

**RESOLUTION NO. 22-224**

**A RESOLUTION OF THE CITY OF KEY WEST BOARD OF ADJUSTMENT APPROVING A VARIANCE ALLOWING FOR A PROPOSED NON-HABITABLE STRUCTURE TO EXCEED THE MAXIMUM BUILDING HEIGHT BY FOUR (4) FEET ON PROPERTY LOCATED AT 5501 COLLEGE ROAD (RE #00072080-000101) WITHIN THE PUBLIC AND SEMIPUBLIC SERVICES (PS) ZONING DISTRICT, PURSUANT TO SECTION 90-395, SECTION 122-1020, AND SECTION 122-1149 OF THE LAND DEVELOPMENT REGULATIONS, AND CHARTER SECTION 1.05 OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the City of Key West Code of Ordinances Section 90-97 provides that the board of adjustment may authorize in specific cases a variance from the maximum height requirement of the land development regulations; and

**WHEREAS**, the City of Key West Charter Section 1.05(b) provides that height variance for nonhabitable purposes shall be final and not be subject to a referendum; and

**WHEREAS**, the owner/occupant of real property at 5501 College Road is the Monroe County Sheriff and the jail's existing indoor generator machinery needs to be replaced; the Sheriff has proposed to construct a free-standing structure to house the equipment; and

**WHEREAS**, the Key West Board of Adjustment (the "Board") finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district; and

**WHEREAS**, the Board finds that granting the variance requested would not confer upon the applicant special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

**WHEREAS**, the Board finds 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 or undue hardship on the applicant; and

**WHEREAS**, the Board finds that the variance requested is the minimum variance that would make possible the reasonable use of the land, building or structure; and

**WHEREAS**, the Board finds that the grant of the variance would be in harmony with the general intent and purpose of the land development regulations and that such variance would not be injurious to the area involved and otherwise detrimental to the public interest or welfare; and

**WHEREAS**, the Board finds that the applicant cannot make reasonable use of the land, building or structure without the grant of the instant variance; and

**WHEREAS**, the Board finds that the applicant has satisfied the conditions of Section 90-395 of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") and likewise met the requirements established by Code Section 90-274; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Adjustment of the City of Key West, Florida:

**Section 1.** That a variance to the 38-foot maximum building height allowed by the Flood Protection Building Height Exception under Section 122-1149(d)(1) of the Code of Ordinances of the City of Key West, Florida to the proposed 44 feet is hereby approved pursuant to City Code Sections 90-395 and 122-1149.

**Section 2.** That this approval is subject to the following conditions:

1. The proposed construction shall be consistent with the plans signed, sealed, and dated, July 11, 2022, by William P. Horn Architect, P.A. for 5501 College Road.
2. Use of the structure shall remain for non-habitable purposes.

**Section 3.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 4.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Passed and adopted by the Board of Adjustment at a meeting held this 6<sup>th</sup> day of October,  
2022.

Authenticated by the Presiding Officer and Clerk of the Board on 7<sup>th</sup> day of October,  
2022.

Filed with the Clerk on October 7, 2022.


Chairman Teri Johnston	<u>Yes</u>
Vice Chairman Samuel Kaufman	<u>Yes</u>
Commissioner Gregory Davila	<u>Yes</u>
Commissioner Mary Lou Hoover	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Billy Wardlow	<u>Absent</u>
Commissioner Jimmy Weekley	<u>Yes</u>

Passed and adopted by the Board of Adjustment at a meeting held this 6<sup>th</sup> day of October, 2022.

Authenticated by the Presiding Officer and Clerk of the Board on 7th day of October, 2022.

Filed with the Clerk on October 7, 2022.

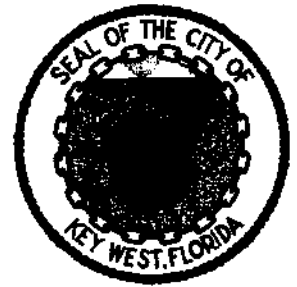
Chairman Teri Johnston	<u>Yes</u>
Vice Chairman Samuel Kaufman	<u>Yes</u>
Commissioner Gregory Davila	<u>Yes</u>
Commissioner Mary Lou Hoover	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Billy Wardlow	<u>Absent</u>
Commissioner Jimmy Weekley	<u>Yes</u>

  
TERI JOHNSTON, MAYOR

ATTEST

  
CHERYL SMITH, CITY CLERK

THE CITY OF KEY WEST  
BOARD OF ADJUSTMENT  
Executive Summary



To: Board of Adjustment

Through: Katie P. Halloran, Planning Director

From: Mario Duron, AICP, The Corradino Group

Meeting Date: October 6, 2022

Application: Variance- 5501 College Road (Re #00072080-000101)- A request for approval of a variance to exceed the maximum building height for a proposed non-habitable structure in the Public and Semipublic Services (PS) zoning district pursuant to Sections 90-395, 122-1020, and 122-1149 of the Land Development Regulations, and Charter Section 1.05 of the Code of Ordinances of the City of Key West, Florida.

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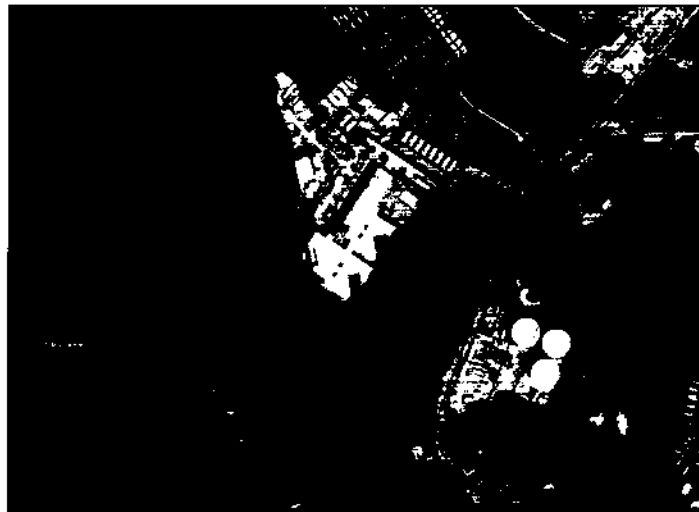
Request: The applicant is proposing to construct a 5,161 square foot non-habitable structure to accommodate the property's generators, mechanical rooms, and to provide for additional storage space. The two-story structure has a proposed height of forty-four (44) feet which exceeds the maximum height permitted in the Public and Semipublic Services zoning district and the height provisions of the Flood Protection Building Height Exception ordinance (Section 122-1149).

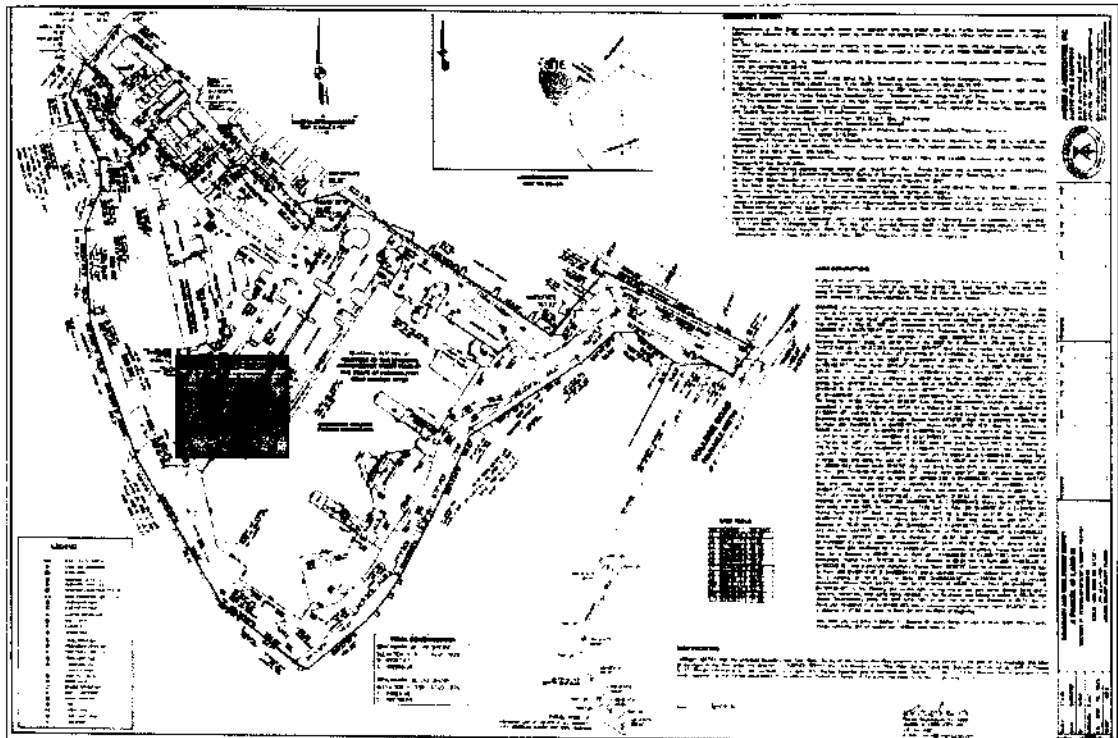
Applicant: Trepanier & Associates

Property Owner: Monroe County

Location: 5501 College Road (Re #00072080-000101)

Zoning: Public and Semipublic Services (PS) zoning district





#### Background:

The subject property at 5501 College Road is owned by Monroe County and is developed with the Monroe County Jail. Per the applicant, the generators currently housed inside the jail are nearing the end of their effective lives. The Monroe County jail is proposing to construct a non-habitable structure to house new generators and other equipment. The non-habitable structure is proposed as a 44 foot tall, two-story building, of approximately 5,161 square feet, consisting of a generator, mechanical rooms, and storage above existing parking. The location of parking spaces below the building would be adjusted to a nearby location to accommodate the building's structural support. The application is being processed in conjunction with a major development plan request. The survey above highlights the approximate location of the proposed work area in red. The aerial image below shows the current conditions of the general area of work.

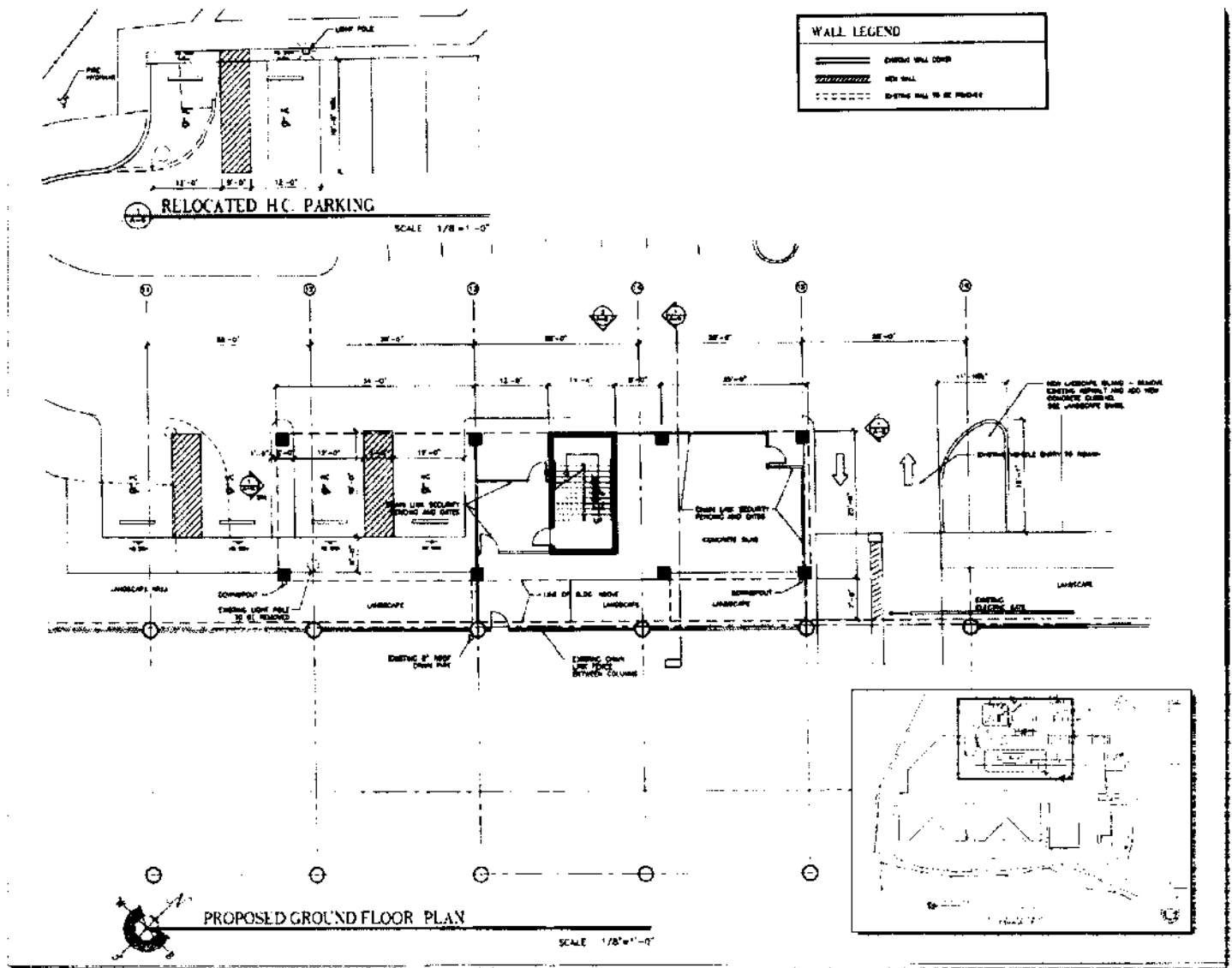
The City of Key West Code Section 90-97 provides, "The board of adjustment may authorize in specific cases a variance from the maximum height requirements of the land development regulations and Article 1.05 of the Charter of the City of Key West where the requirements of section 90-394 are met. . ." The City Charter also provides in Section 1.05(b) that height variances for nonhabitable purposes, " . . . shall be final and not be subject to referendum." This proposed height variance is for a nonhabitable generator room and exhaust pipe.



Request:

The applicant's request to construct a two-story, non-habitable structure to accommodate the site's mechanical equipment requires a variance from Section 122-1149(d)2. The proposed structure will exceed the maximum height of thirty eight (38.07) feet allowed by the zoning district and the Code's Flood Protection Building Height Exception. The proposed building will have a total height of 44 feet (43.93) feet above the crown of road.





*Proposed Site Plan*

In conjunction with the variance request, the applicant has submitted a major development plan (MDP) request for approval by the City Commission. The proposed site plan under the MDP includes the construction of the 5,161 square foot non-habitable structure over existing parking area. The proposal will displace two parking spaces that will be relocated approximately 140 feet away from their original location to an area closer to the building's entrance. The existing circular driveway will be modified to accommodate the relocated spaces. No reduction in the total parking spaces is anticipated.



Site Data:

The site data table below provides the current and proposed site data for the property. Setback requirements in the PS district are specific to principal structures. The location of the proposed structure is within the interior of the site, and while not applicable, the proposal complies with the minimum setback requirements. All dimension requirements comply except those related to height. While the PS zoning district allows for a maximum height of twenty-five (25) feet from the crown of road, the code allows a maximum building height of thirty-eight (38) feet per the Flood Protection Building Height Exception in Section 122-1149(d)2. In this instance, grade is at crown of road per updated elevation data provided by the architect on September 29, 2022. The applicant is requesting a variance to exceed the maximum height permitted by the Flood Protection Building Height Exception by two feet for the building and an additional four feet for an exhaust pipe, for a total height of forty-four feet (43.93 feet).

	CODE REQUIRED	EXISTING	PROPOSED	NOTES
Zoning	PS			
Flood Zone	VE + 13 FT			
Site Area	5,000 SF	13.94 AC		In Compliance
FAR	0.8	.70	.708	In Compliance
Front Setback*	20 FT	≥20 FT		Not Applicable for Proposed Structure
Rear Setback*	25 FT	≥25 FT		Not Applicable for Proposed Structure
Side Setback*	15 FT	≥15 FT		Not Applicable for Proposed Structure
Building Coverage	40%	25.4%	25.80%	In Compliance
Impervious Surface	60%	44.58%	44.65%	In Compliance
Open/Landscape Area	20%	55.42%	55.35%	In Compliance

\* Setback requirements are for principal structures only. \*\* Building height is measured from crown of road.

Based on the plans submitted, the proposed design would require a variance to the requirements of Section 122-1149, below. The updated elevations submitted depict a 9.07' span from grade (which is the same as crown of road per the architect) to VE-13 Flood Zone. The Section 122-1149(d)(1) provides up to four feet above this base flood elevation, which provides the applicant thirteen feet for flood relief plus twenty five feet as per the PS zoning district, for a total allowed building height of thirty eight feet from crown of road.

Sec. 122-1149. - Height.

(d) Flood Protection Building Height Exception: An exception to the building height regulations as referenced in subsection (b) above, may be permitted in cases where a building is raised above ground to meet or exceed FEMA established base flood elevation levels under the following conditions:

1. Only the equivalent measure of distance from the existing ground level, prior to infill, to the required base flood elevation of the building, and up to a maximum of

- four (4) feet above the base flood elevation, may exceed the building height regulations.
2. No exception shall result in a building height that would exceed 40 feet.

Process:

DRC Meeting (discussion item):	August 25 <sup>th</sup> , 2022
Local Appeal Period:	30 Days
City Clerk renders to DEO for review:	Up to 45 days

Staff Analysis - Evaluation:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Board of Adjustment, before granting a variance, must find all the following:

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.*

The property's use as a jail, and its location within the VE FEMA flood zone are special conditions that are peculiar to the building and land, respectively, that are not applicable to other land and structures in the same zoning district. Per the applicant, the existing jail structure is approximately 40 feet above the crown of road and this proposed addition would be the same height, with an additional single four foot high exhaust pipe. Per the Applicant, the dimensional requirements and location of the non-habitable structure are restricted to their proposed design and location, as the structure is situated to support the functionality and operations of existing jail building and facilities.

IN COMPLIANCE

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

The existing generators are nearing the end of their effective life. To house the new equipment, the Applicant is proposing a structure that responds to the site's vulnerability to flooding. The ground and first level are proposed for parking and storage, while the second level will house the mechanical equipment. However, the applicant has the option to reduce the floor-to-ceiling height of the first level to accommodate the heights needed for the ground and second level. Doing so, the structure could be developed to be compliant with the maximum height of 38 feet, but may not serve the jail operators as well.

NOT IN COMPLIANCE

3. *Special privileges not conferred. That granting the variance 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.*

Granting the variance requested will confer upon the applicant the special privilege to construct a non-habitable structure above the maximum height allowed by code.

NOT IN COMPLIANCE

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.*

Denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the PS zoning district. However, the Monroe County Sheriff's Office has identified the need to provide a new structure that will accommodate and adequately protect the new mechanical equipment to be installed.

PARTIALLY IN COMPLIANCE

5. *Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.*

The variance requested is not the minimum variance that will make possible the reasonable use of the structure. The generator and associated equipment could be located elsewhere, or the structure designed differently. However, the applicant has stated that this design is the most effective to achieve a safe, well-functioning facility.

PARTIALLY IN COMPLIANCE

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

The granting of the variance to exceed the maximum height allowed will alleviate concerns with the operation of alternate power supplies and the availability of electricity/power, especially during times of severe weather and flooding. The variance requested is not injurious nor detrimental to the public interest or welfare.

IN COMPLIANCE

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

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE

Concurrency Facilities and Other Utilities or Service (Section 108-233):

It does not appear that the requested variance will trigger any public facility or utility service capacity issues.

Pursuant to Code Section 90-395(b), the Board of Adjustment shall make factual findings regarding the following:

1. *That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.*

The Applicant has not met all of the standards established by the City Code for a variance.

2. *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.*

As of the writing of this report, Staff is not aware of any objections.

Recommendation:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, and provided that the Applicant has not met all of the standards established by the City Code for a variance, recommends the request for a variance to maximum building height be DENIED.

However, if the Board of Adjustment chooses to approve the variance application, the Planning Department recommends the following condition:

1. The proposed construction shall be consistent with the plans signed, sealed, and dated, July 11, 2022, by William P. Horn Architect, P.A. for 5501 College Road.
2. Use of the structure shall remain for non-habitable purposes.

*5501 College Road, Variance*



# APPLICATION

# Application for Variance

JM

City of Key West, Florida • Planning Department

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

Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25

(includes \$310.00 advertising/noticing fee and \$110.25 fire review fee)

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

## PROPERTY DESCRIPTION:

Site Address: 5501 College Rd., Stock Island, Key West, FL 33040

Zoning District: \_\_\_\_\_

Real Estate (RE) #: 00072080-000101

Property located within the Historic District? ☐ Yes ☒ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Owen Trepanier & Thomas Francis Siborg of Trepanier and Associates, Inc. Mailing Address: 1421 First St. #101

City: Key West State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: 305-293-8983 Fax: \_\_\_\_\_

Email: Thomas@owentrepanier.com

## PROPERTY OWNER: (if different than above)

Name: Monroe County Mailing Address: 1100 Simonton, Ste 205

City: Key West State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: c/o 305-293-8983 Fax: \_\_\_\_\_

Email: Thomas@OwenTrepanier.com

## Description of Proposed Construction, Development, and Use:

The generators of the Monroe County Jail are nearing the end of their effective lives. The Monroe County Sheriff's Office is proposing to add a generator building onsite to replace the existing failing infrastructure. The generator building is proposed as a two-story structure of approx. 5,161 sq. ft. area consisting of generator, mechanical rooms, and storage above existing parking. The location of the parking spaces below the building will be adjusted to accommodate the generator building's structural support. This application is in conjunction with a pending development plan.

WILLIAM P. HORN, ARCHITECT P.A.  
915 EATON ST  
KEY WEST, FL 33040  
PH. 305-296-8302

FIRST HORIZON BANK

4807

63-1176-676

CHECK 9008

PAY TO THE  
ORDER OF

CITY OF KEY WEST

TWO THOUSAND SIX HUNDRED TWENTY FIVE <sup>25</sup>/<sub>100</sub>

\$2,625 <sup>25</sup>/<sub>100</sub>

DOLLARS

MEMO

VARIANCE APPL. - GENERATOR BLDG.

AUTHORIZED SIGNATURE



# Application for Variance

City of Key West, Florida • Planning Department

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

**Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25**

(Includes \$310.00 advertising/noticing fee and \$110.25 fire review fee)

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Zoning District: \_\_\_\_\_

Real Estate (RE) #: 00072080-000101

Property located within the Historic District? ☐ Yes ☒ No

**APPLICANT:** ☐ Owner ☒ Authorized Representative

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The generators of the Monroe County Jail are nearing the end of their effective lives. The Monroe County Sheriff's Office is proposing to add a generator building onsite to replace the existing failing infrastructure. The generator building is proposed as a two-story structure of approx. 5,161 sq. ft. area consisting of generator, mechanical rooms, and storage above existing parking. The location of the parking spaces below the building will be adjusted to accommodate the generator building's structural support. This application is in conjunction with a pending development plan.

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

Variance to Sec. 122-1149(d)2., of the flood protection building height exception of 4 feet from the 40 feet required to 44 feet, exclusively for needed exhaust pipe and vent for the proposed generator building.

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

☒ Yes ☐ No

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

☐ Yes ☒ No

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

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

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

Revised by Applicant 07/19/2022

### Standards for Considering Variances

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

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

Special conditions exist which creates undue burden limiting the development of a new generator building on the property. The construction of the new generator building with its exhaust vent pipe is restricted in its physical location due to its functionality and operations in supporting the existing MCSO jail buildign and facility. This is peculiar to this land and not applicable to other land in the same zoning districts.

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

Conditions are not created by the applicant. The special conditions and circumstances predate current land development regulations restricting height. The proposed action of the applicant will replace the existing generators that have come to the end of their effective lifespan.

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

Special privileges will not be conferred upon the granting of the variance. The variance process is available to all property owners in the district, and if other owners attempt to construct a generator building with an exhaust vent pipe, they are entitled to the same process and consideration of fact.

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

Hardship conditions exist. The requirement to restrict building height to a maximum of 40 feet above crown of road prevents the construction of the new generator building and prevents much needed updates to the generator system at the MCSO jail facility.

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

Only the minimum variances are being requested to allow for the reasonable construction of the generator building for the MCSO jail facility.

Revised by Applicant 07/19/2022

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

The granting of this variance is not injurious to the public welfare, in fact it will allow the construction of the generator building to ensure the MCSO jail facility has adequate generators. The construction of the generator building furthers the city's goal of protecting public health and safety.

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

Existing nonconforming uses of other properties are not considered as the basis for approval.

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

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

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

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



# MONROE COUNTY SHERIFF'S OFFICE

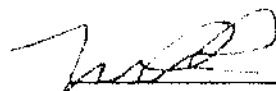
## RICHARD A. RAMSAY, SHERIFF

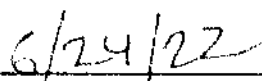
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To whom it may concern,

The existing emergency generator system at the county jail requires a substantial upgrade to ensure safe operations of this essential government facility. We intend to add two new generators to the system. We will also use this opportunity to increase the back of house storage for the facility, which has been under capacity since the facility's inception. Adding the generators and storage will not result in any change of use, addition of beds, employees or other factors impacting parking demand.

Sincerely,

  
Mike Rice, Chief  
Bureau of Administration  
Monroe County Sheriff's Office

  
(Date)



# Pre-Application Meeting Notes

City of Key West, Florida • Planning Department • 1300 White Street •  
Key West, Florida 33040 • 305-809-3764 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

Meeting Date: 05/04/2022 Zoning District: PS

Address/Location: 5501-5525 College Road

Request: Variance to height for generator exhaust pipe

Type of Application: Variance

Attendees: Mr. Bill Horn, Ms. Katie Halloran, Ms. Donna Phillips

Notes:

Pre-App Meeting Notes not provided by Planning Department

*5501 College Road, Variance*



# **AUTHORIZATION & VERIFICATION FORMS**





MCSO Generator Building  
5501-5525 College Road  
RE# 00072080-000101

**City of Key West  
Planning Department**

**Authorization Form**  
(Where Owner is a Business Entity)

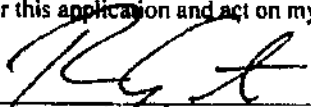
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Roman Gastesi as  
*Please Print Name of person with authority to execute documents on behalf of entity*

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

authorize William P. Horn Architect, PA & Owen Trepanier & Associates, Inc.  
*Please Print Name of Representative*

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

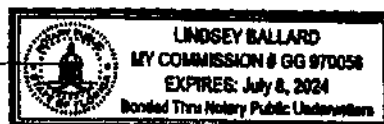
  
*Signature of person with authority to execute documents on behalf of entity owner*

Subscribed and sworn to (or affirmed) before me on this 12<sup>th</sup> day of May 2022  
*Date*

by Roman Gastesi  
*Name of person with authority to execute documents on behalf of entity owner*

☒ He/She is personally known to me or has presented \_\_\_\_\_ as identification.

L. Ballard  
*Notary's Signature and Seal*



LINDSEY BALLARD  
*Name of Acknowledger typed, printed or stamped*

GG970058  
*Commission Number, if any*



**City of Key West  
Planning Department  
Verification Form**  
(Where Applicant is an entity)

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

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

5501-5525 College Road, Key West, FL 33040

*Street address of subject property*

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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

[Signature]  
*Signature of Applicant*

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

William Horn

*date*

*Name of Applicant*

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

[Signature]  
*Notary's Signature and Seal*

Nikita L. Stange

*Name of Acknowledger typed, printed or stamped*

HH149093

*Commission Number, if any*



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

*5501 College Road, Variance*



# **WARRANTY DEED**

649610

REC 139 PAGE 2378

## Return to:

9  
Randy Ludacer, Esq.  
County Attorney  
County of Monroe  
Room 29  
3010 Fleming Street  
Key West, FL 33040

Property Appraiser's  
Parcel ID No.

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

**WARRANTY DEED**

THIS INDENTURE, made this 30th day of July, 1990  
between Norman B. Wood and Shirley P. Wood, his wife, and Bernia  
C. Papy, Jr. and Marilyn M. Papy, his wife, of the County of  
Monroe, State of Florida, Grantor, and Monroe County, a political  
subdivision of the State of Florida whose address is 3010 Fleming  
Street, Room 29, Key West, Florida 33040, Grantee.

WITNESSETH that Grantor, for and in consideration of the sum of ten  
and no/100 (\$10.00) dollars, and other good and valuable  
consideration to Grantor paid by Grantee, the receipt whereof is  
hereby acknowledged, has granted, bargained and sold to Grantee,  
and Grantee's heirs and assigns forever, the following described  
land, situate, lying and being in Monroe County, Florida, to wit:

**SEE ATTACHED EXHIBIT "A"**

Saving, excepting and reserving a perpetual easement in favor, and  
for the mutual benefit, of Grantor and Grantee, their respective  
heirs, successors and assigns for purposes of (i) ingress and  
egress, and (ii) providing and installing public and private  
utilities, including but not limited to water and sewer lines,  
electrical lines and cable television and telephone wires on, over  
and/or under the land, situate, lying and being in Monroe County,  
Florida, legally described on Exhibit "B" attached hereto.

Subject to covenants, conditions, restrictions, agreements,  
reservations and limitations of record, and subject to taxes for  
the year of closing and all subsequent years.

And Grantor does hereby fully warrant the title to said land, and  
will defend the same against the lawful claims of all persons  
whomsoever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Deed  
as of the day and year first above written.

Signed, sealed and delivered  
in our presence:

[Signature] Norman B. Wood (Seal)  
Witness as to Norman B. Wood

[Signature]  
Witness as to Norman B. Wood

[Signature] Shirley P. Wood (Seal)  
Witness as to Shirley P. Wood

[Signature]  
Witness as to Shirley P. Wood

(Signatures continued on the following page)

DB Post 26,724.50 Date 7-31-90  
MONROE COUNTY  
DANNY K. KOLMAGE, CLERK OF CT.  
[Signature]

649610

WEE 139 PAGE 2379

Witness as to Bernie C. Papy, Jr.

Bernie C. Papy, Jr. (Seal)

Witness as to Bernie C. Papy, Jr.

Witness as to Marilyn M. Papy

Marilyn M. Papy (Seal)

Witness as to Marilyn M. Papy

STATE OF FLORIDA

) SS

COUNTY OF MONROE

Before me personally appeared Norman B. Wood to me well known and known to me to be the person described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of July, 1990.

My commission expires:  
Notary Public, State of Florida  
My Commission Expires Aug. 22, 1992  
Bonded Three Year Term - Insurance Inc.

Notary Public

STATE OF FLORIDA

) SS

COUNTY OF MONROE

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

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of July, 1990.

My commission expires:  
Notary Public, State of Florida  
My Commission Expires Aug. 22, 1992  
Bonded Three Year Term - Insurance Inc.

Notary Public

STATE OF FLORIDA

) SS

COUNTY OF MONROE

Before me personally appeared Bernie C. Papy, Jr. to me well known and known to me to be the person described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of July, 1990.

My commission expires:  
Notary Public, State of Florida  
My Commission Expires Aug. 22, 1992  
Bonded Three Year Term - Insurance Inc.

Notary Public

649610

REC 1139 PAGE 2380

STATE OF FLORIDA

) SS

COUNTY OF MONROE

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

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of July, 1990.

My commission expires:

My Commission Expires Aug. 22, 1992  
Bonded thru Troy Felt - Insurance Inc.

Notary Public

RAS073090PMWCDD

649610

SHEET 139 PAGE 238

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land, formerly submerged in the Bay of Florida, and being a part of Trustee of the Internal Improvement Trust Fund of the State of Florida (TIIF) Deed Number 19725, and said parcel being in Section 27, Township 57 South, Range 25 East and in Monroe County, Florida; and said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the center line of the right of way of U. S. Highway No. 1, also known as the center line of the Florida East Coast Railroad; and the center line of the right of way of "Old Country Club Road" (OCCR), also known as Junior College Road (JCR) on these two center lines exist as of May 18, 1990, said intersection being known as Point #1 and having coordinates of N-88989.70' & E-251292.83' based on the Mercator Projection for the East Zone of Florida; and run thence N 20° 11' 57" W (all bearings in this legal description are also based on the said Mercator Projection) along the center line of the OCCR for a distance of 230.44 feet to Point #2 (N-87205.98' & E-251213.26'); thence N 82° 51' 57" W along the center line of the OCCR for a distance of 330.00 feet to Point #3 (N-87405.18' & E-250950.18'); thence N 39° 39' 57" W along the center line of the OCCR for a distance of 300.00 feet to Point #4 (N-87635.17' & E-250755.78'); thence N 30° 49' 57" W along the center line of the OCCR for a distance of 245.00 feet to Point #5 (N-87853.72' & E-250522.93'); thence N 03° 33' 57" W along the center line of the OCCR for a distance of 152.00 feet to Point #6 (N-88015.42' & E-250513.40'); thence N 19° 47' 03" E along the center line of the OCCR for a distance of 122.56 feet to Point #7 (N-88130.75' & E-250654.96'); thence N 80° 20' 57" W for a distance of 200.00 feet to Point #8 (N-88229.69' & E-250401.15'); and the SE1/4 corner of the lands described in the said TIIF Deed No. 19725; thence N 29° 39' 03" E along the SE1/4 boundary line of the lands described in the said TIIF Deed No. 19725 for a distance of 362.72 feet to Point #9 (N-89064.35' & E-250057.42') and the POINT OF BEGINNING of the parcel of land being described herein said Point of Beginning being marked by an iron pipe; thence N 63° 32' 06" W for a distance of 206.45 feet to Point #10 (N-89158.37' & E-250772.57'); thence S 40° 23' 19.5" W for a distance of 105.00 feet to Point #11 (N-89975.04' & E-250702.54'); thence S 55° 13' 32" W for a distance of 241.24 feet to Point #12 (N-89941.93' & E-250502.01') and the Approximate Mean High Tide Line of Florida Bay (MHTL); thence S 27° 02' 03" W and along the said MHTL for a distance of 179.70 feet to Point #13 (N-89781.87' & E-250420.33'); thence S 31° 02' 03" W and along the said MHTL for a distance of 137.17 feet to Point #14 (N-89654.33' & E-250349.62'); thence S 41° 02' 02" W and along the said MHTL for a distance of 103.25 feet to Point #15 (N-89556.44' & E-250281.83'); thence S 51° 32' 03" W and along the said MHTL for a distance of 145.23 feet to Point #16 (N-89495.48' & E-250167.33'); thence N 52° 27' 57" W and along the said MHTL for a distance of 193.38 feet to Point #17 (N-89513.29' & E-250013.99'); thence N 30° 27' 57" W and along the said MHTL for a distance of 315.40 feet to Point #18 (N-89555.14' & E-249854.07'); thence N 20° 27' 57" W and along the said MHTL for a distance of 289.40 feet to Point #19 (N-89147.64' & E-249785.03'); thence N 81° 32' 03" E along the said MHTL for a distance of 155.00 feet to Point #20 (N-89312.75' & E-249760.45'); thence N 16° 27' 56" E and along the said MHTL for a distance of 77.52 feet to Point #21 (N-89387.22' & E-249752.45'); thence N 18° 45' 52" W and along the said MHTL for a distance of 67.95 feet to Point #22 (N-89441.81' & E-249763.91'); thence N 14° 57' 57.5" W and along the said MHTL for a distance of 126.46 feet to Point #23 (N-89565.90' & E-249730.73'); thence N 38° 25' 33" E and along the said MHTL for a distance of 105.00 feet to Point #24 (N-89595.14' & E-249833.32'); thence S 52° 04' 36" E for a distance of 195.00 feet to Point #25 (N-89578.29' & E-249907.14') and a concrete monument; thence S 13° 10' 39" W for a distance of 22.30 feet to Point #26 (N-89583.59' & E-249902.02') and a concrete monument; thence S 44° 52' 02" E for a distance of 269.09 feet to Point #27 (N-89352.80' & E-250171.86') and a concrete monument; thence N 74° 45' 00" E for a distance of 80.26 feet to Point #28 (N-89383.96' & E-250249.30') and a concrete monument; thence S 55° 50' 29" E for a distance of 483.89 feet to Point #29 (N-89119.45' & E-250554.14') and a concrete monument; thence N 40° 23' 19" E for a distance of 157.23 feet to Point #30 (N-89239.22' & E-250755.02') and a concrete monument; thence S 63° 32' 06" E for a distance of 316.88 feet to Point #31 (N-89098.13' & E-251039.42') to the Westerly and curved right of way line of the said Junior College Road and a concrete monument, said curve being concave to the Southeast and having a radius of 984.84 feet; thence S 31° 02' 03" W along the said curved right of way line for and arc distance of 85.04 feet to Point #32 (N-89048.11' & E-251000.08') and a concrete monument; thence N 51° 32' 06" W for a distance of 47.55 feet back to Point #9 and the POINT OF BEGINNING, said parcel containing 13.943 acres (607,363 square feet), more or less.

649610

REF 139 PAGE 2382

**EXHIBIT "B"**

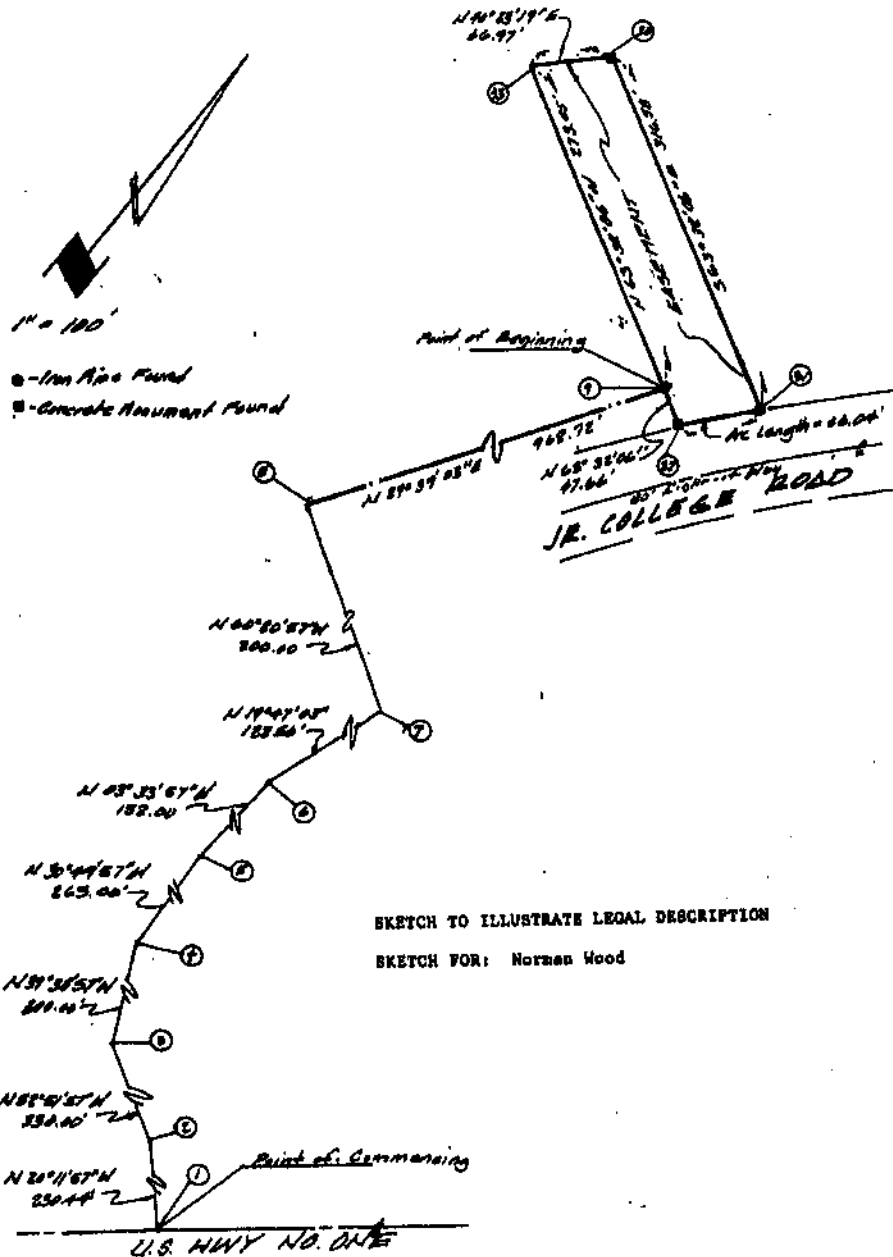


PHILLIPS & TRICE SURVEYING, INC.

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

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

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



SKETCH TO ILLUSTRATE LEGAL DESCRIPTION

**SKETCH FOR: Norman Wood**



# PHILLIPS & TRICE SURVEYING, INC.

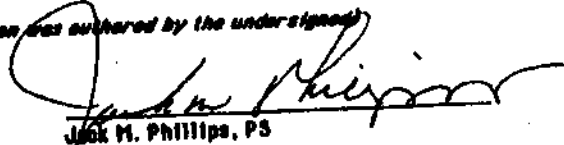
1204 SIMONTON STREET KEY WEST, FLORIDA 33040  
Tel (305)294-4747 Fax (305)294-5016

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

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

A parcel of land, formerly submerged in the Bay of Florida, and being a part of Trustee of the Internal Improvement Trust Fund of the State of Florida (TIIF) Deed Number 19725, and said parcel being in Section 27, Township 67 South, Range 26 East and in Monroe County, Florida; and said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the center line of the right of way of U. S. Highway No. 1, also known as the center line of the Florida East Coast Railroad; and the center line of the right of way of "Old Country Club Road" (OCCR), also known as Junior College Road (JCR) as these two center lines exist as of May 16, 1990, said intersection being known as Point #1 and having coordinates of N-86989.70' & E-251292.83' based on the Mercator Projection for the East Zone of Florida; and run thence N 20° 11' 57" W (all bearings in this legal description are also based on the said Mercator Projection) along the center line of the OCCR for a distance of 230.44 feet to Point #2 (N-87205.96' & E-251213.26'); thence N 52° 51' 57" W along the center line of the OCCR for a distance of 330.00 feet to Point #3 (N-87405.18' & E-250950.18'); thence N 39° 38' 57" W along the center line of the OCCR for a distance of 300.00 feet to Point #4 (N-87636.17' & E-250758.75'); thence N 30° 49' 57" W along the center line of the OCCR for a distance of 265.00 feet to Point #5 (N-87863.72' & E-250622.93'); thence N 03° 33' 57" W along the center line of the OCCR for a distance of 152.00 feet to Point #6 (N-88015.42' & E-250613.48'); thence N 19° 47' 03" E along the center line of the OCCR for a distance of 122.56 feet to Point #7 (N-88130.75' & E-250654.96'); thence N 60° 20' 57" W for a distance of 200.00 feet to Point #8 (N-88229.69' & E-250481.15') and the SE'ly corner of the lands described in the said TIIF Deed No. 19725; thence N 29° 39' 03" E along the SE'ly boundary line of the lands described in the said TIIF Deed No. 19725 for a distance of 962.72 feet to the Point #9 (N-89066.35' & E-250957.42') and the POINT OF BEGINNING of the parcel of land being described herein said Point of Beginning being marked by an iron pipe; thence N 63° 32' 06" W for a distance of 273.45 feet to Point #33 (N-89188.21' & E-250712.62'); thence N 40° 23' 19" E for a distance of 66.97 feet to Point #30 (N-89239.22' & E-250756.02') and a concrete monument; thence S 63° 32' 06" E for a distance of 316.58 feet to Point #31 (N-89096.13' & E-251039.42') to the Westerly and curved right of way line of the said Junior College Road and a concrete monument, said curve being concave to the Southeast and having a radius of 984.84 feet; thence SW'ly along the said curved right of way line for a distance of 66.04 feet to Point #32 (N-89045.11' & E-251000.08') and a concrete monument; thence N 63° 32' 06" W for a distance of 47.66 feet back to Point #9 and the POINT OF BEGINNING, said parcel containing 20725 square feet, more or less.

(The above property description was authored by the undersigned)

  
Jack M. Phillips, PS

July 20, 1990

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

SHEET TWO OF TWO SHEETS

*5501 College Road, Variance*



# BOUNDARY SURVEY

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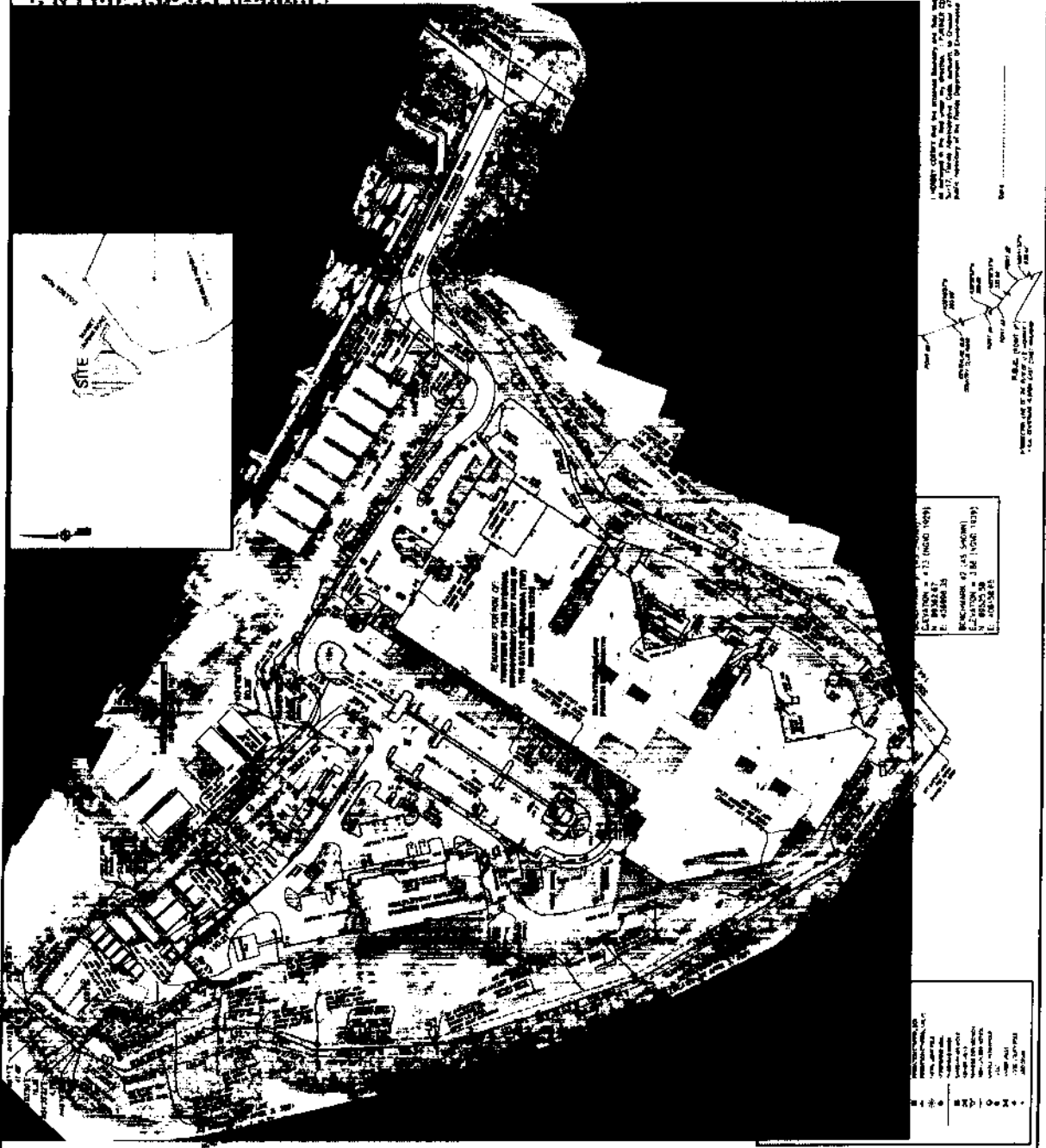
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NAME	0-90000001
DATE	9-88
BY	W.L.T.
CHARGE	44.0
DATE	9-79
REMARKS	1 OF 3

BOUNDARY AND TOTAL WATER SURVEY  
 A PARCEL OF LAND IN  
 SECTION 27, TOWNSHIP 37 NORTH, RANGE 10 EAST,  
 COUNTY OF TARRANT,  
 STATE OF TEXAS  
 JOHN, HENRY AND MARY  
 (SINGLE MEN AND WIVES)  
 BOUNDARY CORNER CORRECTED

[illegible]

*5501 College Road, Variance*



# SITE PLAN

## 4317

MCSO GENERATOR BUILDING  
5501 COLLEGE ROAD  
NEW MELB. 1, FLORIDA

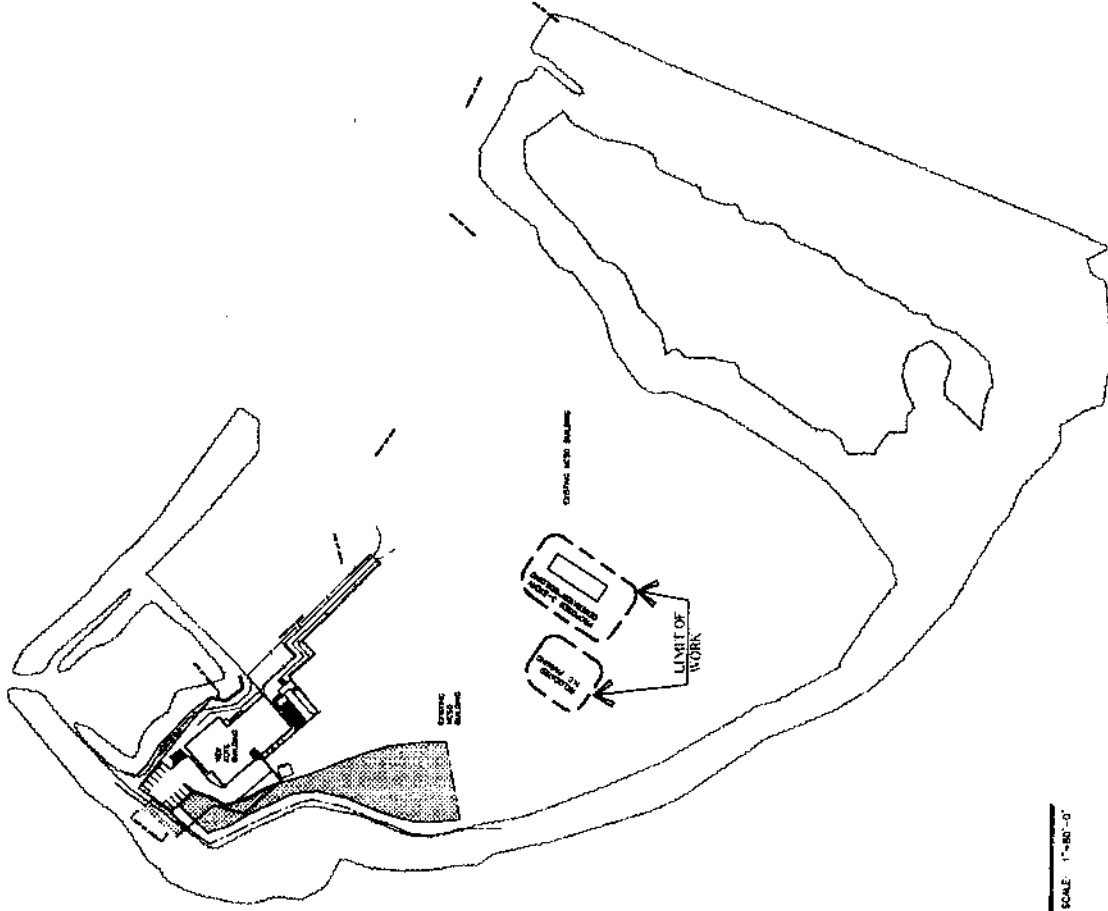
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**2.1.1**



PROPOSED OVERALL SITE PLAN

MCSO GENERATOR BUILDING  
5501 COLLEGE ROAD  
NAT WLS, FLORIDA

A-1

REDAUND WONG  
ARCHITECT P.A.

DATE: 11/1/01  
DRAWN BY: R.A.  
CHECKED BY: R.A.  
DATE: 11/1/01  
SCALE: 1\"/>

MCSO GENERATOR  
BUILDING  
5501 COLLEGE RD  
NAT WLS, FLORIDA

SCALE

DATE: 11/1/01  
DRAWN BY: R.A.  
CHECKED BY: R.A.  
DATE: 11/1/01  
SCALE: 1\"/>

DATE: 11/1/01  
DRAWN BY: R.A.  
CHECKED BY: R.A.  
DATE: 11/1/01  
SCALE: 1\"/>

DATE: 11/1/01  
DRAWN BY: R.A.  
CHECKED BY: R.A.  
DATE: 11/1/01  
SCALE: 1\"/>

DATE: 11/1/01  
DRAWN BY: R.A.  
CHECKED BY: R.A.  
DATE: 11/1/01  
SCALE: 1\"/>





WILLIAM W. MOORE  
ARCHITECT, P.A.

DATE: 12/15/22  
BY: WWM  
CHECKED: WWM  
PROJECT: 22-00000000  
SHEET: 1 OF 1

MCSO GENERATOR  
BUILDING

3501 COLLEGE RD.  
N.E. 1ST FL.

SCALE

DATE: 12/15/22  
BY: WWM  
CHECKED: WWM

PROJECT

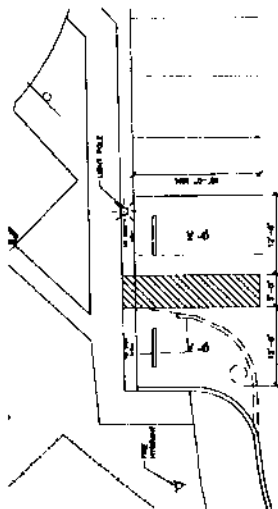
DATE: 12/15/22

BY: WWM

CHECKED: WWM

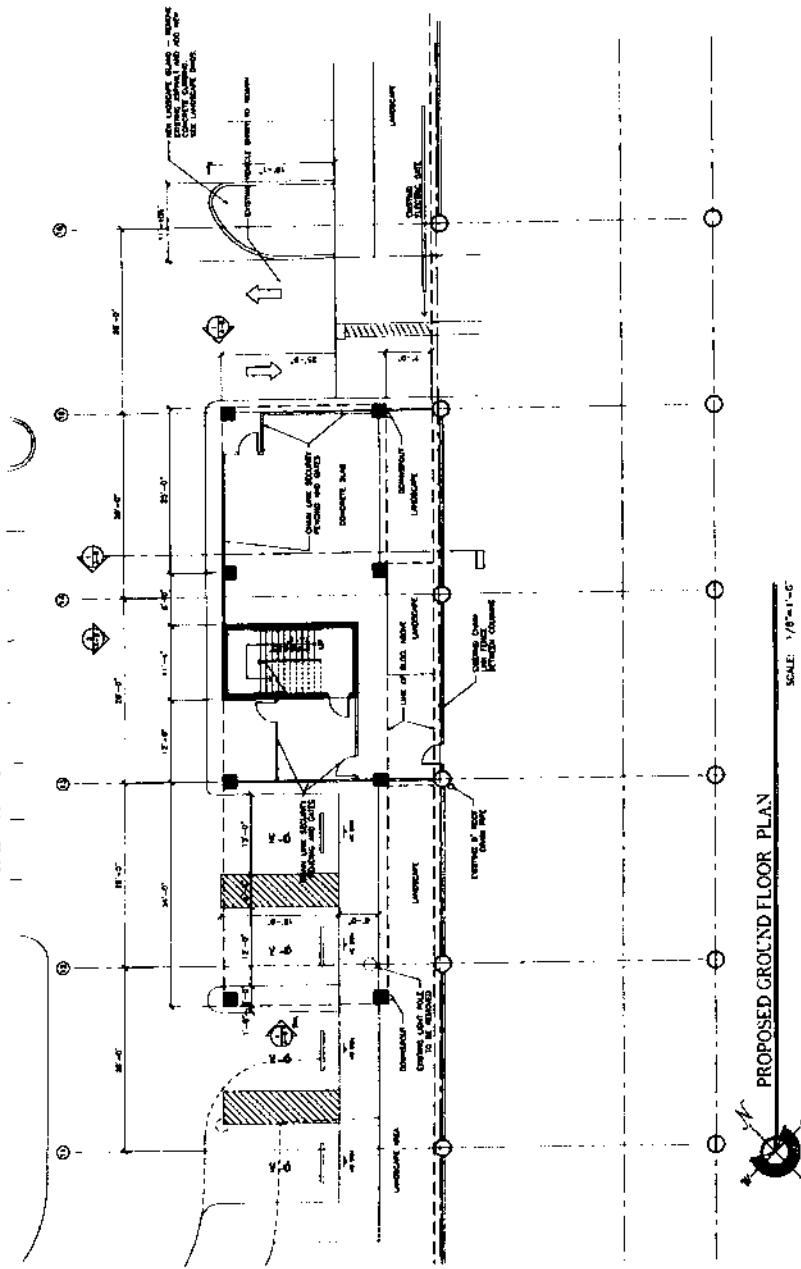


WALL LEGEND	
	Concrete Wall, Comp.
	Brick Wall
	Existing Wall to be Retained



RELOCATED HC PARKING

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



PROPOSED GROUND FLOOR PLAN

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

MCSO GENERATOR BUILDING  
3501 COLLEGE ROAD  
N.E. 1ST FL.

WILLIAM P. BOW  
ARCHITECT, P.A.

DATE: 11/11/02

BY: W.P.B.

PROJECT NO.: 02-001

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

PROJECT NO.: 02-001

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

MCSO GENERATOR  
BUILDING

3501 COLLEGE RD  
KEY WEST, FLORIDA

DATE: 11/11/02

PROJECT NO.: 02-001

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

PROJECT NO.: 02-001

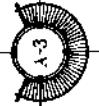
SCALE: 1/8"=1'-0"

PROJECT NO.: 02-001

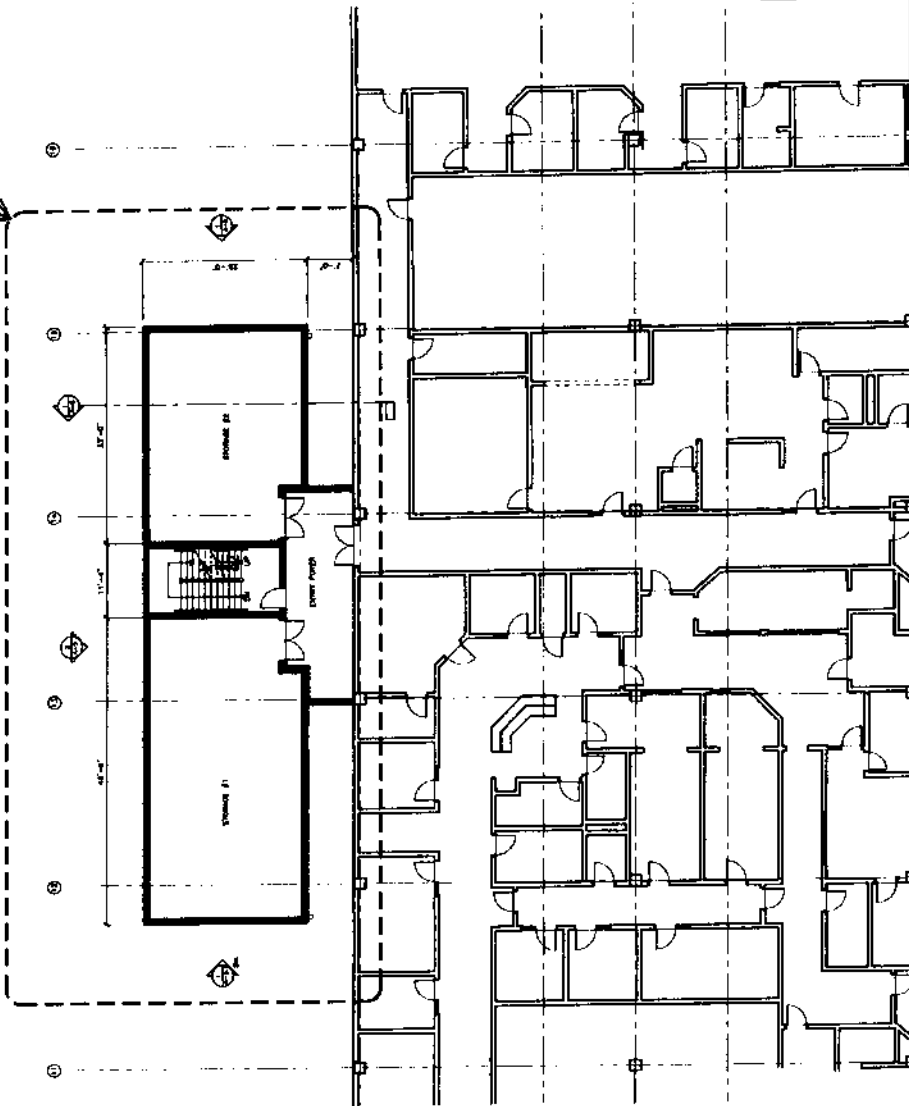
SCALE: 1/8"=1'-0"

PROJECT NO.: 02-001

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



LIMIT OF  
WORK



WALL LEGEND	
---	Exterior wall, 8" thick
---	Interior wall, 8" thick
---	Exterior wall, 12" thick
---	Exterior wall, 16" thick

PROPOSED FIRST FLOOR PLAN

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

MCSO GENERATOR BUILDING  
3501 COLLEGE ROAD  
KEY WEST, FLORIDA

И. Д. ЛУЗНИН

11.  $10^2$   $10^3$   $10^4$   $10^5$   $10^6$   $10^7$   $10^8$   $10^9$   $10^{10}$   $10^{11}$   $10^{12}$   $10^{13}$   $10^{14}$   $10^{15}$   $10^{16}$   $10^{17}$   $10^{18}$   $10^{19}$   $10^{20}$   $10^{21}$   $10^{22}$   $10^{23}$   $10^{24}$   $10^{25}$   $10^{26}$   $10^{27}$   $10^{28}$   $10^{29}$   $10^{30}$   $10^{31}$   $10^{32}$   $10^{33}$   $10^{34}$   $10^{35}$   $10^{36}$   $10^{37}$   $10^{38}$   $10^{39}$   $10^{40}$   $10^{41}$   $10^{42}$   $10^{43}$   $10^{44}$   $10^{45}$   $10^{46}$   $10^{47}$   $10^{48}$   $10^{49}$   $10^{50}$   $10^{51}$   $10^{52}$   $10^{53}$   $10^{54}$   $10^{55}$   $10^{56}$   $10^{57}$   $10^{58}$   $10^{59}$   $10^{60}$   $10^{61}$   $10^{62}$   $10^{63}$   $10^{64}$   $10^{65}$   $10^{66}$   $10^{67}$   $10^{68}$   $10^{69}$   $10^{70}$   $10^{71}$   $10^{72}$   $10^{73}$   $10^{74}$   $10^{75}$   $10^{76}$   $10^{77}$   $10^{78}$   $10^{79}$   $10^{80}$   $10^{81}$   $10^{82}$   $10^{83}$   $10^{84}$   $10^{85}$   $10^{86}$   $10^{87}$   $10^{88}$   $10^{89}$   $10^{90}$   $10^{91}$   $10^{92}$   $10^{93}$   $10^{94}$   $10^{95}$   $10^{96}$   $10^{97}$   $10^{98}$   $10^{99}$   $10^{100}$   $10^{101}$   $10^{102}$   $10^{103}$   $10^{104}$   $10^{105}$   $10^{106}$   $10^{107}$   $10^{108}$   $10^{109}$   $10^{110}$   $10^{111}$   $10^{112}$   $10^{113}$   $10^{114}$   $10^{115}$   $10^{116}$   $10^{117}$   $10^{118}$   $10^{119}$   $10^{120}$   $10^{121}$   $10^{122}$   $10^{123}$   $10^{124}$   $10^{125}$   $10^{126}$   $10^{127}$   $10^{128}$   $10^{129}$   $10^{130}$   $10^{131}$   $10^{132}$   $10^{133}$   $10^{134}$   $10^{135}$   $10^{136}$   $10^{137}$   $10^{138}$   $10^{139}$   $10^{140}$   $10^{141}$   $10^{142}$   $10^{143}$   $10^{144}$   $10^{145}$   $10^{146}$   $10^{147}$   $10^{148}$   $10^{149}$   $10^{150}$   $10^{151}$   $10^{152}$   $10^{153}$   $10^{154}$   $10^{155}$   $10^{156}$   $10^{157}$   $10^{158}$   $10^{159}$   $10^{160}$   $10^{161}$   $10^{162}$   $10^{163}$   $10^{164}$   $10^{165}$   $10^{166}$   $10^{167}$   $10^{168}$   $10^{169}$   $10^{170}$   $10^{171}$   $10^{172}$   $10^{173}$   $10^{174}$   $10^{175}$   $10^{176}$   $10^{177}$   $10^{178}$   $10^{179}$   $10^{180}$   $10^{181}$   $10^{182}$   $10^{183}$   $10^{184}$   $10^{185}$   $10^{186}$   $10^{187}$   $10^{188}$   $10^{189}$   $10^{190}$   $10^{191}$   $10^{192}$   $10^{193}$   $10^{194}$   $10^{195}$   $10^{196}$   $10^{197}$   $10^{198}$   $10^{199}$   $10^{200}$   $10^{201}$   $10^{202}$   $10^{203}$   $10^{204}$   $10^{205}$   $10^{206}$   $10^{207}$   $10^{208}$   $10^{209}$   $10^{210}$   $10^{211}$   $10^{212}$   $10^{213}$   $10^{214}$   $10^{215}$   $10^{216}$   $10^{217}$   $10^{218}$   $10^{219}$   $10^{220}$   $10^{221}$   $10^{222}$   $10^{223}$   $10^{224}$   $10^{225}$   $10^{226}$   $10^{227}$   $10^{228}$   $10^{229}$   $10^{230}$   $10^{231}$   $10^{232}$   $10^{233}$   $10^{234}$   $10^{235}$   $10^{236}$   $10^{237}$   $10^{238}$   $10^{239}$   $10^{240}$   $10^{241}$   $10^{242}$   $10^{243}$   $10^{244}$   $10^{245}$   $10^{246}$   $10^{247}$   $10^{248}$   $10^{249}$   $10^{250}$   $10^{251}$   $10^{252}$   $10^{253}$   $10^{254}$   $10^{255}$   $10^{256}$   $10^{257}$   $10^{258}$   $10^{259}$   $10^{260}$   $10^{261}$   $10^{262}$   $10^{263}$   $10^{264}$   $10^{265}$   $10^{266}$   $10^{267}$   $10^{268}$   $10^{269}$   $10^{270}$   $10^{271}$   $10^{272}$   $10^{273}$   $10^{274}$   $10^{275}$   $10^{276}$   $10^{277}$   $10^{278}$   $10^{279}$   $10^{280}$   $10^{281}$   $10^{282}$   $10^{283}$   $10^{284}$   $10^{285}$   $10^{286}$   $10^{287}$   $10^{288}$   $10^{289}$   $10^{290}$   $10^{291}$   $10^{292}$   $10^{293}$   $10^{294}$   $10^{295}$   $10^{296}$   $10^{297}$   $10^{298}$   $10^{299}$   $10^{300}$   $10^{301}$   $10^{302}$   $10^{303}$   $10^{304}$   $10^{305}$   $10^{306}$   $10^{307}$   $10^{308}$   $10^{309}$   $10^{310}$   $10^{311}$   $10^{312}$   $10^{313}$   $10^{314}$   $10^{315}$   $10^{316}$   $10^{317}$   $10^{318}$   $10^{319}$   $10^{320}$   $10^{321}$   $10^{322}$   $10^{323}$   $10^{324}$   $10^{325}$   $10^{326}$   $10^{327}$   $10^{328}$   $10^{329}$   $10^{330}$   $10^{331}$   $10^{332}$   $10^{333}$   $10^{334}$   $10^{335}$   $10^{336}$   $10^{337}$   $10^{338}$   $10^{339}$   $10^{340}$   $10^{341}$   $10^{342}$   $10^{343}$   $10^{344}$   $10^{345}$   $10^{346}$   $10^{347}$   $10^{348}$   $10^{349}$   $10^{350}$   $10^{$

WIND GENERATOR  
BUILDING

DATE	TIME	DOOR
11-22-74		
12-2-74		

**Abstract**

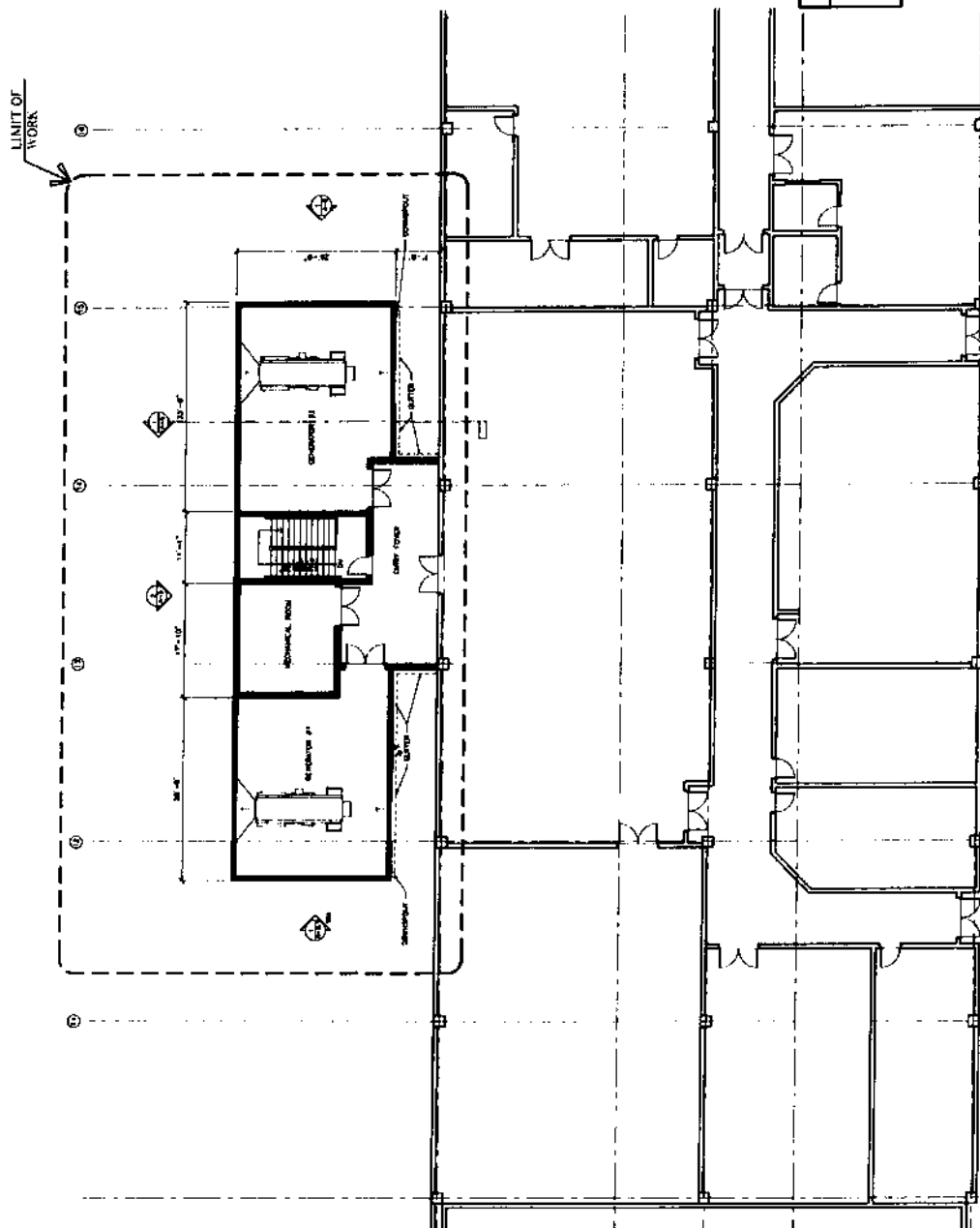
Page 2 of 2

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NOT  
LAWYER

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[illegible]

PROPOSED SECOND FLOOR PLAN

DATE 1/8/10 TIME

**MCISO GENERATOR BUILDING**  
3501 COLLEGE ROAD  
KATY, TEXAS 77450

WILLIAM P. HORN  
ARCHITECT, P.A.

3-5 (AYTA 57)

2575 473

## Fluorimetry

**TEAM**

iii

54-467-916 731

DATE: \_\_\_\_\_

• 55: 11

**MCSO GENERATOR  
BUILDING**

5501 COLLEGE RD.  
MARTIN, FLORIDA.

15

**D. H.**

07 13 2011

07 11 20

## DEFINITIONS

**REGISTRATION**

**DRYV'S BY**

CAB

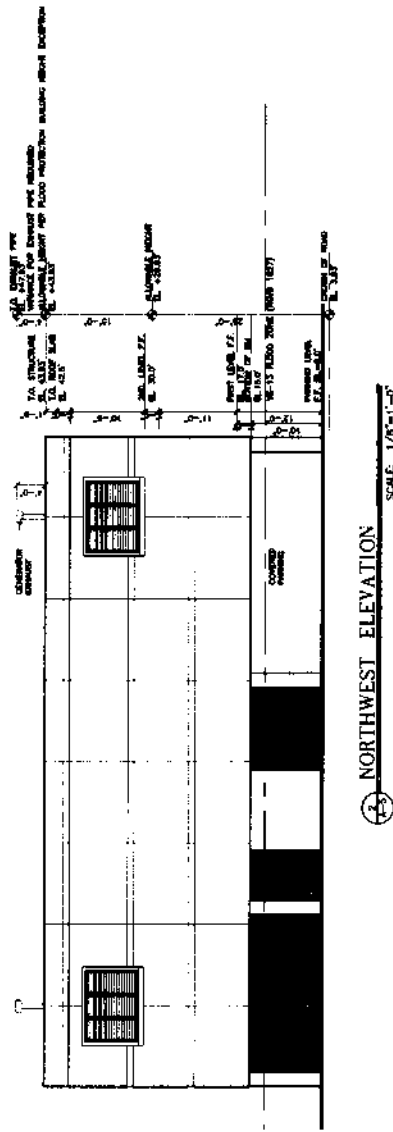
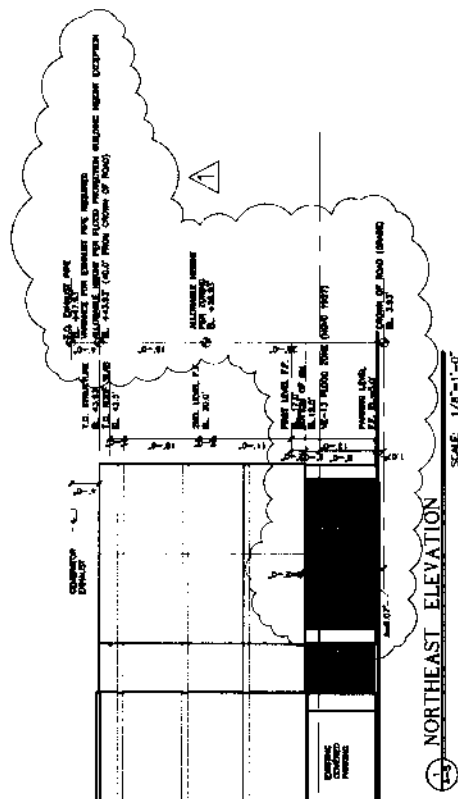
**ENV**

## PROJECT

**Abstract**

2133

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**MCSO GENERATOR BUILDING**  
5501 COLLEGE ROAD  
KEY WEST FLORIDA

WILLIAM P. HORN  
ARCHITECT, P.A.

15. COTTON ST  
 16. 16. 17.  
 18. 19. 20. 21.  
 22. 23. 24. 25.

100-100000 4X 731

[illegible]

**MC50 GENERATOR BUILDING**

5501 COLLEGE RD.  
LOS ANGELES 24, CALIF.

743

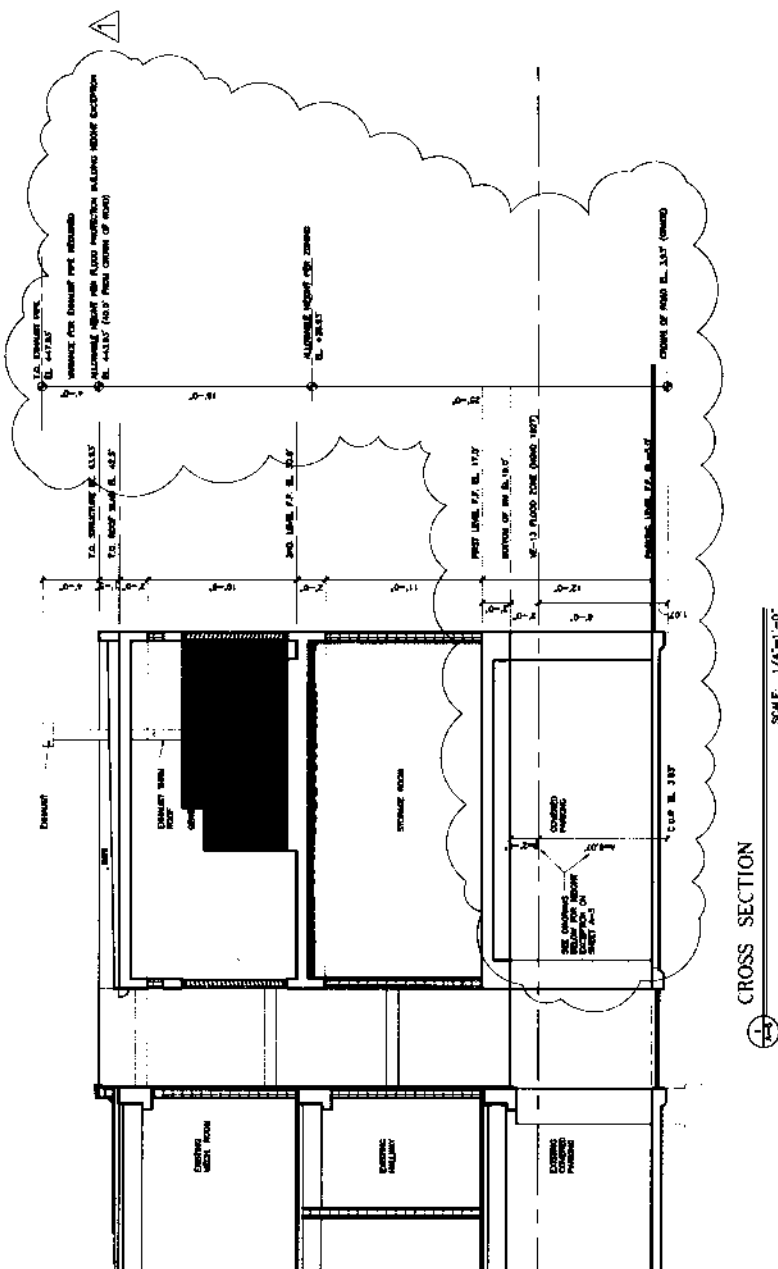
DATE	DATE	DATE
01-17-2022	01-17-2022	01-17-2022
01-17-2022	01-17-2022	01-17-2022

REVISIONS \_\_\_\_\_ 09'29'22 REV'D HEIGHT

DATE IN	07
CAB	
ENIA	
PROJECT NUMBER	2131

A-6

**MC SO GENERATOR BUILDING**  
5501 COLLEGE ROAD  
NEW WEST, FLORIDA



WILLIAM HORN  
OWNER

DATE: 10/1/00  
BY: [Signature]  
TITLE: [Signature]  
DATE: 10/1/00  
BY: [Signature]  
TITLE: [Signature]

MCSO GENERATOR  
BUILDING  
3501 COLLINS RD  
FORT LAUDERDALE, FL 33308

SCALE: \_\_\_\_\_

DATE: 10/1/00  
BY: [Signature]  
TITLE: [Signature]

DATE: 10/1/00  
BY: [Signature]  
TITLE: [Signature]

DATE: 10/1/00  
BY: [Signature]  
TITLE: [Signature]

DATE: 10/1/00  
BY: [Signature]  
TITLE: [Signature]



NOTES: TYPE I-B CONSTRUCTION TYPE SPRINKLED  
ALL WALLS TO BE 2-HOUR FIRE RATED MASONRY  
BLOCK/CONCRETE WALL.  
ALL DOORS TO BE 1 1/2 HOUR FIRE RATED  
B-LABEL DOORS W/CLOSURES TYP.  
ALL FLOORS TO BE 2-HOUR FIRE RATED CONCRETE  
FLOORS  
ROOF TO BE 1-HOUR FIRE RATED CONCRETE ROOF.

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

SECTION	DESCRIPTION	DETAILS	REMARKS	DATE
1	GENERAL BUILDING REQUIREMENTS	GENERAL BUILDING REQUIREMENTS	GENERAL BUILDING REQUIREMENTS	CHAPTER 1
2	MECHANICAL REQUIREMENTS	MECHANICAL REQUIREMENTS	MECHANICAL REQUIREMENTS	CHAPTER 2
3	ELECTRICAL REQUIREMENTS	ELECTRICAL REQUIREMENTS	ELECTRICAL REQUIREMENTS	CHAPTER 3
4	PLUMBING REQUIREMENTS	PLUMBING REQUIREMENTS	PLUMBING REQUIREMENTS	CHAPTER 4
5	MECHANICAL EQUIPMENT	MECHANICAL EQUIPMENT	MECHANICAL EQUIPMENT	CHAPTER 5
6	ELECTRICAL EQUIPMENT	ELECTRICAL EQUIPMENT	ELECTRICAL EQUIPMENT	CHAPTER 6
7	PLUMBING EQUIPMENT	PLUMBING EQUIPMENT	PLUMBING EQUIPMENT	CHAPTER 7
8	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 8
9	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 9
10	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 10
11	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 11
12	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 12
13	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 13
14	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 14
15	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 15
16	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 16
17	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 17
18	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 18
19	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 19
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26	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 26
27	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 27
28	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 28
29	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 29
30	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 30
31	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 31
32	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 32
33	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 33
34	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 34
35	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 35
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37	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 37
38	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 38
39	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 39
40	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 40
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42	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 42
43	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 43
44	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 44
45	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 45
46	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 46
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50	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 50
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53	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 53
54	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 54
55	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 55
56	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 56
57	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 57
58	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 58
59	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 59
60	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 60
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63	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 63
64	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 64
65	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 65
66	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 66
67	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 67
68	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 68
69	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 69
70	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 70
71	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 71
72	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 72
73	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 73
74	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 74
75	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 75
76	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 76
77	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 77
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80	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 80
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82	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 82
83	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 83
84	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 84
85	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 85
86	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 86
87	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 87
88	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 88
89	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 89
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91	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 91
92	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 92
93	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 93
94	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 94
95	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 95
96	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	ELECTRICAL SYSTEMS	CHAPTER 96
97	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 97
98	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	MECHANICAL SYSTEMS	CHAPTER 98
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100	PLUMBING SYSTEMS	PLUMBING SYSTEMS	PLUMBING SYSTEMS	CHAPTER 100

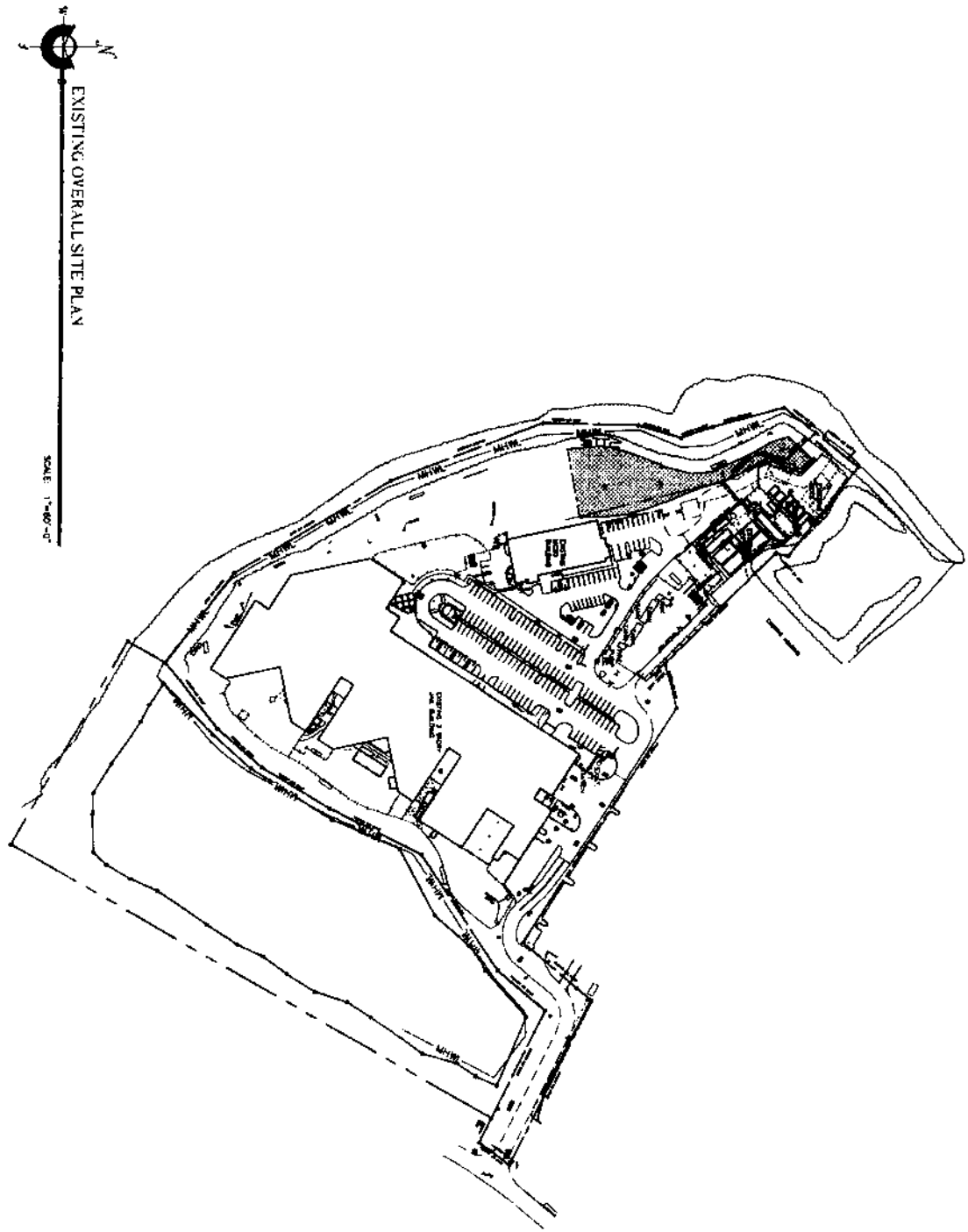
MCSO GENERATOR BUILDING  
3501 COLLINS ROAD  
FORT LAUDERDALE, FL 33308



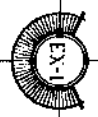








MCSO GENERATOR BUILDING  
 5301 COLLEGE ROAD  
 N. MYRTLE BEACH, FLORIDA



WILLIAM F. HORN  
 ARCHITECT, P.A.  
 1000 N. MYRTLE BEACH BLVD.  
 SUITE 100  
 N. MYRTLE BEACH, FL 33560  
 PHONE: 407-851-1111  
 FAX: 407-851-1112  
 E-MAIL: W.F.HORN@WILLIAMF.HORN.COM  
 PROJECT NO. 2000-0001  
 DRAWING NO. 2000-0001-001  
 DATE: 10/10/00  
 BY: W.F.H.  
 CHECKED: W.F.H.  
 DESIGNED: W.F.H.  
 SCALE: 1"=60'-0"

WILLIAM P. HUGHES  
PRESIDENT

09158424

1153

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1994.

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1000

MACOSGLSERATOR  
BUILDING

STANLEY COLLEGE, MD

•

10-13-2024  
 00:00:00

1570-1571

## References

44

Plum, Ky

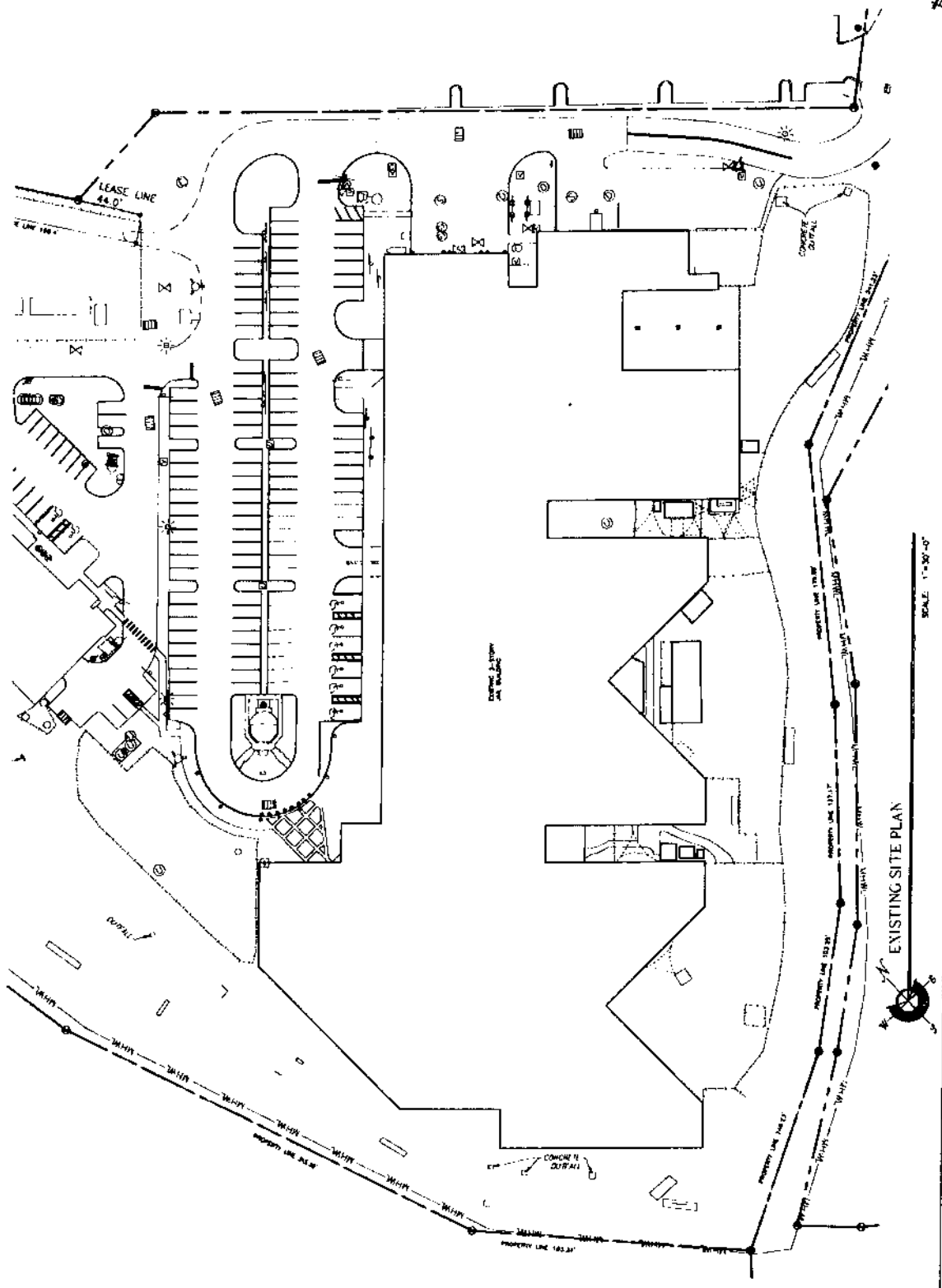
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**MAY 7**

19

**515**

15



SCALE: 1" = 30' - 0"

**MCISO GENERATOR BUILDING**  
5301 COLLEGE ROAD  
KEY WEST, FLORIDA

WILLIAM P. HORN  
JRNTEXT, P. 5.

111

• 1990-1991

11. 40-100

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1000

**MUSEO GENERALI OR  
BILDING**

NEW COLLEGE RD.  
NEW YORK - PL 2340

424

4173

26.11.1

227-11-1

**FOR VISITORS**

100

24

### Ph.3

## RESULTS

**2116**

2-X3

EXISTING GROUND FLOOR PLAN

SCAL E 1/8"=1'-0"

**MCISO GENERATOR BUILDING**  
3501 COLLEGE ROAD  
N.W. WEST, FLORIDA

WILLIAM HORN  
ARCHITECT P.A.

PROJECT NO.

DATE

BY

REVISION

DATE

BY

REVISION

DATE

BY

REVISION

MCSO GENERATOR  
BUILDING

3501 COLLEGE RD  
KEY WEST, FL 34601

DATE

BY

REVISION

DATE

BY

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DATE

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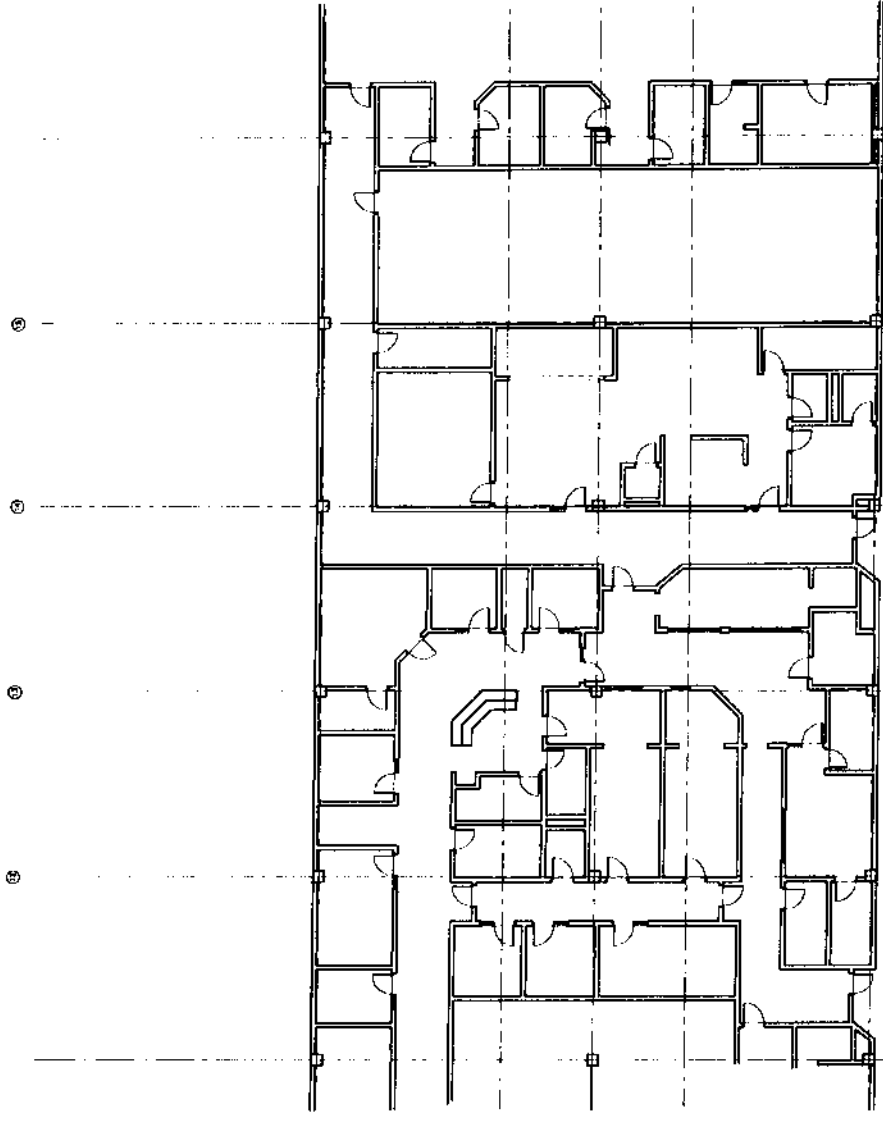


MCSO GENERATOR BUILDING  
3501 COLLEGE ROAD  
KEY WEST, FLORIDA



EXISTING FIRST FLOOR PLAN

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



WILLIAM P. HORN  
ARCHITECT, P.A.

DATE: 10/1/04  
DRAWN BY: J. HORN  
CHECKED BY: J. HORN  
SCALE: 1/8" = 1'-0"

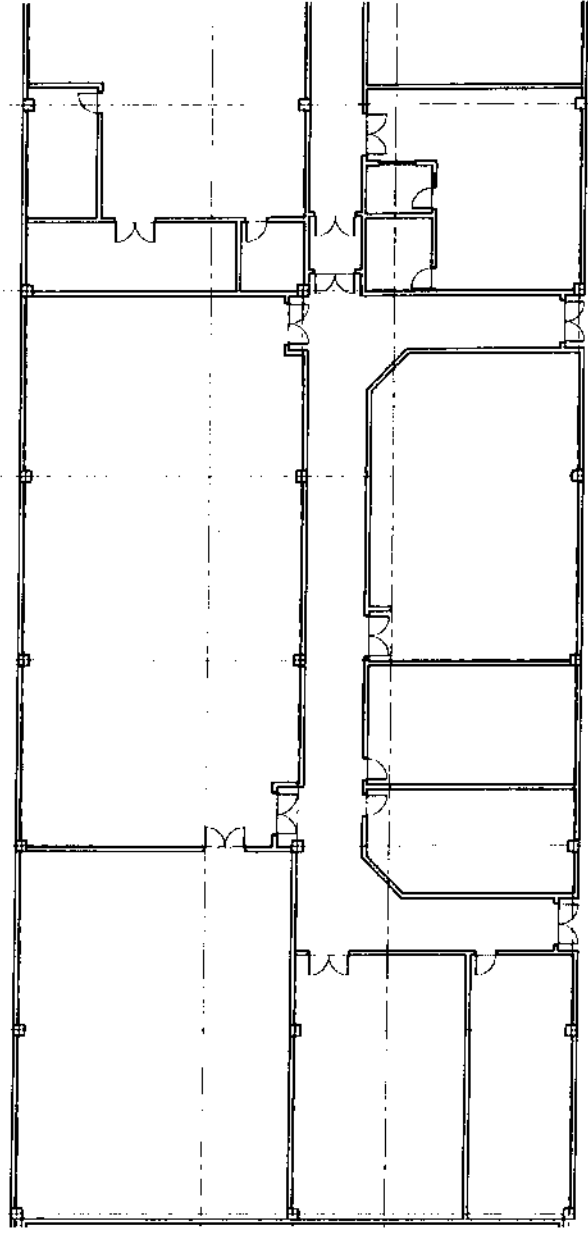
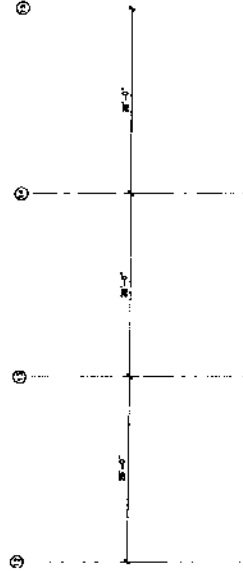
MCSO GENERATOR  
BUILDING  
3501 COLLEGE RD.  
ALBUQUERQUE, NM 87106

SEAL

DATE: 10/1/04  
DRAWN BY: J. HORN  
CHECKED BY: J. HORN  
SCALE: 1/8" = 1'-0"

DATE: 10/1/04  
DRAWN BY: J. HORN  
CHECKED BY: J. HORN  
SCALE: 1/8" = 1'-0"

DATE: 10/1/04  
DRAWN BY: J. HORN  
CHECKED BY: J. HORN  
SCALE: 1/8" = 1'-0"

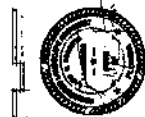


EXISTING SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

MCSO GENERATOR BUILDING  
3501 COLLEGE ROAD  
ALBUQUERQUE, NEW MEXICO

EX-4





## EXISTING VEGETATION

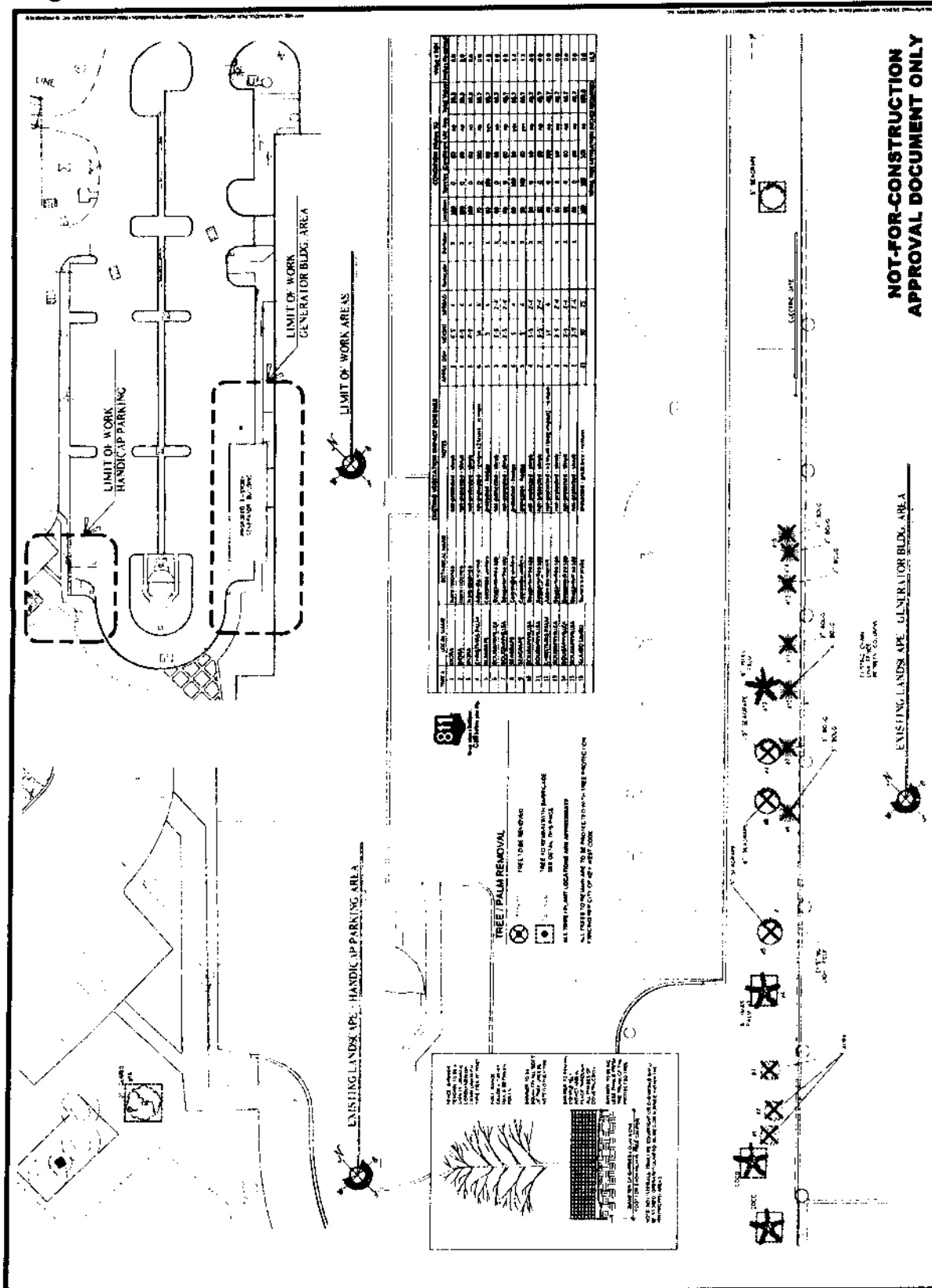
DATE: 7.13.22

**CONSTRUCTION  
DOCUMENTS**

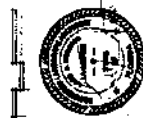
1-9

**COLEMAN, JIM**

2







## LANDSCAPE PLAN

DATE: 7.13.22

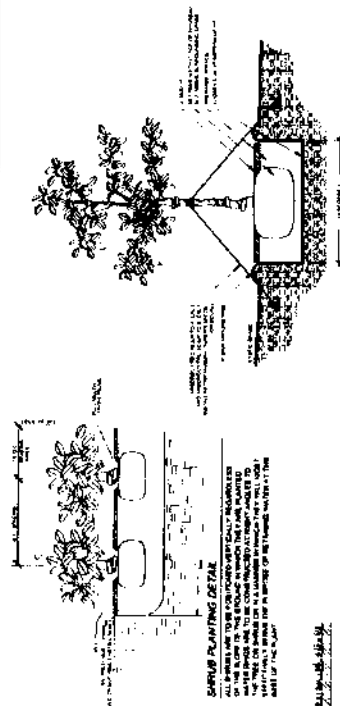
**CONSTRUCTION  
DOCUMENTS**

1.2  
44444444 1.2-4

JOB # 10794 2133  
JOB # 2306 DRAWING BY LAM

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

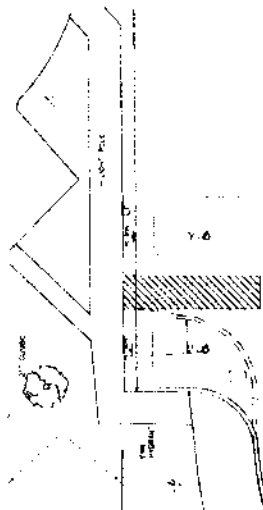
## PROPOSED LANDSCAPE - GENERATOR BLDG. AREA



**FREE PLANTING DETAIL**



**SCOTT W. STANLEY**

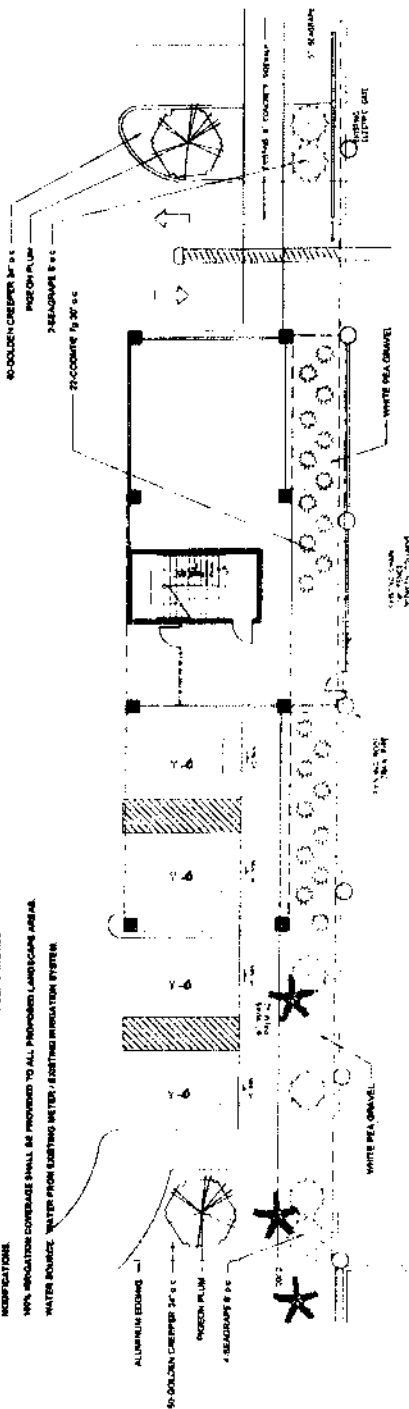


HANDICAP PARKING AREA LANDSCAPE:

[illegible]

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

WATER BOUNDARY, EXCEPT FOR ALL PROPOSED LANDSCAPE AND



*5501 College Road, Variance*



# PROPERTY RECORD CARD

# **qPublic.net™** Monroe County, FL

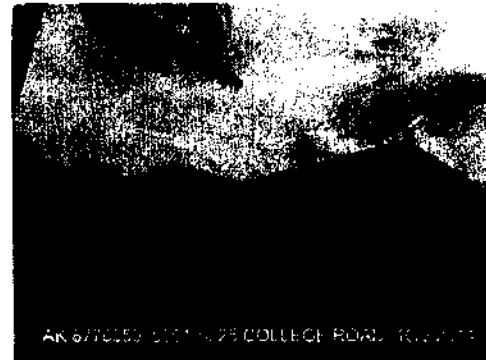
## Disclaimer

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

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

## Summary

Parcel ID 00072080-000101  
 Account# 8776659  
 Property ID 8776659  
 Millage Group 10KW  
 Location 5501 COLLEGE Rd, NORTH STOCK ISLAND  
 Address  
 Legal 27 67 25 PARCEL OF FILLED BAY BTM (NORMAN ISLAND) (13.94 AC) G52-522(I;  
 Description DEED 19725) OR1139-2378/2383  
 (Note: Not to be used on legal documents.)  
 Neighborhood 31200  
 Property COUNTY (8600)  
 Class  
 Subdivision  
 Sec/Twp/Rng 27/67/25  
 Affordable No  
 Housing



## Owner

MONROE COUNTY  
 1100 Simonton St  
 Ste 205  
 Key West FL 33040

## Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$68,652,015	\$68,652,015	\$68,652,015	\$68,652,015
+ Market Misc Value	\$262,213	\$262,213	\$262,213	\$262,213
+ Market Land Value	\$26,347,553	\$26,347,553	\$26,347,553	\$26,347,553
= Just Market Value	\$95,261,781	\$95,261,781	\$95,261,781	\$95,261,781
= Total Assessed Value	\$95,261,781	\$95,261,781	\$95,261,781	\$95,261,781
- School Exempt Value	(\$95,261,781)	(\$95,261,781)	(\$95,261,781)	(\$95,261,781)
= School Taxable Value	\$0	\$0	\$0	\$0

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRONT (100W)	607.22640	Square Foot	0	0

## Buildings

Building ID	44227	Exterior Walls	CUSTOM	
Style		Year Built	1993	
Building Type	COUNTY BLDGS A / 86A	Effective Year Built	2003	
Gross Sq Ft	405053	Foundation		
Finished Sq Ft	271397	Roof Type		
Stories	5 Floor	Roof Coverage		
Condition	GOOD	Flooring Type		
Perimeter	5979	Heating Type		
Functional Obs	0	Bedrooms	0	
Economic Obs	0	Full Bathrooms	0	
Depreciation %	23	Half Bathrooms	0	
Interior Walls		Grade	600	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	129.022	0	0
OPX	EXC OPEN PORCH	4.634	0	0
FLA	FLOOR LIV AREA	271.397	271.397	0
TOTAL		405.053	271.397	0

Building ID	44228	Exterior Walls	CUSTOM	
Style		Year Built	1995	
Building Type	COUNTY BLDGS A / 86A	EffectiveYearBuilt	2003	
Gross Sq Ft	39362	Foundation		
Finished Sq Ft	28818	Roof Type		
Stories	5 Floor	Roof Coverage		
Condition	GOOD	Flooring Type		
Perimeter	1518	Heating Type		
Functional Obs	0	Bedrooms	0	
Economic Obs	0	Full Bathrooms	0	
Depreciation %	23	Half Bathrooms	0	
Interior Walls		Grade	600	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	10,544	0	0
FLA	FLOOR LIV AREA	28,818	28,818	0
TOTAL		39,362	28,818	0

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1992	1993	1	1276 SF	2
TILE PATIO	1992	1993	1	1550 SF	5
ASPHALT PAVING	1992	1993	1	15615 SF	2
CONC PATIO	1992	1993	1	30732 SF	2
CH LINK FENCE	1992	1993	1	7600 SF	1
ASPHALT PAVING	1994	1995	1	25388 SF	2
BRICK PATIO	1994	1995	1	3088 SF	3
CH LINK FENCE	1995	1996	1	4352 SF	1
LC UTIL BLDG	1996	1997	1	100 SF	1
ASPHALT PAVING	1996	1997	1	960 SF	2
WATER FEATURE	1999	2000	1	1 UT	2

## Sales

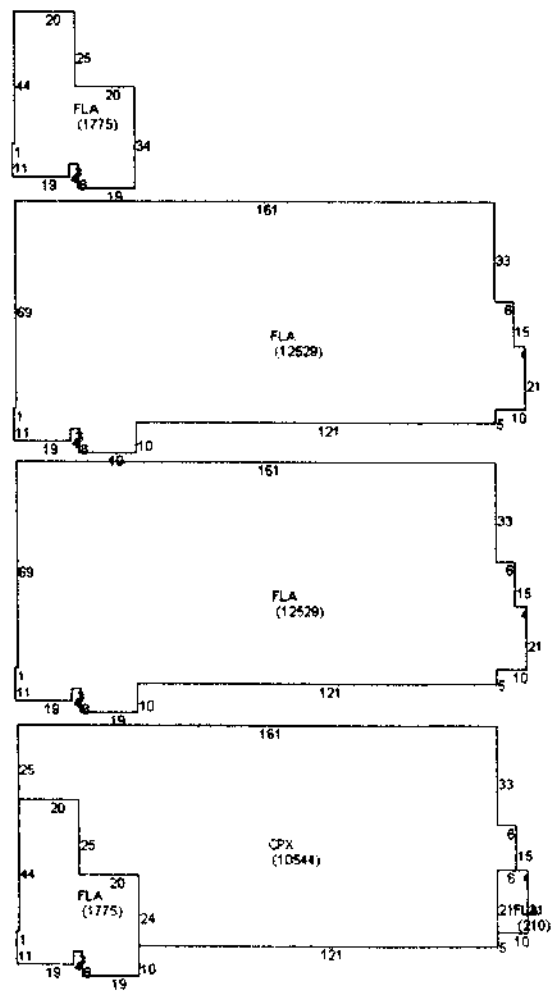
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/1/1990	\$4,858,904	Warranty Deed		1139	2378	U - Unqualified	Vacant

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2021-0287	2/8/2021	2/12/2021	\$14,300	Commercial	REPLACE EXISTING FIRE PUMP CONTROLLER
BLD2019-3462	9/26/2019	12/17/2019	\$34,000	Commercial	Replace existing lights, switches and outlets.
BLD2019-2108	6/27/2019	1/16/2020	\$350,000	Commercial	Interior alteration/ renovation of 2700-sq-ft portion of existing storage area for proposed new sleeping relaxation area for Detention center employees/ staff
BLD2019-1261	4/15/2019	1/17/2020	\$274,725	Commercial	Replace drywall damaged by hurricane Irma, replace ceiling tiles and polish concrete floors
BLD2019-0979	3/14/2019	7/10/2019	\$8,000	Commercial	2 white dade county approved impact and wind load rated accordion shutters
BLD2018-0686	3/12/2019		\$10,000	Commercial	Build 10.5'x16'x10' concrete slabs, set and secure 10-1000# Propane tanks (8-- Gals ea). Run underground gas line to existing system.
BLD2018-1575	12/11/2018	5/28/2019	\$2,000	Commercial	Disconnect electrical service to buildings being demolished.
BLD2018-1091	11/19/2018	3/11/2019	\$78,000	Commercial	NEW WALL, REMOVE OLD WALLS NEW DOOR AND SIDELIGHTS NEW CABINETS, WORK AREAS TO BE SHOWER AREA AND BREAK ROOM. N.O.C. REQUIRED. GH
BLD2018-1092	11/19/2018	3/29/2019	\$7,000	Commercial	RELOCATE EYE WASH. RELOCATED EXISTING SINK AND TIE IN. WORK AREAS TO BE SHOWER AREA AND BREAK ROOM. N.O.C. REQUIRED. GH 3/21/2019 1:41:12 PM Garys plumbing signed on to this permit 03-21-2019
BLD2018-1093	11/19/2018	3/29/2019	\$8,000	Commercial	RELOCATE LIGHT FIXTURES LIGHT SWITCHES AND WALL OUTLETS. ADD NEW LIGHT. WORK AREAS TO BE SHOWER AREA AND BREAK ROOM. N.O.C. REQUIRED. GH
18-00001404	4/2/2018		\$35,000	Commercial	REMOVE DRYWALL AFFECTED BY HURRICANE IRMA AROUND WINDOW APPROX 15,000 SF MORE SHEETROCK COULD BE REMOVED DEPENDING ON MOLD.
17-00005166	12/13/2017	1/16/2020	\$238,500	Commercial	ROOF REPLACEMENT - APPROX 12,200 SF. NOC REQ. (JOB).
17-2951	7/27/2017	7/27/2019	\$197,000	Commercial	Replace 3000' LF of existing fence under the MCSO jail facility. Job includes the removal of existing fencing and the installation of new fence in the exact location and height as original fence. N.O.C. EXEMPT.
16-3643	9/29/2016	4/16/2017	\$51,580	Commercial	DIRECT REPLACEMENT OF TWO L.P. GAS FIRED APPLIANCE TWO MODEL/PNCV1500 WATER HEATERS CONNECT TO EXISTING L.P. GAS WATER AND FUEL STACK. INTERIOR BOILER. N.O.C. EXEMPT
15-5152	1/25/2016	2/5/2017	\$5,500	Commercial	4' TALL RANCH STYLE WOOD FENCING WITH RANCH STYLE GATES.

14-4085	9/2/2014	5/14/2017	\$4,989	Commercial	INSTALLING THREE (3) TON STRAIGHT COOL MITSUBISHI A.C. UNIT DUCTLESS. ** MC ** NEED FILE NOTICE OF COMMENCEMENT
14-0500	4/28/2014	4/27/2016	\$5,000	Commercial	ADA ACCESSIBILITY UPGRADES, REWORKING EXISTING PARKING AND CURBING TO PROVIDE COMPLAINT ACCESS ROUTE AND RAMP SYSTEM TO FRONT ENTRANCE OF BUILDING. ADA ACCESSIBILITY CODE COMPLIANCY WILL REQUIRE NEW SIGNAGE, COMPLIANT PARKING AND COMPLIANT APPROACH OF ENTRANCE OF BUILDING.
14-0503	4/28/2014	4/27/2016	\$10,000	Commercial	ADA ACCESSIBILITY UPGRADES, REWORKING EXISTING PARKING AND CURBING TO PROVIDE COMPLAINT ACCESS ROUTE AND RAMP SYSTEM TO FRONT ENTRANCE OF BUILDING. ADA ACCESSIBILITY CODE COMPLIANCY WILL REQUIRE NEW SIGNAGE, COMPLIANT PARKING AND COMPLIANT APPROACH OF ENTRANCE OF BUILDING.
13-1545	4/20/2013		\$28,750	Commercial	AT THE GROUND LEVEL OF THE 3RD STORY BUILDING REPLACE THE SYSTEM MAIN BRANCH LINES, HANGERS, FIRE SPRINKLERS, ONE FOR ONE AS CURRENTLY DUST ALLED. (NINETY NINE 99 HEADS)
13-0536	2/15/2013		\$7,750	Commercial	REPAIR KITCHEN FIRE SUPPRESSION SYSTEMS INCLUD. HYDROSTATIC TESTING & CYLINDER REPLACEMENT
13-0476	2/8/2013		\$1,800	Commercial	INSTALL 2 CONDUIT TO RUN FIBER FROM EXISTING TELCO ROOM INSIDE BUILDING TO NEMA BOX ON ROOF OF BUILDING.
12-2814	8/8/2012		\$14,000	Commercial	RESTRIPING OF EXISTING H.C. STALLS
12-2816	8/8/2012		\$8,600	Commercial	RESTRIPING EXISTING ADA H.C. STALLS, ADDING SIGNAGE, DEMO EXISTING CURBS AND RE-POURING TO MAKE ADA COMPLIANT
12-2818	8/8/2012		\$11,800	Commercial	RE-STRIP OF EXISTING ADA H.C. STALLS, ADDING SIGNAGE - FLUSH OUT PAVER AREAS
12-1364	4/17/2012		\$2,236	Commercial	REPLACE BURNED OUT METER CAN ALONG WITH NEW RISER CONDUIT TO COMPLY WITH KES.
12-0594	2/23/2012		\$90,500		CONVERT EMPTY ROOM TO A MULTI-PURPOSE BATHROOM, INSTALL WINDOWS, ACCESS DOORS 24" WALL FRAMING, 90SF DRYWALL, 200SF PAINTING.
12-0595	2/23/2012		\$1,000	Commercial	RENOVATION OF MULTI- PURPOSE ROOM. RELOCATION OF LAMPS, SWITCHES AND RECEPTACLES.
12-0595	2/23/2012		\$1,000	Commercial	RENOVATION OF MULTI PURPOSE ROOM. RELOCATION OF LAMPS, SWITCHES AND RECEPTACLES.
12-0596	2/23/2012		\$1,000	Commercial	INSTALL ONE (1) BATH EXHAUST FAN
12-0597	2/23/2012		\$34,498	Commercial	INSTALL (1) SHOWER, (2) WATER CLOSETS, (1) LAVATORY.
12-0597	2/23/2012		\$34,498	Commercial	INSTALL SEVEN NEW FIXTURES, TWO WATER CLOSETS, TWO LAVATORIES, ONE WATER HEATER, ONE JANITOR SINK AND ONE BI-LEVEL WATER COOLER AS PER PLANS.
11-4552	12/13/2011		\$1,000	Commercial	INSTALL CONCRETE SLAB
11-2788	8/3/2011		\$624,200	Commercial	REMOVE EXISTING SINGLE PLY ROOF SYSTEM & INSTALL NEW FULLY ADHERED SINGLE PLY SYSTEM.
11-2116	7/13/2011		\$49,792	Commercial	INSTALL NEW UNDERGROUND SUPPLY & RETURN FUEL PIPING FROM GENERATOR TO TANK. INSTALL NEW TRANSITION SUMP IN PARKING GARAGE TO TRANSIT TO DOUBLE WALL UNDERGROUND PIPING TO STEEL ABOVE GROUND PIPING
11-1575	5/13/2011		\$2,400	Commercial	EXCHANGE 3' X 3' LTE. ELECTRICAL EQUIPMENT CABINET ON EXISTING TOWER SITE FOR UPGRADE TO 4G SERVICE AS PER PLANS.
11-0386	3/10/2011		\$5,000	Commercial	CHANGE EXISTING ANTENNAS AND INSTALL NEW UNIT EQUIPMENT CABINET AS PER PLANS
11-0388	3/10/2011		\$4,300	Commercial	RUN ELECTRICAL FOR CHANGING ANTENNAS & INSTALLING NEW UNITS EQUIPMENT CABINET AS PER PLANS
09-3270	10/16/2009		\$11,500	Commercial	PROVIDE AN EXPANSION OF THE FIRE ALARM SYSTEM TO COVER THE BUILD OUT AREA ON FLOOR 2 ZONE C (BUNK ROOM). PROVIDE ALL PARTS & LABOR NECESSARY HARDWARE & SOFTWARE FOR EXPANSION OF THE FA SYSTEM
09-2490	8/13/2009		\$19,000	Commercial	REPLACE (2) SERVICE ROLLING DOORS
07-4086	8/28/2007	8/28/2007	\$76,313	Commercial	FM 200 SYSTEM
07-3660	8/24/2007	8/28/2007	\$5,000	Commercial	ELECTRICAL DEMO ONLY (CRIME LAB).
07-2806	6/20/2007	6/9/2009	\$4,000	Commercial	REPLACE TWO EXISTING DISCONNECTS FOR COOLING TOWER
05-0325	2/2/2005	6/16/2017	\$15,000	Commercial	INSTALL 400AMP TRANSFER SWITCH
04-2577	8/2/2004	12/3/2004	\$1,500	Commercial	NEW WATER PUMP
04-2106	6/25/2004	12/3/2004	\$18,000	Commercial	ELECTRIC
04-1971	6/15/2004	12/3/2004	\$4,800	Commercial	ELECTRIC&REFRIGERATION
04-1777	6/3/2004	12/3/2004	\$91,900	Commercial	REPLACE ROOF CONDENSER
04-1591	5/17/2004	12/3/2004	\$4,800	Commercial	INSTALL 5-TON A/C
04-0957	3/26/2004	12/3/2004	\$120,000	Commercial	BUILD SAFE ZONE
03-4297	1/6/2004	12/3/2004	\$1,500	Commercial	INSTALL TWO SHEDS
03-4111	12/8/2003	7/23/2003	\$116,000	Commercial	REPLACE BOILER SYSTEM
02-2861	11/19/2002	7/23/2003	\$7,500	Commercial	INSTALL WIRELESS COMMUNAT
02-2160	8/27/2002	11/22/2002	\$2,220	Commercial	INSTALL DOOR
01-3785	11/28/2001	7/21/2003	\$1,500	Commercial	INSTALL SHED
00-3920	7/27/2001	7/21/2003	\$2,400		ANTENNAS
01-1504	4/11/2001	7/21/2003	\$1,000		INSTALL PARTITION WALL
00-2870	9/26/2000	7/21/2003	\$47,220		DEMO
00-1447	5/26/2000	7/21/2003	\$3,500		INSTALL A/C
9902236	6/29/1999	12/31/1999	\$600	Commercial	PARTITION
9901975	6/14/1999	12/31/1999	\$500	Commercial	ELECTRICAL
9803292	10/21/1998	12/31/1999	\$2,000	Commercial	FOUNTAIN
9802457	8/28/1998	11/30/1998	\$80,000	Commercial	COMM ANTENNA LATTICE

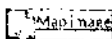




Photos



Map



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