

# Monroe County Chiller

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521 Thomas Street


## Minor Development Plan & Variance



# Location





An aerial photograph of a residential area in Key West, Florida. The image shows several houses with white roofs and walls, surrounded by green lawns and trees. Property boundaries are outlined in green. A specific parcel is highlighted with a yellow square and a red 'A' inside it. This parcel is located near two large white circular structures, possibly water tanks. The text 'Key West' is written in a stylized font in the center of the image. A dark grey box with the text 'FKAA Parcel' is in the bottom left corner. Various lot numbers are visible, including 10090, 10110, 10080, 12940, and 12960.

**Key West**

FKAA Parcel

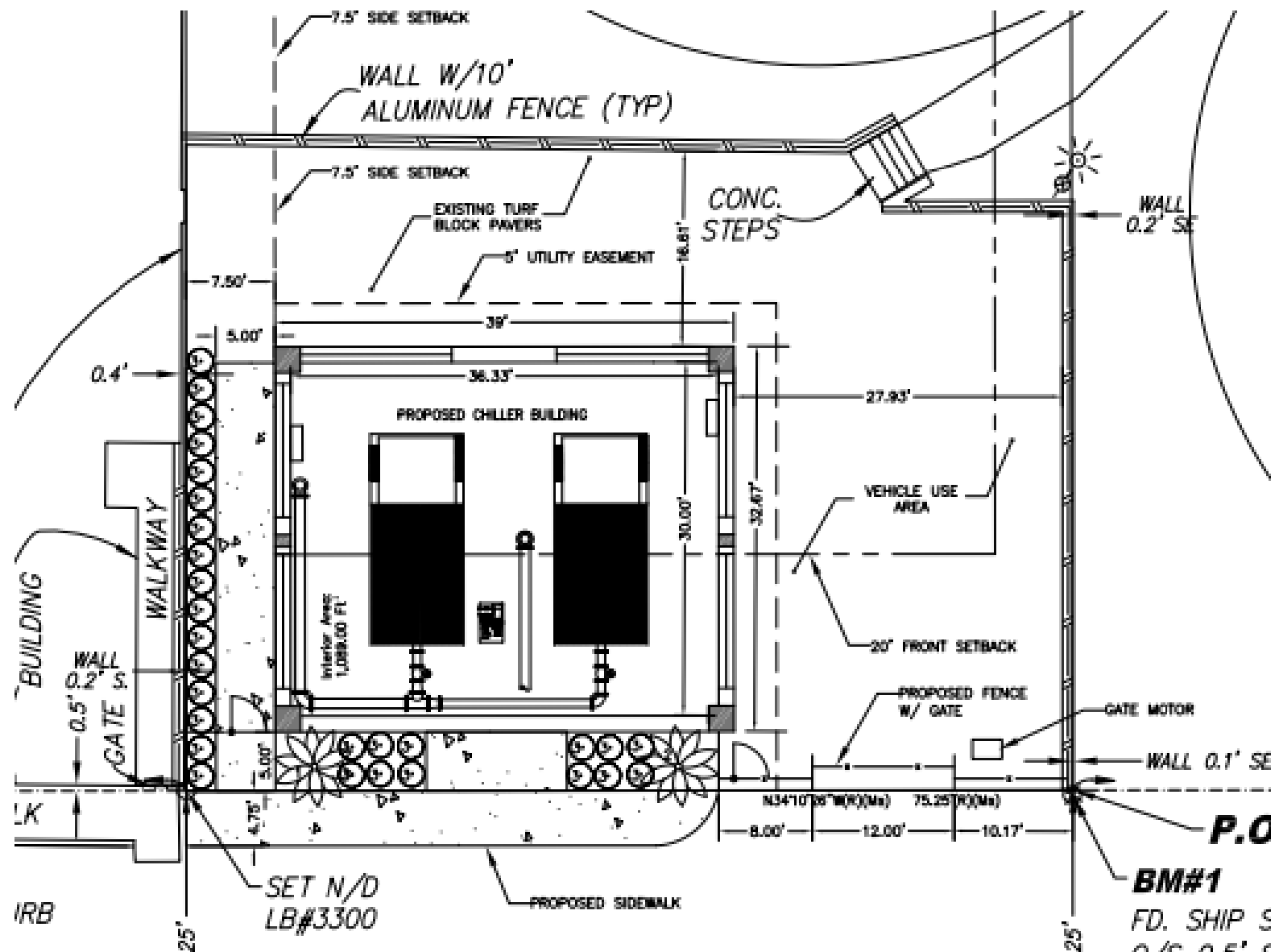


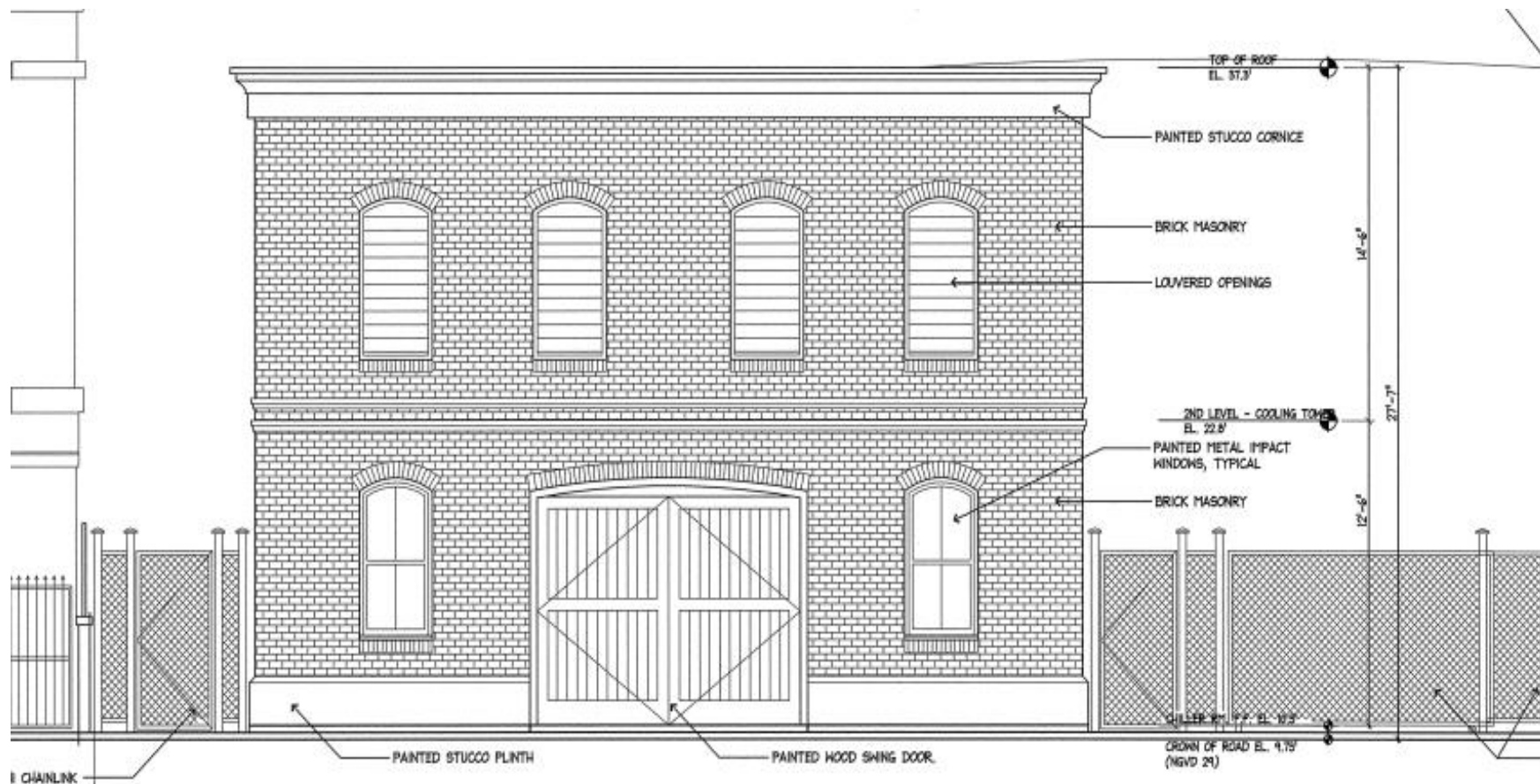


Existing chiller

Proposed location

Location





# Variances

**Height:** From maximum 25' to 27'-10"

**Front Setback:** From required 20' to 5'

**Building Coverage:** from maximum 40% to proposed 45.6%

**Sec. 122-1181:** Accessory use in front yard


**Sec. 86-9:** Accessory structure on adjacent parcel

**Height:** From maximum 25' to 27'-10"



# Streetscape





**Building Coverage:** from  
maximum 40% to proposed 45.6%

**Front Setback:** From required 20'  
to 5'



# Thomas St. Streetscape

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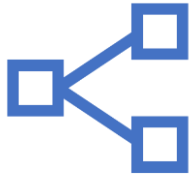
Freeman Justice Building



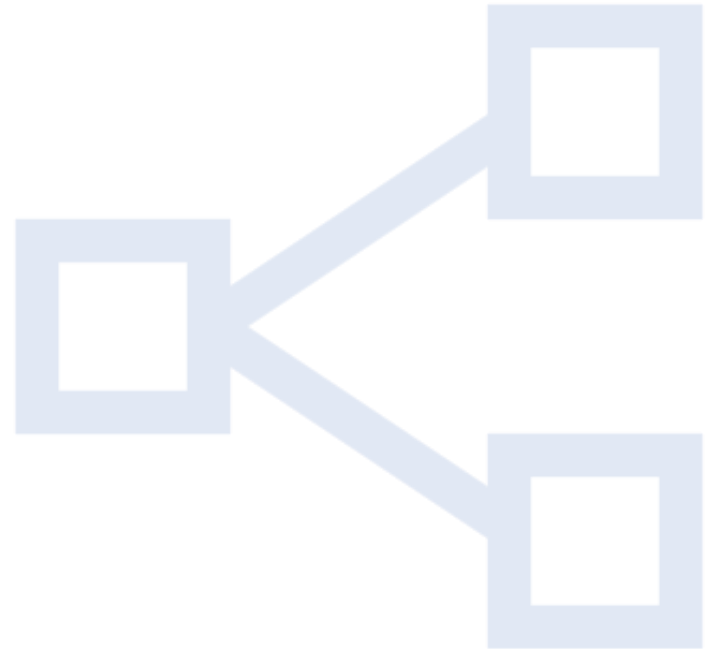


**Sec. 122-1181:** Accessory use in front yard

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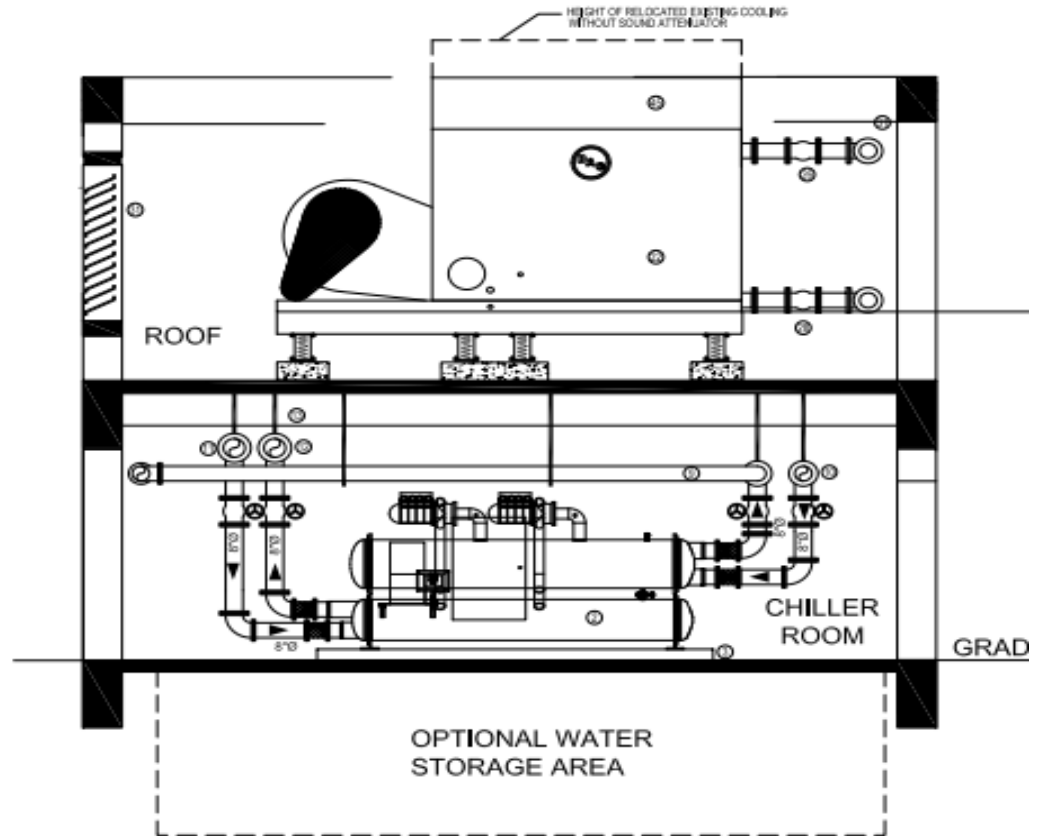


GOOD  
NEIGHBOR



# Noise Abatement

- Community Noise Measurement Survey
- Noise control:
  - Sound absorption
  - Acoustical louvers



## **CHILLER ROOM / COOLING TOWER SECTION**

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



# Criteria for Variance Approval

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