



# **Caroline Street / Trumbo Road Enhancements**

- Original Application
- Request for Additional Information
- Amendment to Application



E. PROJECT INFORMATION

What type of project is proposed: **Check one:**  Construction/Restoration  Program

Provide a brief description of the project:

This project will provided design and construction documents for Caroline Street and Trumbo Road improvements including roadway, sidewalks, stormwater, landscaping and lighting. Full project description attached

If a Construction/Restoration Project, please provide information that fully describes the physical boundaries of the proposed project as follows:

- map(s)
- deeds(s)
- boundary survey
- Monroe County Property Appraiser data for the site (<http://www.mcpafl.org>)

If a Program, please fully describe the population served by the program and the address of the program facility location, if applicable. Please attach authorization from the property owner for the proposed program facility location.

Facility location authorization

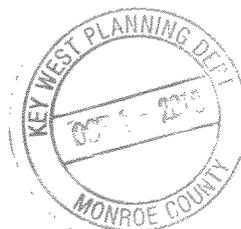
F. OWNERSHIP AND LEGAL STRUCTURE

Provide the full name(s) of the person(s) or entity(s) expected to own (or operate if a program) the project and fully describe their legal structure (i.e. principals, ownership interests, relationship to parent organization, subsidiaries, etc.). Include a complete list of officers, directors and board members (as applicable) associated with entity who requested the appropriation. Attach additional information if necessary.

City of Key West

Is the facility or program open to the public regardless of the individual's race, color, sex, gender identity or expression, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, or source of income and is there a charge associated with public use or entry to the facility or program? Please describe if necessary or explain if facility or programs have limitations to access. Attach additional information if necessary.

The facility is open to the public with no limitations



G. PREAPPLICATION MEETING

A pre-application with the City Planner and Historic Preservation Planner is required prior to application submittal. Please provide the following pre-application meeting dates:

9/22/2010 Planning Department  
9/30/2010 Historic Preservation Planner

H. PROJECT BUDGET

Note: Applicants are encouraged to consider the total amount available for TIF funding in 2011 relative to their project request.

1. Is funding requested for multiple phases (over more than one funding cycle?)  
 yes  no
2. Project Cost for 2011 325000  
Total Project Cost \_\_\_\_\_ (if multiphase, for all years)
3. Amount of TIF Funding Requested for 2011 325000  
Total Amount of TIF Funding Requested \_\_\_\_\_  
(if multiphase, for all years)
4. Total Amount of matching funds provided for 2011 0  
Total Amount of matching funds provided \_\_\_\_\_  
(if multiphase, for all years)  
Describe the source and amount of matching funds \_\_\_\_\_
5. Attach a detailed budget for the project describing each key element and estimated costs (if multiphase, for all years)  
 Detailed budget attached

I. PROJECT SCHEDULE

Please provide a schedule for approvals, construction and implementation of proposal, including multiyear phasing if relevant.

Schedule attached

J. GREEN FEATURES

Although not specifically required by Chapter 163, part 3, Florida Statutes of the Community Redevelopment Act, it is important to encourage the concept of going green within the context of implementation of a community redevelopment. Going green in this instance means conscious attempts to reduce overall negative environmental impacts by individuals, businesses and government. Community redevelopment activities including the appropriation and use of tax increment when reasonably feasible should



consider a focus on conserving the earth's resources, energy efficient activities, production of consumption of energy, use of sustainable materials, elimination of waste, compliance with environmental regulations and the use of environmentally friendly products, equipment and services. In this context green services are earth friendly, ethically produced and made energy efficient and employ the use recyclable materials. Please indicate how this application will promote green services. **Projects with green features will be given priority for funding.**

Green Features response attached

K. CERTIFICATION

By making this application, Applicant certifies that he or she has read Section 163.340(9), Florida Statutes (the definition of "community redevelopment") and the City's Community Redevelopment Plan (including any amendment or restatement thereof, and understands that any funding pursuant to application must be consistent with the City's community redevelopment policy objectives and City of Key West guidelines and procedures.)

The undersigned has read this form, authorized its preparation and, under penalty of perjury, hereby certifies that, to the best of his or her knowledge and belief that the information provided is true, accurate and complete. Applicant understands that any appropriation is subject to available funds and if requested agrees to provide any and all additional information in a timely fashion as requested by the CRA or City.

Chapter 837.06 Florida Statues - 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 S. 775.083.

Applicant's Signature: J. K. Scholl Date: 30 Sept 2010

Subscribed and sworn to (or affirmed) before me on 9/30/10 (date) by

Jim Scholl  
Please Print Name of Affiant

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

[Signature]  
Notary's Signature and Seal

Kimberly G Pita Name of Acknowledger printed or stamped

KIMBERLY G. PITA  
Commission # DD 843402  
Expires March 26, 2013  
Bonded Thru Troy Fahn Insurance 800 385-7019

Title or Rank  
Commission Number, if any



# Authorization Form

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

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

Doug Bradshaw  
Please Print Name of Representative

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

JScholl Signature of Owner  
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 9/30/10 (date) by  
Jim Scholl  
Please Print Name of Affiant

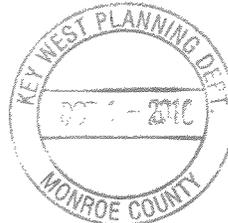
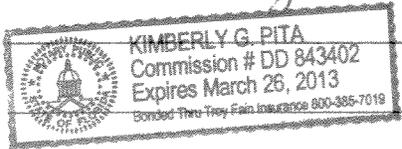
He/She is personally known to me or has presented \_\_\_\_\_ as identification.

Kimberly G. Pita  
Notary's Signature and Seal

Kimberly G. Pita Name of Acknowledger printed or stamped

Notary Public Title or Rank

Commission # DD 843402 Commission Number (if any)  
Expires March 26, 2013



## Verification Form

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, City of Key West, being duly sworn, depose and say  
Name(s) of Applicant(s)

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

Caroline Street Corridor and Trumbo Road  
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.

J K Scholl  
Signature of Owner/Legal Representative

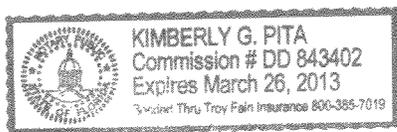
\_\_\_\_\_  
Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 9/30/10 (date) by  
Jim Scholl (name). He is personally known to me or has  
presented \_\_\_\_\_ as identification.

Kimberly G. Pita  
Notary's Signature and Seal

Kimberly G Pita Name of Acknowledger typed, printed or stamped

\_\_\_\_\_  
Title or Rank \_\_\_\_\_ Commission Number (if any)



## **Caroline Street Corridor Community Redevelopment Application for Tax Increment Funding for Roadway Redesign of Caroline Street and Trumbo Road**

### **INTRODUCTION**

Caroline Street and the area businesses contributed significantly to the City of Key West throughout the early to mid 1900's. This area was a bustling sea port and an economic engine for the city. During the last 30 years of the 20<sup>th</sup> century the area became run-down and Caroline Street and Trumbo Road have seen little infrastructure maintenance since. The road, sidewalks, stormwater, landscaping, and lighting are generally deteriorated and in need of rehabilitation or re-construction.

Community redevelopment investment in area businesses can be further sustained by providing a safe, clean, attractive and inviting corridor on Caroline Street and Trumbo Road. The historic nature of the area can be enhanced by making the area more walkable, calming traffic, improving road drainage, enhancing connectivity and parking throughout the area, and landscaping. A solid foundation is necessary to support the vision for the economic future of the area.

Caroline Street has a mix of residences and businesses; the businesses being in the area of lower elevation and greater flooding during storms and standing water after rains. Business operations and building structures are negatively impacted by vehicles splashing water on buildings and pedestrians. The road is in substandard condition due to a combination of inadequate maintenance and high groundwater which can completely infiltrate the entire base material at high tides. The deterioration and standing water make traveling by bicycle hazardous at best.

Trumbo Road has the opportunity for dramatic change. It begins at the entrance to the United States Coast Guard Station, and although it is used for residents to access businesses on Caroline Street and downtown, there is no sidewalk available. On either side of the paved road is an unkempt green space often used for dumping trash and waste concrete. Pedestrians walking from the School Board facility to Caroline for lunch have to travel in the street and often around standing water.

This project seeks to address many concepts listed in the Community Redevelopment Plan:

- Improve Infrastructure
- Recognition of Unique Community Characteristics
- Stimulate Public and Private Participation
- Address Parking and Traffic Congestion
- Innovative Development and Use of Open Space
- Promote Sustainable Community Redevelopment
- Support Community Redevelopment
- Emphasize a Safe and Clean Environment



### **VISION**

A Caroline Street and Trumbo Road area which is a sustainable bustling business community, attractive and inviting, with the social fabric of the neighborhood enhanced. The roads will have a landscape design that enhances the resident's experience, has new streetscape, has well

functioning stormwater systems and underground utilities where feasible, a safe, calm road system and adjacent properties that are usable at extreme tides and in heavy rains, and are well mitigated for tropical storm events and sea level rise so the community can continue to withstand the test of time.

### **PROJECT GOAL**

Create a full infrastructure and streetscape design for Caroline Street and Trumbo Road, and their transition to the side streets adjacent, which provides for improved visitor experience and residential lifestyle. The design will establish a long-term design plan that considers the historic nature of the area, including re-use of existing historic resources, but, plans for severe storms, increasing sea level and future reduction of aquifer water sources.

The design will include recommendations for stormwater reuse and reclaimed water piping, as well as recommendations for the future elevation or flood proofing of each building adjacent to the road in an effort to enhance sustainability as recommended in the City Comprehensive Plan, Community Redevelopment Plan, LMS Plan and sustainability plans. The project will dovetail with the Key West Bight Master Plan that is currently being performed.

Trumbo Road will be re-designed to achieve connectivity between the US Coast Guard (USCG) Station and the Ferry Terminal. The plan will provide for a proposed stormwater system and recommended erosion control plan for the coastal elements alongside the road. It is expected that the design, when implemented, will improve the economic vitality of the area, attract other investment to the area and provide beautification of commercial corridor.

### **GREEN ELEMENTS**

This project will include a variety of “green”, or sustainable, elements. Materials that will be incorporated into the design will include recycled historic bricks and curbs; native landscaping; energy efficient lighting; recycle containers; and state of the art stormwater products. The design will make recommendations concerning reuse water, cisterns to use stormwater for irrigation and will allow for improved open spaces and water efficient landscaping. The addition of shade and appropriate street furniture will improve walkability and improve the Key West Transit experience.

The project has a key element to increase resiliency to storm surges and sea level rise. The design manual will have recommendations for flood mitigation for adjacent properties which will help businesses and residents become more resilient, helping businesses to open immediately after a storm with less damage.

### **PROJECT SCOPE**

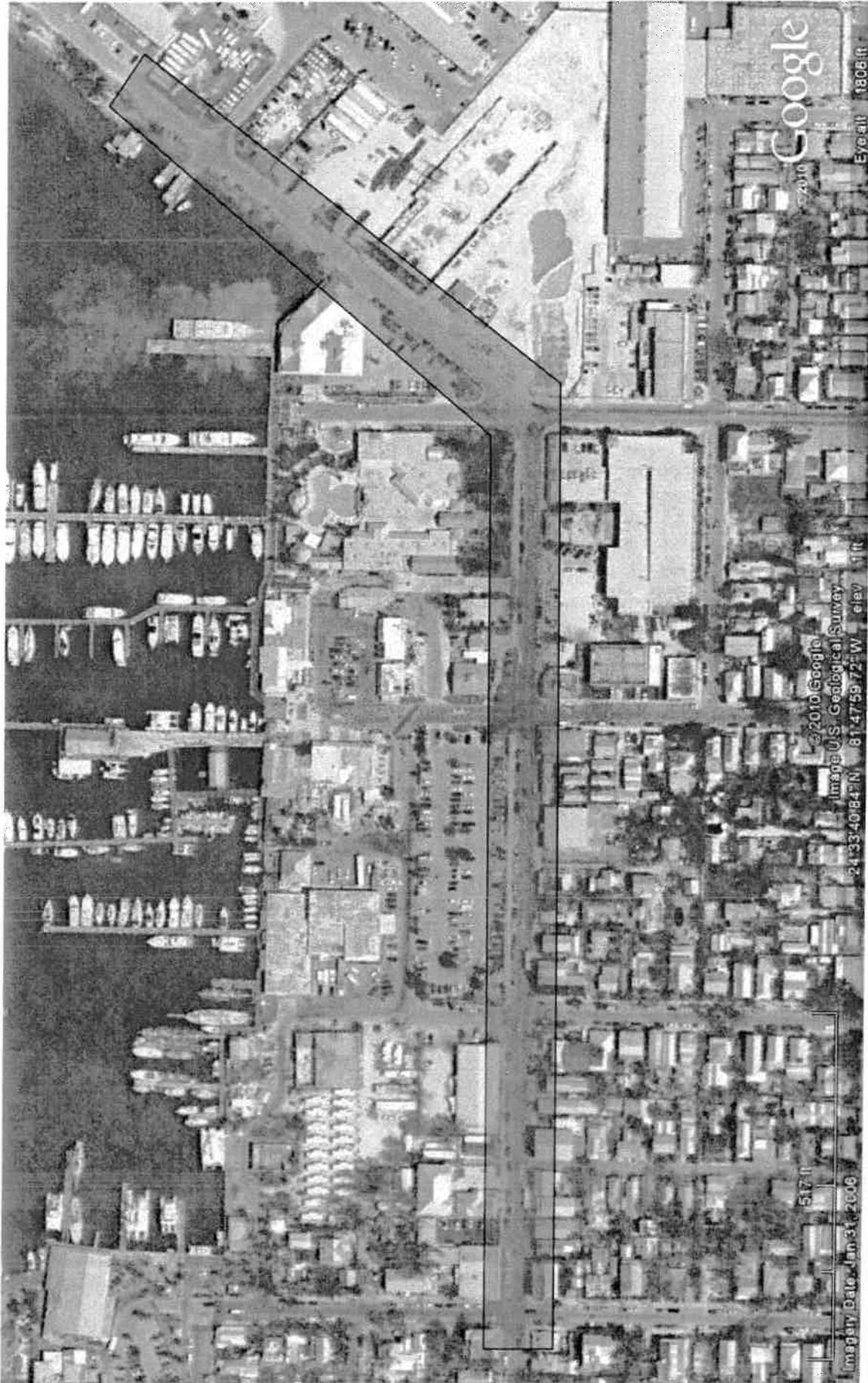
- A full survey of the right of way, including locations of all properties, utilities, pavement and sidewalks, landscape, and elevations of adjacent yards and building finished floor elevations.
- Geotechnical testing
- Streetscape design (landscape design, architectural elements, lighting design, street furniture, etc.) plans
- Storm water design plans including modeling



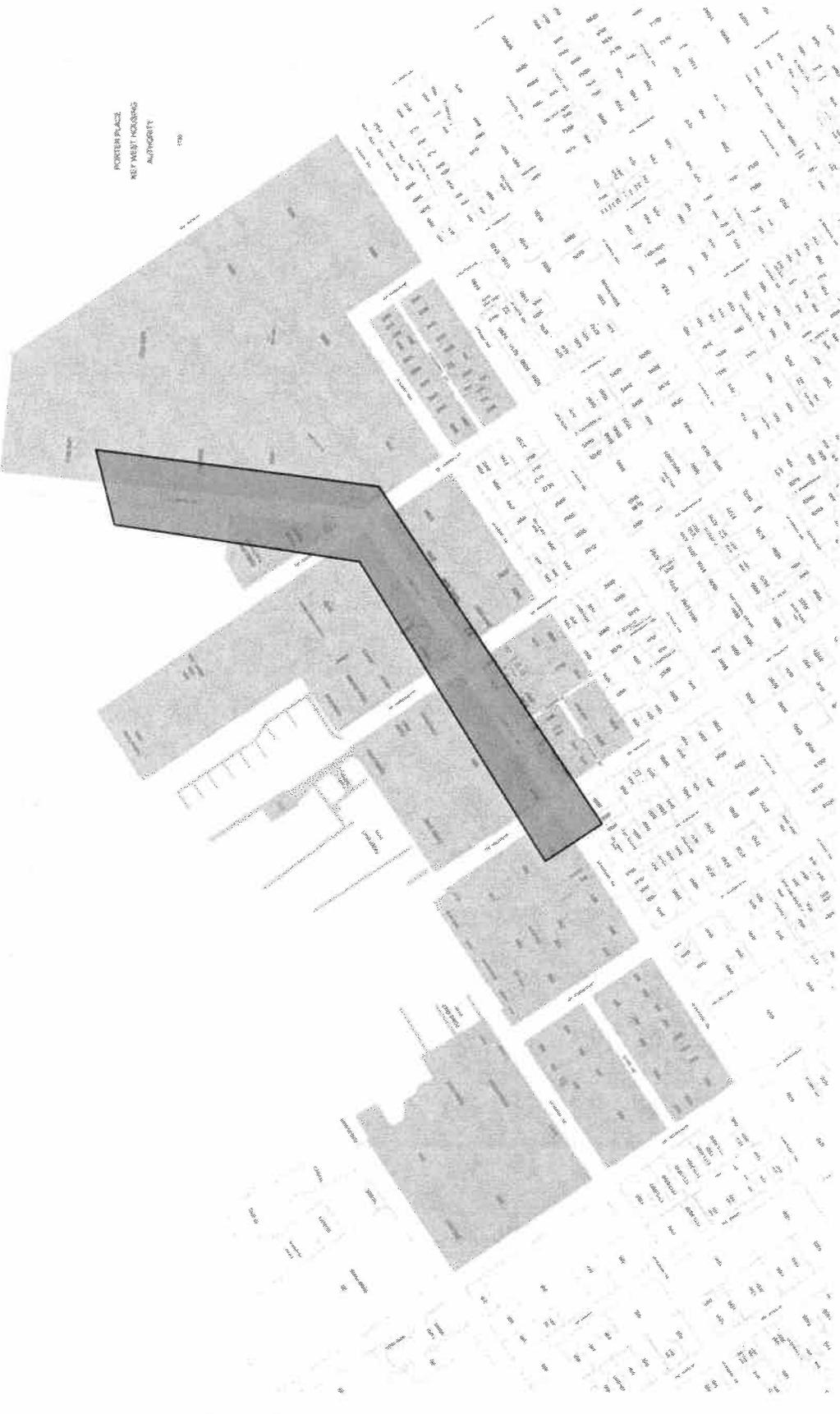
- Roadway design plans
- Sidewalk design plans
- Project specification and bidding manual
- A report recommending future phasing of work to implement the plan
- Recommendations for coastal erosion control plan along Trumbo Road



**PROJECT AREA**



NORTHER PLAZA  
KEY WEST HOUSING  
AUTHORITY



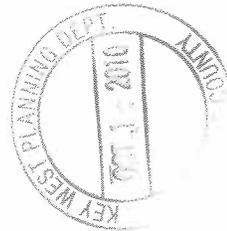
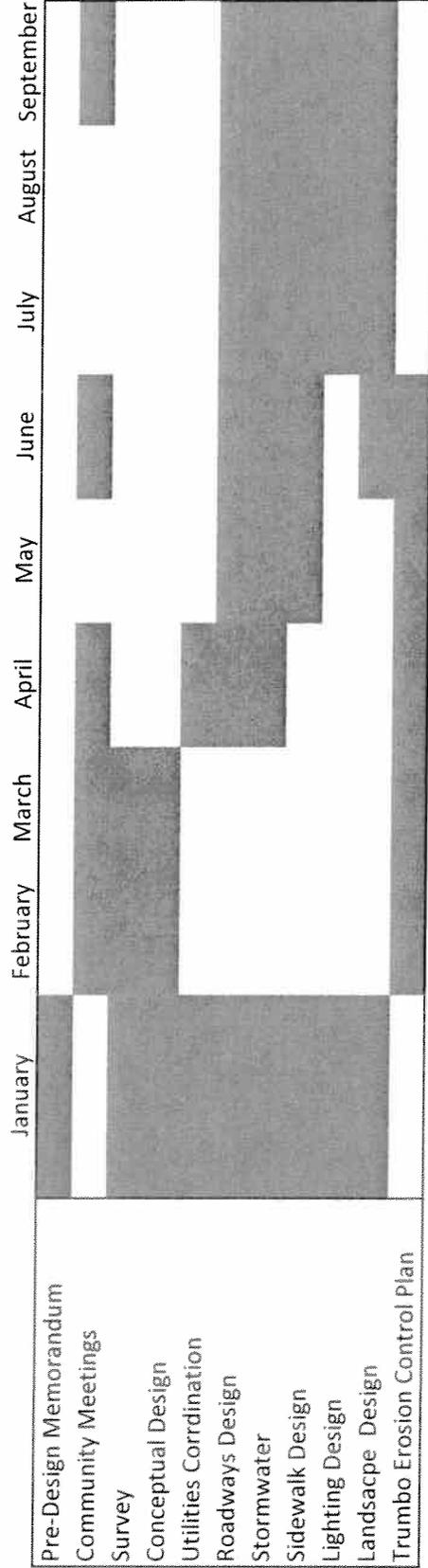
Location Map  
Caroline Street Corridor Sub-Area  
City of Key West Community Redevelopment Area



Proposed Caroline Street/Trumbo Road Reconstruction Design  
Proposed Cost Schedule

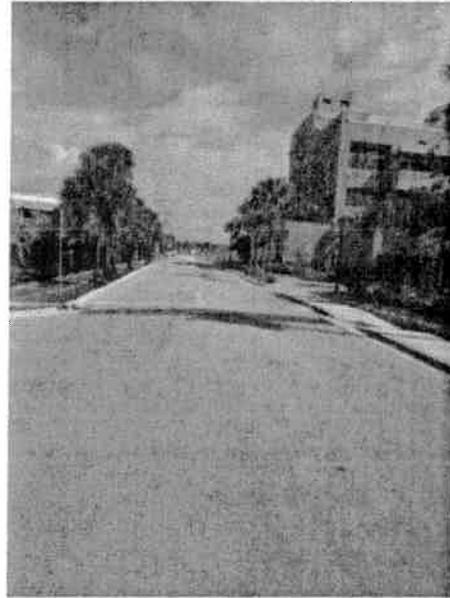
Phase	Cost
Pre-Design Memorandum	\$ 10,000.00
Community Meetings	\$ 5,000.00
Survey	\$ 20,000.00
Conceptual Design	\$ 50,000.00
Utilities Corrdination	\$ 5,000.00
Roadways Design	\$ 25,000.00
Stormwater	\$ 75,000.00
Sidewalk Design	\$ 25,000.00
Lighting Design	\$ 15,000.00
Landscape Design	\$ 20,000.00
Trumbo Erosion Control Plan	\$ 75,000.00
Total	\$ 325,000.00

Proposed Caroline Street/Trumbo Road Reconstruction Design  
Proposed Project Schedule



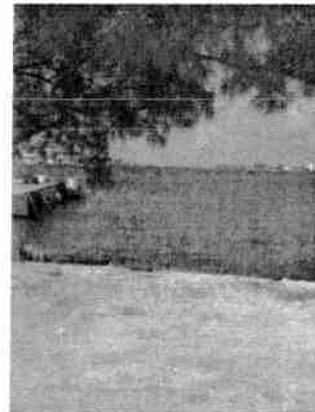
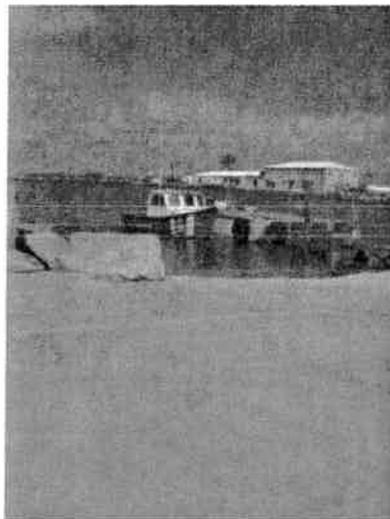


Trumbo Road Looking South



Trumbo Road Looking North

Note the impressive features on the right photograph in stark comparison to the lack of pedestrian amenities on the left. Also note the US Coast Guard families having to walk in the street with children to go to the neighborhood pool.



This is the view looking west from Trumbo Road. The area and view is seldom enjoyed by residents or visitors, but could offer a wonderful sunset walk for neighborhood residents and tourists. Construction of such a walk can be funded through the state FDEP Coastal Partnership Initiative Working Waterfronts grant program.





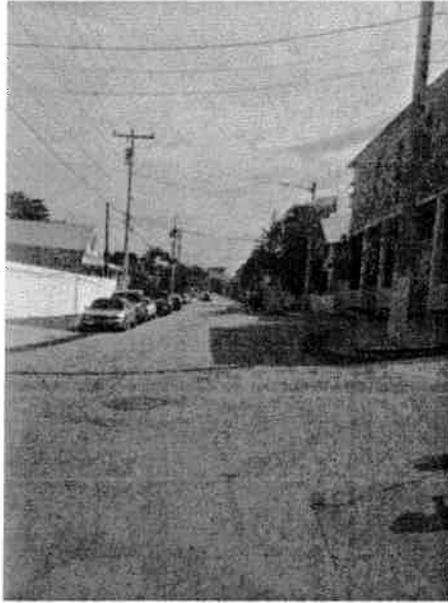
On Trumbo Road, between the road and Key West Bight is a shoreline with various methods used to inhibit continued erosion of the shoreline. Methods include concrete telephone poles, jersey barricades, riprap, recently placed waste concrete, among others. In some cases the shoreline appears to be stable, and in others eroding from stormwater runoff and wave action. In this area, a separate coastal erosion control plan for the length of the road should be initiated to ensure any inland infrastructure improvements are not negatively impacted by erosion or wave action.



Caroline Street



Caroline Street 600 Block

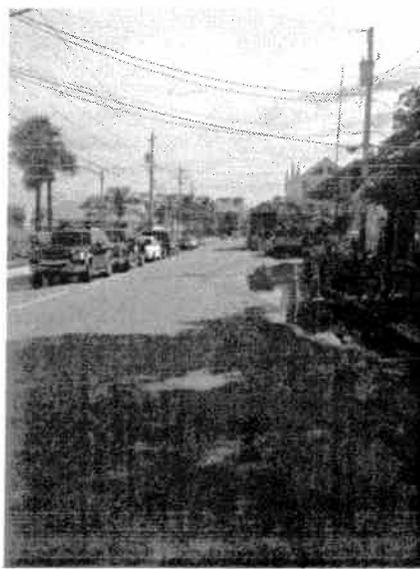


Caroline Street 700 Block

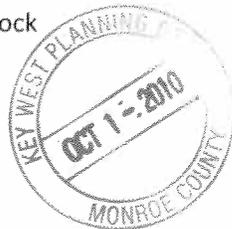
Note the stark contrast between the lined 600 block and 700 block of Caroline Street.

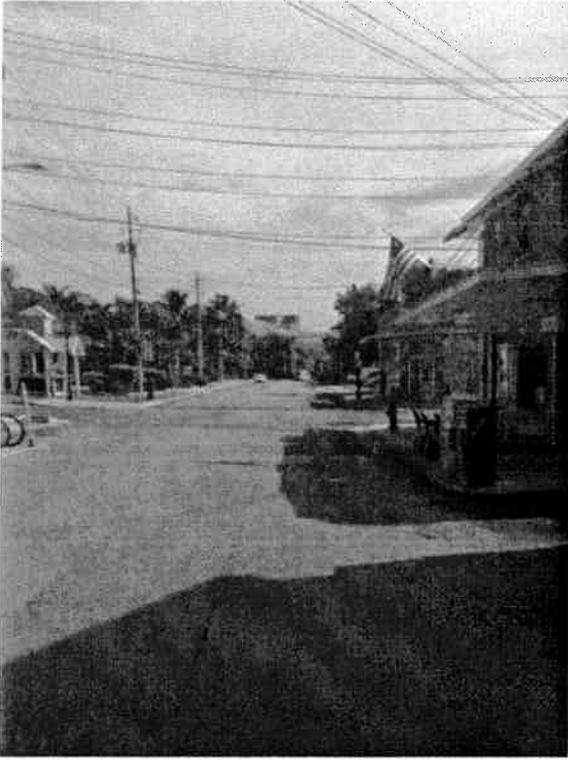


Caroline Street 800 Block

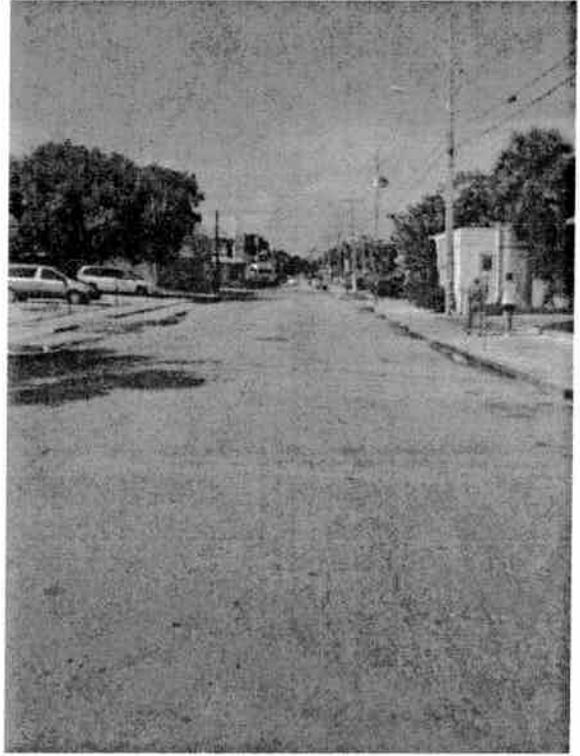


Caroline Street 800 Block





Caroline Street 900 Block – view from Grinnell Street



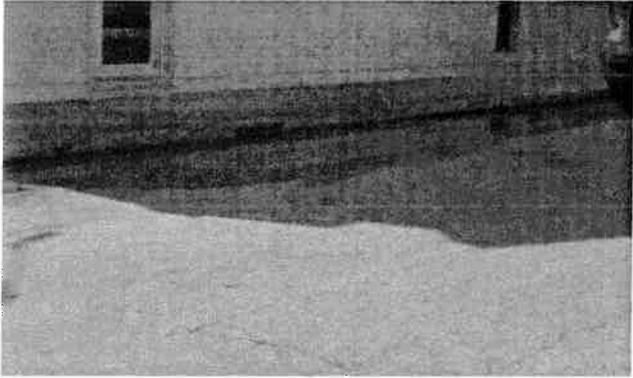
Caroline Street 800-900 Block



Caroline Street has a pavement system that has passed its useful life in most locations. This is due to lack of routine maintenance and high ground water levels that penetrate the full road base. The road does not have the required crown and grade to allow standing water to drain to inlets. The following photos are indicative of the need for a road reconstruction project. Such a project can be performed at one time or in phases annually. Trumbo Road and Caroline Street have problems such as standing water, base failure, and alligator cracking



Disintegration



Pavement depression



Alligator trench and block cracking

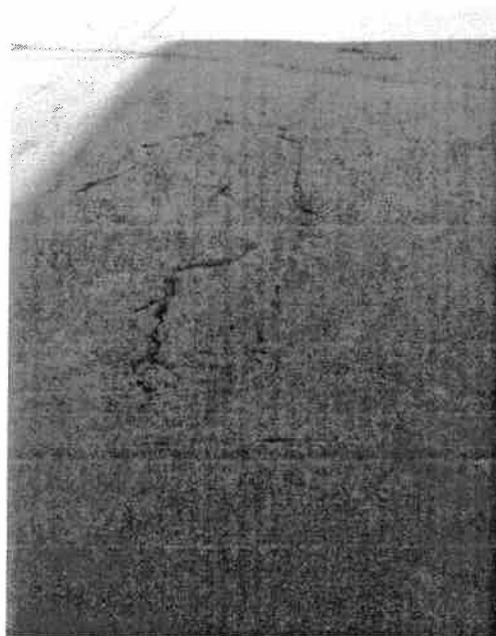


Paving joint cracking and pavement depression





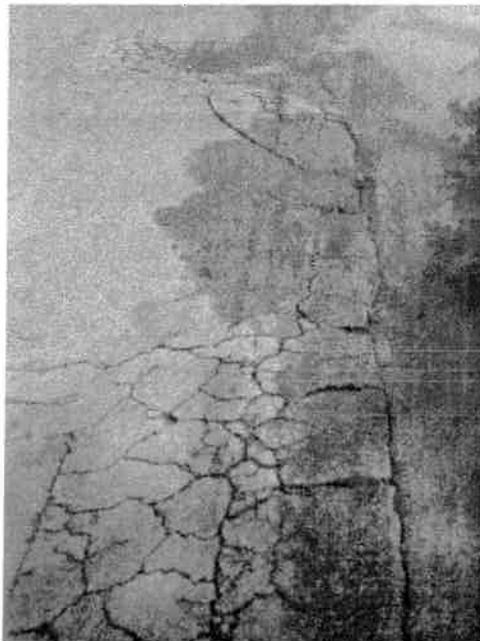
Pavement depression causing standing water and water damage to the adjacent building



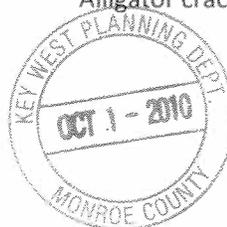
Slippage cracking



This depression holds water so often that potted plants are used to shield shoppers from getting splashed when visiting the adjacent retail store.



Alligator cracking and depression



# **Request for Additional Information**



THE CITY OF KEY WEST

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

October 13, 2010

VIA ELECTRONIC MAIL

Doug Bradshaw  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

**RE: Application for Tax Increment Appropriation  
Caroline Street/Trumbo Road Enhancements  
Request for Additional Information and Clarification**

Dear Mr. Bradshaw:

The City is in receipt of your timely submitted application for the Caroline Street/Trumbo Road Enhancements project. Staff has conducted a preliminary review of the application and is requesting the following additional information or clarification regarding the submitted materials:

- Clarification of the project area included in the request; and,
- A revised schedule which incorporates the city's request for qualifications and bidding process.

This additional information is requested by October 25, 2010.

Your project presentation is tentatively scheduled before the Community Redevelopment Agency on December 7, 2010. The CRA meets after the City Commission meeting; that meeting convenes at 6:00 p.m. Please be prepared to describe the key aspects of your project in 10 minutes or less and to answer questions that may be posed by the board. In addition, staff or board members may have additional information or clarification requests during the review period.

Please do not hesitate to call me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Kimball-Murley".

Amy Kimball-Murley, AICP  
Planning Director

Xc: Mark Finigan, Assistant City Manager  
Shawn Smith, City Attorney  
CRA Files

**Amendment to Application  
October 25, 2010**



THE CITY OF KEY WEST  
3140 Flagler Ave  
KEY WEST, FLORIDA 33040  
www.keywestcity.com

Engineering  
(305) 809-3792

November 3, 2010

Amy Kimball-Murley, AICP  
City of Key West  
3140 Flagler Ave  
Key West, FL 33040

**RE: Caroline Street/Trumbo Road Enhancements  
Request for Additional Information and Clarification  
Application for Tax Increment Funding**



Dear Mrs. Murley:

Per your letter dated October 13, 2010, I am submitting the additional information you requested in order to clarify the City's application for Tax Increment Funding.

1. The project area includes Caroline Street from Grinnell Street to Elizabeth Street and the City owned portion of Trumbo Road (see attached).
2. A revised schedule that includes the City's Request for Qualification process is attached.

If you have further questions or need additional information, please do not hesitate to call me at 305-809-3792.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Bradshaw".

Doug Bradshaw  
Port Project Manager

# PROJECT AREA

