

Key West Planning Board Special Meeting Agenda

January 28, 2010 – 6:00 p.m.

**City Commission Chamber
Old City Hall, 510 Greene Street**



Item 3.a.2.

Variations - 525 Angela Street, 604 Simonton Street (RE# 00012210-000000 & 00012220-000000) – An application for variations to maximum building coverage, impervious surface ratio, a front yard setback, side yard setbacks and open space and landscaping requirements in the HPS zoning district per Sections 122-960 (4)(a), 122-960(4)(b), 122-960 (6)(a), 122-960 (6)(b), 108-346 (b) and 108-412(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; and for maximum building coverage, impervious surface ratio, side yard setbacks, a rear yard setback and open space and landscape requirements in the HNC-1 zoning district per Sections 122-810 (4)(a), 122-810 (4)(b), 122-810 (6)(b), 122-810 (6)(c), and 108-346 (b) and 108-412(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.



THE CITY OF KEY WEST

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

January 17, 2010

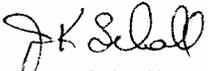
Honorable Chairman and Members of the Planning Board
c/o City of Key West Planning Department
604 Simonton Street
Key West, Florida 33040

**RE: City Hall Approval Requests
January 28, 2010, Planning Board Meeting**

Dear Chairman and Board Members:

The City respectfully requests that the Major Development/Conditional Use Approval, and Variance Approval requests scheduled for the January 28, 2010, Planning Board meeting be postponed until the regularly scheduled February 18, 2010, Planning Board meeting. Thank you for your consideration of this matter.

Sincerely,


Jim Scholl
City Manager

Xc: Mark Finigan
Shawn Smith
Amy Kimball-Murley

C:\js-planning board city hall postpone.doc

Staff Report

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



To: Chairman and Planning Board Members
From: Nicole Malo *NMM*
Through: Amy Kimball-Murley, AICP, Planning Director
Meeting Date: January 28, 2010

Agenda Item: Variances for maximum building coverage, impervious surface ratio, a front yard setback, side yard setbacks, open space and landscaping requirements for property located at 525 Angela Street (RE# 00012210-000000) in the HPS zoning district per Sections 122-960 (4)(a), 122-960(4)(b), 122-960 (6)(a), 122-960 (6)(b), 108-346(b), and 108-412(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; and for maximum building coverage, impervious surface ratio, side yard setbacks, rear yard setbacks, open space and landscaping requirements for property located at 604 Simonton Street (RE# 00012220-000000) in the HNC-1 zoning district per Sections 122-810 (4)(a), 122-810 (4)(b), 122-810 (6)(b), 122-810 (6)(c), 108-346 (b) and 108-412(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

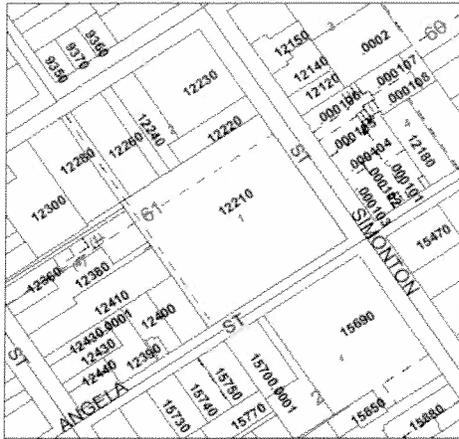
Request: To allow the demolition of involuntarily destroyed, legally non-conforming structures to be replaced with a new combined City Hall Administration and Fire Station Building with accessory parking structure by granting variances for the proposed location at 525 Angela Street/604 Simonton Street.

Applicant: Donald L. Craig of the Craig Company

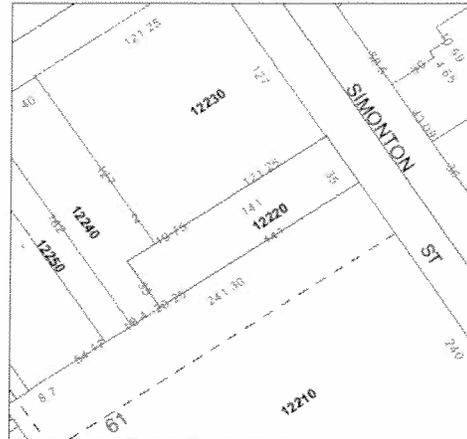
Property Owner: The City of Key West

Location: 525 Angela Street and 604 Simonton Street
RE# 00012210-000000 and RE# 00012220-000000

Zoning: Historic Public and Semipublic Services (HPS) district and Historic Neighborhood Commercial – Truman/Simonton (HNC-1) zoning districts



Proposed site of Admin Bldg.,
Fire Station and Parking Structure
RE# 00012210-000000
HPS zoning district



Proposed site of Parking Structure
RE# 00012220-000000
HNC-1 zoning district



Background:

The City Hall property, located on the corner of Angela and Simonton Streets is made up of two parcels in two separate zoning districts addressed at 525 Angela Street and 604 Simonton Street respectively. The property at 525 Angela Street is located in the Historic Public and Semipublic Service (HPS) zoning district that is intended for use by the municipality and facilities of regional importance. The larger parcel at 525 Angela Street is approximately 60,002 square feet and contains 19,850 square feet of Administrative City Hall office space in a two story building, and roughly 34,800 square feet of a surface parking lot, which until its demolition in 2005, included a three level, approximately 44,000 square foot parking garage. An access drive, commonly known as Josephine Parker Road, runs along the western property line. Towards the north, across the parking lot is 604 Simonton Street; this site is located in the Historic Neighborhood Commercial – Truman/Simonton (HNC-1) zoning district. This lot is a narrow

parcel of approximately 4,930 square feet. The lot is covered by the two-story City Hall Annex building, which has 7,675 square feet of administrative office space. Together, the combined sites at 525 Angela and 604 Simonton Streets provide a total of 27,525 square feet of office space and roughly 34,800 square feet of parking area with 104 spaces. The combined parcels make up a total of 64,932 square feet of land area. However, because each parcel is located in a separate zoning district, the development of each parcel is subject to different land development regulations and analysis.

The City Hall and Fire Station No.2, located at 525 Angela Street, is a concrete structure completed in 1962. Since then the site has continually been occupied by city protective services, administration offices, and the office of the Mayor and City Commissioners. Currently the offices of the City Clerk, City Manager, Legal, Human Resources, Parking Enforcement, and Revenue Departments, the Mayor and Commissioners offices and a documents storage annex are all located in the City Hall building.

Along Angela Street, located on City property, is an access drive (Josephine Parker Road) that provides ingress and egress to parking areas at the rear of various businesses that front onto Southard and Duval Streets. Although the driveway is on city property and is not a right of way the City has historically allowed its public use.

City Hall Annex, also known as the Madeline L. Bean Building was acquired by the City from Southern Bell Communications in late 1990 as additional office space for city staff. The associated parking garage was demolished in 2005 and replaced with a shared surface parking lot which serves the public and city employees. Currently the City Hall Annex building is occupied by the Planning, Engineering and Utilities, Code Compliance and Building Departments.

Off of city property, on an adjoining parcel at 623 Josephine Parker Road, the City leases an additional 6,000 square feet of essential administrative office space that cannot be accommodated in the existing City Hall or City Hall Annex buildings. The offices of the Financial Department, Property Management and Risk Management are housed there and are considered critical to every day City Hall operations.

Both sites were developed prior to the City's current Land Development Regulations and the structures on site do not conform to current regulations. Therefore, they are considered to be legally non-conforming. Existing site conditions that do not conform to the HPS zoning district regulations are building coverage, open space and landscaping, impervious surface and height regulations. In the HNC-1 zoning district legal non-conformities are front setbacks, side setbacks, building coverage, open space and impervious surface ratio. Similarly, the demolished parking garage abutted the Simonton Street property line, encroached on rear and side setbacks, and was non-conforming to lot coverages and impervious surface requirements. The application includes additional information regarding the former parking garage.

Request:

The applicant is proposing the demolition, reconstruction and expansion of the existing City Hall Fire Station No.2, and City Hall Annex to build a new large scale regional public facility that includes an administration building with a fire station located within it, and an accessory parking structure. The departments that lease office space at 623 Josephine Parker Road, also known as

625 Duval Street, will also be accommodated at the proposed New City Hall Complex. The proposed complex will be built to withstand a Category 5 Hurricane and located in the flood zone X, as required in the Comprehensive Plan. The total size of the administration building will be 35,320 square feet. The applicant also proposes an accessory parking structure to replace the one that was previously demolished on the site. The proposed parking garage includes 134 spaces on four levels, 50 bicycle spaces, and twelve scooter spaces. There are an additional eight parking spaces proposed at grade next to the rear entrance of the administration building. In an effort to achieve greater "green" status, the building has been designed to achieve LEED "silver" designation. The proposed City Hall complex will serve Key West and the greater County area as a large scale regional public facility of importance.

Additionally, the proposed site plan will maintain Josephine Parker Road with existing ingress and egress for public use. The width of the drive way will be expanded from 14 feet to 24 feet. Additionally, the drive way will be repaved. No access that is currently provided will be negatively impacted.

Due to the proposed reconfiguration of the buildings and structures on site variances are required for lot, yard and bulk requirements that exceed the existing footprint. A Major Development Plan and a Conditional Use approval for the fire station are required from the Planning Board and City Commission as part of the approval process in addition to a height variance that will be heard as a separate item by the Board of Adjustment. These items are not included in this application.

For the new complex, Simonton Street would serve as the front property line and Angela Street would become the street side property line. In the HPS zoning district the requested variances include; variances for maximum building coverage (19% requested from the 40% required), impervious surface ratio (42% requested from the 50% required), front yard setbacks (14'9" requested from the 20 feet required), side yard setbacks (14'3" requested from the 15 feet required), open space and landscaping (12% requested from the 20% required).

In the HNC-1 zoning district the requested variances include maximum building coverage (35% requested from the 50% required), impervious surface ratio (25% requested from the 60% required), side yard setback (1'2" from the 5 feet required), rear yard setback (13'11" requested from the 15 feet required), open space and landscaping (5% requested from the 20% required) requirements in the HNC-1 zoning district.

Below are two tables that include relevant calculations for the entire site. Please note that the existing setback dimensions sited below reflect measurements using Simonton Street as the front yard setback and Angela Street as the street side setback.

HPS District: Proposed City Hall, Fire Station and portion of the Parking Garage

	Required/ Allowed	Proposed	Variance Request	Existing
Lot Area	5,000 s.f	No Change	N/A	60,002 s.f
Front Setback*¹ (Simonton St.)	20'	5'3" (Garage)	14'9"	37'1" (City Hall)
Interior Side Setback*²	15'	0'9" (Portion of Garage only)	14'3"	155'5" (Parking Lot)
Street Side Setback (Angela St.)	10'	13'3" (Administration Building)	None. Meets Requirement	18'6" (City Hall front)
Rear Setback	20'	29' (Garage)	None. Meets requirement	39'10"
Building Coverage*	40% (24,000s.f)	59% (35,281s.f)	19 % (11,280 s.f)	16% (9,600 s.f)
Impervious Surface Ratio*	50% (30,001s.f)	92% (55,202 s.f)	42% (25, 201 s.f)	95% (57,021 s.f)
Open Space and Landscaping*	20% (12,000 s.f)	8% (4,800 s.f)	12% (7,200 s.f)	5% (2,981 s.f)
Parking³	118	142	None. Meets Requirement	104
Bicycle/ Scooter³	30	40/15	None. Meets Requirement	4

HNC-1 District: Proposed Portion of Parking Garage

	Required/ Allowed	Proposed	Variance Request	Existing
Lot Area	4,000 s.f	No Change	N/A	4,930 s.f
Front Setback	5'	5'3"	None. Meets Requirement	0' (Bean Bldg)
Right Side Setback*	5'	3'10"	1'2"	0'6" (Bean Bldg)
Left Side Setback	5'	N/A	N/A	0'4.5" (Bean Bldg)
RearSetback*(Garage)	15'	1'1"	13'11"	16'5" (Bean Bldg)
Building Coverage*	50% (2,465s.f)	85% (4,191 s.f)	35% (1,725 s.f)	79% (3,895 s.f)
Impervious Surface*	60% (2,958 s.f)	85% (4,210 s.f)	25% (1,252 s.f)	99% (4,859 s.f)
Open Space and Landscaping*	20% (986 s.f)	15% (719 s.f)	5 % (266 s.f)	1% (71 s.f)
Parking³	118	142	None Meets Requirement	0
Bicycle/Scooter³	30	40/15	None Meets Requirement	18

¹ Front Setback encroachment includes portions of a sheltered bus stop.

² Interior Side setback required is 15', which is 10% of the width of the lot as required in Section 122-960(6)b. The interior side setback is measured from the rear northwesterly portion of the garage. The interior setback measurement anticipates a unity of title for the adjoining properties.

³ The bicycle, scooter and vehicular parking requirements are for the use of the entire site and are not particular to the zoning district.

* Items requiring a variance

Process:

HARC Meetings:	Demolition approved, August 25, 2009 Design approved, September 22, 2009 Approval No.- H09-08-10-878
Development Review Committee Meeting:	September 24, 2009
Tree Commission Meeting:	October 19, 2009
Planning Board Meeting:	January 28, 2010
Board of Adjustment Meeting (Height only):	To be announced

Analysis – Evaluation for Compliance With The Land Development Regulations:

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

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

The existing complex pre-dates the dimensional requirements of the current City Code, and therefore is legally non-conforming to some dimensional requirements in the HNC-1 and HPS zoning district. However, the applicant is proposing to expand and replace the structures, therefore special conditions and circumstances do not exist which are peculiar to the land, structure or building involved.

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

It is the applicant's request to expand the existing non-conformity is creating the need for multiple variance requests. Therefore, this is a condition created by the applicant.

- 3. Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the Land Development Regulations to other lands, buildings or structures in the same zoning district.**

Granting the requested variances would confer upon the applicant special privileges otherwise denied by the Land Development Regulations to other lands, buildings, or structures in the HPS and HNC-1 zoning district.

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

The City's request to accommodate the three municipal administrative offices into one primary structure and an accessory structure could help alleviate inefficiencies in government. However, the applicant has not demonstrated that the proposed facility is the only use for the site, or that a hardship condition exists if the variances are not granted.

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

The variances requested appear to be the minimum required to accommodate the need for city government business in accordance with the space needs analysis.

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

It does not appear that granting of the variances will be injurious to the area involved or otherwise detrimental to the public interest or welfare. Granting the variances may be in the public interest and welfare by supporting modernized public offices in a single location. The location is in the highest, least flood prone area of the city, central to other government services and the downtown area.

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

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

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

A concurrency management report has been submitted with this application and has been analyzed in the Major Development Plan and Conditional Use staff report. Based on the report submitted by the applicant, the proposed project is in compliance with the concurrency management requirements of the Comprehensive Plan and City Code.

The Planning Board shall make factual findings regarding the following:

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

Not all of the standards established by Section 90-395 of the City Code have been met by the applicant for the variances requested.

2. **That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.**

The Department is aware of neighborhood concerns regarding maintenance of the existing ingress/egress towards the rear of adjacent properties that front onto Southard and Duval Streets. The proposed New City Hall Design will maintain ingress/egress and improve it by expanding the driveway from 14 feet in width to 24 feet in width. Additionally, the drive way will be repaved.

The Department is also aware of neighborhood objections based on construction noise and dust not necessarily related to this variance request. The applicant has proposed to construct the new City Hall Complex using LEED certified Construction Management Techniques that will reduce noise and dust, keep debris and dust on site, and reduce construction time and noise. These techniques are outlined in the Construction Management Plan dated Jan 7, 2010 provided by the applicant and attached as part of the amended variance request. Other issues may arise as part of the public hearing process.

The applicant has conducted a number of public meetings as part of the site selection and project review process. Relevant public meeting dates are 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. **2/3/09** - City Commission Meeting - mbi | k2m Architecture presented the analysis of the three potential sites.
3. **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).
4. **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).
5. **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.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied**.

**Draft
Resolution**

RESOLUTION NUMBER 2010-___

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING VARIANCES TO MAXIMUM BUILDING COVERAGE, IMPERVIOUS SURFACE RATIO, FRONT YARD SETBACKS, SIDE YARD SETBACKS, OPEN SPACE AND LANDSCAPE REQUIREMENTS FOR SECTIONS 122-960 (4)(a) AND (b), 122-960 (6)(a) AND (b), 108-346(b), AND 108-412(a) PURSUANT TO SECTION 90-274 AND SECTIONS 90-391 THROUGH 90-397 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES, FOR PROPERTY LOCATED AT 525 ANGELA STREET (RE# 00012210-000000) IN THE HPS ZONING DISTRICT, PURSUANT TO SECTIONS 122-27, OF THE CODE OF ORDINANCES; AND FOR MAXIMUM BUILDING COVERAGE, IMPERVIOUS SURFACE RATIO, SIDE YARD SETBACKS, REAR YARD SETBACKS AND OPEN SPACE REQUIREMENTS FOR SECTIONS 122-810 (4)(a) AND (b), 122-810 (6)(b) AND (c), and 108-346 (b) AND 108-412(a), PURSUANT TO SECTION 90-274 AND SECTIONS 90-391 THROUGH 90-397 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES, FOR PROPERTY LOCATED AT 604 SIMONTON STREET (RE# 00012220-000000) IN THE HNC-1 ZONING DISTRICT, PURSUANT TO SECTIONS 122-27 OF THE CODE OF ORDINANCES, OF THE CITY OF KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-27 of the City Code allows for a non-conforming structure to be continued, reconstructed, replaced, repaired, or maintained under certain conditions; however does not encourage their expansion; and

_____ Chairman

_____ Planning Director

WHEREAS, Section 122-960 (4), of the Code of Ordinances provides that the maximum dimensional requirements for lot coverage in the HPS zoning district are; 40% building coverage and 50% impervious surface ratio; and

WHEREAS, the development plan request for variances to lot coverage of 18.8 % building coverage and 42% impervious surface ratio exceeds the existing legally non-conforming lot coverage in the HPS zoning district, thus requiring a variance; and

WHEREAS, Section 122-960(6)a and b, of the Code of Ordinances provides that the maximum dimensional requirements for required setbacks in the HPS zoning district are 20 feet in the front yard, 15 feet on the side yard; and

WHEREAS, the development plan request for variances to a front setback of 14'9' and a side setback of 14'3' exceeds the existing legally non-conforming setbacks in the HPS zoning district, thus requiring variances; and

WHEREAS, Section 108-810(4), of the Code of Ordinances provides that the maximum dimensional requirements for lot coverage in the HNC-1 zoning district are 50% for building coverage and 60% for impervious surface ratio; and

_____ Chairman

_____ Planning Director

WHEREAS, the development plan request for variances to lot coverage of 35% building coverage and 25.4 % impervious surface ratio exceeds the existing legally non-conforming lot coverage calculations in the HNC-1 zoning district, thus requiring a variance; and

WHEREAS, Section 122-810(6)b and c, of the Code of Ordinances provides that the maximum dimensional requirements for required setbacks in the HNC-1 zoning district are 5 feet in the side yard and 15 feet in the rear yard; and

WHEREAS, the development plan request in the HNC-1 zoning district, for variances to the side yard setbacks are 1'2" and the rear setback is 13'11" which exceeds the existing legally non-conforming setbacks, thus requiring variances; and

WHEREAS, Section 108-346(b), of the Code of Ordinances provides that any nonresidential uses shall provide a minimum of 20% open space, and Section 108-412(a) requires that 20% of a building site, as part of a development plan, shall be landscaped with trees, shade trees, shrubs and ground cover and the development plan request does not meet these requirements in either district; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on

_____ Chairman

_____ Planning Director

December 17, 2009; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

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

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

Page 4
Resolution Number 2010-____

_____ Chairman

_____ Planning Director

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

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors; and

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

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That Variances to maximum building coverage, impervious surface ratio, front yard setbacks, side yard setbacks, open space and landscape requirements in the HPS zoning district per Sections 122-960 (4)(a), 122-960(4)(b), 122-960 (6)(a), 122-960 (6)(b), 108-346(b) and 108-

_____ Chairman

_____ Planning Director

412(a) under the Code of Ordinances of the City of Key West, Florida; and for maximum building coverage, impervious surface ratio, side yard setbacks, rear yard setbacks, open space and landscaping requirements in the HNC-1 zoning district per Sections 122-810 (4)(a), 122-810 (4)(b), 122-810 (6)(b), 122-810 (6)(c), 108-346 (b) and 108-412(a) under the Code of Ordinances of the City of Key West, Florida are hereby granted for property located at 525 Angela Street/ 604 Simonton Street (RE# 00012210-000000 and RE# 00012220-000000) as shown in the attached plans dated December 9, 2009.

Section 3. It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Section 8. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly

Read and passed on first reading at a regular meeting held this January 28, 2010.

Authenticated by the Chairman of the Planning Board and the Planning Director.

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Amy Kimball-Murley, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

HARC
Approval & Staff Report

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

etorregr@keywestcity.com

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

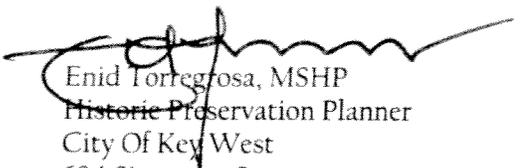
Dear Architect Ingram:

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

ctorregr@keywestcity.com



**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. KWFL. 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. Ingram

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: _____

Historic Architectural
Review Commission

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 own.

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.

Amended Variance Request

Variance Application
 City of Key West
 Planning Department

JAN 12 2010

Applicant: The Craig Company
 Owner: City of Key West
 RE: City of Key West Administrative Building Complex – Revisions Requested by Planning Dept. and corrections provided by Applicant.

Chart in Item. 13 of Application is revised 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% (4,191 SF)	35% (1,725 SF)	79% (3,895 SF)
Impervious Surface Ratio	60% (2,958 SF)	85.4% (4,210 SF)	25.4% (1,252 SF)	98.6% (4,859 SF)
Open Space/Landscape	20% (986 SF)	14.6% (719 SF)	5.4% (266 SF)	1.4% (71 SF)
Habitable Building Height (Garage)	35 ft.	Ø	Ø	
Non-Habitable Building Height (Garage)	35 ft.	38'-4"	3'-4"	

	Required	Proposed	Variance Requested	Existing
	HPS	HPS	HPS	HPS
Front Setback	20 ft.	5' – 3" (Garage)	14' – 9"	37' – 1" (City Hall)
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 SF)	58.8% (35,281 SF)	18.8% (11,280 SF)	16% (9,600 SF)
Impervious Surface Ratio	50% (30,001 SF)	92% (55,202 SF)	42% (25,201 SF)	95.03% (57,021 SF)
Open Space/Landscape	20% (12,000 SF)	8% (4,800 SF)	12% (7,200 SF)	4.94% (2,981 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" *	45'	14' – 7"	

* 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).

Key West City Administration Building Complex

Replacement of Pre-existing Accessory Parking Garage

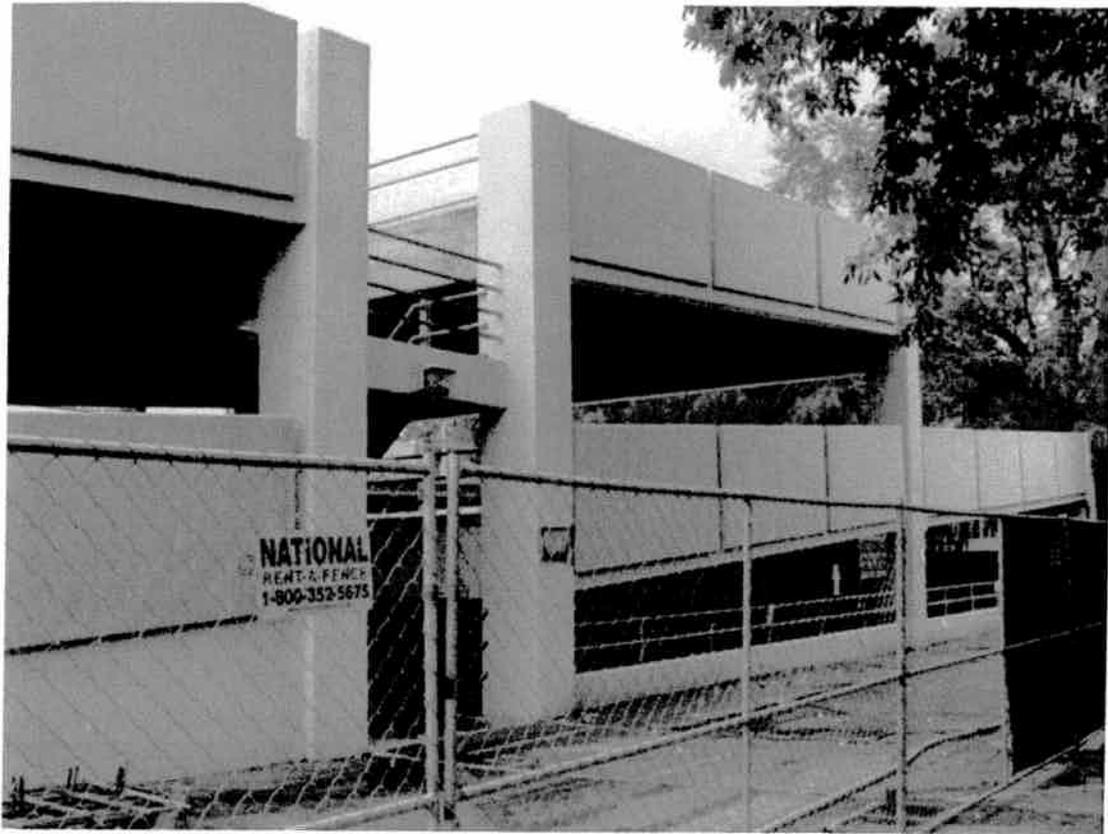
The current proposal for a new City Administration building and Fire Station complex also includes the construction of a parking garage that will serve the new administration building as well as surrounding commercial activities, especially after the normal business hours. This garage replaces a similar garage, which was demolished in July 2005 due to structural inadequacies. Due to the fact that the City was considering a new City Administration at that time, but no final decisions as to design, timing and size had been reached, the old parking garage was replaced temporarily with the surface parking lot which as of today serves both those using City Hall and the users of the nearby commercial areas on Duval Street.

Examining the photos of the site and recalling its 2.5 story height can determine the scale and mass of the old parking garage. With a footprint of 100 feet by 220 feet a size of approximately 44,000 square feet is estimated. Although extensively researched, no copies of the original construction plans or building permits have been found. The City of Key West building permit # 05-00002824 confirms that it was authorized for demolition in July 2005. The following pictures illustrate the size and placement of the structure adjacent to the Madeline Bean Building on Simonton Street.





The old garage impinged on the sidewalk on Simonton Street providing little room for pedestrian or landscaping.



Then new garage design has been created to respect the setbacks much more than the previous garage and to allow the easy flow of pedestrians along the Simonton Street frontage as well as providing access directly to the new City Administration Building.

The proposed garage is planned to accommodate 142 spaces. The old garage was approximately 44,000 square feet in size. Assuming the standard aisle widths or a standard of 330 square feet per spot, the old garage could have accommodated 133 spaces. Given the emphasis on compact spaces allowed in the 1993 LDRs which were developed long after the construction of the old garage in the 1960's, the new garage is a replacement for that which was demolished in 2005, in terms of capacity, intended uses and location.



Floor Area Ratio and Accessory Uses

Neither the old parking garage, nor others approved and constructed in the same period from the early 1960's to this date have been considered as floor area when serving as accessory to other uses. For example, the last City owned public garage constructed in the City is the multi modal Park and Ride facility located at the corner of Grinnell and Caroline Streets. In the City Commission Resolution reviewing the project and determining that it did not require a Community Impact Assessment (Resolution 94-370), the Commission also found that the facility was "neither business, nor commercial nor industrial in nature." The finding was based in part on the opinion expressed by then Planning Director, Ted Strader, at the Planning Board's June 16, 1994 review of the project at which time he expressed the opinion that "such structures are supposed to serve other uses" and that "parking structures do not generate traffic", both statements supporting the proposition that in the City of Key West parking structures are accessory to other principal structures such as the City Hall, or in the case of the Park and Ride facility, the surrounding commercial areas and the Keys Energy office complex.

Floor Area Ratio Discussion and Facility of Regional Importance

It is clear that the proposed parking garage is replacing the former garage at the site to serve a new City Administration Building and surrounding uses and, therefore, is eligible to be rebuilt as an accessory use with no increase in intensity of use. See Section 86-9, Accessory Structures Accessory Use, City of Key West Land Development Land Development Regulations (LDRs).

It is also clear that the Land Development Regulations allow an increase in FAR ratio beyond the maximum allowed within the HPS (Historic Public Service) district for facilities that are of regional significance and service necessary to the general public, health, and safety of the City and/or County, see Section 122-960(2).

This allowance is particular to lands containing public buildings in Key West and recognizes the historic trend to concentrate multiple public buildings and services in one location for convenience to the public and the staff. Examples include the Jackson Square complex that houses court facilities, constitutional officers facilities and FCAA offices and operations. Among the other examples is the City Administration Building Complex – the subject of this application, which houses multiple City functions, inclusive of the fire station.

While the LDRs do not provide a definition of “regional facility” or “public facility”, it can be inferred from the types of facilities given the designation HPS in the Key West Zoning Code. The court system and county offices serve the entire County – a South Florida region of considerable size. The City Administration Building Complex to be built with the approval of this application serves as a regional facility due to the following reasons:

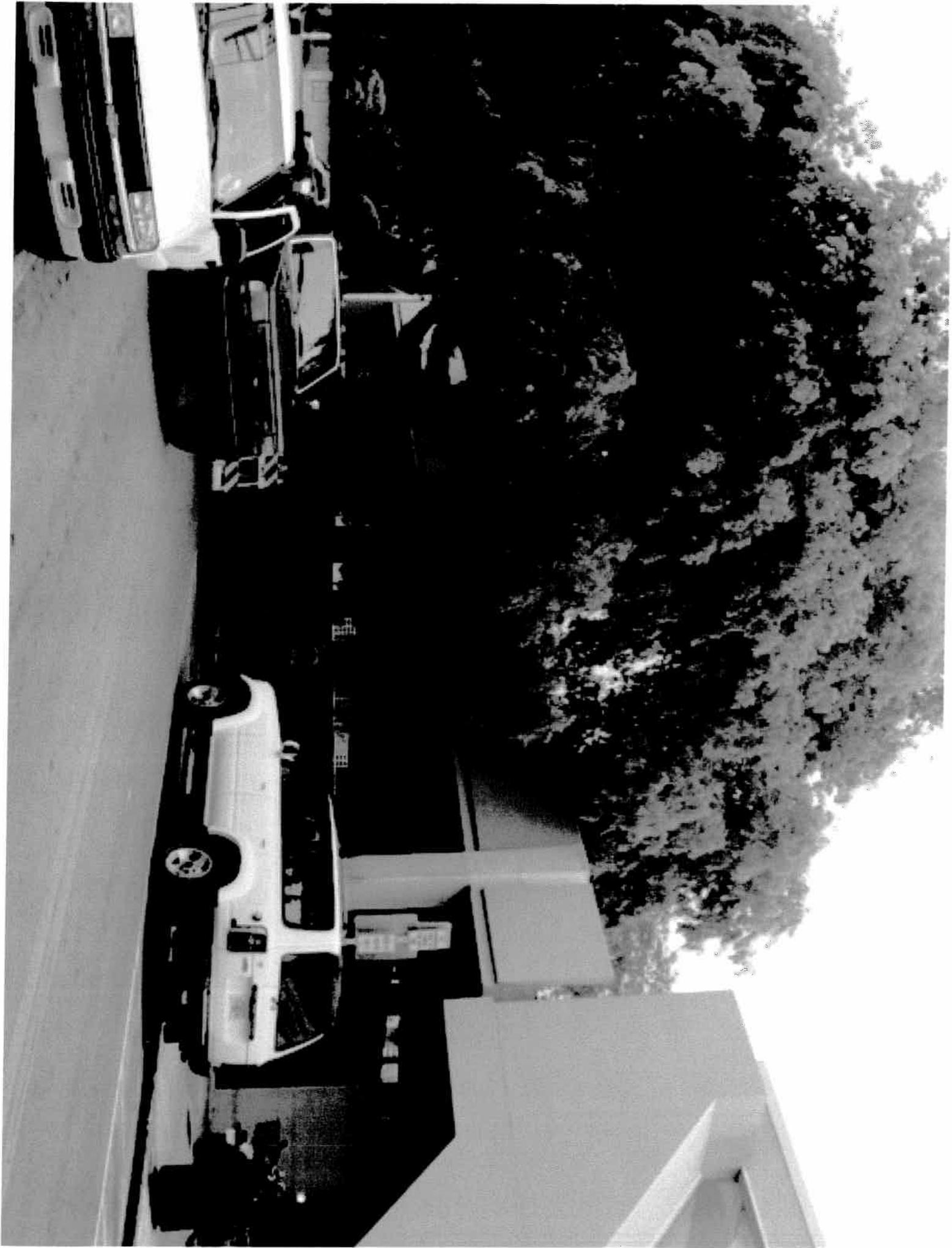
- The extent of the regional operations managed from this location including transit, marina, sewage treatment, public safety and engineering services that provide essential public facilities and services to all of Key West and surrounding parts of Monroe County and the United States government through agreement and service area.

- Many of the employees who work at the City Hall live throughout the Lower Keys and thus, the facility provides economic stimulus and jobs throughout this portion of the Monroe County region.

- Key West is the largest city in the Keys and serves as the County seat, and the responsibilities of maintaining adequate public services, safe streets and assuring access to the many private businesses and offices in the City are managed directly from this location.

Therefore, the City Administration Building Complex to be located in this location is truly one of the most important regional facilities in the Lower Keys. Accordingly, the City Commission is asked to recognize this fact and allow any floor area ratio above the maximum of 1.0 to be accommodated as allowed in Section 122-960(2) of the LDRs.







JAN - 7 2010

January 7, 2010

City of Key West Administration Building Complex
Project Requirements for Contractor's Construction Management Plan

The Contractor will be required to create a Construction Management Plan (CMP) as outlined below to be submitted to the owner and Architect for written approval prior to commencement of demolition.

The CMP shall be based on the basic requirements in this document as well as more specific requirements and conditions in the Project Manual found in the following Sections:

- 01 00 10 General Requirements – Site Work
- 01 31 00 Project Management and Coordination
- 01 35 00 L.E.E.D. Requirements
- 01 50 00 Construction Facilities and Temporary Controls
- 01 74 00 Cleaning and Waste Management
- 01 74 19 Construction Demolition and Recycling Requirements
- 01 89 29 Protection of the Environment
- 02 41 16 Demolition

Basic CMP requirements:

- Install solid panel site fencing at perimeter of site – 8'-0" high, painted white.
- Pedestrian circulation to be maintained or rerouted for safety as required with clear direction with temporary painted crosswalks and signage.
- Water management / silt control:
 - Controlled dewatering as required during excavation and installation of silt fencing and other measures as per Civil Engineer's specifications.
- Dust control:
 - Daily site watering to eliminate airborne particles / debris as per specifications.
 - Use temporary enclosures and other appropriate methods as needed to limit dust and dirt rising and scattering in air.
 - Pressure spray water on building elements during demolition as required to limit dust.
- After site clearing, a 6" gravel base shall be placed over the entire site to minimize dust, dirt and mud migration.
- Noise control:
 - Noise levels not to exceed limits as per City of Key West regulations.
 - Provide equipment, sound-deadening devices, and take noise abatement measures that are necessary to comply with the requirements of the Project Manual and City Regulations.
 - Use of explosives will not be permitted.
- Contractor shall not burn, bury or otherwise dispose of rubbish and waste materials on project site.
- Clean adjacent streets of dust, dirt, and C&D materials caused by demolition operations. At the end of each work day, return adjacent areas to condition existing before start of demolition.
- During construction; twice weekly and more often if necessary, the Contractor shall completely remove all scrap, debris, and waste material from the job site, and shall place into container

JAN - 7 2011

- furnished by the Contractor. Containers shall be covered at the end of each day and emptied weekly or more often as required.
- Hours of work as per City regulations:
 - Current regulations are Mon-Friday 8am-7pm, Saturdays 9am-5pm, no Sundays or Major Holidays.
 - Off site staging
 - Delivery of materials to site only as needed to limit storage congestion.
 - Delivery times to be scheduled to minimize local traffic congestion.
 - Work area at northern part of site to be used for trailers/ lay down.
 - Temporary facilities / restrooms to be hard plumbed – no chemical toilets at site.
 - Construction to begin at Angela Street side of site and progress north.
 - Method of structural components and building shell construction: single step placement of finished components.
 - Shorter construction time with manufactured elements versus traditional site built elements.
 - Enclosure of building at earliest time to encapsulate sound (6 months).
 - Vehicular access to be maintained, coordination with abutting properties for any street closures - Contractor to submit Maintenance Of Traffic Plan for approval.
 - Landscape elements to be installed at Angela Street side at earliest time possible (prior to completion of building)
 - Site lighting for safety / security shall not spill onto adjacent properties.
 - On site construction equipment to have lowest noise rating and exhaust emissions that industry standards allow based on availability.
 - 14 month build time – enclosure within 6 months

The Craig Company

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

VIA HAND DELIVERY

October 16, 2009

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

OCT 16 2009

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 Administration Building Complex - Addendum to Major Development Plan & Conditional Use Application and Variance Application

Dear Amy:

Thanks to you and your staff for meeting with Michael Ingram, Will Shepler and me after the DRC meeting to consider the proposal to construct a new City Administration Building, Fire Station and parking garage at the site of the existing facility. Your guidance as to how to follow-up to the recommendations of the Planning Department has been very helpful.

This letter and the attachments to it as described herein should be considered the addendum to the applications named above, as staff requested. The items listed and discussed below, with the attachments and plans are in response to all the issues identified to date by the Planning Department. Obviously, we will respond to any new issues raised at the Planning Board meeting in November.

1. **Variance Application** - Table of Variances requested. The table that appeared in our application as Item 13 has been amended to more clearly show the variances requested and has added to it two new items to explicitly show the variances for non-habitable building height. The table distinguishes between the standards for the two zoning districts on the property, Historic Neighborhood Commercial-1 (HNC-1) and Historic Public Service (HPS). The revised table is Attachment 1, dated October 14, 2009. The previous table did not explicitly identify in quantitative fashion the request for non-habitable height. In summary it is the following;

HNC-1 Variance requested: 2 feet 0 inches above the 35 feet allowed (garage). The element that is above the height standards is the parapet wall of the fourth level that provides the containment and visual screening for the parking area.

HPS Variance requested: 12 feet 4 inches above the 30 feet 5 inches allowed for the replacement of the existing administration building. The elements that are above the height standard are for non-habitable angled roofs, HVAC systems, inclusive of skylight that will provide the required natural illumination for the spaces below for LEED certification.

HPS Variance requested: 13 feet 11 inches above the 30 feet 5 inches allowed (garage). The element that is above the standard is limited to the top of the elevator shaft necessary serve the entire parking garage.

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 indicted 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. *Superior alternatives. The development will provide an alternative landscape solution 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:



- A1.1.1 Project Statistics Table Updated, Parking Design Data updated.
- A3.1.1 Heights and dimensions clarified.
- A3.1.2 Heights and dimensions clarified.
- A3.1.3 Elevator bulkhead height revised as per manufacturer's requirements and dimensions clarified.
- A3.1.4 Elevator bulkhead height revised as per manufacturer's requirements and dimensions clarified.
- L-2.0 Correction to calculation - Minimum Landscape Areas Provided, Plant List modified.

6. **Chronology of the approval process for the project.** The project approval record is distinct, having received approvals and design direction on at least 10 occasions. They are listed below:

11/5/08 – City Commission Meeting - mbi | k2m Architecture presented 14 potential sites and a brief analysis of each. The City Commission chose 3 sites for further analysis. (Resolution #08-302).

1/13/09 – Architectural Program Report submitted to City Manager.

1/27/09 – Site Analysis Report submitted to City Manager.

2/3/09 – City Commission Meeting - mbi | k2m Architecture presented the analyses of the 3 potential sites.

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).

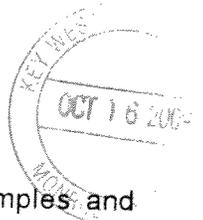
5/11/09 - Revised Architectural Program and Budget submitted to City Manager, as per request for reduction in building size and cost.

6/3/09 - – City Commission Meeting - The City Commission approved mbi | k2m Architecture to proceed with tasks 3-5 [Schematic Design – Construction Documents] for the new City Hall Project (Resolution #09-133 pursuant to Resolution #08-253).

8/4/09 - – City Commission Meeting - mbi | k2m Architecture presented 3 different design schemes of the proposed City Administration Building Complex. The City Commission chose Scheme "A" as the preferred design for further development.

8/25/09 - – HARC Meeting - mbi | k2m Architecture presented the design of the proposed City Administration Building Complex.

9/22/09 - – HARC Meeting - mbi | k2m Architecture presented the design of the



proposed City Administration Building Complex as well as material samples and construction details. **HARC approved** the demolition of the existing buildings as well as the design of the new Building complex. (#H09-08-10-878).

If you have need of clarification of any of the above or the attachments, please contact my office.

Very truly yours,

A handwritten signature in black ink, appearing to read "Donald L. Craig". The signature is stylized with a large loop at the beginning and a long, sweeping tail.

Donald L. Craig, AICP

DLC/jr

Enclosures

cc: Jim Scholl, City Manager, City of Key West, Florida
Mark Finigan, Assistant City Manager, City of Key West, Florida
Michael Ingram, mbi | k2m Architecture, Inc.

Applicant Request

VARIANCES ARE QUASI-JUDICIAL HEARINGS AND IT IS IMPROPER TO SPEAK TO A PLANNING BOARD AND/OR BOARD OF ADJUSTMENT MEMBER ABOUT THE VARIANCE OUTSIDE THE HEARING

Variance Application
City of Key West
Planning Department



Please print or type a response to the following:

1. Site Address 525 Angela Street & 604 Simonton Street, Key West, Florida
2. Name of Applicant The Craig Company
3. Applicant is: Owner _____ Authorized Representative X _____
(attached Authorization Form must be completed)
4. Address of Applicant 610 White Street, Key West, Florida 33040
5. Phone # of Applicant (305) 294-1515 Mobile# (305) 924-0249 Fax# (305) 292-1525
6. E-Mail Address don@craigcompany.com
7. Name of Owner, if different than above City of Key West, Florida
8. Address of Owner 525 Angela Street, Key West, Florida
9. Phone Number of Owner (305) 809-3877 Fax#
10. Email Address jscholl@keywestcity.com
11. Zoning District of Parcel: HPS (RE# 00012210-000000); HNC-1 (RE# 00012220-000000)
12. Description of Proposed Construction, Development, and Use
Replacement of existing City Hall and Fire Station with new facilities plus a new parking garage.
13. Required information: (application will not move forward until all information is provided)

	Required		Existing		Requested	
	HNC-1	HPS	HNC-1	HPS	HNC-1	HPS
Front Setback	5 ft.	20 ft.	0.0 ft.	39 ft.	4.5 ft.	4.5 ft.
Side Setback	5 ft.	5 ft.	0.3 ft.	NA	4.0 ft.	0.5 ft.
Side Setback	7.5 ft.	10 ft.	NA	20 ft.	NA	17.0 ft.
Rear Setback	15 ft.	20 ft.	16 ft.	39 ft.	1.0 ft.	59 ft.
Building Coverage	50%	40%	79%	16.0%	85%	58.8%
Open Space/Pervious Requirements	40%	50%	<1%	4.7%	14.6%	9.2%
Impervious Surface	60%	50%	99%	95.3%	85.4%	90.8%

14. Is Subject Property located within the Historic District? Yes No
 If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting. Please refer to attached Staff Report for 8/25/09 meeting.

Date of first meeting: 8/25/09 Date of expected approval: 9/22/09 HARC #H09-08-10-878

15. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes No If Yes, please describe and attach relevant documents. _____

16. Will the work be within the dripline (canopy) of any tree on or off the property?

YES NO

If yes, provide date of landscape approval, and attach a copy of such approval.
 Anticipated September 14, 2009



Check List
(to be completed by Planning Staff and Applicant at time of submittal)

Applicant Initials	Staff Initials	The following must be included with this application
_____	_____	Copy of the most recent recorded deed showing ownership and a legal description of the subject property
_____	_____	Application Fee (to be determined according to fee schedule)
_____	_____	Site Plan (existing and proposed) as specified on Variance Application Information Sheet
_____	_____	Floor Plans of existing and proposed development (8.5 x 11)
_____	_____	Copy of the most recent survey of the subject property
_____	_____	Elevation drawings as measured from crown of road
_____	_____	Stormwater management plan
_____	_____	HARC Approval (if applicable)
_____	_____	Notarized Verification Form
_____	_____	A PDF or compatible electronic copy of the complete application on a compact disk

Please note that all architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Two signed and sealed copies will be required at time of submittal.

Standards for Considering Variances

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

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

The special conditions that are exhibited by this site derive from the history of the use of the site and the placement of the public buildings on the site when the Land Development Regulations were very different from those now in existence. The special circumstances also derive from the unique architectural program required to serve the citizens of Key West in a manner consistent with fiduciary responsibilities to provide sound management of public resources. Specifically:

- a. The proposed site is the only site owned by the City that is capable of meeting the requirements for constructing a City hall, is properly zoned and is out of the floodplain. There is simply little choice of another site to construct the building. The City Comprehensive Plan prevents the location of public buildings within the flood zone except when particular findings are made that such location protects the public health and safety.
- b. The location of the Fire Station on this site is a similar situation wherein there are no other City owned parcels that are centrally located to serve this area of this City which are appropriately zoned and yet out of the floodplain.
- c. The size of the site, together with the limitation on height to 25 feet in the HPS zoning district allows at most the reconstruction of a building which serves the health, safety and welfare due to an involuntary demolition. Please see determination by the City Director of Planning attached as an appendix hereto.
- d. The City Hall functions that are programmed for the building must be co-located in order to achieve the efficiencies required to serve the public and not require citizen visits to multiple locations for service.

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

The City is acting in the interest of the citizens of Key West, There are no other suitably zoned parcels of this size that meet the public safety requirements of the Codes and Comprehensive Plan. The situation did not result from any action by the applicant. The State mandates through its rules reflected in comprehensive plans, that with regard to the placement public facilities, they be placed on properties out of the flood plain.

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

No special privileges are being conferred. The applicant has designed the buildings to meet the requirements of the program needed to serve the citizens of Key West. There is only one entity that can construct a City Hall which can only be placed on property zoned for such public use. This site meets that criterion. No others in the entire City can claim this mandate; therefore, there are no special privileges that are denied others.

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

If the literal interpretation of the codes were applied to the proposed program, the following would occur:

- The program would have to be significantly reduced, forcing the City to provide duplicate office buildings in other locations or continue to rent facilities at great cost to the citizens.
- Citizens would have to travel to multiple locations for services at greater convenience and environmental costs associated with multiple automobile trips.

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

The variances required are the minimum necessary to carry out the architectural program to support the location of the departments in the City Hall and Fire Station. The size of the facilities have been reduced by 28% from the original program to better address existing site and zoning requirements.

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

The public welfare will be enhanced by the reconstruction of the City Hall and Fire Station. At this time, neither building meets building and health and safety codes to the extent desired by the City. Neither building is sufficiently rated for hurricane safety and such structures are needed to assure swift and adequate recovery following a storm. Further, the public safety will be served by assurance that the Fire Station is viable by providing sufficient room to be fully manned and ready to respond to any emergency.

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

The application does not rely on existing nonconformities on or off site. All nonconforming structures will be removed from the site.

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

- That the standards established in subsection (a) have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

Variance Application

City of Key West Administration Building Complex

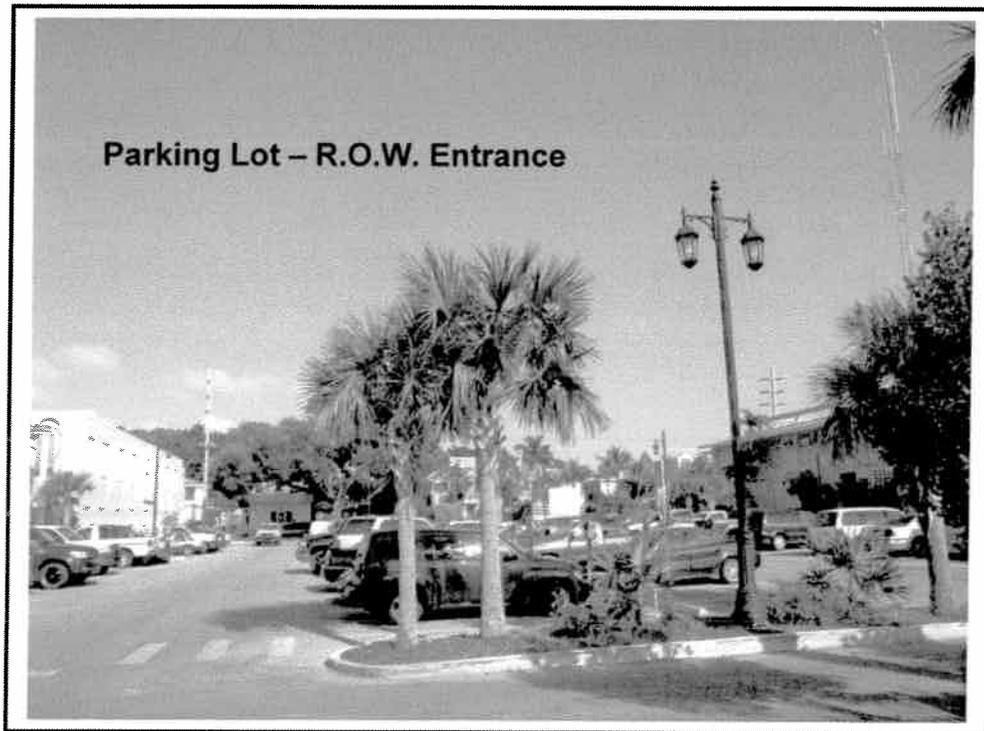


mbi/k2m Architecture, Inc.

Prepared by:
The Craig Company
September 2009

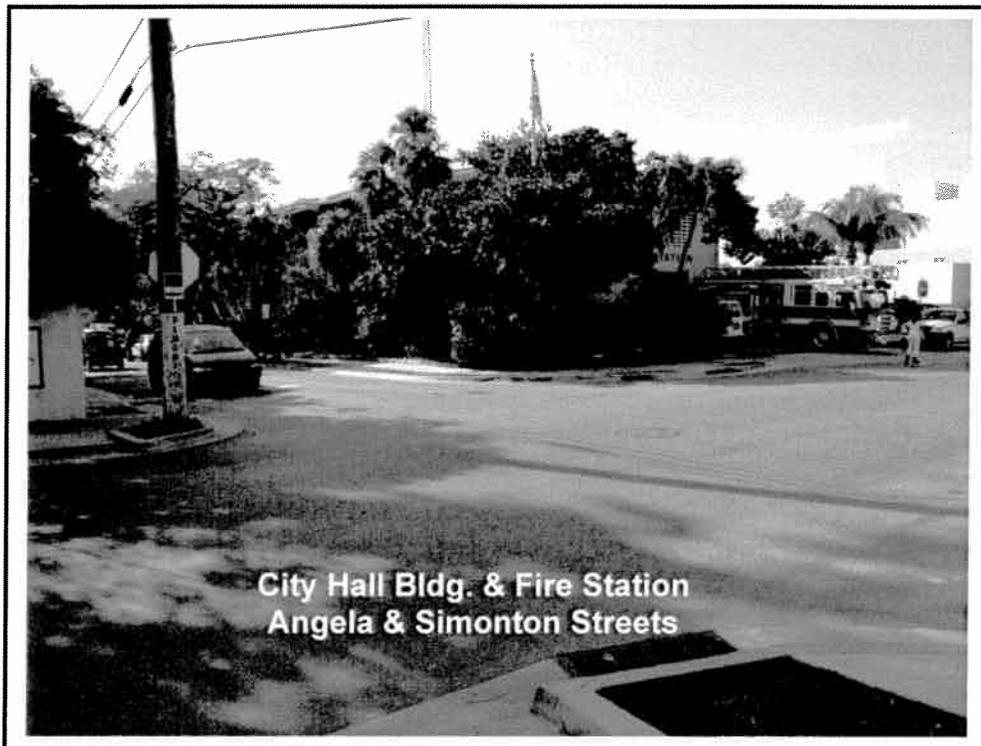
Variance Application
Key West City Administration Building Complex

Site Photos

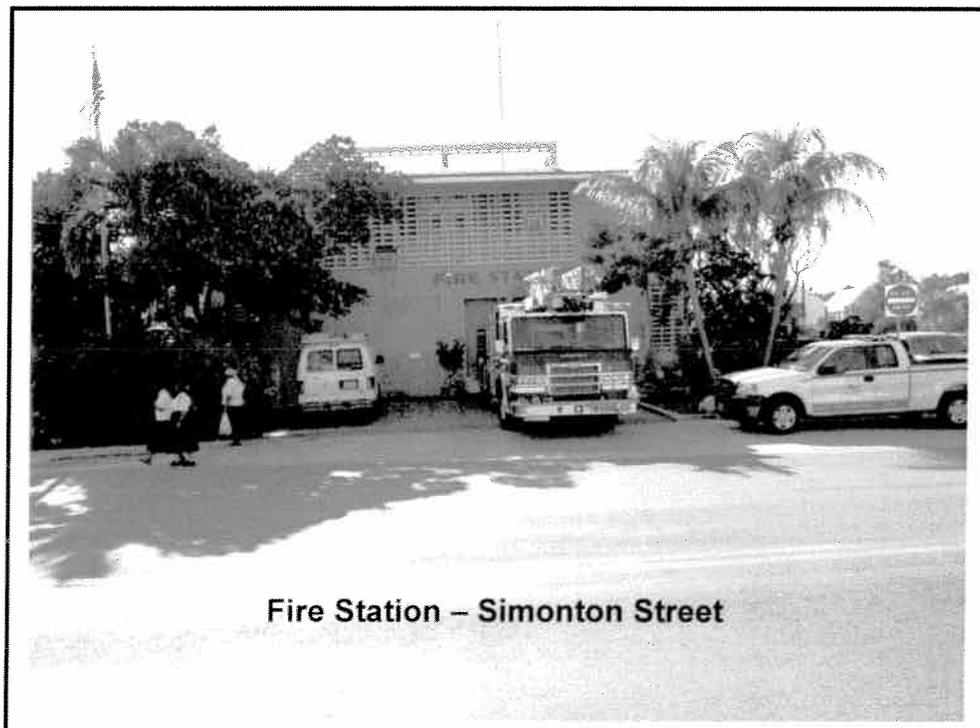


Variance Application
Key West City Administration Building Complex

Site Photos



**City Hall Bldg. & Fire Station
Angela & Simonton Streets**



Fire Station – Simonton Street

Variance Application
Key West City Administration Building Complex

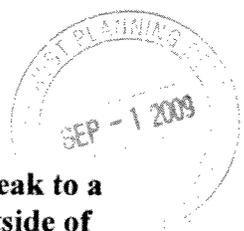
Site Photos

Aerial Photo



Authorization

Authorization Form



Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

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

I, J. K. Scholl, the CITY MANAGER of City of Key West, Florida authorize

The Craig Company, 610 White Street, Key West, Florida

to be the representative for this application and act on my/our behalf before the Planning Board.

J. K. Scholl
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 28 - August, 2009 (date) by

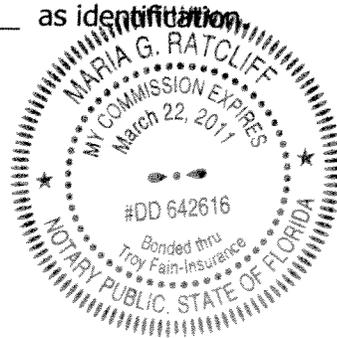
Jim K Scholl
Please Print Name of Affiant

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 (if any)

Verification



Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Donald L. Craig of The Craig Company, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the _____ Owner X Owner's Legal Representative
for the property identified as the subject matter of this application:

525 Angela Street and 604 Simonton Street, Key West, Florida, known as City of Key West City Hall and Fire Station; and the Madeline Bean Building (Annex), respectively

Street Address and Commonly Used Name (if any)

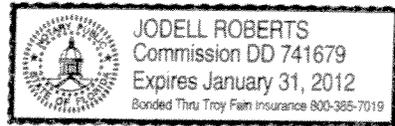
All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

[Signature]
Signature of Owner/Legal Representative

Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on August 31, 2009 (date) by
Donald L. Craig of The Craig Company (name). He is personally known to me or
has presented _____ as
identification.

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Title or Rank _____ Commission Number (if any)

Deeds

This Indenture

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

Whenever used herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective persons herein, the wife of one female shall include all females; and, if used, the term "state" shall include all the states herein described if more than one.

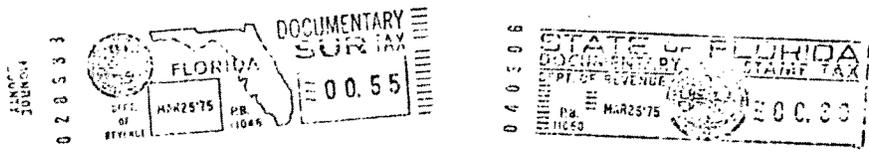
Made this 28 day of February
Between
J. EMMER, INC., a Florida corporation

and
Monroe and State of Florida, party of the first part,
CITY OF KEY WEST, FLORIDA, P. O. Box 1550, Key West,
Monroe and State of Florida 33040, party of the second part,

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

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:

MICHAEL H. CATES

BRUCE R. GORDON, SECRETARY

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

State of Florida,
County of _____
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 _____, and State of Florida, this
day of _____ 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. EMMER, 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 JUN. 13, 1975
GENERAL INSURANCE UNDERWRITERS, INC.

RECORDED IN GENERAL RECORD BOOK
NO. 100000, FLORIDA
RALPH W. WHITE
CLERK OF CIRCUIT COURT
MONROE COUNTY, FLORIDA

Date

TO

[Vertical Stamp]

PLANNING DEPT
SEP - 1 2009
MONROE COUNTY

W. C. Jones
Witness as to both parties,

Nellie Valdes
Nellie Valdes

(SEE 1)

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 acknowledgments 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 to me that they executed the same freely and voluntarily to the purposes therein expressed.

I FURTHER CERTIFY, That the said Nellie Valdes, being duly sworn, deplored the said J. J. Valdes, on or separately and acknowledged the same taken and made by and before me, as required by law, and the said husband, did acknowledge that she made her acknowledgment with the purpose of relinquishing, relinquishing, and conveying to the said City of Key West, Florida, all her right, title and interest, whether of dower, homestead or any other estate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed to the City of Key West, Florida, voluntarily and without any compulsion, constraint, fraud or undue influence of her said husband.

WITNESSED by said official, s. J. of Key West, Clerk of the County of Monroe, State of Florida, this 16th day of June, 1961.

Wesley K. Peace
Notary Public, State of Florida, etc.

My commission expires June 10, 1961

73877



RECORDED IN OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA
EARL R. ADAMS
CLERK OF MONROE COUNTY
RECORDS 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 155 PAGE 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 1990
MONROE COUNTY, FLA.
DANIEL E. LEE, JR. PRESIDENT
BY: [Signature]
Date: 12-24-90
DS Paid: 3344.00

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:

[Signatures of witnesses]

FIRST STATE BANK OF THE FLORIDA KEYS,
BY: [Signature] L.S.
Daniel E. Lee, Jr., President

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.

In Witness my hand and official seal at Key West, County of Monroe, and State of Florida, this 21 day of December, 19 90.

My Commission Expires 16, 1993
[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

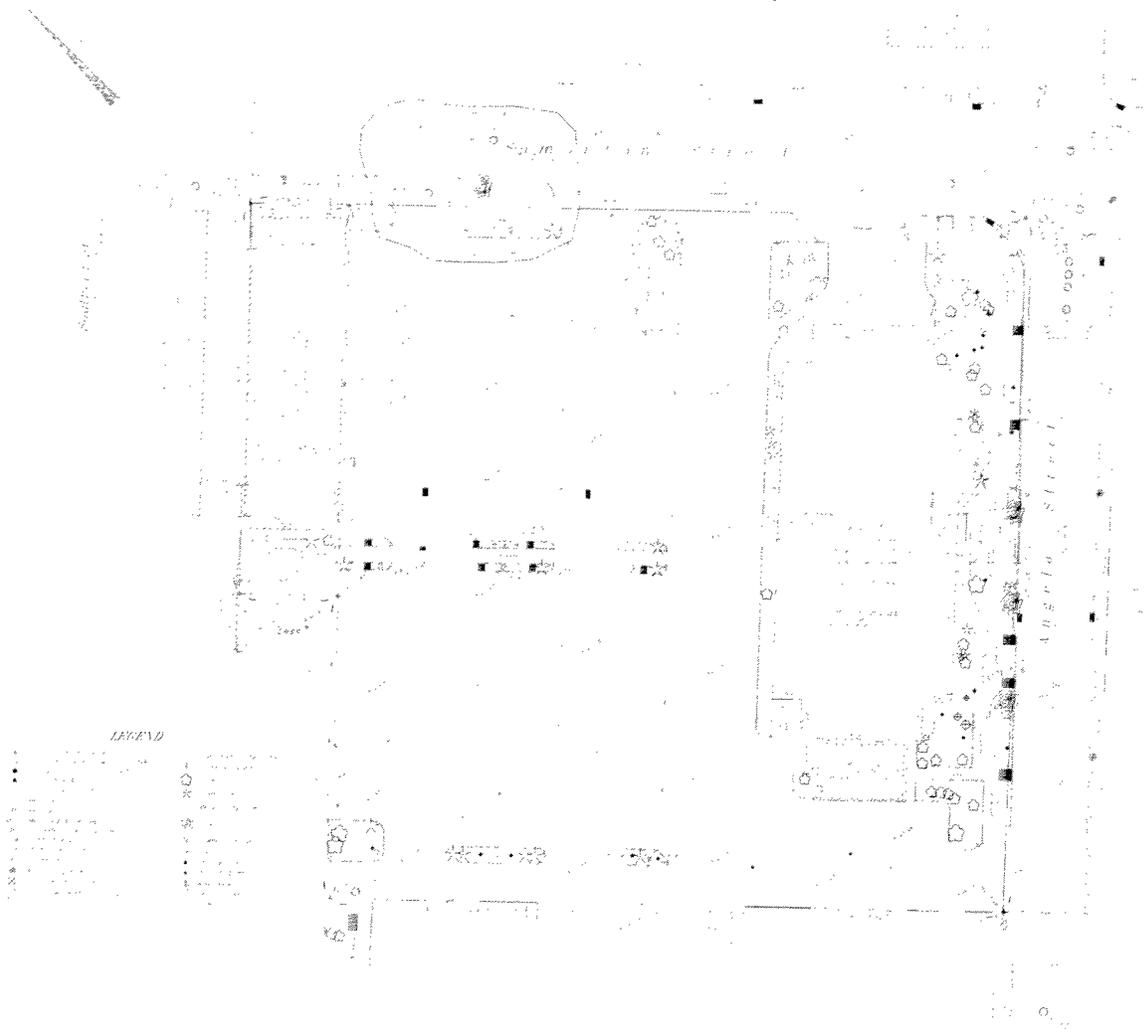
On the Island of Key West, and is part of Lot 2, Square 61 according to William A. Whitehead's map of said Island delineated in 1829 and is more particularly described as follows:

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. KENNEDY
Clerk Circuit Court

KEY WEST FLORIDA
SEP - 1 2009

Survey



- LEGEND**
- Building Footprint
 - Tree
 - Utility Pole
 - Utility Line
 - Street Light
 - Fire Hydrant
 - Manhole
 - Easement
 - Boundary
 - Property Line
 - Setback
 - Other

1. The site is located in the City of New York, State of New York, and is bounded by the streets of [Street Name] to the north, [Street Name] to the south, [Street Name] to the east, and [Street Name] to the west.

2. The site is currently vacant and is being offered for sale by the [Owner Name].

3. The site is zoned [Zoning Code] and is subject to the following regulations:

- a. Maximum lot coverage: 25%
- b. Maximum building height: 4 stories
- c. Minimum lot area: 10,000 sq. ft.
- d. Maximum floor area ratio: 1.0

4. The site is located in a historic district and is subject to the following regulations:

- a. Preservation of historic landmarks
- b. Preservation of historic architecture
- c. Preservation of historic streetscapes

5. The site is located in a flood plain and is subject to the following regulations:

- a. Flood plain zoning
- b. Flood plain management
- c. Flood plain mitigation

6. The site is located in a seismic hazard zone and is subject to the following regulations:

- a. Seismic hazard zoning
- b. Seismic hazard management
- c. Seismic hazard mitigation

7. The site is located in a wetland area and is subject to the following regulations:

- a. Wetland zoning
- b. Wetland management
- c. Wetland mitigation

8. The site is located in a protected area and is subject to the following regulations:

- a. Protected area zoning
- b. Protected area management
- c. Protected area mitigation

9. The site is located in a historic district and is subject to the following regulations:

- a. Historic district zoning
- b. Historic district management
- c. Historic district mitigation

10. The site is located in a flood plain and is subject to the following regulations:

- a. Flood plain zoning
- b. Flood plain management
- c. Flood plain mitigation

11. The site is located in a seismic hazard zone and is subject to the following regulations:

- a. Seismic hazard zoning
- b. Seismic hazard management
- c. Seismic hazard mitigation

12. The site is located in a wetland area and is subject to the following regulations:

- a. Wetland zoning
- b. Wetland management
- c. Wetland mitigation

13. The site is located in a protected area and is subject to the following regulations:

- a. Protected area zoning
- b. Protected area management
- c. Protected area mitigation

14. The site is located in a historic district and is subject to the following regulations:

- a. Historic district zoning
- b. Historic district management
- c. Historic district mitigation

15. The site is located in a flood plain and is subject to the following regulations:

- a. Flood plain zoning
- b. Flood plain management
- c. Flood plain mitigation

16. The site is located in a seismic hazard zone and is subject to the following regulations:

- a. Seismic hazard zoning
- b. Seismic hazard management
- c. Seismic hazard mitigation

17. The site is located in a wetland area and is subject to the following regulations:

- a. Wetland zoning
- b. Wetland management
- c. Wetland mitigation

18. The site is located in a protected area and is subject to the following regulations:

- a. Protected area zoning
- b. Protected area management
- c. Protected area mitigation

19. The site is located in a historic district and is subject to the following regulations:

- a. Historic district zoning
- b. Historic district management
- c. Historic district mitigation

20. The site is located in a flood plain and is subject to the following regulations:

- a. Flood plain zoning
- b. Flood plain management
- c. Flood plain mitigation

Site Photographs

Variance Application
Key West City Administration Building Complex

Site Photos

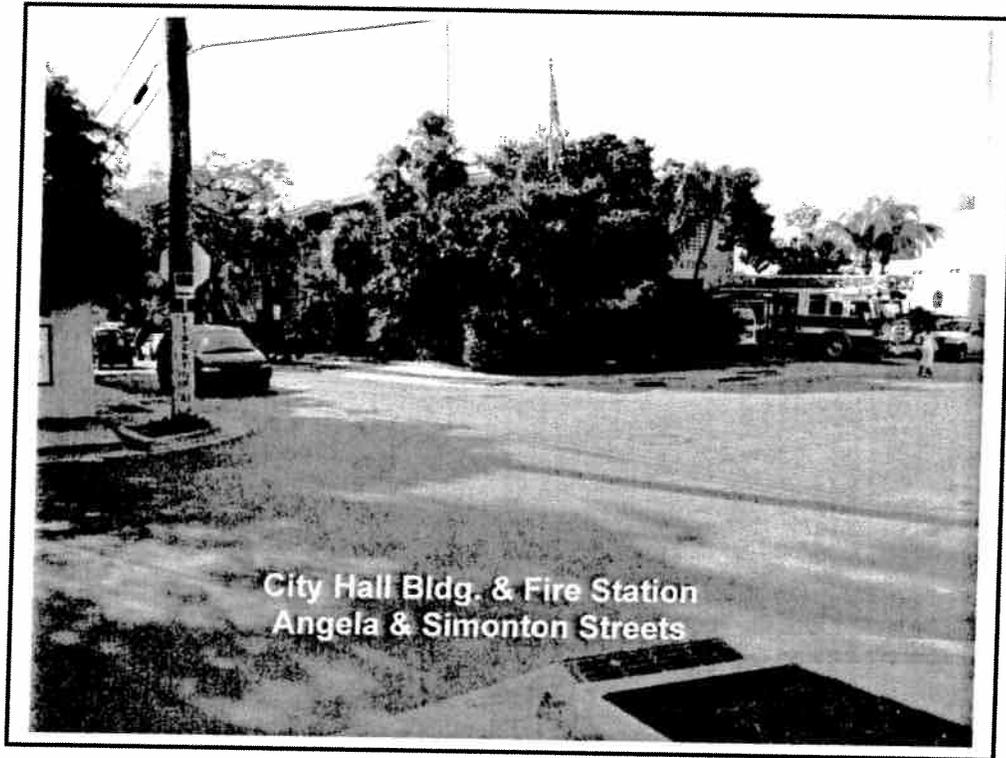


Aerial Photo

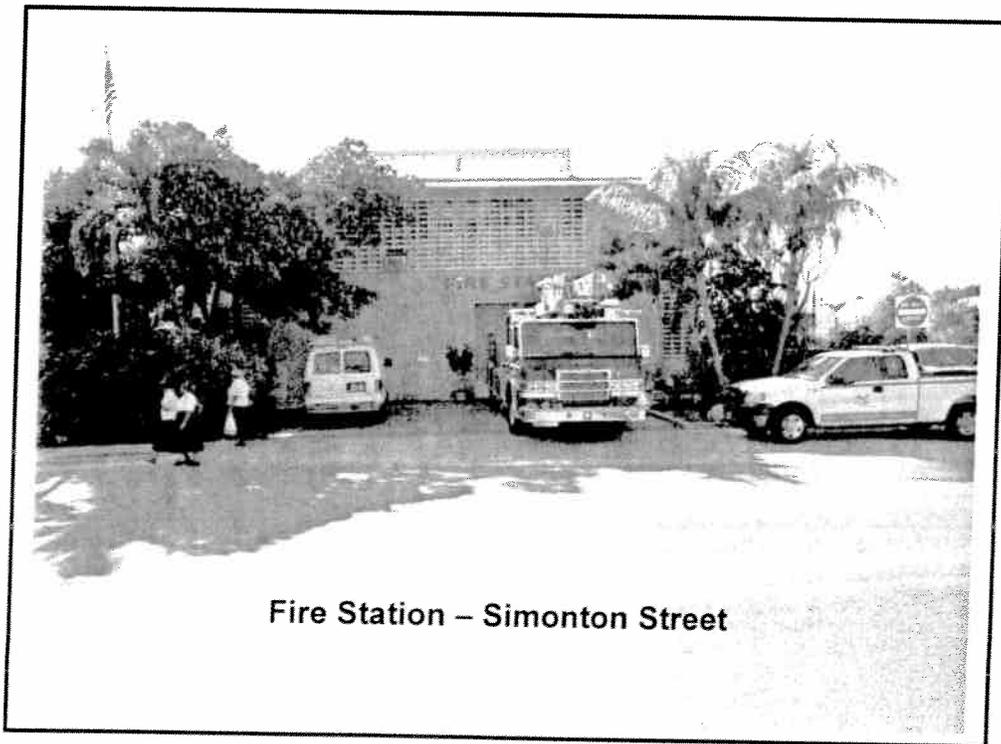


Variance Application
Key West City Administration Building Complex

Site Photos



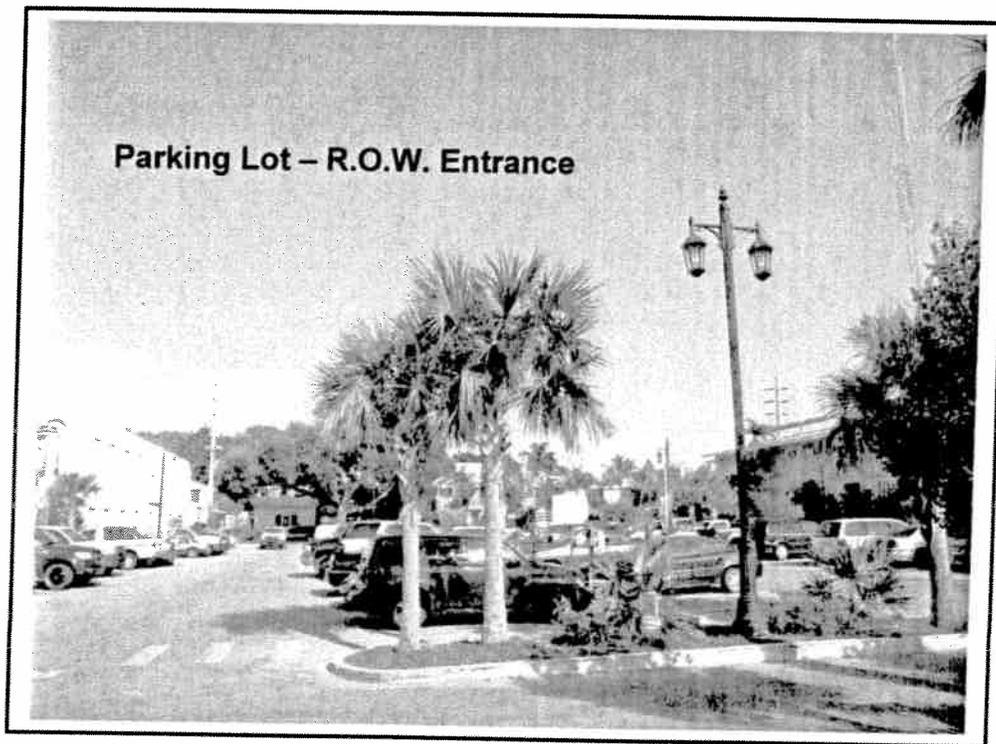
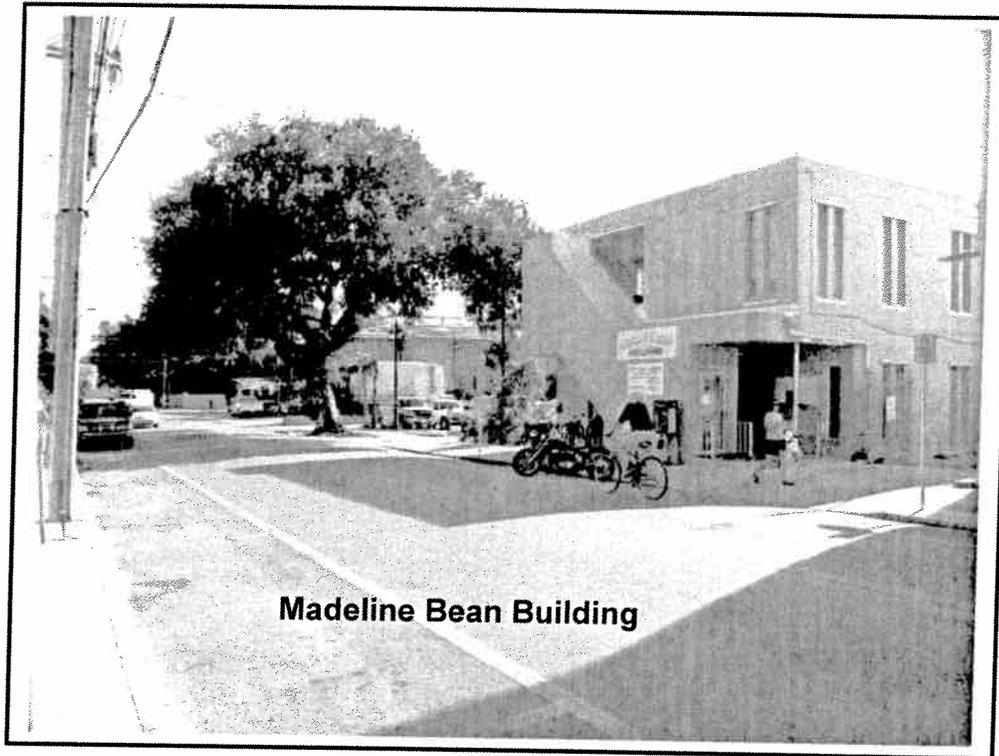
City Hall Bldg. & Fire Station
Angela & Simonton Streets



Fire Station - Simonton Street

Variance Application
Key West City Administration Building Complex

Site Photos



Site Plans:

Please note: Full sized plans for the Planning Board are available in the Major Development Plan and Conditional Use Planning Board package. For members of the public who are interested in viewing the large scale plans, they are available upon request at the Planning Department, and can be viewed online at www.keywestcity.com.

DRC Minutes and Comments

Mrs. Kimball-Murley asked that Mr. Corriveau research the original file to see if the entitlement exists in that area for that property. She then informed the applicant that the conditional use goes with the land and requested that the applicant detail the consumption area on the site plan.

Mr. Woodson stated that his only concern would be meeting ADA accessibility.

Mrs. Nicklaus, Mr. Averette and Mr. Bowman had no comments.

Ms. Torregrosa informed applicant that HARC approval is required for any exterior changes.

Mr. Corriveau asked Mr. Pare if he would seek additional employees. Mr. Pare stated that one position may come available in the future.

There were no public comments.

e. Easement - 1328 Atlantic Boulevard (RE# 00064630-000400) - An Easement request for an existing footer and concrete wall per Section 2-938 of the Land Development Regulations of the City of Key West, Florida.

The Applicant's agent, Michelle Maxwell, gave committee members an overview of the easement request. Ms. Maxwell informed members that research is still being done on this project due to conflicting survey information. She stated that she has been working with Ron Ramsingh and is waiting to hear back from him.

Mrs. Kimball-Murley requested the following information from the applicant:

- Clear title
- Clear drawing and legal description of the easement
- Easement area on survey needs to be enlarged for newspaper noticing
- Indicate square footage on drawing

Mrs. Kimball-Murley informed the applicant that if the land is under the co-ownership of the State's TIFF, the easement would need to be approved by the State as well as the City.

Mr. Woodson, Ms. Torregrosa, Mr. Averette and Mrs. Wittenberg had no comments.

Mrs. Cowart noted that Keys Energy provided a written statement that they have no objections on this project.

Mr. Corriveau informed the applicant that if the easement was granted, there is a yearly fee.

A motion to continue item under discussion was made by Mrs. Wittenberg and seconded by Mr. Averette.

f. Major Development Plan and Conditional Use – 525 Angela Street, 604 Simonton Street (RE# 00012210-000000 and 00012220-000000) – A Major Development Plan request for the redevelopment of the existing City of Key West City Hall, Fire Station, and Madeline Bean administrative offices into a 35,320 sq ft City Administration Building Complex and 51,236 sq ft parking garage in the HPS and HNC-1 zoning districts per Section 108-91 (A)(2)(b), and Sections 122-958 (2) and 122-808 (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

The Applicant, Don Craig, gave committee members an overview of the major development plan and conditional use request. The applicant was accompanied by Michael Ingram, Will Shepler, Allen Perez and Elizabeth Newland. Mr. Craig stated that the City will unify the title.

Mrs. Cowart read into the record comments from Keys Energy and Landscape Coordinator, Cynthia Domenech-Coogle:

Keys Energy Services has high voltage servicing the existing property 120/208 voltage. Keys is recommending that the property be fed in the same manner. The customer will need to provide a full set of plans and a project review form.

All trees, with the exception of the very large, historic Mahogany tree on Simonton Street, will be removed. Of the 35 trees 20 will be transplanted and 14 will be removed. Their structural condition does not warrant transplanting or retaining. 48 palms currently exist on property; 39 will be transplanted and 9 will be removed. Transplanting of trees and palms will be to city properties to be determined at a later date. The landscape plan meets or exceeds the requirements according to the City of Key West Code of Ordinances with the exception of the 20% minimum landscape area. This item will appear on the City of Key West Tree Commission agenda on October 19, 2009 at which time a decision will be made. According to Ordinance Sec 108-411 (a) Landscape Approval, this item is acceptable and may be forwarded to the City of Key West Planning Board.

Mrs. Kimball-Murley urged applicant to coordinate with Mrs. Domenech-Coogle and verify the 20%.

Mr. Woodson and Mrs. Nicklaus had no comments.

Ms. Torregrosa stated that HARC has approved the site plans and the two readings for the demolition.

Mrs. Kimball-Murley informed Mr. Ingram that the Planning Board looks to make sure that plans submitted are the same plans that have been approved by HARC. Mr. Ingram stated that all plans issued are dated and tracked.

Mrs. Wittenberg requested a full set of plans for the multi-mobile facility. She will be looking at height and grade, in particular to access for oversized vehicles. Mr. Craig informed members that they will be providing 134 vehicle, 52 bike and 12 scooter parking spaces. Mr. Ingram stated that there will be no reserved parking.

Mr. Averette asked where the Fire Station will be housed during the construction. The Applicant stated that management is coordinating all the moves.

Mrs. Kimball-Murley requested that plans indicate clear dimensions. Ms. Malo requested dimensions on elevation plans.

Ms. Malo requested that the applicant provide a concurrency management report. Mr. Craig stated that Chapter 4, Section 94, 4e exempts them from providing a report. Mr. Ingram will meet with Mrs. Kimball-Murley to discuss the concurrency management report.

Mr. Bowman discussed drainage area with the applicant.

Mrs. Kimball-Murley urged the applicant to address neighbor concerns in regards to construction management practices.

There were no public comments.

- g. **Variations– 525 Angela Street, 604 Simonton Street (RE# 00012210-000000 & 00012220-000000)**
– Variations for maximum building coverage, impervious surface ratio, front yard setbacks, side yard setbacks, and open space requirements in the HPS zoning district per Sections 122-960 (4)(a), 122-960(4)(b), 122-960 (6)(a), 122-960 (6)(b), and 108-346 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; and for maximum building coverage, impervious surface ratio, front yard setbacks, side yard setbacks, rear yard

setbacks, and open space per Sections 122-810 (4)(a), 122-810 (4)(b), 122-810 (6)(a), 122-810 (6)(b), 122-810 (6)(c), and 108-346 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

The Applicant, Don Craig, gave committee members an overview of the variances request.

Mrs. Cowart noted that Keys Energy provided a written statement that they have no objections on this project.

Mr. Woodson, Ms. Torregrosa, Mr. Averette, Mr. Bowman and Mrs. Wittenberg had no comments.

Ms. Malo and Mr. Craig will meet to modify the dimensions table on the application.

Ms. Newland clarified with Mr. Woodson that the pavers need to be sand set on concrete.

There were no public comments.

h. Variance – 1010 Kennedy Drive (RE# 00065650-000500) – A Variance for Height up to 125 ft. for a cellular phone tower in the Commercial General (CG) zoning district per Section 122-1149 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

The Applicant, Elizabeth Newland, gave committee members an overview of the revised variance request.

Mrs. Kimball-Murley confirmed that the new application serves the same number of users and replaces all other requests. Ms. Newland concurred.

Mr. Woodson and Mrs. Nicklaus had no comments.

Mr. Corriveau asked applicant for FCC coordination on RF signals and FAA coordination for a determination of no flight hazard for proposed tower.

Mrs. Kimball-Murley stated that the applicant has coordinated with neighbors and held a community meeting. Mr. Corriveau gave members an overview of the community meeting. He stated that some changes came out of the meeting and that the applicant may hold an additional meeting.

Mrs. Kimball-Murley stated that there is a tough set of criteria that needs to be met including requesting the minimum height needed.

Ms. Newland will research for Mr. Averette how much fuel will be stored at the top of the building.

There were no public comments.

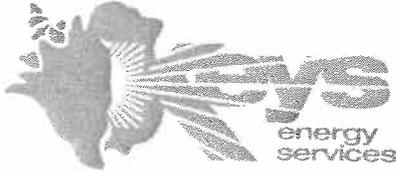
i. Variance – 512-524 Eaton Street

Mrs. Kimball-Murley informed members that this is the first time the variance request has been heard by the DRC. Mrs. Kimball-Murley stated that depending on the 66% rule, a height variance may not be required as long as non-conforming height is not increased. Staff will follow-up with applicant.

There were no public comments.

j. Discussion – 1016 Duval Street

Members reviewed options for the guard rail situation with the owner, Dar Castillo.



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

September 24, 2009

Mrs. Amy Kimball-Murley, AICP
City of Key West
PO Box 1409
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS MEETING OF SEPTEMBER 24, 2009

Dear Mrs. Kimball-Murley:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for September 24, 2009. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 1831 Harris Ave
COMMENT: KEYS has no objections.
2. LOCATION: 302-310 Front Street
COMMENT: KEYS has no objections.
3. LOCATION: 302-310 Front Street - Variance
COMMENT: KEYS has no objections.
4. LOCATION: 1075 Duval Street, Unit C-4
COMMENT: KEYS has no objections.
5. LOCATION: 1328 Atlantic Boulevard
COMMENT: KEYS has no objections.
6. LOCATION: 525 Angela St/604 Simonton St
COMMENT: Keys Energy Services has high voltage servicing the existing property 120/208 voltage. KEYS is recommending that the property be feed in the same manner. The customer will need to provide a full set of plans and a Project Review form.
7. LOCATION: 604 Simonton
COMMENT: KEYS has no objections.
8. LOCATION: 1010 Kennedy Drive
COMMENT: KEYS has no objections.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 295-1055.

Sincerely:

Matthew Alfonso

Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

c:

L. Tejada, General Manager & CEO
J. Wetzler, Asst. General Manager & CFO
D. Finigan, Director of Engineering/Control Center
A. Tejada, Director of Customer Service
File: PLI-132



Landscaping



MEMO

TO: Amy Kimball-Murley
Planning Director

FROM: Cynthia Domenech-Coogle
Urban Forestry Program Mgr.

DATE: September 09, 2009

SUBJECT: New City Hall Tree Disposition and Landscape Plan

All trees, with the exception of the very large, historic Mahogany tree on Simonton Street, will be removed. Of the 35 trees 20 will be transplanted and 14 will be removed. Their structural condition does not warrant transplanting or retaining. 48 palms currently exist on property; 39 will be transplanted and 9 will be removed. Transplanting of trees and palms will be to city properties to be determined at a later date.

The landscape plan meets or exceeds the requirements according to the City of Key West Code of Ordinances with the exception of the 20% minimum landscape area.

This item will appear on the City of Key West Tree Commission agenda on October 19, 2009 at which time a decision will be made.

According to ordinance Sec.108-411 (a) Landscape Approval this item is acceptable and may be forwarded to the City of Key West Planning Board.



CITY OF KEY WEST

TREE PERMIT

Permit# 5416 Date Issued 10/26/09

Address 525 Angela Street/City Hall

This is to certify that City of Key West

has permission to Remove and transplant as per plans submitted and approved. In addition to approved landscape planting plan (1) Poinciana and several palms shall be added to plantings. Replacements shall be native canopy trees, minimum 12' o. a., Fl #1, and shall be planted according to current 'Best Management Practices'. Call Landscape office for coordination. Permit will be released with Building Department permit and commencement of construction.

as per application approved 10/19/2009

The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued.

IMPORTANT NOTICE

This card must be posted in a location clearly visible from the street and in a protected covering.

APPROVED BY Rudy Molinet-Chairperson

City of Key West, Florida
Tree Commission
PO Box 1409
Key West, FL 33040



**THE CITY OF KEY WEST
TREE COMMISSION
P.O. BOX 1409
KEY WEST, FL 33041-1409**

City of Key West
Mr. Jim Scholl
525 Angela Street
Key West, FL 33040

October 02, 2009

Dear Mr. Scholl,

Your request for tree commission ruling is being processed. The tree(s) on the application will be measured and evaluated for tree replacement caliper inches as per **Sec. 110-324** Key West City code.

Key West City code **Sec. 110-330 Application of criteria.** The tree commission shall determine whether to approve each tree removal permit application by weighing its findings made pursuant to sections 110-327, 110-328, and 110-329. Determinations of equivalency shall include evaluation of the species, age, condition, historical significance, dimension and setting of the tree.*

This request will be considered at the **October 19, 2009**, Tree Commission Meeting, 5:00pm, Old City Hall, 510 Greene Street. **Representation at meeting is required.**

Agenda item #

Tree Address

7-e

525 Angela Street

Tree Species: **J. Caper (5) (DBH) 5"**
Location 75% in planter in front of city hall
Species 100%
Condition 65% 4 stems
Avg. value 80%

Avg. value .80 x Diameter (DBH) 5" = **4 Replacement inches**

Tree Species: **J. Caper (4) (DBH) 5.4"**
Location 75% in planter in front of city hall
Species 100%
Condition 50%
Avg. value 75%

Avg. value .75 x Diameter (DBH) 5.4" = **4 Replacement inches**

Tree Species: **J. Caper (3) (DBH) 7"**
Location 75% in planter in front of city hall
Species 100%
Condition 60%
Avg. value 78%

Avg. value .78 x Diameter (DBH) 7" = **5.4 Replacement inches**

Tree Species: **J. Caper (2) (DBH) 6"**
Location 75% in planter in front of city hall
Species 100%
Condition 60%
Avg. value 78%

Avg. value .78 x Diameter (DBH) 6" = **4.6 Replacement inches**

Tree Species: **J. Caper (1) (DBH) 7.7"**
Location 75% in planter in front of city hall
Species 100%
Condition 60%
Avg. value 78%

Avg. value .78 x Diameter (DBH) 7.1" = **5.5 Replacement inches**

Tree Species: **J. Caper (6) (DBH) 7"**
Location 75% in planter in front of city hall
Species 100%
Condition 60%
Avg. value 78%

Avg. value .78 x Diameter (DBH) 7" = **5.4 Replacement inches**

Tree Species: **J. Caper (7) (DBH) 5.9"**
Location 75% in planter in front of city hall
Species 100%
Condition 60%
Avg. value 78%

Avg. value .78 x Diameter (DBH) 5.9" = **4.6 Replacement inches**

Tree Species: **Poinciana (1) (DBH) 21.6"**
Location 75% curbed planter island, W'rn most tree
Species 100%
Condition 30% single stem to approx 18' large branch ripped away at crotch, codominant
Avg. value 57%

Avg. value .57 x Diameter (DBH) 21.6" = **12 Replacement inches**

Tree Species: **Poinciana (2) (DBH) 29.8"**
Location 75% curbed planter island, West of front entrance
Species 100%
Condition 30% approx 8' continuous truck wounding, developing wood decay, fungal demonstration
Avg. value 68%

Avg. value .68 x Diameter (DBH) 29.8" = **20.2 Replacement inches**

Tree Species: **Poinciana (3) (DBH) 23"**
Location 75% curbed planter island, E'rn most tree,
Species 100%
Condition 20% Large codominant limb and upper canopy limbs ripped away from past hurricanes, large columns of decay
Avg. value 65%

Avg. value .65 x Diameter (DBH) 23" = **14.9 Replacement inches**

Tree Species: **Mahogany (1) (DBH) 3.6"**
Location 75% in front of city hall
Species 100%
Condition 85%
Avg. value 86%

Avg. value .86 x Diameter (DBH) 3.6" = **3 Replacement inches**

Tree Species: **Gumbo Limbo (1) (DBH) 3.6"**
Location 75% in front of city hall
Species 100%
Condition 85%
Avg. value 86%

Avg. value .86 x Diameter (DBH) 3.6" = **3 Replacement inches**

Tree Species: **Clusia rosea (1) (DBH)30"**
Location 75% in front of city hall
Species 100%
Condition 30%
Avg. value 68%

Avg. value .68 x Diameter (DBH) 30" = **3 Replacement inches**

Tree Species: **Peltoforum (Yellow Poinciana) (1) (DBH) 33.7"**
Location 60% in rear of city hall
Species 100%
Condition 50%
Avg. value 68%
Avg. value .68 x Diameter (DBH) 33.7" = **22.9 Replacement inches**

Tree Species: **Frangi Pani(1) (DBH) 5.6"**
Location 60% in rear of Bldg Dept
Species 100%
Condition 65%
Avg. value 73%
Avg. value .73 x Diameter (DBH) 5.6" = **4 Replacement inches**

Tree Species: **Willow Busic (1) (DBH) 2"**
Location 75% in front of Bldg Dept
Species 100%
Condition 85%
Avg. value 86%
Avg. value .86 x Diameter (DBH) 2" = **1.7 Replacement inches**

TOTAL REPLACEMENT INCHES = 118

Tree replacements will be planted in area of choice within the property line of tree address.

*Tree Commission will make final determination. The values charged may be different than what is expressed here in the preliminary worksheet

Cynthia Domenech-Coogle
Urban Forestry Program Manager
cdcoogle@keywestcity.com

If you have any questions please call the office at (305) 809-3768 or 809-3764.

Property Appraisers Report

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
 KW ALL 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		

Building Characteristics

Building Nbr	Effective Age	Grnd Floor Area	Fireplaces	2 Fix Bath	3 Fix Bath	4 Fix Bath	5 Fix Bath	6 Fix Bath	7 Fix Bath	Extra Fix	Perimeter	Depreciation %	Year Built	Functional Obs	Economic Obs	Total Just Value
1	13	19112	0	0	0	0	0	0	0	31	1,124	0.15	1960	0.00	0.00	

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

Miscellaneous Improvements											
Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	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
	04-3799	Dec 15 2004 12:00AM	Jun 30 2006 12:00AM	2,400	Commercial	INSULATION AND TILE
	05-1390	May 10 2005 12:00AM	Jun 30 2006 12:00AM	29,000	Commercial	REPLACE EXISTING ROOF
	07-3558	Jul 18 2007 12:00AM	Jul 18 2007 12:00AM	6,000	Commercial	INSTALL SOFFITT
	05-2824	Jul 7 2005 12:00AM	Aug 10 2006 12:00AM	200,000	Commercial	CHANGE OUT 10-TON A.C ON TOP OF ROOF
	05-2825	Mar 6 2006 12:00AM	Aug 10 2006 12:00AM	250,000	Commercial	DEMO PARKING GARAGE. 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		0
2001F	C	1,498,008		3,715,245	20,811	5,234,064	5,234,064	5,234,064		0
2000F	C	1,373,174		3,715,245	15,189	5,103,608	5,103,608	5,103,608		0
1999F	C	1,373,174		3,695,535	15,126	5,083,835	5,083,835	5,083,835		0
1998F	C	1,373,174		2,469,019	15,836	3,858,029	3,858,029	3,858,029		0
1997F	C	1,248,340		2,469,019	5,896	3,723,255	3,723,255	3,723,255		0
1996F	C	1,248,340		1,969,723	5,896	3,223,959	3,223,959	3,223,959		0
1995F	C	1,248,340		1,969,723	5,896	3,223,959	3,223,959	3,223,959		0
1994F	C	1,248,340		1,969,723	5,896	3,223,959	3,223,959	3,223,959		0
1993F	C	1,248,340		1,969,723	5,896	3,223,959	3,223,959	3,223,959		0
1992F	C	1,248,340		1,969,723	5,896	3,223,959	3,223,959	3,223,959		0
1991F	C	1,248,340		995,293	0	2,243,633	2,243,633	2,243,633		0
1990F	C	1,014,276		918,732	0	1,933,008	1,933,008	1,933,008		0
1989F	C	998,672		918,732	0	1,917,404	1,917,404	1,917,404		0
1988F	C	873,838		866,114	0	1,739,952	1,739,952	1,739,952		0
1987F	C	573,456		838,572	0	1,412,028	1,412,028	1,412,028		0
1986F	C	561,753		845,990	0	1,407,743	1,407,743	1,407,743		0
1985F	C	561,753		815,551	0	1,377,304	1,377,304	1,377,304		0
1984F	C	561,753		796,789	0	1,358,542	1,358,542	1,358,542		0
1983F	C	310,800		796,789	0	1,107,589	1,107,589	1,107,589		0
1982F	C	310,800		706,588	0	1,017,388	1,017,388	1,017,388		0

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	

Building Characteristics

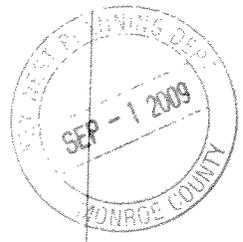
Building Nbr	Perimeter	Functional Obs	Effective Age	Condition	Quality Grade	Year Built	Depreciation %	Economic Obs	Total Just Value
1	0	606	13	E	400	1968	0.15	0.00	
Grnd Floor Area	7595								
Fireplaces	0								
2 Fix Bath	0								
3 Fix Bath	0								
4 Fix Bath	0								
7 Fix Bath	0								
Extra 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		441,605	361	555,471	555,471	555,471		0		
1993F	I	113,505		441,600	366	555,471	555,471	555,471		0		
1992F	I	113,505		441,596	370	555,471	555,471	555,471		0		
1991F	I	113,505		450,198	404	555,471	555,471	555,471		0		
1990F	I	104,869		554,811	440	658,886	658,886	658,886		555,471		555,471
1989F	I	103,635		446,350	305	545,355	545,355	545,355		0		658,886
1988F	I	98,700		487,827	327	533,494	533,494	533,494		0		545,355
1987F	I	45,340		461,379	481	506,275	506,275	506,275		0		533,494
1986F	I	44,415		430,718	481	475,614	475,614	475,614		0		506,275
1985F	I	44,415		259,415	481	304,311	304,311	304,311		0		475,614
1984F	C	44,415		259,415	481	289,085	289,085	289,085		0		304,311
1983F	C	29,189		250,100	481	279,770	279,770	279,770		0		289,085
1982F	C	29,189								0		279,770

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)

Alternate Key: 1012556 Roll Year 2009
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

Public Notices
(mailings & radius map)

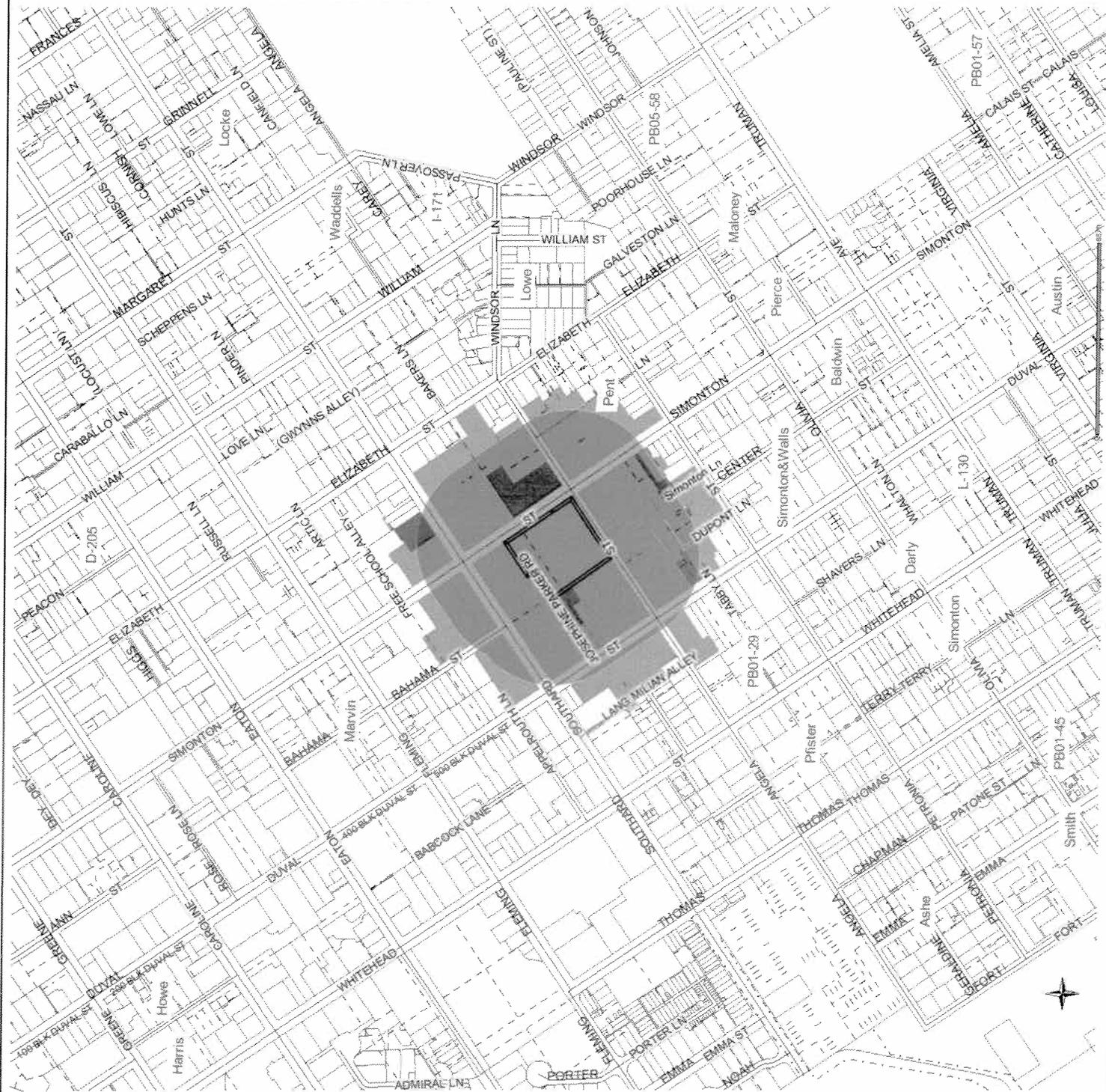
City Hall

- 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.



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

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

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 CLAUD
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

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,

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
CASSELBERRY, 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

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 I
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
KEY WEST, 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

Public Comment

11310



To:
The Planning Board
City of Key West
526 Angela street
33040

Note: To be read into the board meeting...

I object to the city being given variances for the construction of a new city hall.

- 1) the city should not be spending approximately 18 million dollars of taxpayer money on a much larger building that won't fit on the site without having to obtain variances.
- 2) The city should have to abide by the same land use regulations, codes and ordinances that every other resident of Key West has to.
- 3) The city should be revisiting the decision and spend some more time looking at possible other locations that are either underutilized or may be more suitable. The city should be meeting with the School Board's new president to determine possible other sites that might cost taxpayers half as much to renovate.
- 4) The current city hall is not exactly convenient to the majority of residents it is supposed to serve. A better location would be midtown, not in the center of the tourism and historic district (there is nothing historic about a four story garage).

Thank you very much, for considering my opinion.

Sincerely,
Barbara Grob
901 Caroline St.
KW FL, 33040
Key West Art Bar

Peter Anderson
613 Simonton Street
Key West, FL
33040



The Planning Board
City of Key West
604 Simonton Street
33040

To be read into the board meeting of Jan 28, 2010

Dear Board,

I am writing to object to the City of Key West's plan to build a new City Hall at Simonton and Angela Streets.

This project is all out of proportion to this neighborhood. It would create an architectural monstrosity in the very heart of Old Town Key West. Besides dwarfing its neighbors, its plans are in violation of the City's own rules.

I have been given to understand that the City's own Planning Department has recommended that these plans be denied.

This begs the question, "Why are we even looking at this?" Why indeed?

There is no room for politics when it comes to protecting the character of Old Town. I pay a premium to be right here in this neighborhood. We are supposed to be protected from anyone who would destroy the character, ambience, and historic nature of our community.

You are the ones who are supposed to protect us.

Please do.

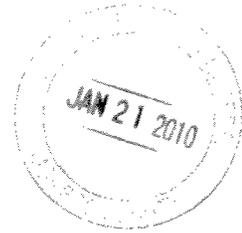
I thank you for your time this evening,

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Anderson".

Peter Anderson

The Planning Board
City of Key West
604 Simonton Street, Key West, FL 33040



January 17th, 2010

To be read into the record / meeting of January 28, 2010

As a 30+ year resident, business owner and tax payer of Key West, I want to voice my objection to the City spending 18 million dollars of taxpayer money for the proposed new city administration building on Simonton and Angela Streets which would also require approval of a number of variances.

The city should be required to abide by the same land use regulations, codes and ordinances to which all other residents of the city must comply.

In addition, there must be a building in a much better location that is not in the heart of the historic and tourist district that would be appropriate for the City's use. Along with the disruption of construction on a building too large for the space to begin with, the four-story parking garage that is part of this project would have an unfortunate visual impact. Indeed, such a garage was already removed from this location! How about adding a few trees instead.

This is a plea to the Planning Board to deny the necessary variances and for the City to refocus its efforts on finding a more appropriate location, at less cost to the taxpayer, outside of the historic district, that will not require so many compromises to the city's own codes and ordinances.

Thank you.

A handwritten signature in cursive script that reads "Dawn Wilkins".

Dawn Wilkins
622 Grinnell St.
Key West, FL 33040

To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.

(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

Name J. MICHAEL DAVISON

Address #1 SPOONBILL WAY

City KEY WEST State FL ZIP 33040

Signature(s)  Date 1/17/9

email: JMICHAEL@NODINIT.COM

Specific Concerns: too big, expensive, ugly

To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

Name maeda balbuena
Address 1689 united st
City key west State FL ZIP 33090

Signature(s) M. Balbuena Date 1-17-10

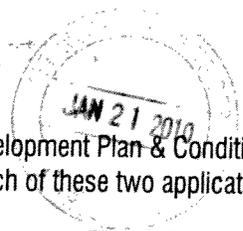
email: ma3balbuena@aol.com

Specific Concerns: want this historical
place to remain the
same

To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

Name ERIK A Biddle
Address 224 olivia st
City key west State FL ZIP 33040

Signature(s) Erik Biddle Date 1/15/10

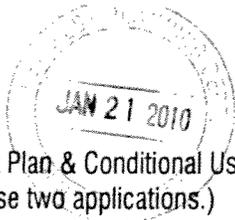
I/We own property/live near the Key West City Hall, located at _____

Specific Concerns: 18 million \$ project in this
economic times is irresponsible and
clearly wrong. explore other options

To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

Name Kristin Averau

Address PO Box 4730 3655 Seaside Drive #227

City Key West State FL ZIP 33041

Signature(s) [Signature] Date 1-17-2010

Email: Kristin-charpentier@hotmail.com

Specific Concerns: _____

To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

Name John McResitt

Address 207 SOUTH ST.

City KEY WEST State FL ZIP 33040

Signature(s) [Signature] Date _____

Email: _____

Specific Concerns: The city should follow
the rules, and find a cheaper
way to get it done.



To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)

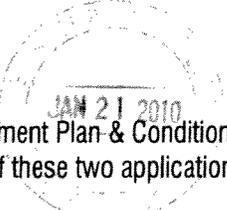
I/We object to the Variance and the Major Development Plan & Conditional Use.

Name Wm R. Woodruff
Address 2601 S. Rosemead - #2070
City KW State FL ZIP 33041

Signature(s) Wm R. Woodruff Date 1/16/10

I/We own property/live near the Key West City Hall, located at above

Specific Concerns: Follow your own ideas
and business support ideas
occasionally appropriate - thanks
are better ideas !!!



To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)

I/We object to the Variance and the Major Development Plan & Conditional Use.

Name Carole Bowker
Address 402A Frances St.
City KW State FL ZIP 33040

Signature(s) Carole Bowker Date 1/17/10

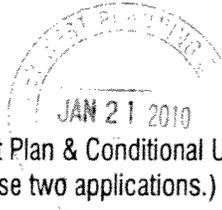
* email :

Specific Concerns: _____

To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

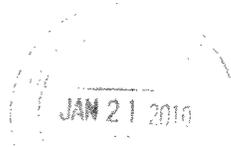
Name Brian Ferrell
Address 1410 Grinnell Street
City Key West State FL ZIP 33040
Signature(s) [Signature] Date 1/17/09

Specific Concerns: _____

To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)

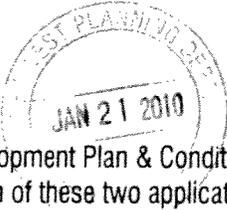


I/We object to the Variance and the Major Development Plan & Conditional Use.

Name CINDY LU (KRISANDA)
Address Box 656
City KEY WEST State FL ZIP 33040
Signature(s) [Signature] Date 1/17/10

email:

Specific Concerns: DONT HAVE THE \$.
DONT NEED IT!!!



To: Key West Planning Board

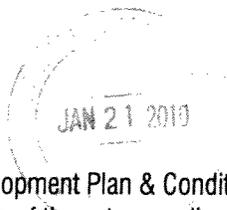
Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)

I/We object to the Variance and the Major Development Plan & Conditional Use.

Name DONNA O'HARA
Address 12 MORGANSE
City KEY WEST State _____ ZIP 48114
Signature(s) Donna O'Hara Date 1/17/10

Specific Concerns: No Variances



To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)

I/We object to the Variance and the Major Development Plan & Conditional Use.

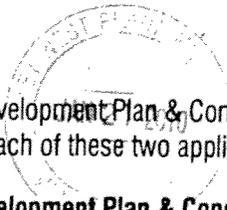
Name TERRY O'HARA
Address 12 MORGANSE
City K.W. State FL ZIP 33040
Signature(s) Terry O'Hara Date 1-17-10

Specific Concerns: Big Mistake! Use school

To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

Name Neil McMichael

Address 606 TRUMAN

City KEY WEST State FL ZIP 33046

Signature(s) Neil C. McMichael Date 1/10/10

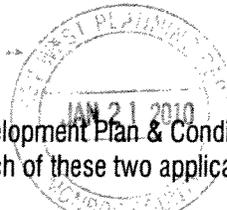
email:

Specific Concerns: No to variances

To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

Name Thomas GREENMAN

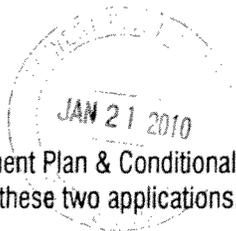
Address 5555 Colledge Road

City Key West State FL ZIP 33040

Signature(s) TJ Greenman Date 1-19-2010

email: tjgreemann@hotmail.com

Specific Concerns: NOT conforming use



To: Key West Planning Board
Re: 525 Angela Street:
Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)

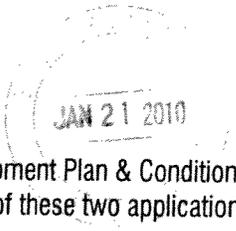
I/We object to the Variance and the Major Development Plan & Conditional Use.

Name Chris Styron
Address 725 Emma St
City Key West State FL ZIP 33040

Signature(s) [Signature] Date 1-16-10

I/We own property/live near the Key West City Hall, located at _____

Specific Concerns: _____



To: Key West Planning Board
Re: 525 Angela Street:
Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)

I/We object to the Variance and the Major Development Plan & Conditional Use.

Name William H. Rantz
Address 1410 Grinnell St.
City Key West State FL ZIP 33040

Signature(s) [Signature] Date 1/17/10

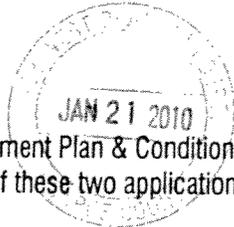
I/We own property/live near the Key West City Hall, located at _____

Specific Concerns: parking, loud construction
by Dust.

To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

Name MIKE ROTH

Address 606 TRUMAN #1

City KEY WEST State FL ZIP 33040

Signature(s) *Michael Roth* Date 1/17/10

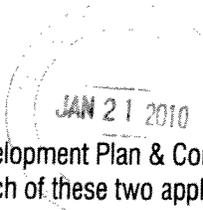
E-mail: KEYWESTM@bellsouth.NET

Specific Concerns: No to VARIANCES

To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

Name THOMAS HLOAS

Address 18 CORAL

City key west State FL ZIP 33040

Signature(s) *[Signature]* Date 1-19-10

E-mail: _____

Specific Concerns: _____

To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)

JAN 21 2010

I/We object to the Variance and the Major Development Plan & Conditional Use.

Name Luann Crossley

Address 601 Angela

City Key West State FL ZIP 33040

Signature(s) [Signature] Date 1-17-10

email: TROPIC141K@aol.com

Specific Concerns: _____

To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)

JAN 21 2010

I/We object to the Variance and the Major Development Plan & Conditional Use.

Name Tom Bowker

Address 402A Frances St.

City Kw State FL ZIP 33040

Signature(s) [Signature] Date 1/17/10

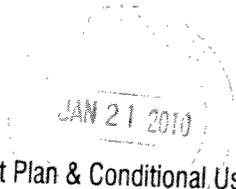
* email participated@
chartermi.net

Specific Concerns: _____

To: Key West Planning Board

Re: 525 Angela Street

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

Name ED GORG

Address 823 ELIZABETH ST

City KEY WEST State FL ZIP 33040

Signature(s) Ed Gorg Date 1/17/10

email:

Specific Concerns: _____

To: Key West Planning Board

Re: 525 Angela Street

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

Name JOHN PADGET

Address 64 FRANCES

City KEY WEST State _____ ZIP _____

Signature(s) John Padget Date 1/17/10

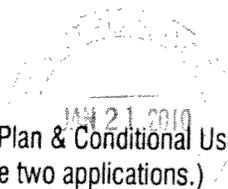
email: john.padget@aol.com

Specific Concerns: _____

To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

Name Jim Sites

Address 723 Eaton St

City Key West State FL ZIP 33040

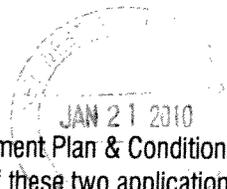
Signature(s) [Signature] Date 1/25/10

Specific Concerns: _____

To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

Name Richard Burns

Address 1127 Van Phisto

City KW State FL ZIP 33040

Signature(s) [Signature] Date 1/27

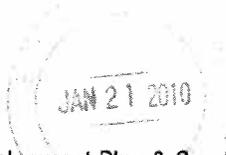
email:

Specific Concerns: initiating major special projects during this time of financial collapse.

To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

Name Amy Carlson

Address 1401 Albany St

City Key West State FL ZIP 33040

Signature(s) Amy Carlson Date _____

Specific Concerns: Overpending!!!
Feed the Hungry.

To: Key West Planning Board

Re: 525 Angela Street:

Request for Variance and Request for Major Development Plan & Conditional Use.
(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

Name Mary Sheerin

Address 1403 Albany

City Key West State FL ZIP 33040

Signature(s) [Signature] Date 01/16/2010

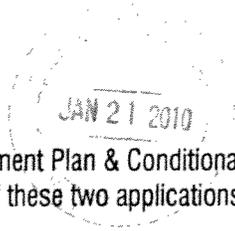
email: 1

Specific Concerns: _____

To: Key West Planning Board

Re: 525 Angela Street:

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(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

Name Mary Jo Davila

Address 1818 Astor St

City Key West State Fl. ZIP 33040

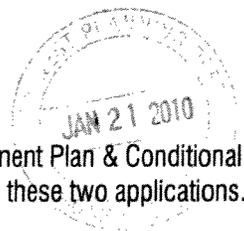
Signature(s) Mary Jo Davila Date 1-17-10

Specific Concerns: _____

To: Key West Planning Board

Re: 525 Angela Street:

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(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

Name Elizabeth Ann Lyndall

Address 1403 Albemarle St

City Key West State FL ZIP 33040

Signature(s) Elizabeth Ann Lyndall Date 1-16-10

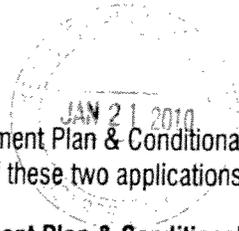
email: _____

Specific Concerns: _____

To: Key West Planning Board

Re: 525 Angela Street:

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(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

Name Nancy Gore

Address 823 ELIZABETH ST

City Key West State FL ZIP 33092

Signature(s) [Signature] Date 1-17-10

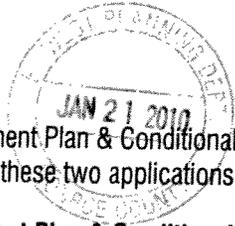
email: KWGORE@ATT.NET

Specific Concerns: _____

To: Key West Planning Board

Re: 525 Angela Street:

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(Please add these comments to the record of each of these two applications.)



I/We object to the Variance and the Major Development Plan & Conditional Use.

Name Alice P. METZLER

Address 518 WILLIAMS

City Key West State FLA ZIP 33040

Signature(s) [Signature] Date 1-16-10

I/We own property/live near the Key West City Hall, located at _____

Specific Concerns: Building Too Big For
Space, DOWN TOWN PARKING



To: Key West Planning Board

Re: 525 Angela Street:

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I/We object to the Variance and the Major Development Plan & Conditional Use.

Name MARGARET-HALEY S. HERRIOTT

Address 5 HUNT'S LANE

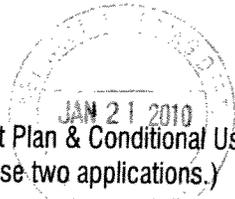
City KEY WEST State FL ZIP 33040

Signature(s) Margaret-Haley Herrriott Date 1/18/2010

AND NOTE IN R.W.

I/We own property/live near the Key West City Hall, located at 525 ANGELA ST.

Specific Concerns: NO TO THE VARIANCES - MIN. LOT LINE, EXCEEDING HEIGHT, NO LANDSCAPING, ETC, ETC. HOW ABSURD TO "NEED" A NEW BLDG. WHEN THERE ARE SEV'L EMPTY SCHOOL BUILDINGS THAT HAVE ALREADY BEEN PAID FOR & DIDN'T REQUIRE A MULTI-BUCKS ARCHITECT TO RENOVATE.



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I/We object to the Variance and the Major Development Plan & Conditional Use.

Name KENNETH N. HERRIOTT

Address 5 HUNT'S LANE

City KEY WEST State FL ZIP 33040

Signature(s) [Signature] Date 1/18/2010

AND NOTE IN R.W.

I/We own property/live near the Key West City Hall, located at 525 ANGELA ST.

Specific Concerns: ALL THE VARIANCES & THE UNNECESSARY EXPENSE WHEN THERE ARE VACANT SCHOOLS THAT COULD BE ADAPTED & PUT TO GOOD USE. PUBLIC SERVANTS SHOULD BE JUST THAT. TAXPAYERS SHOULD NOT HAVE TO SERVE THEIR CIVILIAN PUBLIC SERVANTS IN HIGHER



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I/We object to the Variance and the Major Development Plan & Conditional Use.

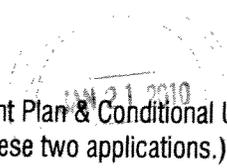
Name Pamela Holden

Address 1426 Ashby Street

City Key West State FL ZIP 33040

Signature(s) Pamela Holden Date 01/20/10

Specific Concerns: What you are proposing to build is to big for that lot. please use the existing laws and regulations that we the citizens of Key West must abide by.



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I/We object to the Variance and the Major Development Plan & Conditional Use.

Name FRANK HOLDEN

Address 1426 ASHBY ST

City KEY WEST State FL ZIP 33040

Signature(s) [Signature] Date 1/17/10

email:

Specific Concerns: Please work within your own laws and rules.

Thank you -