

Key West Planning Board Meeting Agenda
December 17, 2009 – 6:00 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street



Item 4.a.7.

Major Development Plan and Conditional Use – 525 Angela Street, 604 Simonton Street (RE# 00012210-000000 and 00012220-000000) – A Major Development Plan and Conditional Use Approval request for the redevelopment of the existing City of Key West City Hall, Fire Station, and Madeline Bean administrative offices into a new City administration building, fire station and parking structure in the HPS and HNC-1 zoning districts per Section 108-91 (A)(2)(b), Section 122-62 and Section 122-958 (2 & 3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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



To: Chairman and Planning Board Members
From: Brendon Cunningham
Through: Amy Kimball-Murley, AICP, Planning Director
Meeting Date: December 17, 2009

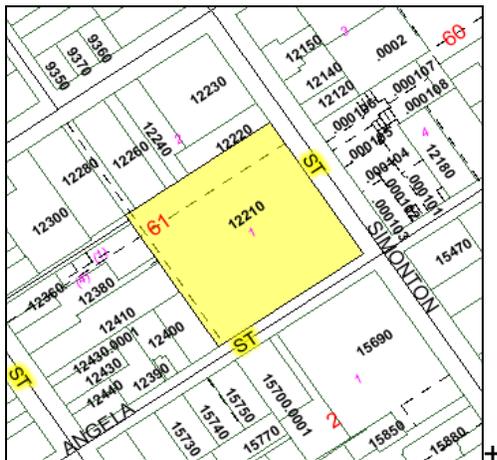
Agenda Item: Major Development Plan and Conditional Use Application – 525 Angela / 604 Simonton Street, RE#’s 00012210-000000 & 00012220-000000 – A proposal for a new City administration building with a fire station and accessory parking garage in the HPS and HNC-1 zoning districts per Section 108-91 A. 2. (b) and Section 122-62 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Donald L. Craig of the Craig Company

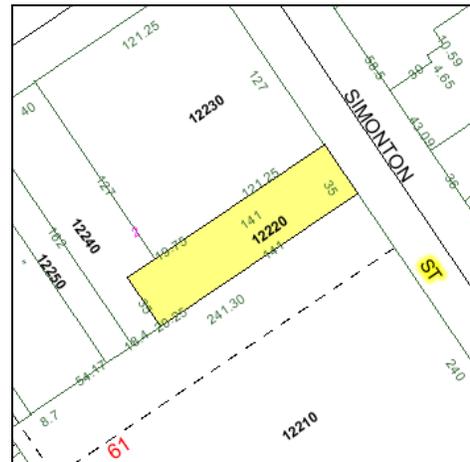
Property Owner: The City of Key West

Location: 525 Angela / 604 Simonton Street,
RE#00012210-000000 & 00012220-000000

Zoning: Historic Public Service (HPS) & Historic Neighborhood Commercial (HNC-1) districts



Proposed site of Admin Bldg.,
Fire Station and Parking Structure



Proposed site of Parking Structure
RE#00012220-000000

Background:

The proposed site has been the location of City offices, structured parking and a fire station since the early 1960's. The structured parking was demolished in 2005. Currently, City employees work in the two buildings at 604 Simonton Street and 525 Angela Street, as well as at a third location at 619 Duval Street. Additionally, space constraints require that many documents and files be located in numerous locations throughout the buildings. In addition to inefficient and disconnected spaces, both buildings on the site have been found to pose structural and environmental concerns. The proposed demolition of the buildings on site will allow for the construction and consolidation of these offices into one contiguous structure.

Since 1993, the City of Key West has engaged in numerous analyses for renovations, relocation, or replacement of these City Administration buildings. Most recently, and as a result of structural and environmental concerns in both buildings, the City's Chief Building Official evaluated the condition of the existing buildings, and has determined that they have been involuntarily destroyed. As a result, the City's Historic Architectural Review Commission (H.A.R.C.) considered the buildings to be suitable for demolition.

Major Development Plans are required for projects that are located within the Historic District, if the proposed non-residential floor area being added or reconstructed exceeds 2,500 square feet, per Section 108-91 (A.) (2.) (b) of the City Code. The proposed new City administration building and fire station equals 35,320 square feet, replacing approximately 26,707 square feet of existing office space. The project will also require a Conditional Use approval, as the site is located in the HPS zoning district. Pursuant to Section 122-958 (3) of the City Code, protective services (such as a fire station) are allowed in the HPS zoning district as a Conditional Use. The proposed project will also require variances which will be heard as separate items before the Planning Board or the Board of Adjustment.

Request:

The applicant is proposing a Major Development Plan and Conditional Use application to allow the demolition of the existing City Hall, Fire Station #2, and City Hall Annex to build a new administration building, fire station and structured parking. The total size of the building will be 35,320 square feet. The applicant also proposes to add an accessory parking structure to replace one that was previously demolished on the site. The proposed parking garage includes 134 spaces on four levels, eight spaces at grade next to the rear entrance to the building, 50 bicycle spaces, and twelve scooter spaces. There is also a multi-modal center in the garage to service City Department of Transportation needs. In an effort to achieve greater "green" status, the building has been designed to a LEED "silver" designation.

Surrounding Zoning and Uses:

The surrounding land uses are largely commercial with some residential units interspersed.

North:	Bell South Telecommunications	HNC-1 Zoning District
South:	The Gardens Hotel & Residential	HNC-1 Zoning District

East: Commercial & Residential HNC-1 Zoning District
West: Commercial & Residential HRCC-1 Zoning District

Uses Permitted in the HPS Zoning District, per Section 122-967 of the City Code

1. Community centers, clubs, and lodges.
2. Educational institutions and day care.
3. Hospitals and extensive care.
4. Nursing homes, rest homes and convalescent homes.
5. Parks and recreation, active and passive.
6. Places of worship.
7. Business and professional offices.
8. Medical services.
9. Parking lots and facilities.
10. Cemeteries.

Uses Permitted Conditionally in the HPS Zoning District, per Section 122-968 of the City Code

1. Cemeteries.
2. Cultural and civic activities.
3. Protective services.
4. Public and private utilities.
5. Marinas.

Uses Permitted in the HNC-1 Zoning District, per Section 122-807 of the City Code

1. Single-family and two-family residential dwellings.
2. Multiple-family residential dwellings.
3. Group homes with less than or equal to six residents as provided in section 122-1246.
4. Places of worship.
5. Business and professional offices.
6. Commercial retail low and medium intensity less than or equal to 2,500 square feet.
7. Hotels, motels and transient lodging.
8. Medical services.
9. Parking lots and facilities.
10. Veterinary medical services without outside kennels.

Uses Permitted Conditionally in the HNC-1 Zoning District, per Section 122-808 of the City Code

1. Group homes with seven to 14 residents as provided in section 122-1246.
2. Community centers, clubs and lodges.
3. Cultural and civic activities.
4. Educational institutions and day care.
5. Nursing homes, rest homes and convalescent homes.
6. Parks and recreation, active and passive.
7. Protective services.
8. Public and private utilities.
9. Commercial retail low and medium intensity greater than 2,500 square feet.

- 10. Commercial retail high intensity.
- 11. Funeral homes.
- 12. Light industrial.
- 13. Restaurants, excluding drive-through.
- 14. Small recreational power-driven equipment rentals.

Process:

HARC Meetings:	Demolition approved, August 25, 2009
(#H-09-08-10-878)	Design approved, September 22, 2009
Development Review Committee Meeting:	September 24, 2009
Tree Commission Meeting:	October 19, 2009
Planning Board Meeting:	December 17, 2009
Board of Adjustment Meeting:	To be announced
City Commission Meeting:	To be announced

**Evaluation for Compliance With The Land Development Regulations:
Major Development Plan**

Section 108-91 A(2)(b) of the City of Key West LDRs requires that any proposed non-residential development inside the historic district greater than 2,500 square feet submit an application for a major development plan approval. Section 108-196(a) of the LDRs (review by the Planning Board) states "after reviewing a major development plan or a minor development plan for a property and staff recommendations, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove based on specific development review criteria contained in the Land Development Regulations and the intent of the Land Development Regulations and Comprehensive Plan."

Section 108-198 states that the City Commission shall approve with or without conditions or disapprove the development plan based on specific development review criteria contained in the Land Development Regulations and based on the intent of the Land Development Regulations and Comprehensive Plan. The City Commission may attach to its approval of a development plan any reasonable conditions, limitations or requirements that are found necessary, in its judgment, to effectuate the purpose of this article and carry out the spirit and purpose of the Comprehensive Plan and the Land Development Regulations. Any condition shall be made a written record and affixed to the development plan as approved. If the City Commission disapproves a development plan, the reasons shall be stated in writing."

Planning staff, as required by Chapter 108 of the City of Key West Land Development Regulations, has reviewed the following for compliance with the City's Land Development Regulations and Comprehensive Plan:

HPS District (Admin, Fire and partial Garage)

	Required/ Allowed	Proposed	Variance Request	Existing
Front Setback *	20'	5'3" (Garage)	14'9"	37'1" (Simonton St.)
Right Side Setback*	15'	0'9" (Garage)	14'3"	155'5" (Parking

(Garage)				Lot)
Street Side Setback (Angela St.)	10'	13'3" (Admin Building)	None. Meets Requirement	18'6"
Rear Setback	20'	29' (Garage)	None. Meets requirement	39'10"
Building Coverage*	40% (24,000.8s.f)	58.8% (35,281.18s.f)	18.8% (11,280.38 s.f)	16% (9,600.32 s.f)
Impervious Surface Ratio*	50% (30,001s.f)	92% (55,201.84 s.f)	42% (25,2000.84 s.f)	90.94% (54,563 s.f)
Open Space and Landscaping*	20% (12,000.4s.f)	8% (4,800.16 s.f)	12% (7,200.24 s.f)	9.06% (5,439 s.f)
Height*- Admin bldg	25'	42'8"	12'4"	30'5"
Height* - Garage	25'	44'4"	13'11"	30'5"
Density	N/A	None	N/A	N/A
Floor Area Ratio	1.0	For both sites: .54 (35,320 s.f) without parking; 1.33 with structured parking	N/A	.32
Parking	118	142	None. Meets Requirement	104
Bicycle/ Scooter	30	40/15	None. Meets Requirement	4
Lot Area	5,000 s.f	No Change	No Change	60,000 s.f

* Items requiring a variance

HNC-1 District (Proposed Portions of Garage)

	Required/ Allowed	Proposed	Variance Request	Existing
Front Setback	5'	5'3"	None Required	0'
Right Side Setback*	5'	3'10"	1'2"	6" (Bean Bldg)
Left Side Setback (Bean Bldg)	5'	N/A	N/A	4'5" (Bean Bldg)
Rear Setback*	15'	1'1"	13'11"	16'5"
Building Coverage*	50% (2,465 s.f)	85% (4,190.5 s.f)	35% (1,725 s.f)	79% (3,894 s.f)
Impervious Surface*	60% (2,958 s.f)	85.4% (4,210.22 s.f)	25.4% (1,252.22s.f)	98.6% (4,859 s.f)
Open Space and Landscaping*	20% (986 s.f)	14.6% (719.78 s.f)	5.4% (266.22 s.f)	1.4% (71 s.f)
Height*	35'	37'	2'	25'5" (Bean Bldg)
Density	16 units/acre	N/A	N/A	N/A
Floor Area Ratio	1.0	For both sites: .54 (35,320 s.f) without parking; 1.33 with structured parking	N/A	1.5
Parking	118	142	None Required	0
Bicycle/Scooter	30	40/15	None Required	18
Lot Area	4,000 s.f	Not Changing	N/A	5,000 s.f

* Items requiring a variance

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

The City's Comprehensive Plan Objective 9-1.5 directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development. The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. Section 94-36 requires a concurrency determination to be made concerning proposed development. The applicant provided a concurrency analysis that the Department has reviewed. Staff has reviewed the following criteria in Section 94-36 to determine if whether the proposed project meets the City's requirements for concurrency management:

1. The anticipated public facility impacts of the proposed development:

The applicant has provided a Concurrency Management analysis and transportation study. The proposed development is not anticipated to generate any public facility impacts. The proposed City Administration Building Complex will replace the existing City Hall building, Fire Station, Madeline Bean Building, and parking area.

2. The ability of existing facilities to accommodate the proposed development at the adopted level of service standards:

Existing facilities are expected to accommodate the proposed redevelopment project at the adopted level of service standards.

3. Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed development:

The Planning Department is not aware of any existing facility deficiencies at this time; therefore it is not apparent that any existing deficiencies will need to be corrected prior to the completion of the proposed development.

4. The facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards and the entities responsible for the design and installation of all required facility improvements or additions; and

The Planning Department is not aware of any facility improvements or additions that are necessary to accommodate the impact of the proposed redevelopment.

5. The date such facility improvements or additions will need to be completed to be concurrent with the impacts on such facilities created by the proposed development:

This criterium is not applicable, as there are no known facility improvements or additions that will need to be completed for the redevelopment project.

Fire Protection:

The applicant proposes a fire-blocking system in conjunction with a sprinkler system that complies with NFPA 13.

Appearance, Design and Compatibility (Section 108-234):

1. Compliance with Chapter 102; Articles 111, IV and V:

The Planning Department coordinated with the City's Historic Preservation Planner, and has determined that the project is in compliance with Articles III, IV, and V of the City Code. The applicant has demonstrated that the development plan is harmonious with the surrounding area, and as a result H.A.R.C. approval of the project was granted (approval # H-09-08-10-878). The applicant received H.A.R.C. approval for the proposed project at a regularly scheduled meeting held on August 25, 2009, and again at second reading held on September 22, 2009.

2. Compliance with Section 108-956:

Section 108-956 discusses the requirements for domestic water and wastewater. These issues are discussed in the concurrency analysis attached to this report.

3. Compliance with Chapter 110; Article II:

Should any archeologically significant resources be discovered during the development of the site, the applicant shall be required to comply with this article of the Land Development Regulations.

Site Location and Character of Use (Section 108-235):

1. Appearance of site and structures (Section 108-236)

Through the H.A.R.C. approval process, the applicant has demonstrated that the development plan is harmonious with the surrounding area. This section also requires review for compliance with the performance standards stipulated in Section 108-278 through 108-288.

2. Appearance of Site and Structures (Section 108-278): Through the H.A.R.C. approval, the applicant has demonstrated that the development plan is harmonious with the surrounding area.

3. Location and screening of mechanical equipment, utility hardware and waste storage areas (Section 108-279):

The mechanical systems will be located in the non-habitable attic space above the second story of the administration building. Additional mechanical services will be located and screened on the fourth level of the parking garage. The waste storage area will be located in the recycling center within the building itself.

4. Utility lines (Section 108-282):

New development requires all utility services to be placed underground. All utilities to the building currently provide service via underground conduit and will do so as part of this project. The power transformer is already sited on an adjacent property to the east. If this location is to change the City site, screening will be required.

5. Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283):

Not applicable. No commercial or manufacturing activities will take place.

6. Exterior Lighting (Section 108-284):

The exterior site lighting is comprised of mostly fluorescent and LED fixtures, with Metal Halide lamping at the pole fixtures and tree up-lighting only. The lighting is minimized to provide security and egress without spilling onto adjacent properties. This is accomplished with full cut-off fixtures at the parking deck and coordinated placement of fixtures at other areas. There is minimal landscape lighting that is directed upward at select trees. The lighting of the understory trees only will minimize dark sky pollution. The color temperature of the fixtures will be coordinated with the interior lights as well as city street lighting as necessary.

7. Signs (Section 108-285):

All signage will be addressed at a later date. As this property is located within the historic district, H.A.R.C will review any proposed signage.

8. Pedestrian sidewalks (Section 108-286):

There will be 360 degree pedestrian access with sidewalks and walkways on each side of the building.

9. Loading docks (Section 108-287):

The right of way along the north side of Angela Street is currently a loading zone designated for 15 minute parking only. This shall remain, as parking on Simonton Street is prohibited due to the location of the fire station. There is also a loading area at the rear of the property adjacent to the recycling center.

10. Storage Areas (Section 108-288):

There is no provision for exterior storage on this site. However, there will be a stormwater cistern and a separate fuel storage area in the parking garage located on the first level under the ramp leading to the second level.

On-Site & Off-Site Parking and Vehicular, Bicycle, Pedestrian Circulation (Section 108-244):

The parking garage will be connected to the building by a bridge at the second floor level and by a sidewalk at grade. All other access will be from the City sidewalks. Curb cuts will be reduced from five to three. The cut adjacent to the Annex will be maintained. The other two cuts that access the existing parking lot will be eliminated. The curb cut for the fire station will be moved away from Angela Street, improving safety at that intersection with Simonton Street.

Housing (Section 108-245):

Not applicable. There is no permanent residential use proposed for this project. However, there are accommodations for the fire crews, when on duty, on the second floor of the fire station. These accommodations do not constitute residential units.

Economic resources (Section 108-246):

This requirement will be addressed at the building permit stage when cost estimates are derived from the completed construction schedule.

Special Consideration (Section 108-247):

The applicant will use available technologies to reduce energy consumption. The building will be constructed to achieve a LEED green building “silver” designation.

Construction Management Plan and Inspection Schedule (Section 108-248):

The applicant has not submitted any scheduling at this time. However, because construction impacts are a concern for one neighbor, the applicant should provide a construction management plan.

Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:

The applicant has submitted an application for variances, including a variance request for open space that is not part of this application. The nonconformities on the site prevent the applicant from meeting minimum standards for landscaping along the right-of-way, as specified by Section 108-413 of the City Code. The City Code requires that sites that are more than an acre require a width of landscaping of 30 linear feet adjacent to the right-of-way. Section 108-517(b) provides the Planning Board the authority to grant a waiver or modification if it is determined that the waiver or modification is not contrary to the intent of the landscaping provisions, and that a literal enforcement of the standards of this subdivision would be impracticable and would not violate the following criteria:

1. Public interest; adjacent property: The waiver or modification would not have a significant adverse impact on the public interest, or on adjacent property.

The proposed waiver is not expected to have an adverse impact on the public interest or adjacent property. Implementation of a 30’ buffer would have negative impacts on site planning for the project. Minimal front yard setbacks and strong pedestrian interaction are characteristic to the City’s historic district and are particularly important for a public facility. The requirement for a 30’ buffer along the right-of-way would be inconsistent with the historic style of development, and would tend to separate, rather than connect, residents from the cityscape.

2. Not discriminatory: The waiver or modification is not discriminatory, considering similar situations in the general area.

The additional landscape buffering requirement for this parcel and not other parcels in the area would result in a discontinuous setback along the street and a potentially unharmonious pedestrian environment.

2. Superior alternatives: The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.

The overall landscaping design does not meet the minimum requirements in the City Code. However, the requirement for the 30’ buffer would not improve landscape design on this site.

3. **Protection of significant features: The waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites or public facilities, related to the development site.**
There are no significant environmental or cultural features on the site. Negative impacts on the area streetscape would be avoided by allowing the waiver.
4. **Deprivation of reasonable use: Strict application of the requirement would effectively deprive the owner of reasonable use of the land due to its unusual size, shape, topography, natural conditions, or location provided that:**
 - a. **Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case; and**
 - b. **The unusual conditions involved are not the result of actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.**

This project involves the redevelopment of an important civic building. The requirement for a 30 foot buffer area along the right of way would have a negative impact on overall site design and interaction within the existing urban fabric. Because this project will provide an important public benefit, and because the right-of-way landscaping buffer requirement does not appear to fulfill a public benefit in this case, the requirement for the buffer would constitute a negative impact.

5. **Technical impracticability: Strict application of the requirement would be technically impractical.**
Due to the fact that the site is located at a corner intersection, the strict application of the 30' buffer would be technically impractical and greatly reduce the continuity of the streetscape.

Off-street parking and loading (Article VII):

The proposed parking garage will contain 134 parking spaces, two being accessible and two for electric cars. There will be space for 40 bicycles and 15 scooters. Additional short term parking will be adjacent to the building at the rear entrance. There will be eight spaces total, with two of those being accessible.

Stormwater and surface water management (Article VIII):

The applicant will capture stormwater and hold in a cistern for irrigation. Best Management Practices (BMP) will address additional stormwater management.

Flood Hazard Areas (Division 4 - Sections 108-821 - 108-927):

The property is located in the X-zone according to FEMA flood map panel 1516K. The site is no lower than 7 feet 9 inches above mean high water.

Utilities (Article IX):

The requirements of this article were addressed under the concurrency management analysis.

Evaluation for Compliance With The Land Development Regulations:

Conditional Use Approval

Findings, Pursuant to Section 122-62 (a)

The Planning Board may find that the application meets the Code purpose of ensuring that “a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity.

The following criteria form the basis for a finding of compliance.

Characteristics of Use Described, Pursuant to Section 122-62(b)

6. Scale and Intensity

a. Floor Area Ratio (FAR):

The FAR allowed for the site as a whole in both zoning districts is 1.0 per Section 122-810(2) and 122-960(2). The proposed FAR for the Administration building is 0.54. Parking garages are typically not considered in the FAR calculations when they are accessory to the principle use. If the parking garage is included in the FAR calculations, the total FAR is 1.33. The code specifically allows large scale regional facilities in the HPS to exceed the 1.0 FAR if a finding is rendered by the City Commission that the higher FAR is necessary to accommodate a general health, safety and welfare of city and/or county. The proposed project is a regional facility and such a finding is consistent with the health, safety and welfare of the city.

b. Traffic Generation:

The proposed administration building will house city offices that are currently on the site. There will be additional services offered with an increase in staff on site. However, the additional staff and services are currently accommodated in a building immediately adjacent to the site. The staff working in that building already park in the existing city lot so increased trip generation should be minimal. The applicant has provided a traffic analysis (attached) that supports this finding.

c. Square Feet of Enclosed Building for Each Specific Use:

The proposed administration building will be 35,320 square feet, with approximately 7,660 of that being occupied by the fire station.

d. Proposed Employment

The proposed administration building will be developed to combine existing City services and personnel. There are currently 82 employees at the three locations to be moved to the new building. The concurrency management analysis is based on a total capacity of 97 employees. Thus, there is excess capacity.

e. Proposed Number of Service Vehicles:

Not applicable, the City does not make deliveries. The number of City vehicles currently in use will be maintained. Delivery services such as UPS and FedEx will

likely be maintained. Outside vendors are not part of this application. The applicant has provided a detailed traffic study.

f. Off-Street Parking:

As stated previously, the proposed parking garage will contain 134 parking spaces, two being accessible and two for electric cars. There will be space for 40 bicycles and 15 scooters. Additional short term parking will be adjacent to the building at the rear entrance. There will be eight spaces total with two of these being accessible.

7. On or Off site Improvements Required and Not Listed in Subsection (b)(1)

a. Utilities:

Keys Energy Services currently provides adequate 120/208 high voltage service to the site. Their recommendation is to maintain that level of service Florida Keys Aqueduct Authority currently provides potable water to the site with a two inch service line and fire line. Neither utility providers have objections to the proposed use.

b. Public Facilities:

Stormwater improvements are required to ensure compliance with concurrency management, as provided in Chapter 94 of the City Code. The City Engineer has reviewed and approved the proposed stormwater plan. The applicant has provided a concurrency management analysis for the project. Further, it is anticipated that the proposed use will not have an adverse impact on roadway capacity or trip generation based on information provided in the traffic study.

c. Roadway or Signal Improvements:

Not applicable; no changes are being proposed to roadway or signal improvements.

d. Accessory Structures or Facilities:

The parking garage is the only proposed accessory structure and will accommodate existing and expanded parking needs.

e. Other Unique Facilities/Structures Proposed as Part of On-Site Improvements:

The applicant proposes a rooftop stormwater collection system that will capture the rainwater to be stored in a cistern in the parking garage.

8. On-Site Amenities Proposed to Enhance the Site and Planned Improvements.

a. Open Space:

This requirement is a subject of the variance application. The basis of this request is that the proposed project is located within an established urban area with a dense urban fabric. However, the applicant intends to integrate the site with the surrounding area by installing canopy trees, low level shrubs and ground cover along the public right of way.

b. Setbacks from Adjacent Properties:

This requirement is a subject of the variance application. Setbacks from adjacent properties will meet permitted/minimum allowed excepting the northern property setback lines which abut a solid masonry wall and an open parking area of the adjacent three story building.

c. Screening and Buffers:

The proposed project is located within an established urban area. Those portions of the site that face residential uses will be screened with canopy trees, low level shrubs and ground cover along the public right of way.

d. Landscaped Berms Proposed to Mitigate Against Adverse Impacts to Adjacent Sites:

Landscape berms are not proposed and are not considered to be effective mitigation for this project.

e. Mitigative Techniques for Abating Smoke, Odor, Noise, and Other Noxious Impacts:

The proposed facility will not produce smoke or odor, noise or other noxious impacts.

Criteria for Conditional Use Review and Approval, Pursuant to Section 122-62 (c)

1. Land Use Compatibility:

The project parcel is largely surrounded by existing commercial uses and some residential uses. The portions of the property that abut commercial uses near Duval Street are considered as “back of house,” in that the rear of all properties adjoining one another are commonly used for parking, bulk deliveries and solid waste storage and removal.

2. Sufficient Site Size, Adequate Site Specifications and Infrastructure to Accommodate the Proposed Use:

The size and shape of the site are adequate to accommodate the proposed scale and intensity of the conditional use requested. No substantive changes to access or internal circulation are being proposed. The applicant intends to use existing infrastructure on the site.

3. Proper Use of Mitigative Techniques:

The proposed facility will replace an existing facility that has been on the same site for approximately 50 years. The fire station portion of the structure will be moved away from the intersection of Simonton and Angela Streets to lessen the impacts on that street.

4. Hazardous Waste:

No hazardous waste will be generated by the proposed conditional use.

5. Compliance with Applicable Laws and Ordinances:

The applicant will comply with all applicable laws and regulations as a condition of approval.

6. Additional Criteria Applicable to Specific Land Uses. Applicants Shall Demonstrate the Proposed Conditional Use Satisfies the Following Criteria:

a. Land Uses Within a Conservation Area:

Not applicable; the site is not located in a conservation area.

b. Residential Development:

Not applicable; residential development is not proposed.

c. Commercial or Mixed Use Development:

Not applicable; mixed use development is not proposed; this is a building housing City services.

d. Development Within or Adjacent to Historic Districts:

The proposed facility is located within the City's historic district. As such, the project was presented to H.A.R.C. Approval for the demolition was granted on August 25, 2009, and design approval was granted on September 22, 2009.

e. Public Facilities or Institutional Development:

The City Commission approved the current site as being the most appropriate for use as a City Administration Building through a series of noticed public meetings, as follows:

1. **11/5/08** - City Commission Meeting - mbi | k2m Architecture presented fourteen potential sites and a brief analysis of each. The City Commission choose three sites for further analysis (Resolution # 08-302).
2. **1/13/09** – Architectural Program Report submitted to City Manager.
3. **1/27/09** – Site Analysis Report submitted to City Manager.
4. **2/3/09** - City Commission Meeting - mbi | k2m Architecture presented the analysis of the three potential sites.
5. **3/3/09** - City Commission Meeting - The City Commission chose the Angela Street site as the preferred location for the New City Hall Project (Resolution # 09-058).
6. **5/11/09** - Revised Architectural Program and Budget submitted to City Manager per request for reduction in building size and cost.
7. **6/3/09** - City Commission Meeting - The City Commission approved mbi | k2m Architecture to proceed with tasks three through five of Resolution 09-133 that

included the Schematic Design and Construction Documents for the New City Hall Administration Complex (Resolution # 09-133 pursuant to 08-253).

8. **8/4/09** - City Commission Meeting - mbi | k2m Architecture presented three different design schemes of the proposed New City Hall Complex that includes the parking structure. The City Commission choose scheme “A” as the preferred design for further development.

f. Commercial Structures, Uses and Related Activities Within Tidal Waters:
Not applicable; this site is not located within tidal waters.

g. Adult Entertainment Establishments:
Not applicable; no adult entertainment is being proposed.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for Major Development Plan, right-of-way waiver/modification, and Conditional Use be **approved** with the following conditions:

1. The two properties be combined with a unity of title to create one real estate number; and
2. Variances associated with the Major Development Plan request be approved by the Planning Board or Board of Adjustment, as applicable; and
3. The applicant will provide a construction management plan which will demonstratively minimize impacts to adjacent properties.

Application

Development Plan & Conditional Use Application
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major <input checked="" type="checkbox"/> _____	<input checked="" type="checkbox"/> _____	Yes <input checked="" type="checkbox"/> _____
Minor _____		No _____

Please print or type and call the Planning Department if you have any questions.

DEC - 4 - 2009

- 1) Site Address: 525 Angela Street and 604 Simonton Street, Key West, Florida
- 2) Name of Applicant: Donald L. Craig, The Craig Company
- 3) Applicant is: Owner _____ Authorized Representative (attached Authorization Form must be completed)
- 4) Address of Applicant: 610 White Street, Key West, Florida 33040
- 5) Applicant's Phone #: (305) 294-1515 Fax (305) 292-1525
- 6) Name of Owner: City of Key West Florida
- 7) Address of Owner: 525 Angela Street, Key West, Florida 33040
- 8) Owner Phone #: (305) 809-3877
- 9) Zoning District of Parcel: HPS (Historic Public & Semi-Public Services) RE# 00012210-000000
HNC-1 (Historic Neighborhood Commercial 1) RE# 00012220-000000
- 10) Is Subject Property located within the Historic District? Yes No _____
If Yes: _____ HARC # H-090810878
OR: Date of first meeting: 8/25/09 Date of expected approval 9/22/09 (Final Meeting date)
- 11) Description of Proposed Development and Use. Please be specific. List existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc . If there is more than one use, describe in detail the nature of each use. (Give concise description here and use a separate sheet if necessary)

The proposed development is the creation of a new City Hall and fire station with parking at the location of the existing City Hall and its constituent lands. At present, the site contains the existing City administration building, the existing Fire Station No. 3, the Madeline Bean office complex and surface parking for 115 vehicles. The new City Hall complex will consist of the following:

- New city offices and for the following departments: Revenue, City Clerk, Code Compliance, General Services, Finance, Mayor and City Commissioners, Building, Planning, Information Technology, Engineering, City Manager, and Human Resources. The total size is 35,320 sq. ft., which also includes meeting/training rooms, but no public hearing venue. That use will continue to be located at the historic City Hall on Greene Street. The new building will also house the new Fire Station that will contain sufficient room for 3 to 5 fire/emergency vehicles as well as sleeping/watch quarters and exercise room and day room.

- New parking facility consisting of 134 spaces within a three levels above grade garage and eight (8) on grade spaces immediately adjacent to the City Administration building. This site also contains 52 bicycle spaces. There are also 12 marked scooter spaces in the garage.
- As a part of the parking garage, there is a multi-modal center to serve City busses and van access.

The building has been designed to meet the requirements of a “silver” designation according to the LEED “green” building certification program. These features will include window shading. The building will also have a complete recycling program and area designated for that use.

- 12) Has subject Property received any variance(s)? Yes _____ No X_____
- If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

Submission of Variance (FAR) is concurrent with this application.

- 13) Are there any easements, deed restrictions or other encumbrances on the subject property? Yes____ No X If Yes, describe and attach relevant documents.

- 14) A. For *Conditional Uses and Development Plans*, provide the information requested on the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses*, include also the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122.61 and 122.62 of the Land Development Regulations (copy attached).
- C. For Major Development Plans provide the additional information requested on the **Development Plan Submission Materials** (Sections 108.226 through 108.232 of the Land Development Regulations, copy attached) and other information as determined by the Planning Staff.

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



Verification Form

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



Verification Form

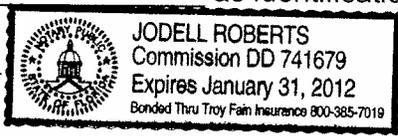
I, Donald Craig, The Craig Company (please print), being duly sworn, depose and say
Print Name of Applicant

That I am the owner _____ /legal representative X of the property, which is the subject matter of this application. All of the answers to the above questions, sketches and attached data that make up this application, are true and correct to the best of my knowledge and belief.

[Signature]
Signature of Applicant

Subscribes and sworn to (or affirmed) before me on August 31, 2009 (date) by Donald Craig (name of affiant, deponent or other signer). He/She is personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped _____

Commission Number, if any _____





Authorization Form

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



Authorization Form

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

I, Jim Scholl, City Manager, City of Key West authorize
Please Print Name(s) of Owner(s)

The Craig Company
Please Print Name of Representative

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

X JScholl
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on August 27, 2009 (date) by

Jim K Scholl
Please Print Name of Affiant

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

Maria G. Ratcliff
Notary's Signature and Seal



Maria G. Ratcliff Name of Acknowledger printed or stamped

Executive Assistant Title or Rank

March 22, 2011 Commission Number



Development Plan Submission Materials

SEP - 1 2009

Sec. 108-227. Title block.

1. Name of development: City of Key West Administration Building Complex
2. Name of owner/developer: City of Key West Florida
3. Scale: Please see plans.
4. North arrow: Please see plans.
5. Preparation and revision date: Please see plans.
6. Location/street address of development: 525 Angela Street and 604 Simonton Street, Key West, Florida

Sec. 108-228. Identification of key persons.

1. Owner: City of Key West Florida
2. Owner's authorized agent: The Craig Company
3. Engineer and architect: Engineer: Perez Engineering & Development
Architect: MBI-K2M Architecture, Inc.
4. Surveyor: J. Lynn O'Flynn, Inc.
5. Landscape architect and/or environmental consultant: Elizabeth Newland, RLA
6. Others involved in the application: Land Planner: The Craig Company; Traffic Engineer: Traf Tech Engineering, Inc.
7. A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient:

Sec. 108-229. Project description.

1. Zoning (include any special districts): HPS (RE# 00012210-000000) and HNC-1 (RE# 00012220-000000)
2. Project site size (acreage and/or square footage): 64,932 s.f. or 1.49 acres
3. Legal description: Please see attached.
4. Building size: Admin. Bldg./Fire Station - 35,320 s.f.; Garage - 51,236 s.f.
5. Floor area ratio: permitted: 1.0 proposed: Administration/Fire Station - 1.33
The floor area ratio allowed over the combined site is 1.0. The floor area ratio if the parking garage accessory to the building is included is 1.33. If the garage is not included, the ratio is 0.54.

6. Lot coverage, permitted and proposed:

Building coverage - On the HPS portion of the site of 59,983 square feet, 40% is allowed or 23,993 square feet. Proposed is 35,440 square feet or 58.8%. On the HNC-1 portion of the site of 4,949 square feet, 50% is allowed or 2,474 square feet. Proposed is 4,206 square feet or 85%.

7. Impervious surface:

On the HPS portion of the site of 59,938 square feet, 50% is allowed or 29,969 square feet. Proposed is 54,464 square feet or 90.8%. On the HNC-1 portion of the site of 4,949 square feet, 60% is allowed or 2,970 square feet. Proposed is 4,899 square feet or 85.4%.

8. Pervious surface: Please refer to item 7 above.

9. Landscape areas: 20% required; 9.2% proposed.

10. Parking spaces, permitted and proposed: 118 required; 142 proposed, plus 52 bicycle spaces and 12 scooter spaces

11. Delineation of location of existing and proposed structures: Please see plans.

12. Existing and proposed development type denoted by land use including density/intensity HPS/HNC-1 districts, with proposed City Hall and Fire Station allowable by conditional use.

13. Setbacks:

	Required	Proposed
	HPS	HPS
Front	20 ft.	4.5 ft.
Street Side	10 ft.	17.0 ft.
Side	5 ft.	0.5 ft.
Rear	20 ft.	59.0 ft.

	Required	Proposed
	HNC-1	HNC-1
Front	5.0 ft.	4.5 ft.
Street Side	7.5 ft.	----
Side	5.0 ft.	4.0 ft.
Rear	15.0 ft.	1.0 ft.

AMENDED.
NEXT PAGE

Variance Application
City of Key West
Planning Department

Applicant: The Craig Company

Owner: City of Key West

RE: City of Key West Administrative Building Complex – Revisions Requested by DRC and Planning Dept.

Chart in Item. 13 of Application is revised and reorganized to 2 charts for clarification purposes as provided below:

13. Required information: (application will not move forward until all information is provided)

	Required	Proposed	Variance Requested	Existing
	HNC-1	HNC-1	HNC-1	HNC-1
Front Setback	5 ft.	5' – 3" (Garage)	Ø	0
Right Side Setback	5 ft.	3' – 10" (Garage)	1' – 2"	6" (Bean Bldg.)
Left Side Setback (Bean Bldg.)	5 ft.	N/A	N/A	4.5" (Bean Bldg)
Rear Setback	15 ft.	1' – 1" (Garage)	13' – 11"	16' – 5" (Bean Bldg.)
Max. Building Coverage	50% (2,465 SF)	85% (4,190.5 SF)	35% (1,725.5 SF)	79% (3,894.7 SF)
Impervious Surface Ratio	60% (2,958 SF)	85.4% (4,210.22 SF)	25.4% (1,252.22 SF)	98.6% (4,859 SF)
Open Space/Landscape	20% (986 SF)	14.6% (719.78 SF)	5.4% (266.22 SF)	1.4% (71 SF)
Habitable Building Height (Garage)	35 ft.	Ø	Ø	
Non-Habitable Building Height (Garage)	35 ft.	37'-0"	2'-0"	

	Required	Proposed	Variance Requested	Existing
	HPS	HPS	HPS	HPS
Front Setback	20 ft.	5' – 3" (Garage)	14' – 9"	37' – 1" (Simonton)
Right Side Setback	15 ft.	0' – 9" (Garage)	14' – 3"	155' – 5" (parking lot)
Street Side Setback (Angela)	10 ft.	13' – 3" (Admin.)	Ø	18' – 6"
Rear Setback	20 ft.	29 ft. (Garage)	Ø	39' – 10"
Max. Building Coverage	40% (24,000.8 SF)	58.8% (35,281.18 SF)	18.8% (11,280.38 SF)	16% (9,600.32 SF)
Impervious Surface Ratio	50% (30,001 SF)	92% (55,201.84 SF)	42% (25,200.84 SF)	90.94% (54,563 SF)
Open Space/Landscape	20% (12,000.4 SF)	8% (4,800.16 SF)	12% (7,200.24 SF)	9.06% (5,439 SF)
Landscape Buffer @ R.O.W.	30 ft.	13' – 3"	16' – 9"	
Habitable Building Height (Admin.)	30' – 5" *	30' – 0"	Ø	
Non-Habitable Building Height (Admin.)	30' – 5" *	42' – 9"	12' – 4"	
Non-Habitable Building Height (Garage)	30' – 5" *	44' – 4"	13' – 11"	

* Maximum building height determined by City of Key West Planning Director, Amy Kimball-Murley, in Memorandum re City Hall Redevelopment Non-Conforming Height Assessment, dated August 23, 2009 (attached as Appendix to Variance Application).

Sec. 108-230. Other project information.

1. Proposed stages or phases of development or operation and facility utilization.
The project will be completed in one phase for efficiency.
2. Target dates for each phase. Fall 2011
3. Expected date of completion: Fall 2011
4. Proposed development plan for the site: Please see attached.
5. A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses):

The proposed project is the replacement of the existing City administration complex consisting of the City Hall, Madeline Bean office building and Fire Station No. 3. These structures will be replaced with new facilities totaling 35,320 square feet which includes the Fire Station. At the garage on the Simonton Street level there will be a multi-modal shelter. Also to be constructed is a parking garage for 134 cars, including 12 spaces for scooters and 52 spaces for bicycles across the site. There will be 8 spaces immediately adjacent to the administration building for quick trips to the site which include 2 spaces for handicap access. The two structures will be connected by an open bridge at the second story to provide access from the garage to the Administration Building. The Administration Building will house the following City departments and uses:

Revenue	Building
City Clerk	Planning
Code Compliance	Information Technology
General Services	Engineering
Finance	City Manager
Mayor and City Commissioners	Human Resources
	Meeting /Training Rooms

In addition to these offices, the Administration Building will contain conference rooms, training center, recycling facilities and entrance lobby areas. The building will have extensive landscaping on all sides with a small plaza on the corner of Simonton and Angela Streets at which the building signage may occur in addition to that on the façade. The building will have entrances on three sides for easy access for citizens arriving by multiple transportation modes and directions.

The Fire Station component of the main structure will replace the existing Fire Station No. 3 which does not meet present standards for safety or efficiency. The station is contained within the same height and mass envelope established by the City Hall Administration Building itself and has the following functions and areas which are utilized 365 days a year:

- Watch/sleep room accommodating 12

- Office and kitchen
- Exercise room, day room
- On the first floor, a three-bay storage area for fire trucks and storage

The entire complex of buildings and site improvements have been designed to reach at least a designation of “silver” in the LEED (Leadership in Energy and Environmental Design) accreditation system for rating the “green” character of a building. In order to achieve a silver rating, the construction of the building must score between 33-38 points on the grading scale. The points are viable within different categories:

<u>Category</u>	<u>Points Available</u>
1. Sustainable Sites	14
2. Water Efficiency	5
3. Energy and Atmosphere	17
4. Materials and Resources	13
5. Indoor Environmental Quality	15
6. LEED innovation credits	5

The final selection of all elements that will achieve the silver rating have not been finalized due to the fact that the design is at a stage that allows site approval only and selection of materials, finishes, HVAC system components, and furnishings is yet to be made. However, the following types of approaches and systems are being considered as feasible at this time:

- Solar shading
- Recycled building materials
- Low toxicity exterior finishes
- Drip irrigation
- Water harvesting for gray water storage and re-use
- Interior recycling spaces
- Bicycle and public transportation access
- Ultra efficient lighting and daylight illumination

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

Please refer to response to item 5. above.

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

The site is within an “X” Flood Zone. The Administration Building will be raised 2.5 feet to preclude any catastrophic damage.

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

There are no environmentally significant areas on site.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description: NA
 - (1) A breakdown of the proposed residential units by number of bedrooms NA
 - (2) Tenure (i.e., owner-occupied or rental): NA
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home: NA
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements: NA

Sec. 108-232. Intergovernmental coordination.

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

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies, that will be involved in the project: See attached letters requesting coordination.
 - a. South Florida Regional Planning Council (SFRPC): Letter forthcoming
 - b. Keys Energy Service: Letter forthcoming
 - c. State Department of Environmental Protection (DEP): NA
 - d. Army Corps of Engineers (ACOE): NA
 - e. South Florida Water Management District (SFWMD): NA
 - f. State Department of Transportation (DOT): Letter forthcoming
 - g. State Department of Community Affairs (DCA): Letter forthcoming
 - h. Florida Keys Aqueduct Authority (FKAA): Letter forthcoming
 - i. State Fish and Wildlife Conservation Commission (F&GC): NA
 - j. The county: Letter forthcoming
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land: NA
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.



Key West City Administration Building Complex Development Plan and Conditional Use Application

Sec. 122-62(b)(1) Scale and intensity of the proposed conditional use as measured by the following:

a. Floor area ratio.

Response: The floor area ratio allowed over the combined site is 1.0. The floor area ratio if the parking garage accessory to the building is included is 1.33. If the garage is not included the ratio is 0.54.

b. Traffic generation.

Response: A traffic analysis was commissioned for this project. It was completed by Traf Tech Engineering, Inc., a south Florida based company. A copy of the report is attached to this application. The report analyzed at the full build out of the site and assumed that project traffic would be generated by 2011. The report concludes that there will be no significant increase of traffic on any of the surrounding streets, surrounding intersections will not experience a reduction in level of service and expected traffic will have no negative effects on the levels of service on any street in the city as expressed in the Comprehensive Plan.

c. Square feet of enclosed building for each specific use.

Response: Please refer to site plan and see Section 108-230.

d. Proposed employment.

Response: The proposed new city hall will put in one place many of the City employees that are in a number of City owned buildings and rented spaces. The aggregate number of employees will not increase, and, therefore, there will be no increase in net economic activity in the City.

e. Proposed number and type of service vehicles.

Response: The number of service vehicles will only increase slightly. The foremost increase will be the ability of the Fire Department to place one more fire engines in the Fire Station. While there will be a consolidation of offices into one location, the number of service vehicles parked at the facility will increase only slightly from other parts of the City. There will be no new large service vehicles at the site because none of the departments have delivery or construction responsibilities on site.

f. Off-street parking needs.

Response: The off street parking demand for "public administration offices" according to Section 108-572 of the Land Development Regulations is 1 space per 300 square feet of gross floor area. In this case, the demand generated by the 35,320 square feet of office space is 118 vehicles, of which, in addition, 25% of the spaces must be bicycle parking spaces. In this case 30 are required. The proposed parking garage will have 134 spaces and 52 bicycle spaces across the site. Twelve scooter places area also provided. An additional 8 surface parking spaces are adjacent to the administration building (total 142 parking spaces).

Section 122-62(b)(2) *On- or off-site improvement needs generated by the proposed conditional use not identified on the list in subsection (b)(1) of this section including the following:*

a. Utilities.

Response: The utilities to serve the site are already in place presently serving the buildings to be replaced and are adequate for the proposed facilities. All utility connections will be significantly improved, and drainage on the site will be improved.

b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94.

Response: The new City Hall, Fire Station and parking garage in and of themselves when built, will respond to a demonstrated need to meet current codes and environmental standards. The City has reviewed its facilities needs several times in the past five years, and has studied the need for a new City Hall complex for at least eight years. In all instances every indicator shows a need to replace both the Fire Station and City Hall in order accommodate the staff in a more environmentally sound and healthy building, and to provide state of the art life-safety services to the old town area of Key West which has grown significantly in the 40 plus years since the present facilities were constructed.

With regard to concurrency standards applicable to this project, Chapter IV, Section 94-4(e) provides an exemption from concurrency review for public projects, especially those within the City capital improvements plan. Despite this exemption, the project team reviewed in detail the one component of concurrency most appropriate and critical in this part of the City, which is traffic. The traffic report attached to this application demonstrates that the build out of the project in 2011 will have no negative effects on any intersections or streets serving the entire project area.

c. Roadway or signalization improvements, or other similar improvements.

Response: None required. See Traffic Report.

d. Accessory structures or facilities.

Response: See Site Plan. All accessory structures are illustrated on plan.

e. Other unique facilities/structures proposed as part of site improvements.

Response: See project description.

Section 122-62(b)(3) *On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:*

a. open space:

b. Setbacks from adjacent properties:

c. Screening and buffers;

d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and

e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.



Development Plan and Major Conditional Use Application Key West City Administration Building Complex

Solutions Statement

Stormwater Runoff - The existing site is totally developed and has had drainage improvements added over the 40-year life span of the present facility, not all of which meet present standards of the City. For instance, the drainage system from the Madeline Bean Building drains directly to adjacent property or to the street. In order to manage stormwater from the site, a series of three exfiltration drains will be combined with a gravity injection well receiving water via channeled sheet drainage, thus retaining all site stormwater drainage on the property. In addition, a series of catchment tanks or cisterns will be incorporated into both parking garage and the Administration Building to provide "gray water" for a number of non-potable uses, including irrigation.

Potable Water Conservation – The project has been designed to achieve a LEED "silver" designation, and as part of the design several solutions have been proposed which will aid in the saving of potable water. They are:

- Cisterns to store rainwater from the roof to be reused for irrigation of the landscaping and used for flushing toilets.
- Extensive use of xeric landscaping throughout the project.
- Use of ultra low volume fixtures in the entire building.

Waste Disposal - Recycling is an integral part of the design of the building and a specific area within the building has been designated as a recycling room adjacent to receiving that will allow for easy separation, storage and pick up of recycled paper, plastics and metals.

Energy Consumption – Sustainability has been a fundamental design principle and has driven many aspects of the project. The building is designed to achieve a minimum of LEED Silver Certification. Some of the sustainable building features are:

- Deep roof overhangs to provide shading to windows below and to minimize direct solar heat gain.
- Use of solar shades on windows themselves to minimize heat gain.
- Double door airlock entrances to stabilize indoor temperatures.
- Operable windows at the Fire Station for winter time ventilation.
- Integrated gutter system to divert rainwater to several storage tanks for reuse as landscape irrigation and for flushing toilets.

- Energy use in lighting will be minimized by providing 75% of the occupied spaces with natural day lighting.
- Daylight sensors will be connected to automated dimmers for efficiency and occupant comfort in maintaining consistent lighting levels.
- Solar water heating system.
- High efficiency water cooled, direct exchange, variable air volume HVAC system.
- Building structure and exposed exterior architectural elements to be pre cast concrete for controllability of recycled content, low maintenance, speed and ease of erection which limits neighborhood and site disturbance.
- Durable, low maintenance interior finishes with high recycled content and high recyclability to be used throughout.
- Standing seam metal roofing to be of high recycled content and possess a high solar reflective index.
- Possibility of building integrated photovoltaic solar electric power system.

Affordable Housing – Affordable housing will not be affected in either a positive or negative manner in that the structures to be built will house existing employees and no new service personnel will be required.

Impacts on Neighbors from Lighting, Traffic and Parking – Please see project description, which covers these topics.

Deeds

This Indenture

This instrument prepared by:
Michael H. Cates, Attorney at Law
505 Whitehead Street
Key West, Florida 33040

Whenever used herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties hereto, the use of the singular number shall include the plural, and the plural the singular, the use of any gender shall include all genders; and, if used, the term "male" shall include all the males herein described if more than one.

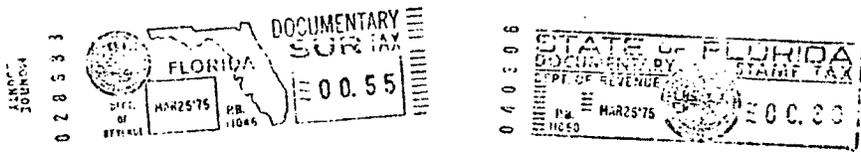
Made this 28 day of February
Between
J. EMMER, INC., a Florida corporation

FILED FOR RECORD
MONROE COUNTY FLORIDA
MAR 25 PM 3:33
RALPH WHITE
CLERK OF CIRCUIT COURT

Monroe and State of Florida, of the County of
and party of the first part,
CITY OF KEY WEST, FLORIDA, P. O. Box 1550, Key West,
of the County of

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part 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:

All of that property described in the deed to the City of Key West, Florida, dated June 10, 1959, recorded in Official Record Book 160, Pages 589/590 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 and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Bruce R. Gordon
BRUCE R. GORDON, SECRETARY

J. EMMER, INC.
By: *Gerald R. Mosher*
GERALD R. MOSHER, PRES.



State of Florida,
County of Monroe
I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

to me well known to be the person described in and who executed the foregoing instrument and acknowledged before me that executed the same freely and voluntarily for the purposes therein expressed.
WITNESS my hand and official seal at
County of Monroe, and State of Florida, this
day of February, A. D. 19

Notary Public
My Commission Expires

STATE OF FLORIDA
COUNTY OF MONROE

Before me personally appeared GERALD R. MOSHER and BRUCE R. GORDON, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as GERALD R. MOSHER, PRESIDENT and BRUCE R. GORDON, SECRETARY of the above named J. EMBER, INC., a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 28 day of February, 1975.

[Signature]
Notary Public - State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 13, 1975
GENERAL INSURANCE UNDERWRITERS, INC.

RECORDED IN OFFICIAL RECORD BOOK
OF THE COUNTY OF MONROE, FLORIDA
RALPH W. WHITE
CLERK OF CIRCUIT COURT
MONROE COUNTY

Date

TO

[Stylized Signature]



W. C. Harris
Witness as to both parties.

Nellie Valdes
Nellie Valdes

(SEAL)

STATE OF FLORIDA,
ss,
COUNTY OF MONROE,

I HEREBY CERTIFY, That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgment J. J. VALDES and NELLIE VALDES, his wife, to me well known and known to me to be the individuals described in and who executed the foregoing deed to THE CITY OF KEY WEST, FLORIDA, and they acknowledged before me that they executed the same freely and voluntarily to the purposes therein expressed.

I HEREBY CERTIFY, That the said Nellie Valdes, declared to me that she is the wife of the said J. J. Valdes, of a separate and distinct condition taken and made by and before me, and she hereby acknowledges that she made her deed as aforesaid for the purpose of discharging, relinquishing, releasing, conveying, releasing, with good interest, whether of dower, homestead or other separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed voluntarily and without any compulsion, constraint, or fraud of her husband.

WITNESSED my hand and official seal in Key West, County of Monroe, State of Florida, this 16th day of June, 1961.

Jessie K. Peace
Notary Public, State of Florida, et al.
My commission expires: June 10, 1961.



73877
RECORDED IN OFFICIAL RECORDS
OF MONROE COUNTY, FLORIDA
EARL R. ADAMS
CLERK OF COUNTY RECORDS
RECORD VERIFIED



Return to: (enclose self addressed envelope)

Name: JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Address: 500 Fleming Street
Key West, FL 33040

667843

REC 1155 TAG 0042

900
1.50

This Instrument Prepared by:
JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Address: 500 Fleming Street
Key West, FL 33040



Grantee Name and S.S. #:

Grantee Name and S.S. #:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 21 day of December, A. D. 19 90,

Between FIRST STATE BANK OF THE FLORIDA KEYS, formerly known as FLORIDA KEYS FIRST STATE BANK,

of the County of Monroe in the State of Florida party of the first part, and THE CITY OF KEY WEST, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, P.O. Box 1409, Key West, FL 33041-1409

of the County of Monroe in the State of Florida party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONXXXXXXXXXXXX, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to conditions, limitations, restrictions and easements of record, and taxes for the year 1991 and subsequent years.

FILED FOR RECORD
DEC 24 PM 2 14
MONROE COUNTY
DANNY AKULLHAG
BY [Signature]
FLA.

Property Appraiser's Parcel Identification Number: _____
And the said party of the first part 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, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:
[Signature] FIRST STATE BANK OF THE FLORIDA KEYS, L.S.
BY: Daniel E. Lee, Jr., President L.S.

L.S.

State of Florida }
County of Monroe }

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, DANIEL E. LEE, JR., President of FIRST STATE BANK OF THE FLORIDA KEYS,

to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Monroe, Florida, this 21 day of December, 19 90.

My Commission Expires 16, 1993

Key West and State of Florida, this _____ day of _____
[Signature]
Notary Public

EXHIBIT "A"

On the Island of Key West and is part of Lot 2, Square 61 according to William A. Whitehead's Map of said Island delineated in 1829 and is more particularly described as follows:

FROM the intersection of the Southwesterly line of Simonton Street and the Southeasterly line of Southard Street go Southeasterly along the Southwesterly line of Simonton Street a distance of 127 feet to a point, which point is the point of beginning; thence continue Southeasterly along the Southwesterly line of Simonton Street a distance of 35 feet to a point; thence Southwesterly and at right angles a distance of 161.25 feet to a point; thence Northwesterly at right angles a distance of 35 feet to a point; thence at right angles in a Northeasterly direction a distance of 161.25 feet back to the Point of Beginning.

LESS

On the Island of Key West, and is part of Lot 2, Square 61 according to William A. Whitehead's map of said Island delineated in 1829 and is more particularly described as follows:

FROM the intersection of the Southwesterly line of Simonton Street and the Southeasterly line of Southard Street go Southwesterly along the Southeasterly line of Southard Street a distance of 160.58 feet to the Northeast corner of that certain parcel of land described in Official Records Book 300 on Pages 22 and 23 of the Public Records of Monroe County, Florida; thence run Southeasterly along the Northeasterly boundary of the said Parcel of Land described in said Official Records Book 300 on Pages 22 and 23, a distance of 127 feet to an iron pipe, said point being the Point of Beginning of the land being described herein; thence from the said Point of Beginning, run Northeasterly, parallel to said Southard Street, 20.85 feet to a two inch steel fence post; thence run Southeasterly, parallel to said Simonton Street, along a metal frame, 35 feet to a two inch steel fence post; thence run Southwesterly, parallel to said Southard Street, 20.85 feet to an iron rod; thence run Northwesterly, 35 feet back to the Point of Beginning.

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





Property Record Cards

Monroe County Property Record Card (023)

Alternate Key: 1012548 Roll Year 2009
 Effective Date: 8/26/2009 11:59:13 AM Run: 08/26/2009 11:59 AM

CITY OF KEY WEST FLA

PO BOX 1409
 KEY WEST FL 33041

Parcel 00012210-000000-06-68-25 Nbhd 32080
 Alt Key 1012548 Mill Group 10KW
 Affordable Housing No PC 8900
 FEMA Injunction
 Inspect Date Next Review
 Business Name
 Physical Addr 525 ANGELA ST, KEY WEST

Associated Names

Name DBA Role
 CITY OF KEY WEST FLA, Owner

Legal Description

KWALL LOT 1&PT LOTS 2-3-4 OR35-107-108 SQR 61 OR160-589-590 OR608-337

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
1352	100E	240	241	No	62,417.00	SF	0.00		1.00	1.00	1.00	1.00			N	

Total Just Value

Building Characteristics

Building Nbr	1	Building Type	0	Perimeter	1,124	Functional Obs	0.00
Effective Age	13	Condition	E	Depreciation %	0.15	Economic Obs	0.00
Grnd Floor Area	19112	Quality Grade	450	Year Built	1960		
Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	31

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	1	12	1	1991		8,856	000	0.00
OPF	2	0	1	1991		84	001	0.00
OPF	3	0	1	1991		72	002	0.00
OUF	4	0	1	1991		132	003	0.00
FLA	5	10	1	1991		8,928	004	0.00
FLA	6	8	1	1999		664	005	0.00
FLA	7	12	1	1999		664	006	0.00



Monroe County Property Record Card (023)

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Interior Finish		Exterior Finish		Area %		Wall Type		Wall Rate		RCN	
Sec Nbr	Int Nbr	Description	Ext Nbr	Wall Type	Area %	Wall Rate	Area %	Wall Rate	RCN	Area %	Wall Rate
182774	2320	CITY BLDGS B	591	C.B.S.	100.00	Y	100.00	Y		100.00	
182778	2324	CITY BLDGS B			100.00	Y		Y			
182779	2325	CITY BLDGS B			100.00	N		Y			
182780	2326	CITY BLDGS B			100.00	Y		Y			

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
6	AP2:ASPHALT PAVING	34,800	SF	0.00	240	145	2006	2007	2	25		
5	PT3:PATIO	200	SF	0.00	50	4	1999	2000	2	50		
4	FN2:FENCES	210	SF	0.00	5	42	1999	2000	2	30		
3	AC2:WALL AIR COND	23	UT	0.00	0	0	1991	1992	1	20		
2	AC2:WALL AIR COND	10	UT	0.00	0	0	1991	1992	2	20		
1	AP2:ASPHALT PAVING	13,400	SF	0.00	0	0	1973	1974	2	25		
Total Depreciated Value												

Appraiser Notes

KEY WEST CITY HALL & PARKING GARAGE
 HURRICANE DAMAGES

Monroe County Property Record Card (023)

Alternate Key: 1012548 Roll Year 2009
 Effective Date: 8/26/2009 11:59:13 AM Run: 08/26/2009 11:59 AM

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B94-3721	Nov 1 1994 12:00AM	Nov 1 1995 12:00AM	500	Commercial	PAINT OFFICES ON 2ND FL.
	E94-4009	Dec 1 1994 12:00AM	Nov 1 1995 12:00AM	500	Commercial	ELECTRICAL
	A95-0418	Feb 1 1995 12:00AM	Nov 1 1995 12:00AM	6,300	Commercial	16 SQS SINGLE PLY ROOFING
	B95-3740	Nov 1 1995 12:00AM	Nov 1 1995 12:00AM	10,000	Commercial	CONVERT STOR TO OFFICE SP
	B95-3959	Nov 1 1995 12:00AM	Nov 1 1995 12:00AM	20,000	Commercial	CONVERT STOR TO OFFICE SP
	96-2764	Jul 1 1996 12:00AM	Nov 1 1996 12:00AM	5,000	Commercial	ELECTRICAL
	95-0059	Dec 1 1995 12:00AM	Nov 1 1996 12:00AM	1	Commercial	ELECTRICAL
	96-0316	Jan 1 1996 12:00AM	Nov 1 1996 12:00AM	2,300	Commercial	MECHANICAL
	97-0140	Jan 1 1997 12:00AM	Jun 1 1997 12:00AM	4,000	Commercial	REPAIR
	97-1874	Jun 1 1997 12:00AM	Jun 1 1997 12:00AM	1,200	Commercial	ROOF
	97-2378	Jul 1 1997 12:00AM	Jul 1 1997 12:00AM	3,240	Commercial	PLUMBING
	98-1132	Apr 20 1998 12:00AM	Jan 1 1999 12:00AM	8,400	Commercial	INSTALL OF BACKFLOW
	99-1491	May 3 1999 12:00AM	Feb 15 2000 12:00AM	99,000	Commercial	ADDITION
	00-0149	Feb 7 2000 12:00AM	Jul 10 2000 12:00AM	1,500	Commercial	CANVAS AWNING
	00-0844	Mar 31 2000 12:00AM	Jul 10 2000 12:00AM	1	Commercial	REPLACE DOOR
	00-1406	May 23 2000 12:00AM	Jul 10 2000 12:00AM	1	Commercial	REPLACE 10 FIXTURES
	01-3206	Sep 20 2001 12:00AM	Aug 24 2001 12:00AM	4,000	Commercial	1200SF TILE
	02-2514	Jul 30 2002 12:00AM	Nov 17 2002 12:00AM	2,500	Commercial	ELECTRIC DOOR
	02-2473	Sep 18 2002 12:00AM	Nov 17 2002 12:00AM	8,200	Commercial	ELECTRICAL FOR DOOR
	02-2073	Jul 30 2002 12:00AM	Nov 17 2002 12:00AM	7,800	Commercial	REPLACE FRONT DOORS
	04-0097	Jan 16 2004 12:00AM	Jun 22 2004 12:00AM	2,600	Commercial	NEW FENCE & GATE
	04-0786	Mar 15 2004 12:00AM	Jun 22 2004 12:00AM	21,000	Commercial	REPAIR ROOF
	04-1892	Jun 10 2004 12:00AM	Dec 2 2004 12:00AM	89,000	Commercial	R&R HIST. STREET LIGHTS
	05-1110	Apr 7 2005 12:00AM	Jun 30 2006 12:00AM	200	Commercial	NEW RECEPTACLE IN THE COMPUTER ROOM.
	06-1893	Mar 21 2006 12:00AM	Jun 30 2006 12:00AM	30,000	Commercial	STORM REPAIRS DRYWALL & DOORS .INSULATION AND TILE
	04-3799	Dec 15 2004 12:00AM	Jun 30 2006 12:00AM	2,400	Commercial	REPLACE EXISTING ROOF
	05-1390	May 10 2005 12:00AM	Jun 30 2006 12:00AM	29,000	Commercial	INSTALL SOFFITT
	07-3558	Jul 18 2007 12:00AM	Jul 18 2007 12:00AM	6,000	Commercial	CHANGE OUT 10-TON A.C ON TOP OF ROOF
	05-2824	Jul 7 2005 12:00AM	Aug 10 2006 12:00AM	200,000	Commercial	DEMO PARKING GARAGE.
	05-2825	Mar 6 2006 12:00AM	Aug 10 2006 12:00AM	250,000	Commercial	REBUILD PARKING LOT, DRAINS, LIGHTING, ASPHALT.

Monroe County Property Record Card (023)

Alternate Key: 1012548

Roll Year 2009

Effective Date: 8/26/2009 11:59:13 AM Run: 08/26/2009 11:59 AM

Value History												
Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value		
2008F	C	8,114,210	0	3,121,768	85,097	11,321,075	11,321,075	11,321,075	N	0		
2007F	C	9,362,550	0	2,124,852	87,942	11,575,344	11,575,344	11,575,344	N	0		
2006F	C	6,241,700	0	3,609,656	18,396	9,869,752	9,869,752	9,869,752	N	0		
2005F	C	5,617,530	0	3,651,146	18,450	9,287,126	9,287,126	9,287,126	N	0		
2004F	C	4,369,190		3,734,110	18,511	8,121,811	8,121,811	8,121,811	N	0		
2003F	C	1,498,008		3,734,110	19,276	5,251,394	5,251,394	5,251,394	N	0		
2002F	C	1,498,008		3,715,245	20,040	5,233,293	5,233,293	5,233,293				
2001F	C	1,498,008		3,715,245	20,811	5,234,064	5,234,064	5,234,064				
2000F	C	1,373,174		3,715,245	15,189	5,103,608	5,103,608	5,103,608				
1999F	C	1,373,174		3,695,535	15,126	5,083,835	5,083,835	5,083,835				
1998F	C	1,373,174		2,469,019	15,836	3,858,029	3,858,029	3,858,029				
1997F	C	1,248,340		2,469,019	5,896	3,723,255	3,723,255	3,723,255				
1996F	C	1,248,340		1,969,723	5,896	3,223,959	3,223,959	3,223,959				
1995F	C	1,248,340		1,969,723	5,896	3,223,959	3,223,959	3,223,959				
1994F	C	1,248,340		1,969,723	5,896	3,223,959	3,223,959	3,223,959				
1993F	C	1,248,340		1,969,723	5,896	3,223,959	3,223,959	3,223,959				
1992F	C	1,248,340		1,969,723	5,896	3,223,959	3,223,959	3,223,959				
1991F	C	1,248,340		1,969,723	5,896	3,223,959	3,223,959	3,223,959				
1990F	C	1,014,276		995,293	0	2,243,633	2,243,633	2,243,633				
1989F	C	998,672		918,732	0	1,933,008	1,933,008	1,933,008				
1988F	C	873,838		918,732	0	1,917,404	1,917,404	1,917,404				
1987F	C	573,456		866,114	0	1,739,952	1,739,952	1,739,952				
1986F	C	561,753		838,572	0	1,412,028	1,412,028	1,412,028				
1985F	C	561,753		845,990	0	1,407,743	1,407,743	1,407,743				
1984F	C	561,753		815,551	0	1,377,304	1,377,304	1,377,304				
1983F	C	310,800		796,789	0	1,358,542	1,358,542	1,358,542				
1982F	C	310,800		796,789	0	1,107,589	1,107,589	1,107,589				
1982F	C	310,800		706,588	0	1,017,388	1,017,388	1,017,388				

Exemptions

Code	Description	Value	Year	Renewal	%	Amount Applied
15	MUNICIPAL LANDS		1901	1	100.00	

Monroe County Property Record Card (023)

Alternate Key: 1012556 Roll Year 2009
 Effective Date: 8/26/2009 12:01:30 PM Run: 08/26/2009 12:01 PM

CITY OF KEY WEST FLORIDA

PO BOX 1409
 KEY WEST FL 33041

Parcel 00012220-000000-06-68-25 Nbhd 32040
 Alt Key 1012556 Mill Group 10KW
 Affordable Housing No PC 8900
 FEMA Injunction
 Inspect Date Next Review
 Business Name
 Physical Addr 604 SIMONTON ST, KEY WEST

Associated Names

Name DBA Role
 CITY OF KEY WEST FLORIDA, Owner

Legal Description

KW PT LOT 2 SQR 61 SIMONTON ST OR288-24/25 OR997-1065/1067 OR1155-42/43(LG)

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value	
1353	100E	35	141	No	4,935.00	SF	0.00		1.00	1.00	1.00	1.00				N	

Total Just Value

Building Characteristics

Building Nbr	1	Building Type	0	Perimeter	606	Functional Obs	0.00
Effective Age	13	Condition	E	Depreciation %	0.15	Economic Obs	0.00
Grnd Floor Area	7595	Quality Grade	400	Year Built	1968		
Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	6

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	1	12	1	1968		3,787	000	0.00
OPF	2	0	1	1968		97	001	0.00
FLA	3	12	1	1968		3,808	002	0.00
OUF	4		1	1968		20	003	0.00

Interior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
182783	2329	OFF BLDG MULT STY-B	100.00	N	Y		593	C.B.S.	100.00		
182785	2331	OFF BLDG MULT STY FP	100.00	N	Y						

Monroe County Property Record Card (023)

Alternate Key: 1012556 Roll Year 2009
 Effective Date: 8/26/2009 12:01:30 PM Run: 08/26/2009 12:01 PM

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
2	FN2:FENCES	70	SF	0.00	0	0	1975	1976	3	30		
1	AP2:ASPHALT PAVING	700	SF	0.00	0	0	1975	1976	2	25		

Total Depreciated Value

Appraiser Notes

CITY BUILDING & PLANNING DEPT

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9801978	Jun 23 1998 12:00AM	Jan 1 1999 12:00AM	2,000	Commercial	INSTALL NEW COUNTER TOP
	9801978	Jun 23 1998 12:00AM	Jan 1 1999 12:00AM	2,000	Commercial	RE-WIRE COUNTER
	9903642	Oct 27 1999 12:00AM	Nov 18 1999 12:00AM	725	Commercial	ELECTRICAL CIRCUITS
	9903256	Jan 26 2000 12:00AM	Dec 1 2000 12:00AM	5,000	Commercial	INSTALL GATE OPERATORS
	0000467	Feb 25 2000 12:00AM	Dec 1 2000 12:00AM	6,000	Commercial	ELECTRICAL
	0000160	Mar 15 2000 12:00AM	Dec 1 2000 12:00AM	19,000	Commercial	UPGRADE RESTROOMS
	0002772	Sep 8 2000 12:00AM	Dec 1 2000 12:00AM	1,037	Commercial	PLUMBING
	0002782	Sep 27 2000 12:00AM	Dec 1 2000 12:00AM	8,000	Commercial	INTERIOR WORK
	00-3517	Feb 27 2001 12:00AM	Oct 31 2001 12:00AM	200	Commercial	CHANGE SIGN
	00-3163	Oct 3 2000 12:00AM	Oct 31 2001 12:00AM	28,969	Commercial	REPAIR SPALLING & PAINT
	01-0002	Jan 2 2001 12:00AM	Oct 31 2001 12:00AM	1,035	Commercial	ELECTRICAL
	01-2902	Aug 16 2001 12:00AM	Oct 31 2001 12:00AM	20,000	Commercial	A/C
	06-0187	Jan 12 2006 12:00AM	Aug 10 2006 12:00AM	10,500	Commercial	BUILD RECEPTION COUNTER
	06-0222	Jan 15 2006 12:00AM	Aug 10 2006 12:00AM	1,000	Commercial	INSTALL WIRING
	06-3685	Jun 20 2006 12:00AM	Aug 10 2006 12:00AM	12,000	Commercial	INSTALL FRESH AIR SYSTEM

Monroe County Property Record Card (023)

Alternate Key: 1012556

Roll Year 2009

Effective Date: 8/26/2009 12:01:30 PM Run: 08/26/2009 12:01 PM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2008F	C	641,550	0	772,504	770	1,414,824	1,414,824	1,414,824	N	0
2007F	C	641,550	0	701,442	770	1,343,762	1,343,762	1,343,762	N	0
2006F	C	468,825	0	779,263	770	1,248,858	1,248,858	1,248,858	N	0
2005F	C	419,475	0	788,220	770	1,208,465	1,208,465	1,208,465	N	0
2004F	C	320,775		806,128	770	1,127,673	1,127,673	1,127,673	N	0
2003F	C	148,050		806,128	770	954,948	954,948	954,948		0
2002F	C	148,050		806,128	770	954,948	954,948	954,948		0
2001F	C	148,050		746,802	770	895,622	895,622	895,622		0
2000F	C	123,375		746,802	357	870,534	870,534	870,534		0
1999F	C	123,375		746,802	357	870,534	870,534	870,534		0
1998F	C	123,375		499,032	357	622,764	622,764	622,764		0
1997F	C	113,505		499,032	357	612,894	612,894	612,894		0
1996F	C	113,505		453,665	357	567,527	567,527	567,527		0
1995F	C	113,505		453,665	357	567,527	567,527	567,527		0
1994F	C	113,505		453,665	357	567,527	567,527	567,527		0
1993F	I	113,505		441,605	361	555,471	555,471	555,471		0
1992F	I	113,505		441,600	366	555,471	555,471	555,471		0
1991F	I	113,505		441,596	370	555,471	555,471	555,471		0
1990F	I	104,869		450,198	404	555,471	555,471	555,471		0
1989F	I	103,635		554,811	440	658,886	658,886	658,886		555,471
1988F	I	98,700		446,350	305	545,355	545,355	545,355		658,886
1987F	I	45,340		487,827	327	533,494	533,494	533,494		545,355
1986F	I	44,415		461,379	481	506,275	506,275	506,275		533,494
1985F	I	44,415		430,718	481	475,614	475,614	475,614		506,275
1984F	C	44,415		259,415	481	304,311	304,311	304,311		475,614
1983F	C	29,189		259,415	481	289,085	289,085	289,085		304,311
1982F	C	29,189		250,100	481	279,770	279,770	279,770		289,085

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
1155	42	12/1/1990	Warranty Deed	0	U	I	608,000

Monroe County Property Record Card (023)

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Effective Date: 8/26/2009 12:01:30 PM Run: 08/26/2009 12:01 PM

Exemptions

Code	Description	Value Year	Renewal	%	Amount Applied
15	MUNICIPAL LANDS	1991	1	100.00	

Site Photo

Development Plan and Major Conditional Use Application
Key West City Administration Building Complex

Site Photos

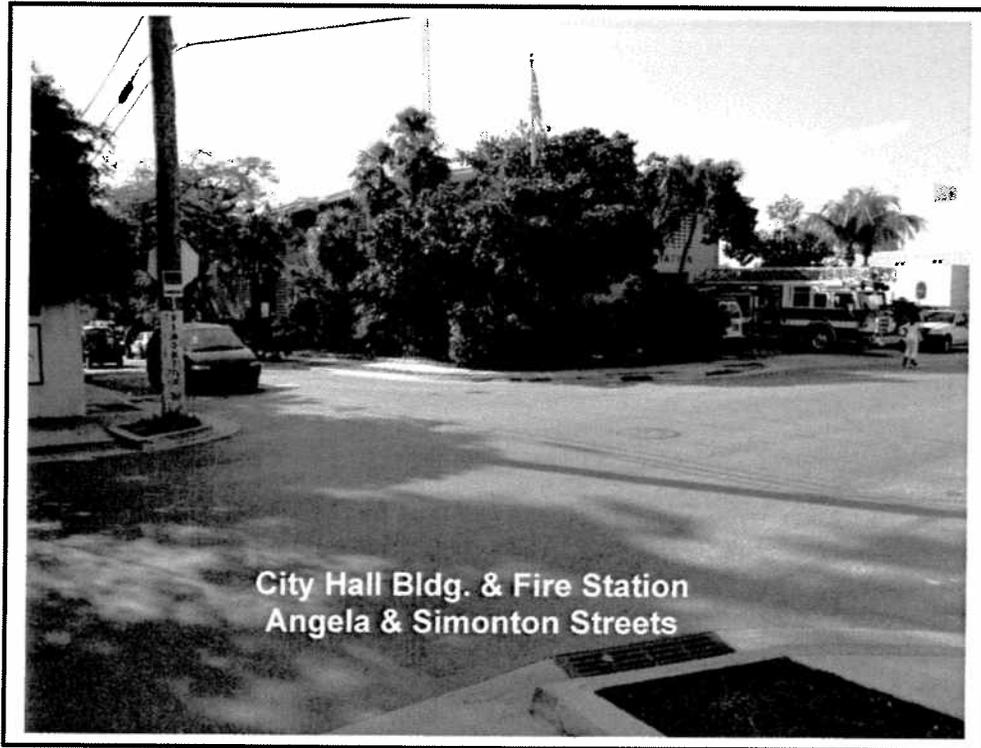


Aerial Photo

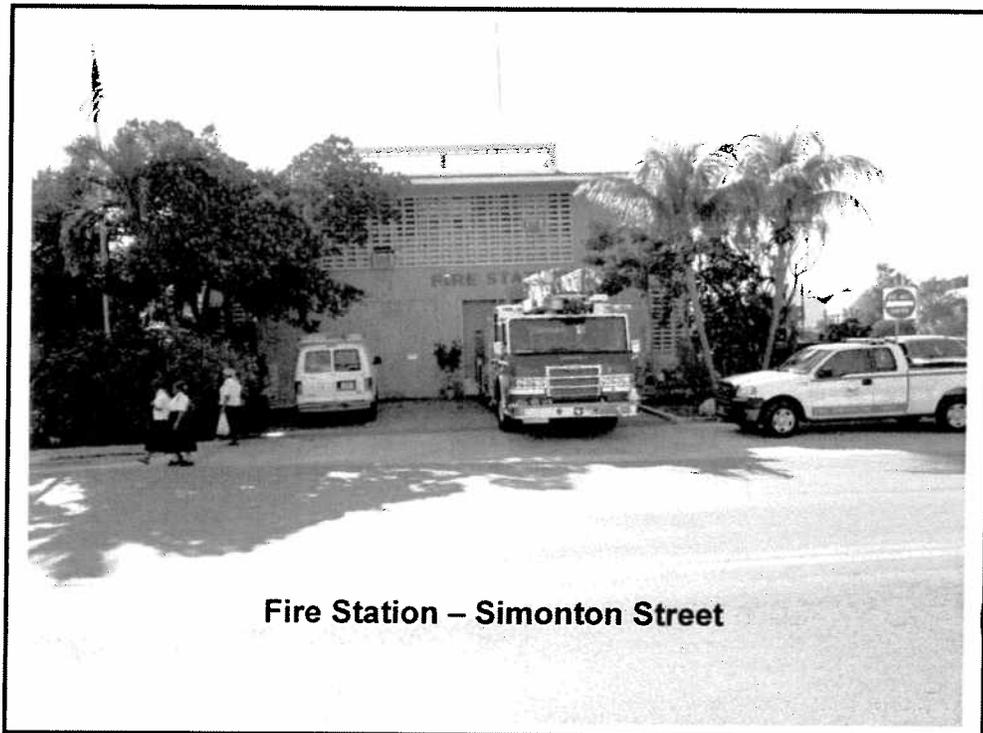


Development Plan and Major Conditional Use Application
Key West City Administration Building Complex

Site Photos



City Hall Bldg. & Fire Station
Angela & Simonton Streets

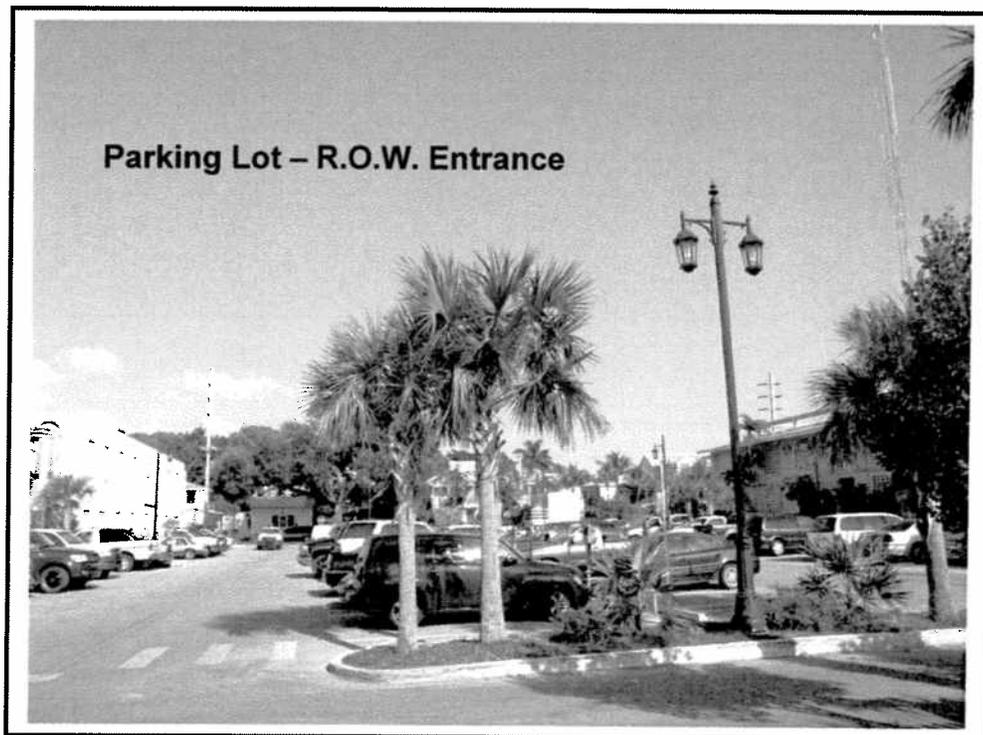


Fire Station – Simonton Street



Development Plan and Major Conditional Use Application
Key West City Administration Building Complex

Site Photos



HARC Approvals



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # H09-8-10-878

OWNER'S NAME: CITY OF KEY WEST - JIM SCHOLL, MANAGER DATE: 8/10/09

OWNER'S ADDRESS: 525 ANGELA STREET PHONE #: 809-3883

APPLICANT'S NAME: MICHAEL BINGRAM / MBI-K2 ARCHITECTURE PHONE #: 292-7722

APPLICANT'S ADDRESS: 1001 WHITEHEAD STREET, KW FL. 33040

ADDRESS OF CONSTRUCTION: 525 ANGELA ST. KW, FL. 33040 # OF UNITS 0
604 SIMONTON ST. KW FL. 33040

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: REPLACE 525 ANGELA STREET, 604 SIMONTON ST WITH NEW ADMINISTRATION BUILDING, FIRE STATION, GARAGE. PROVIDE NEW LANDSCAPE, PEDESTRIAN AREAS & INFRASTRUCTURE.

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 8/10/09

Applicant's Signature: Michael B. Bigham

Required Submittals

✓	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
✓	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Limit of Work Approved, Conditions of Approval and/or Suggested Changes:

1st hearing approved for demolition
2nd hearing approved demolition + approved
architectural plans: 09.22.09

Date: 08.25.09

Signature: _____

David A. Jones
Historic Architectural
Review Commission

City Of Key West
Building Department
Historic Preservation Division
604 Simonton Street
Key West, Florida 33040

August 28, 2009

Arch. Michael Ingram
Mbi-k2m Architecture
1001 Whitehead Street
Key West, Florida 33040

RE: REPLACE 525 ANGELA STREET, 604 SIMONTON STREET WITH
NEW ADMINISTRATION BUILDING, FIRE STATION AND GARAGE.
PROVIDE NEW LANDSCAPE, PEDESTRIAN AREAS AND
INFRASTRUCTURE.
FOR: 525 ANGELA STREET AND 60A SIMONTON STREET - HARC
APPLICATION # H09-08-10-878
KEY WEST HISTORIC DISTRICT

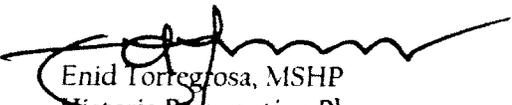
Dear Architect Ingram:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the requested demolition for the above mentioned project at the public hearing held on Tuesday, August 25, 2009. This decision was based on the documents submitted and your presentation.

Because this is a demolition application a second reading should take place on the next HARC public hearing on September 8, 2009. Be advised that you need to post, for a second time, a public notice with the September 8th date, on each structure. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

Sincerely;



Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
604 Simonton Street
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

City Of Key West
Building Department
Historic Preservation Division
604 Simonton Street
Key West, Florida 33040

September 24, 2009

Arch. Michael B. Ingram
MBI-K2M Architecture
1001 Whitehead Street
Key West, Florida 33040

RE: REPLACE 525 ANGELA STREET AND 604 SIMONTON STREET
WITH NEW ADMINISTRATION BUILDING, FIRE STATION AND
GARAGE. PROVIDE NEW LANDSCAPE, PEDESTRIAN AREAS AND
INFRASTRUCTURE
FOR: 525 ANGELA STREET AND 604 SIMONTON STREET
HARC APPLICATION # H09-08-10-878
KEY WEST HISTORIC DISTRICT

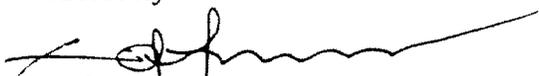
Dear Architect Ingram:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the application for the above mentioned project at the public hearing held on Tuesday, September 22, 2009. The Commissioners motioned to approve the project based on your presentation.

You may now apply for the necessary permits. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

Sincerely:



Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
604 Simonton Street
Key West, Florida 33040

305.809.3973

etorregrosa@keywestcity.com

Landscape Waiver Request

OCT 16 2009

The established allowed height of 30 feet 5 inches in the HPS district has been established based on the determination that the existing administration building must be demolished involuntarily due to structural and other problems as stated in the Memorandum by City Planning Director dated August 23, 2009 and identified in the reports attached thereto (Appendix to original submitted Major Development Plan & Conditional Use Application).

2. **Floor Area Calculations.** The Floor Area Ratio has been adjusted to reflect only habitable building area, as the parking garage is excluded from any calculation. The FAR for the entire site is 0.54, well below the maximum allowed in either district.
3. **Concurrency Management.** Although the application for Major Development Plan & Conditional Use contained a detailed traffic impact report which indicated that the traffic from the new facilities would meet the concurrency standards of the City Comprehensive Plan, other concurrency evaluations were absent. The analysis is appended by this letter and Attachment 2 hereto (Concurrency Review). By all the measures required in the City Comprehensive Plan, the proposed facility is compliant and concurrency is achieved.
4. **Landscape Street Buffer.** Section 108-413(b) of the Code requires for sites of 1-3 acres a 30 foot street buffer. The site configuration and program, together with building envelope determined by setbacks and height restrictions do not allow the full size street buffers to be placed on the site. Section 108-517 of the Code allows the Planning Board to grant a waiver for the required buffer yard. This letter should be considered as an amendment of the existing variance application to provide the necessary waiver. The waiver should be granted by the Planning Board because this site and construction program meet the criteria found in Section 108-517(b)(1) through (6). The strict application of the requirement for a street buffer of 30 feet would be impracticable and an undue burden on the site. These criteria are the following:

(1) *Public interest; adjacent property. The waiver or modification would not have a significant adverse impact on the public interest, or on an adjacent property.*

Response: The existing site is limited in the size of both building and buffer that can be provided due to its size and configuration as well as the need to protect the public health and safety by providing a City Administration building which meets current building and health standards. The impact on the surrounding adjacent streets will be improved by the addition of significant new landscaping which is now nonexistent over most of the site, even though the width of the buffer required will not be met. The residences and commercial structures across the street will benefit from the new landscaping and its integration into the public spaces in front of the buildings. This new landscaping will provide a balance of new shade and color along the rights-of-way and meet all requirements for native species. Finally, moreover, the placement of the buildings on the site as well as the location of the proposed landscaping is more consistent with the guidelines for the historic district and the traditional placement of structures close to the street. The required thirty (30) foot street buffer is more consistent within a suburban context rather than the very dense historic district of Key West.

(2) *Not discriminatory. The waiver or modification is not discriminatory, considering similar situations in the general area.*

Response: The granting of the waiver is not discriminatory because immediately across the street to the northeast is a residential development that was constructed with the new Land Development Regulations with structures much closer to Simonton Street than the new administration building. These units are approximately 5 to 6 feet from the property line, consistent with, but further set



back than the structures to the north along Simonton on the same side. *alternatives. The development will provide an alternative landscape which will achieve the purpose of the requirement through clearly superior design.*

Response: The proposed landscape design has been purposely created to enhance the institutional civic purpose of the building. The combination of landscape surrounding small spaces and the entrances to the building provide a juxtaposition of green area adjacent to finished stone/concrete facades that is a pleasing blend of textures. This approach which highlights the buildings and also relies on subdued lighting of the landscape areas provides a superior approach than a standard 30 foot buffer with little opportunity to showcase the combination of building and landscape. However, in response to the need to provide the density of plants associated with the 30 foot buffer, the proposed plans provides 1,000 plant units, or 159% of the required 120 plant units per 100 lineal feet of frontage.

(3) *Protection of significant features. The waiver or modification is necessary to preserve or enhance significant existing environmental or cultural feature, such as trees, scenic areas, historic sites or public facilities, related to the development site.*

Response: Not applicable due to removal of all structures on site, none of which are historically or culturally significant.

(4) *Deprivation of reasonable use. Strict application of the requirement would effectively deprive the owner of reasonable use of the land due to its unusual size, shape, natural conditions, or location, provided that:*

a. Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case; and

b. The unusual conditions involved are not the result of actions of the developer or the property owner which occurred after the effective date of the ordinance from which this section derives.

Response: The combination of site size and building envelope and required vehicular and pedestrian circulation imposed by the zoning on the property act to so constrain the site as to make the construction of the needed proposed public facility impossible. This is despite the fact that the proposed facility is at 54% of the allowed floor area ratio for the site.

The public purpose to be served by the project and the waiver is the construction of the needed City Administration Building, Fire Station No. 2 and the parking garage (to be available to the public at all times). The unusual conditions have been in place on the site since at least 1993 when the Land Development Regulations were adopted. The constraints attributable to the site have been in place since the structures presently on site were constructed, long before the effective date of Section 108 of the City Code coinciding with the Land Development Regulations, which provides the basis for the waiver.

(5) *Technical impracticality. Strict application of the requirement would be technically impractical.*

Response: It would be technically infeasible to produce the required program for the City Administration Building Complex, given the established building envelope if the 30 foot buffer were to be required.

5. **Revised Plans.** The following application plans for the City Administration Building Complex (Attachment 3 hereto) have been revised to reflect the changes discussed above and as indicated as below:

Response:

- a. Open Space: The proposed site will increase the amount of open space on the site. At present, the site does not meet the standards of the City with only 4.7% of the site as pervious and landscaped. That area will increase significantly to 9.2%. The site cannot accommodate the standard of 20% open space/landscape due to the size of the site in relation to the required program for all the facilities needed to be at this one site. The “envelope” determined by the height and setback restrictions further limits the site possibilities. However, the approach used in the landscaping of the site was to create as much “perceivable” area as possible by the maintaining the very large mahogany tree on Simonton Street, and supplementing it with new large plantings at the small plaza which is to be the centerpiece to the main entrance to the building. Also areas on the west and north that presently do not have any significant plantings will be changed with many new plantings.
- b. Setbacks from adjacent properties: The present site includes the Madeline Bean building which violates the side setback; however, it is immediately adjacent to a three-story building with a blank façade on that side. With the exception of the parking garage, all new structures will meet the required setbacks of both the HNC-1 and HPS zoning categories. The parking garage will mimic the existing side setback on the north that the Madeline Bean building now has. This setback will place the garage adjacent to the telephone building 3 feet 9 inches from that shared property line. The setback decreases on the proposed west property line where the garage structure follows the property line where it runs north/south and again when it turns east/west. In these two areas the setback varies from one to one-half foot. The other area in which the parking garage does not meet the required setback is its front presentation to Simonton Street. Here the entrance, gate control and the roof overhang for the bus shelter exceed the setback. This placement at this location is actually desirable from an Urban Design standpoint due to the straight three-story façade of the telephone building which runs from the corner of the Simonton and Southard Streets intersection. This slight step back for the facade of the garage, but roof line continuity of the garage carries the street image of the two buildings and ties them together.
- c. Screening and buffers: The proposed project is a significant public structure that, due to its use and location in a completely developed area with adjacencies to commercial use on two sides, requires high visibility. This is not a residential property and it does not share any contiguous boundaries with such. Therefore, the normal buffers involved with such an adjacency do not apply. However, the landscape plan recognizes the need to provide a green canopy adjacent to the building, both to soften the appearance of the materials required for Category 4 hurricane protection and to shade the building.
- d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites:
Not applicable.
- e. Mitigative techniques for abating smoke, odor, noise and other noxious impacts: All of the activities will take place on the inside of the buildings proposed and there are only two areas of possible impacts on surrounding properties. These have to do with the sound of sirens from trucks leaving the Fire Station and sound and light from automobiles using the parking garage in the evening. The former is already

associated with the existing Fire Station and there will be no net increase in this impact with the new station. As to the latter, the garage is open on the sides with an open fourth level. The garage is not adjacent to any residential properties and has been located on that part of the property that is furthest from the residential use across Simonton Street and Angela Street. In addition, on the fourth level of the design of the parapet wall will block the direct light from car headlights leaving the site.

Section 122-62(c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:

(1) Land use compatibility.

Response: The Angela Street site along with other sites were the subject of extensive analysis for compatibility and suitability for location of the City Hall. This analysis included a detailed review of the surrounding land uses interactions. The Angela Street site scored highest among the final three site evaluated. Attached below are key excerpts from the analysis that explain how the criteria were applied, together with the scoring table.

Based on the analysis, the City Commission directed that the Angela Street site be used.

2.1. Overview

All three (3) sites which make up the final list of sites chosen by the City Commission were valuated using each of the criteria listed below. The analysis was carried out by compiling observations made at each site through an on-site visit, reviewing materials on each site available at the City Planning Department, utilizing aerial photographs of each site, and by reviewing concepts and conclusions with key city management and planning staff.

The table attached to this discussion of the criteria, employs a normative scale using three (3) terms to describe the relative response to each of the criteria by the sites. The three (3) terms are "good"; a positive response in all respects, "acceptable"; a response with both positive and negative attributes, which on balance is more positive than negative, and "poor"; which connotes more negative attributes than positive, or which requires significant public investment beyond that contemplated for the City Hall budget in order to become positive. The scale has a numerical value of 3, 2 and 1 to correspond to the terms, "good" equivalent to 3 and so on. The final tabulation of the numerical values yields a "score" for each site, which is then used in conjunction with the expert opinions expressed by the Consultants and City Staff as to the preferred site. These criteria were not assigned a weighing factor at this time, allowing each criterion to be judged in the final analysis by the City.

These criteria were chosen to best evaluate sites, which exist in a city with little raw land, or entirely vacant sites, as well as evaluating an existing City Hall for renovation or replacement. The criteria as applied respond to critical elements of the City's program for a new City Hall and the community's need for a cost effective solution which is both environmentally responsive as well as one that

envisions solutions which are pragmatic and capable of serving the City for the long-term.

2.2. Description of Criteria

Appropriate Site Size – Is the site large enough to accommodate the program for the City Hall and its required parking without the need for variances or special exceptions?

Accommodate Future Expansion - Is the site large enough to accommodate future expansions of the City Hall or additional functions presently housed elsewhere, or not presently the responsibility of the City?

Potential for Sustainable Design – Can the site and its surroundings use sustainable design techniques to lessen dependence on non-renewable resources? The application of this criterion relates not only to building materials, but operation and maintenance functions as well including ability to carry out City Hall functions without relying on automobile use for managing resources

Proximity to other Governmental Services – Many municipal operations require access to and cooperation with other governmental entities at the local, county and state levels. Close proximity allows the sharing of information, files and personnel interaction without resorting to the use of automobiles.

Compatibility with Surrounding Land Uses - The site must be in a location which will not interfere with or negatively impact surrounding residential or commercial uses, nor should established commercial or residential uses interfere with the City's ability to use its site for extended hours or for uses not normally found adjacent to such uses.

Accessibility to Multiple Modes of Transportation- The site should serve both the users and the employees with multiple modes of convenient transportation for initial access to the site and for daily and hourly transport to other locations during the workday.

Easy Access to Transportation Corridors for Public Safety Vehicles – Two (2) of the sites already have fire stations. The future City Hall may have the need to house new public safety functions whose vehicles must be able to reach all parts of the City quickly. Sites, which depend on small or crowded streets, are at a disadvantage.

Capacity of Transportation Network – The City Hall should be located where the street and transit links have the capacity to accommodate all expected trips without reducing the level of service parameters to less than required by the City Comprehensive Plan.

Convenience of Location Access by Citizenry - The site should be located so as to be easily accessible by citizens by multiple means of transport. The Site should also ideally not be in a congested area, even with sufficient parking so as not to discourage use by all.

Compatibility with Natural Hazard Constraints - The site should be located so as to not be compromised or isolated due to the effects of flood waters, or be so constrained that any street level access is prevented by debris.

Compatibility with Existing Planning and Development Legislation – The sites should ideally require no variances, re-zonings or other changes to the City's Land Development Regulations or the Comprehensive Plan in order to accomplish the program, the principal and accessory buildings.

Accessibility and Utility During and After Major Natural Disaster - Due to the need of City Employees to manage the City's affairs during and after a natural disaster or other emergency, including contact with the City's emergency operations center and police and fire complex, access to the site should be immediate, not compromised by flood water or debris removal which could take days. Nor should the site be served by streets whose utility is compromised by flood damage or by lack of multiple roads to the site.

Historic Land Use – What has the site been used for in the past? Is there an opportunity to re-create or re-enforce a historic land use pattern by using the site for a civic purpose, and would the surrounding land use better accept the historic use.

Contributes to Civic Pride and Neighborhood Vitality - The site should be one where the City Hall is a distinguishable landmark different from the surrounding buildings; a site that adds vitality of day and limited nighttime uses to the neighborhood and does not introduce noise or unexpected activity.

The site should be a center for civic activity and support other civic and recreational activity nearby.

Supports Old Town or New Town Planning Efforts – The site should be located so as to support the revitalization of either of these parts of the City and not be located on the periphery where these efforts would have to be redirected or would not support the highest number of already programmed and funded projects.

Impact of Displacing Prime Private or Public/Private Development – The site should be one that does not negatively impact private or quasi - public development, which would lessen the tax base or disrupt redevelopment activity, which relies on private entrepreneurship for the public benefit.

Economic Development Catalyst Potential – City Hall siting and construction can often lead to positive redevelopment efforts in marginal

neighborhoods, or the stabilization of declining neighborhoods. The spending by employees in such nearby commercial areas and the daytime vitality that balances tourist activity and nighttime activities are in the best interest of the City.

Balancing Current Trends and Long-Term Vision - The cheapest and most convenient site may satisfy the current difficult financial constraints, but it may not offer the greatest flexibility for the City as it matures and adjusts to significant changes in the environment, changes in the City's demographics or economic positioning to compete with other destinations or foreign entities. Significant changes in how the City conducts its business and the influence of electronic communications should also be considered in the location of the City Hall.

Site Availability and Willing Partners - One of the sites considered requires the input, direction and cooperation of two (2) other entities – the Monroe County School Board and the Monroe County Housing Authority - both of which support the general efforts of the City site and locate a new City Hall, and could realize significant improvements to their own facilities and goals by cooperating with the City.

Required Infrastructure Improvements – Each site considered requires some improvement to accommodate the City Hall. However the size of the improvements when they could be accomplished, whether some such improvements require exceptional approvals by other agencies and their total cost are important factors for the final location of the City Hall.

Site and Facility Maintenance Costs - These costs should be considered both in the long-term and short-term. Sites that are more prone to flooding will require more long-term maintenance than those above the 100-year flood plain. Those sites which could share location with other municipal facilities could lessen costs for improvements such as access, parking, and some internal meeting and other facilities will be much more efficient.

Feasibility and Desirability of Phasing - Whether the site is large enough or of a configuration to allow phasing, with or without displacement of existing functions may lead to cost efficiencies for the City in both the long and short-term.

The response of each site to the application of the Various Criteria together with the scoring of each site is presented on the following page.

Evaluation of Sites

Site Criteria Analysis Scale: Good – 3 Acceptable – 2 Poor - 1

Angela Street Wickers Field School Board

Site Configuration

3.1	* Appropriate site size to accommodate space needs	2	3	2
3.2	* Ability to accommodate future expansion space and other municipal uses	1	3	2
3.3	* High potential to integrate sustainable design	3	2	2

Site Location and Access

3.4	* Proximity to and beneficial relationship with other governmental services	3	1	2
3.5	* Compatibility with adjacent land use	3	3	2
3.6	* Easy accessibility via multiple modes of transportation : auto, walking, transit, bicycle	3	2	1
3.7	* Easy access to transportation corridors for public safety vehicles	3	3	1
3.8	* Capacity of Transportation Network	2	3	1
3.9	* Convenience of Location – Citizenry access to City Services	3	3	1
3.10	* Compatibility with Natural Hazard Constraints	3	2	2
3.11	* Compatibility with Existing Planning and Development Legislation	2	2	1
3.12	* Accessibility and Utility During and After Major Natural Disaster	3	1	1
3.13	* Historic Land Use	3	2	3

Community Vitality

3.14	* Contributes to civic pride and vitality of surrounding neighborhoods and businesses	3	2	1
3.15	* Supports Old Town or New Town Planning Efforts	3	2	2
3.16	* Consider impact of displacing prime private or public / private development opportunities	3	3	3
3.17	* Economic Development Catalyst Potential	2	3	1
3.18	* Balancing Current Trends and Long Term Vision	3	2	2

Site Costs

3.19	* Site Availability and Willing Partners	3	3	1
3.20	* Required Infrastructure Improvements	3	3	1
3.21	* Site and Facility Maintenance Cost	3	2	1
3.22	* Feasibility and desirability of Phasing	2	3	1

Total 59 53 34



(2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use.

Response: See Response to item (1) immediately above.

(3) Property use of mitigative techniques.

Response: See Response to Section 122-62(b)(3) above.

(4) Hazardous waste.

Response: There is no hazardous waste use on the site at the present time and none are expected to be used in this office and Fire Station complex.

(5) Compliance with applicable laws and ordinances.

Response: The proposed project is the replacement of an existing City Hall and Fire Station with new facilities of the same nature. The proposed site complies with all the required ordinances applicable, or will be when this application and the application for the variances are approved. With specific reference to the issue of building height to allow the replication of the existing height when the HPS height limit is 25 feet, please see the attached Memorandum dated August 23, 2009 from the City Planning Director that demonstrates that rebuilding within the same building envelope is allowed by City Code.

(5) Additional criteria applicable to specified land uses.

Response: None

Memorandum on Building Heights

August 23, 2009

- **Attachment A – Site Map**
- **Attachment B – Building Condition Report**
- **Attachment C – Program Costs**
- **Attachment D – Structural Inspection**
- **Attachment E – Survey**
- **Attachment F – Zoning Map**



THE CITY OF KEY WEST

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

M E M O R A N D U M

To: Jim Scholl
City Manager

From: *JK* Amy Kimball-Murley, AICP
Planning Director *AKM*

John Woodson
Building Official

Date: August 23, 2009

Reference: City Hall Redevelopment
Non-Conforming Height Assessment



The purpose of this memo is to summarize height restrictions as they pertain to redevelopment options for the two parcels collectively known as City Hall, located at 525 Angela Street (RE Number 00012210-000000) and 604 Simonton Street (RE Number 00012220-000000) (see Attachment A). Two concrete block structures are located on the City Hall site, one on each parcel. This analysis assumes that any contemplated redevelopment of the site will entail a unity of title to combine the two parcels into a single parcel consistent with the site's existing and proposed use.

Maintenance of the structural, electric and mechanical condition of both buildings is of long standing concern. A Building Condition report for the structure at 525 Angela Street (prepared by mbi/k2m Architecture, Inc., March 20, 2009, see Attachment B), found the structure to be in fair to poor condition with some areas in poor to very poor condition. A cost estimate dated March 11, 2009, prepared by the same consultant found that the cost to renovate the structure was not significantly different than the cost of constructing a new structure (see Attachment C). In summary, the structure has reached the end of its effective life and the cost to continually repair the building is considered prohibitive. The structure at 604 Simonton Street is approximately forty years old and has many of the same characteristics as the structure on Angela Street, with the added concern that a structural analysis dated January 2006 (see Attachment D) indentified deteriorated beams and a vulnerability to hurricane storm damage. This structure is also reaching the end of its functional life and necessary rehabilitation of the structure is expected to outweigh its value. As such, both structures have been determined to be involuntarily destroyed for the purposes of determining applicable setback, height, building and impervious surface regulations in Chapter 122 of the Code of Ordinances.

According to survey information prepared by J. Lynn O'Flynn, Inc., dated July 15, 2009 (see Attachment E), the structure on Angela Street has a non-conforming height of 38.4 feet NGVD and the structure on Simonton Street has a non-conforming height of 34.4 feet NGVD. According to Section 86-9 of the Code of Ordinances, building height is "the vertical distance measured from the crown of the road to the highest point of the roof." The crown of road adjacent to the Angela Street structure ranges from 7.5 to 8.2 feet NGVD. Using an average of 8.0 feet as the crown of road, building height is 30.4 feet. The crown of the road adjacent to the Simonton Street structure is between 8.8 feet and 9.3 feet NGVD. Using an average of 9.0 feet for the crown of road, the structure is 25.4 feet in height.

The majority of the site, including the Angela Street Building, is located in the Historic Public and Semi-Public Service (HPS) zoning district. The maximum height allowed in this district is 25'. The Simonton Street structure is located in the HNC-1 zoning district; the maximum height allowed in this district is 35'. Therefore, the Angela Street structure is non-conforming to height and the Simonton Street structure is conforming to height. A zoning map is included as Attachment F.

Section 122-28 (d) of the City Code of Ordinances applies to properties without dwelling units and is relevant to an analysis of the City Hall site. Proposed reconstruction or replacement of a property, where that property has a non-complying building or structure: "(i) if the property is involuntarily destroyed, reconstruction or replacement does not require a variance; and (ii) if voluntarily destroyed to the extent that reconstruction or replacement would exceed 50 percent of the property's appraised or assessed value, the applicant must apply to the planning board for a variance." Because the Angela Street structure is determined to be involuntarily destroyed, replacement of structures on the site as part of a redevelopment plan may be at the established non-conforming height of 30.4 feet.

Attachments

Xc: Mark Finigan, Assistant City Manager
David Fernandez, Assistant City Manager
Michael Ingram, mbi / k2m
Geo File

Attachment A

- Legend**
- Selected Features
 - Real Estate Number
 - Parcel Lot Text
 - Dimension Text
 - Block Text
 - Point of Interest Text
 - Hooks/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines



PALMIS

Monroe County Property Appraiser
 500 Whitehead Street
 Key West, FL

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Date Created: August 3, 2009 11:25 AM



Attachment B

The City of Key West Administration Building

525 Angela Street
Building Condition Report



20 March 2009



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Project Planning Team:	Michael B. Ingram R.A., Scott C. Maloney AIA LEED AP, William Shepler R.A.
Prepared by:	Craig Pennington, Project Coordinator
Reviewed by:	Michael B. Ingram – Director, William Shepler R.A
Submitted to:	Jim Scholl, City Manager
Interim Draft Report	March 20, 2009
Path	Shared\Cleveland\Jobs\2008\MK-08021\Reports

1.0 EXECUTIVE SUMMARY

The Josephine Parker City Hall at 525 Angela Street was completed in 1962, during the administration of Mayor C.B. Harvey. The building was designed by Rader and Associates and constructed by Nu-Age Construction Company. The building has served as the City of Key West administration offices, office of the Mayor, and a firehouse continuously since it opened.

This building condition report is intended to provide a general assessment of the exterior and interior spaces. It is not a structural analysis. All major office areas, restrooms, and public areas were inspected for this report, although every room was not individually inspected. Employees in each area were asked about water damage, structural deterioration, or any specific problems and several items were identified in this way.

The condition is assessed in three tiers:

Good – Materials, construction methods, and condition are in good working order, show no serious defects, and can be considered for future use.

Fair – Items show wear or deterioration, questionable construction methods, or incorrect materials and can be considered to be repairable to a usable condition and meet current codes.

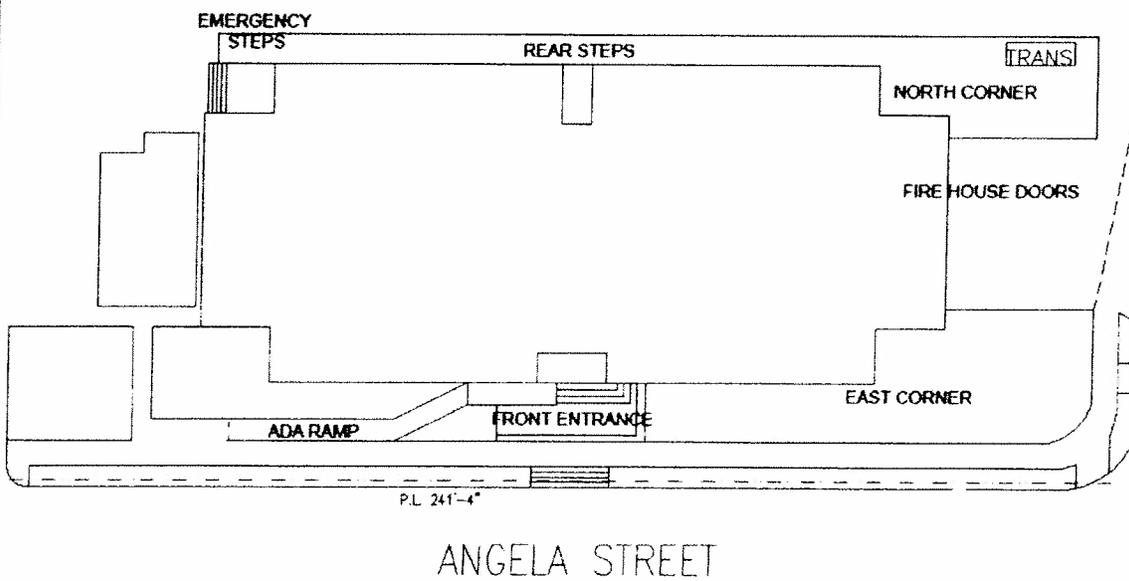
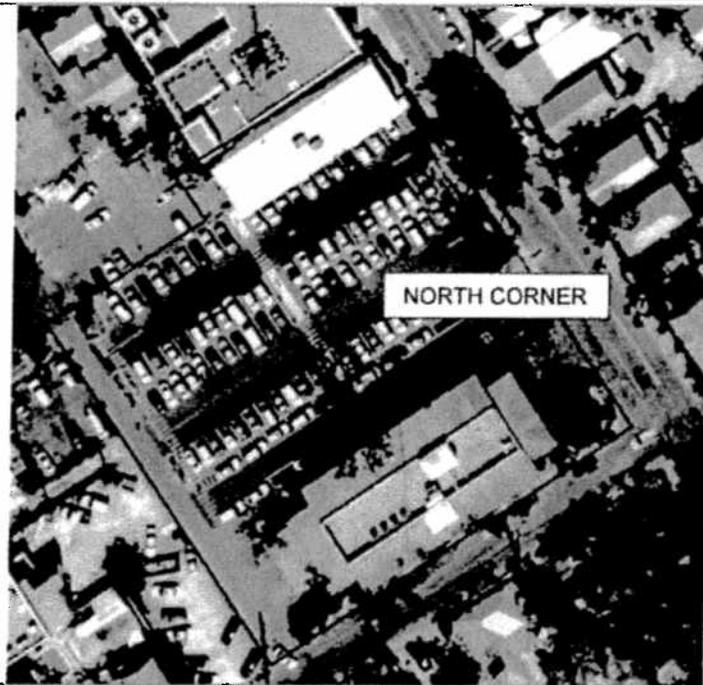
Poor – Items that show serious faults or deterioration, incorrect materials or construction methods, and would require removal and complete replacement to be usable or meet code.

The City Hall building is generally in **FAIR** to **POOR** condition with some areas **POOR** to **VERY POOR**. Overall, the building has numerous deficiencies in its current state:

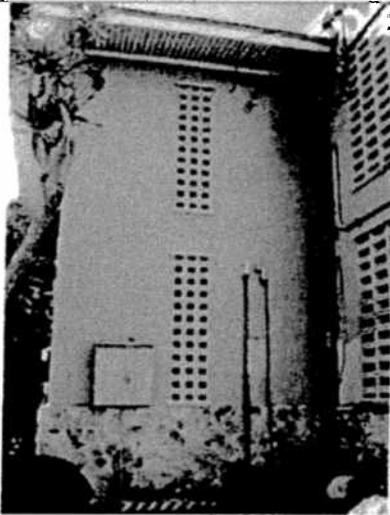
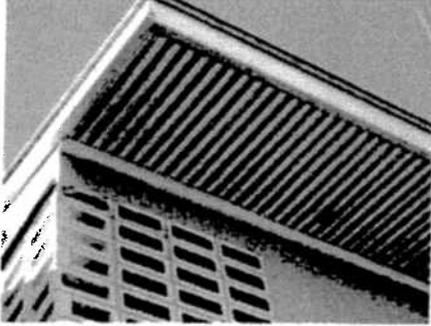
- The floor plan is poorly laid out and inefficient.
- Access to the emergency egress is poor. Fire doors are not utilized in all areas.
- The elevator is not available to the public so the stairs are the only means of reaching the second floor. The elevator size and condition was not inspected. It is assumed to be in working order.
- The mechanical equipment is old and in various conditions, none of them new or good.
- The electrical systems are substandard and service has been patched and upgraded several times. A new emergency generator was added in 2008. The feed to all sub-panels is through the old wiring system.
- The restrooms are all old and do not comply with current codes. The accessible restrooms do not comply with the ADA requirements.
- The fire station area is in very poor condition. Fumes from the truck leak into office spaces and into the residence area above.
- Most of the windows leak and there is indication of water damage in most offices.
- The roof is in fair condition. However, there are numerous indications of leaks and the number of layers and substrate is unknown.
- Most exterior finishes are old and show signs of wear.

Inspection Item:

2.0 SITE

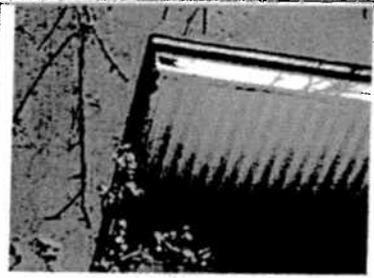


<p>Inspection Item: 3.0 BUILDING EXTERIOR</p>
<p>Summary: The exterior of the building was visual inspected starting at the North Corner and working counter clockwise. The City Hall is concrete block construction with stucco exterior. It has three roof styles and a parapet surrounding the central flat roof area. Steel trusses support the roof.</p>

<p>Inspection Area: 3.1 GENERAL EXTERIOR</p>	
Observation	Photo
<p>The North Corner is near the transformer box and has two large power lines on the side of the building and entering near the second floor roof.</p> <p>There are many exterior conduits and penetrations on all parts of the building. Most exterior features are found on the parking lot side.</p> <p>The walls are reinforced concrete masonry consisting of block walls with a stucco coating. The lower 60" is coral façade that is approx. 5" thick. It is securely attached and shows only a few cracks.</p> <p>The windows are primarily original aluminum jalousie with large fixed corner lights. Many have been covered over prohibiting inspection from either side. There is evidence of moisture being retained between these window and wall coverings. Most windows are in poor condition and leak. Some have been replaced in the past few years, and others have been caulked shut.</p> <p>Windows are covered with 8x16 decorative concrete block. All windows have 12 rows and are 8'-0" high.</p> <p>CONDITION: FAIR to POOR</p>	
<p>The roof overhangs approx. 48". It has aluminum soffit vent installed perpendicular to the soffit. There are numerous old cuts and penetrations. Some of the soffit is stained and sags.</p> <p>CONDITION: FAIR to POOR</p>	

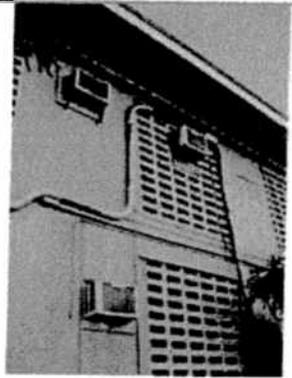
The fascia is wood 1x10. There are several areas of rot and rusted nails or screws. In general, the front of the building has more rotted fascia than the rear because of the trees that shade or contact the soffit.

CONDITION: POOR



Electrical conduit and wall and window AC units cover the rear façade of the building. Several holes have been chopped in the block window coverings and through the walls. Some old AC holes have been blocked in or only partially filled. There is no evidence of structural reinforcing in these openings.

CONDITION: POOR



Inspection Area:
3.2 REAR ENTRANCE

Observation

The Rear Entrance has 6 risers from grade to the first floor level. The risers are 7" and the treads are 11". They are poured concrete.

The handrail is new aluminum, extends properly at the top and bottom of the steps, and meets ADA code requirements.

The doors are double aluminum and glass doors that open out. They have self-closers, pull handles on the outside, and the left door has a panic bar on the inside.

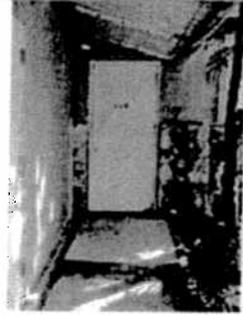
There is a water line with a valve between the rear and emergency exit that appears to have been cut.

CONDITION: GOOD

Photo

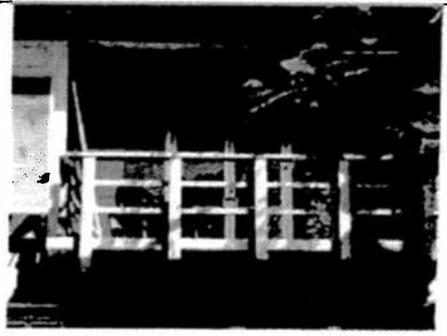


Inspection Area: 3.3 REAR EMERGENCY EXIT	
Observation	Photo
<p>The Rear Emergency Exit has 5 risers from grade to the first floor level. The risers are 7 ½" and the treads are 11". They are poured concrete.</p> <p>The handrail is old steel pipe and does not meet code requirements for side rails or top and bottom extensions. The railing on the deck is higher than 30" and does not have the proper rail spacing.</p> <p>There is a step up at the door. The door is steel and in poor condition. This door leads to the elevator and emergency stairs.</p> <p>The door at the bottom of the landing leads to the bottom most flight of the emergency stairs and is the secondary emergency egress from the HR area. The door is in poor condition.</p> <p>CONDITION: POOR</p>	

Inspection Area: 3.4 SOUTH CORNER EXIT	
Observation	Photo
<p>The South Corner Exit, near Angela Street is a wood hollow core door that opens out. It has a knob style handle and is deteriorated beyond repair.</p> <p>CONDITION: POOR</p>	

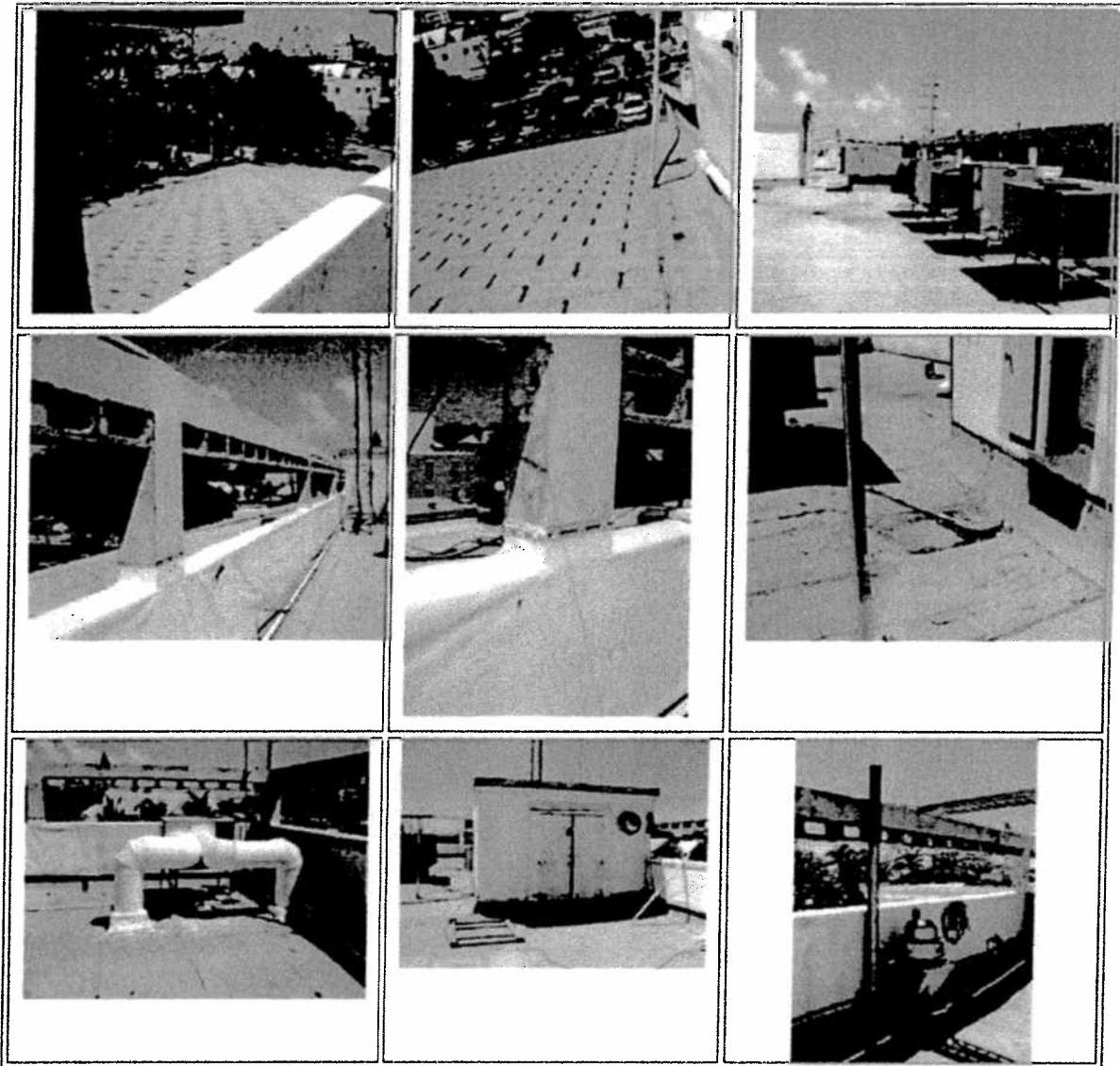
Inspection Area: 3.5 ADA RAMP	
Observation	Photo
<p>The ADA ramp on Angela Street is in good condition; however, it is not compliant to the current Florida Building Code Chapter 11. The code requires that a change in direction have a landing 60" x 60" and that the bottom of each ramp section land on a flat landing 60" long and the width of the ramp.</p> <p>Note: There is no public access to the elevator.</p> <p>CONDITION: POOR</p>	

Inspection Area: 3.6 FRONT ENTRANCE	
Observation	Photo
<p>In general, the Angela Street side of the building is in better condition than the parking lot side, with the exception of the wood fascia. There are fewer electrical penetrations and no air conditioning units.</p> <p>Some of the original jalousie windows have been replaced with aluminum fixed light windows. In some areas, the jalousie windows have been caulked shut to prevent leaks.</p> <p>In some of the outside window corners, steel posts have been placed to provide added support. The attachment method is not known.</p> <p>The main entrance to the building is off Angela Street. Concrete steps lead from the street to the sidewalk, which is ramped up on two sides. There is a set of stone covered steps from the elevated sidewalk to an apron landing with 2 risers, and 3 additional risers to the doors.</p> <p>There is a center railing that is the proper height and extends at the top and the bottom. There should be an additional railing along the wall of the accessible ramp.</p> <p>There is also an accessible ramp landing on the left side. It leads to an automatic door with a push operating button mounted on the wall. All operate correctly.</p> <p>The front doors are aluminum double doors, open out, and operated correctly.</p> <p>CONDITION: FAIR</p>	

Inspection Area: 3.7 BALCONY	
Observation	Photo
<p>Second floor balcony above the front entrance and is the only second floor exterior usable space.</p> <p>The structure is a concrete slab on steel I-beams partially cantilevered from the wall. The steel has been repaired many times and has several areas of surface corrosion.</p> <p>The railings are not code compliant.</p> <p>The doors from the second floor are double aluminum and glass doors that operate correctly.</p> <p>CONDITION: POOR</p>	

Inspection Area: 3.8 FIRE STATION ENTRANCE	
Observation	Photo
<p>The Fire Station garage door is in good condition and operates correctly. The second garage door and exit door were blocked up many years ago.</p> <p>An exterior exit door leads to the stair well. It has a knob style handle and is in good condition. The doorbell does not operate.</p> <p>On the second floor, above the garage, there is a long window with jalousie windows behind protective block. These windows are in poor condition, and have been covered over on the inside with wood paneling.</p> <p>CONDITION: FAIR</p>	

Inspection Area: 3.9 ROOF	
Observation	
<p>The roof of the building is comprised of 5 separate parts. Each of the end sections of the building have a hip roof with asphalt shingles. This roof is lower than the side roofs. The asphalt shingles are in good condition.</p> <p>The side sections of the building are higher than the ends and the center section. These roof areas are shed roofs and have asphalt shingles in fair condition. At the sides, the end roofs flash into the shed roof. This area is in questionable condition and the fascia shows areas of rot.</p> <p>The center section of the roof is a flat roof with roll asphalt roofing in fair condition. There are unknown layers of roofing material on this area.</p> <p>The roll roofing flashes up the parapet wall about 18" where a reglet attaches the coolie roof system.</p> <p>The parapet has coolie type roofing that is flashed from the roll roofing, up and over the parapet. It is well attached to the columns and to the parapet edge. The concrete blocks have been removed from under the parapet concrete beams, possibly affecting their structural integrity.</p> <p>A very tall communications tower is mounted on the central area with guy wires attached at the outer edges of the roof.</p> <p>There are many air conditioning units mounted on the central area. One recently installed and painted leaks into the Fire Station area. All of the others appear to be mounted well and properly flashed. However, the installation of numerous air conditioning units and attachments for the communications tower supports may compromise the original design basis.</p> <p>There are several roof scuppers in the center area. It is not clear where they drain, but they appear to be working.</p> <p>A concrete block shed is located near the Simonton Street end. It is used for storage and is in fair condition.</p> <p>CONDITION: FAIR to POOR</p>	



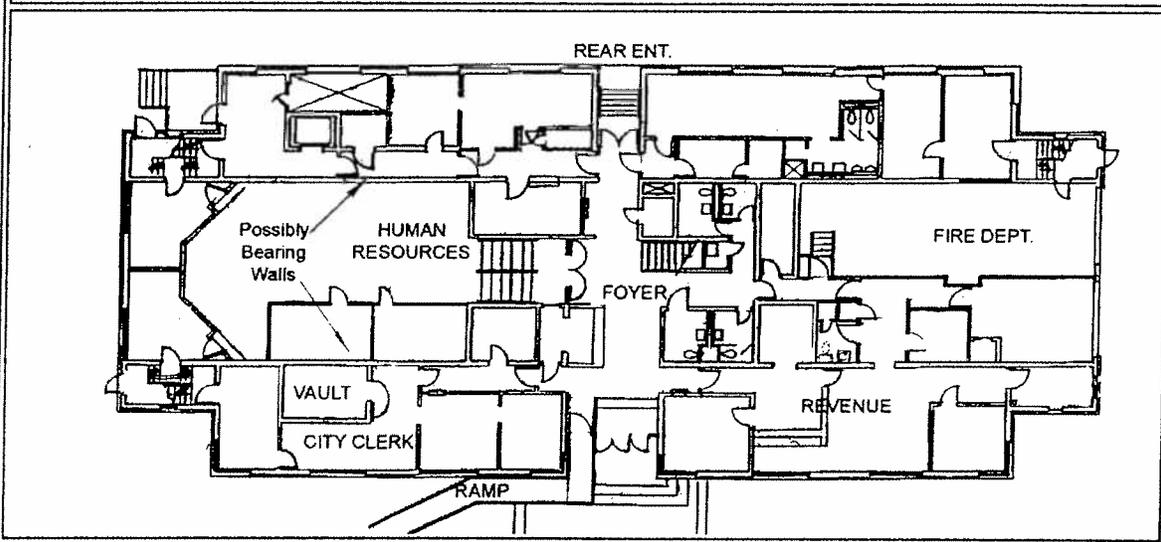
Inspection Item:

4.0 FIRST FLOOR

Summary: The first floor is approximately 40" higher than the parking lot grade. The front doors enter the first floor vestibule area 14" down from the main floor level. The rear doors enter at floor level. The Human Resource Department is down 6 risers, near grade level, and subject to higher water. The Fire Department engine bay is at grade level.

Inspection Area:

4.1 FIRST FLOOR PLAN



Inspection Area:

4.2 ENTRANCES AND MAIN FOYER

Observation

The foyer at the first floor level is up two risers from the front doors. The doors operate correctly. The two steps have a central railing that extends top and bottom. There is also a railing on the left wall.

The handicap door opens in at the main floor level and is operated with a wall-mounted push button. It operates correctly.

The floors are all newer ceramic 12" tile.

Walls are stucco on concrete block or stucco on drywall.

The ceiling is at 9'-5" and is the original plaster on lath suspended below the second floor. The AC vents and the lights in the ceiling are old.

There are several exposed electrical conduits indicating electrical changes of unknown time and nature.

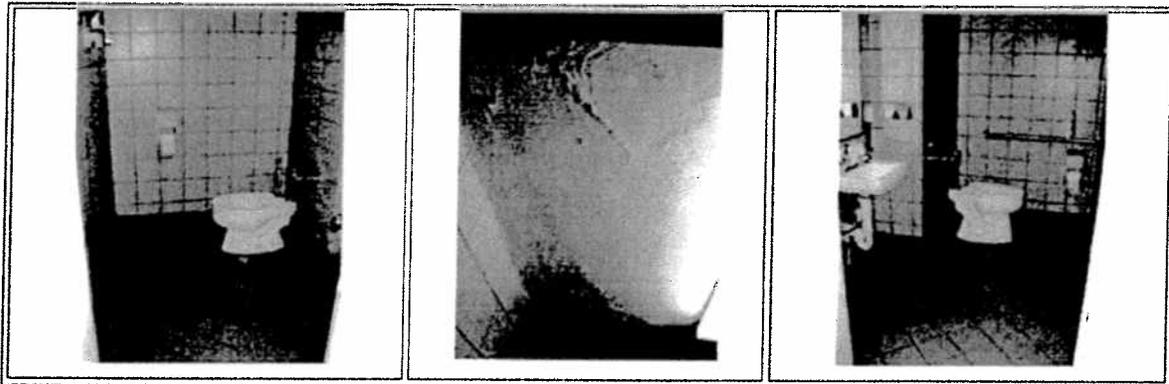
There are new emergency lights, exit signs, and a fire extinguisher on the wall. There is also an emergency defibrillator.

There is no Braille signage.

The center counter is higher than 36". The parking ticket counter is at 36" but does not provide legroom.

CONDITION: FAIR		
		
<p>The stairs to the second floor are compliant with current codes. The railing is aluminum and new. It has extensions at the top and bottom and at the landing.</p> <p>The stairs are the only means for the public to reach the second floor.</p> <p>The treads and risers are correct.</p> <p>CONDITION: GOOD</p>		

Inspection Area:
4.3 RESTROOMS
Observation
<p>The following discussion applies to all of the restrooms in the building. Several have been modified to be accessible, but none is fully ADA compliant. The restroom in the fire station is discussed separately.</p> <p>The fixtures are in fair condition. Most toilets are floor mounted with raised flush valves. The valve handles are on the far sides.</p> <p>The walls and floors are completely covered in 6" tile.</p> <p>The ceiling in the restroom near the first floor ADA restroom has water damage in the ceiling.</p> <p>Several of the inaccessible restrooms have 24" wide doors and knob style handles.</p> <p>CONDITION: FAIR</p>



Inspection Area:

4.4 HUMAN RESOURCE DEPARTMENT

Observation

Human Resource Department is located through a double door across from the stairs and down a set of steps with 6 risers. The doors are heavy and operate with more than the allowed 5 lbs of pressure.

The steps have very wide treads and a compliant railing down the center. There are wood handrails on the side walls.

The floors may be terrazzo covered with low pile carpet.

Walls are stucco on concrete block or stucco on drywall.

The ceiling is suspended acoustical tile.

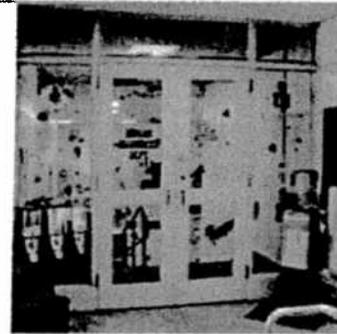
There are several exposed electrical wire covers.

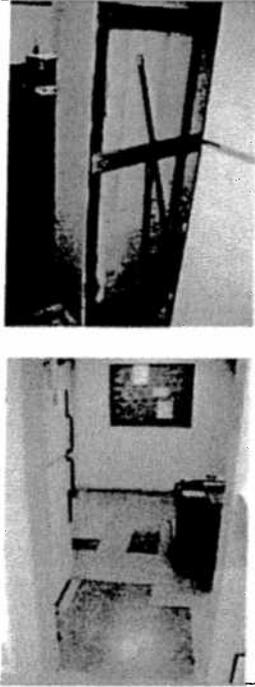
Rear exits are on each side of the room. Three steps lead up to the exit level.

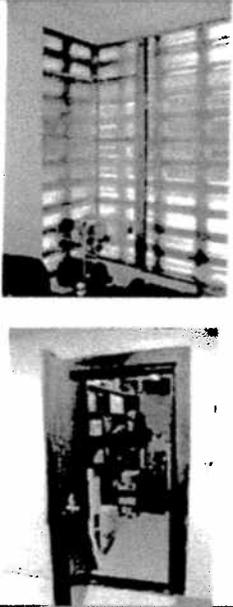
There is no sign of water damage.

CONDITION: FAIR

Photos



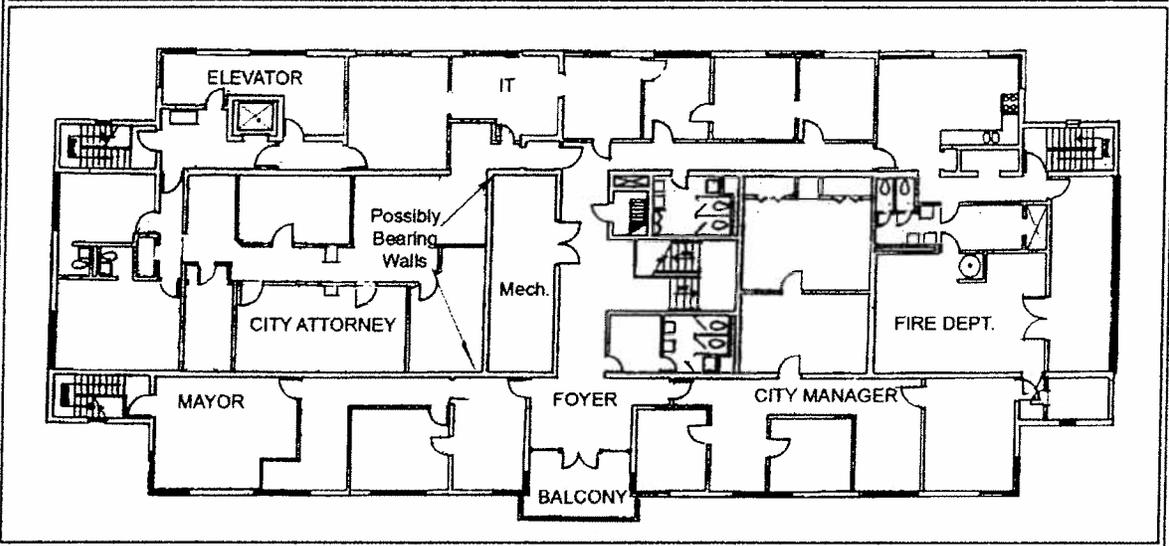
Inspection Area: 4.5 REVENUE DEPARTMENT	
Observation	Photos
<p>The Revenue Department is to the right of the stairs.</p> <p>The floor to the payment counters is tile. The rest of the area is low pile carpet. The counter is higher than 36".</p> <p>An opening has been cut into an un-remodeled area for money counting. The wall between the two areas is concrete block with stucco finish. The floor in the money counting area is old 12" linoleum tile in poor condition. It may contain asbestos.</p> <p>Walls are stucco on concrete block or stucco on drywall.</p> <p>The ceiling is suspended acoustical tile and original plaster ceiling.</p> <p>All of the doors are wood and operate correctly having knob style handles.</p> <p>There is a fire hose and fire system pipe in the far rear break room. The wall shows old water damage.</p> <p>CONDITION: FAIR</p>	

Inspection Area: 4.6 CITY CLERK DEPARTMENT	
Observation	Photos
<p>The City Clerks office is to the left upon entering the front doors.</p> <p>The entrance area has tile flooring. The rest of the area is low pile carpet.</p> <p>Walls are stucco on concrete block or stucco on drywall. The ceiling is suspended acoustical tile and original plaster ceiling.</p> <p>All of the doors are wood and operate correctly but have knob style handles.</p> <p>The office area has two outside corner window units. They have been replaced with fixed light windows several years ago. Steel posts have also been installed in each window corner.</p> <p>The office area also has a large walk in vault with a steel vault door. The door operates smoothly. The walls of the vault are concrete block and may be reinforced. The floor in the vault appears to be terrazzo.</p> <p>CONDITION: GOOD</p>	

Inspection Item:
5.0 SECOND FLOOR

Summary: The second floor is accessed by the main stairs from the first floor lobby and three emergency stairs. There is also a key-operated elevator that is not available to the public.

Inspection Area:
5.1 SECOND FLOOR PLAN



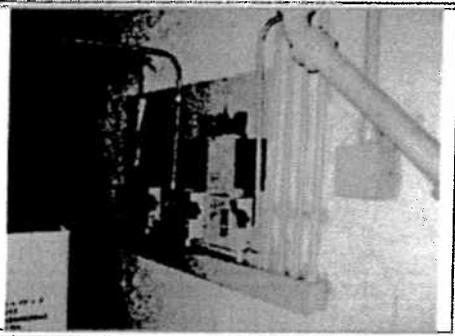
Inspection Area:
5.2 SECOND FLOOR FOYER

Observation	Photos
<p>The foyer at the second floor opens to four area hallways and the balcony above the front entrance.</p> <p>The floors are all new ceramic 12" tile.</p> <p>Walls are stucco on concrete block or stucco on drywall.</p> <p>The ceiling is at 8'-3" and an acoustical tile suspended ceiling 5" below the original plaster and metal latch ceiling. The plaster ceiling is 16" below the roof deck and suspended from metal girder trusses running laterally on the interior bearing walls.</p> <p>The AC vents and the lights in the ceiling are old.</p> <p>Most doors have knob style handles and operate at more than the maximum 5 lbs of pressure allowed.</p> <p>There is a fire hose and fire system pipe in the foyer.</p> <p>The two public restrooms are not ADA compliant. They are in similar condition to the first floor restrooms.</p> <p>CONDITION: FAIR</p>	<p>The top photograph shows a view of the foyer looking towards a set of stairs, with a table and chairs in the foreground. The bottom photograph is a close-up of a wall corner, showing the texture of the stucco and the base of a door.</p>

The mechanical room is located directly opposite the stairs. It contains several old air handlers and is in poor condition. The room has the original ceiling.

There are many exposed electrical conduits, breakers, and panels.

CONDITION: POOR



Inspection Area:
5.3 MAYOR'S OFFICE

Observation

The Mayor's office is in the south corner of the building. They are newly remodeled and not currently occupied.

The floors are all new 12" ceramic tile throughout.

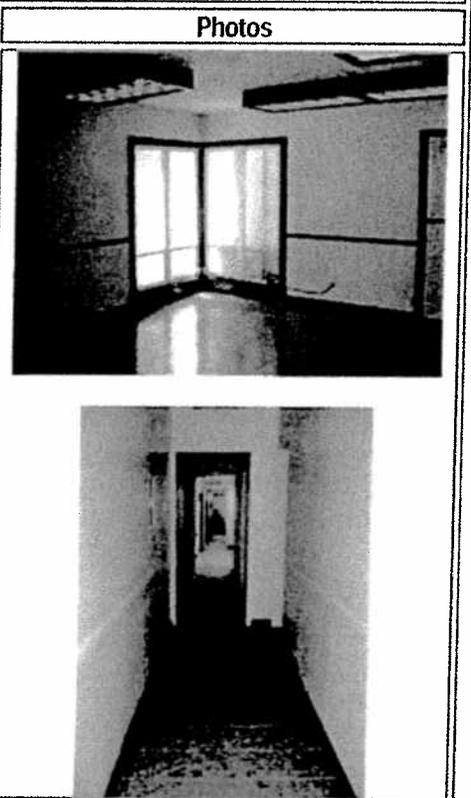
Walls are stucco on concrete block or stucco on drywall.

Most doors have knob style handles and operate correctly.

The ceiling appears to be new drywall with rough texture plaster and paint.

All electrical outlets, light fixtures, and AC vents are new but attached to older ductwork and wiring.

CONDITION: GOOD



Inspection Area:
5.4 CITY MANAGERS OFFICE

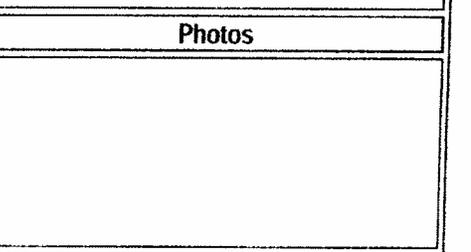
Observation

The City Manager's offices are in the east corner of the building.

The floors are all 12" ceramic tile and low pile carpet

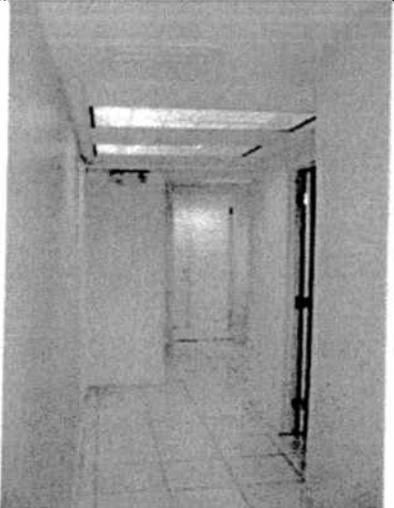
Walls are stucco on concrete block or stucco on drywall.

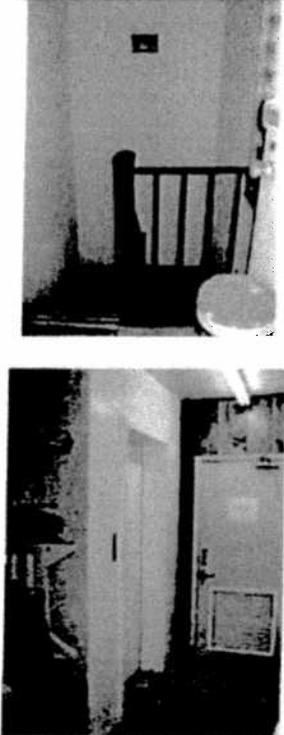
Most doors have knob style handles and operate correctly.



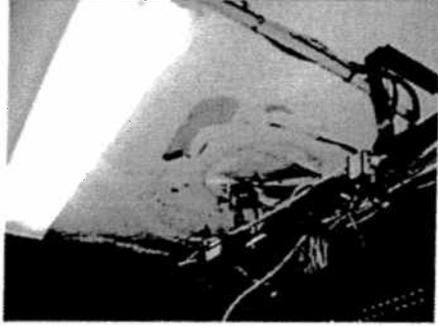
<p>The ceilings are suspended acoustical tile. CONDITION: FAIR</p>	
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Inspection Area:
5.5 CITY ATTORNEY'S OFFICES

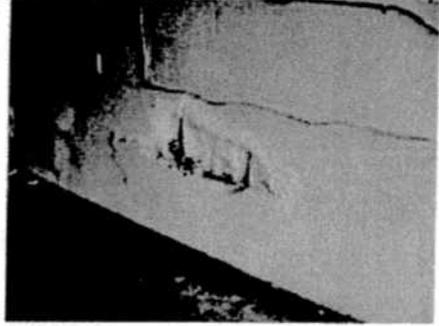
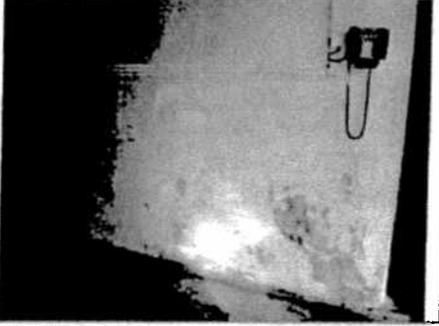
Observation	Photos
<p>The City Attorney's offices are in the west corner of the building. They have all been recently remodeled.</p> <p>The floors are all new 16" ceramic tile throughout.</p> <p>Walls are stucco on concrete block or stucco on drywall.</p> <p>Doors all have lever style handles and operate correctly.</p> <p>The ceiling is suspended acoustical tile and drywall at 83". All electrical outlets, light fixtures, and AC vents are new. This area has its own air handler located near the elevator.</p> <p>CONDITION: GOOD</p>	

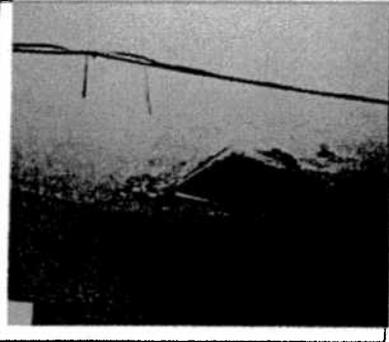
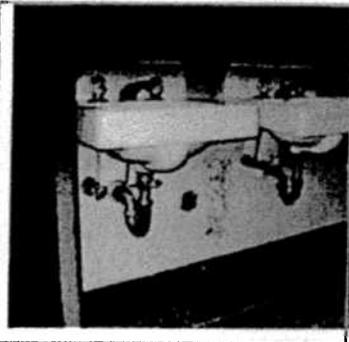
<p>The rear emergency exit opens from this office area. There is a stairway leading to the west corner emergency exits. The walls are concrete block. The railings are not compliant. The space measures 159" x 72".</p> <p>There is also an elevator in the area that only operates with a key between the first and second floors. It is not available to the public. It was not inspected.</p> <p>CONDITION: POOR</p>	
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Inspection Area:

5.6 INFORMATION TECHNOLOGY OFFICES	
Observation	Photos
<p>The IT offices are on the north side of the foyer. It is accessed with a mag card reader.</p> <p>Conditions are the same as the City Managers offices. All doors and floors are similar materials. The ceiling is suspended acoustical tile in most rooms.</p> <p>Wiring has been added in several rooms that does not meet code.</p> <p>Wall and window air conditioning units supplement the central AC.</p> <p>The server room has the original ceiling and has water damage.</p> <p>CONDITION: POOR</p>	

<p>Inspection Item: 6.0 FIRE STATION 2</p> <p>Summary: The Key West Fire Department Station 2 occupies the first and second floors on the Simonton Street side of the building. The first floor is at grade level and up 40". The second floor can be accessed by the north corner stairs or from the hallway in the admin section of the building.</p>

Inspection Area: 6.1 GARAGE AREA	
Observation	Photos
<p>The garage area of the fire station has never been remodeled. The floor has severely deteriorated drain covers.</p> <p>The walls show significant water damage and spalling.</p> <p>The 11' garage door is in good condition but the adjacent exit door is in poor condition.</p> <p>There is no evidence of a fire suppression or separation from the offices or residence area above. There is no ventilation system.</p> <p>CONDITION: POOR</p>	 

Inspection Area: 6.2 LIVING AREA		
Observation		
<p>The second floor is the fire crews living areas. There is a kitchen, restroom, showers, and bunkroom.</p> <p>The floors are new tile. Doors are old wood hollow core in steel jambs.</p> <p>The ceilings appear to be drywall. There are many areas of water damage on the ceiling. Significant damage is located at the area where the low roof is flashed against the parapet.</p> <p>The large window above the garage doors has been covered over with plywood. In addition, an area in the kitchen has plywood over some of the window.</p> <p>The restrooms are in poor condition with old fixtures and water damage.</p> <p>The kitchen has old cabinets but the appliances are in good condition.</p> <p>The north corner stairs are the firefighters' primary means of reaching this area.</p> <p>CONDITION: POOR</p>		
		

End of Report

Attachment C



March 11, 2009

Key West City Administration Building - Full 26,000 s.f. Program Costs

	<u>Angela St. Renov.</u>	<u>Angela St. New</u>
1 Temp. facilities - Relocation	\$1,000,000.00	\$1,000,000.00
2 Demolition	\$80,000.00	\$150,000.00
3 Parking Structure and Surface	\$2,100,000.00	\$2,100,000.00
4 Increase for Const - time - Interest	N/A	N/A
5 Repairs -Station #3	N/A	N/A
6 Simonton St. Fire station #2 (7,200 s.f.)	\$2,100,000.00	\$2,100,000.00
7 Fire Station #3 replace	N/A	N/A
8 Playing fields	N/A	N/A
9 Infrastructure Allowance	\$200,000.00	\$200,000.00
10 Landscape Allowance	\$200,000.00	\$200,000.00
11 Building Costs (incl. FPE)	17,000 @ \$300	\$5,100,000.00 @ \$350
	9,000 @ \$350	\$3,150,000.00 @ \$350
Furnishings (26,000 s.f.)	\$1,050,000.00	\$1,050,000.00
Subtotal	\$14,930,000.00	\$15,900,000.00
12 Soft Cost Allowance (10)	\$1,500,000.00	\$1,600,000.00
Total Project Cost	\$16,430,000.00 *	\$17,500,000.00 *

* Cost estimates = LEEDS Silver accreditation



Attachment D





G.M. SELBY & ASSOCIATES, INC.

**STRUCTURAL INSPECTION
OF CITY HALL ANNEX
2ND FLOOR
KEY WEST, FLORIDA**



JANUARY 2006



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I. INTRODUCTION

II. ASSESSMENT

III. RECOMMENDATIONS

IV. APPENDICES

APPENDIX A: CAD DRAWING WITH INDEX

APPENDIX B: PHOTO DOCUMENTATION

I. INTRODUCTION

G. M. Selby & Associates, Inc. was contracted by the City of Key West to perform a visual inspection of the structural condition of the beams on the second floor of the City Hall Annex located at Simonton Street.

The inspection was conducted in order to identify areas that require repair, replacement, or restoration. Our engineers inspected only for structural problems. The inspection took place on January 21st, 2006. Several City of Key West officials were present during part of the inspection including Mr. Roland Flowers.

II. CONDITION ASSESSMENT

A. BEAMS

All the roof supporting beams were inspected. The inspection was visual in nature, performed by a Professional Engineer and/or a field engineer. All the inspections were performed in good weather conditions.

Several problems were noted, amongst them, multiple horizontal and vertical structural cracks and severe spalling. Additionally, we noticed in some areas exposed oxidized rebar, and in some cases the rebar had completely broken through due to heavy oxidation.

The presence of salt (white powder) and moisture was found on the beams. This is probably due to the fact that the concrete mix used during construction had been mixed with beach sand and/or saltwater.

During the inspection, in certain areas where severe cracking and spalling was present, a city representative on site hammered the part of the beam under inspection. As a result of this, pieces of the concrete beam broke off, indicating the overall severity of the damaged beam. This was performed at least three separate times, yielding the same critical condition.

B. COLUMNS

Mr. Richard Sarver, from the Public Works Department, informed us that there were several areas where spalling and vertical cracks existed along the columns.

KWC240140 - City Hall Annex
City of Key West
January, 2006
Page 4 of 8

These had been covered up with decorative wood paneling. These areas were not visually inspected, since in order to do so, we would have to remove or demolish the wood.

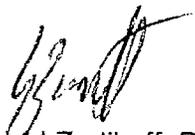
Please refer to appendix A, which depicts the areas and their respective problem and appendix B for photographic documentation.

III. RECOMMENDATIONS:

Based on the inspection performed, we highly recommend replacing the existing beams. Firstly, we believe that any repairs done will not provide an optimum result which would not require continuous upkeep. Additionally, repairing the beams would probably be an expensive undertaking which would not take care of the suspected probable cause of the problem, the mixture of salt in the concrete beam.

It is also highly recommended that all repairs be completed before the next hurricane season. It is the opinion of this engineer that the building will be unsafe to sustain the impact of a Category 3 or greater hurricane.

The Engineer certifies that the contents of this report are true and accurate to the best of his ability as based on visual inspection methodology.

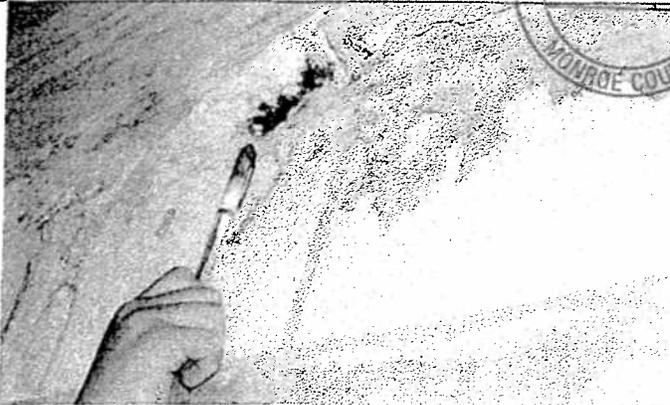


Gerald Zadikoff, PE
FL 44206

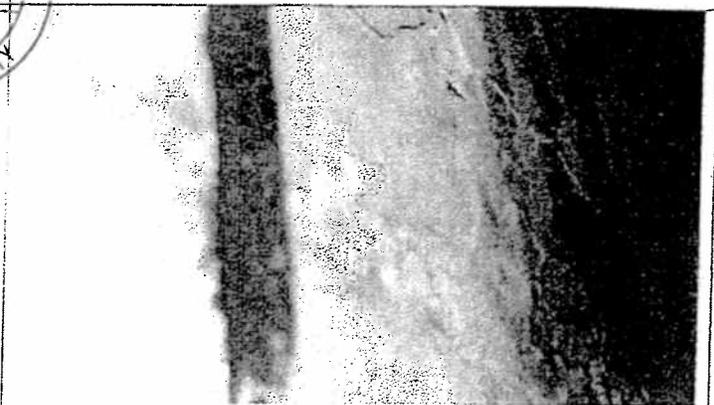
Photo Form: 2nd floor



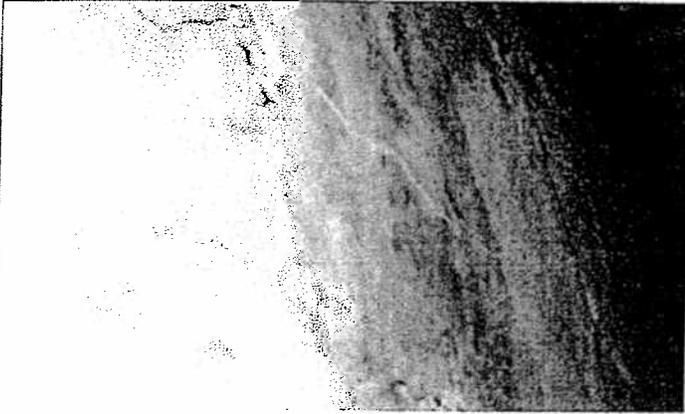
Date: January 21, 2006



Crack and rebar exposed



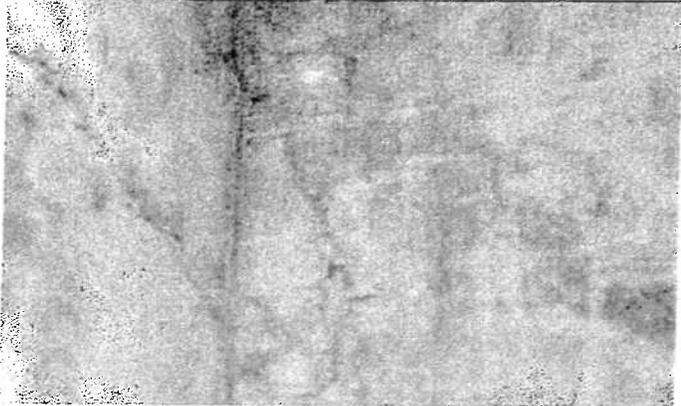
Rebar exposed and rusted



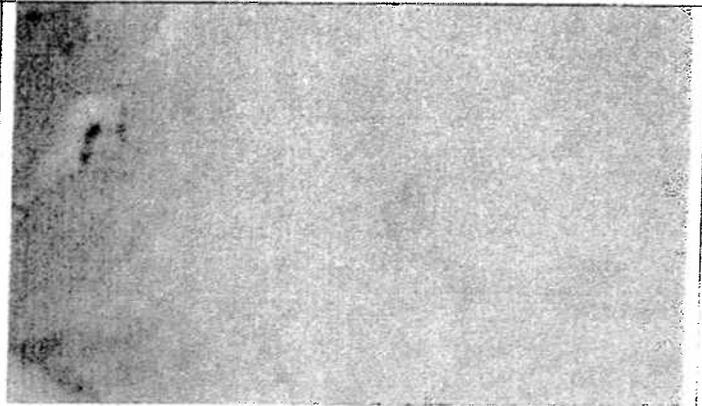
Crack and spalling on beam



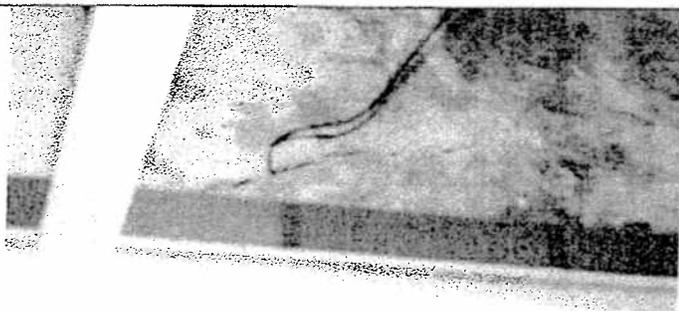
Crack and spalling on beam



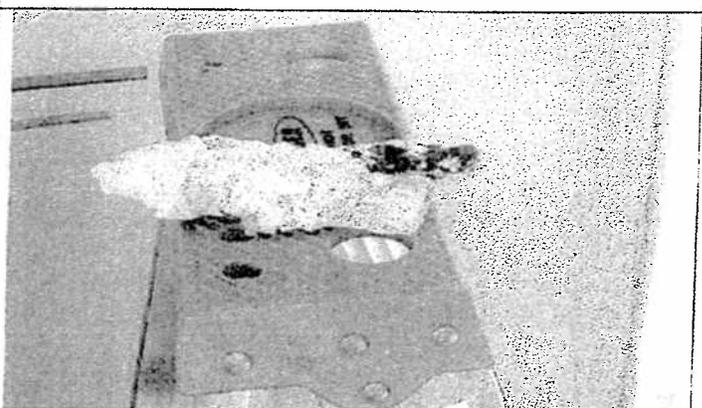
Crack horizontal and vertical on beam



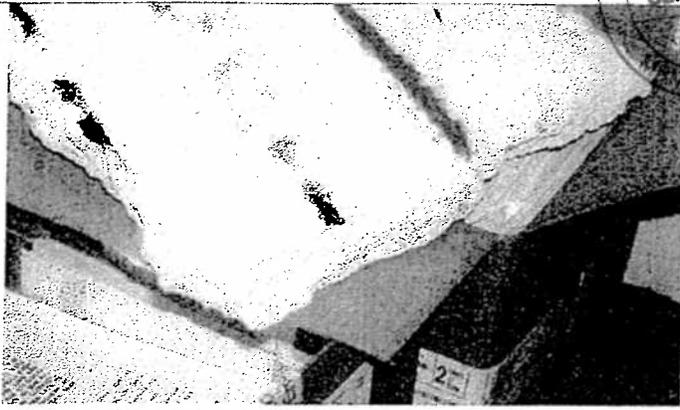
Crack and spalling on beam



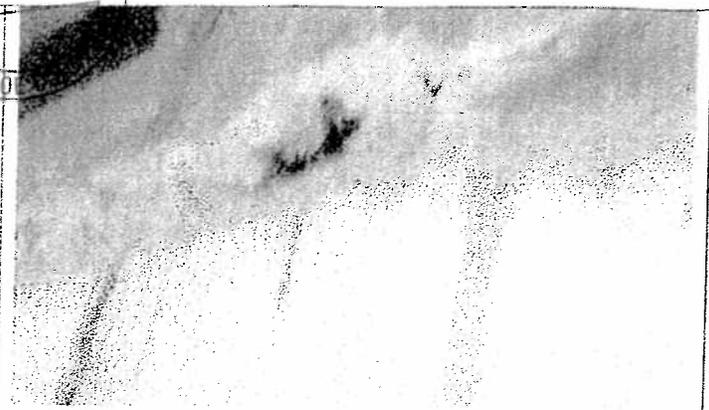
Structural crack on beam



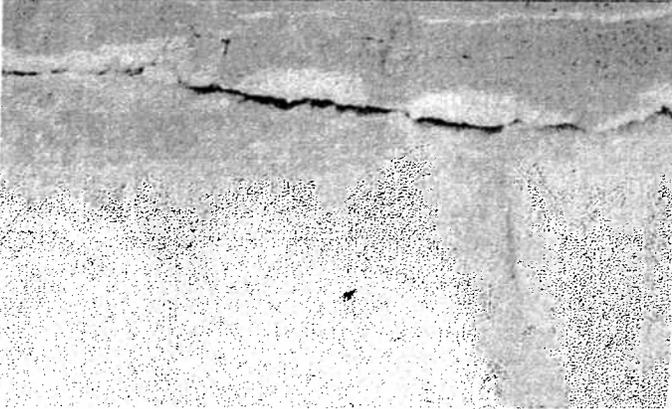
Piece of concrete broke off from the beam



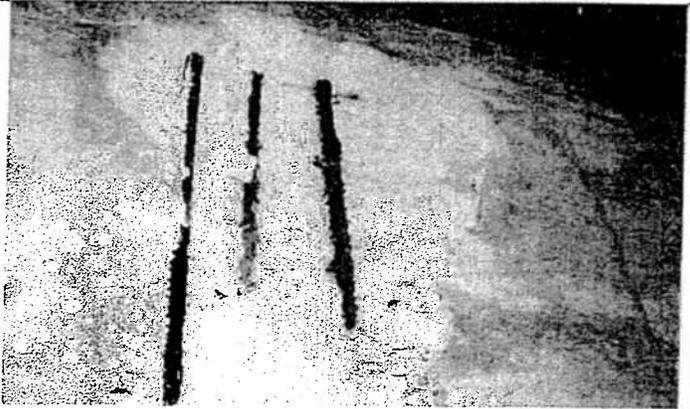
Piece of concrete broke off the beam



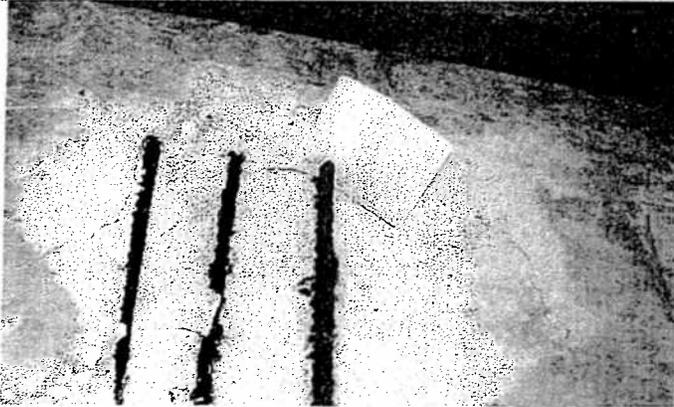
Rebar are exposed and rusty



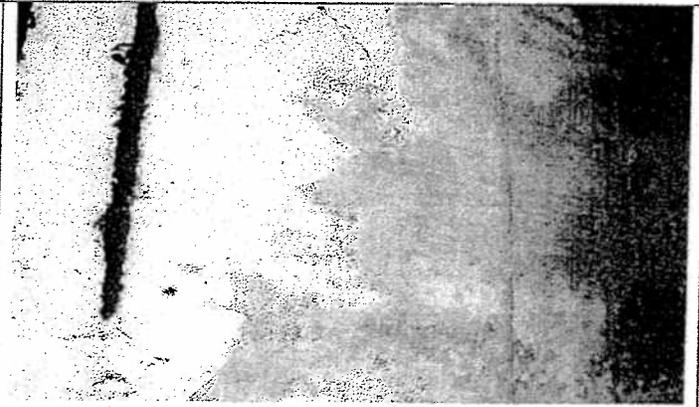
Structural crack on beam



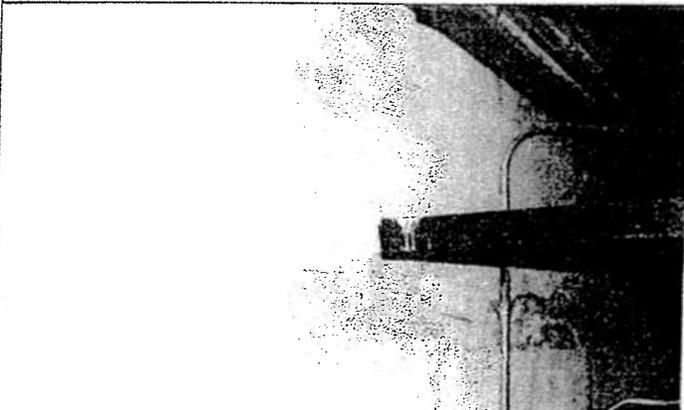
Rusted rebar are exposed and broken



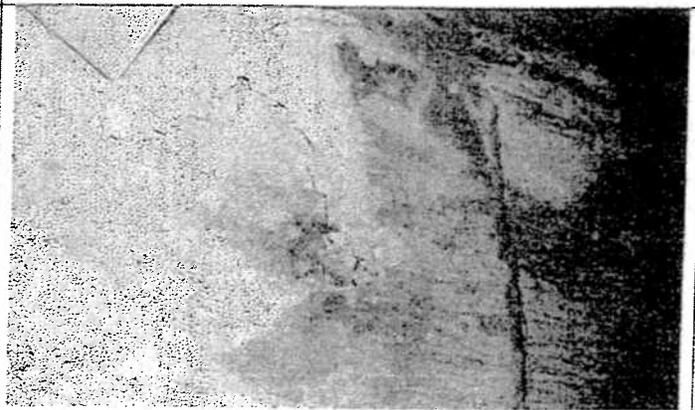
Rusted rebar are exposed and broken



Rusted rebar are exposed and broken

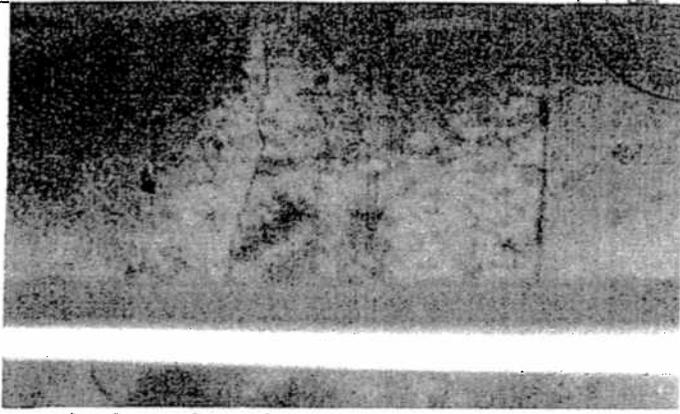


Presence of salt on beam

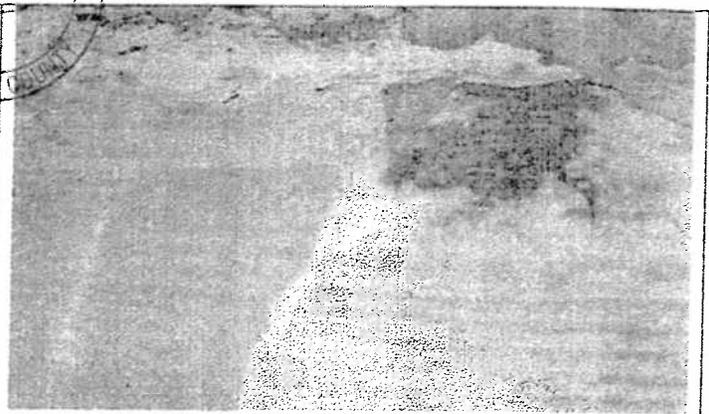


Beam losing piece of concrete

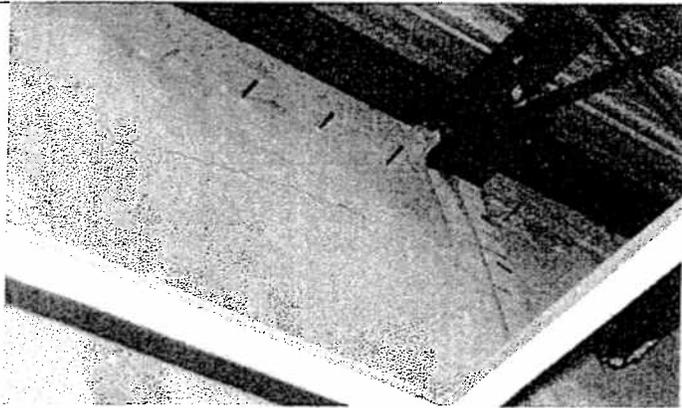
KEY WEST PLANNING DEPT
SEP - 1 2009
EQUINIX



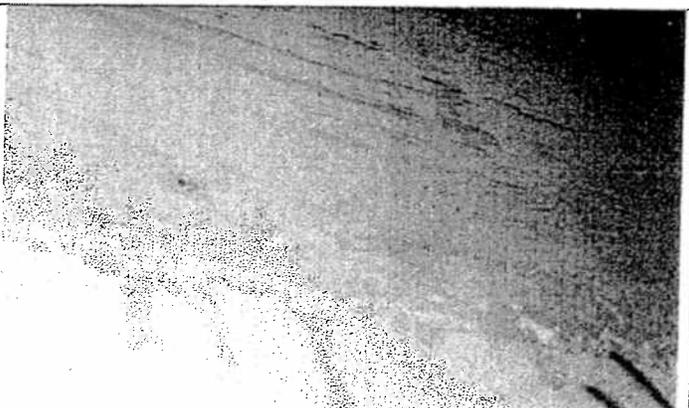
Vertical crack on beam



Beam are spalling due to the salt



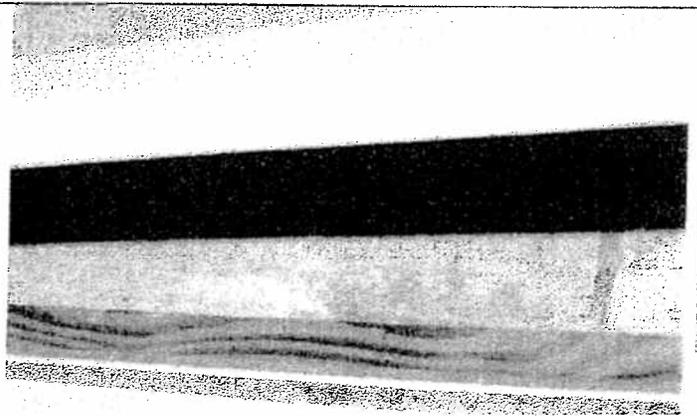
Horizontal crack on beam



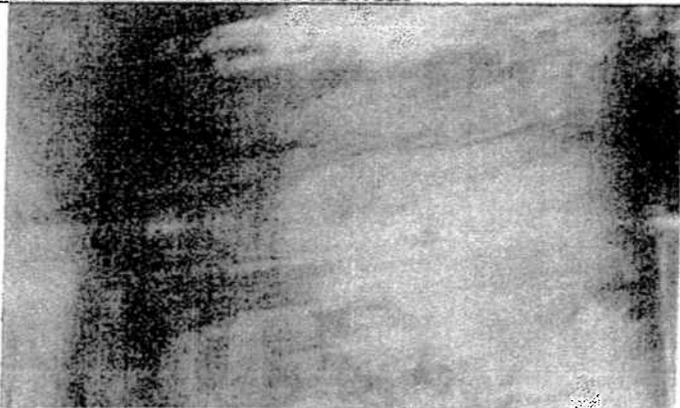
Horizontal crack on beam



Structural crack horizontal



Spalling and crack on beam



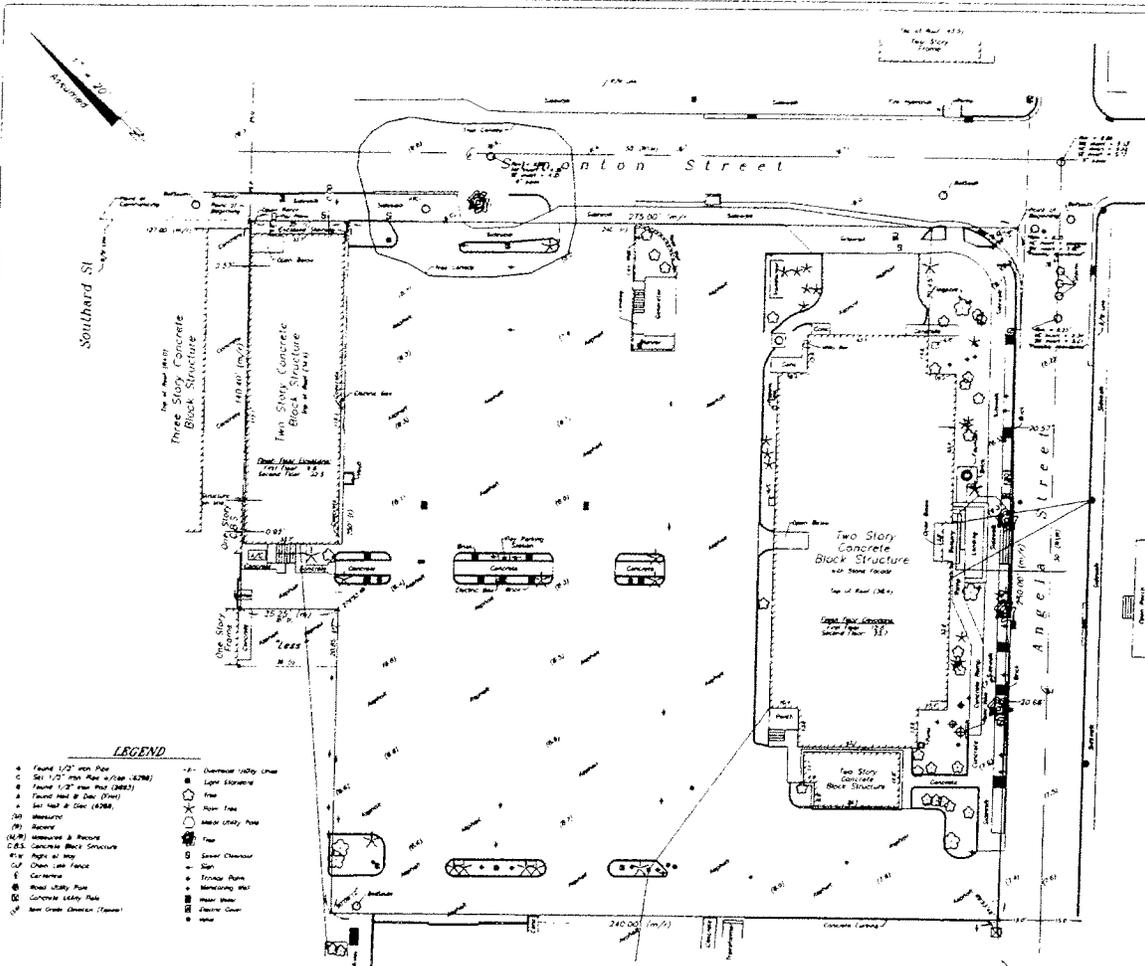
Structural crack horizontal



Structural crack horizontal

Attachment E





- LEGEND**
- Found 1/2" iron pipe
 - Found 1/2" iron pipe (478)
 - Found 1/2" iron pipe (263)
 - Found wall @ Cor. (216)
 - Set nail @ Cor. (426)
 - (M) Measured
 - (M/R) Measured & Record
 - (C.B.) Concrete Block Structure
 - (A) Right of Way
 - (C/L) Chain Link Fence
 - (C) Concrete
 - (U) Metal Utility Pipe
 - (C) Concrete Utility Pipe
 - (D) Best Order Direction (Flame)
 - Overhead Utility Lines
 - Iron Structure
 - Iron
 - Iron Pipe
 - Metal Utility Pipe
 - Tree
 - Street Curbstone
 - Sign
 - Street Pole
 - Metering pit
 - Meter Man
 - Electric Meter
 - Meter

NOTES

1. The legal descriptions shown herein were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address - 555 Angela Street and 604 Simon Street, Key West, FL.
5. This survey is not valid without the signature and the original record seal of a Florida Licensed Surveyor and Mapper.
6. Limits shown herein were not abstracted for rights-of-way easements, ownership, or other instruments of record.
7. North arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work - July 17, 2009.
10. Ownership of fences is undeterminable unless otherwise noted.
11. Adjacenters are not furnished.
12. Elevations are shown in parentheses and refer to Mean Sea Level NGVD 1928 Datum.

BOUNDARY SURVEY OF: On the island of Key West and known as Map A. Whitehead's Map of said island delineated in February A.D. 1829 as all of Lot One (1) and a part of Lots Two (2) and Four (4) of Square Sixty-one (61), and more particularly described as follows: COMMENCING at the Northwesterly corner of Angela and Simon Streets and running thence along the line of Angela Street in a Southwesterly direction Two Hundred Fifty (250) feet; thence at right angles in a Northwesterly direction and parallel with Simon Street Two Hundred Forty (240) feet; thence at right angles in a Northwesterly direction and parallel with Angela Street Two Hundred Fifty (250) feet; thence at right angles in a Southwesterly direction along the westerly line of Simon Street Two Hundred Forty (240) feet to the Point of Beginning.

On the island of Key West and is part of Lot 2, Square 61 according to William A. Whitehead's Map of said island delineated in 1829 and is more particularly described as follows: FROM the intersection of the Southwesterly line of Simon Street and the Southwesterly line of Southard Street go Southwesterly along the Southwesterly line of Simon Street a distance of 177 feet to a point, which point is the Point of Beginning; thence continue Southwesterly along the Southwesterly line of Simon Street a distance of 33 feet to a point; thence Southwesterly and at right angles a distance of 161.25 feet to a point; thence Northwesterly at right angles a distance of 25 feet to a point; thence at right angles in a Northwesterly direction a distance of 161.25 feet back to the Point of Beginning.

On the island of Key West and is part of Lot 2, Square 61 according to William A. Whitehead's map of said island delineated in 1829 and is more particularly described as follows: FROM the intersection of the Southwesterly line of Simon Street and the Southwesterly line of Southard Street go Southwesterly along the Southwesterly line of Simon Street a distance of 168.58 feet to the Northwest corner of that certain parcel of land described in Official Records Book 300 on Pages 22 and 23 of the Public Records of Monroe County, Florida; thence run Southwesterly along the Northwesterly boundary of the same parcel of land described in said Official Records Book 300 on Pages 22 and 23 a distance of 127 feet to an iron pipe and post being the Point of Beginning of the land being described herein; thence from the said Point of Beginning run Northwesterly parallel to said Southard Street, 20.85 feet to a two inch steel fence post; thence run Southwesterly parallel to said Simon Street, along a metal frame, 35 feet to a two inch steel fence post; thence run Southwesterly parallel to said Southard Street, 20.85 feet to an iron rod; thence run Northwesterly 35 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: City of Key West.

J. LYNN O'FLYNN, INC.
 J. Lynn O'Flynn, PSM
 Florida Reg. #0098
 July 1, 2009

Duval Street



<p>Not valid without the signature and original record seal of a Florida Licensed Surveyor and Mapper.</p>	<p>J. LYNN O'FLYNN, Inc. Professional Surveyor & Mapper PSM #0098 3430 Duval Ave. Key West, FL 33040 (305) 246-7400 Fax (305) 246-1244</p>	<p>Boundary Survey of City Hall City of Key West</p>	<p>DRAWN BY: REVISORS CHECKED BY: DATE DATE: 8-24-09</p>	<p>SHEET 1 OF 1</p>
--	---	--	--	----------------------------------

Attachment F



HARC

STAFF REPORT

AGENDA ITEM: MDP#2
HARC #H09-08-10-878
ADDRESS: 525 Angela Street
604 Simonton Street
HARC MEETING: August 25, 2009

SITE NAME/ STATUS ON INVENTORY

525 Angela Street not listed in the surveys
604 Simonton Street- not listed in the surveys

YEAR OF CONSTRUCTION

525 Angela Street- 1962
604 Simonton Street- 1968



PROPOSED PROJECT

**Replace 525 Angela Street and 604 Simonton Street with
new administration building, fire station and garage.
Provide new landscape, pedestrian areas and infrastructure.**

PROJECT DESCRIPTION

Architect Michael B. Ingram, on behalf of the City of Key West, submitted a major development plan that includes the demolition of two block concrete structures and the new construction of two structures that will serve as the city administration facilities, a fire station and a parking garage. The development project also proposes landscape areas. For this application two copies of plans by mbi/k2m Architecture Inc, consisting of eleven sheets and dated August 14, 2009 were submitted as well as photos of surrounding buildings and copies of some catalogue samples of proposed exterior materials.

The intent of the major development plan is to create a new administration building for the city and a parking garage in the center of Old Town. There is a need to keep in the area a fire station and a new one will be attached to the two stories administration building. All the existing services that are provided actually in three different buildings will all be located under the new administration building.

The project that this honorable commission will review was chosen by the City Commission among other two schematic designs on the August 4, 2009 public hearing. On that public hearing City Commission voted in favor of the design stating that the pitch metal roofs were more in kept with the historic district than flat roofs, as the other two schemes were designed.

The proposed new design consists of a two story precast building with a footprint of approximately 15,900 square feet, located on the south side of the lot and facing Angela and Simonton Streets. The building will have an open loggia on three sides. A four level parking garage will be located on the north side of the lot and will be connected to the administration building by a bridge on the second floor. With transitional setbacks from Simonton Street the new complex design emphasizes the corner lot by introducing a small open space with trees.

The exterior facades of the main building will consists of silicone glazed insulated impact resistant curtain wall system. The solid parts of the walls will be precast concrete spandrel panels. All the exterior columns will be precast concrete. A wide precast fascia will crown the two story building and will have an integral gutter. The building will have complex hipped roofs covered with standing seam metal panels. On the center of the roof a skylight will bring exterior light to a central atrium. The design proposes on the second floor glass wall a metal sunshade device that will provide protection from the sun.

The main entrance to the building will be on Simonton Street. The Administration building façade facing Simonton Street will have a five bay open loggia on its first floor. The loggia columns projects into the second story, but are two thirds thinner. A band of steps will serve as the base for the building. The administration building also has an open loggia on Angela Street's façade. On this side the design presents a symmetric façade that has been divided in order to respond to the scale of the houses across the street. On Angela Street the design proposes two four bay loggia that connects in the center of the elevation brakes the almost 145 lineal feet façade, creating a more harmonious elevation with the residential street. The Angela Street façade will have the same finishes of the Simonton Street, curtain wall system and precast concrete spandrel panels. In front of the center of the façade the plans proposes a space for a sculpture. Trees and landscape will reinforce the façade rhythm and will improve the streetscape.

The main façade of the fire station, which is part of the proposed building, will be facing Simonton Street. This portion of the building will be three bays and between each column insulated impact resistant bi fold overhead doors will be installed in order to give access to the big fire trucks. The proposed administration building as well as the fire station portion will be approximately 38 feet from ridge to grade. Although the drawings show hipped metal roofs on the elevations, they will be imperceptible on the pedestrian level due to the wide fascia.

The parking garage will include an area for bicycles as well as a canopy shelter for bus stop. The main entrance to the garage will be on Simonton Street. The

design proposes the installation of a fixed metal screen system for climbing plants through the elevations. On its northernmost side the parking garage façade on Simonton Street will have a precast concrete wall, thirty seven feet high, that will serve as a transition element between the ATT building, a three story structure, and the new proposed complex. Approximated height of the parking garage is thirty two feet on Simonton Street from the crown of the street.

Proposed green areas surrounding both structures will bring more trees and open spaces to the streetscape of this important urban block within the old town. The Administration building will be the newest governmental building for the City of Key West; its architecture must reflect today's needs, understanding that this typology of building must be timeless, and recognizing its urban historic context.

STAFF REVIEW

STAFF FINDINGS

After a visit to the property and review of all the documents that are part of the application, staff found the following:

1. The existing building on 604 Simonton Street is a two story concrete block structure. The existing building on 525 Angela Street is also a two story, concrete block structure, with a flat roof on its center and shed roofs on four sides. A third story for mechanical equipment is located on the center of the structure. An open cbs "balustrade" crowns the flat roof portion of the building. A parking lot with asphalt finish is located between the two structures. A large generator over a platform is located next to the fire station, on the parking lot. This generator is visible from Simonton Street.
2. The existing building on 525 Angela Street has a maximum height of approximately 30.4 feet from the crown of the road. The structure located on 604 Simonton Street has a maximum height of approximately 25.4 feet from the crown of the road.
3. The old mahogany tree on Simonton Street, which was planted between late 1920's or early 1930's, will be preserved. The proposed parking will have a setback on its southeast corner in order to prevent any soil removal that may damage the root system of the old tree.
4. The building to the north of the site, on Simonton Street is a three story building. The building is approximately 55 feet height on Simonton Street.
5. The building on the corner with Angela Street, on the south west opposite corner, is a two story frame structure, the Gardens Hotel. Its maximum high from ridge to grade is approximately thirty three feet height.
6. According to the Sanborn Map of 1948 a lane, named Lacquer CT, used to run almost in the center of the actual lot, running north

south and entering on Simonton Street. On the corner of Simonton and Angela Streets there used to be a trailer camp. On the 1962 Sanborn Map the City Hall footprint are shown. Some notes includes N.C. (new construction) 1962, concrete floors with wood rafters and stairs on each extreme of the building. A third story is shown on the center of the building. On the maps there is no note indicating a fire station on the building. On the north of the building there was a municipal parking.

7. The site is located in two district zones. The proposed Administration building will be located on a HPS zoning district, Historic Public and Semipublic Services Districts. Maximum height permitted is 25'. Minimum setbacks are;
 - a. Front 20 feet
 - b. Side: Greater of 5 feet or 10% of lot width to a maximum of 15 feet.
 - c. Rear: 20 feet
 - d. Street side: 10 feet
8. The proposed parking garage will be located mostly on a HPS zoning district, but its northern part will be located on a HNC-1 district zone, Historic Neighborhood Commercial-1. Maximum height permitted is 35'. Minimum setbacks are;
 - a. Front 5 feet
 - b. Side: 5 feet
 - c. Rear: 15 feet
 - d. Street side: 7.5 feet

STAFF RECOMMENDATIONS TO THE HISTORIC ARCHITECTURE REVIEW COMMISSION

It is staffs believe that the proposed project, as presented, will have **no effect** on its historic urban context. The proposed design created buildings that are in proportion and in scale with the existing historic urban context. The proposed setbacks as well as the facades treatment by creating modular and repetitive bays lowers the massing of the proposed new Administration building. The proposed design of the parking garage also promotes the use of rhythmical bays which will be contrasting with the massiveness of the neighbor's ATT building. The proposed metal grids over the precast elements for growing vegetation will make the utilitarian parking garage more visually harmonious to the historic fabric. The proposed Administration building will be the principal governmental building of the City of Key West.

For the review of the proposed major development plans staff first will review the demolition request for the two existing non historic structures. Staff is reviewing both structures as non historic since they are less than fifty years. According to the Code of Ordinances- Chapter 102- Historic Preservation, Sec 102-1 Definitions historic building means *any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been*

designated as a historic building and/or structure. The building located on 525 Angela Street was built in 1962 and 604 Simonton Street was built in 1968.

Section 102-218 of the City Code provides the criteria for demolition that the Historic Architectural Review Commission will use in order to review a request.

Sec. 102-218. Criteria for demolitions.

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).

(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.

(b) The historic architectural review commission shall not issue permits that would result in:

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;

Staff understands that neither the two existing buildings have any relationship including massing, form, setbacks or proportions with the surrounding buildings. Staff finds interesting that there are some buildings within the area, which are newer than 525 Angela and 604 Simonton, and which are in kept with the historic urban fabric of both streets.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

Staff understands that both buildings cannot be considered historic due to their age. These two structures were built as just objects on a site with no relationship to its surrounding buildings.

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

Staff understands that the proposed demolition for both existing structures will not alter the historic character of the site or its surrounding neighborhood.

(4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

Staff concludes that the structures will not qualify to be contributing on any future. According to Sec. 102-62 (3) states that;

Sec. 102-62. Classification of structures and buildings.

All historic buildings, structures, archaeological sites, districts, neighborhoods, and the like will be classified and designated on the city historic preservation survey, which will be approved by the city commission and shall be made an overlay to the city zoning map and land use plan. Such buildings, structures, districts, neighborhoods, and the like will be divided into two classes as follows:

(1) Contributing. Those buildings, structures, archaeological sites, or districts classified as historic shall possess identified historical or architectural merit of a degree warranting their preservation. All buildings, structures, archeological sites, and the like, listed in the city historic preservation survey, as adopted and approved by the city commission, will be considered worthy of preservation and may be designated as a historic site or a historic district.

(2) Noncontributing. Noncontributing classes are those buildings and structures within a historic district not listed in the city historic preservation survey and those buildings and structures determined by the historic architectural review commission to be of no contributing value pursuant to article III of this chapter.

(3) If due to the passage of time, a noncontributing building or structure would become contributing, then the historic architectural review commission shall determine its contributing status and forward the property to the city commission for inclusion in the historic resources inventory. The historic architectural review commission's determination shall be made at a public hearing upon at least ten days' written notice to the property owner.

(Ord. No. 97-10, § 1(3-10.3(B)(2)), 7-3-1997; Ord. No. 06-14, § 5, 8-1-2006)

The building located on 525 Angela Street has been altered through time; the fire station was added at some point, the exterior fenestrations have been changed through time. The integrity of what this building used to be has been compromised with all the changes through

time. Staff also understands that the building located on 604 Simonton Street does not have any architectural characteristics or historical significance that contributes to the preservation of the historic context of the urban fabric where it is located.

Staff concludes that the request for the demolition of 525 Angela Street and 604 Simonton Street does not meet any of the criteria listed for not issuing a certificate of appropriateness for demolitions. Therefore staff recommends to this honorable commission **to approve the proposed demolition** for the two non historic structures. A second public hearing should be schedule, at least 14 days apart, according to Sec. 102-217, required public meetings.

For the review of the proposed new design staff concludes that the City of Key West Historic Architectural Guidelines as well as the Secretary of the Interior's Standards for Rehabilitation can be applied to this proposed project. Under the Historic Architectural Guidelines, Section VI-Design Guidelines in Key West's Historic District, Article (p) - New construction (pages 36-38) it is clearly stated that;

[p] New construction;

The criteria that guides new construction in historic zones insures that new construction shall not interfere with the essential form and integrity of the historic properties and their environment.

Key West's historic district's tightly spaced blocks contain a wide variety of architectural styles, which relate well to each other. The relationships between the buildings create much of the character of the district. Their height, detailing, mass, roof forms, and landscaping all contribute to its visual harmony. It is important that new construction harmonize with the existing historical building stock and streetscapes.

The proposed new administration building as well as the new parking garage designs is harmonious and sensible to the scale, heights and existing landscape in the urban context. The elevations composition and the use of proportioned and rhythmical bays give the facades a more sympathetic scale with the existing urban fabric. Although the parking garage has four levels the proposed location, next to a three story building and shorter in height, brings a harmonious way to create a height transition between the corner of Simonton and Southard Streets and Simonton and Angela Streets. The introduction of metal grills for growing vegetation on the parking garage's facades is a sensible way to finish the surfaces for a utilitarian building in the hearth of the historic district.

In order to review the project as a whole staff will first present a review for the administration building and then the garage structure;

1. **Site**- New construction must conform to all current city easement, setbacks and building requirements. The proposed Administration building will be located on the HPS zone district. This building will require a variance for front yard, since it exceeds by approximately three feet the front yard required setback. The proposed site plan locates open spaces on the corner of Simonton and Angela Streets as well as between the two proposed structures and on Angela Street. The existing old maple tree will be preserved and protected by the proposed setback of the proposed garage structure.

The proposed parking garage will required a variance for a rear yard, part of the proposed ramp will be located within actual required setbacks. The proposed front setback is within the actual required five feet front yard. The existing old maple tree will be preserved and protected by the proposed setback of the garage structure.

2. **Height**- The maximum height of the administration building will be approximately thirty eight feet, from ridge to ground. Nevertheless up to the fascia the building height is approximately twenty nine feet, four feet less than the height of the existing two and one half stories building located on the northwest corner of Simonton and Angela Street. As staff stated before the designed hipped roofs will be imperceptible from the pedestrian level at Angela and Simonton Streets. Because it was determined that the existing Angela Street building is involuntarily destroyed, due to its existing conditions, the Planning Director concluded that the new building may be at the established non-conforming height of 30.4 feet. A variance for height for the non habitable spaces that forms the hipped roofs will be required.

The proposed parking garage will consist of four levels. Its maximum height will be thirty five feet on its northern side, on Simonton Street. The ATT

building will be twenty feet + taller than the proposed garage.

Staff understands that the heights of the proposed two structures are sensible to the existing urban fabric. The parking garage and the proposed administration building harmoniously creates a transition between the dramatic ATT building, which is 55 feet high, and the Gardens Hotel on Angela Street, which is 33 feet high on its highest point.

3. **Proportion, scale and mass-** Although the two proposed structures are large buildings, due to their proposed function and use, the scale of both new buildings is in harmony with the surrounding buildings. Most of the buildings within the area are two and one half structures, with the exception of three buildings, one on Angela Street, one on the southeast corner of both streets, and one on Simonton Street that are one and a half stories. The ATT building is a three story building.

The introduction of an open loggia and rhythmical bays, on the proposed administration building breaks the massing of a building with such a footprint. The use of a curtain wall system will create transparencies that will bring lightness to the building. The proposed loggias will characterize the building as a civil one evoke the rhythmical patterns found in the front porches of old ones.

The parking garage has been proposed as an open flowing structure. Although it is a utilitarian building with emphasizing horizontal bands it will create balance and harmony with the ATT building. The proposed precast concrete canopy for the bus stop will bring scale at the pedestrian level.

4. **Compatibility** – As staff mentioned before the administration building is a large structure because of its proposed use. As such the new administration building design has adopted elements that are traditional to the historic district as transparencies, vertical elements, as

well as bringing the scale of a civil building to a residential/ commercial district without compromising the gracefulness of what a City Hall is. Staff understands that the design fulfills both, the urban context and its scale and the representation of what a civic building like this should look like. Because this is a civil building, and not a residential structure, staff understands that the proposed materials are in kept with what other civil buildings within the historic district are made off, accessible and long lasting construction materials and finishes, for a timeless duration. The selection of precast concrete is a contemporary material that will give to the building a custom finish and color. Staff understands that, due to the stage of this project, the finish, textures and color of the precast will need to be presented for final approval.

Staff understands that the proposed parking garage, as a utilitarian structure, will have a particular effect with the metal screen system for climbing plants, which will soften the horizontal precast elements of the building.

5. **Building Detail-** The proposed buildings will not mimic any detail found in the historic district. Moreover the design includes features and rhythms that are harmonious to the urban context on which will be built.

After reviewing the plans and documents submitted for this major development plan staff concludes that the project, as presented, will not have an adverse effect on the historic fabric. Staff understands that the proposed new buildings as well as the site plan are in kept and sensible to the urban context. Staff recommends to this honorable commission to **approve** the proposed design as it complies with the Historic Architectural Guidelines as well as the Secretary of the Interior's Standards for Rehabilitation and Guidelines. The proposed design possesses adequate height, proportions, scale and compatible building materials that are found within the island and within civil buildings in the Historic District.

Staff will recommend to this honorable commission to request the review of the finishes and colors for the precast concrete panels.



Coordination Letter Request / Responses

The Craig Company

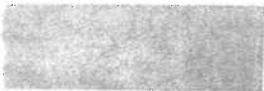
Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 610 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525

E-mail: don@craigcompany.com



August 31, 2009

Ms. Rebecca Jetton
Areas of Critical Concern Administrator
Department of Community Affairs
2555 Shumard Oak Blvd.
Tallahassee, FL 32399-2100

**Subject: City of Key West Administration
Building Complex**

Dear Rebecca:

This letter is a request for a letter of coordination with regards to a Development Plan and Conditional Use Application for the redevelopment of existing City of Key West City Hall, including Fire Station, and Madeline Bean administrative office building (copy of survey of existing site is enclosed) to a City administration building complex. Our client and owner of the project is the City of Key West, Florida. The enclosed site plan illustrates the proposed redevelopment of the above property. The proposed use is a continuation of the existing permitted use. The site plan provides for a new administrative building with new fire station (35,320 s.f.) and parking garage of 134 parking spaces and 8 on grade parking spaces. The site is located in the City of Key West at approx. MM 1 and the RE numbers are 00012210-000000 and 00012220-000000.

Please review the site plan with reference to your area of expertise and send your approval/comments to:

Ms. Amy Kimball-Murley
Planning Director
City of Key West
604 Simonton Street
Key West, Florida 33040

Please forward to me a copy of your letter to Ms. Kimball-Murley in the attached self-addressed envelope. Thank you.

Very truly yours,

Donald L. Craig, AICP

DLC/
Enclosures



Cc: Mark Finigan, Assistant City Manager, City of Key West, Florida



The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

**Mailing address: P. O. Box 970
Key West, FL 33041-0970**

Office location: 610 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com



August 31, 2009

Mr. Ed Nicolle
Senior Engineering Technician
Florida Key Aquaduct Authority
P.O. Box 1239
Key West, Florida 33040

**Subject: City of Key West Administration
Building Complex**

Dear Mr. Nicolle:

This letter is a request for a letter of coordination with regards to a Development Plan and Conditional Use Application for the redevelopment of existing City of Key West City Hall, including Fire Station, and Madeline Bean administrative office building (copy of survey of existing site is enclosed) to a City administration building complex. Our client and owner of the project is the City of Key West, Florida. The enclosed site plan illustrates the proposed redevelopment of the above property. The proposed use is a continuation of the existing permitted use. The site plan provides for a new administrative building with new fire station (35,320 s.f.) and parking garage of 134 parking spaces and 8 on grade parking spaces. The site is located in the City of Key West at approx. MM 1 and the RE numbers are 00012210-000000 and 00012220-000000.

Please review the site plan with reference to your area of expertise and send your approval/comments to:

Ms. Amy Kimball-Murley
Planning Director
City of Key West
604 Simonton Street
Key West, Florida 33040

Please forward to me a copy of your letter to Ms. Kimball-Murley in the attached self-addressed envelope. Thank you.

Very truly yours,

Donald L. Craig, AICP

DLC/1
Enclosures



Cc: Mark Finigan, Assistant City Manager, City of Key West, Florida



The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

August 31, 2009

Mr. Roman Gastesi
County Administrator
Monroe County
1100 Simonton Street
Key West, Florida 33040

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 610 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

**Subject: City of Key West Administration
Building Complex**

Dear Mr. Gastesi:

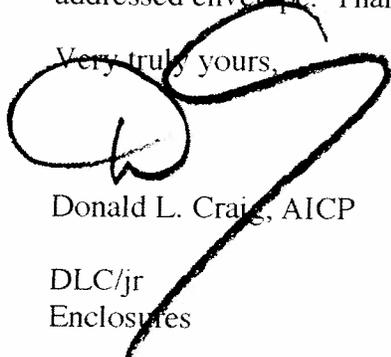
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Ms. Amy Kimball-Murley
Planning Director
City of Key West
604 Simonton Street
Key West, Florida 33040

Please forward to me a copy of your letter to Ms. Kimball-Murley in the attached self-addressed envelope. Thank you.

Very truly yours,



Donald L. Craig, AICP

DLC/jr
Enclosures



Cc: Mark Finigan, Assistant City Manager, City of Key West, Florida



BOARD OF COUNTY COMMISSIONERS

Mayor George Neugent, District 2
Mayor Pro Tem Sylvia J. Murphy, District 5
Kim Wigington, District 1
Heather Carruthers, District 3
Mario Di Gennaro, District 4

Monroe County
Board of County Commissioners
Office of the County Administrator
The Historic Gato Cigar Factory
1100 Simonton Street, Suite 205
Key West, FL 33040
(305) 292-4441 – Phone
(305) 292-4544 - Fax



September 8, 2009

Ms. Amy Kimball-Murley
Planning Director
City of Key West
604 Simonton Street
Key West, Florida 33040

Subject: City of Key West Administration Building Complex

Dear Ms. Kimball-Murley:

I have reviewed the site plan with staff and we have no opposition to the redevelopment of the existing City of Key West City Hall, including Fire Station, and Madeline Bean administration building complex. Please let us know if you need any further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Gastesi'.

Roman Gastesi, County Administrator

RG/cac

Cc: Don Craig, The Craig Company
Andrew Trivette, Growth Management Director

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

**Mailing address: P. O. Box 970
Key West, FL 33041-0970**

Office location: 610 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com



August 31, 2009

Ms. Lynn Tejada
General Manager & CEO
Keys Energy Services
1001 James Street
Key West, Florida 33040

**Subject: City of Key West Administration
Building Complex**

Dear Ms. Tejada:

This letter is a request for a letter of coordination with regards to a Development Plan and Conditional Use Application for the redevelopment of existing City of Key West City Hall, including Fire Station, and Madeline Bean administrative office building (copy of survey of existing site is enclosed) to a City administration building complex. Our client and owner of the project is the City of Key West, Florida. The enclosed site plan illustrates the proposed redevelopment of the above property. The proposed use is a continuation of the existing permitted use. The site plan provides for a new administrative building with new fire station (35,320 s.f.) and parking garage of 134 parking spaces and 8 on grade parking spaces. The site is located in the City of Key West at approx. MM 1 and the RE numbers are 00012210-000000 and 00012220-000000.

Please review the site plan with reference to your area of expertise and send your approval/comments to:

Ms. Amy Kimball-Murley
Planning Director
City of Key West
604 Simonton Street
Key West, Florida 33040

Please forward to me a copy of your letter to Ms. Kimball-Murley in the attached self-addressed envelope. Thank you.

Very truly yours,

Donald J. Craig, AICP

DLC/jr
Enclosures



Cc: Mark Finigan, Assistant City Manager, City of Key West, Florida



The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

August 31, 2009

Ms. Rachael Kalin, Regional Planner
South Florida Regional Planning Council
3440 Hollywood Blvd.
Suite 140
Hollywood, FL 33021

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 610 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

**Subject: City of Key West Administration
Building Complex**

Dear Ms. Kalin:

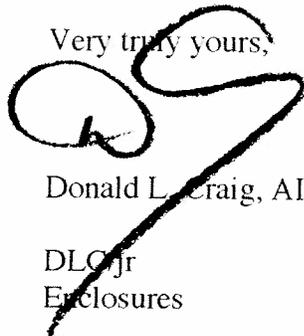
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604 Simonton Street
Key West, Florida 33040

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Very truly yours,



Donald L. Craig, AICP

DLC/jr
Enclosures



Cc: Mark Finigan, Assistant City Manager, City of Key West, Florida

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

August 31, 2009

Mr. Ernesto Santisteban
Florida Department of Transportation
3100 Overseas Highway
Marathon, Florida 33050

**Mailing address: P. O. Box 970
Key West, FL 33041-0970**

Office location: 610 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

**Subject: City of Key West Administration
Building Complex**

Dear Mr. Santisteban:

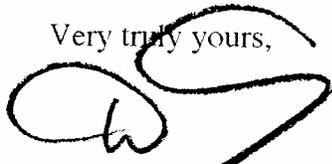
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Planning Director
City of Key West
604 Simonton Street
Key West, Florida 33040

Please forward to me a copy of your letter to Ms. Kimball-Murley in the attached self-addressed envelope. Thank you.

Very truly yours,



Donald L. Craig, AICP

DLC/jr
Enclosures



Cc: Mark Finigan, Assistant City Manager, City of Key West, Florida

Public Notices
(mailings & radius map)

City Hall

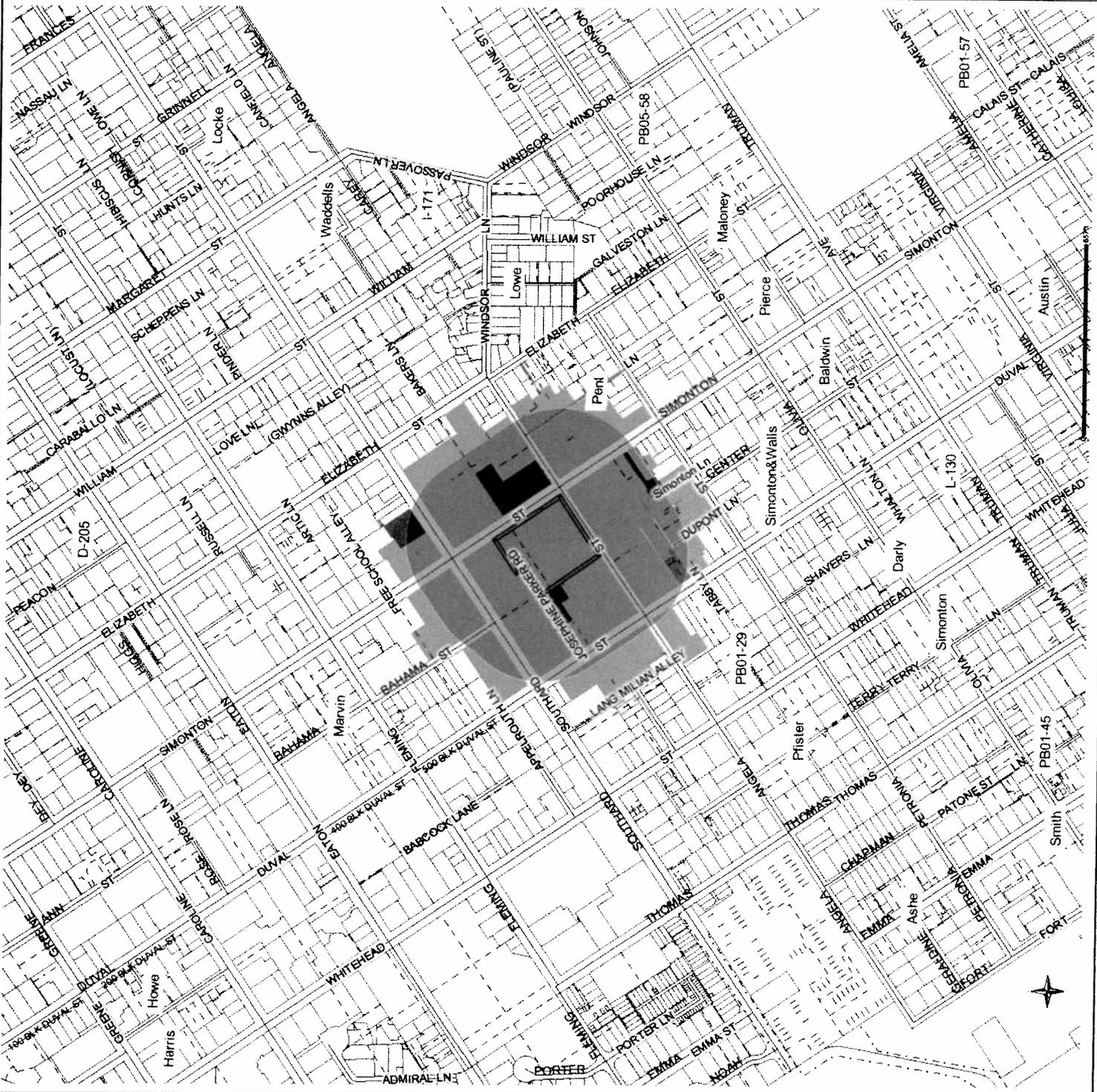
- Legend**
-  the Buffer
 -  the Buffer Target
 -  Hooks/Leads
 -  Lot Lines
 -  Easements
 -  Road Centerlines
 -  Water Names
 -  Parcels
 -  Shoreline
 -  Section Lines

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, 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.

Date Created: December 3, 2009 1:53 PM



YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: **Major Development Plan and Conditional Use – 525 Angela Street, 604 Simonton Street (RE# 00012210-000000 and 00012220-000000)** – A Major Development Plan and Conditional Use Approval request for the redevelopment of the existing City of Key West City Hall, Fire Station, and Madeline Bean administrative offices into a new City administration building, fire station and parking structure in the HPS and HNC-1 zoning districts per Section 108-91 (A)(2)(b), Section 122-62 and Section 122-958 (2 & 3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: The Craig Company **Project Location:** 525 Angela Street, 604 Simonton Street

Date of Hearing: Thursday, December 17, 2009 **Time of Hearing:** 6:00 PM

Location of Hearing: Old City Hall – City Commission Chambers, 510 Greene Street

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. A copy of the corresponding application is available from the City of Key West Planning Department located at 604 Simonton Street, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm. **Packets can be viewed online at www.keywestcity.com. Click on Department, select Planning, then Planning Board Agenda Packets. Please note that staff reports may not be available for review until the week of the meeting.**

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3739 or by email ccowart@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: Anyone needing special assistance at the Planning Board hearing due to disability should contact the City of Key West at 305.809.3831 at least two days prior thereto.

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Angela 1604 Simonon

4SIBS INC
1616 ATLANTIC BLVD
KEY WEST, FL 33040 4SIBS INC
1616 ATLANTIC BLVD
KEY WEST, FL 33040

512 ANGELA LLC
P O BOX 55123
ATLANTA, GA 30308

516 ANGELA LLC
P O BOX 55123
ATLANTA, GA 30308

525 SIMONTON STREET
DEVELOPMENT COMPANY LLC
26A 12TH AVE
KEY WEST, FL 33040

604 DUVAL LTD PARTNERSHIP
6970 FABIANO CR
BOYTON BEACH, FL 33437

610 DUVAL STREET LLC
7301 SW 57TH COURT
MIAMI, FL 33143

619 DUVAL COMPANY
423 FRONT STREET 2ND FLOOR
KEY WEST, FL 33040

623 DUVAL STREET LLC
100 PARK ST
TRAVERSE CITY, MI 49684

700 DUVAL ST LLC
100 PARK ST
TRAVERSE CITY, MI 49684

704 DUVAL ASSOCIATES INC
1210 STIRLING RD
DANIA, FL 33004

715 DUVAL ST REALTY LLC
18 LORRAIN TER
MARBLEHEAD, MA 01945

717 DUVAL ST LLC
717 DUVAL ST
KEY WEST, FL 33040

ADOLPHUS-WARFIELD INC
513 SOUTHARD ST
KEY WEST, FL 33040

ALLATTA JOSEPH F AND ELIZABETH
603 ANGLEA ST
KEY WEST, FL 33040

ANGELA PETRONIA LLC
720 WHITMARSH LN
KEY WEST, FL 33040

BAMFORD JOHN F JR
2104 ROBINSON CLOSE
MOOSIC, PA 18507

BARKER LUCY KOWAL
45 GATES ST
FRAMINGHAM, MA 07102

BARNES LOUIS R
191 STILLWATER CT
MARCO ISLAND, FL 34145

BARNETT BANK OF JACKSONVILLE
N A
101 N TRYON ST
CHARLOTTE, NC 28255

BERNDT-HANSON REBECCA
4404 N TAMIAMI TRL
SARASOTA, FL 34234

BRAY JOHN AND ELIZABETH
3 MILLER'S COURT
CHISWICK MALL, LONDON O

BRUCE BENJAMIN C LIVING TRUST
610 SOUTHARD ST
KEY WEST, FL 33040

BUDAKIAN ROBERT
PO BOX 1062
KEY WEST, FL 33041

C C RYDER'S PIANO BAR INC
3173 LIDO ISLE CT
LAS VEGAS, NV 89117

CARTER LINDA K LIV TR 6/3/1997
610 SOUTHARD ST
KEY WEST, FL 33040

CERVANTES ROSALINA L E
510 ANGELA ST
KEY WEST, FL 33040

COOKE COMMUNICATIONS LLC
P O BOX 1800
KEY WEST, FL 33041

DAVIDSON JUDITH H
P O BOX 4210
KEY WEST, FL 33041

DEEGAN MICHAEL
729 OLIVIA ST
KEY WEST, FL 33040

DEL VALLE ENRIQUE J L E
40 BLUEWATER DR
KEY WEST, FL 33040

DEMESSIANOS PAUL
710 WHITMARSH LN
KEY WEST, FL 33040
DEMESSIANOS
PAUL
710 WHITMARSH LN
KEY WEST, FL 33040

DILLY GROVE LIMITED
PARTNERSHIP
610 SOUTHARD ST
KEY WEST, FL 33040

EGNATZ BENJAMIN D
620 ELIZABETH ST
KEY WEST, FL 33040

EMANUEL EYAL
1016 18TH TER
KEY WEST, FL 33040

ERTEL CLAUS
88 SOUTH AVE
FANWOOD, NJ 07023

FERNANDEZ ROBERT Y DEC TR
5/4/1999
2217 YAUPON DR
TALLAHASSEE, FL 32303

FITZGERALD WILLIAM D TR U/T/A
DTD 1/2/2007
3 HIBISCUS LN
KEY WEST, FL 33040

FJ INVESTORS LLC
2318 ROOSEVELT BLVD
KEY WEST, FL 33040

FJELDSTAD KATHERINE TRUSTEE
869 LIMPET DR
SANIBEL, FL 33957

FLETCHER JAMES C JR
1038 QUARRIER ST
CHARLESTON, WV 25301

FOOTE AMY
1660 SILVERADO DR
ROCKLEDGE, FL 32955

FOOTE AMY L
720 RR SIMONTON LN
KEY WEST, FL 33040

FREEMAN PROPERTIES INC
513 SOUTHARD ST
KEY WEST, FL 33040

GAMBLE RONALD ANDREW &
DOROTHY LEE TR'S
1101 FAIRVIEW RD
SYLVA, NC 28779

GARDENS ANNEX LLC (THE)
526 ANGELA ST
KEY WEST, FL 33040

GARDENS OF KEY WEST LLC THE
526 ANGELA ST
KEY WEST, FL 33040

GODOY HECTOR EDUARDO
529 BAHAMA ST
KEY WEST, FL 33040

GOLSCH JUDITH
17236 POSSUM RIDGE RD
AURORA, IN 47001

GROSSCUP TIMOTHY J AND LUANN
K
131 W ADAMS ST
VILLA PARK, IL 60181

GUILD HALL ARTISTS INC
614 DUVAL ST
KEY WEST, FL 33040

HAMMOND WAYNE D AND
KRISTINE R
615 1/2 DUVAL ST
KEY WEST, FL 33040

HARDEN GREGORY JOSEPH
524 BAHAMA ST
KEY WEST, FL 33040

HEGARTY PATRICK
1508 JOHNSON ST
KEY WEST, FL 33040

HETTINGER JOHN AND BETTY
323 QUAKER HILL RD
PAWLING, NY 12564

HISTORIC TOURS OF AMERICA INC
201 FRONT ST
KEY WEST, FL 33040

HOPKINS KATHLEEN B
47 OAK CREST DR
HUNTINGTON STATION, NY
11746

JLC DUVAL LLC
1501 FLORIDA ST
KEY WEST, FL 33040

KAINAN JULIAN
1020 18TH ST
KEY WEST, FL 33040

KEY WEST CONCH HOUSE INC
2101 CHELSEA DRIVE
WILSON, NC 27896

KEY WEST OFFICE MANAGEMENT
INC
501 SOUTHARD ST
KEY WEST, FL 33040

KEY WEST TREASURE EXHIBIT INC
200 GREENE ST
KEY WEST, FL 33040
KEY WEST
TREASURE EXHIBIT INC
200 GREENE ST
KEY WEST, FL 33040

KO LILY SHEN
7705 SE 34TH ST
MERCER ISLAND, WA 98040

KUTNER MURIEL
617 DUVAL ST
KEY WEST, FL 33040

LANCASTER JAMES R
515 PETRONIA ST
KEY WEST, FL 33040

LITTMAN DARREN AND MICHELLE
22197 MARTELLA AVE
BOCA RATON, FL 33433

MARELY LLC
46 KEY HAVEN RD
KEY WEST, FL 33040

MARMOE LLC
1701 ASHBY ST
KEY WEST, FL 33040

MATCHETT MARY ANNE L/E
522 SIMONTON ST
KEY WEST, FL 33040

MCCHESENEY KEVIN AND LAURA
520 SOUTHARD ST
KEY WEST, FL 33040

MCCHESENEY LAURA AND KEVIN
526 SOUTHARD ST
KEY WEST, FL 33040

MCELEARNEY JOEL F AND MARY S
24 KENSWICK LN
HUNTINGTON STATION, NY 11746

MCVEIGH ROGER H AND CYNTHIA C
627 SIMONTON ST
KEY WEST, FL 33040

MENDOLA CHARLES
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

NASET INC
612 DUVAL ST
KEY WEST, FL 33040

NASET WALLACE J AND RUTH S
20717 6TH AVE
SUMMERLAND KEY, FL 33042

NATHAN ANN L REV TR DTD 07/13/05
26115 CLARKSBURG RD
CLARKSBURG, MD 20871

NAVY KWEST FEDERAL CREDIT
UNION
PO BOX 1898
KEY WEST, FL 33041

NEWBERRY JOHNNY M AND PEGGY
A
603 SOUTHARD ST
KEY WEST, FL 33040

NEWHOUSE GREGORY LEE
616 EATON ST
KEY WEST, FL 33040

NEWHOUSE PAULA L ESTATE
1312 REYNOLDS ST
KEY WEST, FL 33040

OATWAY DAVID M AND JEAN P
623 SIMONTON ST
KEY WEST, FL 33040

OLD TOWN KEY WEST
DEVELOPMENT LTD
PO BOX 1237
KEY WEST, FL 33040

PEREZ ROSA LEE DEC OF TRUST
12/8/1997
316 SOUTHARD ST
KEY WEST, FL 33040

POPOVIC MICHAEL
144 KENSINGTON PARK RD
LONDON, 0

PRESBYTERY OF TROPICAL
FLORIDA INC
440 EAST SAMPLE RD
POMPANO BEACH, FL 33064

RAMONA'S SHIRT PUT-ON LC
524 SOUTHARD ST
KEY WEST, FL 33040

ROBERTS DANIEL K AND MARIA M
17902 SW 88 PL
PALMETTO BAY, FL 33157

ROLLY RICHARD J
1579 CROSSBEAM DRIVE
CASSELBERY, FL 32707

ROSS RODNEY T
605 ANGELA ST
KEY WEST, FL 33040

RUPP LEILA J REV TR DTD 3.10.06
2414 CHAPALA ST
SANTA BARBARA, CA 93105

RYDER PETER E
523 PETRONIA ST
KEY WEST, FL 33040 RYDER PETER E
523 PETRONIA ST
KEY WEST, FL 33040

SEPTEMBER PROPERTIES LLC
212 ROSE LANE
HAVERFORD, PA 19041

SHEA JOSEPH JR
PO BOX 4644
KEY WEST, FL 33041

SIRECI THOMAS J JR AND MARCIA A
1128 FLAGLER AVE
KEY WEST, FL 33040

SOLDANO DANIEL J
617 ANGELA ST
KEY WEST, FL 33040

SOLOMON HARVEY AND ROBERTA
611 SOUTHARD ST
KEY WEST, FL 33040

SOUTHERN BELL TEL AND TEL CO
675 W PEACHTREE ST
ATLANTA, GA 30308

T SIMON
P O BOX 186
NAPLES, FL 34103

TABAG ANDRES P
6 EMERALD DR
KEY WEST, FL 33040

TANNER MICHELE B
409 MOCKINGBIRD LN
CRANE HILL, AL 35053

TODD DOROTHY A
P O BOX 4706
KEY WEST, FL 33041

US SOUTHEAST PROPERTIES LLC
65 LARKIN CIR
WEST ORANGE, NJ 07052

VALLADARES FAMILY LIMITED
PARTNERSHIP
615 ANGELA ST
KEY WEST, FL 33040

VERGIL ENTERPRISES LLC
438 N CANAL ST
CHICAGO, IL 60610

WALGREEN CO STORE 7089RET
PO BOX 901
DEERFIELD, IL 60015

WALLACE MELISSA
709-713 WHITMARSH LN
KEY WEST, FL 33040

WALTERS CHARLES D AND
STEPHANIE A
525 DUPONT LN
KEY WEST, FL 33040

WARE LUCIE A
720 SIMONTON LANE
KEYW EST, FL 33040

WHITMARSH LANE LLC
720 WHITMARSH LN
KEY WEST, FL 33040

WOLKOWSKY DAVID W LIVING
TRUST
P O BOX 1429
KEY WEST, FL 33040

WOODRUFF THOMAS S
620 SOUTHARD STREET
KEY WEST, FL 33040

YOUNG GARY A REVOCABLE
TRUST DTD 11/10/2004
P O BOX 4302
KEY WEST, FL 33041