28.5'

SETBACKS (FRONT, SIDE, REAR):

FRONT: REQUIRED = 20'

PROPOSED = N/A

SIDE: REQUIRED = 15'

PROPOSED = 25'

REAR: REQUIRED = 25'

PROPOSED = 25'

SETBACKS (ACTIVE/PAVED/VEGETATION):

FRONT/SIDE/REAR: ALLOWED = 10'

PROPOSED = 12'

FAC: ALLOWED = 0.8'

EXISTING = 0.89'

PROPOSED = 0.70'

LOT COVERAGE

ALLOWED = 40%

EXISTING = 25.2%

PROPOSED = 25.4%

IMPERVIOUS AREA

ALLOWED = 50%

EXISTING = 48.23%

PROPOSED = 44.56%

LANDSCAPE AREA

REQUIRED = 20%

EXISTING = 33.83%

PROPOSED = 35.42%

OPEN SPACE AREA

REQUIRED = 50%

EXISTING = 53.83%

PROPOSED = 55.42%

PARKING

REQUIRED = N/A

EXISTING = 0

PROPOSED = 18 SPACES

REQUIREMENTS: 18 SPACES

REQUIREMENTS: N/A

EXISTING = 0

PROPOSED = 87 SPACES (TENANTS)

8 SPACES (EMPLOYEES/STAFF)

95 SPACES TOTAL

BUILDING DATA

EXISTING BUILDING AREAS

12000 JPS AND 1201 = 385,084 SQ FT

12000 ADMIN = 24,833 SQ FT

EXISTING KOTS FACILITY = 8,024 SQ FT

PROPOSED BUILDING AREAS

KOTS FIRST FLOOR ENCLOSED = 10,421 SQ FT

KOTS FIRST FLOOR COVERED = 310 SQ FT

KOTS SECOND FLOOR ENCLOSED = 304 SQ FT

KOTS SECOND FLOOR COVERED = 10,508 SQ FT

LIST OF DRAWINGS

- A-0 COVER SHEET
- EX-1 EXISTING OVERALL SITE PLAN
- EX-2 EXISTING PARTIAL SITE PLAN
- A-1 PROPOSED OVERALL SITE PLAN
- A-2 PROPOSED PARTIAL SITE PLAN
- A-3 PROPOSED GROUND FLOOR PLAN
- A-3.1 PROPOSED FIRST FLOOR PLAN
- A-4 PROPOSED ELEVATIONS
- A-5 PROPOSED SCHEMATIC BUILDING SECTION
- LS-1 FIRST FLOOR LIFE SAFETY PLAN
- LS-2 GROUND FLOOR LIFE SAFETY PLAN
- LS-3 LIFE SAFETY DETAILS
- L-1 EXISTING VEGETATION PLAN
- L-2 LANDSCAPE PLAN (CONCEPTUAL)
- L-3 LANDSCAPE SCHEDULE AND DETAILS
- L-4 LANDSCAPE SPECIFICATIONS
- L-5 IRRIGATION SPECIFICATIONS
- E-1 SITE LIGHTING PLAN
- E-100 PROPOSED CONTROL PLAN
- C-200 GRADING AND DRAINAGE PLAN
- C-300 SITE UTILITY PLAN
- SURVEYS

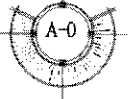
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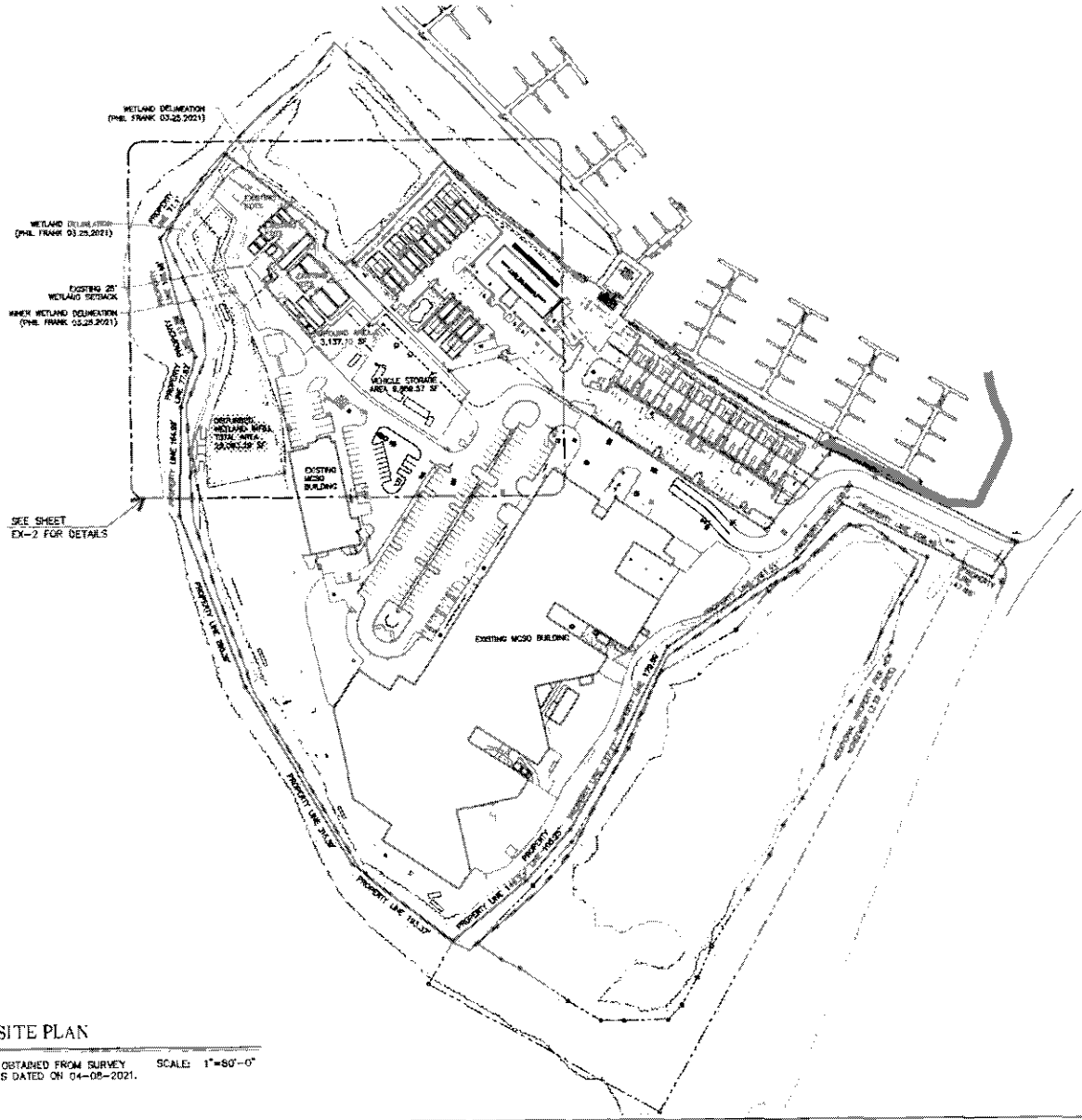
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11-30-2021 REV A
12-09-2021 D.R.C.
08-11-2022 PL. RD.
03-03-2022 PL. RD. REV A

REVISIONS

DRAWN BY
EMA
JFC
CAB
PROJECT NUMBER
2021

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA





WETLAND DELINEATION
(PHL FRANK 03-25-2021)

WETLAND DELINEATION
(PHL FRANK 03-25-2021)

EXISTING 20'
WETLAND SETBACK
MARK WETLAND DELINEATION
(PHL FRANK 03-25-2021)

SHE SHEET
EX-2 FOR DETAILS

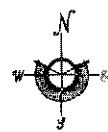
EXISTING AREA
3,137.10 SF

VEHICLE STORAGE
AREA 8,908.57 SF

OVERLAP
WETLAND WITH AREA
25,000.00 SF

EXISTING
MCO
BUILDING

EXISTING MCO BUILDING



EXISTING OVERALL SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY AMRON & ASSOCIATES DATED ON 04-05-2021. SCALE 1"=80'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

118 EASTON ST.
KEY WEST,
FLORIDA
32040

TEL: (305) 286-4400
FAX: (305) 286-1022

LICENSE NO.
61400040

KEYS OVERNIGHT
TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FLORIDA

SEAL

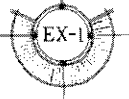
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BMA
JPS
CAB
PROJECT
MANAGER
2025



KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA

WILLIAM F. HOEN
ARCHITECT, P.A.

818 EASTON ST
KEY WEST
FLORIDA
34901

TEL: 305-294-4302
FAX: 305-294-1881

LICENSE NO.
EA 20000

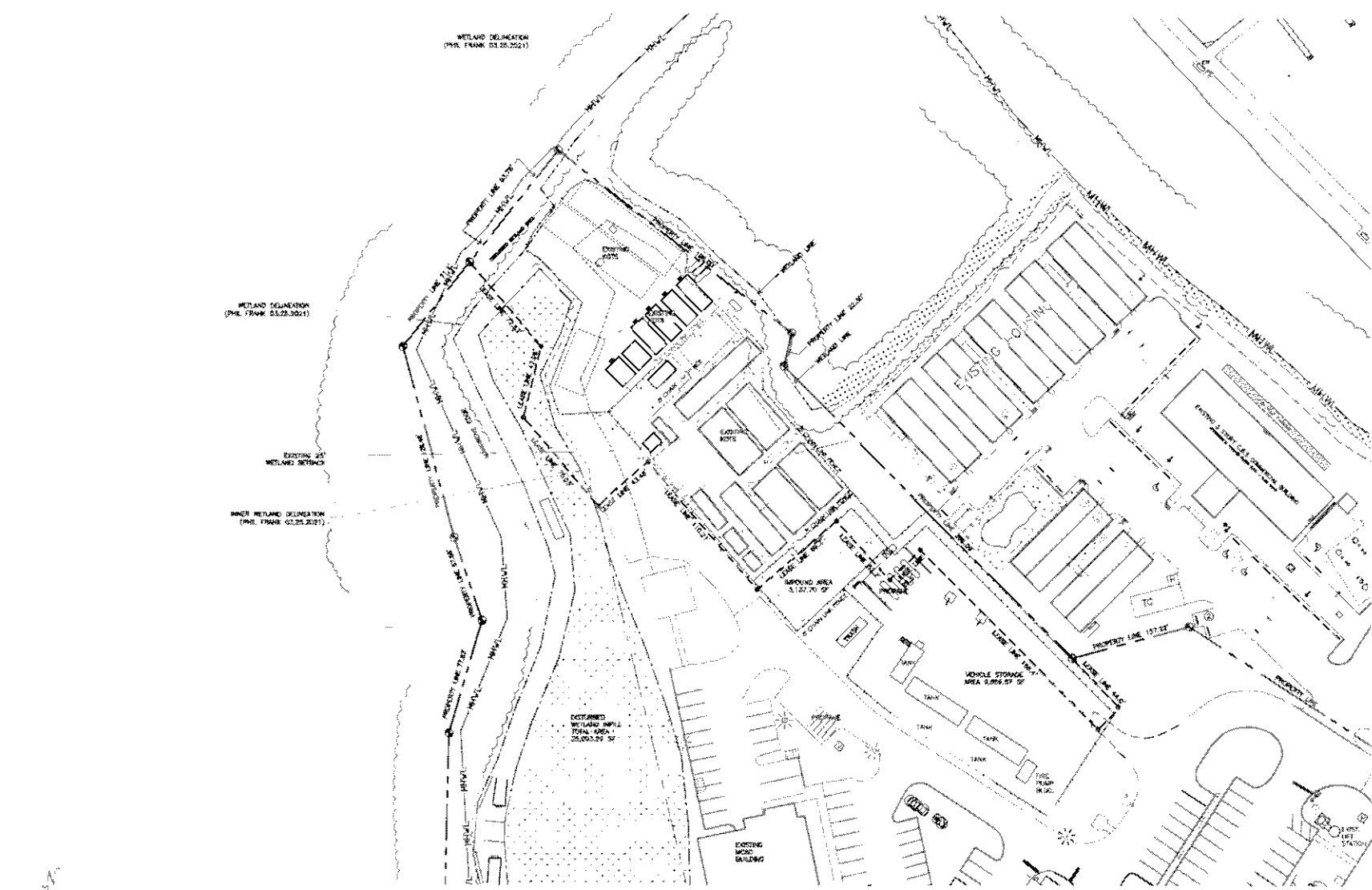
KEYS OVERNIGHT
TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FLORIDA

SEAL

DATE:
11-04-2021 D.R.C.
12-09-2021 REV. A
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EWA
JCS
KAS
PROJECT
NUMBER
X028

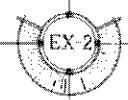


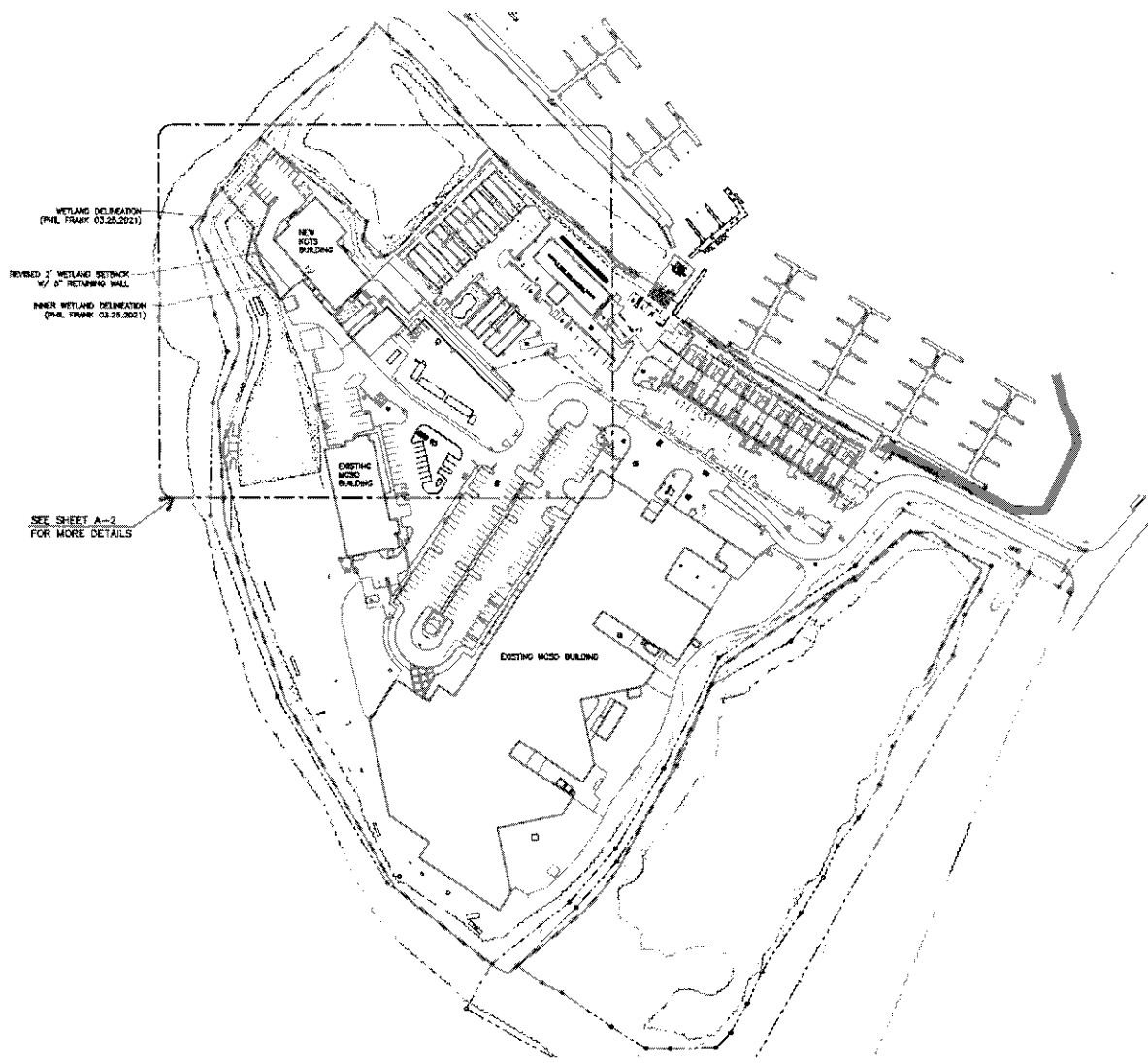
EXISTING SITE PLAN (LEASE AREA)

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY AMRON & ASSOCIATES DATED ON 04-08-2021.

SCALE: 1"=50'-0"

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA





WETLAND DELINEATION
(PHIL FRANK 03.28.2021)

REVERSED 2' WETLAND DETROCK
W/ 6" RETAINING WALL

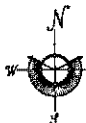
INNER WETLAND DELINEATION
(PHIL FRANK 03.25.2021)

SEE SHEET A-2
FOR MORE DETAILS

EXISTING
KOTS
BUILDING

NEW
KOTS
BUILDING

EXISTING
MASS
BUILDING



PROPOSED OVERALL SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY SCALE: 1"=30'-0"
PREPARED BY AVRON & ASSOCIATES DATED ON 04-08-2021.

WILLIAM P. HORN
ARCHITECT, P.A.

345 EATON ST.
KEY WEST,
FLORIDA
33040

TEL: (305) 896-4302
FAX: (305) 296-1327

LICENSE NO.
AA 38894P

KEYS OVERNIGHT
TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FLORIDA

SEAL

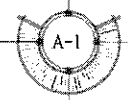
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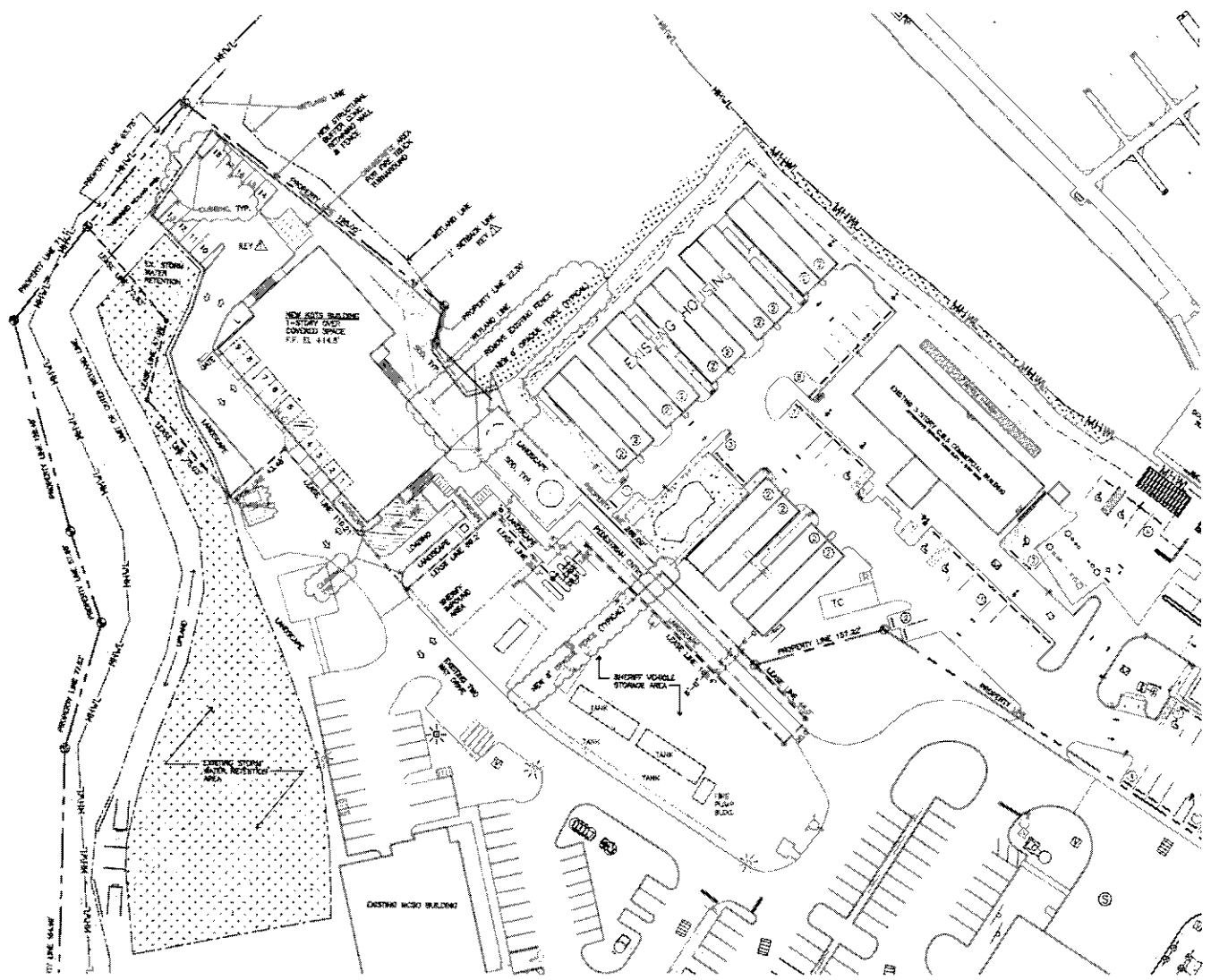
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11-30-2021	REV A
12-09-2021	D.R.C
02-11-2022	PL. BD.
03-03-2022	PL. BD. REV A

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DESIGNED BY
EMA
JFS
CAB
PROJECT
NUMBER
2023

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA





PROPOSED SITE PLAN (LEASE AREA)
 SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY AMRON & ASSOCIATES DATED ON 04-08-2021. SCALE: 1"=30'-0"

WILLIAM P. BORN
 ARCHITECT, P.A.
 315 EAST ST.
 KEY WEST,
 FLORIDA
 33040
 TEL: 305-244-4322
 FAX: 305-244-1445
 LICENSE NO.
 EA 448740

KEYS OVERNIGHT
 TEMPORARY
 SHELTER
 5537 COLLEGE RD.
 KEY WEST, FLORIDA

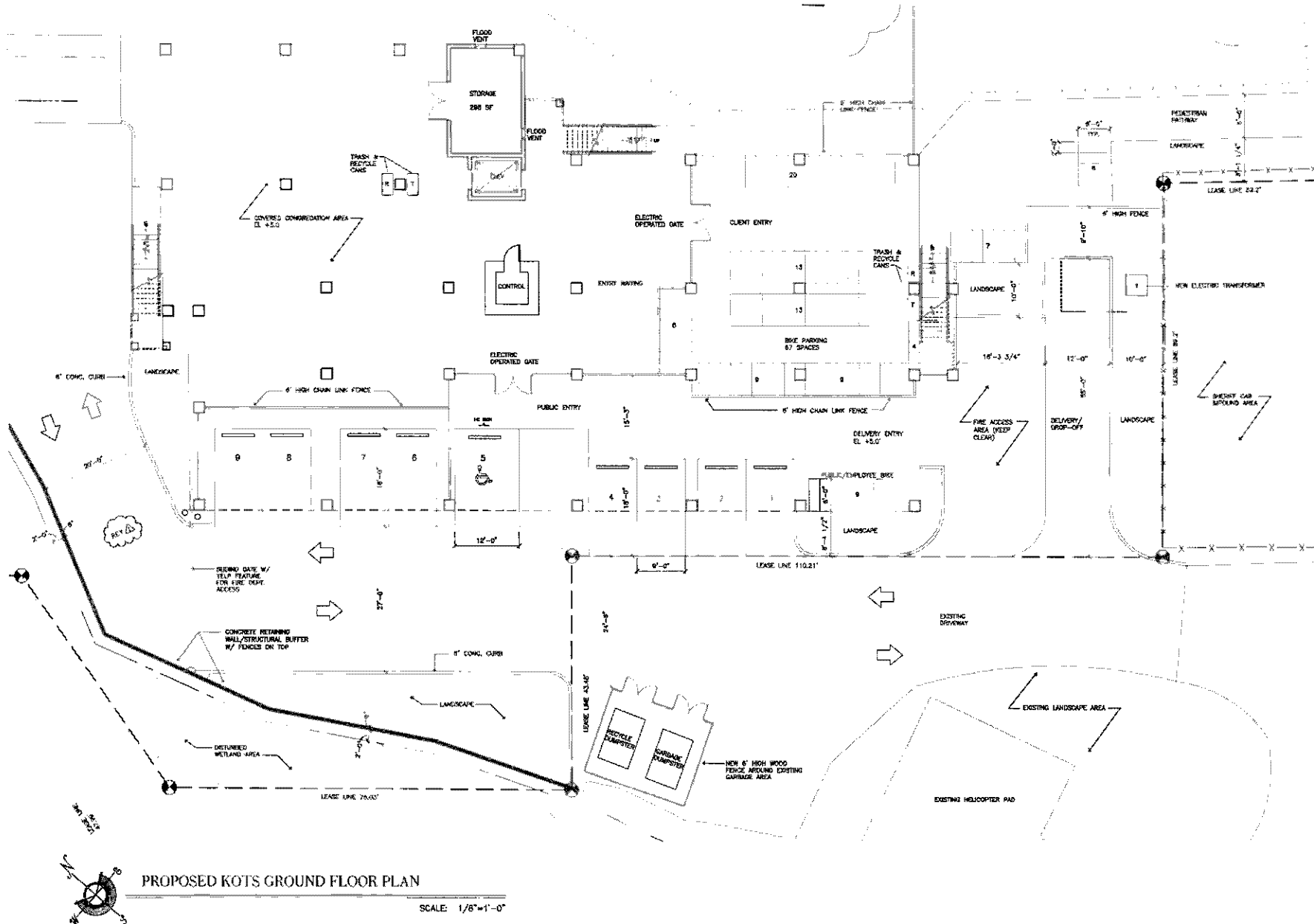
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 04-09-2021 D.R.C.
 09-11-2022 P.L. BO.
 09-09-2022 P.L. BO. REV. A

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 ENA
 JCS
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KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
 5537 COLLEGE ROAD
 KEY WEST, FLORIDA



PROPOSED KOTS GROUND FLOOR PLAN

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

WILLIAM P. HORN
ARCHITECT, P.A.

SIX SATORI ST.
KEY WEST,
FLORIDA
32946

TEL. (305) 296-4302
FAX (305) 296-4303

LICENSE NO.
441 000040

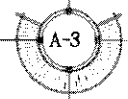
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TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FLORIDA

SEAL

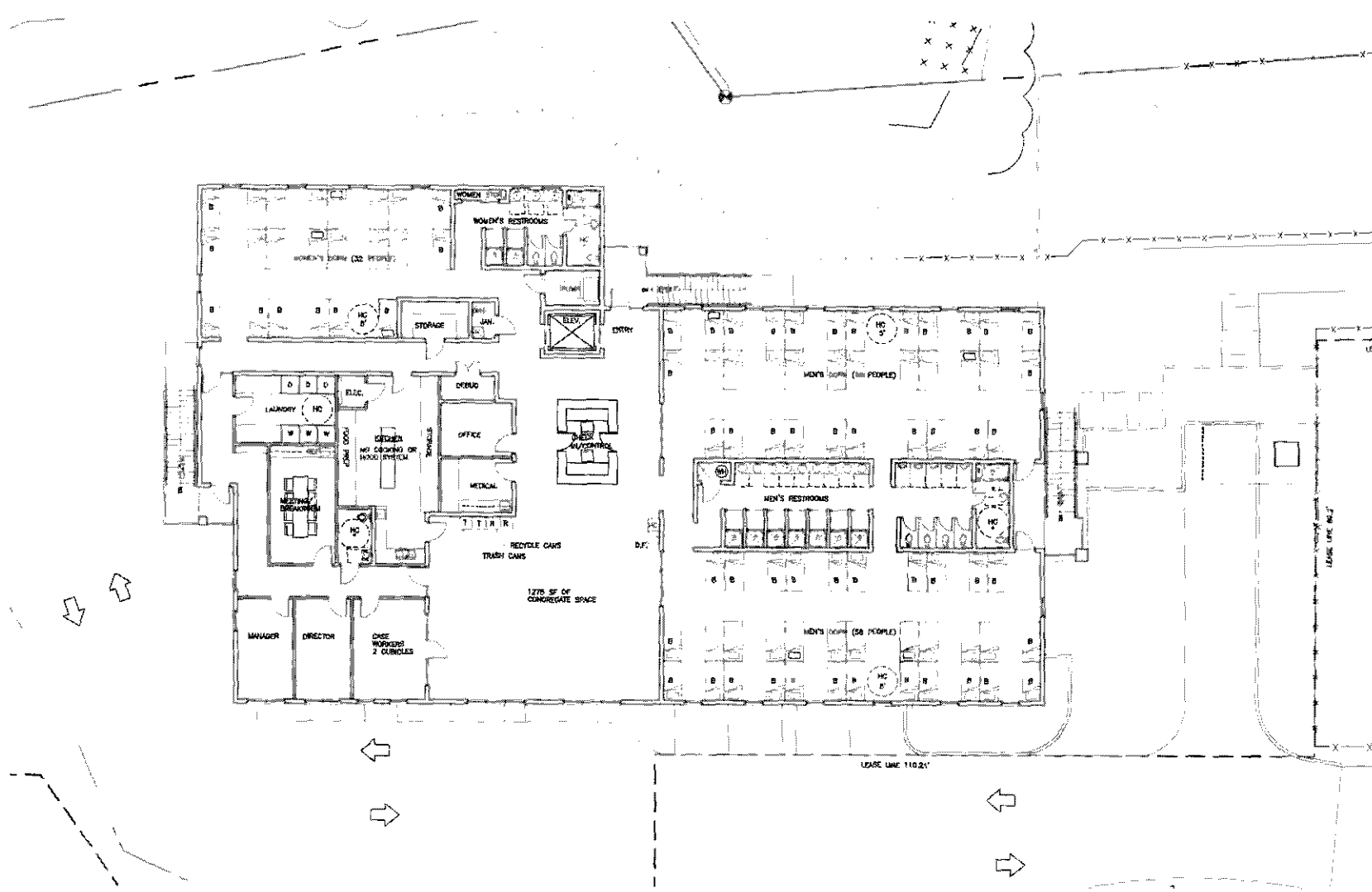
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02-11-2022 PL. 80
03-03-2022 PL. 80, REV. A

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JFS
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2023



KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA



PROPOSED KOTS PLAN
 SCALE: 1/8"=1'-0"

WILLIAM P. BORN
 ARCHITECT, P.A.

915 EASTON ST.
 KEY WEST,
 FLORIDA
 33603

TEL: 305-896-4822
 FAX: 305-896-1053

LICENSE NO.
 AA-99886K

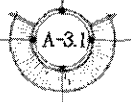
KEYS OVERNIGHT
 TEMPORARY
 SHELTER
 5537 COLLEGE RD.
 KEY WEST, FLORIDA

DATE
 11/17/22

DATE
 11-04-2021 D.R.C.
 11-05-2021 REV. A
 12-09-2021 D.R.C.
 02-11-2022 PL. 90
 03-03-2022 PL. 90, REV. A

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DRAWN BY
 EMA
 JFS
 TAB
 CHECKED BY
 W.P.B.
 P.023



KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
 5537 COLLEGE ROAD
 KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

318 EASTON ST.
KEY WEST,
FLORIDA
32040

TEL: (305) 296-6302
FAX: (305) 296-6333

LICENS. NO.
AA 000346

KEYS OVERNIGHT
TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FLORIDA

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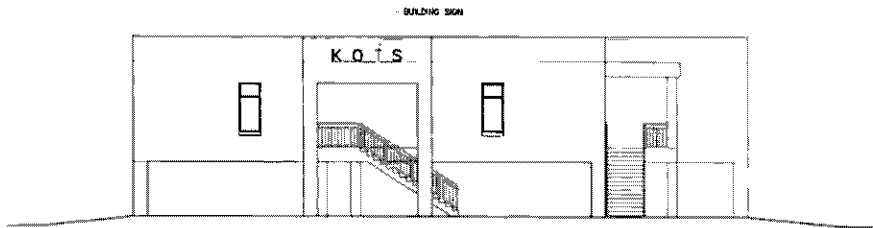
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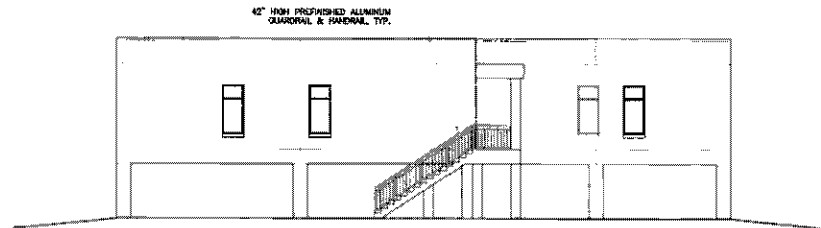
PROJECT
NUMBER

2023



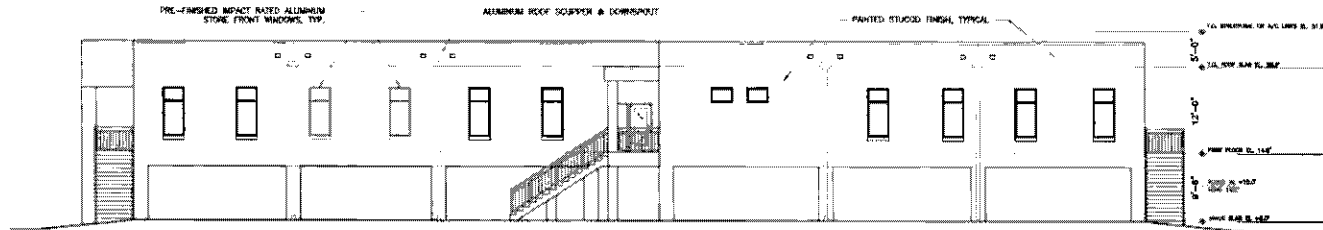
PROPOSED FRONT ELEVATION

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



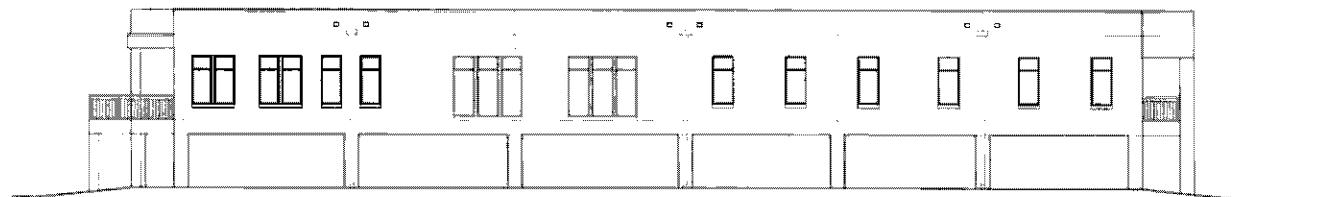
PROPOSED REAR ELEVATION

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



PROPOSED RIGHT SIDE ELEVATION

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



PROPOSED LEFT SIDE ELEVATION

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

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA



WILLIAM P. HORN
ARCHITECT, P.A.

516 EASTON ST.
KEY WEST,
FLORIDA
33940

TEL. (305) 296-8300
FAX (305) 296-8300

LICENSE NO.
A.S. 000540

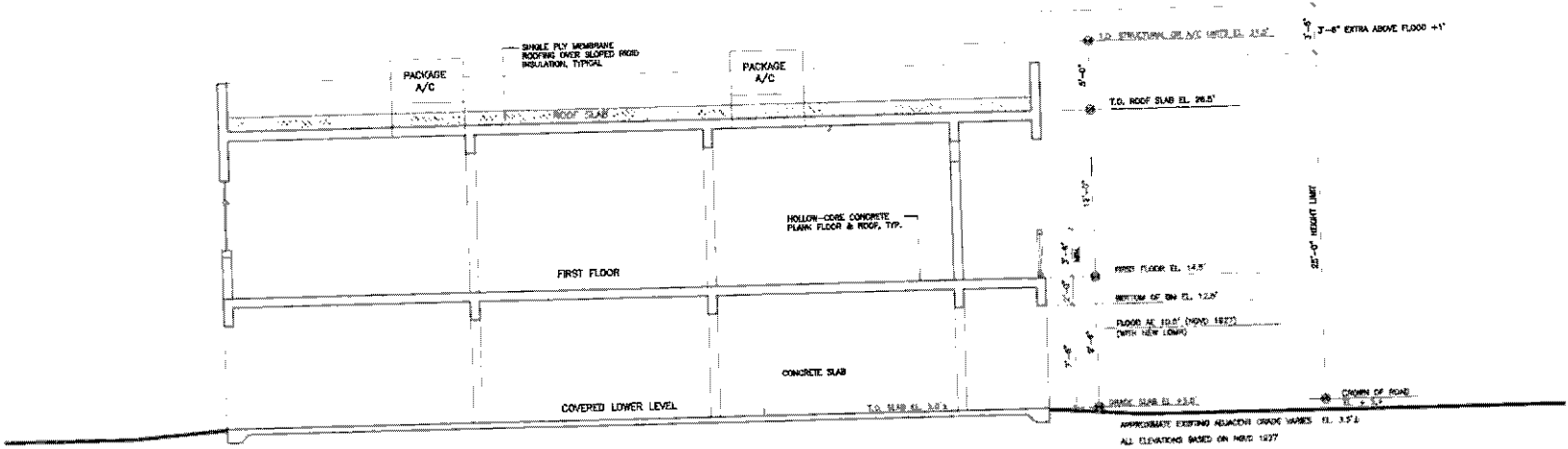
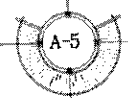
KEYS OVERNIGHT
TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FLORIDA

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11-30-2021 REV. A
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02-11-2022 P.L. M.D.
05-08-2022 P.L. M.D. REV. Z

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JFE
CAB
PROJECT
NUMBER
2021



SCHMATIC BUILDING SECTION

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

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA

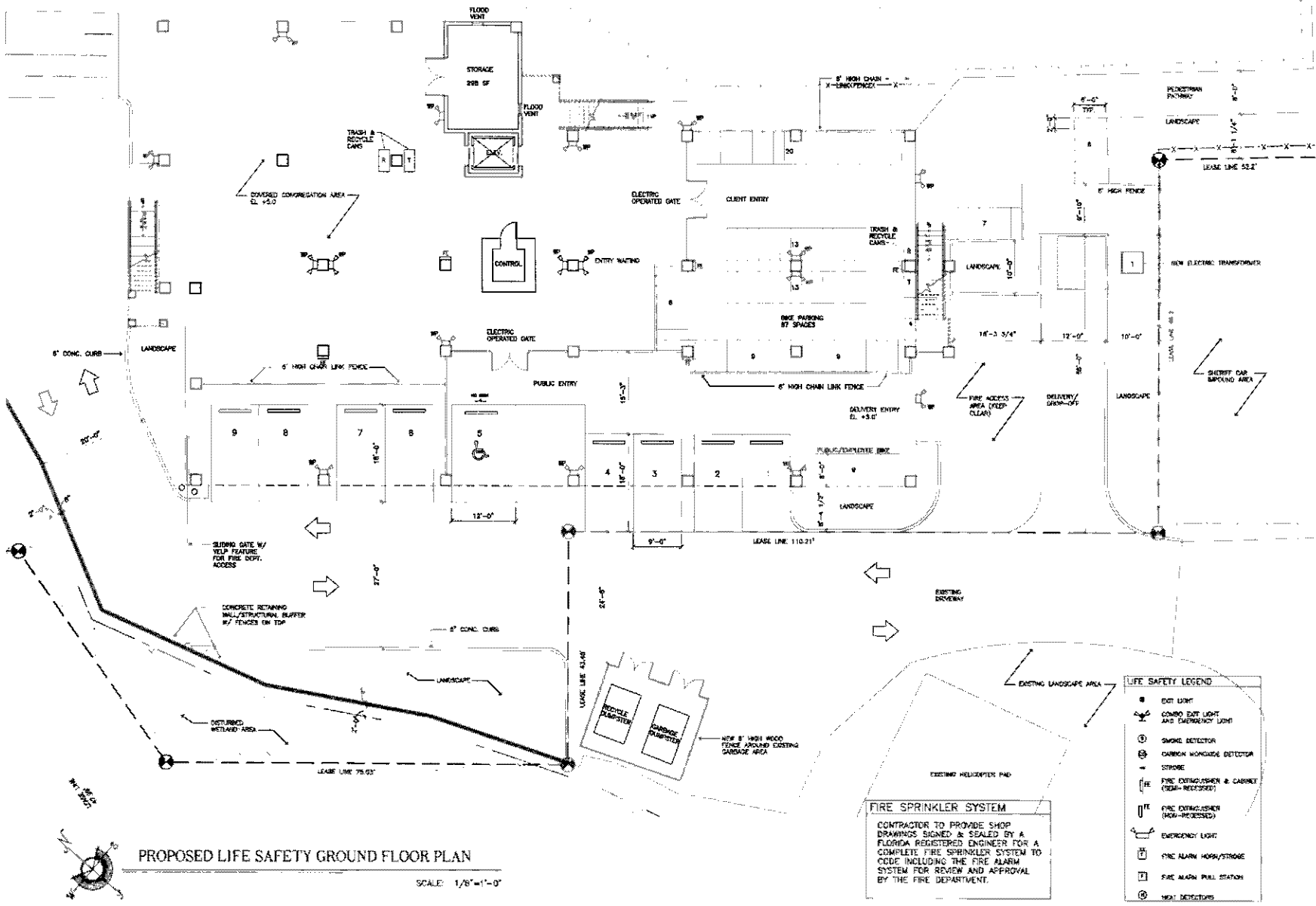
WILLIAM P. HORN
ARCHITECT, P.A.

815 LAYTON ST.
KEY WEST,
FLORIDA
32090

TEL: (305) 296-6308
FAX: (305) 296-1035

LICENSE NO.
AA-0009640

KEYS OVERNIGHT
TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FLORIDA



PROPOSED LIFE SAFETY GROUND FLOOR PLAN

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

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

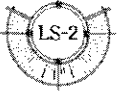
FIRE SPRINKLER SYSTEM
CONTRACTOR TO PROVIDE SHOP DRAWINGS SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER FOR A COMPLETE FIRE SPRINKLER SYSTEM TO CODE INCLUDING THE FIRE ALARM SYSTEM FOR REVIEW AND APPROVAL BY THE FIRE DEPARTMENT.

SEAL
[Handwritten Signature]

DATE
11-04-2021 D.R.C.
12-09-2021 REV. B
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03-23-2022 PL. RD. REV. A

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EVA
C.A.B.
PROJECT NUMBER
2023



KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

518 EATON ST.
KEY WEST,
FLORIDA
32040

TEL: 305-296-9852
FAX: 305-296-1635

LIC# 7036 - N.L.
A# 000039

KEYS OVERNIGHT
TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FLORIDA

CRITERIA	SPECIAL REQUIREMENTS/ COMPLIANCE	STATUS	SECTION REFERENCE
A. USE AND OCCUPANCY P-1: STORAGE/SALES, LIGHTS, MERCHANDISE			CHAPTER 3 300.2
B. GENERAL BUILDING HEIGHTS, AREAS, CONSTRUCTION			CHAPTERS 4-6
OCCUPANCY P-1 CONSTRUCTION TYPE III-B P-1 BUILDING HEIGHT (TYPE III-B) (SPRINKLED) R-3 = 75'-0" MAX	REQUIRED AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED SMOKE AND FIRE ALARM SYSTEMS BUILDING HEIGHT = 34'-0"	OK	402.14.22.5 TABLE 501 402.1.2 TABLE 504.3A
BUILDING STORIES (TYPE III-B) (SPRINKLED) R-3 = 5 STORY MAX	BUILDING STORIES = 2 STORIES	OK	TABLE 504.4
BUILDING AREA (TYPE III-B) (SPRINKLED) P-1 = 64,000 SF	BUILDING AREA: LOWER LEVEL ENCLOSED = 284,500 SF COVERED = 30,200 SQFT UPPER LEVEL ENCLOSED = 10,421 SQFT COVERED = 310,500 SF	OK	TABLE 500.7
SEPARATION REQUIREMENTS FOR DIFFERENT OCCUPANCY TYPES	BUILDING SEPARATION NO SEPARATION IS REQUIRED		CHAPTERS 4 & 5
D. FIRE RESISTANT RATINGS FOR BUILDING ELEMENTS			CHAPTERS 6 & 7
STRUCTURAL FRAME: RB = R-1	0 HRS	OK	TABLE 601
BEARING WALLS 1 1/2 HOUR RB = R-1.5	0 HRS	OK	TABLE 601
INTERIOR: RB = R-1.5	0 HRS	OK	TABLE 601
WALL BEARING EXTERIOR EXTERIOR CORNER WALL: RB = R-1	0 HRS	OK	TABLE 601
EXTERIOR CORNER WALL: RB = R-1	0 HRS	OK	TABLE 601
NON-BEARING CONSTRUCTION RB = R-2.0	0 HRS	OK	TABLE 601
SHAFT CONSTRUCTION INTERIOR EGRESS STAIRS ELEVATOR SHAFT ENCLOSURE	1 STORY ELEVATED = 114" 2 STORY ELEVATED = 144"	OK	713.4
SEPARATION OF EXTERIOR WALLS	25' - 0" SEPARATION = 510 LIMIT	OK	TABLE 705.2
FIRE RESISTANT RATINGS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE R-4 2'-0" SHAF: R-4 1'-0" 12'-0" R-4 1'-0" 12'-0" R-4 1'-0"	N/A N/A TYPE 1B = 2 HRS REQUIRED TYPE 1B = 2 HRS REQUIRED	OK OK	TABLE 609
E. MEANS OF EGRESS			CHAPTER 10
OCCUPANT LOAD: EQUIVALENTS: 50 SQFT/PERSON	UPPER LEVEL ENCLOSED SF = 10,422 / 50 SQFT PER PERSON = 208.44 OCCUPANTS MAX.		TABLE 1004.5
	TOTAL 208 OCCUPANTS		
TABLE 1004.5.1 MINIMUM EGRESS WIDTH	MIN. 0.21' PER OCCUPANT = 43.68"		1004.5.1
EXIT EXITS DOOR CLEAR WIDTH MINIMUM CLEARANCE WIDTH	3' EXIT REQUIRED MIN. REQUIRED MIN. 32" ENCLOSED MIN. 34" 3' PROVIDED 32" PROVIDED 34" PROVIDED	OK OK	TABLE 1006.7.1 1006.7.1 TABLE 1006.1
COMMON PATH: EXIT EXITS TRAVEL DISTANCE	0' - 1' = 75' 0" MAX. ACTUAL: 25' 0" SEE LIFE SAFETY PLAN FOR ALL DISTANCES R-1 SPRINKLED: 150' 0" MAX. GREATEST ACTUAL: 120' 0"		TABLE 1006.2.1 TABLE 1006.2.2

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

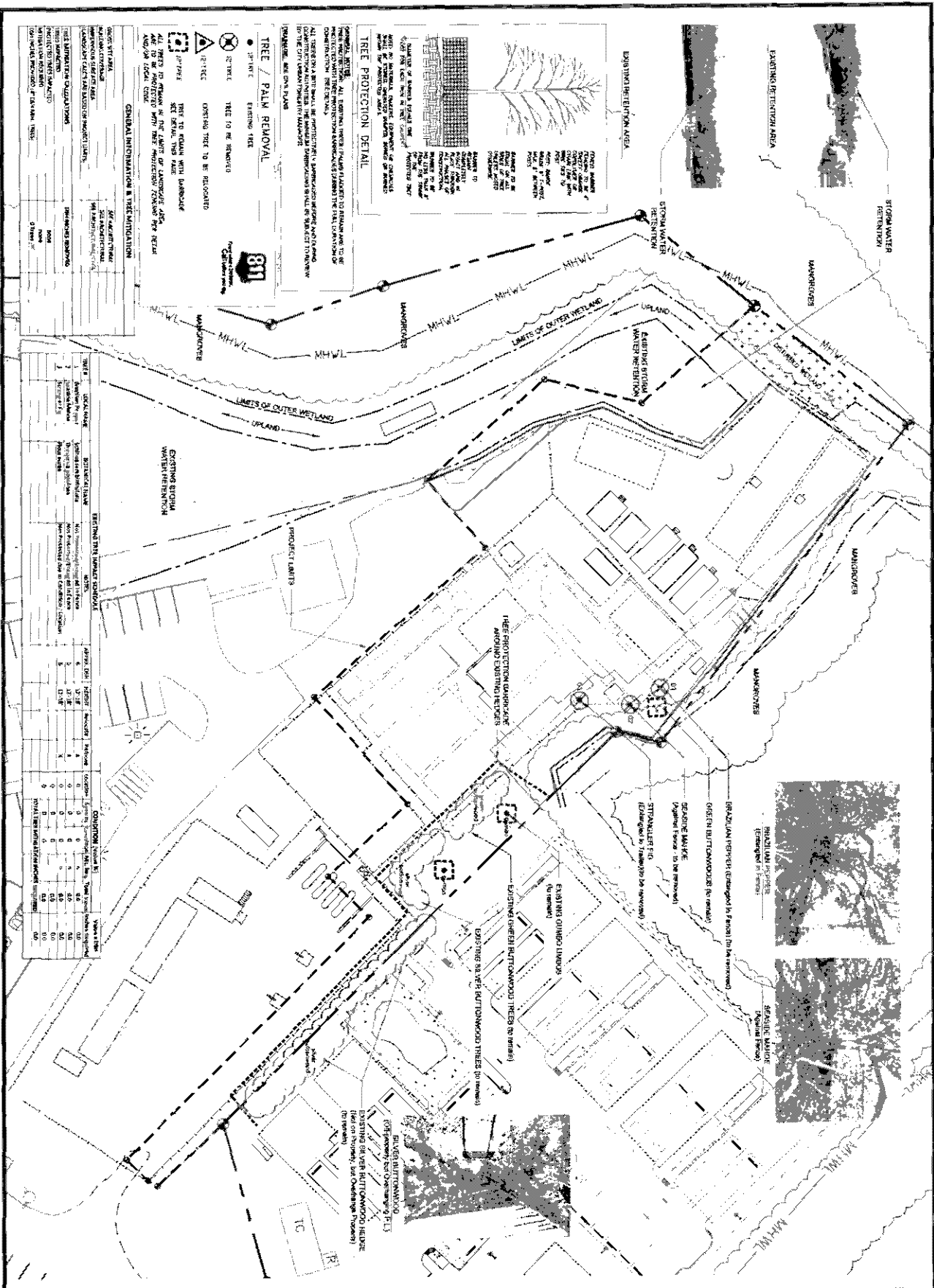
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11-30-2021 REV A
12-09-2021 D.R.C.
02-11-2022 P.L. ED.
03-03-2022 P.L. ED. REV A

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EMA
JFS
CAB
PROJECT NUMBER
2021

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA





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KEYS

OVERNIGHT TEMPORARY HOUSING

NEAR COLLEGE ROAD
STOCK ISLAND, FL 32940

Display signed by Land Robotics, R/LAND, DWA 30223.03, 10/4787-2559

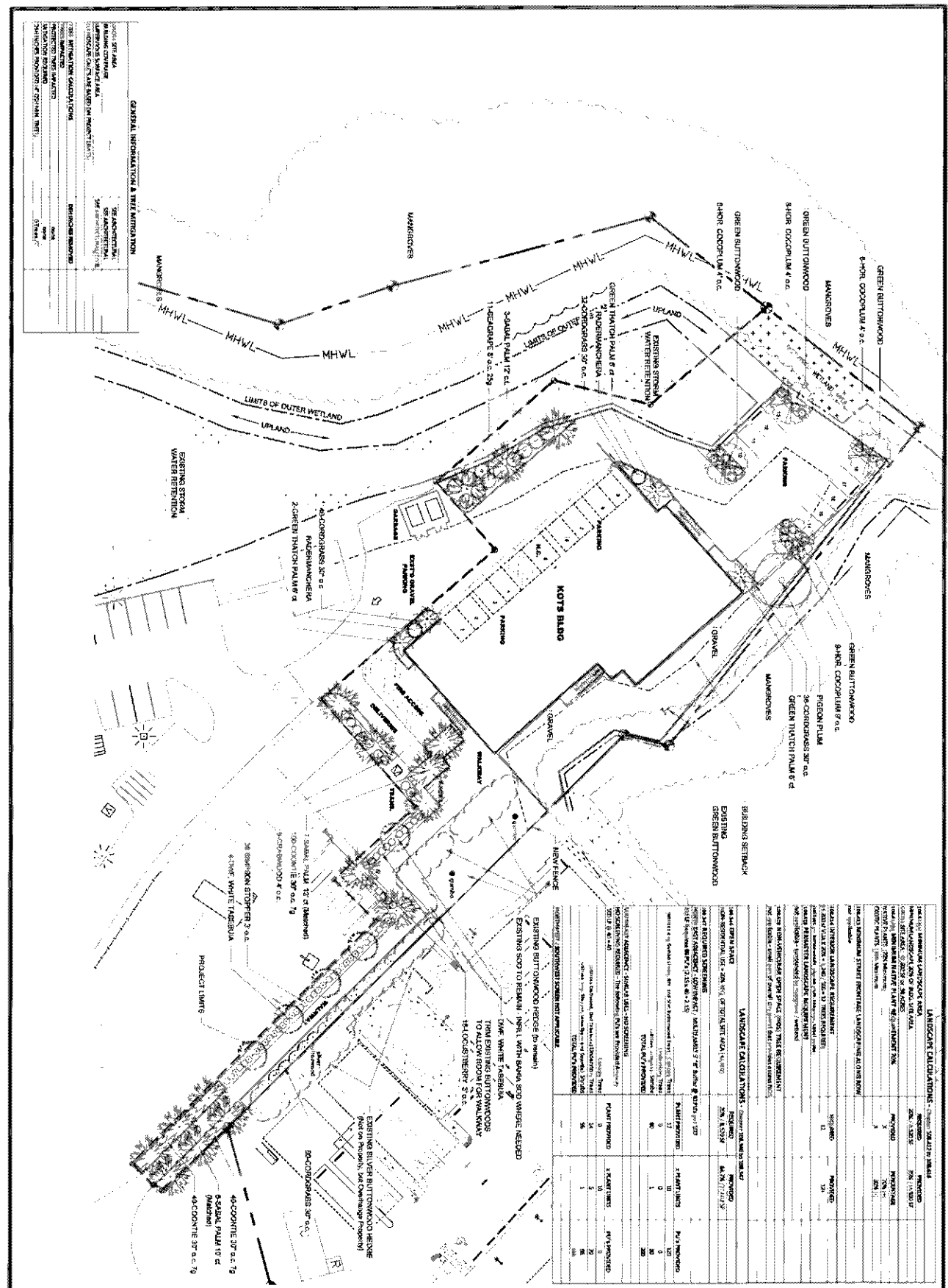
APPROVAL DOCUMENTS

EXISTING VEGETATION

DATE: 3.3.22

SHEET NUMBER: 1-7

LANDWISE GROUP



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LANDSCAPE CALCULATIONS - PLANTING QUANTITIES

PLANTING QUANTITY	PLANTING QUANTITY	PLANTING QUANTITY	PLANTING QUANTITY
100	100	100	100
200	200	200	200
300	300	300	300
400	400	400	400
500	500	500	500
600	600	600	600
700	700	700	700
800	800	800	800
900	900	900	900
1000	1000	1000	1000

LANDSCAPE CALCULATIONS - PLANTING QUANTITIES

PLANTING QUANTITY	PLANTING QUANTITY	PLANTING QUANTITY	PLANTING QUANTITY
100	100	100	100
200	200	200	200
300	300	300	300
400	400	400	400
500	500	500	500
600	600	600	600
700	700	700	700
800	800	800	800
900	900	900	900
1000	1000	1000	1000

WILLIAM P. HORN
ARCHITECT, P.A.

915 EASTON ST.
KEY WEST,
FLORIDA
3390

TEL: 305 296-4300
FAX: 305 297-1033

LICENSE NO.
AA 30086-D

KEYS OVERNIGHT
TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FLORIDA

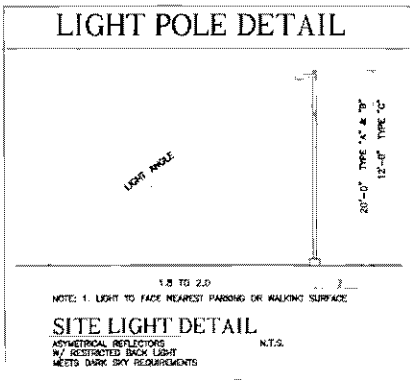
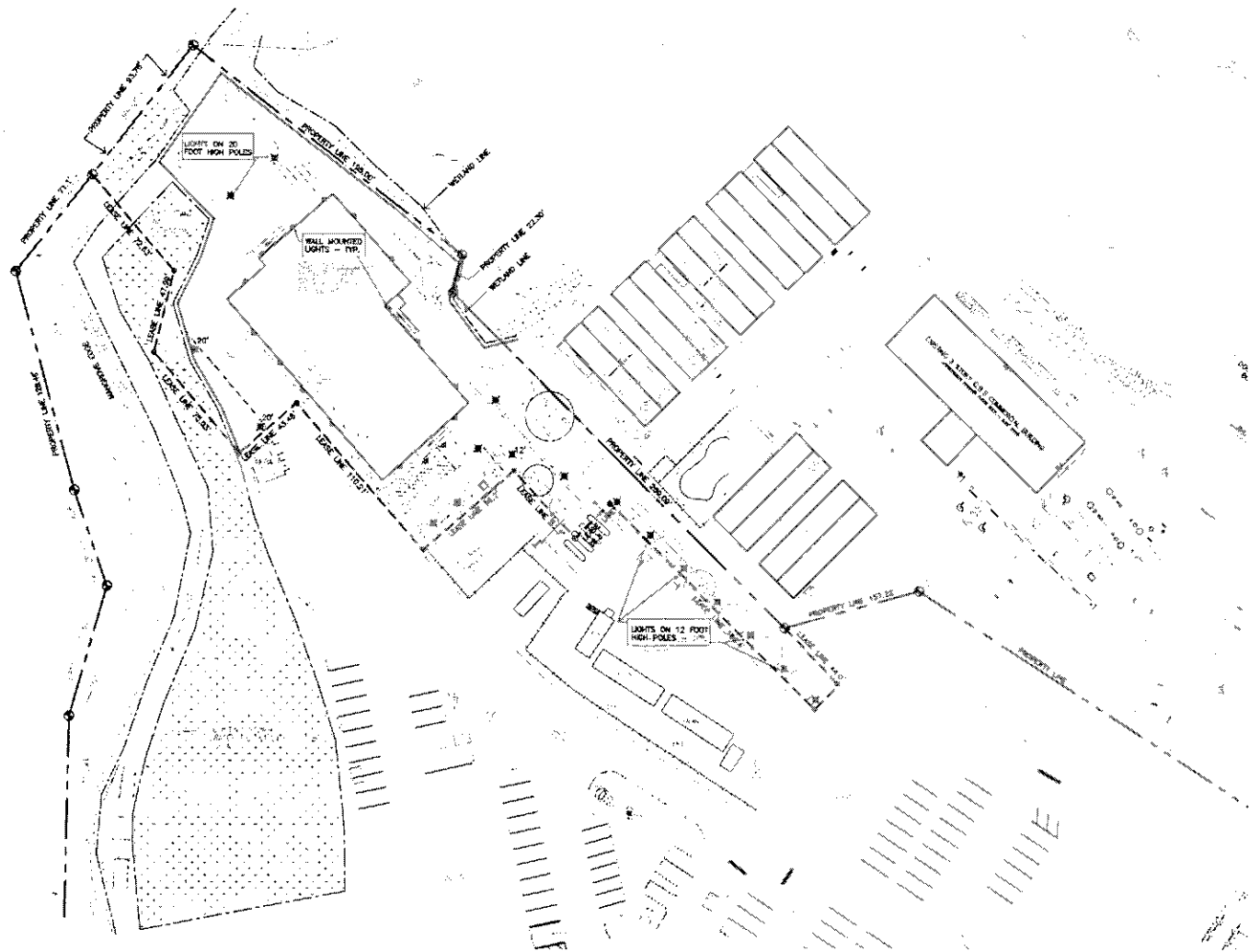
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[Signature]
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03-03-2022 PL. BD. REV A

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EVA
JFS
CAB
PROJECT
2023

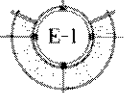


PROPOSED PARTIAL SITE LIGHTING PLAN (LEASE AREA)

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY AVIRON & ASSOCIATES DATED ON 05-08-19.

SCALE: 1"=30'-0"

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA



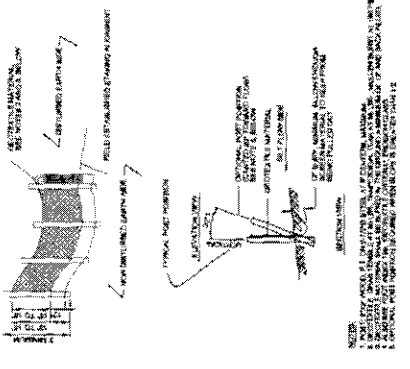
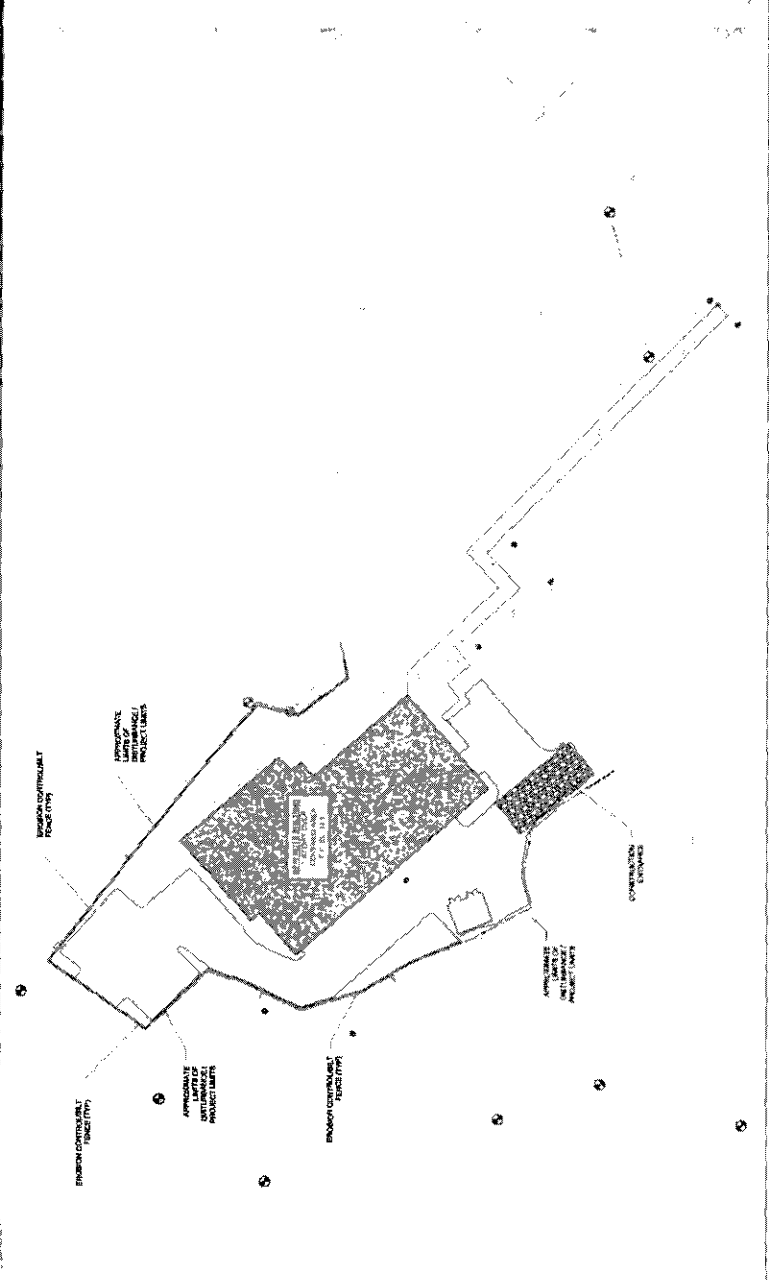
Digitally signed by
Allen E Perez
Date: 2022.03.15
09:08:55-04'00'



Allen E. Perez
Professional Engineer
Mechanical Engineering
License No. 12818
State of Florida

PEREZ ENGINEERING & DEVELOPMENT, INC.
15001 SW 15th Street, Suite 200
Miami, FL 33192
Tel: (305) 222-1100

SWAFT'S GENERAL NOTICE
ALL AGENTS WITHIN THE PROJECT LIMITS WILL BE RESPONSIBLE FOR THE PROTECTION OF THE ATTACHED BEST MANAGEMENT PRACTICES (BMP) AND BEST MANAGEMENT PRACTICES (BMP) CONTRACTS. THE CONTRACTOR SHALL MAINTAIN APPROPRIATE POLLUTION PREVENTION MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ATTACHED BEST MANAGEMENT PRACTICES (BMP) AND BEST MANAGEMENT PRACTICES (BMP) CONTRACTS. THE CONTRACTOR SHALL MAINTAIN APPROPRIATE POLLUTION PREVENTION MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ATTACHED BEST MANAGEMENT PRACTICES (BMP) AND BEST MANAGEMENT PRACTICES (BMP) CONTRACTS. THE CONTRACTOR SHALL MAINTAIN APPROPRIATE POLLUTION PREVENTION MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.

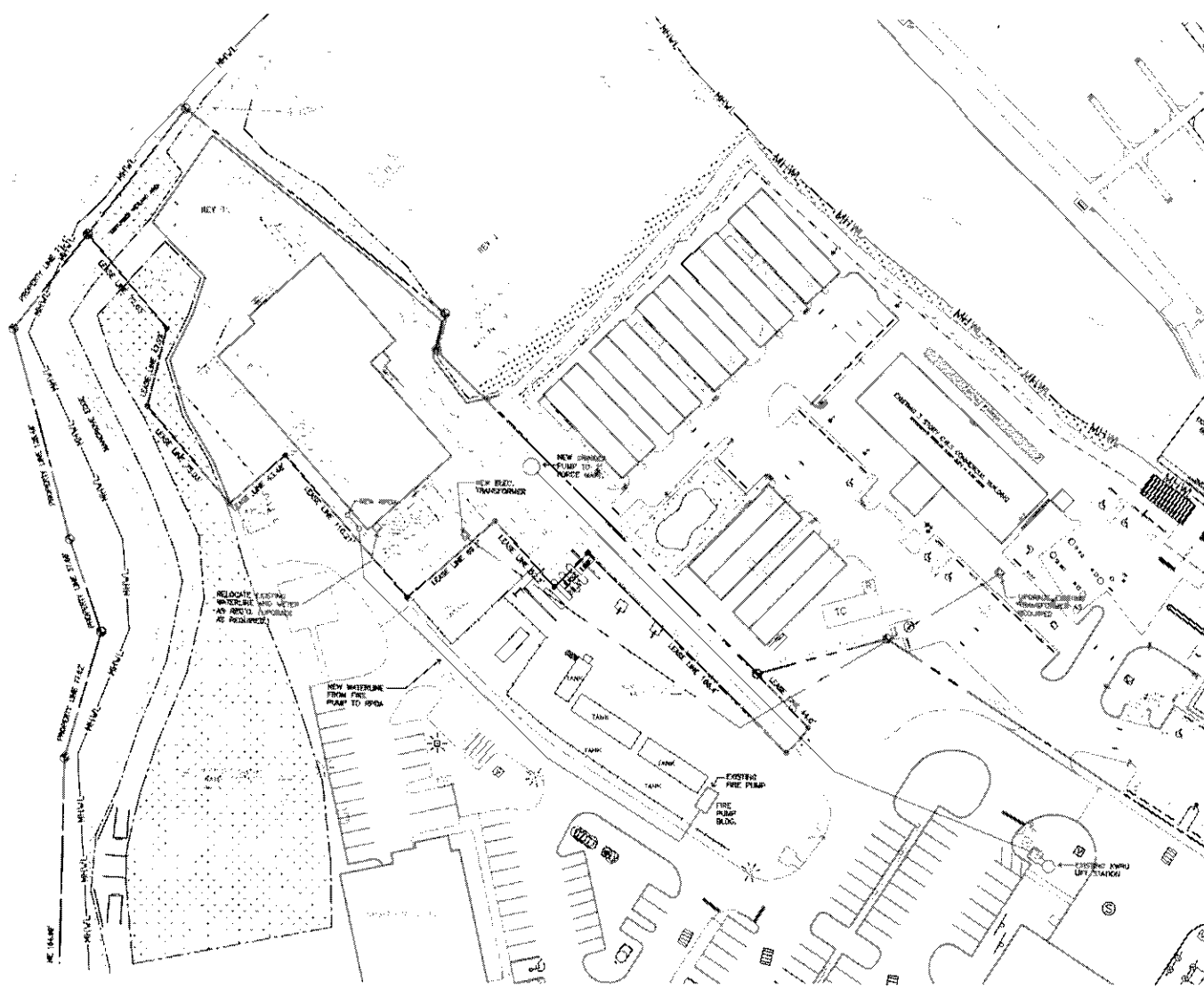


- EROSION CONTROL NOTES**
- EROSION CONTROL AND SWAFT'S GENERAL NOTICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL BARRIERS AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONSTRUCTION EXISTS. THE CONTRACTOR SHALL MAINTAIN THE EXPOSED AREA AT ALL POINTS DURING CONSTRUCTION AS MUCH AS PRACTICAL.
 - EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN APPROPRIATE POLLUTION PREVENTION MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
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WILLIAM HORN ARCHITECT
818 EYON STREET
KEY WEST, FL 33040
KEY WEST, FL 33040
5537 COLLEGE ROAD
KEY WEST, FL 33040
EROSION CONTROL PLAN

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

PRELIMINARY - NOT FOR CONSTRUCTION



PROPOSED PARTIAL SITE UTILITY PLAN (LEASE AREA)

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY AYRON & ASSOCIATES DATED 05-08-19. SCALE: 1"=30'-0"



WILLIAM P. HORN
ARCHITECT, P.A.

915 EAST 65th
KEY WEST,
FLORIDA
33040

TEL: 305-956-8300
FAX: 305-266-1025

LICENSE NO.
AS 000090

KEYS OVERNIGHT
TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FLORIDA

SCALE
1"=30'-0"

DATE
11-04-2021 D.H.C.
11-30-2021 REV. A
12-09-2021 D.H.C.
02-11-2022 P.L.B.D.
03-03-2022 P.L.B.D. REV. A

REVISIONS

DRAWN BY
EMA
JFS
CAB
PROJECT
NUMBER
2023



**KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA**



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Development Review Committee
December 16, 2021
Utilities Comments

541 White Street
Amendment to Development Agreement
No comments.

541 White Street
Major Development Plan

Sanitary Sewer

Please confirm existing pump station has capacity for additional units.
Please provide existing and additional estimated peak flow to the pump station.

5537 College Road
Major Development Plan

Solid Waste

Please show dimensions for the fence around the solid waste storage area, with the goal of confirming sufficient area for two dumpsters, one for trash and one for recycle materials.

Storm Water Management Plan

Water quantity post minus pre-development is greater than water quality calculation. Please show where additional storm water runoff will be discharged.

Sanitary Sewer

Please coordinate sanitary sewer connection with Key West Resort Utilities.