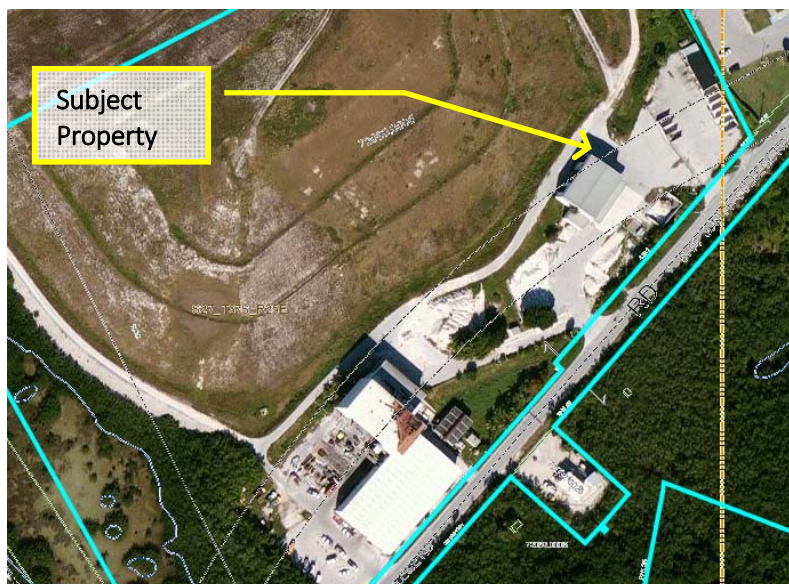


**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board members
From: Patrick Wright, Planner II
Through: Thaddeus Cohen, Planning Director
Meeting Date: December 17, 2015
Agenda Item: **Major Modification to a Major Development Plan – 5711 College Rd. (RE # 00063450-000000; AK # 1063886)** - A request for major modification to a major development plan approval for the construction of 23,784 square feet of gross nonresidential floor area for the new Florida Keys SPCA offices and animal shelter on property located within the Public and Semipublic Services (PS) Zoning District pursuant to Sections 108-91.C.3 and 122-1017 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: Major development plan approval for the construction of 23,784 square feet of gross nonresidential floor area for the new Florida Keys SPCA offices and animal shelter
Applicant: Florida Keys SPCA and The Bacon Group, Architects
Property Owners: City of Key West
Location: 5711 College Road (RE # 00063450-000000; AK # 1063886)
Zoning: Public and Semipublic Services – (PS)



Background / Proposed Development:

The subject property is located on North Stock Island along College Road. The property is bound by Gerald Adams Elementary School to the east. Key West Golf Course to the south, Sunset Marina to the West and the Gulf of Mexico to the north.

In 2010 the City Commission approved a major development plan to allow for the construction of the new transportation facility on this parcel. This approval expired due to building permits not being pulled within two years of the approval. Due to the expiration the project was brought back to the City Commission for a second time and approved in 2012. At that time consideration for a new location for the Florida Keys SPCA on the same property was not made.

The proposed SPCA building and the new transportation facility both sit on the same 50.81 acre city owned parcel. The developable portion of this parcel is roughly 4.5 acres. The proposed 23,784 square foot two story building will house the new Florida Keys SPCA facility and would be completely located on the portion of the property referred to as Parcel F.

In order to allow the proposed development, the following development approvals would be necessary or are requested by the applicant:

- Major Development Plan review is required due to the addition of equal to or greater than 5,000 square feet of nonresidential gross floor area, pursuant to 108-91.B.2(b) and Section 108-91.C.3 which requires major modification of the Land Development Regulations (LDRs) of the Code of Ordinances (the “Code”) of the City of Key West (the “City”); and

Surrounding Zoning and Uses:

Surrounding properties are located within the Public and Semipublic Services (PS), Conservation Mangrove (CM), General Commercial (CG), Conservation – Outstanding Waters of the State (C-OW), Surrounding uses include a marina and condominiums, Gerald Adams elementary school and Key West Golf Course. Zoning districts within 300 feet of the property are PS, CM, C-OW and CG.

Process:

Development Review Committee (DRC):	November 21, 2014
Preliminary Tree Commission:	January 13, 2015
Planning Board:	December 17, 2015
Final Tree Commission:	pending
City Commission:	pending
DEO review	Up to 45 days, following local appeal period

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

City Code Section 108-91.C.3 requires that modifications exceeding minor modifications will be treated in the same manner as the original approval. 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. The Planning Board’s decision on a Major Development Plan in the historic district shall be advisory to the City Commission.

Planning staff, as required by Chapter 108 of the City LDRs, has reviewed the following for compliance with the City's LDRs and Comprehensive Plan as summarized in the following table.

Project Data Summary				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Zoning District	PS			
Flood Zone	AE-9 Zone			
Site size	50.81 acres			
Maximum height ¹	25 feet	Approximately 60 feet	35.2 feet	In compliance
Maximum building coverage	40%	7.9%	12.8%	In compliance
Maximum impervious surface ²	60%	59.7% (100,421 sq. ft.)	62.4% (132,504 sq. ft.)	Nonconformity
Minimum lot size	5,000 SF	212,783 sq. ft.	212,783 sq. ft.	In compliance
Minimum vehicular parking (single-family)	5 spaces per doctor (5 spaces)	None	20 spaces	In compliance
Minimum open space	20%	59.23%	38.6%	In compliance

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

¹ The project proposal will use the structural envelope of the transfer station which includes building footprints and heights. Section 122-28(d) allows “For a proposed reconstruction or replacement of a property without dwelling units, where that property is either a nonconforming use or a non-complying building or structure, (i) if the property is involuntarily destroyed, reconstruction or replacement does not require a variance; and (ii) if voluntarily destroyed to the extent that reconstruction or replacement would exceed 50 percent of the property's appraised or assessed value, the applicant must apply to the planning board for a variance.” The property is valued at \$28,670,901 and the project is estimated to be \$4,000,000 which is 13 percent of the property value and as such meets the criteria for build back without variances.

² See above.

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. This portion of the report shall serve as the required written determination of compliance.

1. Potable water supply

As there is no net increase in number of units the following concurrency calculations show both the existing and proposed demands. The potable water LOS standard 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 residential: $650 \text{ gal/capita/day} \times 4.5 \text{ acres} = 2,925 \text{ gal/day}$

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

2. Wastewater management

As there is no net increase in number of units the following concurrency calculations show both the existing and proposed demands. 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 residential: $660 \text{ gal/capita/day} \times 4.5 \text{ acres} = 2,970 \text{ gal/day}$

The site is currently serviced by Key West Resort Utilities (KWRU).

3. Water quality

The property is served by the City's central sewer system. The property is not adjacent to any bodies of water. Therefore, 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.

A drainage plan was submitted indicating that a full stormwater management system would be installed. Stormwater would be retained on-site through an exfiltration trench. Impervious

and open space is being increased on the site. Therefore, no adverse impacts to stormwater management or drainage facilities are anticipated.

5. Solid waste

As there is no net increase in number of units the following concurrency calculations show both the existing and proposed demands. 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 6 persons. Utilizing this LOS standard, the demand for solid waste collection and disposal capacity is estimated as follows:

Proposed development: 6.37 lb/capita/day x 6 persons = 38.22lbs/day

According to the City's General Services Division, the contract with Waste Management (WM) accounts for a 20 year "window" for waste processing at the Wheelabrator Waste-to-Energy site. There are other facilities in South Florida also owned by WM for continued use into the future. Therefore, 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. A traffic study was not required as there is no net increase in units, roadway levels of service will not be affected.

7. Recreation

The recreation LOS standard is five acres of recreation and open space per 1,000 permanent residents pursuant to City Code Section 94-70. According to the 2013 Comprehensive Plan Data and Analysis, the City is currently providing ample recreation and open space.

8. Fire Protection

A satisfactory life safety plan was provided to the Fire Department. The proposed development shall comply with the life safety requirements per the Fire Marshall's direction.

9. Reclaimed water system

A rainwater catchment system will be installed and the re-use water will service facility for cleaning out kennels.

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 development plan shall satisfy criteria established in:

City Code Chapter 102 (historic preservation)

The property is not located within the Key West Historic District

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

The proposed site plan is analyzed in greater detail below.

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

Potable water and wastewater were found to be in compliance 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.* A location map is indicated on the survey.
- (c) *Land use compatibility.* Properties within 100 feet are located within the CG, CM, Ps and C-OW Zoning Districts. Adjacent land uses within 300 feet consist of conservation areas, public service areas (including the Stock Island landfill) and a nearby planned redevelopment district comprised of the Key West Golf Club and associated housing and Sunset Key Marina and condominiums.
- (d) *Historic and archeological resource protection.* The project will have no impacts on archaeological and historic resources.
- (e) *Subdivision of land.* No subdivision of land is proposed at this time.

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 and reflected in the staff recommendation 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 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 20 additional off-street parking spaces, improved open space, landscaping and stormwater management. This project also qualifies for the 1% set-aside for public art.

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)

Not applicable.

Environmentally sensitive areas (City Code Section 108-242)

The proposed site is adjacent to conservation zoning districts, however these areas are not part of this proposed development.

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

- (a) *Land clearing, excavation and fill.* The existing land is currently cleared and the proposed building will be built slab on grade on the existing fill.
- (b) *Tree protection.* The City's Urban Forestry Manager and the Tree Commission are reviewing the proposed tree removal and landscape plans. Conceptual approval was granted on January 13, 2015.
- (c) *Landscaping plan.* The submitted plan indicates new landscaping incorporated throughout the site. The landscape plan received preliminary conceptual approval at the January 13, 2015 Tree Commission meeting. Final landscape approval will be required before the project moves to City Commission.
- (d) *Irrigation plan.* An irrigation plan was provided and reviewed by the Tree Commission.

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

The applicant has provided 21 twenty one additional off street parking spaces to the site. The parking will be accessed off of College Road.

The proposed plan will incorporate (8) eight bicycle spaces located in front of the new facility.

Housing (City Code Section 108-245)

The property contains no residential units.

Economic resources (City Code Section 108-246)

An analysis of estimated average ad valorem tax yield from the proposed project was not submitted by the applicant. However, it is expected the tax yield would be greater than that from the existing improvements on the property. The estimated construction cost is roughly 4 million dollars.

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) The project is not located in the historic district and the AE-9 flood zone.
- (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 the property will be served by along College Road by the neighboring new transportation facility.
- (f) A rainwater catchment system will be installed and utilized on the property
- (g) The property is located within the AE-9 flood zone.
- (h) The proposed development would increase open space.
- (i) Coordination with applicable agencies is being facilitated through the DRC.
- (j) No wetlands or submerged land would be impacted.

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

The project would be completed in one phase. A detailed construction schedule was not submitted; however, temporary construction fencing and erosion barrier shall be installed and maintained during all phases of demolition and construction. All City streets and sidewalks shall be kept clean and safe during all phases of demolition and construction.

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 PS zoning district allows veterinary services with or without outdoor kennels as a permitted use.

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

The proposed building is harmonious and complies with Section 108-278.

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

Mechanical equipment utility hardware and waste storage areas screening and location will be provided be depicted sheet A-001 of the plans.

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

The City will coordinate the location and type of refuse containers with Waste Management to ensure adequate service access.

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

None proposed.

Utility lines (City Code Section 108-282)

No change in utility lines is being proposed. At time of building permit review KEYS Energy will do a full project review.

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

No commercial and manufacturing activities are proposed. The commercial activity will be limited to veterinary services and be contained within the building.

Exterior lighting (City Code Section 108-284)

No exterior lighting information was provided. Staff recommends an outdoor lighting plan be submitted prior to the City Commission hearing.

Signs (City Code Section 108-285)

Any new signage will have to meet signage guidelines and apply for building permits.

Pedestrian sidewalks (City Code Section 108-286)

The plans indicate pedestrian access to be maintained and incorporated throughout the site.

Loading docks (City Code Section 108-287)

Loading facilities are proposed and do meet code requirements.

Storage areas (City Code Section 108-288)

No exterior storage areas are proposed, storage will take place within the building adjacent to the loading area.

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

No work would impact a floodplain or a conservation area. A proposed stormwater management would address drainage and runoff from the site. Any vegetation removal is being reviewed by the Urban Forestry Manager and the Tree Commission. Temporary fencing and silt barriers shall be in place during demolition and construction to prevent soil and debris from running into City streets and sidewalks.

Landscaping (Code Chapter 108, Article VI)

A landscape plan is required as part of development plan review, pursuant to City Code Section 108-411. The submitted plan indicates landscaping incorporated along the perimeters of the property, as well as within the proposed development area. The area is currently devoid of landscaping as it exist today in its scarified and filled state. Nonetheless, full compliance with all landscape buffer requirements of the LDRs is not proposed. The Applicant is requesting modifications and waivers, pursuant to City Code Section 108-517, as outlined in the table on the following page.

Landscaping Modification / Waiver Summary				
Landscaping Type	Minimum Required	Existing	Proposed	Change/Waiver
Street frontage (Sec. 108-413) College Road	40 foot right-of-way buffer	Fence and existing screening	Fence and existing screening to remain	Waiver requested

Pursuant to City Code Section 108-517(b), the Planning Board may approve or grant the waiver or modification only if it determines that the waivers or modifications are not contrary to the intent of City Code Chapter 108, Article VI, Division 4, Subdivision II and that a literal enforcement of the standards of this subdivision would be impracticable and would not violate the following criteria:

- (1) *Public interest; adjacent property.* The waiver or modification would not have a significant adverse impact on the public interest, or on adjacent property.
- (2) *Not discriminatory.* The waiver or modification is not discriminatory, considering similar situations in the general area.
- (3) *Superior alternatives.* The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.
- (4) *Protection of significant features.* The waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites or public facilities, related to the development site.
- (5) *Deprivation of reasonable use.* Strict application of the requirement would effectively deprive the owner of reasonable use of the land due to its unusual size, shape, topography, natural conditions, or location, provided that:
 - a. Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case; and
 - b. The unusual conditions involved are not the result of actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.
- (6) *Technical impracticality.* Strict application of the requirement would be technically impractical.

Given the challenges and trade-offs of fully complying with all of the various landscaping requirements of the LDRs, staff recommends approval of the requested landscape modifications and waivers.

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

The code requires five space per doctor, this would bring the total required parking to 5 spaces. The applicant has provided a total of 21 off street spaces.

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

A stormwater management plan was submitted indicating that surface water management is designed for the 25-year/72-hour storm event, as required. Stormwater would be retained on-site through an exfiltration trench.

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)

The proposed development, being a Major Development Plan, qualifies for the City's Art in Public Places (AIPP) program, pursuant to City Code Section 2-487. The AIPP program requires 1% of construction costs to be set-aside for the acquisition, commission and installation of artwork on the subject property. The program applies to new construction projects exceeding \$500,000 and renovation projects exceeding \$100,000. A construction cost estimate was submitted at 4 million dollars. A full public art plan would be required to be approved by the AIPP Board prior to building permit issuance.

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 Modification to Major Development Plan be **APPROVED** with the following conditions:

General conditions:

1. The proposed development shall be consistent with the plans dated December 1, 2015 by Rick Bacon, P.A., and the landscape plans dated May 25, 2015 by Craig Reynolds, Landscape Architect; notwithstanding the revisions requested and recommended by staff.
2. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

Conditions prior to the City Commission hearing:

3. The applicant shall obtain final landscape plan approval from the Tree Commission.
4. The applicant shall submit an outdoor lighting plan pursuant to City Code Section 108-284.

Conditions prior to issuance of a building permit:

5. 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.

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major

Minor _____

Conditional Use

Historic District

Yes _____

No

Please print or type:

- 1) Site Address 5711 College Road
- 2) Name of Applicant K2M Design, Inc. - Anthony Sarno
- 3) Applicant is: Owner _____ Authorized Representative
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant K2M Design, Inc. Anthony Sarno, Director of Florida Keys Operations
1001 Whitehead Street, Key West, FL 33040
- 5) Applicant's Phone # (305) 292.7722 Email asarno@k2mdesign.com
- 6) **Email Address:** asarno@k2mdesign.com
- 7) Name of Owner, if different than above Jane Dawkins
- 8) Address of Owner 1408 Petronia Street, Key West, FL 33040
- 9) Owner Phone # (305) 294-4857 Email jane@fkspca.org
- 10) Zoning District of Parcel PS RE# 00072080-000500
- 11) Is Subject Property located within the Historic District? Yes _____ No
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
- SEE ATTACHED -

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

**City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720**



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

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

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

Yes _____ No X

If Yes, describe and attach relevant documents.

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

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

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

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

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

December 2, 2015

The City of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040
Attn: Patrick Wright, Planner

**Re: Florida Keys SPCA
5711 College Road, Key West, Florida 33040
Development Plan and Condition Use Application**

Required Plans and Related Materials for Major Development Plan

I. Existing Conditions:

A) Recent Survey of the site by a licensed Surveyor showing all dimensions including distances from property lines, and including:

1) Size of Site

Response: The site is 44,660 square feet.

2) Buildings, structures and parking

Response: The existing site is vacant, with a capping layer of soil added as part of the Transit Facility project.

3) FEMA Flood zone

Response: The FEMA flood zone is AE 9.

4) Topography

Response: Spot elevations are denoted on drawing C-1.

5) Easements

Response: No easements are defined for this parcel.

6) Location of Utility Lines (Sewer, water, electric, cable) adjacent and extending into the site.

Response: All required utilities are located along or under College Road.

B) Existing size and type and location of trees, hedges and other features.

Response: None are existing as a result of the Phase I work for the transit facility in capping the existing soils.

C) Existing stormwater retention areas and drainage flows.

Response: None are existing.

II. Proposed Development:**A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.****1) Buildings**

Response: Denoted on enclosed plans A-001 and C-2.

2) Setbacks

Response: Setbacks are 20 foot front and rear and 15 foot side.

3) Parking:**a. Number, location, and size of automobile and bicycle spaces.**

Response: 16 standard car spaces, 1 ADA car space, 5 scooterspaces, and 8 bicycle spaces are provided.

b. Handicapped spaces

Response: 1 accessible parking stall is provided, as noted above.

c. Curbs or wheel stops around landscaping.

Response: Curbs are denoted on enclosed plan A-010 and landscape.

d. Type of Pavement.

Response: The parking area will be asphalt pavement.

4) Driveway dimensions and material.

Response: The driveway will be concrete at the curb cut, with asphalt connecting to the parking area.

5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.

Response: Utilities are located under and adjacent to College Road.

6) Location of garbage and recycling

Response: Garbage and recycling is located in an enclosed screening area adjacent the parking lot.

7) Signs

Response: A designation sign will be located off College Road to define the facility entrance.

8) Lighting

Response: LED parking lot lighting will be provided for safety and security and will be designed to minimize overspill to adjacent properties. Refer to E100.

9) Project Statistics:**a. Zoning**

Response: Zoning district is PS.

b. Size of site

Response: The project area is 44,660 square feet.

c. Number of units (or units and Licenses)

Response: The only use will be commercial.

d. If non-residential, floor area and proposed floor area ratio

Response: The two-story building is proposed at 23,784 square feet, with 12,552 square feet at the first floor and 11,232 square feet at the second. The floor area ratio permitted is 0.80, with this project under the maximum at 0.53.

e. Consumption area of restaurant and bars

Response: Not applicable.

f. Open space area and open space ratio

Response: The open space area is 32.40% or 14,480 square feet.

g. Impermeable surface area and impermeable surface ratio

Response: The impermeable surface area is 32,083 square feet, 71.80%, exceeding the code allowance of 60%.

h. Number of automobile and bicycle spaces required and proposed.

Response: 5 total car parking spaces are required, with 22 being provided. 2 total bicycle parking is required (10% of provided parking), with 8 spaces being designated.

B) Building Elevations**1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans.**

Response: Primary elevations are included on drawings A-400 and A-401. The project is outside the HARC district and therefore does not require their review and approval.

2) Height of building.

Response: The habitable height of the building is 29'-0" above the crown of road, with an additional 6'-3" height for a standing seam metal mansard roof to conceal equipment. A non-habitable height variance is being requested along with compliance with the Flood Protection Building Height Exception, Ordinance 15-07 expected to be in effect August 2015.

3) Finished floor elevations and bottom of first horizontal structure.

Response: This building will be slab on grade, with the first floor at elevation 13'-0" and the second floor at elevation 26'-0".

4) Height of existing and proposed grades.

Response: Grades are shown on drawing C-1, with the site sloping up from College Road, creating a plateau for the primary area of development, and rising at the rear of the building towards the abandoned landfill.

- C) Drainage Plan: Existing and Proposed retention area and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.**

Response: Drawing C-1 denotes the proposed drainage system and related calculations. The concept is an exfiltration trench connected to two catch basins.

- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.**

Response: The enclosed landscape plan denotes the proposed vegetation and quantities, prepared by Carl Giley Landscape Design.

- III. Solutions Statement. Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.**

Response: This proposed development is relocating the existing Florida Keys SPCA approximately 700 yards down College Road from its current location. The facility and site are being designed with sustainability in mind, to create a low maintenance home for the Lower Keys animals that will resist the tropical storm systems and allow operation and habitation during the majority of these events.

Roof rainwater will be collected in cisterns for use in washing down the interior kennels. LED lighting with appropriately zoned HVAC system design will result in more efficient energy use. A designated trash and recycling area will allow proper sorting of waste to increase recycling. Low flow plumbing fixtures, coupled with the water reuse, will lessen the water consumption. Lighting will be designed and contained within the property limits, to provide safety and security without affecting the neighbors.

With the relocation of the Florida Keys SPCA further down the road from its current location, demand and impact to this area will be minimal.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner

may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Response: This submission is intended to include and address the requirements of the Land Development Regulations.

Sec. 108-227. Title Block.

The development plan shall contain the following pertaining to the title block.

(1) Name of Development

Response: Florida Keys SPCA New Facility and as noted within the drawing submission.

(2) Name of Owner / Developer

Response: Jane Dawkins of the Florida Keys SPCA, with support and involvement from the City of Key West and Monroe County and as noted within the drawing submission.

(3) Scale

Response: Included as part of the drawing submission.

(4) North Arrow

Response: Included as part of the drawing submission.

(5) Preparation and revision date

Response: Included as part of the drawing submission.

(6) Location / street address of development

Response: The project address provided by the City's Engineering Department is 5711 College Road, Key West, Florida 33040.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons.

(1) Owner

Response: Jane Dawkins of the Florida Keys SPCA, with support and involvement from the City of Key West and Monroe County and as noted within the drawing submission.

(2) Owner's authorized agent

Response: K2M Design, Inc., 1001 Whitehead Street, Key West, Florida.

(3) Engineer and Architect

Response: Architect - Bacon Group, Inc., 2641 Sunset Point Road, Clearwater, Florida 33759. Civil Engineer Perez Engineering and Development, Inc., 1010 East Kennedy Drive, Suite 201, Key West, Florida 33040.

(4) Surveyor

Response: Florida Keys Land Surveying, 19960 Overseas Highway, Sugarloaf Key, Florida 3342.

(5) Landscape Architect and/or environmental consultant.

Response: Carl Giley Landscape Design, 1207 Grinnell Street, Key West, Florida 33040

(6) Others involved in the application

Response: The City of Key West and Monroe County are involved as stakeholders in the project.

(7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Response: The Florida Keys SPCA is a private not-for-profit organization. Sunbiz records are included as an attachment.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description.

(1) Zoning (include any special districts)

Response: The project is located within the PS Zoning District

(2) Project site size (acreage and/or square footage).

Response: The project area is 44,660 square feet.

(3) Legal Description

Response: The legal description is noted on the enclosed Legal Description Sketch, specifically:

**LEGAL DESCRIPTION
PARCEL F**

A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in T1IF Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, T1IF Deed No. 23257 (Official Record Book 269 at Page 516 of the said Public Records) and T1IF Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records; the said parcel of land lying entirely within the composite of the said T1IF Deeds referred to above: the said parcel lying within Sections 26 and 27, Township 67 South, Range 25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N18°41'18" W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N53°47'18" W for 272.56 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14° 25' 40" for 90.91 feet to a point of tangency; thence N39°21'38" W for 273.51 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on and northeasterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; thence N23°13'52" E for 1122.43 feet; thence N45°30'07" E for 276.04 feet to a point of curvature of a curve concave to the Northwest; thence northeasterly on the arc of said curve having a radius of 3686.55 feet and a central angle of 3°43'31" for a distance of 239.69 feet; thence N41°46'36" E for a distance of 435.66 feet; thence N48°13'24" W for a distance of 15.00 feet; thence N41°46'36" E for a distance of 253.63 feet to the POINT OF BEGINNING; thence N48°13'24" W for a distance of 206.71 feet; thence N36°55'00" E for a distance of 251.34 feet; thence S27°37'00" E for a distance of 243.58 feet; thence S41°46'36" W for a distance of 164.71 feet back to the POINT OF BEGINNING. Described tract contains 1.02 acres MORE OR LESS.

(4) Building Size

Response: The two-story building is proposed at 23,784 square feet, with 12,552 square feet at the first floor and 11,232 square feet at the second.

(5) Floor area ratio, permitted and proposed

Response: The floor area ratio permitted is 0.80, with this project under the maximum at 0.53.

(6) Lot coverage, permitted and proposed

Response: Building coverage is 40% maximum allowable and the proposed design is compliant at 31.40%.

(7) Impervious surface

Response: The proposed impervious surface is 71.80%, exceeding the allowable maximum of 60%. A variance is being requested for this item.

(8) Pervious surface.

Response: Pervious surface is the inverse of the impervious as noted above.

(9) Landscape areas:

Response: Landscaped areas are shown on the included landscape plans.

(10) Parking spaces, permitted and proposed.

Response: This project was reviewed for parking compliance based on the veterinary use. Therefore, with a single veterinary doctor proposed at this facility, only 5 car parking is required. The concept design denotes 16 standard car spaces, 1 ADA car space, 5 scooters, and 8 bicycles.

(11) Delineation of location of existing and proposed structures.

Response: The enclosed plans denote the proposed building structures.

(12) Existing and proposed development type denoted by land use including density / intensity.

Response: The proposed development is a single use facility for the Florida Keys SPCA, replacing the former transfer station and landfill uses.

(13) Setbacks.

Response: The project setbacks are noted within the plans, with all setbacks being met by the proposed design.

Sec. 108-230. Other project information

A general outline of the proposed development shall include the following criteria where applicable:

(1) Proposed stages of phases of development or operation and facility utilization.

Response: This project will be completed in a single phase of work.

(2) Target dates for each phase.

Response: Construction is anticipated to take 12 months from award. Understanding the approval process, design and engineering required, and bidding and permitting, the following schedule is considered:

<i>Design and Engineering phase -</i>	<i>Complete March 2016</i>
<i>Bidding, permitting, and contract negotiation phase -</i>	<i>March 2016 thru June 2016</i>
<i>Construction phase -</i>	<i>June 2016 thru June 2017</i>

(3) Expected date of completion.

Response: Anticipated completion based on the aforementioned schedule is June 2017.

(4) Proposed development plan for the site.

Response: The enclosed plans define the proposed development for the site, creating a two-story flat roof structure with standing seam mansard for equipment screening.

(5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).

Response: This development is proposed to relocate the existing Florida Keys SPCA from its current College Road location to this site. This site is provided by the City of Key West as part of the Transit Facility project, creating a site with a capping layer to clean up contamination issues from the former transfer station and landfill use. Exterior areas will include fenced in yards for the animals, located on the South and West sides of the site. Trash will be stored within an enclosed area adjacent the parking lot.

(6) For planned unit developments, indicate design techniques (i.e. clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.

Response: The proposed development does not include residential uses.

(7) Buildings and siting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.

Response: The site grade and finish floor elevations are elevated to meet and exceed current 100 year FEMA flood levels.

(8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Response: Environmentally sensitive areas do not occur adjacent to this project site.

Sec. 108-231. Residential developments

(a) If the development includes residential units, the following characteristics shall be discussed in the written description:

(1) A breakdown of the proposed residential units by number of bedrooms.

Response: The proposed development does not include residential uses.

(2) Tenure (i.e. owner-occupied or rental)

Response: The proposed development does not include residential uses.

(3) Structure type, such as single-family, duplex, multi-family, mobile home.

Response: The proposed development does not include residential uses.

(b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Response: The proposed development does not include residential uses.

Sec. 108-232. Intergovernmental coordination

The development plan shall contain the following pertaining to intergovernmental coordination:

(1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:**a. South Florida Regional Planning Council (SFRPC)**

Response: Review and coordination with the South Florida Regional Planning Council is not anticipated to be required.

b. City electric system (CES).

Response: The design and engineering Team will coordinate with Keys Energy to review the project.

c. State department of environmental protection (DEP).

Response: Review and coordination with the Department of Environmental Protection is not anticipated to be required.

d. Army Corps of Engineers (ACOE).

Response: Review and coordination with the Army Corps of Engineers is not anticipated to be required.

e. South Florida Water Management District (FWMD).

Response: Review and coordination with the South Florida Water Management District is not anticipated to be required.

f. State department of transportation (DOT).

Response: Review and coordination with the Department of Transportation is not anticipated to be required.

g. State department of community affairs (DCA).

Response: Review and coordination with the Department of Community Affairs will occur as part of this Major Development Process.

h. State Florida Aqueduct Authority (FKAA)

Response: The design and engineering Team will coordinate with FKAA to review the project.

i. State fish and wildlife conservation commission (F&GC).

Response: Review and coordination with the Fish and Wildlife Conservation Commission is not anticipated to be required.

j. The county.

Response: Review and coordination with Monroe County will occur at each project milestone.

- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.**

Response: The Florida Keys SPCA has secured the appropriate lease documents from both the City of Key West and Monroe County.

- (3) When intergovernmental coordination efforts are complete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.**

Response: The Design Team will coordinate directly with the City of Key West to verify all coordination has occurred.

Sec. 108-233. - Concurrency facilities and other utilities or services.

Development plans shall satisfy concurrency management regulations cited in chapter 94. This component of the plan shall identify demands on concurrency facilities generated by the proposed development and identify how the demands shall be accommodated through improvements. The development plan shall also list the utility providers currently serving the site together with a description of the existing infrastructure serving the site. Include the location, design and character of all concurrency facilities and other utilities, such as underground or overhead electric lines, gas transmission lines, or other similar facilities or services, on the development plan. Concurrency facilities shall include the following:

- (6) Roadways. Provide a projection of the expected vehicle trip generation at the completion of each development phase. Describe in terms of external trip generation and average daily as well as peak hour traffic. Evaluate the capacity of the existing roadway network serving the development. Provide recommendations for any required improvements to the existing network required by the proposed development including additional right-of-way, roadway improvements, additional paved lanes, traffic signalization, access and egress controls, and other similar improvements.**

Response: It is not anticipated an increase in traffic to this area will occur, since the existing Florida Keys SPCA project is approximately 700 yards down the street from this new proposed location.

- (7) Recreation. Identify projected demand generated by the development and cite land and facility improvements provided to ensure the city's level of service is not adversely impacted.**

Response: It is not anticipated an impact will occur to the City's current level of service, since the existing Florida Keys SPCA project is approximately 700 yards down the street from this new proposed location.

- (8) Fire protection. Identify existing and proposed hydrant locations in relationship to buildings and other fire protection systems. The applicant may be required by the fire department to provide fire wells to augment the available water supply.**

Response: The Design Team will coordinate with the Fire Department to provide required fire protection for this facility.

- (9) **Reclaimed water system.** Include the amount of any reclaimed water to be utilized and the method of application on the site.

Response: Reclaimed water will be utilized from the roof drain cistern system, for the purpose of cleaning the kennels.

- (10) **Other public facilities.** Discuss provisions included in the proposed development to minimize adverse effects upon the following facilities: educational, police, fire protection, recreational, electric power, health care and disaster preparedness. Include map of the service areas of all existing and proposed public facilities, such as sewage, water supplies, fire protection, health care, which serve the site, and a map of the highway and transportation network map of the site and surrounding area. A letter of coordination with the city electric system (CES) shall be included in the development plan.

Response: It is not anticipated an impact will occur to the City's current level of service, since the existing Florida Keys SPCA project is approximately 700 yards down the street from this new proposed location.

Sec. 108-234. - Appearance, design and compatibility.

The development plan shall satisfy criteria established in chapter 102; articles III, IV and V of this chapter; section 108-956; and article II of chapter 110.

Sec. 108-235. - Site location and character of use

- (a) **Compliance.** The development plan submitted for review should be in compliance with all applicable performance criteria set forth in chapter 94, chapter 102, chapter 106, articles I and III through IX of this chapter, chapter 110 and chapter 114

Response: It is the Design Team's intent that the development plan is in compliance with the aforementioned requirements.

- (b) **Vicinity map.** A vicinity map shall be provided with the project's location noted together with a general written description of the proposed development. Show the relationship of site to surrounding streets and public facilities at a scale of approximately one inch to 200 feet.

Response: A vicinity map is included on drawing G-001.

- (d) **Historic and archeological resource protection.** A review of the project's impact on archaeological and historic resources shall be included. In addition to compliance with development plan review procedures of this article, developments within the historic district shall be consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation and the city's historic architectural review commission's (HARC) Design Guidelines in Key West's Historic District, as provided in chapter 102. Include the written record of the historic architectural review commission's review of the project's impacts in the development plan.

Response: It is not anticipated an impact will occur to existing historic or archeological resource protection areas.

- (e) **Subdivision of land.** Any subdivision of land shall comply with section 108-1 and chapter 118 pertaining to subdivisions.

Response: A subdivision of land is not included as part of this project's scope of work.

Sec. 108-236. - Appearance of site and structures.

The applicant for development plan approval shall submit a development plan that exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in sections 108-278 through 108-288.

Response: It is the Design Team's intent that the development plan is in compliance with the aforementioned requirements.

Sec. 108-237. - Site plan

Development plans shall be drawn at a scale of one inch to 100 feet or larger. The maximum sheet size for development plans shall not exceed 24 inches by 36 inches. Multiple sheets may be used provided each sheet is numbered and the total number of sheets is indicated on each sheet. Cross referencing between sheets shall be required. Necessary notes and symbol legends shall be included. Abbreviations should be avoided but if used they shall be defined in the notes. The development plan shall address the following issues:

- (1) Existing, where appropriate, and proposed building layout.
- (2) Lot configuration.
- (3) Finished floor elevations.
- (4) Proposed topographic contours showing proposed drainage patterns and stormwater retention measures.
- (5) Building coverage/open space ratio for the proposed development.
- (6) Size and dimensions in compliance with zoning district regulations.
- (7) Type, quantity and density of dwelling units.
- (8) Floor area ratios.

Response: This narrative and the included drawings define the aforementioned items as required and appropriate.

Sec. 108-238. - Architectural drawings

All architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Drawings submitted for development plan approval shall include the following minimum information:

- (1) A scaled drawing of the side, front and rear facades of the building or structure, including roof pitch, fenestration including treatment of roofline, windows, and doors.
- (2) Description of materials to be used.

- (3) Generalized floor plan indicating uses and square footage of each proposed use within each building or structure, building exterior construction material, and building height.
- (4) Location, height and general character of perimeter or ornamental walls, fences, landscaping, including berms and other required screening devices and other plans for protecting adjacent property owners.

Response: This narrative and the included drawings define the aforementioned items as required and appropriate.

Sec. 108-240. - Site survey

A site survey prepared by a certified land surveyor shall be included in the development plan illustrating the following:

- (1) *Existing conditions.*
 - a. A site survey at a scale of 100 feet to one inch showing topographic contours at five-foot intervals and extending 25 feet beyond the property boundaries.
 - b. High water elevation or boundaries of coastal shoreline and/or other waterbodies and canals, both on site and within 50 feet of the site.
 - c. Existing surface drainage characteristics of site including relationship to adjacent land areas. The site survey shall include all existing structures. Any existing structures on site which do not comply with Federal Emergency Management Agency (FEMA) flood hazard regulations shall be identified on the survey.
 - d. Federal Emergency Management Agency (FEMA) flood hazard zone or limits of the 100-year flood.
 - e. Boundaries of environmentally sensitive areas, including an environmental survey and audit as needed. Management plans must be submitted and approved by state and/or federal regulatory agencies for areas recognized as a habitat for species listed by the state fish and wildlife commission as endangered, threatened, or species of special concern.

Response: The conceptual survey provided by the City of Key West is included with this application along with the legal description documents.

- (2) *Proposed development.* The city shall require plans prepared by a state-registered engineer and other competent professionals as may be required which shall demonstrate compliance with the city's stormwater management performance criteria in article VIII of this chapter. In addition, the plans for land excavation or fill shall demonstrate that the proposed site alterations shall include mitigation techniques designed to comply with performance criteria addressed in article VIII of this chapter.

Response: The proposed drainage plan C-2 is included for demonstration of compliance with the City's requirements.

Sec. 108-241. - Soil survey

The soil survey for the development plan shall be as identified in the soil survey for the county, U.S.D.A. Soil Conservation Service or other competent expert evaluation. When soil suitability limitations are indicated for the proposed development, the city engineer may require a preliminary soil analysis by a qualified soils engineer. The development plan shall comply with environmental protection criteria in section 108-1 and articles III, IV, V, VII and VIII of chapter 110.

Response: The Design Team is utilizing the soil testing and documentation utilized for the Transit Facility project, understanding environmental issues exist and the capping layer installed must be maintained or reconfigured.

Sec. 108-242. - Environmentally sensitive areas

Using maps from the comprehensive plan, future land use map series (FLUM), the development plan shall indicate whether or not the parcel is located within a floodplain, floodway or drainageway, wetland, open water, upland wildlife habitat, or coastal high hazard area. Site specific surveys may be required.

- (1) *Proposed impact.* Illustrate how any activity or structure that will impact environmentally sensitive areas will be performed, located, constructed and/or maintained to prevent or mitigate any adverse impacts to wetland and endangered upland vegetative communities, wildlife habitats, floodplain, and other environmentally sensitive areas.
- (2) *Shoreline protection.* If the project fronts a shoreline, indicate measures to allow public access to the shoreline, such as easements or rights-of-way, and illustrate any structure that may impede movement along the shoreline below the mean high water line, and demonstrate measures being taken to mitigate any such impediment. The development plans shall comply with applicable sections of article IV of chapter 110 and section 122-1186
- (3) *General requirement.* If environmentally sensitive areas are found in or adjacent to the site, the following information is necessary:
 - a. *Existing conditions.* Developers shall provide an existing vegetation map identifying boundaries of environmentally sensitive areas and indicating alterations in these areas including dredging, filling, spoil sites, canals and channels.
 - b. *Preservation.* Developers shall preserve the functions of these environmentally sensitive areas and shall comply with restrictions and interpretations for development in wetlands found in section 108-1 and articles III, IV, V, VII and VIII of chapter 110. Management plans must be submitted and approved by state and/or federal regulatory agencies for areas recognized as a habitat for species listed by the state fish and wildlife commission as endangered, threatened, or species of special concern.

Response: The proposed development is in line with the adjacent Transit Facility project and does not necessitate detailed analysis of environmentally sensitive areas except where required related to the capping of the existing soils.



Carl Gilley Landscape Design
Thrinax, Inc.

Planning Dept.
Tree Commission
City of Key West
Wednesday, May 27, 2015

Re: Landscape Waiver for Florida Keys SPCA New Facility Project

This letter is a formal request for a waiver to the landscape requirement of a major development planned for 5711 College Road, Stock Island.

The new Florida Keys SPCA project will not meet the Cities landscape requirement for the 'Street Front Buffer', Sec. 108-413. Although the required set back is met, the need for a handicap ramp/walkway has reduced the area needed for planting. This has resulted in a 25% reduction in the required plant units or a total of four shade trees (40 plant units), one ornamental tree (3 plant units) and two shrubs (2 plant units).

We have tempered the lack of street front plant units by bolstering plant units in the other buffer yards.

Sincerely,

Carl Gilley

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Connie Christian, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

5711 College Road, Key West, Florida

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Dec. 11, 2015 by

date

CONNIE CHRISTIAN

Name of Authorized Representative

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

Notary's Signature and Seal

Suzanne M EGGLE

Name of Acknowledger typed, printed or stamped



Commission Number, if any

**City of Key West
Planning Department**




Verification Form

(Where Authorized Representative is an individual)

I, Richard S. Bacon, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

5711 College Road, Key West, FL
Street address of subject property

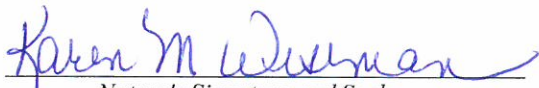
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this December 11, 2015 by
date

Richard S. Bacon, AIA
Name of Authorized Representative

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


Notary's Signature and Seal

KAREN M WISEMAN
Name of Acknowledger typed, printed or stamped



FF118833
Commission Number, if any

Authorization

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)


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

I, Kevin Wilson as
Please Print Name of person with authority to execute documents on behalf of entity

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

authorize Connie Christian, Florida Keys SPCA and Rick Bacon, Bacon Group
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.


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

Subscribed and sworn to (or affirmed) before me on this December 11, 2015
Date

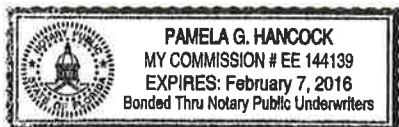
by Kevin G. Wilson
Name of person with authority to execute documents on behalf on entity owner

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


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

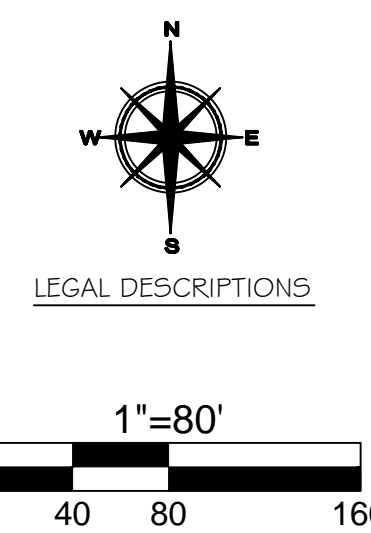
Commission Number, if any



Survey

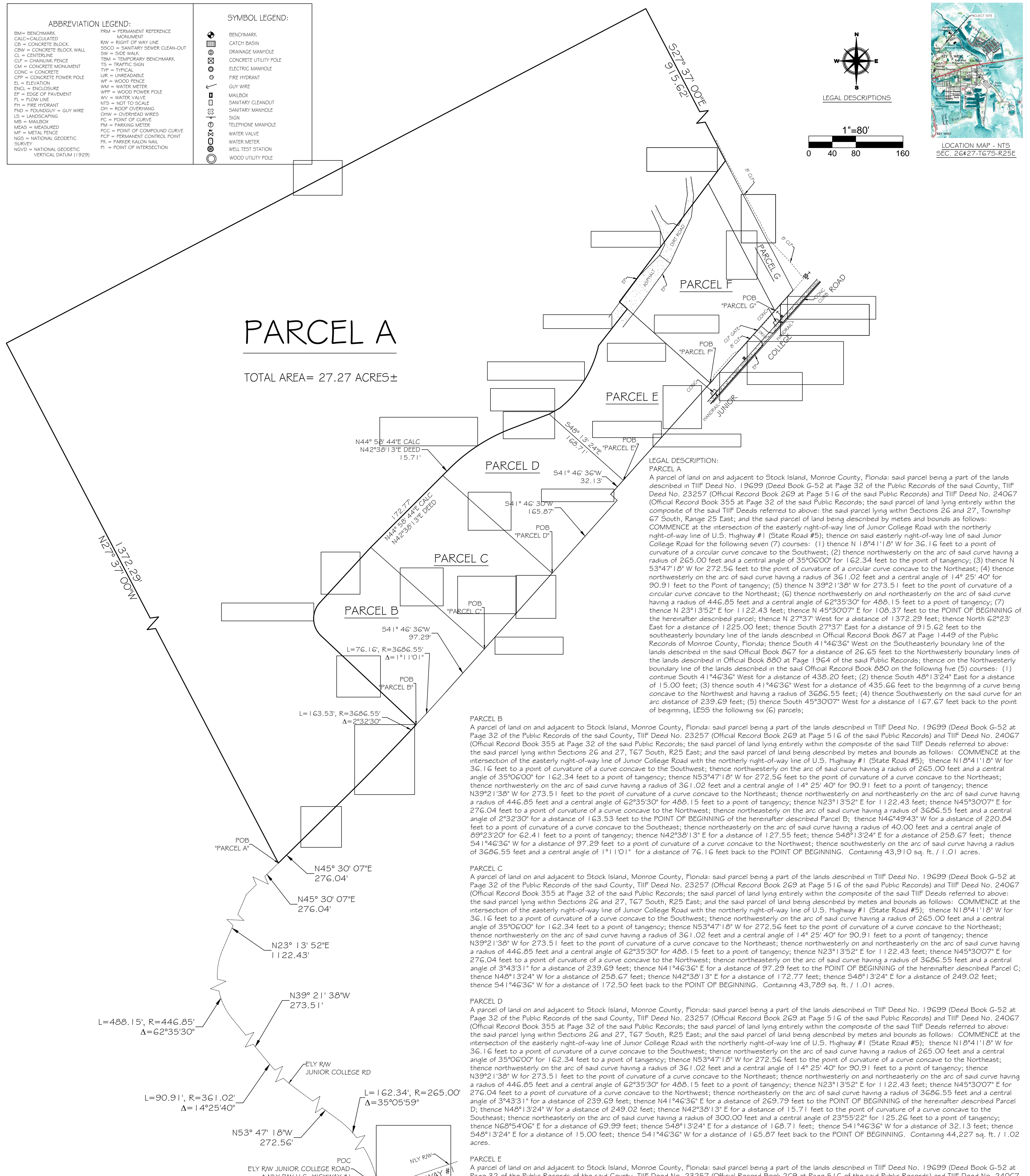
ABBREVIATION LEGEND:	
BM = BENCHMARK	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	RAW = RIGHT OF WAY LINE
CDW = CONCRETE BLOCK WALL	SSCO = SANITARY SEWER CLEAN-OUT
CL = CENTERLINE	SW = SIDE WALK
CLF = CHAINLINK FENCE	TBM = TEMPORARY BENCHMARK
CM = CONCRETE MONUMENT	TS = TRAFFIC SIGN
CONC = CONCRETE	UR = UNRECOVERABLE
CP = CONCRETE POWER POLE	WF = WOOD FENCE
EL = ELEVATION	WM = WATER METER
ENCL = ENCLOSURE	WPP = WOOD POWER POLE
EP = EDGE OF PAVEMENT	WV = WATER VALVE
FL = FLOW LINE	WNTS = NOT TO SCALE
FI = FIRE HYDRANT	OH = ROOF OVERHANG
FND = FOUND GUY WIRE	OW = OVERHEAD WIRES
IS = LANDSCAPING	PC = POINT OF CURVE
MB = MAILBOX	PM = PARKING METER
MEAS = MEASURED	PCC = POINT OF COMPOUND CURVE
MF = METAL FENCE	PCF = PERMANENT CONTROL POINT
NGS = NATIONAL GEODETIC SURVEY	PK = PARKER KALIN NAIL
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	PI = POINT OF INTERSECTION

SYMBOL LEGEND:	
	BENCHMARK
	CATCH BASIN
	DRAINAGE MANHOLE
	CONCRETE UTILITY POLE
	ELECTRIC MANHOLE
	FIRE HYDRANT
	GUY WIRE
	MAILBOX
	SANITARY CLEANOUT
	SANITARY MANHOLE
	SIGN
	TELEPHONE MANHOLE
	WATER VALVE
	WATER METER
	WELL TEST STATION
	WOOD UTILITY POLE



PARCEL A

TOTAL AREA = 27.27 ACRES ±



NORTH ARROW IS REFERENCED TO THE PARENT TRACT LEGAL DESCRIPTION BEARINGS

UNITS: U.S. SURVEY FEET

ALL FIELD DATA WAS ACQUIRED BETWEEN 01/15/2014-01/29/2014

ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED
ERIC A. ISAACS, FSM #6763, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOTE: THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND OCCUPATIONAL LINES.

LEGAL DESCRIPTION SKETCH WITH IMPROVEMENTS SHOWN		
KEY WEST TRANSPORTATION FACILITY-JR. COLLEGE ROAD STOCK ISLAND, MONROE COUNTY, STATE OF FLORIDA		
DATE: 01/29/2014	SURVEY BY: EAI	PROJECT: CITY OF KEY WEST TRANSPORTATION FACILITY
CKW PO#: 076076	DRAWN BY: MPB	H. SCALE: 1"=80'
BOOK:	CHECKED BY:	SHEET 1 OF 1

FLORIDA KEYS LAND SURVEYING

1996G OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

LEGAL DESCRIPTION:
PARCEL A
A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in TIF Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, TIF Deed No. 23257 (Official Record Book 269 at Page 51 G of the said Public Records) and TIF Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records); the said parcel of land lying entirely within the composite of the said TIF Deeds referred to above: the said parcel lying within Sections 26 and 27, Township 67 South, Range 25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence on said easterly right-of-way line of said Junior College Road for the following seven (7) courses: (1) thence N 18°41'18" W for 36.16 feet to a point of curvature of a circular curve concave to the Southwest; (2) thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to the point of tangency; (3) thence N 53°47'18" W for 272.56 feet to the point of curvature of a circular curve concave to the Northeast; (4) thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14° 25' 40" for 90.91 feet to a point of tangency; (5) thence N 39°21'38" W for 273.51 feet to the point of curvature of a circular curve concave to the Northeast; (6) thence northwesterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; (7) thence N 23°13'52" E for 1122.43 feet; thence N 45°30'07" E for 108.37 feet to the POINT OF BEGINNING of the hereinafter described parcel; thence N 27°37' West for a distance of 1372.29 feet; thence North 62°23' East for a distance of 1225.00 feet; thence South 27°37' East for a distance of 915.62 feet to the southeasterly boundary line of the lands described in Official Record Book 267 at Page 1449 of the Public Records of Monroe County, Florida; thence South 41°46'36" West on the Southeasterly boundary line of the lands described in the said Official Book 267 for a distance of 26.65 feet to the Northwesterly boundary lines of the lands described in Official Record Book 880 at Page 1964 of the said Public Records; thence on the Northwesterly boundary line of the lands described in the said Official Record Book 880 on the following five (5) courses: (1) continue South 41°46'36" West for a distance of 438.20 feet; (2) thence South 48°13'24" East for a distance of 15.00 feet; (3) thence south 41°46'36" West for a distance of 435.66 feet to the beginning of a curve being concave to the Northwest and having a radius of 3686.55 feet; (4) thence Southwesterly on the said curve for an arc distance of 239.69 feet; (5) thence South 45°30'07" West for a distance of 167.67 feet back to the point of beginning, LE55 the following six (6) parcels:

PARCEL B
A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in TIF Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, TIF Deed No. 23257 (Official Record Book 269 at Page 51 G of the said Public Records) and TIF Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records); the said parcel of land lying entirely within the composite of the said TIF Deeds referred to above: the said parcel lying within Sections 26 and 27, T67 South, R25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N 18°41'18" W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N 53°47'18" W for 272.56 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14° 25' 40" for 90.91 feet to a point of tangency; thence N 39°21'38" W for 273.51 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; thence N 23°13'52" E for 1122.43 feet; thence N 45°30'07" E for 108.37 feet to the POINT OF BEGINNING of the hereinafter described Parcel B; thence N 27°37' East for a distance of 1225.00 feet; thence South 27°37' East for a distance of 915.62 feet to the southeasterly boundary line of the lands described in Official Record Book 267 at Page 1449 of the Public Records of Monroe County, Florida; thence South 41°46'36" West on the Southeasterly boundary line of the lands described in the said Official Book 267 for a distance of 26.65 feet to the Northwesterly boundary lines of the lands described in Official Record Book 880 at Page 1964 of the said Public Records; thence on the Northwesterly boundary line of the lands described in the said Official Record Book 880 on the following five (5) courses: (1) continue South 41°46'36" West for a distance of 438.20 feet; (2) thence South 48°13'24" East for a distance of 15.00 feet; (3) thence south 41°46'36" West for a distance of 435.66 feet to the beginning of a curve being concave to the Northwest and having a radius of 3686.55 feet; (4) thence Southwesterly on the said curve for an arc distance of 239.69 feet; (5) thence South 45°30'07" West for a distance of 167.67 feet back to the point of beginning, LE55 the following six (6) parcels:

PARCEL C
A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in TIF Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, TIF Deed No. 23257 (Official Record Book 269 at Page 51 G of the said Public Records) and TIF Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records); the said parcel of land lying entirely within the composite of the said TIF Deeds referred to above: the said parcel lying within Sections 26 and 27, T67 South, R25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N 18°41'18" W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N 53°47'18" W for 272.56 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14° 25' 40" for 90.91 feet to a point of tangency; thence N 39°21'38" W for 273.51 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; thence N 23°13'52" E for 1122.43 feet; thence N 45°30'07" E for 108.37 feet to the POINT OF BEGINNING of the hereinafter described Parcel C; thence N 27°37' East for a distance of 1225.00 feet; thence South 27°37' East for a distance of 915.62 feet to the southeasterly boundary line of the lands described in Official Record Book 267 at Page 1449 of the Public Records of Monroe County, Florida; thence South 41°46'36" West on the Southeasterly boundary line of the lands described in the said Official Book 267 for a distance of 26.65 feet to the Northwesterly boundary lines of the lands described in Official Record Book 880 at Page 1964 of the said Public Records; thence on the Northwesterly boundary line of the lands described in the said Official Record Book 880 on the following five (5) courses: (1) continue South 41°46'36" West for a distance of 438.20 feet; (2) thence South 48°13'24" East for a distance of 15.00 feet; (3) thence south 41°46'36" West for a distance of 435.66 feet to the beginning of a curve being concave to the Northwest and having a radius of 3686.55 feet; (4) thence Southwesterly on the said curve for an arc distance of 239.69 feet; (5) thence South 45°30'07" West for a distance of 167.67 feet back to the point of beginning, LE55 the following six (6) parcels:

PARCEL D
A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in TIF Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, TIF Deed No. 23257 (Official Record Book 269 at Page 51 G of the said Public Records) and TIF Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records); the said parcel of land lying entirely within the composite of the said TIF Deeds referred to above: the said parcel lying within Sections 26 and 27, T67 South, R25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N 18°41'18" W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N 53°47'18" W for 272.56 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14° 25' 40" for 90.91 feet to a point of tangency; thence N 39°21'38" W for 273.51 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; thence N 23°13'52" E for 1122.43 feet; thence N 45°30'07" E for 108.37 feet to the POINT OF BEGINNING of the hereinafter described Parcel D; thence N 27°37' East for a distance of 1225.00 feet; thence South 27°37' East for a distance of 915.62 feet to the southeasterly boundary line of the lands described in Official Record Book 267 at Page 1449 of the Public Records of Monroe County, Florida; thence South 41°46'36" West on the Southeasterly boundary line of the lands described in the said Official Book 267 for a distance of 26.65 feet to the Northwesterly boundary lines of the lands described in Official Record Book 880 at Page 1964 of the said Public Records; thence on the Northwesterly boundary line of the lands described in the said Official Record Book 880 on the following five (5) courses: (1) continue South 41°46'36" West for a distance of 438.20 feet; (2) thence South 48°13'24" East for a distance of 15.00 feet; (3) thence south 41°46'36" West for a distance of 435.66 feet to the beginning of a curve being concave to the Northwest and having a radius of 3686.55 feet; (4) thence Southwesterly on the said curve for an arc distance of 239.69 feet; (5) thence South 45°30'07" West for a distance of 167.67 feet back to the point of beginning, LE55 the following six (6) parcels:

PARCEL E
A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in TIF Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, TIF Deed No. 23257 (Official Record Book 269 at Page 51 G of the said Public Records) and TIF Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records); the said parcel of land lying entirely within the composite of the said TIF Deeds referred to above: the said parcel lying within Sections 26 and 27, Township 67 South, Range 25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N 18°41'18" W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N 53°47'18" W for 272.56 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14° 25' 40" for 90.91 feet to a point of tangency; thence N 39°21'38" W for 273.51 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; thence N 23°13'52" E for 1122.43 feet; thence N 45°30'07" E for 108.37 feet to the POINT OF BEGINNING of the hereinafter described Parcel E; thence N 27°37' East for a distance of 1225.00 feet; thence South 27°37' East for a distance of 915.62 feet to the southeasterly boundary line of the lands described in Official Record Book 267 at Page 1449 of the Public Records of Monroe County, Florida; thence South 41°46'36" West on the Southeasterly boundary line of the lands described in the said Official Book 267 for a distance of 26.65 feet to the Northwesterly boundary lines of the lands described in Official Record Book 880 at Page 1964 of the said Public Records; thence on the Northwesterly boundary line of the lands described in the said Official Record Book 880 on the following five (5) courses: (1) continue South 41°46'36" West for a distance of 438.20 feet; (2) thence South 48°13'24" East for a distance of 15.00 feet; (3) thence south 41°46'36" West for a distance of 435.66 feet to the beginning of a curve being concave to the Northwest and having a radius of 3686.55 feet; (4) thence Southwesterly on the said curve for an arc distance of 239.69 feet; (5) thence South 45°30'07" West for a distance of 167.67 feet back to the point of beginning, LE55 the following six (6) parcels:

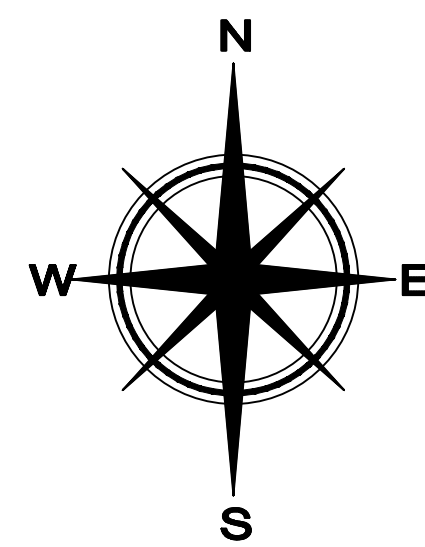
PARCEL F
A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in TIF Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, TIF Deed No. 23257 (Official Record Book 269 at Page 51 G of the said Public Records) and TIF Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records); the said parcel of land lying entirely within the composite of the said TIF Deeds referred to above: the said parcel lying within Sections 26 and 27, Township 67 South, Range 25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N 18°41'18" W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N 53°47'18" W for 272.56 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14° 25' 40" for 90.91 feet to a point of tangency; thence N 39°21'38" W for 273.51 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; thence N 23°13'52" E for 1122.43 feet; thence N 45°30'07" E for 108.37 feet to the POINT OF BEGINNING of the hereinafter described Parcel F; thence N 27°37' East for a distance of 1225.00 feet; thence South 27°37' East for a distance of 915.62 feet to the southeasterly boundary line of the lands described in Official Record Book 267 at Page 1449 of the Public Records of Monroe County, Florida; thence South 41°46'36" West on the Southeasterly boundary line of the lands described in the said Official Book 267 for a distance of 26.65 feet to the Northwesterly boundary lines of the lands described in Official Record Book 880 at Page 1964 of the said Public Records; thence on the Northwesterly boundary line of the lands described in the said Official Record Book 880 on the following five (5) courses: (1) continue South 41°46'36" West for a distance of 438.20 feet; (2) thence South 48°13'24" East for a distance of 15.00 feet; (3) thence south 41°46'36" West for a distance of 435.66 feet to the beginning of a curve being concave to the Northwest and having a radius of 3686.55 feet; (4) thence Southwesterly on the said curve for an arc distance of 239.69 feet; (5) thence South 45°30'07" West for a distance of 167.67 feet back to the point of beginning, LE55 the following six (6) parcels:

PARCEL G
A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in TIF Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, TIF Deed No. 23257 (Official Record Book 269 at Page 51 G of the said Public Records) and TIF Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records); the said parcel of land lying entirely within the composite of the said TIF Deeds referred to above: the said parcel lying within Sections 26 and 27, Township 67 South, Range 25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N 18°41'18" W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N 53°47'18" W for 272.56 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14° 25' 40" for 90.91 feet to a point of tangency; thence N 39°21'38" W for 273.51 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; thence N 23°13'52" E for 1122.43 feet; thence N 45°30'07" E for 108.37 feet to the POINT OF BEGINNING of the hereinafter described Parcel G; thence N 27°37' East for a distance of 1225.00 feet; thence South 27°37' East for a distance of 915.62 feet to the southeasterly boundary line of the lands described in Official Record Book 267 at Page 1449 of the Public Records of Monroe County, Florida; thence South 41°46'36" West on the Southeasterly boundary line of the lands described in the said Official Book 267 for a distance of 26.65 feet to the Northwesterly boundary lines of the lands described in Official Record Book 880 at Page 1964 of the said Public Records; thence on the Northwesterly boundary line of the lands described in the said Official Record Book 880 on the following five (5) courses: (1) continue South 41°46'36" West for a distance of 438.20 feet; (2) thence South 48°13'24" East for a distance of 15.00 feet; (3) thence south 41°46'36" West for a distance of 435.66 feet to the beginning of a curve being concave to the Northwest and having a radius of 3686.55 feet; (4) thence Southwesterly on the said curve for an arc distance of 239.69 feet; (5) thence South 45°30'07" West for a distance of 167.67 feet back to the point of beginning, LE55 the following six (6) parcels:

LEGAL DESCRIPTION SKETCH WITH IMPROVEMENTS SHOWN

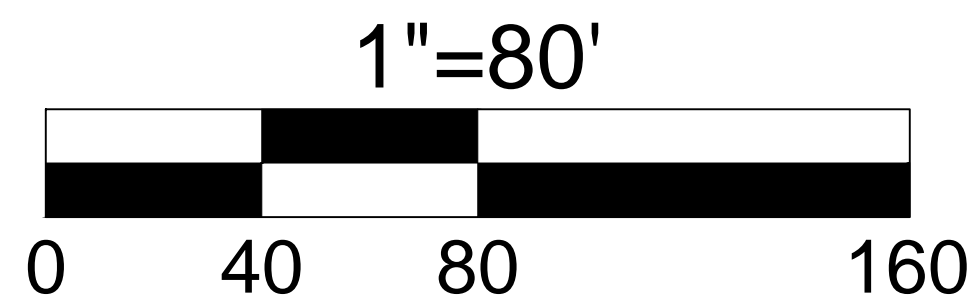
KEY WEST TRANSPORTATION FACILITY- JR. COLLEGE ROAD

STOCK ISLAND, MONROE COUNTY, STATE OF FLORIDA



LEGAL DESCRIPTIONS

LOCATION MAP - NTS
SEC. 26#27-TG75-R25E



NOTE: THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND OCCUPATIONAL LINES.

LEGAL DESCRIPTION

PARCEL F

A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in T1IF Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, T1IF Deed No. 23257 (Official Record Book 269 at Page 516 of the said Public Records) and T1IF Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records; the said parcel of land lying entirely within the composite of the said T1IF Deeds referred to above: the said parcel lying within Sections 26 and 27, Township 67 South, Range 25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N18°41'18" W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N53°47'18" W for 272.56 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14°25'40" for 90.91 feet to a point of tangency; thence N39°21'38" W for 273.51 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on and northeasterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; thence N23°13'52" E for 1122.43 feet; thence N45°30'07" E for 276.04 feet to a point of curvature of a curve concave to the Northwest; thence northeasterly on the arc of said curve having a radius of 3686.55 feet and a central angle of 3°43'31" for a distance of 239.69 feet; thence N41°46'36" E for a distance of 435.66 feet; thence N48°13'24" W for a distance of 15.00 feet; thence N41°46'36" E for a distance of 253.63 feet to the POINT OF BEGINNING; thence N48°13'24" W for a distance of 206.71 feet; thence N36°55'00" E for a distance of 251.34 feet; thence S27°37'00" E for a distance of 243.58 feet; thence S41°46'36" W for a distance of 164.71 feet back to the POINT OF BEGINNING. Described tract contains 1.02 acres MORE OR LESS.

NORTH ARROW IS REFERENCED TO THE PARENT TRACT LEGAL DESCRIPTION BEARINGS

UNITS: U.S. SURVEY FEET

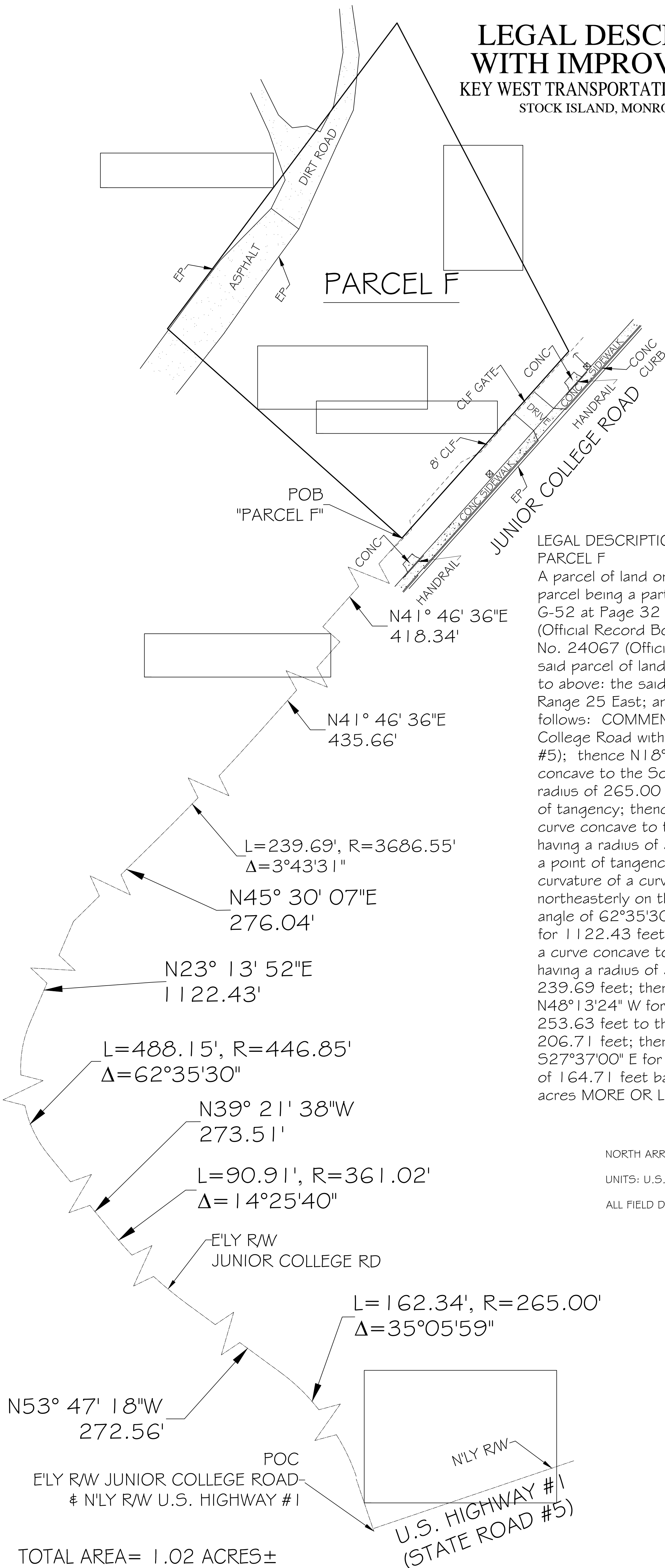
ALL FIELD DATA WAS ACQUIRED BETWEEN 01/15/2014-01/29/2014

ABBREVIATION LEGEND:

BM = BENCHMARK
CALC = CALCULATED
CB = CONCRETE BLOCK
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
EP = EDGE OF PAVEMENT
MEAS = MEASURED
NGS = NATIONAL GEODETIC SURVEY
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
RW = RIGHT OF WAY LINE
NTS = NOT TO SCALE
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL

SYMBOL LEGEND:

BENCHMARK
 CATCH BASIN
 DRAINAGE MANHOLE
 CONCRETE UTILITY POLE
 ELECTRIC MANHOLE
 FIRE HYDRANT
 GUY WIRE
 MAILBOX
 SANITARY CLEANOUT
 SANITARY MANHOLE
 SIGN
 WOOD UTILITY POLE



TOTAL AREA = 1.02 ACRES ±

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=80'
FIELD WORK DATE	01/29/2014
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	-----
CKW PO #:	076076

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



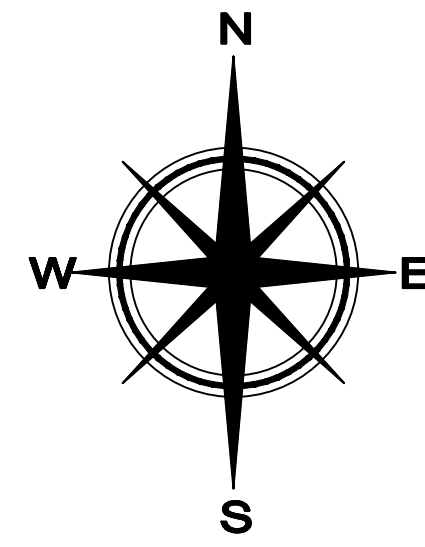
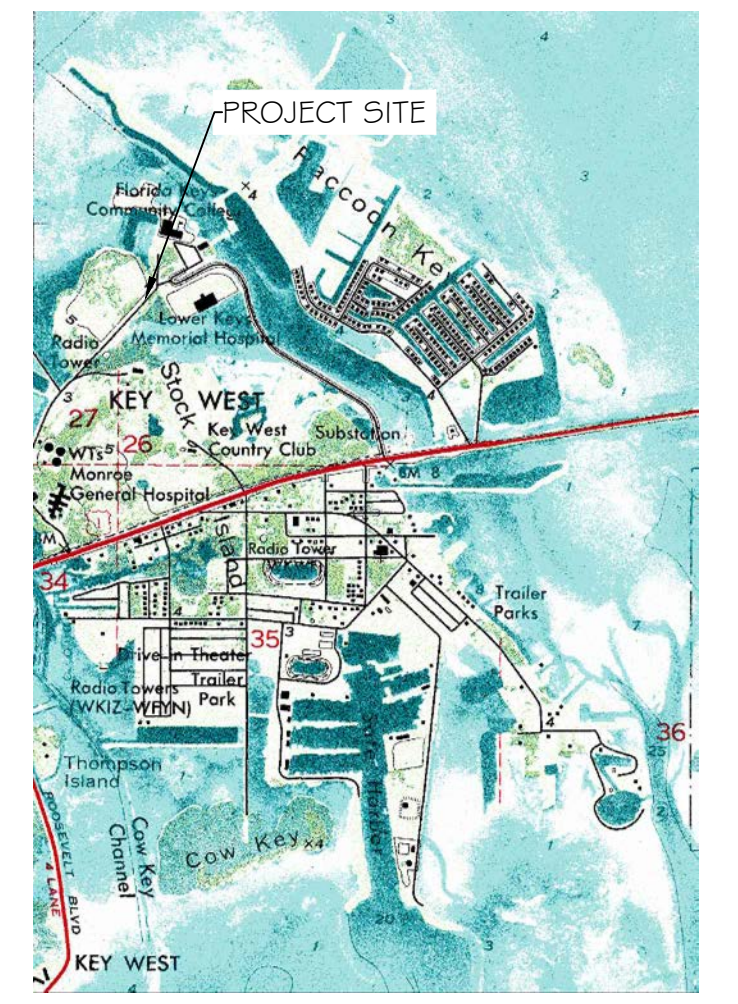
FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

LEGAL DESCRIPTION SKETCH WITH IMPROVEMENTS SHOWN

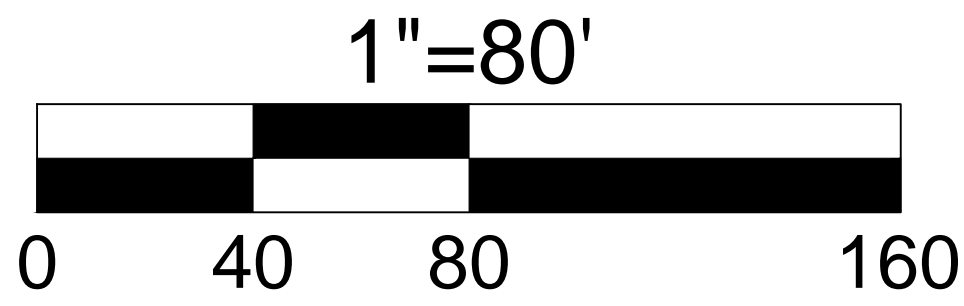
KEY WEST TRANSPORTATION FACILITY- JR. COLLEGE ROAD

STOCK ISLAND, MONROE COUNTY, STATE OF FLORIDA



LEGAL DESCRIPTIONS

LOCATION MAP - NTS
SEC. 26#27-TG75-R25E



NORTH ARROW IS REFERENCED TO THE PARENT TRACT LEGAL DESCRIPTION BEARINGS

UNITS: U.S. SURVEY FEET

ALL FIELD DATA WAS ACQUIRED BETWEEN 01/15/2014-01/29/2014

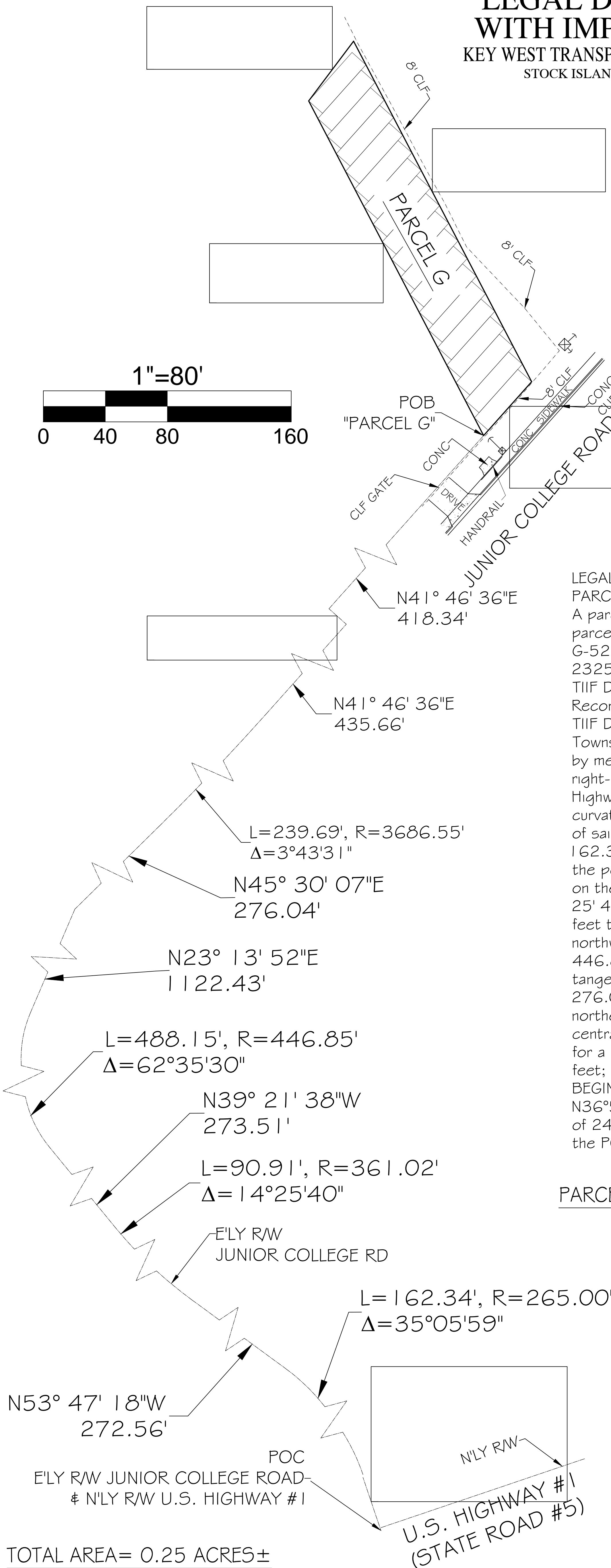
NOTE: THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND OCCUPATIONAL LINES.

LEGAL DESCRIPTION

PARCEL G

A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in T1IF Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, T1IF Deed No. 23257 (Official Record Book 269 at Page 516 of the said Public Records) and T1IF Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records; the said parcel of land lying entirely within the composite of the said T1IF Deeds referred to above: the said parcel lying within Sections 26 and 27, Township 67 South, Range 25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N18°41'18" W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N53°47'18" W for 272.56 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14°25'40" for 90.91 feet to a point of tangency; thence N39°21'38" W for 273.51 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on and northeasterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; thence N23°13'52" E for 1122.43 feet; thence N45°30'07" E for 276.04 feet to a point of curvature of a curve concave to the Northwest; thence northeasterly on the arc of said curve having a radius of 3686.55 feet and a central angle of 3°43'31" for a distance of 239.69 feet; thence N41°46'36" E for a distance of 435.66 feet; thence N48°13'24" W for a distance of 15.00 feet; thence N41°46'36" E for a distance of 418.34 feet to the POINT OF BEGINNING; thence N27°37'00" W for a distance of 243.58 feet; thence N36°55'00" E for a distance of 48.22 feet; thence S27°37'00" E for a distance of 247.95 feet; thence S41°46'36" W for a distance of 46.51 feet back to the POINT OF BEGINNING. Described tract contains 0.25 acres MORE OR LESS.

PARCEL G WILL ACCOMMODATE 19- 42'x12' BUS SPACES



TOTAL AREA= 0.25 ACRES±

ABBREVIATION LEGEND:

- BM = BENCHMARK
- CALC = CALCULATED
- CB = CONCRETE BLOCK
- CL = CENTERLINE
- CLF = CHAINLINK FENCE
- CM = CONCRETE MONUMENT
- CONC = CONCRETE
- CPP = CONCRETE POWER POLE
- EP = EDGE OF PAVEMENT
- MEAS = MEASURED
- NGS = NATIONAL GEODETIC SURVEY
- NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
- RAW = RIGHT OF WAY LINE
- NTS = NOT TO SCALE
- OHW = OVERHEAD WIRES
- PC = POINT OF CURVE
- PCP = PERMANENT CONTROL POINT
- PK = PARKER KALON NAIL

SYMBOL LEGEND:

- BENCHMARK
- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GUY WIRE
- MAILBOX
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SIGN
- WOOD UTILITY POLE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=80'
FIELD WORK DATE	01/29/2014
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	-----
CKW PO #:	076076

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



FLORIDA KEYS LAND SURVEYING

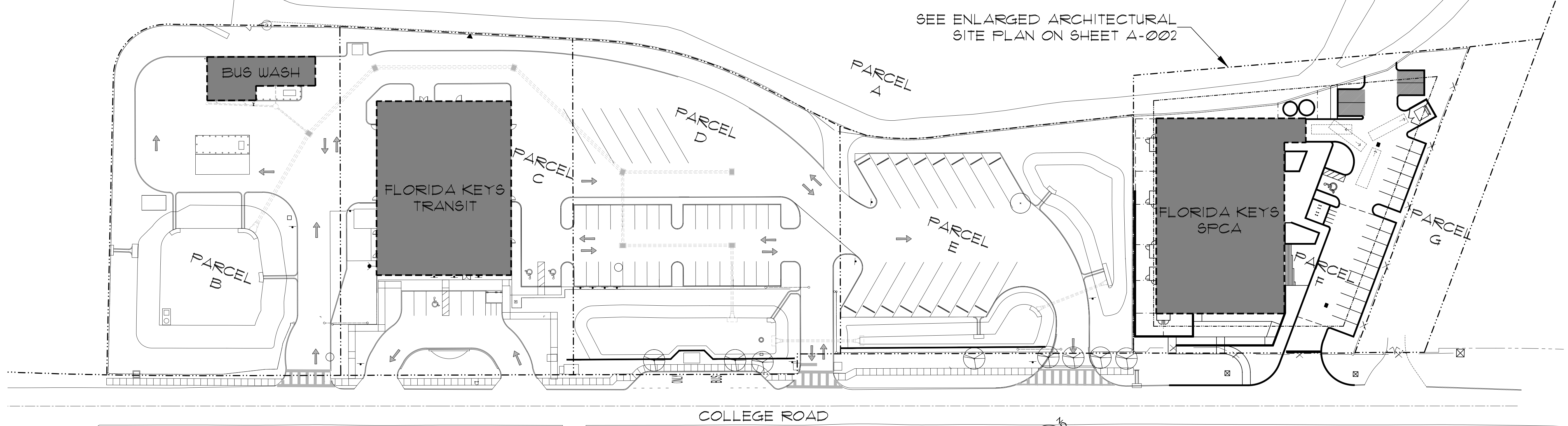
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

Site Plans


COMBINED SITE DATA (PARCELS B, C, D, E, F)	
ADDRESS	5101 & 5111 COLLEGE ROAD KEY WEST, FL 33040
PARCEL	B, C, D, E, F
PROPERTY INFORMATION	FEMA BASE FLOOD ELEVATION = 11.0 FT NGVD FEMA MAP # 12081C1528K FLOOD ZONE: VE
OWNER AND CONTACT INFORMATION	SEE PREVIOUS TABLES
ZONING	PUBLIC/SEMI-PUBLIC (P6)
USE	PUBLIC/SEMI-PUBLIC (P6)
ITEM	PROVIDED
SIZE OF SITE	212,183 SF
MIN. FRONT SETBACK	20'-0"
MIN. REAR SETBACK	20'-0"
MIN. SIDE SETBACK	15'-0"
MAX. DENSITY	N/A
FLOOR AREA RATIO	0.21000
MAX. HEIGHT	25'-0" HABITABLE HEIGHT 35'-2" NON-HABITABLE HEIGHT
MAX. BUILDING COVERAGE	21,291 SF (12.8%)
MIN. LOT SIZE	-
MIN. WIDTH	-
MIN. DEPTH	-
PARKING INFORMATION	
ITEM	PROPOSED
BUILDING SIZE	FLORIDA KEYS SPCA: 23,184 SF FLORIDA KEYS TRANSIT: 18,164 SF TOTAL: 41,348 SF
PARKING REQUIRED	FLORIDA KEYS SPCA: 20 SPACES FLORIDA KEYS TRANSIT: 40 SPACES TOTAL: 60 SPACES (+ 3 SCOOTER SPACES)
HANDICAP SPACES	FLORIDA KEYS SPCA: 1 SPACE FLORIDA KEYS TRANSIT: 3 SPACES TOTAL: 4 SPACES
BICYCLE PARKING	FLORIDA KEYS SPCA: 8 SPACES FLORIDA KEYS TRANSIT: 12 SPACES TOTAL: 20 SPACES
MIN. PARKING DIMENSION	9' X 18'
MIN. DRIVEWAY WIDTH	20' MIN. 24' MIN.
LAND COVERAGE SUMMARY	
ITEM	
TOTAL AREA	44,660 SF + 168,123 SF = 212,783 SF
IMPERVIOUS AREA	32,083 SF + 100,421 SF = 132,504 SF (62.4%)
PERVIOUS AREA / OPEN SPACE	32,083 SF + 67,102 SF = 99,185 SF (46.6%)

SITE DATA - KEY WEST TRANSIT FACILITY (PARCELS B, C, D, E)			
ADDRESS	5101 COLLEGE ROAD KEY WEST, FL 33040		
PARCEL	B, C, D, E		
PROPERTY INFORMATION	FEMA BASE FLOOD ELEVATION = 11.0 FT NGVD FEMA MAP # 12081C1528K FLOOD ZONE: VE		
OWNER AND CONTACT INFORMATION	CITY OF KEY WEST P.O. BOX 1409 KEY WEST, FL 33041		
ZONING	PUBLIC/SEMI-PUBLIC (P6)		
USE	PUBLIC/SEMI-PUBLIC (P6)		
ITEM	CODE REQUIREMENT	PROVIDED	
SIZE OF SITE	-	168,123 SF	
MIN. FRONT SETBACK	20'-0"	20'-0"	
MIN. REAR SETBACK	20'-0"	20'-0"	
MIN. SIDE SETBACK	15'-0"	15'-0"	
MAX. DENSITY	N/A	N/A	
FLOOR AREA RATIO	0.8 MAX	0.11000	
MAX. HEIGHT	25'-0" (SEE NOTE ***)	36'-8"	
MAX. BUILDING COVERAGE	40% MAX (67,249 SF)	7.9% (13,282 SF)	
MIN. LOT SIZE	6,000 SF	168,123 SF	
MIN. WIDTH	50'-0"	760'-0"	
MIN. DEPTH	120'-0"	159'-0"	
PARKING INFORMATION			
ITEM	CODE REQUIREMENT	PROPOSED	
BUILDING SIZE	-	ADMIN. BLDG.: 1,388 SF SERVICE BLDG.: 9,289 SF WASH FACILITY: 2,081 SF TOTAL: 12,758 SF	
PARKING REQUIRED	1 SPACE/300 SF (ADMIN.) = 1,388/300 = 5 SPACES 1 SPACE/600 SF (SERVICE) = 9,289/600 = 16 SPACES TOTAL = 21 SPACES	40 SPACES 3 SCOOTER SPACES	
HANDICAP SPACES	2 SPACES	3 SPACES	
BICYCLE PARKING	25% (ADMIN.) = 25% X 25 = 6 SPACES 10% (SERVICE) = 10% X 16 = 2 SPACES TOTAL = 8 SPACES	12 SPACES	
MIN. PARKING DIMENSION	9' X 18'	9' X 18'	
MIN. DRIVEWAY WIDTH	20' FIRE ACCESS 20' TWO-WAY 24' TWO-WAY WITH 90° PARKING	20' MIN. 24' MIN.	
*** REFERENCE IS MADE TO THE CITY OF KEY WEST CODE OF ORDINANCES			
LAND COVERAGE SUMMARY			
ITEM	CODE REQUIREMENT		
TOTAL AREA	-	168,123 SF	
IMPERVIOUS AREA	-	100,421 SF (59.7%)	
PERVIOUS AREA / OPEN SPACE	-	67,102 SF (40.3%)	

SITE DATA - FLORIDA KEYS SPCA (PARCEL F)					
ADDRESS	5111 COLLEGE ROAD KEY WEST, FL 33040				
PARCEL	F				
PROPERTY INFORMATION	FEMA BASE FLOOD ELEVATION = 11.0 FT NGVD FEMA MAP # 12081C1528K FLOOD ZONE: VE				
OWNER AND CONTACT INFORMATION	FLORIDA KEYS SPCA 5230 COLLEGE ROAD KEY WEST, FL 33040				
ZONING	PUBLIC/SEMI-PUBLIC (P6)				
USE	PUBLIC/SEMI-PUBLIC (P6)				
ITEM	CODE REQUIREMENT	EXISTING	PROVIDED	VARIANCE REQUESTED	
SIZE OF SITE	5,000 SF MIN	44,660 SF	-	-	
MIN. FRONT SETBACK	20'-0"	-	20'-0"	-	
MIN. REAR SETBACK	20'-0"	-	15'-0"	-	
MIN. SIDE SETBACK	15'-0"	-	15'-0"	-	
MAX. DENSITY	N/A	N/A	N/A	-	
FLOOR AREA RATIO	0.8 MAX	0	0.53000	-	
MAX. HABITABLE HEIGHT	25'-0" + 4'-0"	0	25'-0" + 4'-0"	NONE PER FLOOD PROTECTION BUILDING HEIGHT EXCEPTION	
MAX. NON-HABITABLE HEIGHT	25'-0" + 4'-0"	0	35'-2"	6'-3" ABOVE ADJUSTED NONE PER FLOOD PROTECTION BUILDING HEIGHT EXCEPTION	
MAX. BUILDING COVERAGE	40% MAX (17,864 SF)	0 SF (0%)	14,015 SF (31.4%)	-	
MIN. LOT SIZE	-	-	-	-	
MIN. WIDTH	-	-	-	-	
MIN. DEPTH	-	-	-	-	
PARKING INFORMATION					
ITEM	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED	
BUILDING SIZE	-	-	1ST FLOOR: 12,552 SF 2ND FLOOR: 11,232 SF TOTAL: 23,784 SF	-	
PARKING REQUIRED	5 SPACES PER VETERINARIAN = 5 X 4 = 20 SPACES	-	20 SPACES	-	
HANDICAP SPACES	1 SPACE	-	1 SPACE	-	
BICYCLE PARKING	10%	-	8 SPACES	-	
MIN. PARKING DIMENSION	9' X 18'	-	9' X 18'	-	
MIN. DRIVEWAY WIDTH	20' FIRE ACCESS 20' TWO-WAY 24' TWO-WAY WITH 90° PARKING	-	20' MIN. 24' MIN.	-	
LAND COVERAGE SUMMARY					
ITEM	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED	
TOTAL AREA	5,000 SF MIN	44,660 SF	-	-	
IMPERVIOUS AREA	60% MAX (26,796 SF)	3,011 (6.76%)	32,083 SF (71.8%)	5,281 SF (7.6%)	
PERVIOUS AREA / OPEN SPACE	8,932 SF (20%)	26,453 SF (59.23%)	14,480 SF (32.4%)	WAIVER	




ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"



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PROJECT: **FLORIDA KEYS SPCA
NEW FACILITY PROJECT**
5711 COLLEGE ROAD, STOCK ISLAND
KEY WEST, FL 33040

DRAWING TITLE: **ARCHITECTURAL SITE PLAN
& SITE DATA TABLES**

CONCEPTUAL DESIGN

REVISION	DATE	BY	CHKD
1			
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7			

DATE	SCALE	STATUS
100%	100%	100%
50%	50%	50%
20%	20%	20%
10%	10%	10%

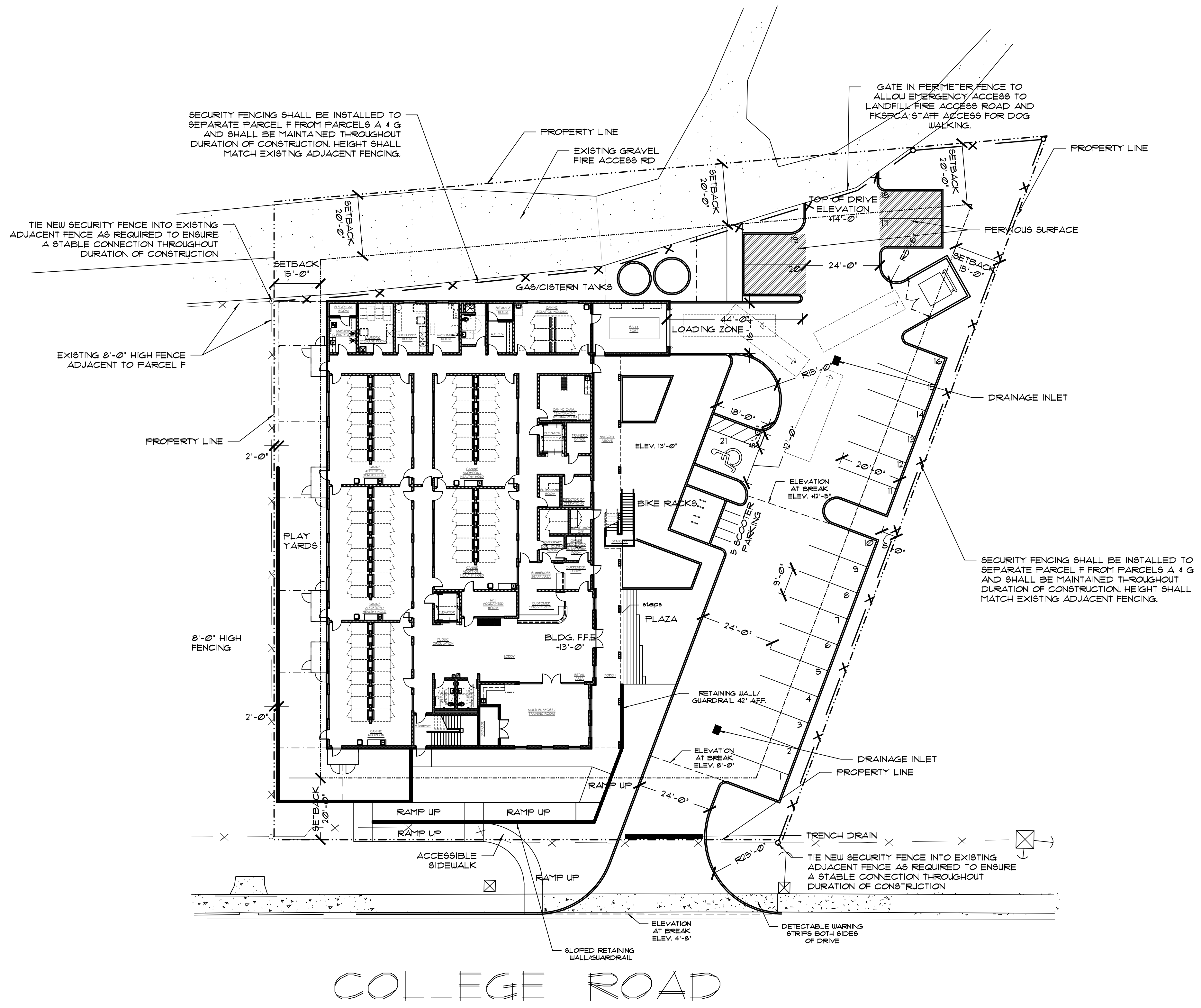
DRAWN BY: **RB, NIM**
PRINTED DATE: **Jan 04, 2016 - 2:35pm**
SHEET ID: **A-001**

PROJECT ID: **BG14-09**

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SCHEMATIC					
DES. DEV.					
CONSTR. DOC.					

DRAWN BY: RB, NLM
PRINTED DATE: Jan 04, 2018 - 2:35pm
SHEET ID: A-002
PROJECT ID: BG14-09



SECURITY FENCING SHALL BE INSTALLED TO SEPARATE PARCEL F FROM PARCELS A & G AND SHALL BE MAINTAINED THROUGHOUT DURATION OF CONSTRUCTION. HEIGHT SHALL MATCH EXISTING ADJACENT FENCING.

TIE NEW SECURITY FENCE INTO EXISTING ADJACENT FENCE AS REQUIRED TO ENSURE A STABLE CONNECTION THROUGHOUT DURATION OF CONSTRUCTION

EXISTING 8'-0" HIGH FENCE ADJACENT TO PARCEL F

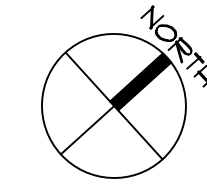
8'-0" HIGH FENCING

GATE IN PERIMETER FENCE TO ALLOW EMERGENCY ACCESS TO LANDFILL FIRE ACCESS ROAD AND FKSPCA STAFF ACCESS FOR DOG WALKING.

SECURITY FENCING SHALL BE INSTALLED TO SEPARATE PARCEL F FROM PARCELS A & G AND SHALL BE MAINTAINED THROUGHOUT DURATION OF CONSTRUCTION. HEIGHT SHALL MATCH EXISTING ADJACENT FENCING.

TIE NEW SECURITY FENCE INTO EXISTING ADJACENT FENCE AS REQUIRED TO ENSURE A STABLE CONNECTION THROUGHOUT DURATION OF CONSTRUCTION

COLLEGE ROAD



1

ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



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**FLORIDA KEYS SPCA
NEW FACILITY PROJECT**
5711 COLLEGE ROAD, STOCK ISLAND
KEY WEST, FL 33040

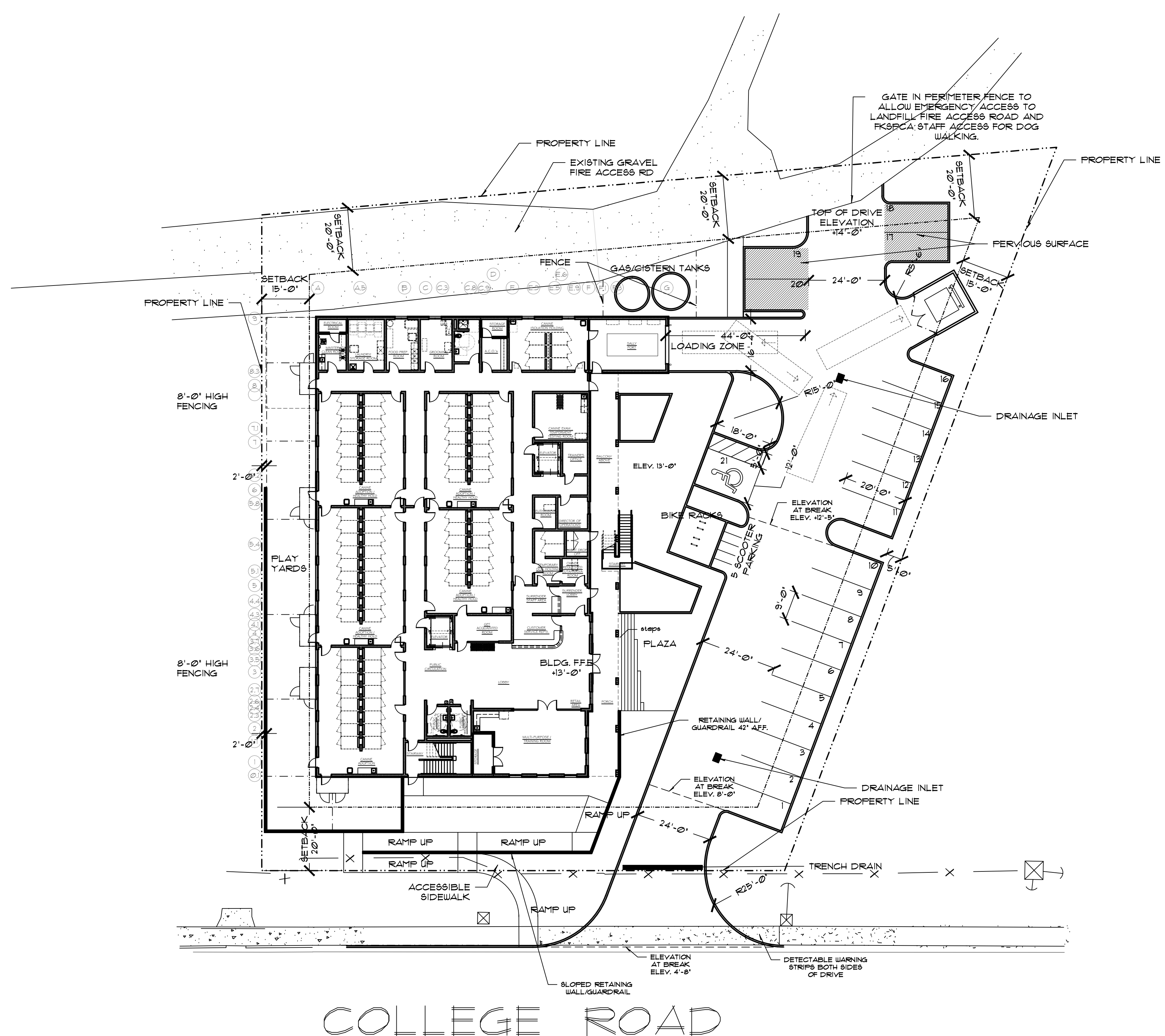
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ARCHITECTURAL SITE PLAN

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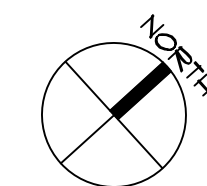
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PRINTED DATE:
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SHEET ID:

A-002
PROJECT ID:
BG14-09

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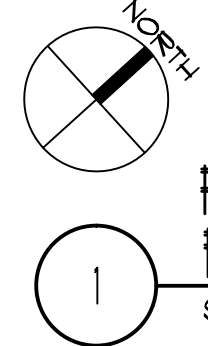
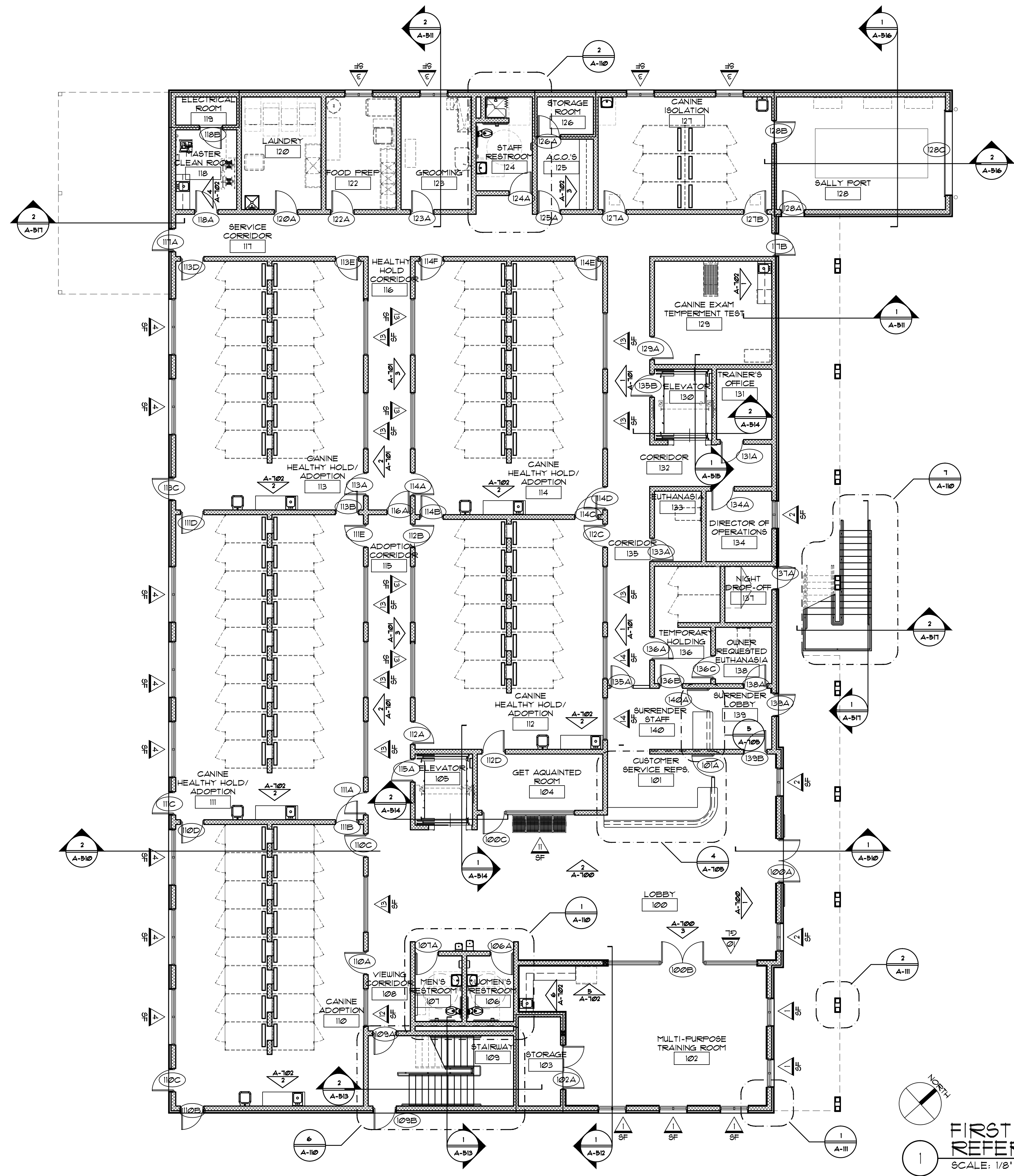


COLLEGE ROAD



1

ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



**FIRST FLOOR
REFERENCE PLAN**
SCALE: 1/8" = 1'-0"

REVISIONS	1	2	3	4	5	6	7
DATE							
BY							
DESCRIPTION							

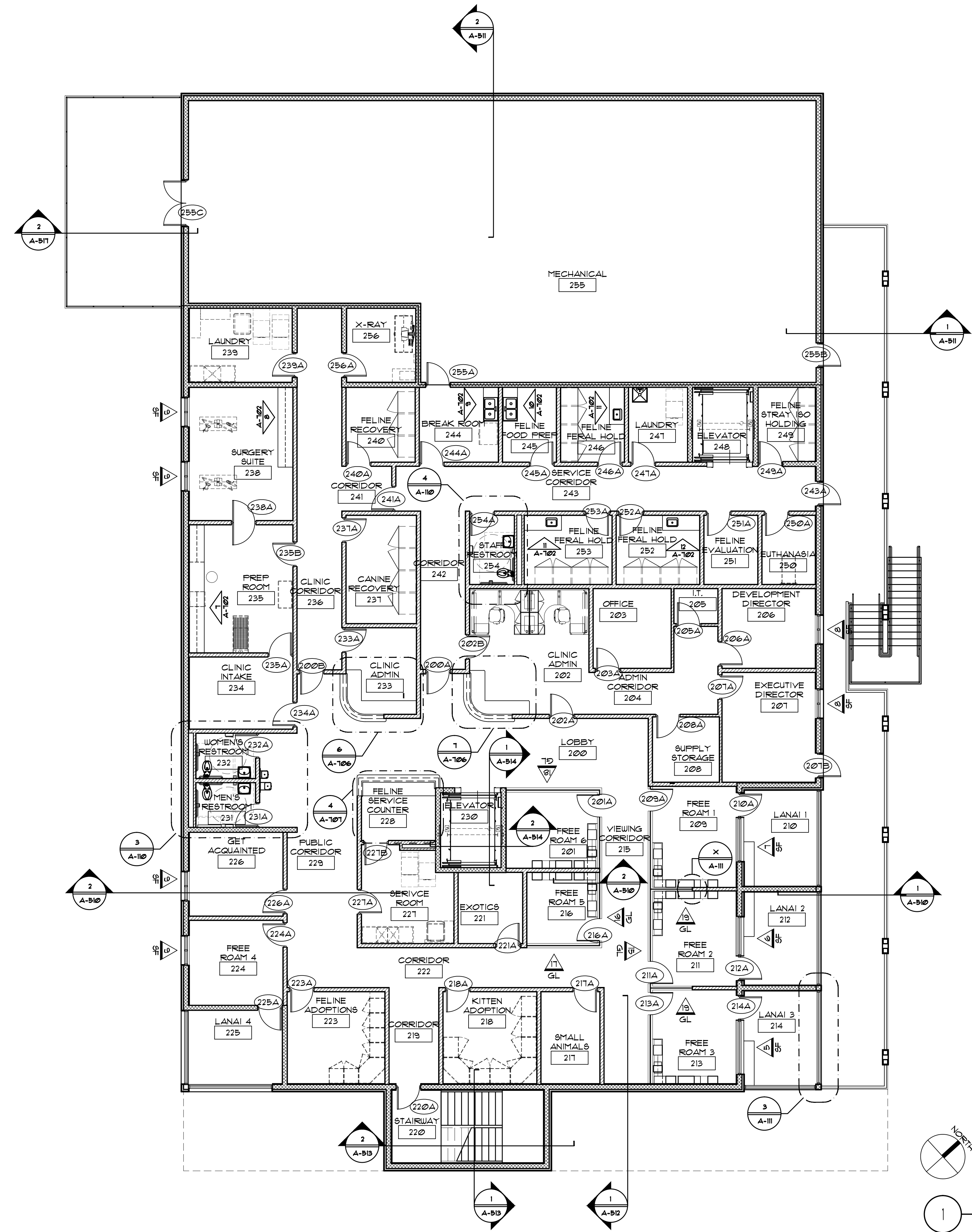
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DATE	100%	50%	95%	100%
DESIGNED				
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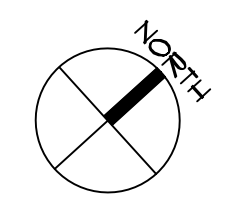
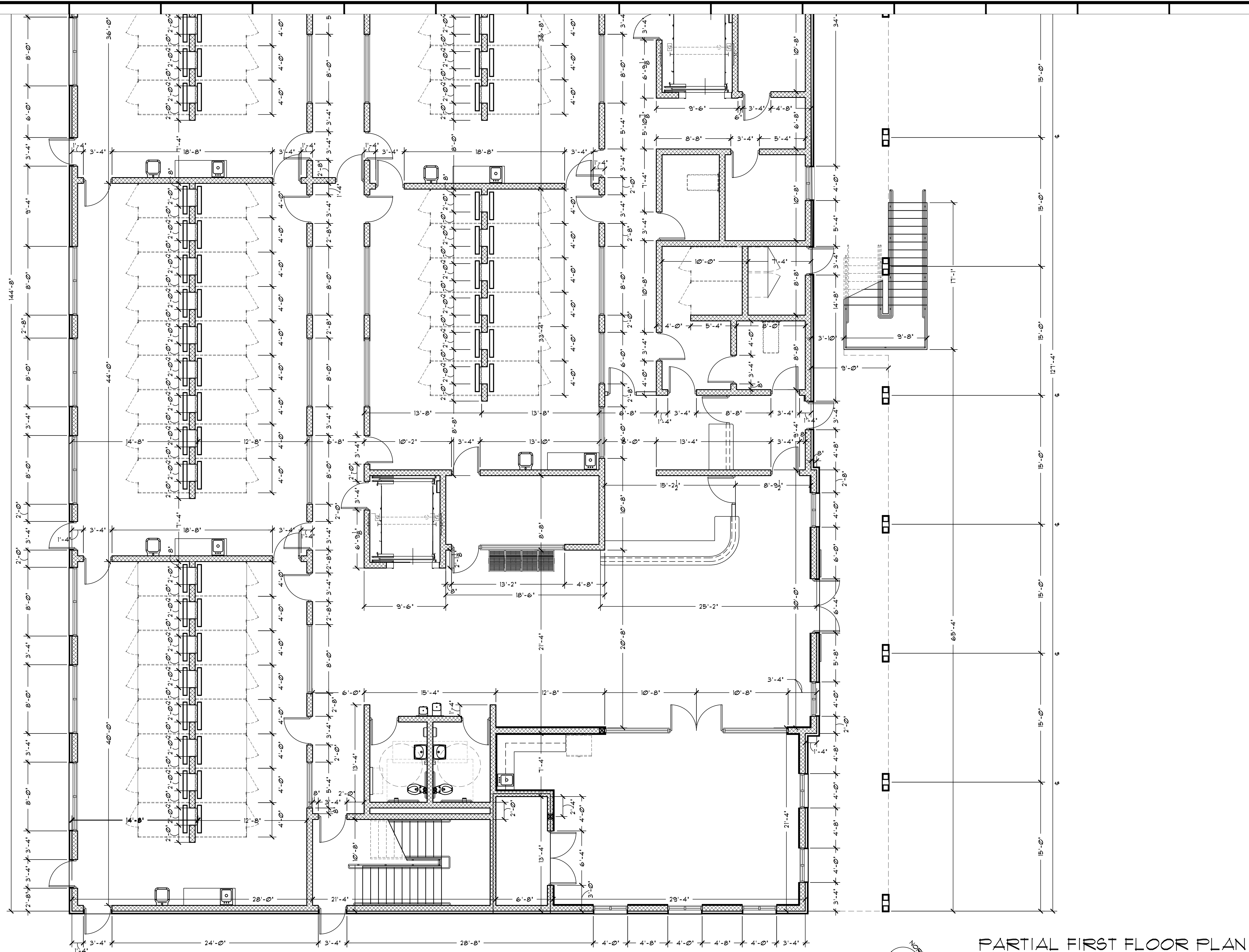
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RE, LB
PRINTED DATE:
Dec 01, 2015 - 4:58pm
SHEET ID:

A-011

PROJECT ID:
BG14-09



**SECOND FLOOR
REFERENCE PLAN**
SCALE: 1/8"=1'-0"



1

**PARTIAL FIRST FLOOR PLAN
DIMENSIONED PLAN**
SCALE: 3/16"=1'-0"

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5711 COLLEGE ROAD, STOCK ISLAND
KEY WEST, FL 33040

DRAWING TITLE:
**PARTIAL FIRST FLOOR
DIMENSIONED PLAN**

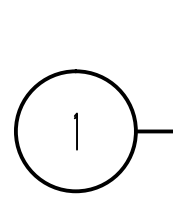
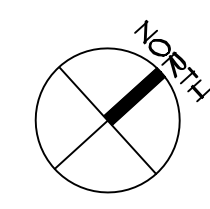
NO.	DATE	REVISIONS
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DESIGNED BY:
RE, MKA
PRINTED DATE:
Dec 01, 2015 - 4:58pm
SHEET ID:
A-100

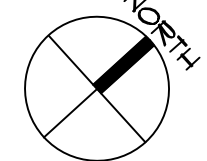
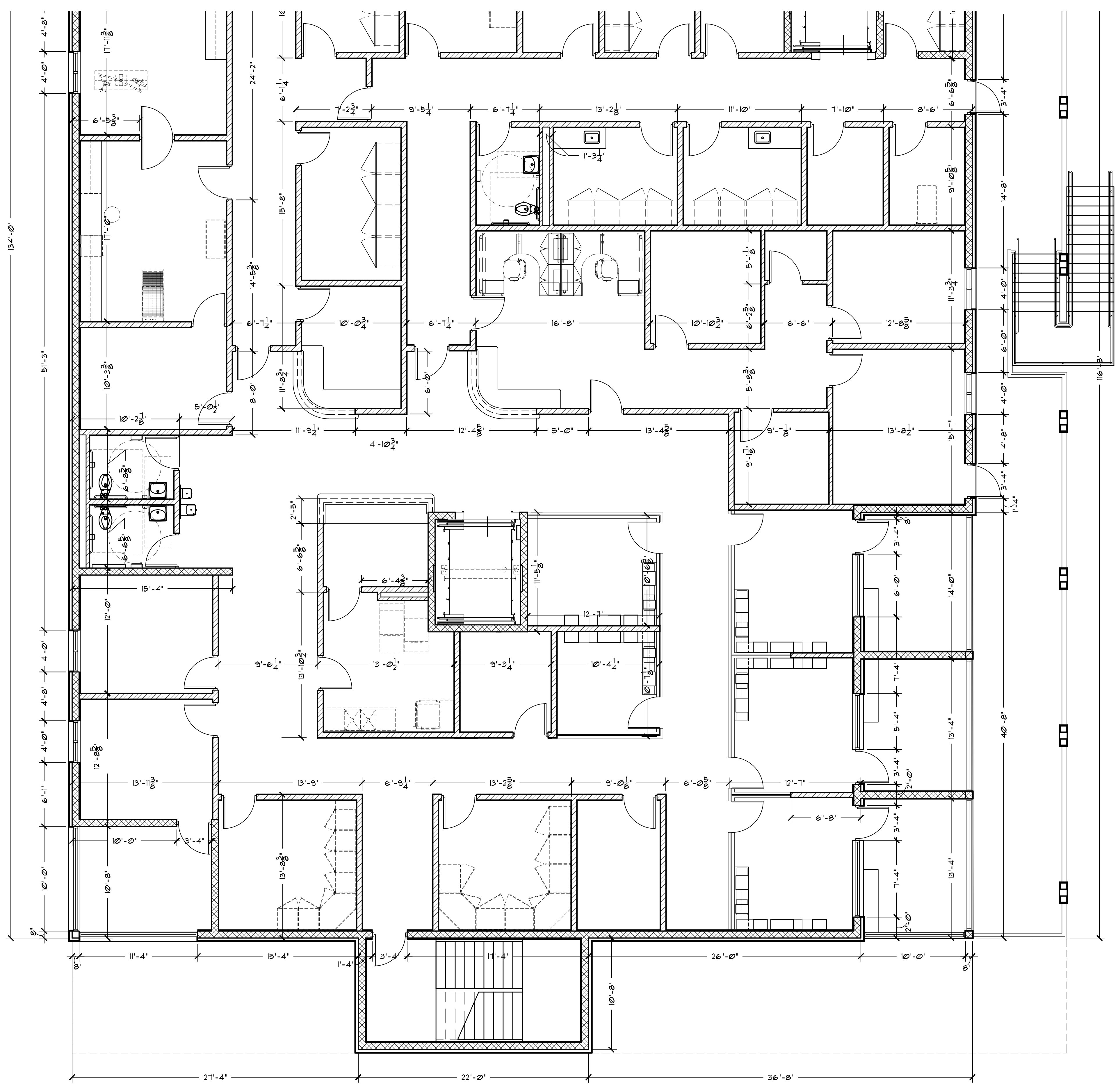
PROJECT ID:
BG14-09

CONCEPTUAL DESIGN



**PARTIAL FIRST FLOOR PLAN
DIMENSIONED PLAN**
SCALE: 3/16"=1'-0"

NO.	REVISIONS
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1

**PARTIAL SECOND FLOOR
DIMENSIONED PLAN**

SCALE: 3/16"=1'-0"



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PROJECT:
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NEW FACILITY PROJECT**
5711 COLLEGE ROAD, STOCK ISLAND
KEY WEST, FL 33040

**PARTIAL SECOND FLOOR
DIMENSIONED PLAN**

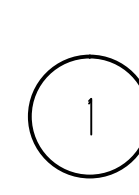
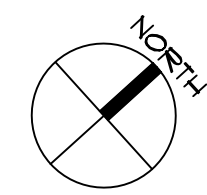
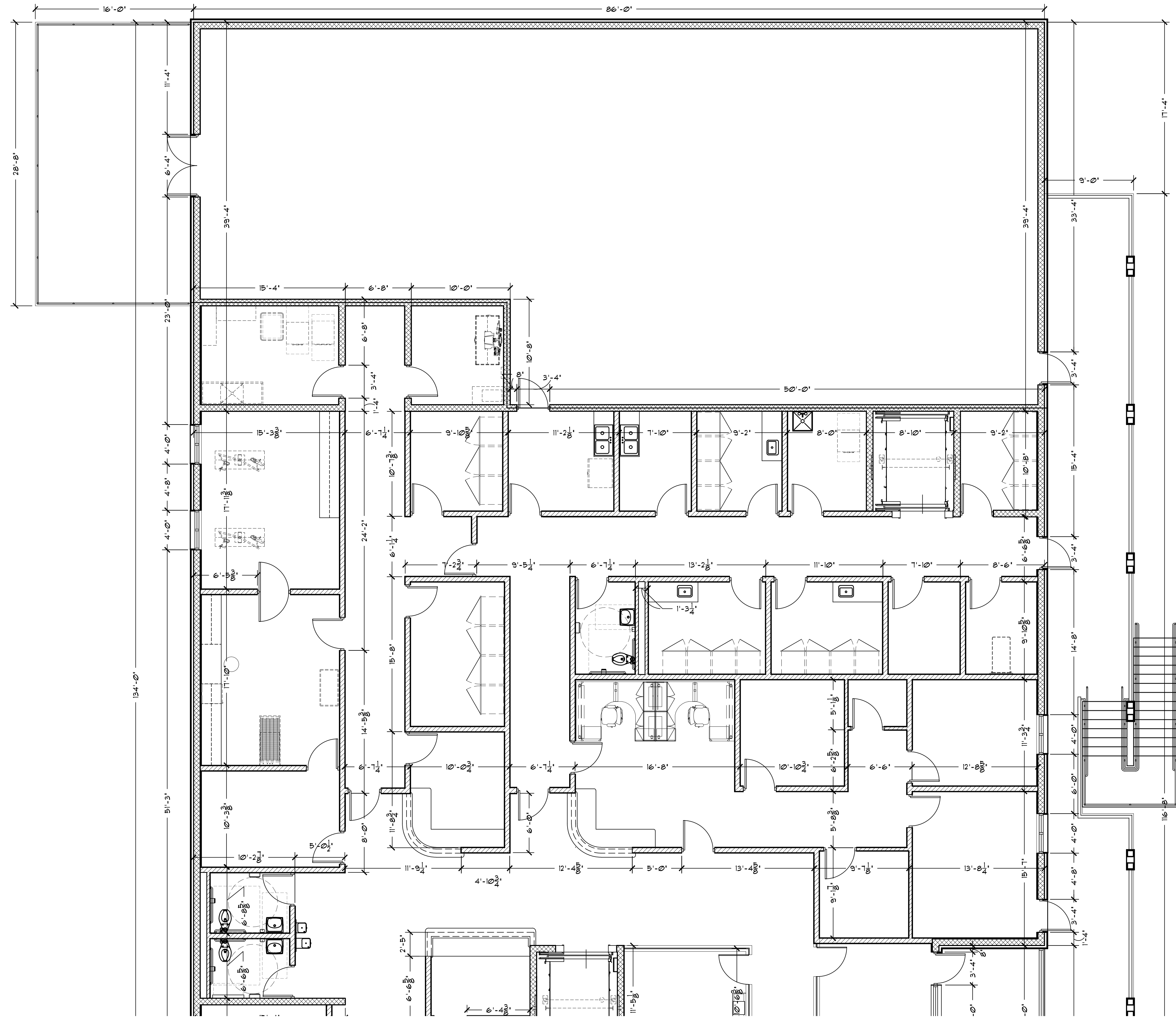
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NO.	DESCRIPTION	DATE
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DESIGNED BY:
REB, MKA
PRINTED DATE:
Dec 01, 2015 - 4:58pm
SHEET ID:

A-102
PROJECT ID:
BG14-09

CONCEPTUAL DESIGN



**PARTIAL SECOND FLOOR
DIMENSIONED PLAN**
SCALE: 3/16" = 1'-0"



BACON GROUP, INC.
ARCHITECTURE
2641 SUNSET POINT ROAD
CLEARWATER, FLORIDA 33759
P: 727.725.0111 - F: 727.725.0209
WWW.BGARCHITECTS.COM
AAC002095

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K2M DESIGN
Architecture, Interior Design,
Procurement,
Owner Representation,
Specialty Consulting

PROJECT:
FLORIDA KEYS SPCA
NEW FACILITY PROJECT
5711 COLLEGE ROAD, STOCK ISLAND
KEY WEST, FL 33040

DRAWING TITLE:
PARTIAL SECOND FLOOR
DIMENSIONED PLAN

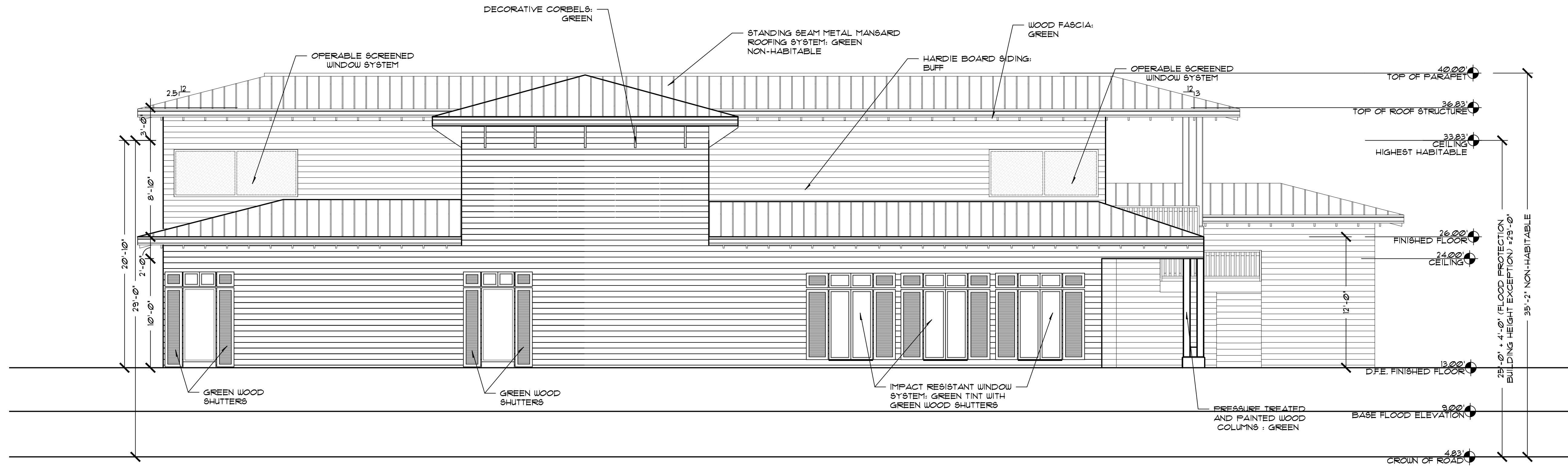
NO.	REVISIONS	DATE	BY	APP'D
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2				
3				
4				
5				
6				
7				

DRAWN BY:
RB, MKA
PRINTED DATE:
Dec 01, 2015 - 4:58pm
SHEET ID:

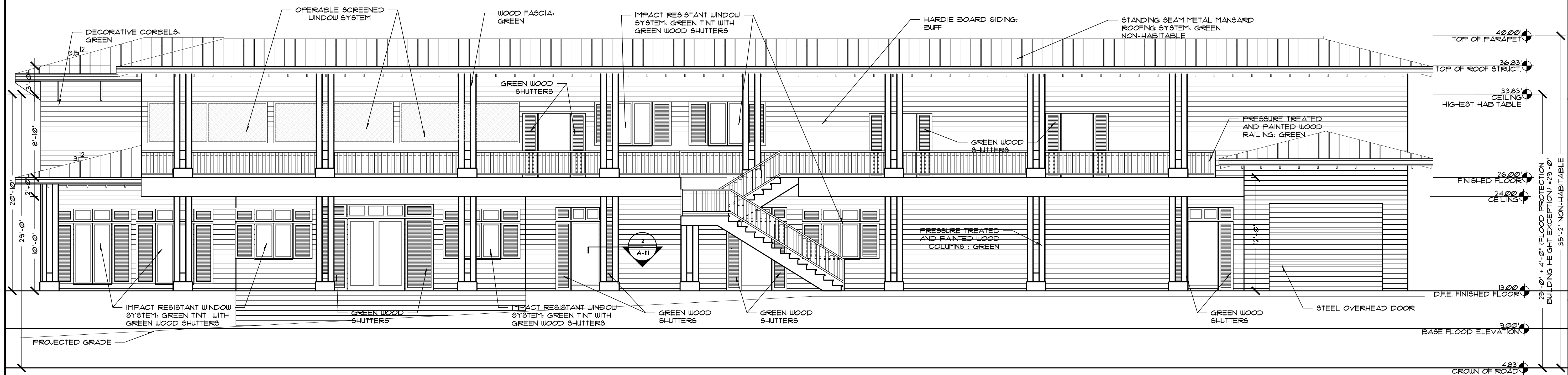
A-103

PROJECT ID:
BG14-09

CONCEPTUAL DESIGN



2 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



1 EAST ELEVATION
SCALE: 3/16"=1'-0"



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2641 SUNSET POINT ROAD
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K2M DESIGN
Architecture, Interior Design,
Procurement,
Owner Representation,
Specialty Consulting

PROJECT:
**FLORIDA KEYS SPCA
NEW FACILITY PROJECT**
5711 COLLEGE ROAD, STOCK ISLAND
KEY WEST, FL 33040

DRAWING TITLE
ELEVATIONS

NO.	DATE	BY	CHKD.	APP.	DESCRIPTION
1					
2					
3					
4					
5					
6					
7					

100%
100%
50%
95%
100%

DESIGNED BY: RSB, LFB
DRAWN BY: RSB, LFB
PRINTED DATE: Dec 01, 2015 - 4:57pm
SHEET ID: A-400

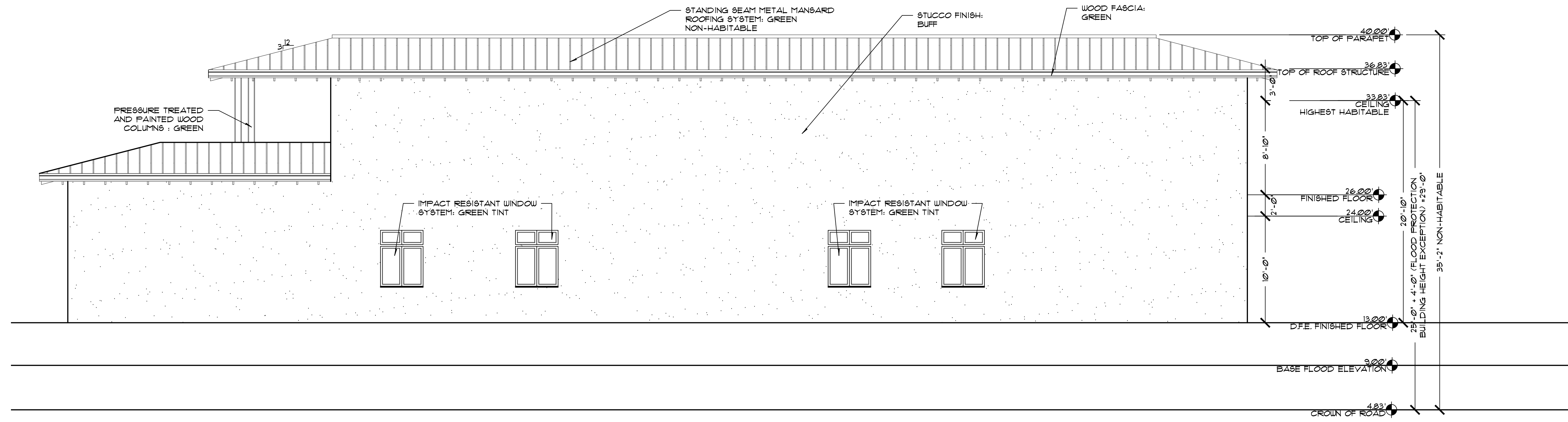
PROJECT ID:
BG14-09

CONCEPTUAL DESIGN

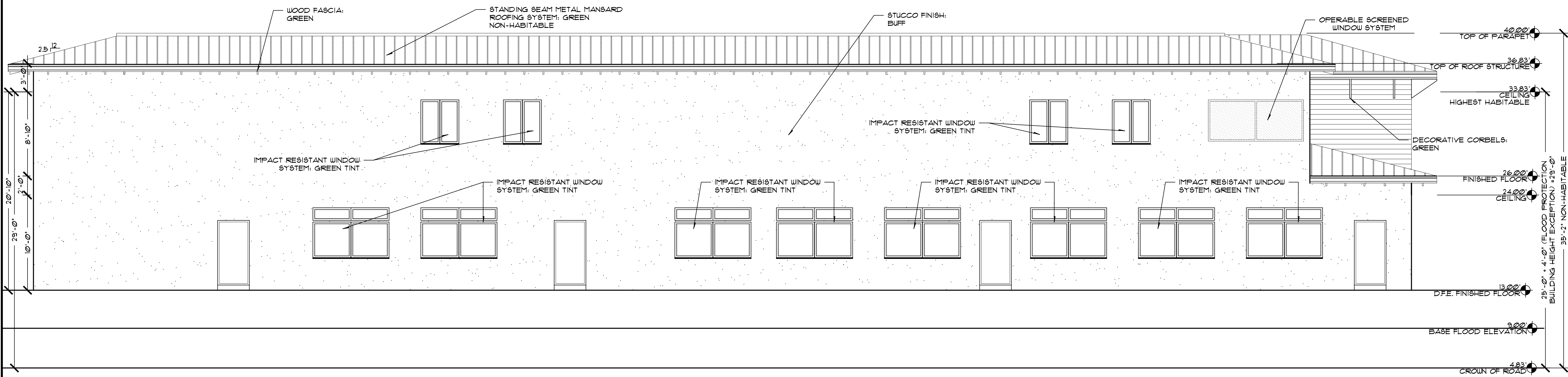
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100%	7		

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RBB, LFB
PRINTED DATE:
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SHEET ID:

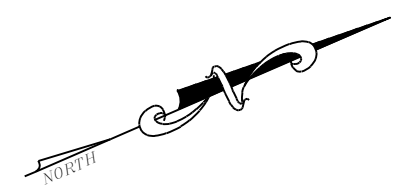
A-401
PROJECT ID:
BG14-09



2 NORTH ELEVATION
SCALE: 3/16"=1'-0"



1 WEST ELEVATION
SCALE: 3/16"=1'-0"



SCALE 1" = 20'

BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

LEGEND

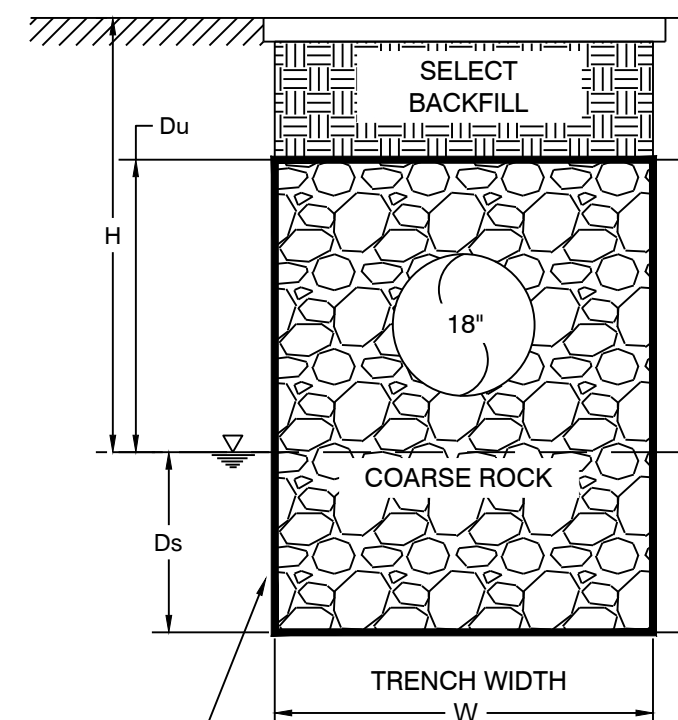
- PROJECT LIMITS
- ASPHALT
- CONCRETE
- DRY RETENTION AREA
- STORMWATER FLOW

NOTE: SYMBOLS IN LEGEND ARE NOT TO SCALE

LEGAL DESCRIPTION

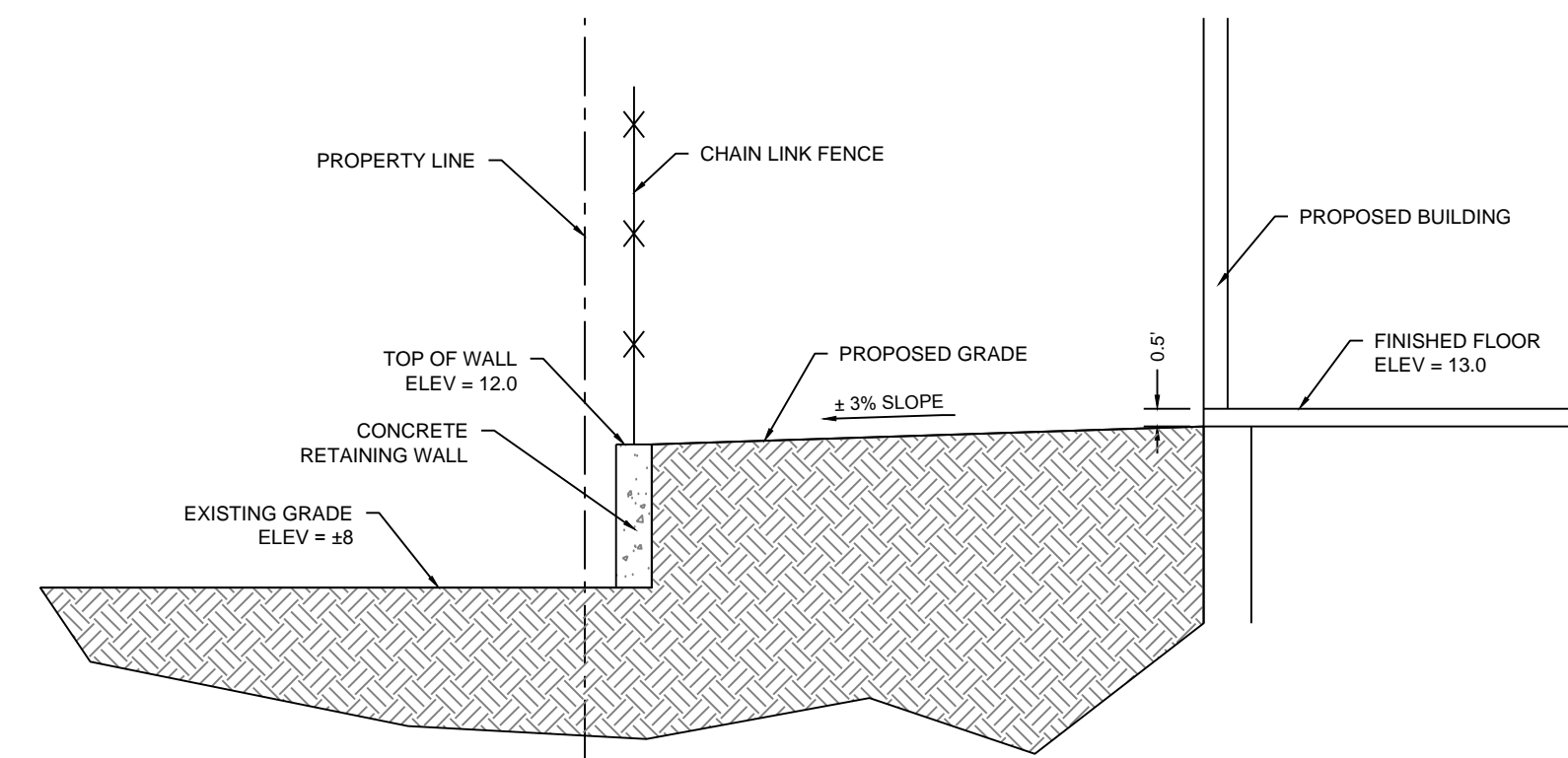
Parcel F of land on and adjacent to Stock Island, Monroe County, Florida; said parcel being a part of the lands described in T1F Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, T1F Deed No. 23257 (Official Record Book 269 at Page 516 of the said Public Records) and T1F Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records); the said parcel of land lying entirely within the composite of the said T1F Deeds referred to above; the said parcel lying within Sections 26 and 27, Township 67 South, Range 25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N18°41'18" W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N53°47'18" W for 272.56 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14°25'40" for 90.91 feet to a point of tangency; thence N39°21'38" W for 273.51 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on and northeasterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; thence N23°13'52" E for 1122.43 feet; thence N45°30'07" E for 276.04 feet to a point of curvature of a curve concave to the Northwest; thence northeasterly on the arc of said curve having a radius of 3686.55 feet and a central angle of 3°43'31" for a distance of 239.69 feet; thence N41°46'36" E for a distance of 435.68 feet; thence N48°13'24" W for a distance of 15.00 feet; thence N41°46'36" E for a distance of 253.63 feet to the POINT OF BEGINNING; thence N48°13'24" W for a distance of 206.71 feet; thence N36°55'00" E for a distance of 251.34 feet; thence S27°37'00" E for a distance of 243.58 feet; thence S41°46'36" W for a distance of 164.71 feet back to the POINT OF BEGINNING. Described tract contains 1.02 acres MORE OR LESS.

- NOTES:**
1. ABOVE LEGAL DESCRIPTION PROVIDED BY FLORIDA KEYS LAND SURVEYING (FKLS).
 2. PROPERTY DIMENSIONS (BEARINGS AND DISTANCES) SHOWN HEREON WERE DERIVED FROM LEGAL DESCRIPTION AND SKETCH OF "PARCEL F" FROM FKLS. SAID BEARINGS AND DISTANCES WERE NOT RUN FOR CLOSURE.

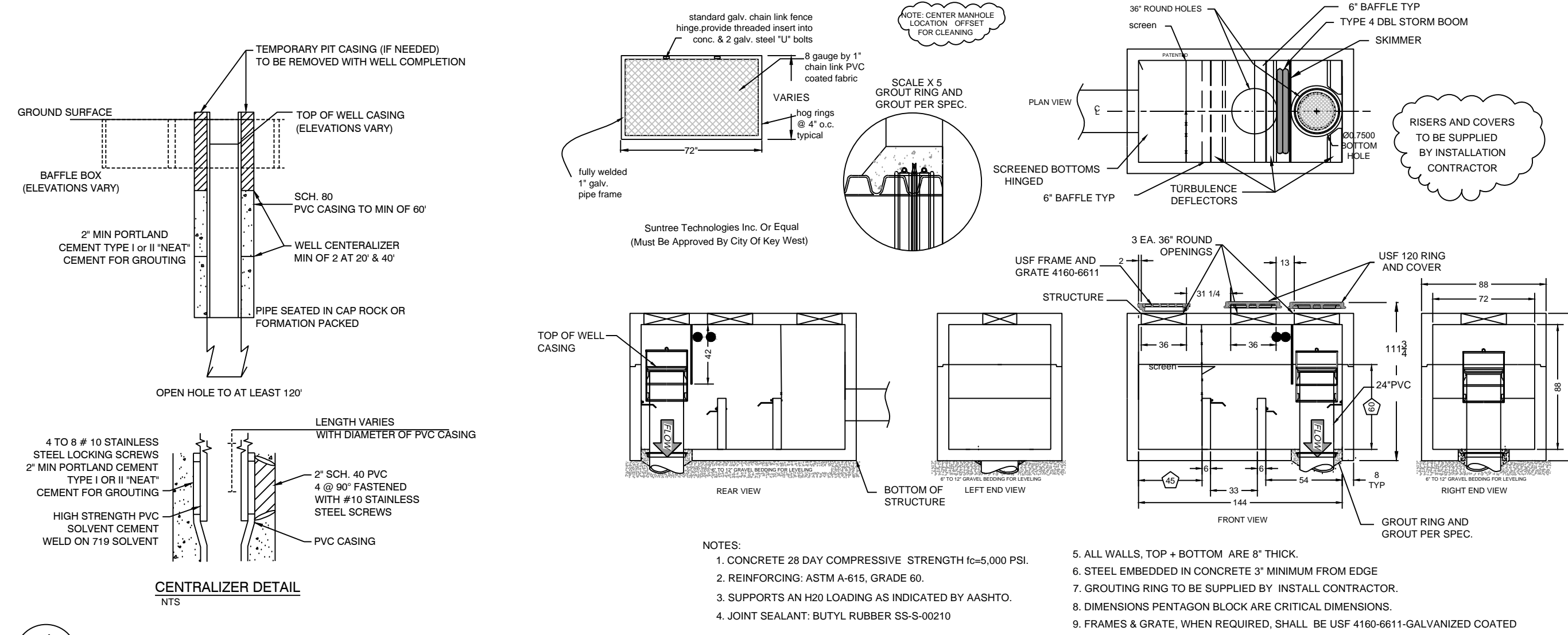


FILTER FABRIC WRAPPED AROUND ENTIRE TRENCH AND OVERLAPPED AT TOP (1" MIN.)

3 Exfiltration Trench Detail
NTS

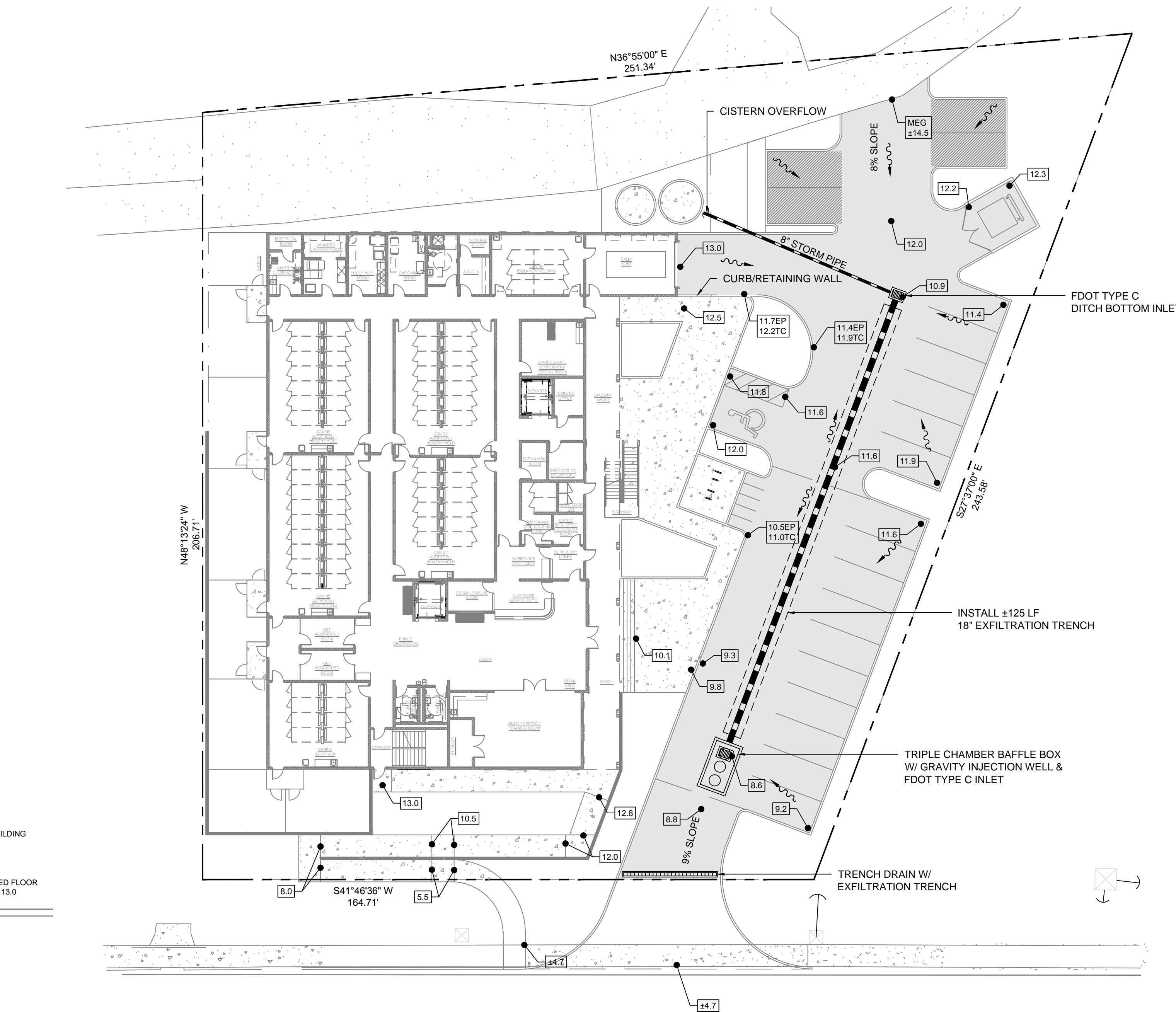


Preliminary Section at Retaining Wall
NTS



1 Stormwater Injection Well (Gravity)
NTS

2 Typical Triple Chamber Baffle Box with Injection Well (Gravity)
NTS



COLLEGE ROAD

Water Quantity Calculations - 25yr/72hr Design Storm			
Water Quality - Predevelopment			
Project Area	A = 1.025	ac	44,660 sf
Pervious Area	0.956	ac	41,643 sf
Impervious Area	0.069	ac	3,017 sf
% Impervious	6.76%		
Rainfall for 25yr/24hr event	P ₂₄ = 9	in	
Rainfall for 25yr/3day event	P ₇₂ = 12.23	in	
Depth to Water Table	4	ft	
Predeveloped Available Storage	8.18	in	
Soil Storage	S = 7.63	in	
Q _{pre} = $\frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q _{pre} = 6.25	in	
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72hr} = 6.41	ac-in	
Water Quality - Postdevelopment			
Project Area	A = 1.025	ac	44,660 sf
Pervious Area	0.289	ac	12,577 sf
Impervious Area	0.737	ac	32,083 sf
% Impervious	71.8%		
Rainfall for 25yr/24hr event	P ₂₄ = 9	in	
Rainfall for 25yr/3day event	P ₇₂ = 12.23	in	
Depth to Water Table	4	ft	
Developed Available Storage	8.18	in	
Soil Storage	S = 2.30	in	
Q _{post} = $\frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q _{post} = 9.84	in	
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72hr} = 10.09	ac-in	
Postdevelopment - Predevelopment			
Q _{pre-post} = Q _{post} - Q _{pre}	Q _{pre-post} = 3.59	in	
Pre/Post Volume = Q _{pre-post} x A	V _{pre-post} = 3.68	ac-in	

Water Quality Calculations - 25yr/72hr Design Storm			
Water Quality			
Project Area	1.025	ac	44,660 sf
Surface Water	0.000	ac	0 sf
Roof Area	0.322	ac	14,015 sf
Pavement/Walkways	0.415	ac	18,068 sf
Pervious area	0.289	ac	12,577 sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.415	ac	18,068 sf
% Impervious	40%		
A) One inch of runoff from project area	1.025	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	1.037	ac-in	
Comparison of Water Quality Methods			
	1.025	<	1.037
	ac-in		ac-in
Total Volume Required	1.037	ac-in	3,764 cf
Total Volume provided	1.425	ac-in	5,172 cf

Exfiltration Trench Design	
Required trench length (L) =	
$K \frac{(H^2W + 2H^2Du - Du^2 + 2H^2Ds) + 1.39x10^{-4}(W)(Du)}{V}$	
Assumed Hydraulic Conductivity, K =	0.0001093
H =	6.5 ft
W =	5 ft
Du =	5 ft
Ds =	0 ft
Volume of Trench, V =	1.037 ac-in
Trench Length Required =	91 FT
Trench Length Provided =	125 FT

NOTE: CONTRACTOR TO COORDINATE CONVEYANCE OF ROOF DRAINS/RUNOFF TO NEW STORMWATER MANAGEMENT SYSTEM

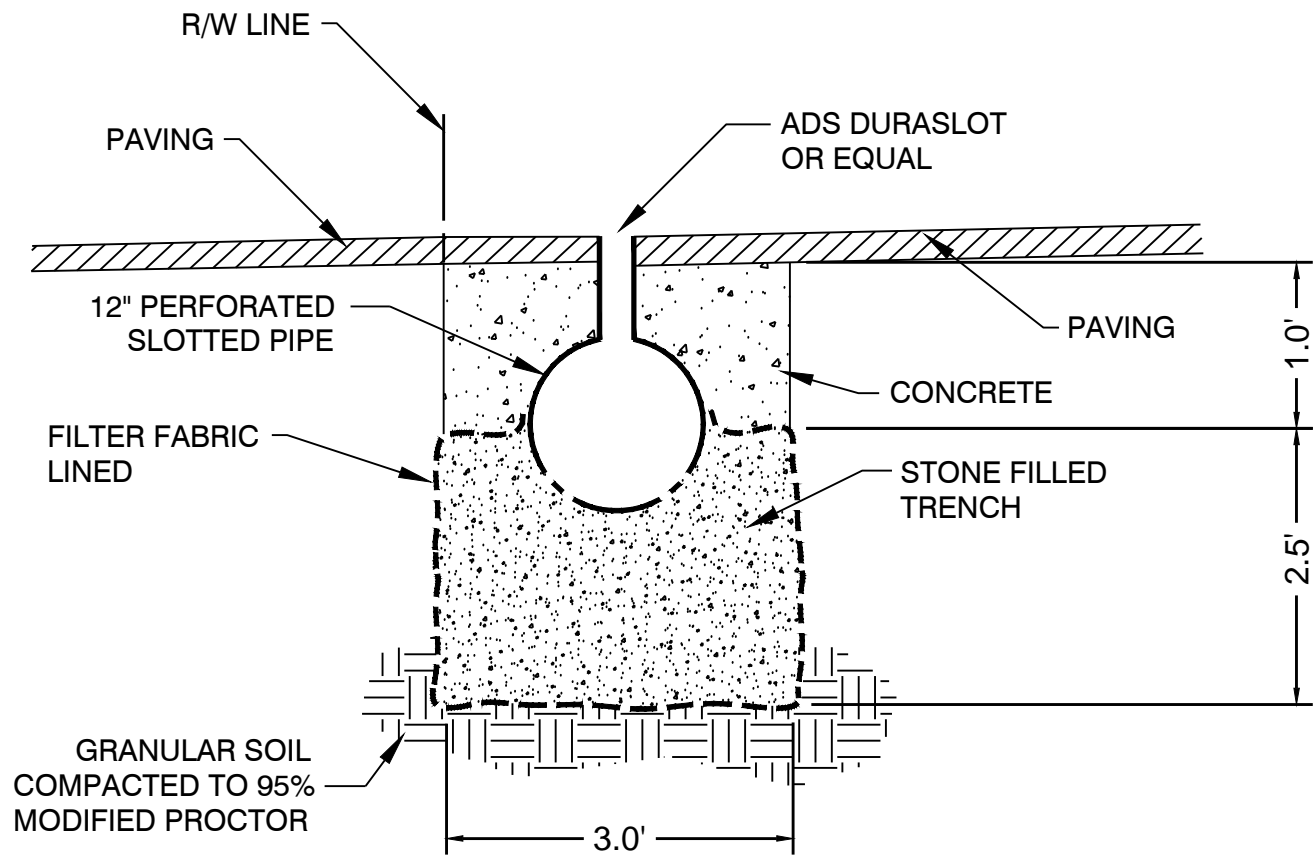
ORIGINAL: AUGUST 2014

REVISIONS:	NO.	DESCRIPTION
	1	
	2	
	3	
	4	
	5	
	6	

ANIMAL SHELTER
 5711 COLLEGE ROAD
 KEY WEST, FL 33340
 CONCEPTUAL DRAINAGE PLAN

CITY OF KEY WEST
 PO BOX 1409
 KEY WEST, FL 33041

JOB NO.	141089
DRAWN	BGO
DESIGNED	AEP
CHECKED	AEP
QC	
SHEET	



4

Trench Drain w/ Exfiltration Detail
 NTS

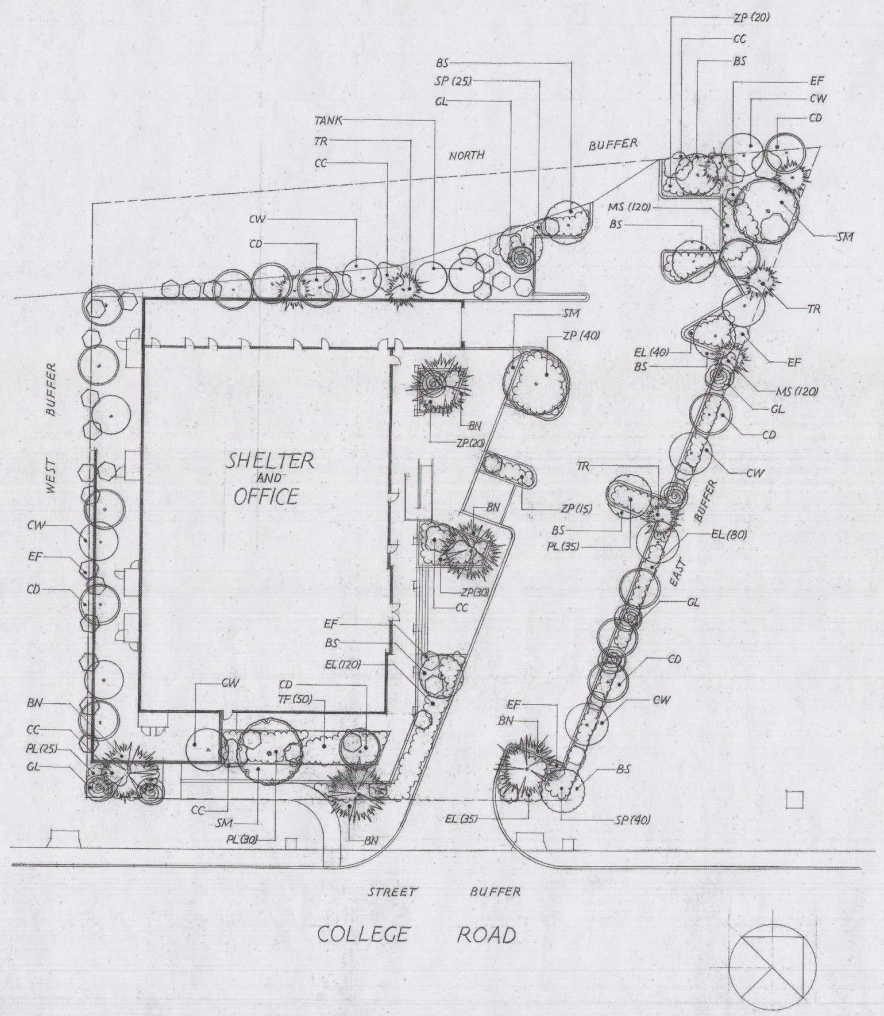
SCALE: 1" = 20'-0"

FLORIDA KEYS S.P.C.A

5711 COLLEGE ROAD STOCK ISLAND · KEY WEST · FLA



CARL GILLEY
 LANDSCAPE DESIGN
 1207 GRINNELL ST. KEY WEST, FL 33040
 TEL: 305-304-1032 THRXMAX@AOL.COM
 CARLGILLEYLANDSCAPEDESIGN.COM
THRINAX INC



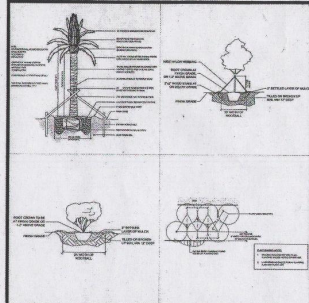
PLANT LIST

SYMBOL	QUANTITY	PLANT	SIZE	NOTES
CM	10	COCCOON MIMOSA	4"	Y
CD	14	COCCOON MIMOSA	4"	Y
EL	8	CHAMPAGNE LILY	Y	Y
BS	8	BUSBEE'S BANANA	Y	Y
SP	3	SMITHSONIAN BANANA	12"	Y
CC	6	BRANDENBURG PALM	36" DIA	N
CC	9	CANTON CHATELAUPHIA	7 GAL 3" DIA	Y
TR	7	TROPICAL INDIA	7 GAL 3" DIA DIA	Y
TR	18	INDIA BUTTERFLY	7 GAL 3" DIA	Y
AL	275	EMERSONIA LITorea	1.5 GAL	Y
MS	240	MIRIAMSONIA COCCOONIFERA	1 GAL	N
SP	10	SPINOSA	3 GAL	Y
PL	100	PHYCOTHA LIGULATA	3 GAL 3" DIA	Y
PL	85	ZAMB PALM	3 GAL 3" DIA	Y

- ### IRRIGATION NOTES
- ALL NEW PLANTINGS TO HAVE AUTOMATIC IRRIGATION SYSTEM PROVIDED. COORDINATE.
 - IRRIGATION CONTRACTOR TO COORDINATE LOCATION OF MAIN LINES WITH LANDSCAPE CONTRACTOR FROM TO REGISTRATION OF PLAN.
 - ALL LARGE PIPES TO HAVE TWO (2) BURMERS ON OPPOSITE SIDES OF TANK.
 - ALL PIPES TO BE SCHEDULE 40 PIC.
 - ALL PIPES INSTALLED ON POLYETHYLENE PIPE & FITTINGS.
 - BACKFLOW PREVENTER SHALL BE INSTALLED WITH MAINLINE BACKUP REQUIRED.
 - ALL CONTROLLER UNITS PROVIDED OR CONTROLLER TO BE PROVIDED THRU THE SUPPLIER PER SPEC WITH SCHEDULE 40 PIC.
 - ALL VALUES TO BE INSTALLED IN GRASS VALVE BOXES SET FLUSH WITH GRADE.
 - ALL VALVE BOXES TO BE PLACED OUT OF VIEW AND AWAY FROM PROSPECTIVE TRAFFIC.
 - IRRIGATION CONTRACTOR TO DESIGN WATER MAINLINE TO BE INSTALLED AND TO HAVE TANK WITH SCHEDULE 40 DIA. MAIN LINE TO BE INSTALLED IN BROWN VALVE BOXES. ALL THESE PLACES TO BE INSTALLED WITH WARNING OF CONTRACTOR.
 - EL TO BE INSTALLED IN WEST SIDE OF BUFFER TO BE INSTALLED IN WEST SIDE OF BUFFER.
 - IRRIGATION CONTRACTOR TO INSTALL ALL NECESSARY EXHAUST, UNDRY AND WORMHOLE COUP SERVICES AS REQUIRED FOR ALL TYPES OF PLANTS.
 - IRRIGATION CONTRACTOR IS TO SUPPLY AN ILS MAIN PLAN FROM TO PLAN FUTURE.
- ### GENERAL LANDSCAPE NOTES
- LANDSCAPE ARCHITECT TO APPROVE ALL SITE WORK PRIOR TO IMPLEMENTATION.
 - LANDSCAPE CONTRACTOR IS TO ENHANCE WITH HIS OWN CONDITIONS PRIOR TO INSTALLATION.
 - LANDSCAPE CONTRACTOR IS TO LOCATE AND LABEL ALL IRRIGATION SYSTEMS FROM TO COMMUNITARIAN.
 - ALL PLANT MATERIAL TO BE FLORIDA OR FROM THE FLORIDA DEPARTMENT OF AGRICULTURE GROUPS AND COMMUNITARIAN GROUPS AS SET FORTH.
 - LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
 - ALL PLANTINGS SHALL BE SET AND MAINTAINED.
 - ALL TREES ARE TO BE SET AND MAINTAINED.
 - ALL TREE PLANTS, BRANCHES AND GROUNDCOVER SHALL BE MAINTAINED AT TIME OF INSTALLATION WITH ALL TREE PLANTS TO BE SET AND MAINTAINED.
 - LANDSCAPE CONTRACTOR IS TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, ARCHITECT, ELECTRICAL CONTRACTOR AND MECHANICAL CONTRACTOR.
 - ALL TREES TO HAVE 2" CROWN AIR SPREAD MAINTAINED FOR A YEAR.
 - ALL 1/4" CALIBER MATERIALS TO HAVE 1/2" SPREAD MAINTAINED.
 - ALL 1/4" CALIBER MATERIALS TO HAVE 1/2" SPREAD MAINTAINED.
 - NO CHANGES SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE CONTRACTOR.
 - IRRIGATION CONTRACTOR TO INSTALL ALL NECESSARY EXHAUST, UNDRY AND WORMHOLE COUP SERVICES AS REQUIRED FOR ALL TYPES OF PLANTS.

- ### MAINTENANCE PLAN
- CHARACTER:
 - THE ARCHITECT'S GOAL IS TO MAINTAIN THE ORIGINAL CHARACTER OF THE GREENS. PLANTS SHOULD BE ALLOWED TO GROW OPEN TO THEIR PARAMETERS BUT KEEP UP OF BRIMS, BRIMS AND TRIMMAGE OF WEEDS.
 - WITHIN DESIGN GROUPS COVER PLANTS SHOULD BE ALLOWED TO SPREAD AND GROW.
 - BRIMS SHOULD ONLY BE TRIMMED IN A MEASURED MANNER WITH THEIR CLIPPER OR PRUNING SHEARS. TRIMMED BRIMS SHOULD NOT BE LEFT TO ROT IN PLACE AND TRIMMED BRIMS SHOULD BE LEFT IN PLACE.
 - ALL TRIMMING SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SPEC. CODE OF VERMONT CHAPTER 240, ARTICLE 3 AND 4 AND AREA PART 2.
 - IRRIGATION:
 - DESIGN IRRIGATION AND POTENTIAL IRRIGATION WITHOUT CHANGING THE CHARACTER OF THE PLANTING SCHEME.
 - ALL IRRIGATION MAINS SHOULD BE MAINTAINED WITHOUT PROBLEMS.
 - STANDARD IRRIGATION PRACTICE SHOULD BE FOLLOWED IN ORDER TO AVOID OVER-TOP LEAK ON ENTRANCE TRENCHES AND PLANTS.
 - ALL IRRIGATION MAINS SHOULD BE MAINTAINED IN ORDER TO AVOID OVER-TOP LEAK.
 - MAINTENANCE:
 - ALL PLANTING BEGS SHALL BE BRICED ONLY FOR THE FIRST MONTH AFTER PLANTING AND THERE IS TRIMMING ONLY FOR THE FOLLOWING TWO MONTHS.
 - QUANTITY OF WATER SHALL PROBABLY BE SOME MILES.
 - ALL TREE TRUNKS OR CUTTING SHALL REMAIN IN PLACE AND BE GOOD DRESS FOR A PERIOD OF ONE YEAR AFTER PLANTING AND SHALL REMAIN IN PLACE UNTIL THE PLANTS ARE SUCCESFULLY ESTABLISHED IN 3 MONTHS OR MORE.
 - ALL PLANTING BEGS SHALL BE BRICED WITHIN ONE (1) MILE OF WATER MAINS.
 - ALL PLANTING BEGS SHALL BE MAINTAINED WITHIN ONE (1) MILE OF WATER MAINS.
 - CHERRY AND BURNING, TREE TRIMMING, ON A NEEDED BASIS, A THROUGH HOLE TO THE SURFACE OF THEIR ROOTS SHALL NOT BE LESS THAN A YEAR.
 - COCONUTS ARE TO BE KEPT CUT & NOT ALLOWED TO BE BROWN TO OVERHANG HANGING EDGES.
- ### POST PLANTING MAINTENANCE
- TRIMMING: TRIMMING AND GENERAL CLEAN UP SHALL BE CARRIED OUT IN ORDER TO PREVENT DROPPED OR PROSTRATED BRANCHES.
 - MAINTENANCE: MAINTENANCE SHALL BE MAINTAINED WITHIN ONE (1) MILE OF WATER MAINS.
 - MAINTENANCE: MAINTENANCE SHALL BE MAINTAINED WITHIN ONE (1) MILE OF WATER MAINS.
 - MAINTENANCE: MAINTENANCE SHALL BE MAINTAINED WITHIN ONE (1) MILE OF WATER MAINS.

- ### FERTILIZERS AND PESTICIDES
- FERTILIZERS: FERTILIZERS SHALL BE CARRIED OUT PER AND AREA PART 2.
 - PESTICIDES: PESTICIDES SHALL BE CARRIED OUT PER AND AREA PART 2.
 - FERTILIZERS: FERTILIZERS SHALL BE CARRIED OUT PER AND AREA PART 2.
 - PESTICIDES: PESTICIDES SHALL BE CARRIED OUT PER AND AREA PART 2.
- ### IRRIGATION SCHEDULE
- | MONTH | JUNE 15TH | SEPTEMBER 15TH |
|---|-----------|----------------|
| THE FOLLOWING FERTILIZERS SHOULD BE USED ACCORDING TO APPLICATION RATES ON THE LABEL. | | |
| ATLANTIC PIC TRIM TRIMMING PAST FOR PALM TREES. | | |
| ATLANTIC PIC TRIM TRIMMING PAST FOR PALM TREES. | | |
| ATLANTIC PIC TRIM TRIMMING PAST FOR PALM TREES. | | |



GENERAL SITE INFORMATION

OWNER: S.P.C.A
 PROJECT: 5711 COLLEGE ROAD
 DESIGN: 10/15/15
 DRAWN: 11/15/15
 CHECKED: 12/15/15

LANDSCAPE DATA & CALCULATIONS

MAXIMUM LANDSCAPE AREA: 14,400 SF
 REQUIRED: 14,400 SF
 PROVIDED: 14,400 SF

NON-VESICULAR USE OPEN SPACE (BIO)

100% OF SITE IS OPEN SPACE
 100% OF SITE IS OPEN SPACE

PERIMETER PARKING LANDSCAPE REQUIREMENT

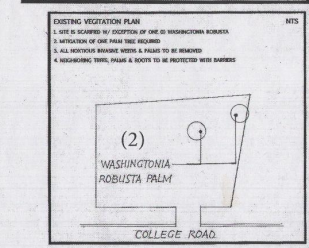
NOT APPLICABLE

BUFFER YARD LANDSCAPE SCREENING NOTES

ALL CALCULATIONS MUST BE DONE WITH AND ADDITIONAL ADVISANCE GIVEN BY PLANTING DESIGNER.

EAST BUFFER B / ADDRESS IMPACT	NORTH BUFFER C / LOW IMPACT
BUFFER WIDTH: 30'	BUFFER WIDTH: 30'
LANDSCAPE WATER: NO	LANDSCAPE WATER: NO
REQUIRED: 100 PLANT UNITS PROCESSED: 100 PLANT UNITS	REQUIRED: 100 PLANT UNITS PROCESSED: 100 PLANT UNITS
CANOPY - 10	CANOPY - 10
UNDERCROFT - 10	UNDERCROFT - 10
STEMS - 25+	STEMS - 25+

SOUTH BUFFER C / ADDRESS IMPACT STREET FRONT BUFFER	WEST BUFFER B / LOW IMPACT
BUFFER WIDTH: 30'	BUFFER WIDTH: 30'
LANDSCAPE WATER: NO	LANDSCAPE WATER: NO
REQUIRED: 100 PLANT UNITS PROCESSED: 100 PLANT UNITS	REQUIRED: 100 PLANT UNITS PROCESSED: 100 PLANT UNITS
CANOPY - 10	CANOPY - 10
UNDERCROFT - 10	UNDERCROFT - 10
STEMS - 25+	STEMS - 25+

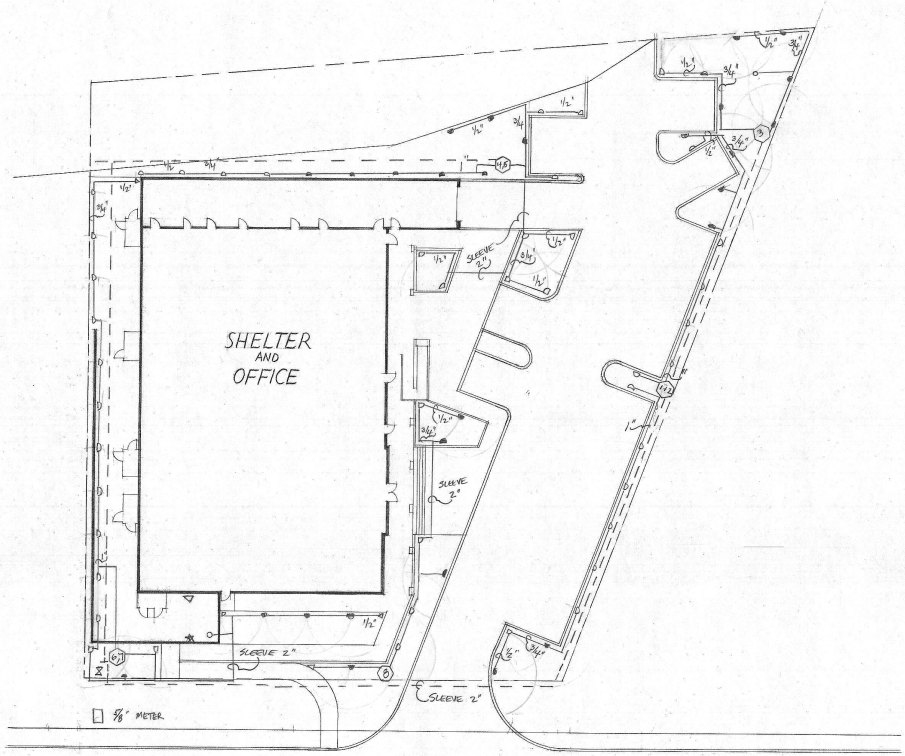


IRRIGATION ZONES			
ZONE	TYPE	MIN	GPM
1	MIST	15 MIN	15.5
2	MIST	15 MIN	16.5
3	MIST	15 MIN	16
4	MIST	15 MIN	16
5	MIST	15 MIN	16
6	MIST	15 MIN	14.5
7	MIST	15 MIN	14
8	MIST	15 MIN	14
9			
10			
11			
12			

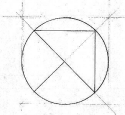
TOTAL WATER USAGE PER WATERING CYCLE 1837.5

LEGEND	
SYMBOL	DESCRIPTION
---	1" SCD 40 PVC MAINLINE
△	RAINBIRD 4x30 SST 6"
●	RAINBIRD 15' HALF SPRAY
□	RAINBIRD 15' QUARTER SPRAY
○	RAINBIRD FLOOD BUBBLER
⊗	1" PVC BACKFLOW
△	RAINBIRD ESPRIME CONTROLLER
*	RAINBIRD WIRE TRANSFORMER

- IRRIGATION NOTES:
- ALL POP-UPS TO BE 12" x 6" RAINBIRD 1812 OR 1806
 - 12 LB AMTTECK VALVE BOX
 - ALL GAUGE FILLED WIRE NUTS
 - 18 GAUGE MULTISTRAND WIRE
 - ELECTRICAL HOOD UP BY OTHERS
 - ALL PIPE SCD 40 PVC



COLLEGE ROAD



SCALE: 1" = 20'-0"

IRRIGATION PLAN • MAY 2015

12

FLORIDA KEYS S.P.C.A
 5711 COLLEGE ROAD
 STOCK ISLAND • KEY WEST • FLA



CARL GILEY
 LANDSCAPE
 DESIGN
 1207 CRINNELL ST. KEY WEST FL 33040
 TEL: 305-304-1032 THRXINAX@GMAIL.COM
 CARLGILEYLANDSCAPEDESIGN.COM
 THRXINAX INC

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: **1075906** Parcel ID: **00072080-000500**

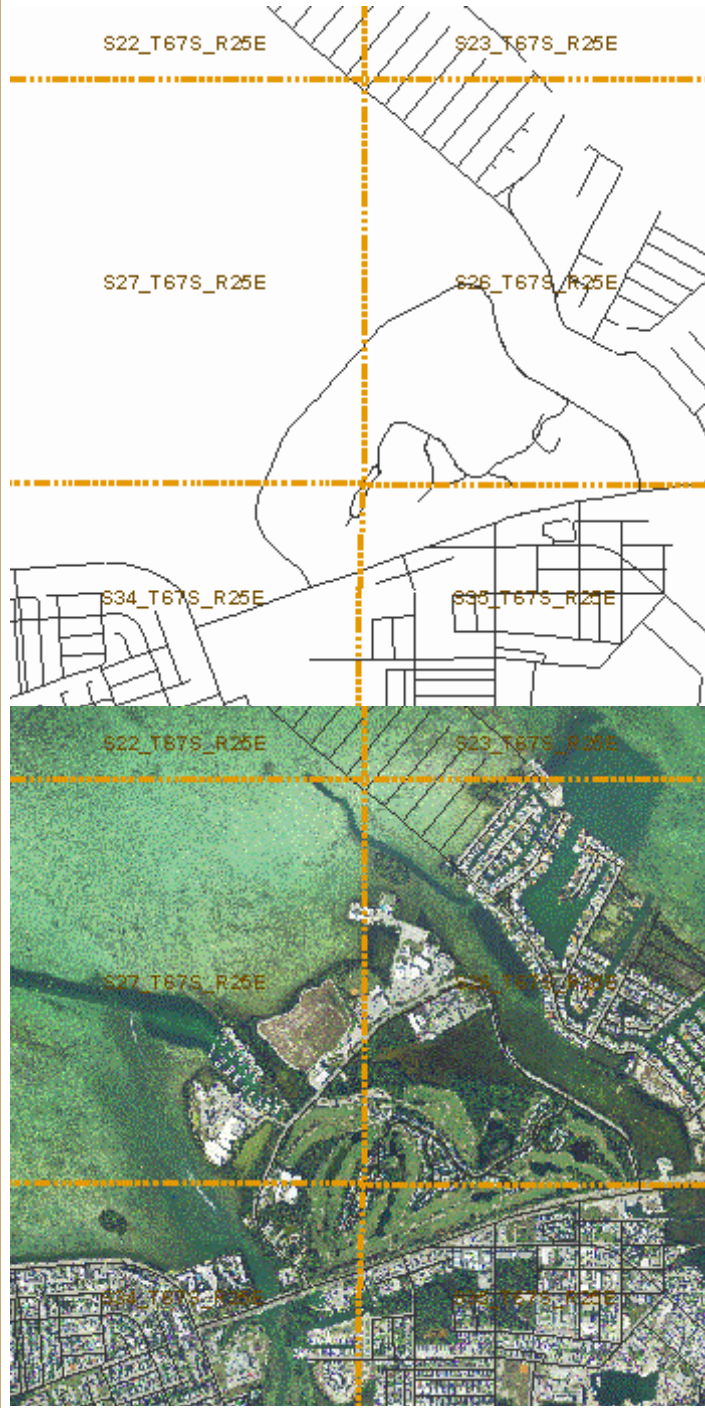
Ownership Details

Mailing Address:
CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041-1409

Property Details

PC Code: 89 - MUNICIPAL OTHER THAN (PC/LIST)
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 26-67-25
Property Location: 5711 COLLEGE RD KEY WEST
5701 COLLEGE RD KEY WEST
Legal Description: 26/27 67 25 AN ISLAND NW OF STOCK ISLAND G52-32-33 16.77 AC (CITY DUMP) OR886-2092/2102E OR1306-32/34(TERM) OR1306-41/43Q/C

[Click Map Image to open interactive viewer](#)



Exemptions

Exemption	Amount
15 - MUNICIPAL LANDS	28,684,990.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	1,492,801.20 SF

000X - ENVIRONMENTALLY SENS	0	0	16.54 AC
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Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
8	CL2:CH LINK FENCE	18,250 SF	0	0	1978	1979	1	30

Appraiser Notes

SMOKE STACK INCINERATOR KEY WEST SOLID WASTE & RECYCLE FACILITY STOCK ISLAND

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
13-2730	07/12/2013		186,240	Commercial	DEMOLISH AND REMOVE PUBLIC TRANSIT FACILITY. ALL THREE STRUCTURES EQUAL 28,055SF. 15,000 CY FILL. ALL DEBRIS WILL BE TRANSPORTED TO CITY LAND FIELD OF RECYCLED.
13-3317	08/08/2013		1,600	Commercial	SET TEMP POLE AND 150 AMP. TEMP SERVICE FOR CONSTRUCTIONTRAILER.
15-1847	05/13/2015		117,180		RUN UNDERGROUND FUEL PIPING FROM RELOCATED TANK TO GENERATOR BUILDING. APPROXIMATELY 50' OF FUEL PIPING TO BE RAN.
1 B95-3262	09/01/1995	12/01/1995	5,000	Commercial	INSTALL 2 CONCRETE WALLS
2 E95-3673	10/01/1995	12/01/1995	6,000	Commercial	UPGRADE ELECTRICAL SERVIC
3 B95-3829	11/01/1995	12/01/1995	12,000	Commercial	INSTALL FERR/RECOV/SYSTEM
4 96-1658	04/01/1996	12/01/1996	272,270	Commercial	PLUMBING
5 96-1653	04/01/1996	12/01/1996	13,000	Commercial	ELECTRICAL
6 96-3457	08/01/1996	12/01/1996	90,817	Commercial	ELECTRICAL
7 97-1557	05/01/1997	12/01/1997	6,000	Commercial	STORM SHUTTERS
8 97-1716	05/01/1997	12/01/1997	2,050	Commercial	CHANGEOUT 2 TON AC
9 97-3343	10/01/1997	12/01/1997	59,500	Commercial	2 SQS METAL/PAINT 70 SQS
10 98-0730	03/06/1998	12/31/1998	124,034	Commercial	REMVE/REPL ASH CONVERTORS
11 98-0730	05/06/1998	12/31/1998	133,034	Commercial	EXHAUST PIPING GENERATOR
12 98-1694	06/02/1998	12/31/1998	82,025	Commercial	EXTENSION OF ROOF
13 98-0730	03/06/1998	08/19/1998	133,034	Commercial	REPLACE ASH CONVEYERS
14 98-1694	06/02/1998	08/19/1998	82,025	Commercial	ROOF CANOPY
15	09/01/1999	12/15/1999	30,000	Commercial	CHAIN LINK FENCE

	99-3097						
16	99-3187	09/13/1999	12/15/1999	45,400	Commercial	ROOF AND GUTTERS	
17	01-2102	05/29/2002	08/15/2002	45,560	Commercial	ELECTRICAL	
18	01-3250	09/24/2001	08/15/2002	355,000	Commercial	INSTALL STEAM SUPERHEATER	
19	01-3102	10/12/2001	08/15/2002	9,500	Commercial	DECORATIVE BLOCK WALL	
20	02-2682	09/27/2002	11/21/2002	8,500	Commercial	CHANGEOUT AC	
21	03-3875	07/29/2003	11/17/2003	3,875	Commercial	NEW TOILET	
22	05-5221	11/18/2005		0	Commercial		
23	05-4876	12/01/2005		1,500	Commercial	INSTALL SECURITY ALARM 10 DEVICES	
24	07-4336	09/14/2007		3,900	Commercial	REROOF COMCAST STORAGE BUILDING	

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	0	14,089	28,670,901	28,684,990	28,684,990	28,684,990	0
2014	0	12,775	28,670,901	28,683,676	28,683,676	28,683,676	0
2013	1,898,406	318,838	28,670,901	30,888,145	30,888,145	30,888,145	0
2012	1,898,406	325,067	28,670,901	30,894,374	30,894,374	30,894,374	0
2011	1,961,095	331,294	28,670,901	30,963,290	30,963,290	30,963,290	0
2010	1,997,143	337,522	44,785,690	47,120,355	47,120,355	47,120,355	0
2009	2,059,831	343,750	44,785,690	47,189,271	47,189,271	47,189,271	0
2008	2,095,344	350,035	44,785,690	47,231,069	47,231,069	47,231,069	0
2007	1,469,700	361,732	44,785,690	46,617,122	46,617,122	46,617,122	0
2006	1,491,770	374,815	44,785,690	46,652,275	46,652,275	46,652,275	0
2005	1,504,425	387,901	44,785,690	46,678,016	46,678,016	46,678,016	0
2004	1,514,727	400,984	11,669,077	13,584,788	13,584,788	13,584,788	0
2003	1,514,727	414,068	11,669,077	13,597,872	13,597,872	13,597,872	0
2002	1,514,727	421,919	11,669,077	13,605,723	13,605,723	13,605,723	0
2001	1,514,727	434,901	11,669,077	13,618,705	13,618,705	13,618,705	0
2000	1,514,727	202,290	11,669,077	13,386,094	13,386,094	13,386,094	0
1999	1,584,000	207,878	11,669,077	13,460,955	13,460,955	13,460,955	0
1998	1,056,012	205,375	75,465	1,336,852	1,336,852	1,336,852	0
1997	1,056,012	211,414	75,465	1,342,891	1,342,891	1,342,891	0
1996	960,013	218,161	75,465	1,253,639	1,253,639	1,253,639	0
1995	960,013	225,079	75,465	1,260,557	1,260,557	1,260,557	0

1994	0	0	75,465	75,465	75,465	75,465	0
1993	0	0	75,465	75,465	75,465	75,465	0
1992	0	0	75,465	75,465	75,465	75,465	0
1991	0	0	75,465	75,465	75,465	75,465	0
1990	0	0	75,465	75,465	75,465	75,465	0
1989	0	0	75,465	75,465	75,465	75,465	0
1988	0	0	75,465	75,465	75,465	75,465	0
1987	0	0	75,465	75,465	75,465	75,465	0
1986	0	0	75,465	75,465	75,465	75,465	0
1985	0	0	75,465	75,465	75,465	75,465	0
1984	0	174,504	75,465	249,969	249,969	249,969	0
1983	0	176,321	75,465	251,786	251,786	251,786	0
1982	0	178,138	75,465	253,603	253,603	253,603	0

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

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Monroe County Property Appraiser
 Scott P. Russell, CFA
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