



Somerset College Prep

From Owen Trepanier <owen@owentrepanier.com>

Date Mon 11/4/2024 4:36 PM

To Perez-Alvarez, Nicholas <Nicholas.Perez-Alvarez@stantec.com>

Cc Donna Phillips <donna.phillips@cityofkeywest-fl.gov>

Nick,

Here is a link to the height variance separated out. It's too big to attach.  [Height Variance - Submission.pdf](#)

The school is writing a check. We will bring that to the city as soon as we have it.

Owen

Trepanier & Associates, Inc.

1421 First Street, KW, FL 33040

305-293-8983



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule	
Variance Application Fee	\$ 2,431.01
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 2,894.34

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,862.03
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 5,325.35

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 1904 / 1906 / 1908 Flagler Avenue, Key West, FL 33040

Zoning District: CL

Real Estate (RE) #: 00063480-000000 / 00063450-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Trepanier & Associates Inc Mailing Address: 1421 First Street, Unit 101

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: (305) 293-8983 Fax: (305) 293-8748

Email: owen@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: 1908 Flagler Avenue Corp Mailing Address: 209 Duval Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: c/o (305) 293-8983 Fax: c/o (305) 293-8748

Email: owen@owentrepanier.com

Description of Proposed Construction, Development, and Use: Somerset Island Prep

Variance from Sec. 122-390(3) maximum height of 40.0 ft to 47.2 feet proposed to allow for a non-habitable rooftop terrace, stairwells, elevator shaft, other rooftop

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

Variance from Sec. 122-390(3) maximum height of 40.0 ft to 47.2 feet proposed to allow for a non-habitable rooftop terrace, stairwells, elevator shaft, other rooftop

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

If yes, please describe and attach relevant documents: _____

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

Yes No

Yes No

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

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback	See Attached Plans			
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Site Data

Site Data	Required per Statute: City's Comp Plan	LDRs	Existing	Proposed	Compliance	
					Statute	LDRs
Zoning District	CL		CL	No Change	Complies	Complies
FLUM District	CG		CG	No Change	Complies	Complies
FEMA Flood District	AE-8		AE-E	No Change	Complies	Complies
BFE	N/A		5' NGVD	5' NGVD	N/A	Complies
Site Size	N/A	10,000 sq ft	18,710 sq ft	No Change	N/A	Complies
Lot width	N/A	70 ft	138'-9"	No Change	N/A	Complies
Lot depth	N/A	100 ft	152'-4"	No Change	N/A	Complies
Density	N/A	16 du/ac (6.9 du)	0 du	No Change	N/A	Complies
Building Coverage	N/A	40% (7,484 sq ft)	5,318 sq ft (28%)	6,705 sq ft (36%)	N/A	Complies
Open Space	N/A	20% (3,742 sq ft)	5,940 sq ft (32%)	3,607 sq ft (19.3%)	N/A	Variance: 0.7%
Impervious Surface	N/A	60% (11,226 sq ft)	12,775 sq ft (68%)	6,660 sq ft (35%)	N/A	Complies
Landscaping	N/A	20% (3,742 sq ft)	5,940 sq ft (32%)	3,607 sq ft (19.3%)	N/A	Variance: 0.7%
FAR	0.8 (14,968 sq ft)	0.8 (14,968 sq ft)	5,318 sq ft (28%)	12,048 sq ft (64%)	N/A	Complies
Height	N/A	40 ft	20'-2"	36 ft + nonhabitable roof terrace (46 ft)	N/A	Variance: 6ft nonhabitable
Front Setback	N/A	25 ft	19'-6"	0'-0"	N/A	Variance: 25ft
Rear Setback	N/A	25 ft	18'-2"	0'-0"	N/A	Variance: 25ft
Side Setback	N/A	15 ft	0'-9"	0'-0"	N/A	Variance: 15ft
Street Side Setback	N/A	20 ft	20'-9"	No Change	N/A	Complies
Auto Parking	N/A	1 sp/5 seats (new 55 spaces)	11 spaces (1 ADA)	No Change	N/A	Variance: 55 spaces
Bicycle-Scooter Parking	N/A	10% auto (new 5.5 spaces)	3 spaces	≥11 spaces	N/A	Complies

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

Special conditions exist. The Lower Keys student population is a relatively fixed number. Facilities do not exist to adequately support the needs of the student population. Zoning district restrictions and limitations do not contemplate facility needs of the Lower Keys student population.

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

Conditions are not created by applicant or property owner. The Lower Keys student population is a relatively fixed number. Facilities do not exist to adequately support the needs of the student population. Zoning district restrictions and limitations do not contemplate facility needs of the Lower Keys student population.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district.

Special privileges are not conferred. The variance process is available to anyone seeking to rebuild a school space to be specific-use designed for the children of the Lower Keys

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Hardship conditions exist. The literal interpretation of the provisions of the LDRs deprive Somerset Island Prep from providing adequate school facilities for the children of the Lower Keys.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Only the minimum number of variance(s) are sought that would make reasonable use of the land as an adequate school facility for children of the Lower Keys.

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

Granting of the variance(s) will not be injurious to the public welfare.

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

An existing nonconforming use of another property is not the basis for the requested variance(s).

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

Pre-Application Meeting Notes

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

Meeting Date: 10/11/23 & 3/27/24 Zoning District: CL

Address/Location: 1904 / 1906 / 1908 Flagler Avenue, Key West, FL 33040

Request: Rebuild the 1904/1906 Flagler Ave building of Somerset Island Prep to be specific use-designed.

Type of Application: Variance

Attendees: 10/11/23 - Katie Halloran, City Planner

Todd German, Director, Somerset Academy
Tom Rompella, Principal, Somerset Island Prep
Owen Trepanier & Thomas Francis-Siburg, Trepanier & Associates

Notes:

3/27/24 - Todd Stoughton, Assistant City Manager

Tom Rompella, Principal, Somerset Island Prep
Owen Trepanier & Thomas Francis-Siburg, Trepanier & Associates

No meeting notes were provided from the city.

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

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

Variance(s) Being Requested:

Variance from Sec. 122-390(3) maximum height of 40.0 ft to 47.2 feet proposed to allow for a non-habitable rooftop terrace, stairwells, elevator shaft, other rooftop appurtances.

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**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

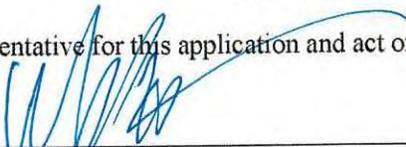
Please complete this form if someone other than the owner is representing the property owner in this matter.

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

President of 1908 Flagler Avenue Corp
Name of office (President, Managing Member) Name of owner from deed

authorize Trepanier & Associates Inc
Please Print Name of Representative

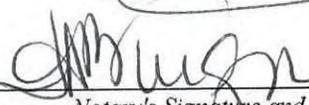
to be the representative for this application and act on my/our behalf before the City of Key West.


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

Subscribed and sworn to (or affirmed) before me on this April 16, 2024
Date

by MICHAEL HALPERN
Name of person with authority to execute documents on behalf of entity owner

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


Notary's Signature and Seal



Commission Number, if any

MONROE COUNTY
OFFICIAL RECORDS

FILE #1357882
BK#1869 PG#409

RCD Mar 21 2003 10:42AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 3024.00
03/21/2003 *OL* DEP CLK

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Marci L. Rose, Esq.
818 White Street
Key West, Florida 33040

Property Appraisers Parcel Identification (Folio) Numbers:
0063480-000000
Grantee SS #: XXXXXXXXXX

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **19th** day of **March, A.D. 2003** by **BETTY L. CRUSOE, AN UNREMARIED WIDOW**, herein called the grantor, to **1908 FLAGLER AVENUE CORP., A FLORIDA CORPORATION** whose post office address is **209 DUVAL STREET, KEY WEST, FLORIDA**, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **MONROE County, State of Florida**, viz:

**1906 Flagler Avenue
On the Island of Key West and known as Lot 22, Square 6, Tract 30, CASH'S DIAGRAM, according to the Plat thereof recorded in Plat Book 1, Page 13, of the Public Records of Monore County, Florida.**

Subject to easements, restrictions and reservations of record and to taxes for the year 2003 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

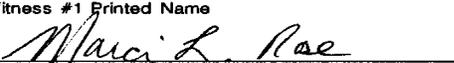
AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness #1 Signature
Roberta S. Fine
Witness #1 Printed Name



Witness #2 Signature
MARCI L. ROSE
Witness #2 Printed Name

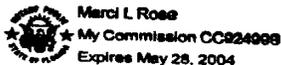

BETTY L. CRUSOE L.S.
10 ALLAMANDA TERRACE, KEY WEST, FLORIDA 33040

**STATE OF FLORIDA
COUNTY OF MONROE**

MONROE COUNTY
OFFICIAL RECORDS

The foregoing instrument was acknowledged before me this **19th** day of **March, 2003** by **BETTY L. CRUSOE** who is personally known to me or has produced Valid FLDL as identification.

SEAL



My Commission Expires:


Notary Signature
MARCI L. ROSE
Printed Notary Signature

MONROE COUNTY
OFFICIAL RECORDS

This form prepared by and return to
Marci L. Rose, Esq.
818 White Street
Key West, Florida 33040
R.E. Parcel No.: 00063450-000000

FILE # 1357880
BK# 1869 PG# 406

This Document was prepared without benefit of Title Search or Abstract Examination and is based solely on the facts provided by either of the parties or their agents.

RCD Mar 21 2003 10:41AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS
03/21/2003 0.70
DEP CLK

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 19TH day of MARCH, A.D. 2003, by HILARIO RAMOS JR., A SINGLE MAN, Grantor, to 1908 FLAGLER AVENUE CORP., A FLORIDA CORPORATION, Grantee, whose address is 209 DUVAL STREET, Key West, Florida 33040:

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

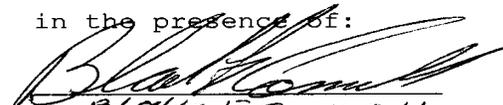
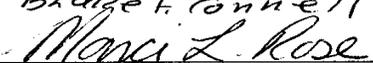
WITNESSETH, That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to-wit:

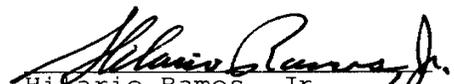
On the Island of Key West and known as Lots Nineteen (19), Twenty-Three (23) and Twenty-Four (24), Square Six (6), Tract thirty (30), Cash's Diagram, according to the Plat thereof recorded in Plat Book 1, Page 13, of the Public Records of Monroe County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Blake F. Connell

MARCI L. ROSE

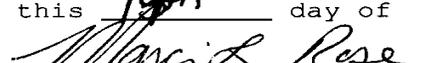

Hilario Ramos, Jr.

 Marci L. Rose
My Commission CC924998
Expires May 28, 2004

STATE OF FLORIDA
COUNTY OF MONROE

BEFORE ME, the undersigned authority, this day personally appeared HILARIO RAMOS JR. to me well known who, after being duly sworn, and identified by Valid FLOL

acknowledged the due execution of the foregoing Quitclaim Deed. WITNESS my hand and official seal this 19th day of March, 2003.


Notary Public

C:\client\RAMOS\QUITCLAI.1908.wpd

 Marci L. Rose
My Commission CC924998
Expires May 28, 2004

MONROE COUNTY
OFFICIAL RECORDS

Monroe County, FL

Disclaimer

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

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

Summary

Parcel ID 00063480-000000
 Account# 1063916
 Property ID 1063916
 Millage Group 10KW
 Location Address 1906 FLAGLER Ave, KEY WEST
 Legal Description KW DIAG PB 1-13 LOT 22 SQR 6 TR 30 OR309-523/525 OR487-399 OR1869-409
 (Note: Not to be used on legal documents.)
 Neighborhood 31050
 Property Class ONE STORY OFFICE (1700)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable Housing No



Owner

[1908 FLAGLER AVENUE CORP](#)
 209 Duval St
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$197,127	\$201,267	\$201,267	\$212,768
+ Market Misc Value	\$7,131	\$7,131	\$7,131	\$7,131
+ Market Land Value	\$350,344	\$98,096	\$98,096	\$98,096
= Just Market Value	\$554,602	\$306,494	\$306,494	\$317,995
= Total Assessed Value	\$337,143	\$306,494	\$306,494	\$317,995
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$554,602	\$306,494	\$306,494	\$317,995

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$98,096	\$201,267	\$7,131	\$306,494	\$306,494	\$0	\$306,494	\$0
2021	\$98,096	\$201,267	\$7,131	\$306,494	\$306,494	\$0	\$306,494	\$0
2020	\$98,096	\$212,768	\$7,131	\$317,995	\$317,995	\$0	\$317,995	\$0
2019	\$98,096	\$212,768	\$7,131	\$317,995	\$317,995	\$0	\$317,995	\$0
2018	\$98,096	\$202,235	\$4,236	\$304,567	\$304,567	\$0	\$304,567	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1700)	4,625.00	Square Foot	46.3	100

Buildings

Building ID	40291	Exterior Walls	C.B.S.
Style		Year Built	1973
Building Type	OFF BLDG 1STY-A / 17A	EffectiveYearBuilt	1998
Building Name		Foundation	
Gross Sq Ft	2040	Roof Type	
Finished Sq Ft	1870	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	178	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	2
Depreciation %	33	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,870	1,870	0
OPF	OP PRCH FIN LL	170	0	0
TOTAL		2,040	1,870	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
ASPHALT PAVING	1975	1976	0x0	1	2585 SF	2
WALL AIR COND	1984	1985	0x0	1	2 UT	1
WALL AIR COND	1984	1985	0x0	1	2 UT	3
CH LINK FENCE	1996	1997	8x85	1	680 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/19/2003	\$432,000	Warranty Deed		1869	0409	Q - Qualified	Improved		
2/1/1971	\$8,000	Conversion Code		487	399	Q - Qualified	Improved		

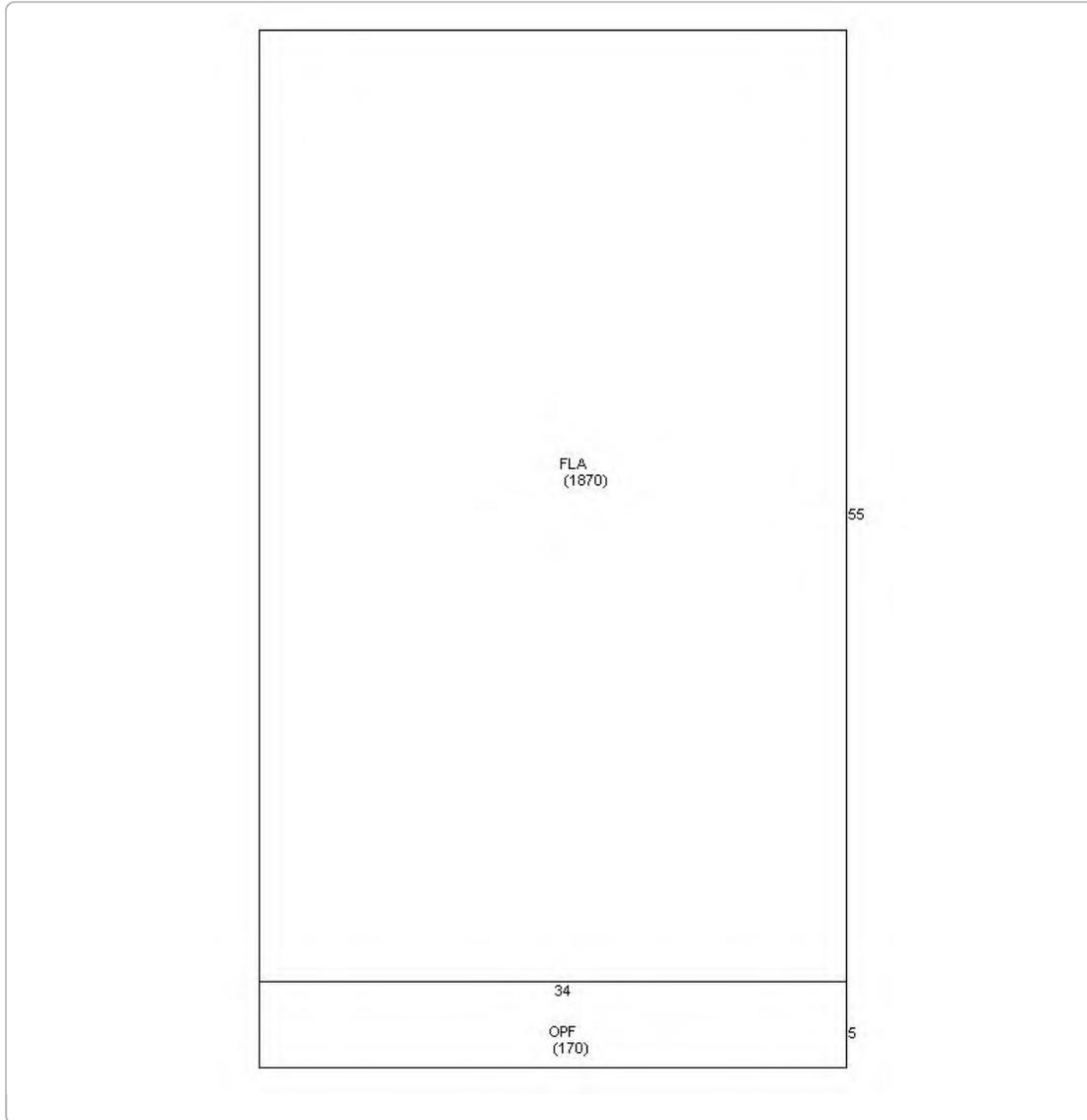
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-4063	1/27/2016		\$4,800	Commercial	INSTALL ONE 3 TON DUAL ZONE DUCTLESS SPLIT SYSTEM
06-2065	3/29/2006	7/26/2006	\$250	Commercial	MOVE AIR HANDLER FROM ONE SIDE TO THE OTHER SIDE
05-5301	11/23/2005	7/26/2006	\$17,942	Commercial	INSTALL COOLEY C-3 WHITE ROOFING
05-3437	8/16/2005	9/30/2005	\$11,500	Commercial	REPLUMB
05-3331	8/8/2005	9/30/2005	\$2,200	Commercial	INSTALL 7 20 AMP CIRCUITS
05-2939	7/15/2005	9/30/2005	\$2,400	Commercial	UPGRADE 2 GANG METER CAN
04-1554	5/13/2004	8/10/2004	\$2,900	Commercial	NEW A/C
04-0120	1/16/2004	8/10/2004	\$1,200	Commercial	ADD ELECT METER
02/0685	3/21/2002	10/24/2002	\$2,350	Commercial	CHANGE CEN.A/C
9703011	9/1/1997	11/1/1997	\$1,500	Commercial	CHAIN LINK FENCE
9702158	7/1/1997	11/1/1997	\$3,000	Commercial	CANVAS AWNINGS
M943576	10/1/1994	12/1/1994	\$2,500	Commercial	ALTERATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 11/16/2023, 4:04:17 AM

[Contact Us](#)



Monroe County, FL

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

Summary

Parcel ID 00063450-000000
 Account# 1063886
 Property ID 1063886
 Millage Group 10KW
 Location 1908 FLAGLER Ave, KEY WEST
 Address
 Legal KW DIAG PB1-13 LOTS 19 23 24 SQR 6 TR 30 OR322-110/113 OR366-34/37
 Description OR373-910/913 OR579-309/11 OR835-2012Q/C OR935-645 OR980-180 OR1219-2239/40 OR1273-788/89 OR1342-861/2 OR1869-406Q/C
 (Note: Not to be used on legal documents.)
 Neighborhood 31050
 Property Class PRIVATE SCHOOL (7200)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

[1908 FLAGLER AVENUE CORP](#)
 209 Duval St
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$621,769	\$634,998	\$648,227	\$648,227
+ Market Misc Value	\$30,484	\$31,682	\$32,881	\$34,079
+ Market Land Value	\$612,915	\$171,616	\$171,616	\$171,616
= Just Market Value	\$1,265,168	\$838,296	\$852,724	\$853,922
= Total Assessed Value	\$922,125	\$838,296	\$852,724	\$853,922
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,265,168	\$838,296	\$852,724	\$853,922

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$171,616	\$634,998	\$31,682	\$838,296	\$838,296	\$0	\$838,296	\$0
2021	\$171,616	\$648,227	\$32,881	\$852,724	\$852,724	\$0	\$852,724	\$0
2020	\$171,616	\$648,227	\$34,079	\$853,922	\$853,922	\$0	\$853,922	\$0
2019	\$171,616	\$0	\$0	\$171,616	\$171,616	\$0	\$171,616	\$0
2018	\$171,616	\$56,995	\$26,491	\$255,102	\$255,102	\$0	\$255,102	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	14,090.00	Square Foot	92.6	152.3

Buildings

Building ID	63957	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	2019
Building Type	PRIVATE SCHOOL B / 72B	EffectiveYearBuilt	2019
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	3359	Roof Type	GABLE/HIP
Finished Sq Ft	2686	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	VINYL/LAMINATE
Condition	GOOD	Heating Type	
Perimeter	0	Bedrooms	
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	6	Grade	400
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	603	0	124
FLA	FLOOR LIV AREA	2,686	2,686	250
OPF	OP PRCH FIN LL	70	0	38
TOTAL		3,359	2,686	412

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	2020	Roll Year	0 x 0	1	1034 SF	2
ASPHALT PAVING	2020	Roll Year	80 x 45	1	3600 SF	2
WATER FEATURE	2020	Roll Year	0 x 0	1	1 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/1995	\$238,000	Warranty Deed		1342	0861	Q - Qualified	Improved		
9/1/1993	\$163,000	Warranty Deed		1273	0788	B - Unqualified	Improved		
7/1/1992	\$159,600	Warranty Deed		1219	2239	U - Unqualified	Improved		
6/1/1986	\$210,000	Warranty Deed		980	180	U - Unqualified	Improved		
2/1/1985	\$177,500	Warranty Deed		935	645	U - Unqualified	Improved		

Permits

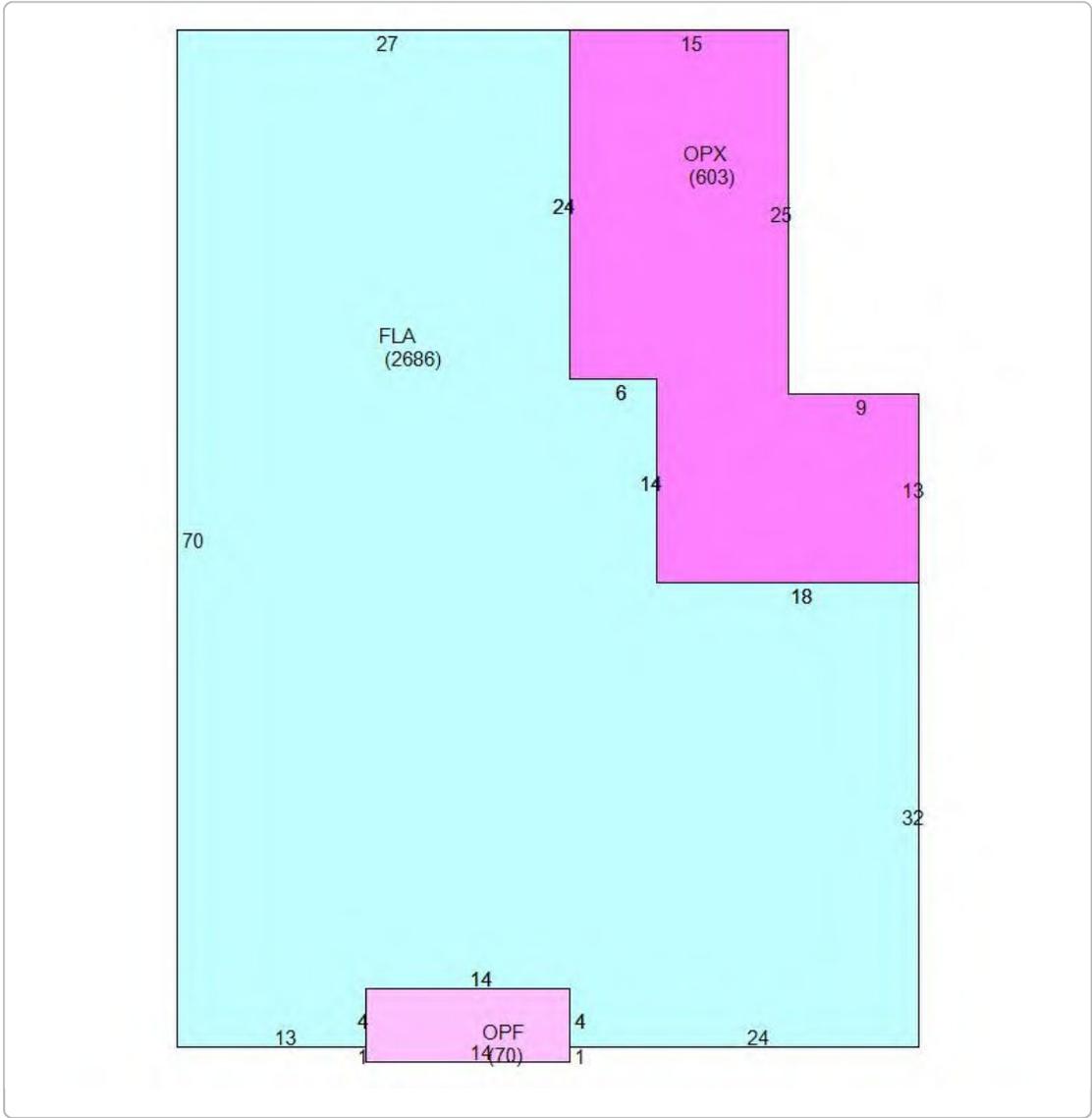
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-4841	2/6/2017	2/6/2019	\$23,500	Commercial	
17-445	2/6/2017	3/8/2017	\$24,000	Commercial	
15-1984	4/4/2016	1/31/2023	\$750,000	Commercial	
16-1162	3/24/2016	3/24/2018	\$30,000	Commercial	PROVIDE ROUGH IN AND SET OF 4 TOILETS, 4 LAVATORIES, 1 URINAL, 1 DRINKING FOUNTAIN, 1 SERVICE BASIN, 1 SHOWER, 1 SERVICE SINK, 1 FLOOR DRAIN, 3 HOSE BIBBS, 1 ICE MAKER BOX AND 1 WATER HEATER. NOC REQUIRED.
16-1163	3/24/2016	3/8/2017	\$32,000	Commercial	WIRE NEW BUILDING INCLUDING TEMPORARY POWER POLE AS PER ATTACHED DRAWINGS BY POLE, SHEETS #E0.1, E0.2, E1.0, E2.1 AND E3.1.
13-4536	10/29/2013	10/29/2015	\$2,000	Commercial	DEMO STRUCTURE ONLY
11-2932	8/11/2011	9/9/2011	\$2,000	Commercial	REPAIR 8 X 5 OF EXTERIOR WALL
10-354	2/4/2010	4/5/2010	\$500	Commercial	INSTALL TWO FLOOD LIGHTS FOR NEW SIGN
10-354	2/4/2010	4/12/2010	\$500	Commercial	INSTALL TWO FLOOD LIGHTS FOR NEW SIGN
10-145	1/26/2010	3/29/2010	\$8,100	Commercial	INSTALL FRAME AND AWNING
09-00004322	12/22/2009	3/29/2010	\$525	Commercial	SIGN
09-00004226	12/16/2009	3/29/2010	\$850	Commercial	RECONSTRUCT COUNTER
09-00003711	12/2/2009	3/29/2010	\$1,000	Commercial	STREET DRAINS
08-4144	11/7/2008	3/29/2010	\$600	Commercial	COMPLETE ELECTRICAL INSTALLATION FOR CENTRAL A/C.
08-4117	11/5/2008	3/29/2010	\$2,200	Commercial	AFTER THE FACT: INSTALL 4 TON SPLIT SYSTEM, CONDENSOR ON ROOF, MOVE AIR HANDLER 6'.
06-5443	11/8/2006	9/26/2006	\$500	Commercial	INSTALL GAS LINE FROM TANKS TO GENERATOR
06-4743	8/10/2006	9/26/2006	\$1,000	Commercial	FORM & POUR 40'x' CONCETE WALK
06-2493	4/21/2006	7/26/2006	\$1,500	Commercial	REPLACE CHINKLINK IN REAR OF PROPERTY
06/0820	2/8/2006	7/28/2006	\$500	Commercial	INSTALL SECURITY
06-0137	1/13/2006	7/26/2006	\$1,800	Commercial	SEAL AND RE-LINE PARKING LOT
05-2633	6/29/2005	9/30/2005	\$2,155	Commercial	RELOCATE EXISTING TOILET
05-2636	6/29/2005	9/30/2005	\$1,200	Commercial	ELECTRIC FOR TOILET
05-1680	5/5/2005	9/30/2005	\$3,500	Commercial	INSTALL 3PHASE 400AMP SERVICE
05-0880	3/23/2005	9/30/2005	\$9,000	Commercial	POUR CONCRETE SLAB
05-0526	2/16/2005	9/30/2005	\$3,950	Commercial	INSTALL 16 CHANNEL INTERCOM SYSTEM

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
05-0428	2/11/2005	9/30/2005	\$1,900	Commercial	REMOVE 3 INTERIOR WALS
03-1946	5/30/2003	8/4/2003	\$2,000	Commercial	REPLACE SEWER LINE
98-0647	3/10/1998	12/12/1998	\$2,000	Commercial	INSTALL VINYL AWNING
9700115	1/1/1997	7/1/1997	\$100	Commercial	SIGN
B953820	11/1/1995	11/1/1995	\$2,500	Commercial	BUILD FENCE/TRELLIS
I954049	11/1/1995	11/1/1995	\$1	Commercial	IMPACT FEES
A953484	10/1/1995	11/1/1995	\$500	Commercial	INSTALL STEEL HOOD
A953509	10/1/1995	11/1/1995	\$1,800	Commercial	6 SQS GLASS FELT ROOF
M953603	10/1/1995	11/1/1995	\$2,275	Commercial	INSTALL HOOD/EXHAUST
M953655	10/1/1995	11/1/1995	\$1,100	Commercial	ANSUL SYSTEM
P953532	10/1/1995	11/1/1995	\$1,100	Commercial	INSTALL 3 NEW FIXTURES
B952745	8/1/1995	11/1/1995	\$250	Commercial	INSTALL STORAGE SHED
B952210	7/1/1995	11/1/1995	\$1,200	Commercial	ENCLOSE STORAGE AREA
P951872	6/1/1995	11/1/1995	\$500	Commercial	SEWER EXTENSION
A951619	5/1/1995	11/1/1995	\$80	Commercial	REPAINT SIGN
E951481	5/1/1995	11/1/1995	\$1	Commercial	ELECTRICAL
B951351	4/1/1995	11/1/1995	\$4,000	Commercial	AWNING ON FRONT BLDG.
E951314	4/1/1995	11/1/1995	\$2,000	Commercial	ELECTRICAL UPGRADE
A950879	3/1/1995	11/1/1995	\$1,500	Commercial	CHAIN LINK FENCE
B950823	3/1/1995	11/1/1995	\$8,000	Commercial	PARTITION OFFICE/COFFE SH
B950562	2/1/1995	11/1/1995	\$8,600	Commercial	PAVE PARKING LOT

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
1908 FLAGLER AVENUE CORP.

Filing Information

Document Number P01000106208
FEI/EIN Number 01-0561321
Date Filed 11/02/2001
State FL
Status ACTIVE

Principal Address

209 DUVAL STREET
2ND FLOOR
KEY WEST, FL 33040

Mailing Address

PO BOX 1736
KEY WEST, FL 33041

Changed: 03/15/2019

Registered Agent Name & Address

HALPERN, MICHAEL
209 DUVAL STREET, 2ND FLOOR
KEY WEST, FL 33040

Name Changed: 04/01/2002

Address Changed: 01/14/2010

Officer/Director Detail

Name & Address

Title P

HALPERN, MICHAEL
209 DUVAL STREET, 2ND FLOOR
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
-------------	------------

2021 01/29/2021
 2022 02/23/2022
 2023 01/20/2023

Document Images

01/20/2023 -- ANNUAL REPORT	View image in PDF format
02/23/2022 -- ANNUAL REPORT	View image in PDF format
01/29/2021 -- ANNUAL REPORT	View image in PDF format
03/13/2020 -- ANNUAL REPORT	View image in PDF format
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02/07/2018 -- ANNUAL REPORT	View image in PDF format
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02/02/2016 -- ANNUAL REPORT	View image in PDF format
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01/20/2004 -- ANNUAL REPORT	View image in PDF format
03/03/2003 -- ANNUAL REPORT	View image in PDF format
04/01/2002 -- ANNUAL REPORT	View image in PDF format
11/02/2001 -- Domestic Profit	View image in PDF format

MAP OF BOUNDARY SURVEY

LOTS 19, 22, 23 AND 24
SQUARE 6, TRACT 30
CASH'S DIAGRAM
PLAT BOOK 1, PAGE 13
MONROE COUNTY, FLORIDA

ADDRESS:
1909 AND 1908 FLAGLER AVENUE
KEY WEST 1, FLORIDA 33040

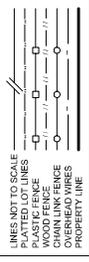
BEARING BASE:
ALONG THE NORTH LINE OF BLOCK 6 AND IS REFERENCED TO THE
FLORIDA STATE PLAN COORDINATE SYSTEM, EAST ZONE, NORTH
AMERICAN DATUM OF 1983, 2007 ADJUSTMENT (NAD83/2011)

ALL ANGLES DERIVED ARE 90 DEGREES UNLESS OTHERWISE
INDICATED

CERTIFIED TO (Monroe County Property Appraiser):
1909 FLAGLER AVENUE CORP

LEGAL DESCRIPTIONS
(Official Records Book 1869, Page 406):
On the Island of Key West and known as Lots Nineteen (19),
Twenty-three (23) and Twenty-Four (24), Square Six (6), Tract thirty
1, Cash's Diagram, according to the Plat thereof recorded in Plat Book
1, Page 13, of the Public Records of Monroe County, Florida,
AND
(Official Records Book 1869, Page 409)
On the Island of Key West and known as Lot 22, Square 6, Tract 20,
CASH'S DIAGRAM, according to the Plat thereof recorded in Plat Book 1,
Page 13, of the Public Records of Monroe County, Florida.

- ABBREVIATIONS**
- CA = CALCULATED
 - CI = NORTH AMERICAN VERTICAL
 - CG = CENTRAL ANGLE
 - NS = NATIONAL GEODESIC SURVEY
 - NSV = NATIONAL GEODESIC VERTICAL
 - CL = CHAIN LINK FENCE
 - DE = DEED
 - NSD = NORTH SOUTHERN DATUM (1929)
 - P = PLAT
 - PI = PLAT IDENTIFIER
 - EB = ELECTRIC BOX
 - EM = ELECTRIC METER
 - R = RADIUS
 - ROL = ROOF OVERHANG LINE
 - FI = FENCE INSIDE
 - FO = FENCE ON LINE
 - SM = SANITARY MANHOLE
 - SV = SEWER VALVE
 - WV = WATER VALVE
 - LS = LICENSE SURVEYOR
 - MS = MEASURED



GENERAL NOTES

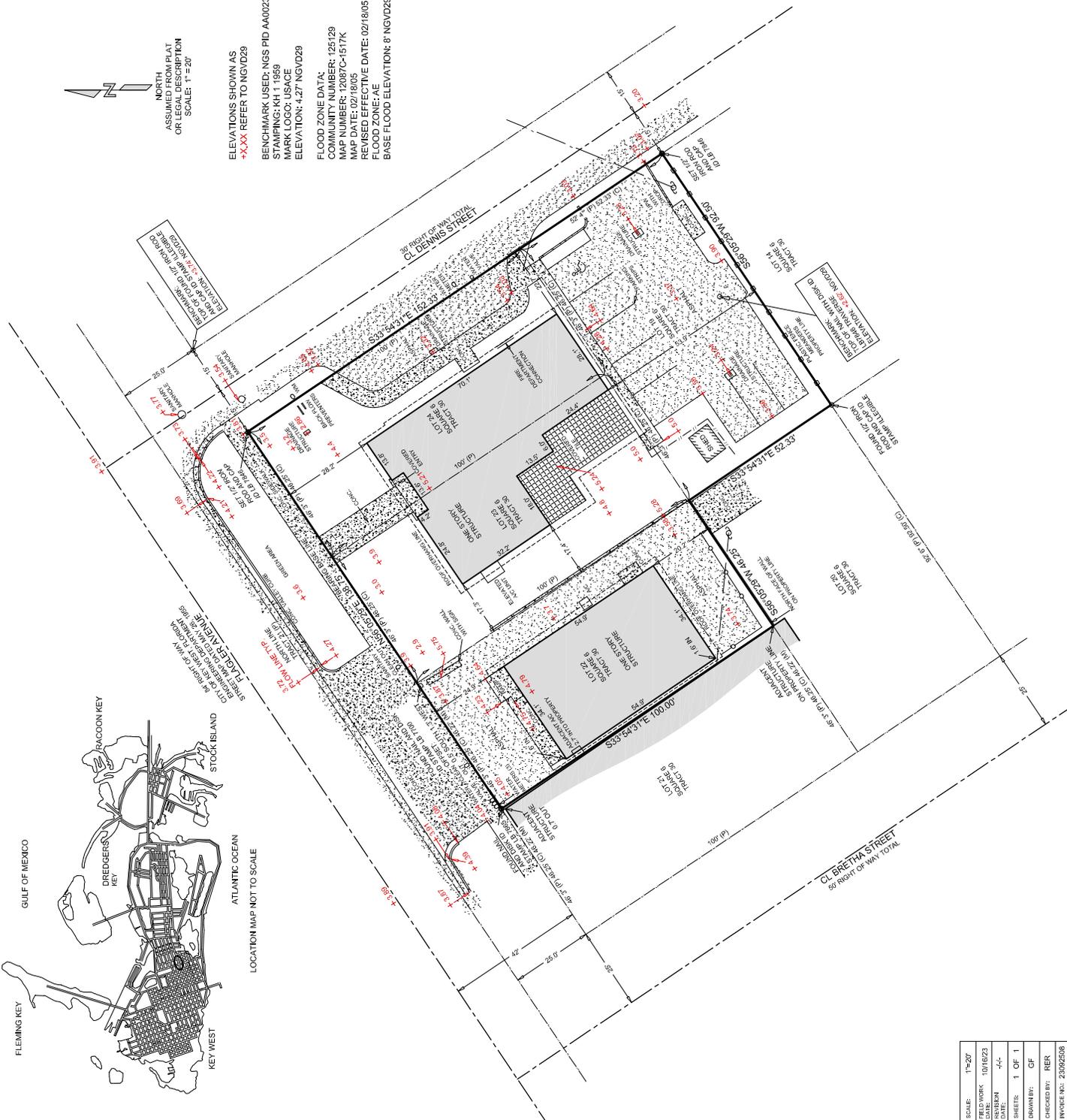
- THIS SURVEY IS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE SURVEYOR AND HIS EMPLOYERS. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR ASSUMES NO LIABILITY TO THE UNDESIGNED SURVEYOR OR MAPPER.
- THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND REPRESENTATIVE PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE THE SURVEYOR BEEN ADVISED BY ANY PARTY OF ANY INTEREST IN THE PROPERTY.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES, ALONG PROPERTY LINES.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SURVEYING PARTY OR PARTIES, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEYING PARTY OR PARTIES.
- FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
- ALL DIMENSIONS ARE EQUAL, PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
- UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- STANDARD OF ONE FOOT IN 7,200 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
- THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND CLARITY OF THESE SYMBOLS HAVE BEEN OBTAINED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB NO. 7865)
31193 AVENUE B, SUITE 100, KEY WEST, FL 33043
EMAIL: INFO@REECESURVEYING.COM

STATE OF FLORIDA
MONROE COUNTY, FLORIDA
RECECE, ROBERT L., LICENSE NO. 15342
ROBERT L. REECE, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA LICENSE NO. 15342

ELEVATIONS SHOWN AS
+XXX REFER TO NGVD29
BENCHMARK USED: NGS P14 A0023
STAMPING: KH 1 1959
MARK LOGO: USACE
ELEVATION: 4.27 NGVD29

FLOOD ZONE DATA:
COMMUNITY NUMBER: 125129
MAP NUMBER: 12087C-1517K
MAP DATE: 02/18/05
FLOOD ZONE: X
BASE FLOOD ELEVATION: 6' NGVD29



SCALE:	1"=20'
FIELD WORK:	10/15/23
DATE:	10/15/23
DATE:	10/15/23
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	REER
PROJECT NO.:	23092508

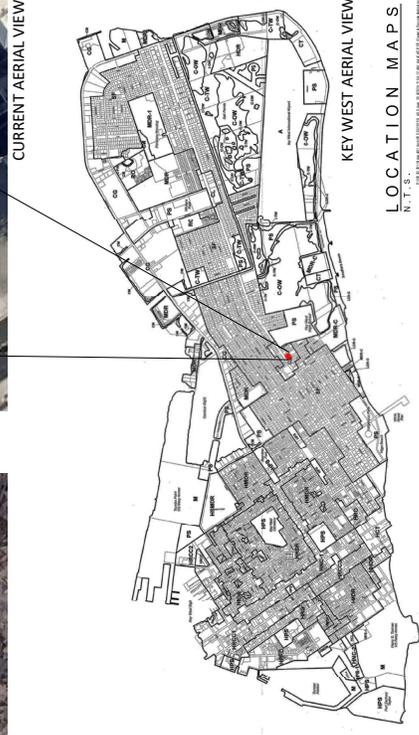
SOMERSET ISLAND PREP CHARTER SCHOOL

FOLIO # :
 00063480-000000 /
 00063450-000000
 APPLICANT:
 SOMERSET ACADEMY INC

DATE: MARCH 2024
 ISSUED FOR:
 MONROE COUNTY, FL
 ZONING DRC SUBMITTAL
 CIVICA PROJECT : 230119
 ARCHITECT:

CIVICA
 ARCHITECTURE AND URBAN DESIGN

8323 NW 12TH ST
 SUITE 106
 DORAL, FL 33126
 P.H. (305) 593-9959
 F.X. (305) 593-9855
 INFO@CIVICAGROUP.COM
 WWW.CIVICAGROUP.COM



LOCATION MAPS
 N.T.S.

INDEX OF DRAWINGS	
0000	GENERAL
0100	COVER / INDEX OF DRAWINGS
0200	SURVEY
0300	ARCHITECTURAL
0400	LANDSCAPE ARCHITECTURE
0500	PROPOSED UNIMBAGED SITE PLAN
0600	PROPOSED UNIMBAGED SITE SCHEDULE
0700	LANDSCAPE ARCHITECTURE
0800	TRAFFIC STUDY
0900	SEE ATTACHED TRAFFIC STUDY SET
1000	CIVIL
1100	CONSTRUCTION MANAGEMENT PLAN
1200	CONCEPTUAL DRAINAGE PLAN
1300	CONCEPTUAL WATER AND SWAMP PLAN
1400	PROPOSED FLOOR PLANS
1500	PROPOSED ELEVATIONS
1600	PROPOSED SITE ELEVATIONS/COULDS
1700	RENDERS - 3D/7 PERSPECTIVES
1800	RENDERS - 2D/7 PERSPECTIVE
1900	RENDERS - PERSPECTIVE
2000	RENDERS - PERSPECTIVE



NAME OF DEVELOPER:
SOMERSET ISLAND PREP
CHARTER SCHOOL

LOCATION:
1906 FLAGLER AVE
KEY WEST, FL 33040

OWNER:
1906 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
TRIPANER & ASSOCIATES INC.

DEVELOPER:
SOMERSET ISLAND PREP.

CONSULTANTS/ENGINEERS:
CIVICA ARCHITECTURAL & ENGINEERING
1906 FLAGLER AVE
KEY WEST, FL 33040
TEL: 305.533.9959
WWW.CIVICA.COM

ISSUED FOR:
DRC SUBMITTAL

CIVICA PROJECT NO.:
230119

DATE: 07/20/24

BY: [Signature]

APPROVED BY:

DATE: 07/20/24

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

SHAUNSON/STREIBER

DATE: 07/20/24

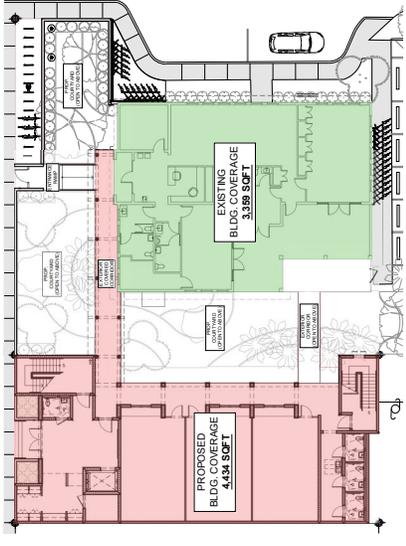
SCALE: 1/8" = 1'-0"

SHAUNSON/STREIBER

DATE: 07/20/24

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

SHAUNSON/STREIBER



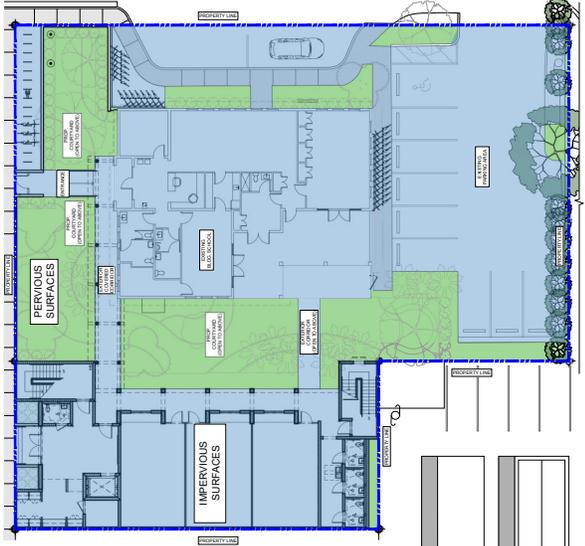
**BLDG. COVERAGE DIAGRAM
PROP. GND LEVEL**
SCALE: 1/16" = 1'-0"

BLDG. COVERAGE (LEGEND)

- EXISTING BUILDING
- PROPOSED BUILDING COVERED CORRIDOR

BLDG. COVERAGE DIAGRAMS (SQFT PER LEVEL):

EXISTING BLDG.	3,399 SQFT
PROPOSED BLDG.	4,434 SQFT
TOTAL	7,833 SQFT (41.3)



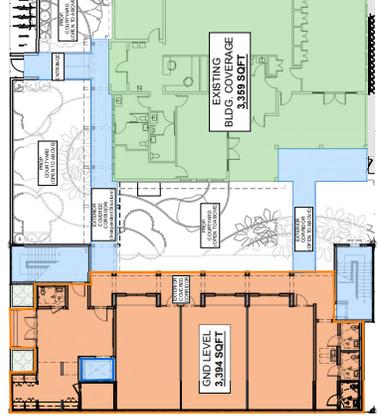
**PERVIOUS & IMPERV. DIAG.
PROP. GND LEVEL**
SCALE: 1/16" = 1'-0"

PERVIOUS & IMPERVIOUS SURFACES (LEGEND)

- PERVIOUS SURFACE AREA
- IMPERVIOUS SURFACE AREA

PERVIOUS & IMPERVIOUS SURFACES:

PERVIOUS SURFACES (EXIST. & PROPOSED)	4,503 SQFT
IMPERVIOUS SURFACES (EXIST. & PROPOSED)	14,039 SQFT (76% OF LOT)



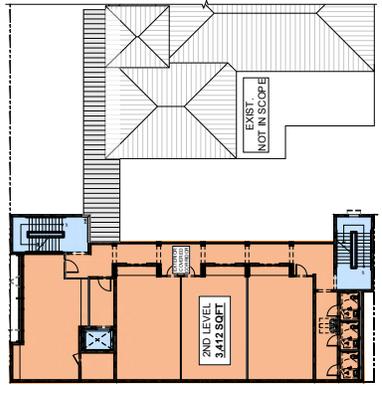
**F.A.R. DIAGRAM
PROP. GND LEVEL**
SCALE: 1/16" = 1'-0"

FAR DIAGRAMS (SQFT PER LEVEL):

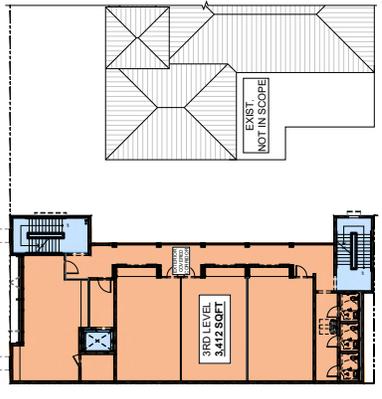
GND LEVEL:	3,394 SQFT
2ND LEVEL:	3,412 SQFT
3RD LEVEL:	3,412 SQFT
ACCESSIBLE ROOF TOP LEVEL:	1,231 SQFT
TOTAL PROP. BLDG.	11,449 SQFT
TOTAL EXIST. BLDG.	3,399 SQFT
TOTAL (BOTH BLDGS):	14,848 SQFT (79.13)

FAR DIAGRAMS (LEGEND)

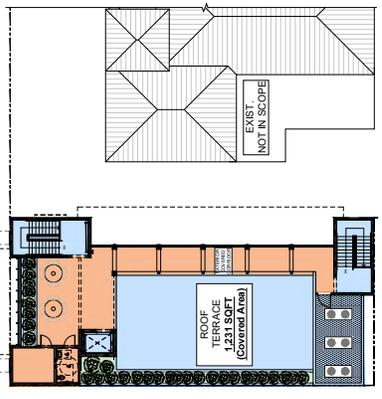
- INCLUDED IN FAR AREA CALCULATION
- INCLUDED IN FAR AREA, NOT INCLUDED IN CALCULATION



**F.A.R. DIAGRAM
PROP. 2ND LEVEL**
SCALE: 1/16" = 1'-0"



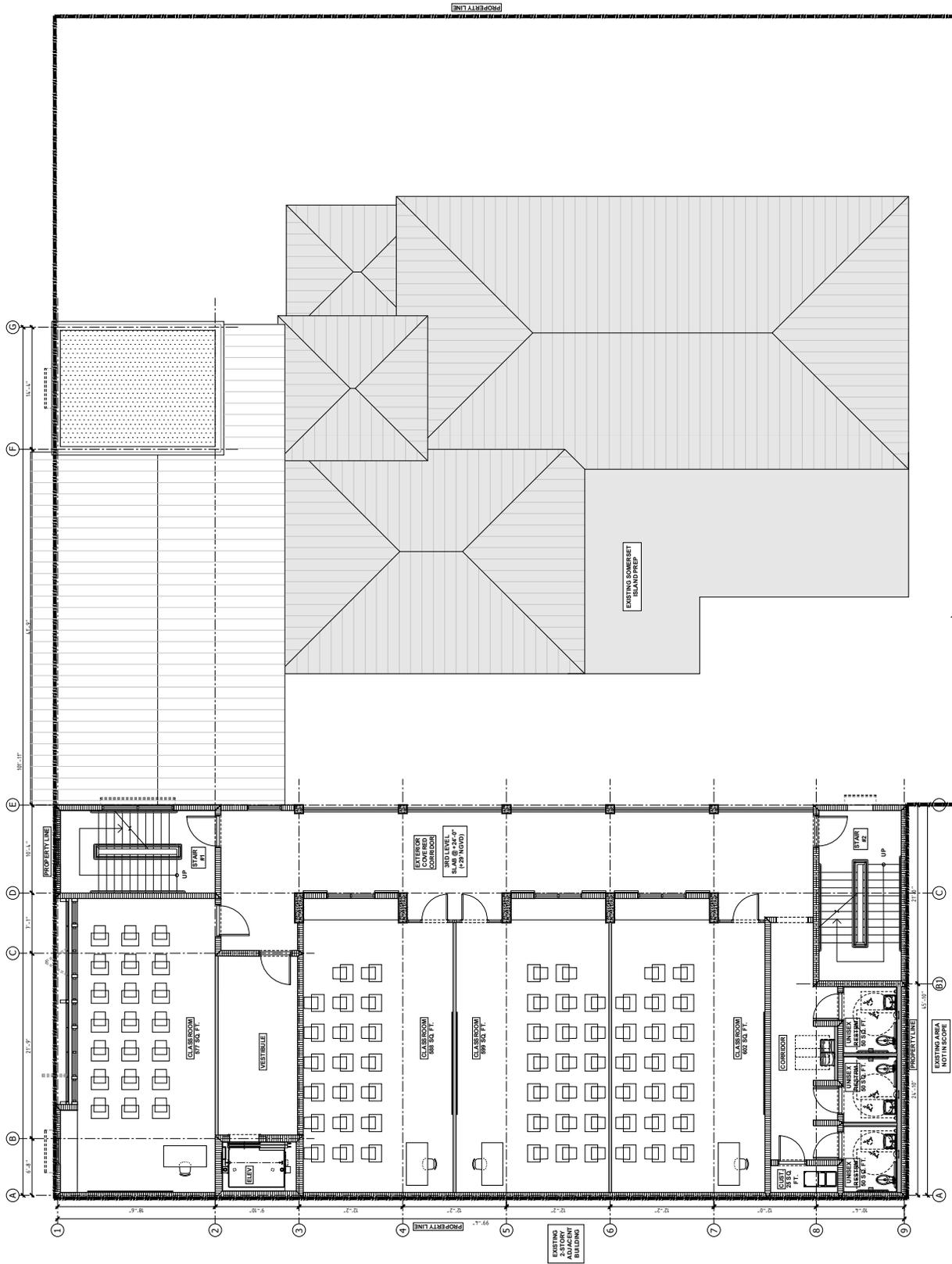
**F.A.R. DIAGRAM
PROP. 3RD LEVEL**
SCALE: 1/16" = 1'-0"



**F.A.R. DIAGRAM
ACCESSIBLE ROOF TERRACE**
SCALE: 1/16" = 1'-0"



NO.	DATE	REVISION	BY



PROP. 3RD FLOOR PLAN
 SCALE: 3/16" = 1'-0"



SITE PLAN DIAGRAM
 SCALE: 1/8" = 1'-0"



THIS DRAWING IS THE PROPERTY OF CIVICA AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF CIVICA. CIVICA IS TO BE RETAINED ON THIS PROJECT.



NAME OF DEVELOPMENT:
 SOMERSET ISLAND PREP
 CHARTER SCHOOL

LOCATION:
 1906 FLAGLER AVE
 KEY WEST, FL 33040

OWNER:
 1908 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
 TRIPANIER & ASSOCIATES INC.

DEVELOPER:
 SOMERSET ISLAND PREP.

CONSULTANTS/ENGINEERS:
 CIVICA ARCHITECTURAL & ENGINEERING

ARCHITECT:
 CIVICA ARCHITECTURAL & ENGINEERING
 8322 NORTH STATE STREET, SUITE 106
 DALLAS, TEXAS 75242
 TEL: 305.533.9959
 WWW.CIVICA.COM
 TX 0000000000
 AA 02/08/09

ENGINEER:
 REECE & ASSOCIATES
 2000 W. UNIVERSITY BLVD., SUITE 200
 TAMPA, FL 33606
 TEL: 813.288.8888
 WWW.REECE-AND-ASSOCIATES.COM
 FL 0000000000
 AA 02/08/09

DATE:
 02/08/09

CIVICA PROJECT NO.:
 23019

ISSUED FOR:
 DRC SUBMITTAL

NO.	DATE	REVISION	BY

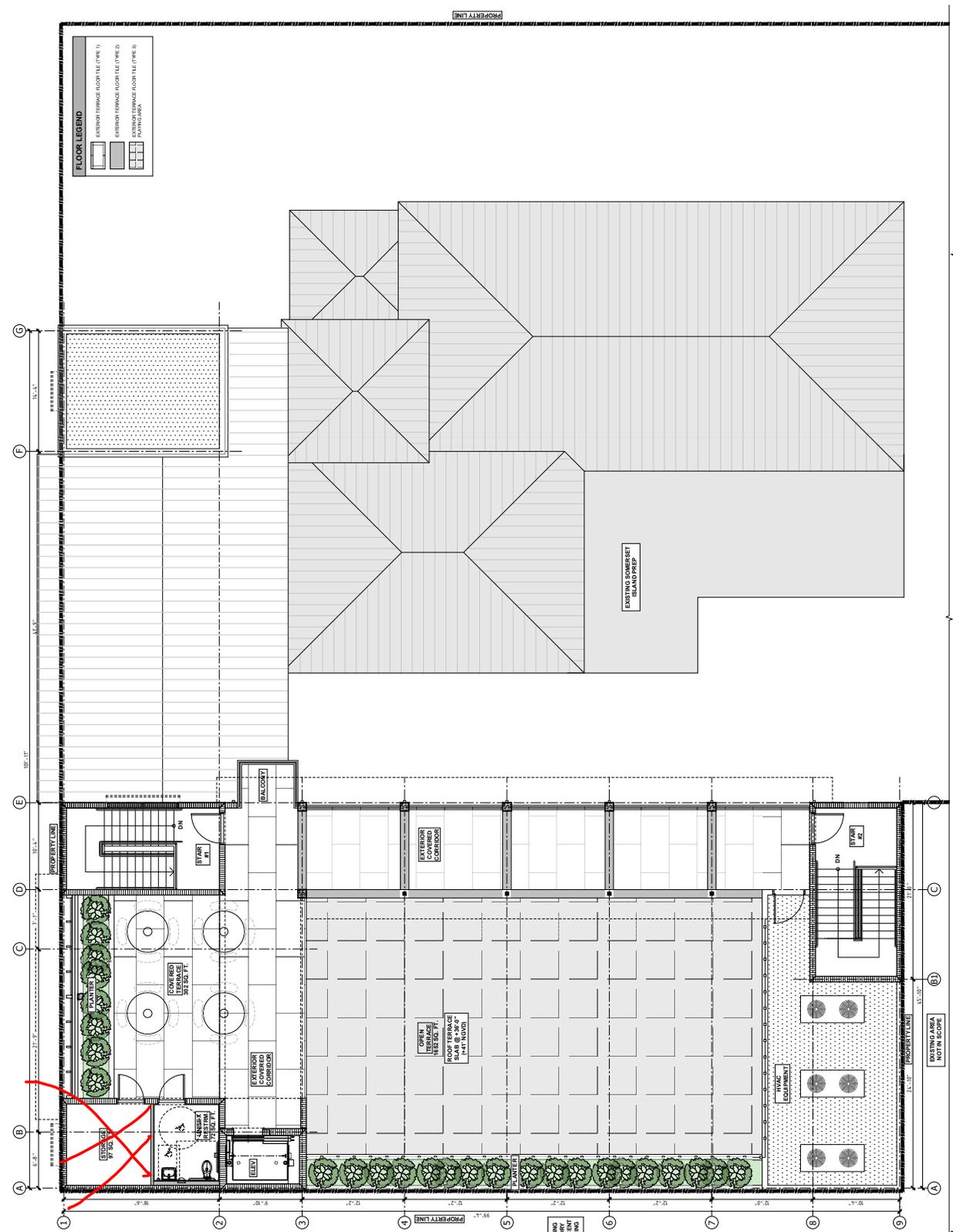
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APPROVED BY: [Blank]

DATE: 02/08/09
SCALE: 3/16" = 1'-0"
SEALED SIGNATURE: [Blank]

STATE: FLORIDA, JAMES, DA, AA
 AA 0000000000
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SHEET TITLE:
 PROPOSED
 ACCESSIBLE
 ROOF TOP

SHEET NUMBER:
 OF 30 SHEETS
 A2.3



SITE PLAN DIAGRAM
 SCALE 1/8" = 1'-0"
 1. A2.3

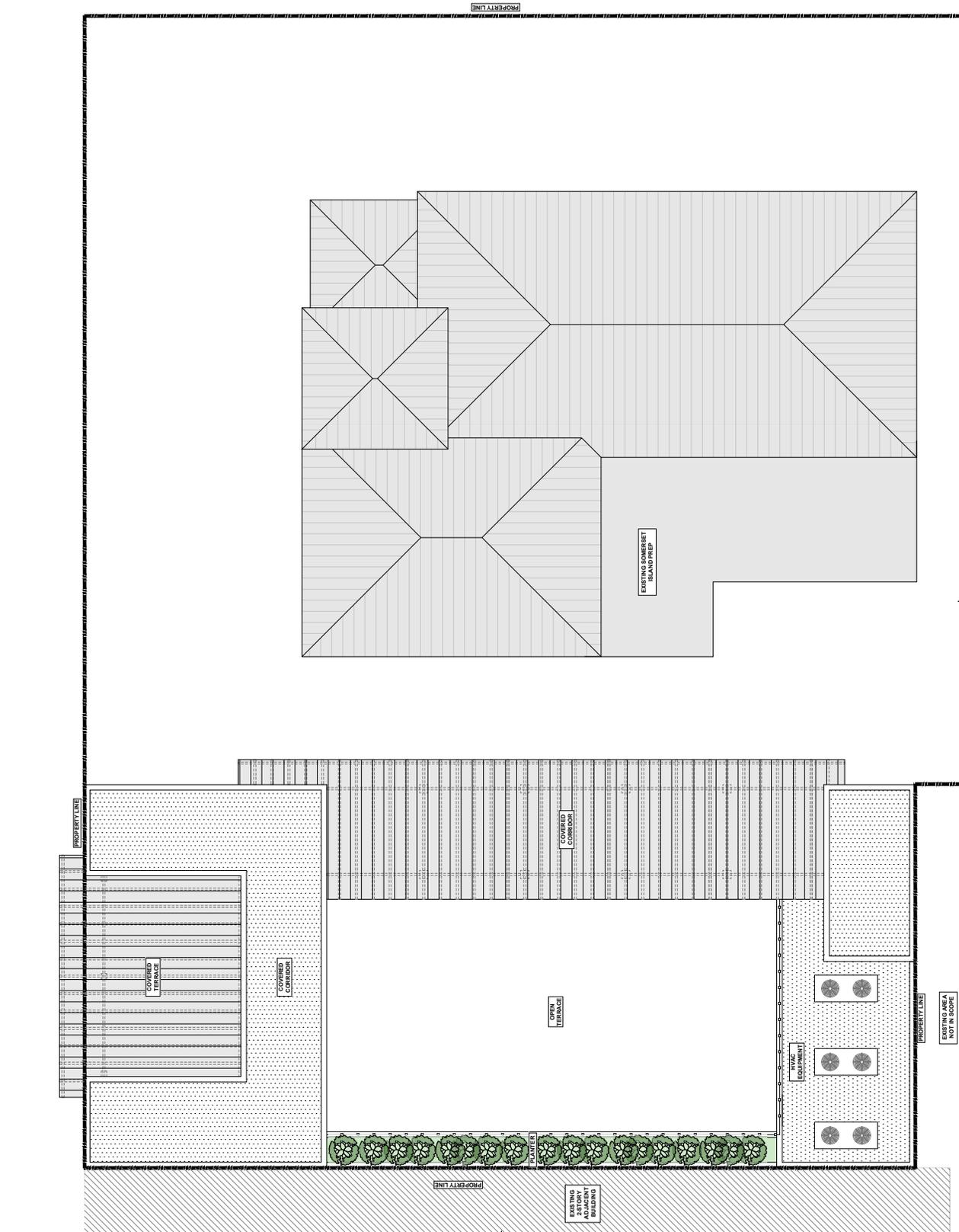


PLANNED THROUGH THE UNIVERSITY OF FLORIDA, 1908 FLAGLER AVE, KEY WEST, FLORIDA 33040

No.	DATE	REVISION	BY

DRAWN BY	APPROVED BY
RP	RL
DATE	SCALE
07/2024	3/16" = 1'-0"
SCALE/DIMENSION	

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1. PROP. ROOF PLAN
 SCALE: 3/16" = 1'-0"
 A2.4

2. SITE PLAN DIAGRAM
 SCALE: 1/8" = 1'-0"
 A2.7





WALL TILE SPARKLE MOSAIC TILE (WT1)



PIILLARS TYPE 10 (BE SELECTED) (B1)



BIKE RACKS VERTICAL TYPE 10 (BE SELECTED) (B2)



WOOD DECORATIVE ELEMENTS (WS1)



WOOD SHUTTERS (WS2)



ALUMINUM ROOF PANEL OVER WOOD (AL1)



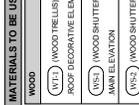
STAINED WOOD (ST1)



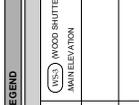
STAINLESS STEEL CLEAR ACRYLIC GLAZING (CL1)



WOOD DECORATIVE ELEMENTS (WD1)



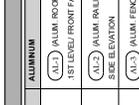
WOOD SHUTTERS (WS3)



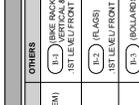
WOOD DECORATIVE ELEMENTS (WD2)



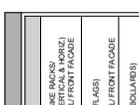
WOOD SHUTTERS (WS4)



WOOD DECORATIVE ELEMENTS (WD3)



WOOD SHUTTERS (WS5)



WOOD DECORATIVE ELEMENTS (WD4)

CIVICA
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AA #2680893

SOMERSET ISLAND PREP CHARTER SCHOOL ANNEX
NO. 00063450-00000
00063450-00000



NAME OF DEVELOPER:
SOMERSET ISLAND PREP CHARTER SCHOOL

LOCATION:
1906 FLAGLER AVE
KEY WEST, FL 33040

OWNER:
1908 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
TRIPANIER & ASSOCIATES INC.

DEVELOPER:
SOMERSET ISLAND PREP.

CONSULTANTS/ENGINEERS:
RECE & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS
10000 W. Park Drive, Suite 106
Dallas, TX 75247
PH: 214.343.3333
WWW.RECEANDASSOCIATES.COM
REGISTERED PROFESSIONAL ARCHITECTS
10000 W. Park Drive, Suite 106
Dallas, TX 75247
PH: 214.343.3333
WWW.RECEANDASSOCIATES.COM

DATE: 07/2024
SCALE: 3/16" = 1'-0"

CIVICA PROJECT NO.: 230119

ISSUED FOR: DRC SUBMITTAL

NO.	DATE	REVISION	BY

DRAWN BY: [Blank]
APPROVED BY: [Blank]
DATE: 07/2024
SCALE: 3/16" = 1'-0"

SEAL/SIGNATURE: [Blank]

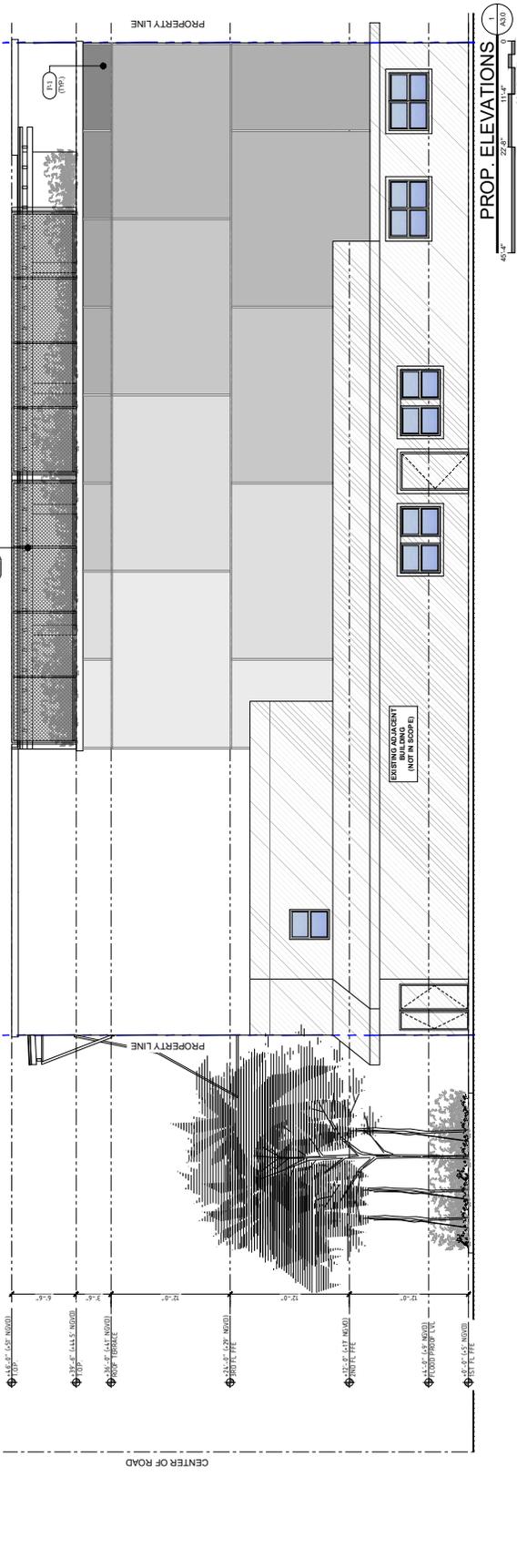
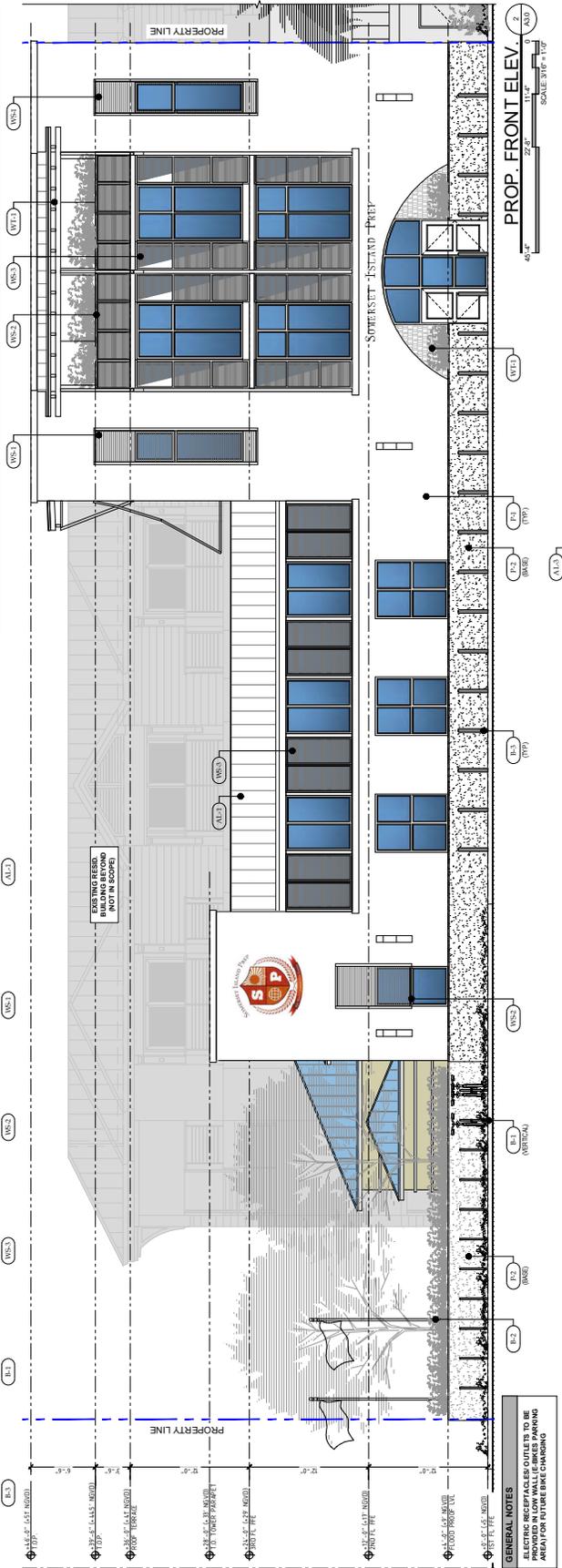
PROJECT: SOMERSET ISLAND PREP CHARTER SCHOOL ANNEX
SHEET TITLE: PROPOSED ELEVATIONS

SHEET NUMBER: A3.0 OF 30 SHEETS

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MATERIALS TO BE USED/LEGEND

WOOD	WALL FINISH	ALUMINUM	OTHERS
(WT1) WOOD (RELIUS)	(W1) (PANT)	(AL1) ALUM. ROOF SYSTEM	(B1) BIKE RACKS
(WS1) WOOD SHUTTERS	(W2) (PANT)	(AL2) ALUM. FRONT FACADE	(B2) VERTICAL & HORIZ
(WD1) WOOD DECORATIVE ELEMENTS	(W3) (PANT)	(AL3) ALUM. RAILING	(B3) 1ST LEU FRONT PORCH
(WS2) WOOD SHUTTERS	(W4) (PANT)	(AL4) ALUM. BASE	(B4) (R.A.S)
(WD2) WOOD DECORATIVE ELEMENTS	(W5) (PANT)	(AL5) ALUM. FENCING	(B5) 1ST LEU FRONT PORCH
(WS3) WOOD SHUTTERS	(W6) (PANT)	(AL6) ALUM. FENCING	(B6) (R.A.S)
(WD3) WOOD DECORATIVE ELEMENTS	(W7) (PANT)	(AL7) ALUM. FENCING	(B7) (R.A.S)
(WS4) WOOD SHUTTERS	(W8) (PANT)	(AL8) ALUM. FENCING	(B8) (R.A.S)
(WD4) WOOD DECORATIVE ELEMENTS	(W9) (PANT)	(AL9) ALUM. FENCING	(B9) (R.A.S)
(WS5) WOOD SHUTTERS	(W10) (PANT)	(AL10) ALUM. FENCING	(B10) (R.A.S)
(WD5) WOOD DECORATIVE ELEMENTS	(W11) (PANT)	(AL11) ALUM. FENCING	(B11) (R.A.S)





NAME OF DEVELOPER:
SOMERSET ISLAND PREP
CHARTER SCHOOL

LOCATION:
1906 FLAGLER AVE
KEY WEST, FL 33040

OWNER:
1908 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
TRIPANIER & ASSOCIATES INC.

DEVELOPER:
SOMERSET ISLAND PREP.

CONSULTANTS/ENGINEERS:
CIVICA ARCHITECTURAL & ENGINEERING

RECE & ASSOCIATES
ARCHITECTS

CIVICA PROJECT NO.:
230119

ISSUED FOR:
DRC SUBMITTAL

NO.	DATE	REVISION	BY

DRAWN BY: [Blank]
APPROVED BY: [Blank]
DATE: 07/20/24
SCALE: 3/8" = 1'-0"
SEALED/STAMPED: [Blank]

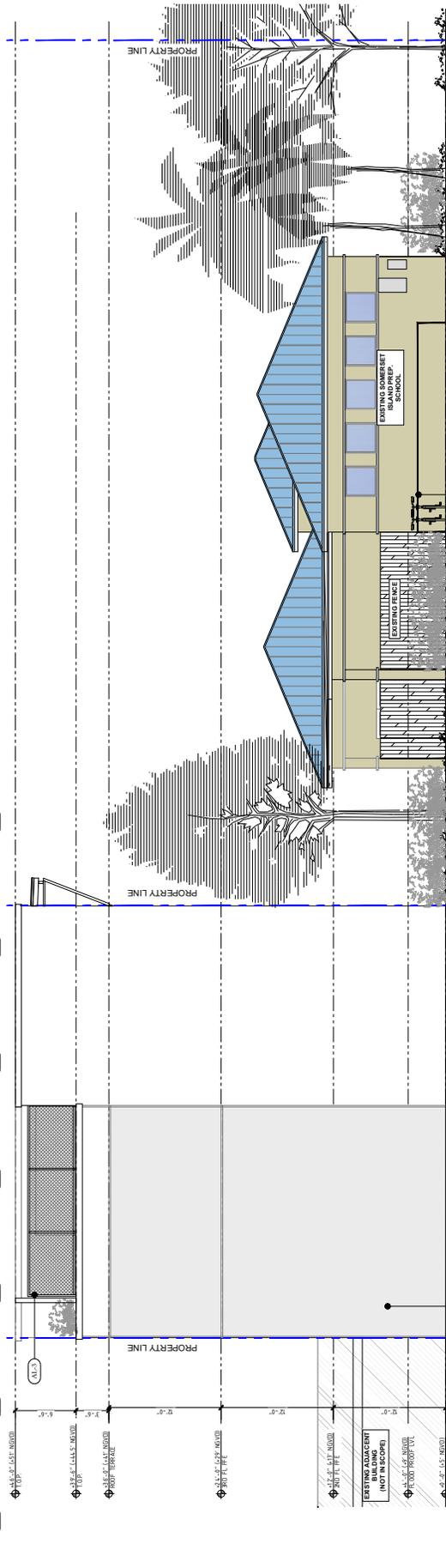
PROJECT:
SOMERSET ISLAND PREP CHARTER SCHOOL ANNEX
NO. 00063400000
00063450-00000

PROPOSED ELEVATIONS

SHEET NUMBER: A3.1
OF 30 SHEETS

MATERIALS TO BE USED - LEGEND

WOOD	WALL FINISH	ALUMINUM	OTHERS
(W1) (WOOD TRUSS)	(F1) (PAINT)	(A1) (ALUM. ROOF SYSTEM)	(E1) (ROCK WOOL INSULATION)
(W2) (WOOD SHUTTERS)	(F2) (PAINT)	(A2) (ALUM. RAILING)	(E2) (FLASH)
(W3) (WOOD DECORATIVE ELEMENTS)	(F3) (PAINT)	(A3) (ALUM. RAILING)	(E3) (FLASH)
(W4) (WOOD SHUTTERS)	(F4) (PAINT)	(A4) (ALUM. RAILING)	(E4) (FLASH)
(W5) (WOOD SHUTTERS)	(F5) (PAINT)	(A5) (ALUM. RAILING)	(E5) (FLASH)
(W6) (WOOD SHUTTERS)	(F6) (PAINT)	(A6) (ALUM. RAILING)	(E6) (FLASH)
(W7) (WOOD SHUTTERS)	(F7) (PAINT)	(A7) (ALUM. RAILING)	(E7) (FLASH)
(W8) (WOOD SHUTTERS)	(F8) (PAINT)	(A8) (ALUM. RAILING)	(E8) (FLASH)
(W9) (WOOD SHUTTERS)	(F9) (PAINT)	(A9) (ALUM. RAILING)	(E9) (FLASH)
(W10) (WOOD SHUTTERS)	(F10) (PAINT)	(A10) (ALUM. RAILING)	(E10) (FLASH)
(W11) (WOOD SHUTTERS)	(F11) (PAINT)	(A11) (ALUM. RAILING)	(E11) (FLASH)
(W12) (WOOD SHUTTERS)	(F12) (PAINT)	(A12) (ALUM. RAILING)	(E12) (FLASH)
(W13) (WOOD SHUTTERS)	(F13) (PAINT)	(A13) (ALUM. RAILING)	(E13) (FLASH)
(W14) (WOOD SHUTTERS)	(F14) (PAINT)	(A14) (ALUM. RAILING)	(E14) (FLASH)
(W15) (WOOD SHUTTERS)	(F15) (PAINT)	(A15) (ALUM. RAILING)	(E15) (FLASH)
(W16) (WOOD SHUTTERS)	(F16) (PAINT)	(A16) (ALUM. RAILING)	(E16) (FLASH)
(W17) (WOOD SHUTTERS)	(F17) (PAINT)	(A17) (ALUM. RAILING)	(E17) (FLASH)
(W18) (WOOD SHUTTERS)	(F18) (PAINT)	(A18) (ALUM. RAILING)	(E18) (FLASH)
(W19) (WOOD SHUTTERS)	(F19) (PAINT)	(A19) (ALUM. RAILING)	(E19) (FLASH)
(W20) (WOOD SHUTTERS)	(F20) (PAINT)	(A20) (ALUM. RAILING)	(E20) (FLASH)
(W21) (WOOD SHUTTERS)	(F21) (PAINT)	(A21) (ALUM. RAILING)	(E21) (FLASH)
(W22) (WOOD SHUTTERS)	(F22) (PAINT)	(A22) (ALUM. RAILING)	(E22) (FLASH)
(W23) (WOOD SHUTTERS)	(F23) (PAINT)	(A23) (ALUM. RAILING)	(E23) (FLASH)
(W24) (WOOD SHUTTERS)	(F24) (PAINT)	(A24) (ALUM. RAILING)	(E24) (FLASH)
(W25) (WOOD SHUTTERS)	(F25) (PAINT)	(A25) (ALUM. RAILING)	(E25) (FLASH)
(W26) (WOOD SHUTTERS)	(F26) (PAINT)	(A26) (ALUM. RAILING)	(E26) (FLASH)
(W27) (WOOD SHUTTERS)	(F27) (PAINT)	(A27) (ALUM. RAILING)	(E27) (FLASH)
(W28) (WOOD SHUTTERS)	(F28) (PAINT)	(A28) (ALUM. RAILING)	(E28) (FLASH)
(W29) (WOOD SHUTTERS)	(F29) (PAINT)	(A29) (ALUM. RAILING)	(E29) (FLASH)
(W30) (WOOD SHUTTERS)	(F30) (PAINT)	(A30) (ALUM. RAILING)	(E30) (FLASH)
(W31) (WOOD SHUTTERS)	(F31) (PAINT)	(A31) (ALUM. RAILING)	(E31) (FLASH)
(W32) (WOOD SHUTTERS)	(F32) (PAINT)	(A32) (ALUM. RAILING)	(E32) (FLASH)
(W33) (WOOD SHUTTERS)	(F33) (PAINT)	(A33) (ALUM. RAILING)	(E33) (FLASH)
(W34) (WOOD SHUTTERS)	(F34) (PAINT)	(A34) (ALUM. RAILING)	(E34) (FLASH)
(W35) (WOOD SHUTTERS)	(F35) (PAINT)	(A35) (ALUM. RAILING)	(E35) (FLASH)
(W36) (WOOD SHUTTERS)	(F36) (PAINT)	(A36) (ALUM. RAILING)	(E36) (FLASH)
(W37) (WOOD SHUTTERS)	(F37) (PAINT)	(A37) (ALUM. RAILING)	(E37) (FLASH)
(W38) (WOOD SHUTTERS)	(F38) (PAINT)	(A38) (ALUM. RAILING)	(E38) (FLASH)
(W39) (WOOD SHUTTERS)	(F39) (PAINT)	(A39) (ALUM. RAILING)	(E39) (FLASH)
(W40) (WOOD SHUTTERS)	(F40) (PAINT)	(A40) (ALUM. RAILING)	(E40) (FLASH)
(W41) (WOOD SHUTTERS)	(F41) (PAINT)	(A41) (ALUM. RAILING)	(E41) (FLASH)
(W42) (WOOD SHUTTERS)	(F42) (PAINT)	(A42) (ALUM. RAILING)	(E42) (FLASH)
(W43) (WOOD SHUTTERS)	(F43) (PAINT)	(A43) (ALUM. RAILING)	(E43) (FLASH)
(W44) (WOOD SHUTTERS)	(F44) (PAINT)	(A44) (ALUM. RAILING)	(E44) (FLASH)
(W45) (WOOD SHUTTERS)	(F45) (PAINT)	(A45) (ALUM. RAILING)	(E45) (FLASH)
(W46) (WOOD SHUTTERS)	(F46) (PAINT)	(A46) (ALUM. RAILING)	(E46) (FLASH)
(W47) (WOOD SHUTTERS)	(F47) (PAINT)	(A47) (ALUM. RAILING)	(E47) (FLASH)
(W48) (WOOD SHUTTERS)	(F48) (PAINT)	(A48) (ALUM. RAILING)	(E48) (FLASH)
(W49) (WOOD SHUTTERS)	(F49) (PAINT)	(A49) (ALUM. RAILING)	(E49) (FLASH)
(W50) (WOOD SHUTTERS)	(F50) (PAINT)	(A50) (ALUM. RAILING)	(E50) (FLASH)
(W51) (WOOD SHUTTERS)	(F51) (PAINT)	(A51) (ALUM. RAILING)	(E51) (FLASH)
(W52) (WOOD SHUTTERS)	(F52) (PAINT)	(A52) (ALUM. RAILING)	(E52) (FLASH)
(W53) (WOOD SHUTTERS)	(F53) (PAINT)	(A53) (ALUM. RAILING)	(E53) (FLASH)
(W54) (WOOD SHUTTERS)	(F54) (PAINT)	(A54) (ALUM. RAILING)	(E54) (FLASH)
(W55) (WOOD SHUTTERS)	(F55) (PAINT)	(A55) (ALUM. RAILING)	(E55) (FLASH)
(W56) (WOOD SHUTTERS)	(F56) (PAINT)	(A56) (ALUM. RAILING)	(E56) (FLASH)
(W57) (WOOD SHUTTERS)	(F57) (PAINT)	(A57) (ALUM. RAILING)	(E57) (FLASH)
(W58) (WOOD SHUTTERS)	(F58) (PAINT)	(A58) (ALUM. RAILING)	(E58) (FLASH)
(W59) (WOOD SHUTTERS)	(F59) (PAINT)	(A59) (ALUM. RAILING)	(E59) (FLASH)
(W60) (WOOD SHUTTERS)	(F60) (PAINT)	(A60) (ALUM. RAILING)	(E60) (FLASH)
(W61) (WOOD SHUTTERS)	(F61) (PAINT)	(A61) (ALUM. RAILING)	(E61) (FLASH)
(W62) (WOOD SHUTTERS)	(F62) (PAINT)	(A62) (ALUM. RAILING)	(E62) (FLASH)
(W63) (WOOD SHUTTERS)	(F63) (PAINT)	(A63) (ALUM. RAILING)	(E63) (FLASH)
(W64) (WOOD SHUTTERS)	(F64) (PAINT)	(A64) (ALUM. RAILING)	(E64) (FLASH)
(W65) (WOOD SHUTTERS)	(F65) (PAINT)	(A65) (ALUM. RAILING)	(E65) (FLASH)
(W66) (WOOD SHUTTERS)	(F66) (PAINT)	(A66) (ALUM. RAILING)	(E66) (FLASH)
(W67) (WOOD SHUTTERS)	(F67) (PAINT)	(A67) (ALUM. RAILING)	(E67) (FLASH)
(W68) (WOOD SHUTTERS)	(F68) (PAINT)	(A68) (ALUM. RAILING)	(E68) (FLASH)
(W69) (WOOD SHUTTERS)	(F69) (PAINT)	(A69) (ALUM. RAILING)	(E69) (FLASH)
(W70) (WOOD SHUTTERS)	(F70) (PAINT)	(A70) (ALUM. RAILING)	(E70) (FLASH)
(W71) (WOOD SHUTTERS)	(F71) (PAINT)	(A71) (ALUM. RAILING)	(E71) (FLASH)
(W72) (WOOD SHUTTERS)	(F72) (PAINT)	(A72) (ALUM. RAILING)	(E72) (FLASH)
(W73) (WOOD SHUTTERS)	(F73) (PAINT)	(A73) (ALUM. RAILING)	(E73) (FLASH)
(W74) (WOOD SHUTTERS)	(F74) (PAINT)	(A74) (ALUM. RAILING)	(E74) (FLASH)
(W75) (WOOD SHUTTERS)	(F75) (PAINT)	(A75) (ALUM. RAILING)	(E75) (FLASH)
(W76) (WOOD SHUTTERS)	(F76) (PAINT)	(A76) (ALUM. RAILING)	(E76) (FLASH)
(W77) (WOOD SHUTTERS)	(F77) (PAINT)	(A77) (ALUM. RAILING)	(E77) (FLASH)
(W78) (WOOD SHUTTERS)	(F78) (PAINT)	(A78) (ALUM. RAILING)	(E78) (FLASH)
(W79) (WOOD SHUTTERS)	(F79) (PAINT)	(A79) (ALUM. RAILING)	(E79) (FLASH)
(W80) (WOOD SHUTTERS)	(F80) (PAINT)	(A80) (ALUM. RAILING)	(E80) (FLASH)
(W81) (WOOD SHUTTERS)	(F81) (PAINT)	(A81) (ALUM. RAILING)	(E81) (FLASH)
(W82) (WOOD SHUTTERS)	(F82) (PAINT)	(A82) (ALUM. RAILING)	(E82) (FLASH)
(W83) (WOOD SHUTTERS)	(F83) (PAINT)	(A83) (ALUM. RAILING)	(E83) (FLASH)
(W84) (WOOD SHUTTERS)	(F84) (PAINT)	(A84) (ALUM. RAILING)	(E84) (FLASH)
(W85) (WOOD SHUTTERS)	(F85) (PAINT)	(A85) (ALUM. RAILING)	(E85) (FLASH)
(W86) (WOOD SHUTTERS)	(F86) (PAINT)	(A86) (ALUM. RAILING)	(E86) (FLASH)
(W87) (WOOD SHUTTERS)	(F87) (PAINT)	(A87) (ALUM. RAILING)	(E87) (FLASH)
(W88) (WOOD SHUTTERS)	(F88) (PAINT)	(A88) (ALUM. RAILING)	(E88) (FLASH)
(W89) (WOOD SHUTTERS)	(F89) (PAINT)	(A89) (ALUM. RAILING)	(E89) (FLASH)
(W90) (WOOD SHUTTERS)	(F90) (PAINT)	(A90) (ALUM. RAILING)	(E90) (FLASH)
(W91) (WOOD SHUTTERS)	(F91) (PAINT)	(A91) (ALUM. RAILING)	(E91) (FLASH)
(W92) (WOOD SHUTTERS)	(F92) (PAINT)	(A92) (ALUM. RAILING)	(E92) (FLASH)
(W93) (WOOD SHUTTERS)	(F93) (PAINT)	(A93) (ALUM. RAILING)	(E93) (FLASH)
(W94) (WOOD SHUTTERS)	(F94) (PAINT)	(A94) (ALUM. RAILING)	(E94) (FLASH)
(W95) (WOOD SHUTTERS)	(F95) (PAINT)	(A95) (ALUM. RAILING)	(E95) (FLASH)
(W96) (WOOD SHUTTERS)	(F96) (PAINT)	(A96) (ALUM. RAILING)	(E96) (FLASH)
(W97) (WOOD SHUTTERS)	(F97) (PAINT)	(A97) (ALUM. RAILING)	(E97) (FLASH)
(W98) (WOOD SHUTTERS)	(F98) (PAINT)	(A98) (ALUM. RAILING)	(E98) (FLASH)
(W99) (WOOD SHUTTERS)	(F99) (PAINT)	(A99) (ALUM. RAILING)	(E99) (FLASH)
(W100) (WOOD SHUTTERS)	(F100) (PAINT)	(A100) (ALUM. RAILING)	(E100) (FLASH)



PROP. FRONT ELEV.
SCALE: 3/8" = 1'-0"



PROP. ELEVATIONS
SCALE: 3/8" = 1'-0"



MULTI-COLOR TILE
TYPE: TO BE SELECTED
(M1)



BOLLARDS
TYPE: TO BE SELECTED
(B1)



BIKE RACKS
TYPE: TO BE SELECTED
(B2)



WOOD SHUTTERS
WOOD DECORATIVE ELEMENTS
(WS1)



WOOD SHUTTERS
WOOD DECORATIVE ELEMENTS
(WS2)



WOOD SHUTTERS
WOOD DECORATIVE ELEMENTS
(WS3)



ALUMINUM ROOF PANEL OVER WOOD
ROOF SYSTEM
(A1)



STORE-FRONT WINDOWS
CLEAR ANODIZED ALUMINUM CLEAR GLASS
(W1)

MATERIALS TO BE USED / LEGEND			
WOOD	WALL FINISH	ALUMINUM	OTHERS
(W1) (WOOD TRUSS)	(W1) (PAINT)	(A1) (ALUM. ROOF SYSTEM)	(E1) (BIKE RACKS)
(W2) (WOOD SHUTTERS)	(W2) (PAINT)	(A2) (ALUM. FRONT FACADE)	(E2) (VERTICAL & HORIZ. 1ST LEU FRONT FACADE)
(W3) (WOOD SHUTTERS)	(W3) (PAINT)	(A3) (ALUM. RAILING)	(E3) (GLASS)
(W4) (WOOD SHUTTERS)	(W4) (PAINT)	(A4) (ALUM. RAILING)	(E4) (GLASS)
(W5) (WOOD SHUTTERS)	(W5) (PAINT)	(A5) (ALUM. RAILING)	(E5) (GLASS)
(W6) (WOOD SHUTTERS)	(W6) (PAINT)	(A6) (ALUM. RAILING)	(E6) (GLASS)
(W7) (WOOD SHUTTERS)	(W7) (PAINT)	(A7) (ALUM. RAILING)	(E7) (GLASS)
(W8) (WOOD SHUTTERS)	(W8) (PAINT)	(A8) (ALUM. RAILING)	(E8) (GLASS)
(W9) (WOOD SHUTTERS)	(W9) (PAINT)	(A9) (ALUM. RAILING)	(E9) (GLASS)
(W10) (WOOD SHUTTERS)	(W10) (PAINT)	(A10) (ALUM. RAILING)	(E10) (GLASS)
(W11) (WOOD SHUTTERS)	(W11) (PAINT)	(A11) (ALUM. RAILING)	(E11) (GLASS)
(W12) (WOOD SHUTTERS)	(W12) (PAINT)	(A12) (ALUM. RAILING)	(E12) (GLASS)
(W13) (WOOD SHUTTERS)	(W13) (PAINT)	(A13) (ALUM. RAILING)	(E13) (GLASS)
(W14) (WOOD SHUTTERS)	(W14) (PAINT)	(A14) (ALUM. RAILING)	(E14) (GLASS)
(W15) (WOOD SHUTTERS)	(W15) (PAINT)	(A15) (ALUM. RAILING)	(E15) (GLASS)
(W16) (WOOD SHUTTERS)	(W16) (PAINT)	(A16) (ALUM. RAILING)	(E16) (GLASS)
(W17) (WOOD SHUTTERS)	(W17) (PAINT)	(A17) (ALUM. RAILING)	(E17) (GLASS)
(W18) (WOOD SHUTTERS)	(W18) (PAINT)	(A18) (ALUM. RAILING)	(E18) (GLASS)
(W19) (WOOD SHUTTERS)	(W19) (PAINT)	(A19) (ALUM. RAILING)	(E19) (GLASS)
(W20) (WOOD SHUTTERS)	(W20) (PAINT)	(A20) (ALUM. RAILING)	(E20) (GLASS)

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WWW.CIVICAARCH.COM
AA #2680/09

SOMERSET ISLAND PREP CHARTER SCHOOL ANNEX
NO. 000629010000
000629010000
000629010000



NAME OF DEVELOPER:
SOMERSET ISLAND PREP CHARTER SCHOOL

LOCATION:
1906 FLAGLER AVE
KEY WEST, FL 33040

OWNER:
1908 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
TRIPANIER & ASSOCIATES INC.

DEVELOPER:
SOMERSET ISLAND PREP.

CONSULTANTS/ENGINEERS:
CIVICA ARCHITECTURAL & ENGINEERING

ARCHITECT:
REECE & ASSOCIATES

ENGINEER:
DRAFT TECH ENGINEERING, INC.

CIVICA PROJECT NO.:
230119

ISSUED FOR:
DRC SUBMITTAL

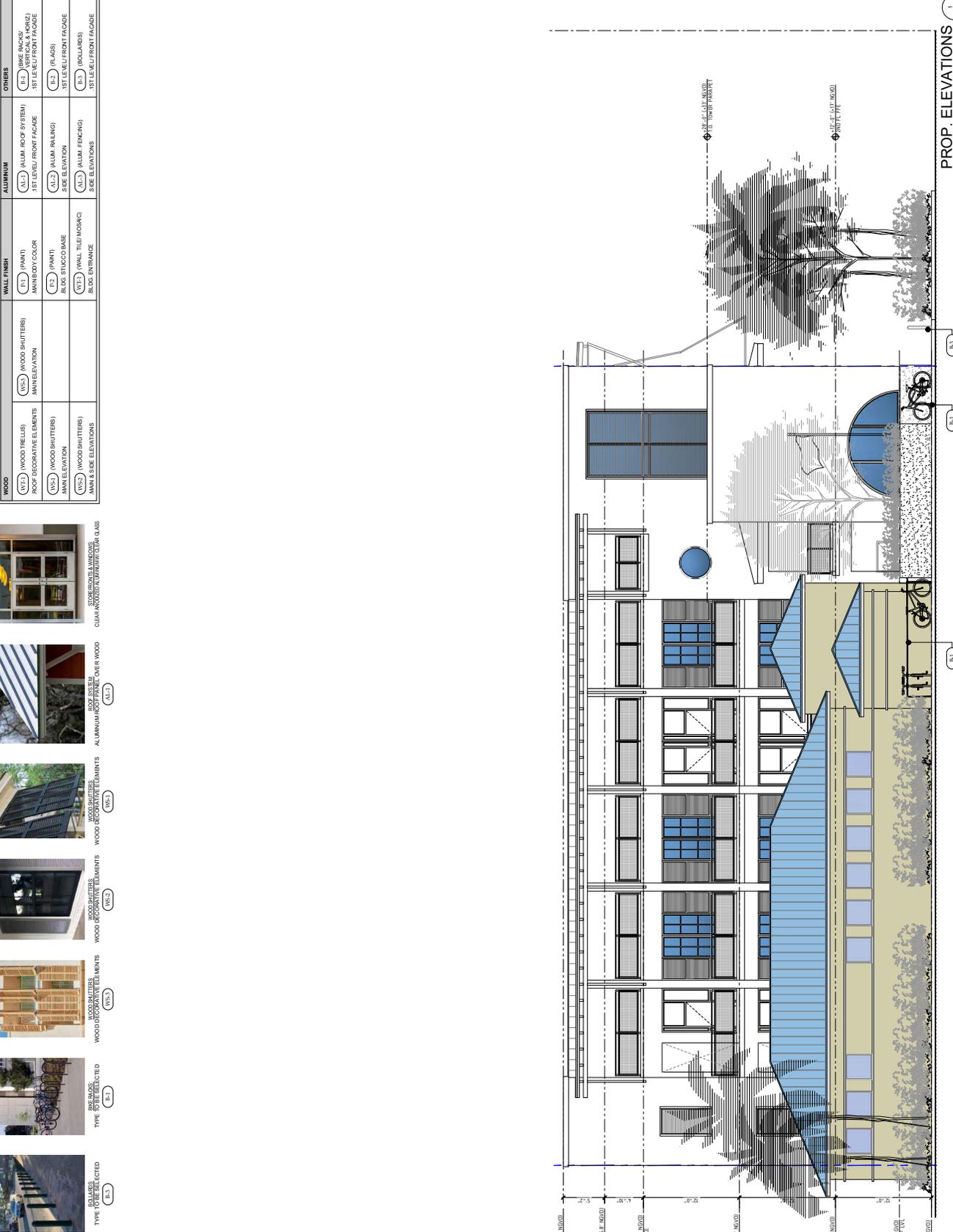
NO.	DATE	REVISION	BY

DRAWN BY: [Name]
APPROVED BY: [Name]

DATE: 07/02/24
SCALE: 3/16" = 1'-0"

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

DATE: 07/02/24
SCALE: 3/16" = 1'-0"



PROP. ELEVATIONS
1 11'-0" SCALE: 3/16" = 1'-0"
2 11'-0" SCALE: 3/16" = 1'-0"
3 11'-0" SCALE: 3/16" = 1'-0"

PROPOSED ELEVATIONS

SHEET NUMBER: A3.2
OF 30 SHEETS

DATE: 07/02/24

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

DATE: 07/02/24

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

DATE: 07/02/24

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

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 WWW.CIVICAD.COM
 AA #25803993

PROJECT:
 SOMERSET ISLAND
 PREP CHARTER
 SCHOOL ANNEX



NAME OF DEVELOPMENT:
 SOMERSET ISLAND PREP
 CHARTER SCHOOL

LOCATION:
 1906 FLAGLER AVE
 KEY WEST, FL 33040

OWNER:
 1908 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
 TRIPANIER & ASSOCIATES INC.

DEVELOPER:
 SOMERSET ISLAND PREP.

CONSULTANTS/ENGINEERS:
 CIVIL ENGINEERING
 ARCHITECTURE
 INTERIOR DESIGN
 LANDSCAPE ARCHITECTURE
 MECHANICAL/ELECTRICAL/PLUMBING
 STRUCTURAL ENGINEERING

RECE & ASSOCIATES
 ARCHITECTS
 2500 S.W. 11th Street, Suite 106
 Doral, FL 33126
 Tel: 305.593.9959
 WWW.RECEANDASSOCIATES.COM

CIVICATECH ENGINEERING, INC.
 CIVIL ENGINEERING
 10000 N.W. 11th Street, Suite 106
 Doral, FL 33126
 Tel: 305.593.9959
 WWW.CIVICATECHENGINEERING.COM

CIVICA PROJECT NO.:
 230119

ISSUED FOR:
 DRC SUBMITTAL

NO.	DATE	REVISION	BY

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APPROVED BY: _____
DATE: _____
SCALE: _____
07/2024 N.T.S.
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SHEET TITLE:
 PROPOSED
 RENDERS/
 PERSPECTIVE

SHEET NUMBER:
 A4.1 OF 30 SHEETS



PERSPECTIVE
 SCALE: N.T.S.

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 FL #22801003

PROJECT:
**SOMERSET ISLAND
 PREP CHARTER
 SCHOOL ANNEX**
 S.P. NO. 0006290-00000
 0006290-00000
 0006290-00000



NAME OF DEVELOPER:
 SOMERSET ISLAND PREP
 CHARTER SCHOOL

LOCATION:
 1906 FLAGLER AVE
 KEY WEST, FL 33040

OWNER:
 1908 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
 TRIPANIER & ASSOCIATES INC.

DEVELOPER:
 SOMERSET ISLAND PREP.

CONSULTANTS/ENGINEERS:
 CIVICA ARCHITECTURAL DESIGN REGION

ARCHITECT: CIVICA ARCHITECTURAL DESIGN REGION
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 FL #22801003

ENGINEER: REECE & ASSOCIATES
 2000 N. W. 10th Street, Suite 100
 Ft. Lauderdale, FL 33304
 Tel: 754.343.3333
 WWW.REECE-AND-ASSOCIATES.COM
 FL #22801003

GENERAL CONTRACTOR: CITRA TECH ENGINEERING, INC.
 1000 N.W. 10th Street, Suite 100
 Ft. Lauderdale, FL 33304
 Tel: 754.343.3333
 WWW.CITRATECHENGINEERING.COM
 FL #22801003

CIVICA PROJECT NO.:
 230119

ISSUED FOR:
 DRC SUBMITTAL

NO.	DATE	REVISION	BY

DRAWN BY: JL
APPROVED BY: RL
DATE: 07/2024
SCALE: N.T.S.
SEALED SIGNATURE:

REGISTERED PROFESSIONAL ENGINEER:
 REECE & ASSOCIATES, P.A.
 No. 10031600
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SHEET TITLE:
 PROPOSED
 RENDERS/
 PERSPECTIVE

SHEET NUMBER:
 A4.2 OF 30 SHEETS



PERSPECTIVE
 SCALE: N.T.S. A4.2

NAME OF DEVELOPMENT:
SOMERSET ISLAND PREP
CHARTER SCHOOL

LOCATION:
1906 FLAGLER AVE
KEY WEST, FL 33040

OWNER:
1908 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
TRIPANIER & ASSOCIATES INC.

DEVELOPER:
SOMERSET ISLAND PREP.

CONSULTANTS/ENGINEERS:
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CIVICA PROJECT NO.:
230119

ISSUED FOR:
DRC SUBMITTAL

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DRAWN BY: APPROVED BY:
JP RL

DATE: SCALE:
07/2024 N.T.S.

SEALED BY:
SEALED NUMBER:

DR. JAMES JAMES, D.A. AA
AA #20011600
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SHEET TITLE:
PROPOSED
RENDERS/
PERSPECTIVE

SHEET NUMBER:
A4.4 OF 30 SHEETS





EXTERIOR PERSP.
SCALE: 1/8" = 1'-0"



INTERIOR PERSP.
SCALE: 1/8" = 1'-0"



INTERIOR PERSP.
SCALE: 1/8" = 1'-0"



INTERIOR PERSP.
SCALE: 1/8" = 1'-0"

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PROJECT:
SOMERSET ISLAND
PREP CHARTER
SCHOOL ANNEX
1908 FLAGLER AVE
KEY WEST, FL 33040
00063450-000000
00063450-000000



NAME OF DEVELOPER:
SOMERSET ISLAND PREP
CHARTER SCHOOL

LOCATION:
1908 FLAGLER AVE
KEY WEST, FL 33040

OWNER:
1908 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
TRIPANIER & ASSOCIATES INC.

DEVELOPER:
SOMERSET ISLAND PREP.

CONSULTANTS/ENGINEERS:
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CIVICA PROJECT NO.:
230119

ISSUED FOR:
DRC SUBMITTAL

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DRAWN BY: _____
APPROVED BY: _____
IP: _____
RL: _____

DATE: 07/2024
SCALE: N.T.S.

SEALED BY: _____
SCALE: N.T.S.

DATE: _____
SCALE: N.T.S.

SHEET NUMBER:
A4.6 OF 30 SHEETS

SHEET TITLE:
PROPOSED
RENDERERS/
PERSPECTIVE

DATE: _____
SCALE: N.T.S.

SHEET NUMBER:
A4.6 OF 30 SHEETS

SHEET TITLE:
PROPOSED
RENDERERS/
PERSPECTIVE

DATE: _____
SCALE: N.T.S.

SHEET NUMBER:
A4.6 OF 30 SHEETS

SHEET TITLE:
PROPOSED
RENDERERS/
PERSPECTIVE

DATE: _____
SCALE: N.T.S.

SHEET NUMBER:
A4.6 OF 30 SHEETS

SHEET TITLE:
PROPOSED
RENDERERS/
PERSPECTIVE

DATE: _____
SCALE: N.T.S.

SHEET NUMBER:
A4.6 OF 30 SHEETS

SHEET TITLE:
PROPOSED
RENDERERS/
PERSPECTIVE

DATE: _____
SCALE: N.T.S.

SHEET NUMBER:
A4.6 OF 30 SHEETS

SHEET TITLE:
PROPOSED
RENDERERS/
PERSPECTIVE

DATE: _____
SCALE: N.T.S.

SHEET NUMBER:
A4.6 OF 30 SHEETS

SHEET TITLE:
PROPOSED
RENDERERS/
PERSPECTIVE

DATE: _____
SCALE: N.T.S.

SHEET NUMBER:
A4.6 OF 30 SHEETS

SHEET TITLE:
PROPOSED
RENDERERS/
PERSPECTIVE

DATE: _____
SCALE: N.T.S.

PLANT LEGEND

TREES

TREES AND PALMS PLANTED: TREE MARKINGS
 DOUBLE LINES INDICATE PLANTING DATE
 DOUBLE LINES INDICATE PLANTING DATE
 DOUBLE LINES INDICATE PLANTING DATE

PALMS

PALMS MARKING: COMBINATION OF CROWN AND PALM

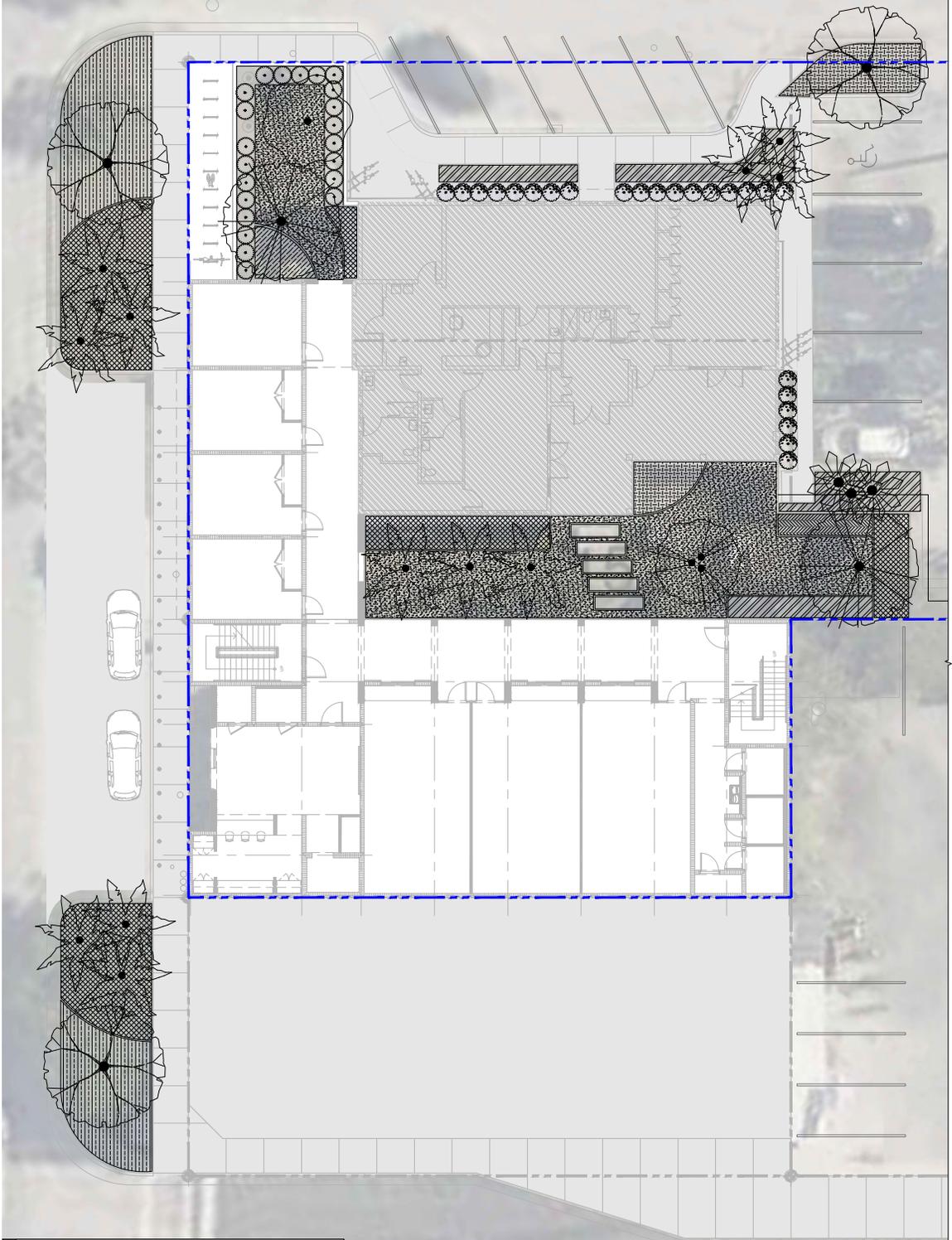
SHRUBS

SHRUBS MARKING: COMBINATION OF CROWN AND PALM
 SHRUBS MARKING: COMBINATION OF CROWN AND PALM
 SHRUBS MARKING: COMBINATION OF CROWN AND PALM
 SHRUBS MARKING: COMBINATION OF CROWN AND PALM

SOD

SOD MARKING: COMBINATION OF CROWN AND PALM

PROPERTY LINE



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 www.civica.com
 AA 122000020



PROJECT:
 SOMERSET ISLAND PREP CHARTER SCHOOL ANNEX

NAME OF DEVELOPMENT:
 SOMERSET ISLAND PREP CHARTER SCHOOL

LOCATION:
 1906 FLAGLER AVE
 KEY WEST, FL 33040

OWNER:
 1906 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
 TREPANIER & ASSOCIATES INC.

DEVELOPER:
 SOMERSET ISLAND PREP.

CONSULTANTS/ENGINEERS:
 REECE & ASSOCIATES
 1906 FLAGLER AVE
 KEY WEST, FL 33040
 TEL: 305.857.1111
 WWW.REECEANDASSOCIATES.COM

DATE: 01/11/2023
SCALE: 1/8" = 1'-0"

ISSUED FOR:
 DRC SUBMITTAL

CIVICA PROJECT No:
 230119

APPROVED BY:
 RP

DATE: 01/11/2023
RELATION:

NO.:
DATE:
RELATION:
BY:

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

SHALES/PARTURE

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SHEET TITLE:
 PROPOSED ENLARGED LANDSCAPE PLAN

SHEET NUMBER:
 LA2.0



PERSPECTIVES



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www.civica.com
AA 17-20000293

PROJECT:
SOMERSET ISLAND
PREP CHARTER
SCHOOL ANNEX



NAME OF DEVELOPMENT:
SOMERSET ISLAND PREP
CHARTER SCHOOL

LOCATION:
1906 FLAGLER AVE
KEY WEST, FL 33940

OWNER:
1908 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
TREPANIER & ASSOCIATES INC.

DEVELOPER:
SOMERSET ISLAND PREP.

CONSULTANTS/ENGINEERS:
REBECCA ASSOCIATES
ARCHITECTS & PLANNERS
10000 SW 15th St, Suite 100
Miami, FL 33186
Tel: 305.442.1100
www.rebecca.com



CIVICA PROJECT No:
230119

ISSUED FOR:
DRC SUBMITTAL

No.	DATE	REVISION	BY

DRAWN BY: JH
APPROVED BY: JS

DATE: 03/27/24
SCALE:

SIGNALS/FURNITURE

NO. AND DATES, RA. 414
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SHEET TITLE
LANDSCAPE
RENDERINGS

SHEET NUMBER
LA.2.2
OF 24 SHEETS



NAME OF DEVELOPMENT:
SOMERSET ISLAND PREP
CHARTER SCHOOL
LOCATION:
1906 FLAGLER AVE
KEY WEST, FL 33040
OWNER:
1908 FLAGLER AVE CORP.
OWNER'S AUTHORIZED AGENT:
TRIPANIER & ASSOCIATES INC.

DEVELOPER:
SOMERSET ISLAND PREP.

CONSULTANT'S ENGINEERS:
ALLEN E. REBEZ, P.E.
10000 SW 15th St., Suite 100
Miami, FL 33186
Tel: 305.444.1111
www.aer-engineers.com

ALLEN E. REBEZ, P.E.
Professional Engineer
No. 12000
State of Florida
Exp. 12/31/2024

REEBE & ASSOCIATES
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Miami, FL 33186
Tel: 305.444.1111
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TRIP TECH ENGINEERING, INC.
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Tel: 305.444.1111
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CIVICA PROJECT NO.:
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ISSUED FOR:
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NO.	DATE	REVISION	BY

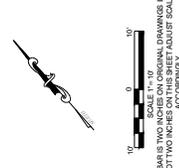
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DATE: **SCALE:**

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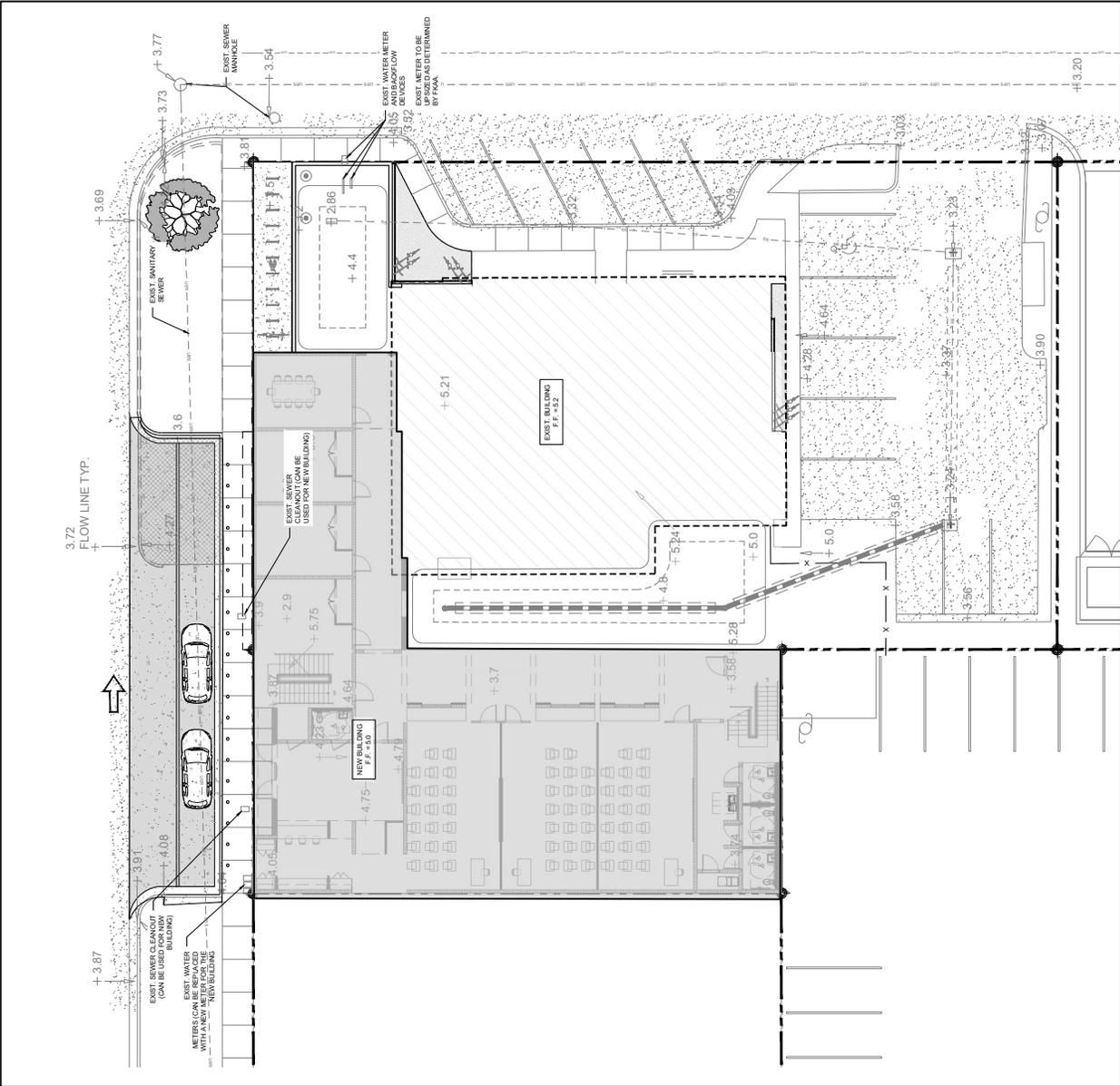
ALLEN E. REBEZ, P.E.
P.E. 12000
Professional Engineer
No. 12000
State of Florida
Exp. 12/31/2024

SHEET TITLE
CONCEPTUAL
WATER AND
SEWER PLAN
SHEET NUMBER
C-300



811
Know what's below.
Call before you dig.

- UTILITY NOTES:**
1. THE LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO OBTAIN ACCURATE INFORMATION FROM THE UTILITY OWNERS. THE CONTRACTOR SHALL OBTAIN ELEVATION IN THE FIELD. THE CONTRACTOR SHALL ANTICIPATE THAT SCANNING AND RECORDING UTILITIES AND STRUCTURES TO AVOID DAMAGING THESE FACILITIES NEAR EXISTING UTILITIES AND STRUCTURES TO AVOID DAMAGING THESE FACILITIES.
 2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF UTILITIES IN THE FIELD PRIOR TO ORDERING NEW STRUCTURES AND PRIOR TO INSTALLING ANY NEW WORK THAT CROSSES OR CONNECTS TO EXISTING UTILITY SYSTEMS.
 3. ALL WATER MAIN WORK SHALL CONFORM TO THE LATEST FLORIDA KEY AQUEDUCT AUTHORITY'S STANDARDS AND SPECIFICATIONS.
 4. ALL SEWER WORK SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF KEY WEST STANDARDS AND SPECIFICATIONS.
 5. ALL UTILITIES TO BE REPAIRED SHALL NOT BE INSTALLED UNLESS AN ASA-RECORDED AND AS-BUILT RECORD IS OBTAINED. UNRECORDED UTILITIES SHALL BE CAPPED AND LEFT IN PLACE TO ADDRESS A CONTACT. ABANDONED UTILITIES SHALL BE CAPPED AND LEFT IN PLACE.



WATER AND SEWER PLAN