

# **THE CITY OF KEY WEST**

Director of Building

P.O.Box 1409, Key West, FL 33040



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## **ORDER TO REPAIR, ALTER, OR IMPROVE BUILDINGS**

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**COMES NOW**, Ron Wampler, as the Chief Building Official for the City of Key West, by and through his authority pursuant to the Florida Building Code, F.S. 553.80, and Ch. 14, Art. III of the Code of Ordinances for the City of Key West and files this Order to Repair, Alter, or Improve Buildings as per Sec. 14-107, Code of Ordinances for the City of Key West and in support thereof would state the following:

1. A hearing was conducted before Ron Wampler, Chief Building Official for the City of Key West on Monday, February 12<sup>th</sup>, 2018 at 3:00 p.m. pursuant to Sec. 14-106 of the Code of Ordinances for the City of Key West.
2. At said hearing the following conditions were found by the undersigned to exist at the City property known as the Diesel Generating Plant, Key West, FL 33040 consisting of five buildings:
  - Buildings 2, 3, 4, and 5 are seriously and structurally unsound as reported by Atlantic Engineering Services (AES) in their document dated August 2016.
  - Buildings 2, 3, 4 have deteriorated or open roofs causing accelerated deterioration.
  - Buildings 2, 3, 4 and 5 have deteriorating exterior brick and/or concrete exterior walls.
3. The following are the corresponding corrective measures to be taken at the listed property:
  - Demolition of Building 5 to provide a fire lane between the existing Keys Energy Electrical Substation and the Diesel Generating Plant Buildings.
  - Demolition of Buildings 3 and 4 to protect the life, safety and health of those residents along Fort and Geraldine Streets.
  - Repairs to Buildings 1 and 2 to include:
    1. Storm resistant roofing to Building 2 both covering and structural.
    2. Closing of all openings in Buildings 1 and 2 to improve storm resistance.
    3. Structural repairs to Buildings 1 and 2 exterior walls to consist of historic brick and mortar compatible with the existing.
    4. All exterior repairs are to be approved by the Historic Architectural Review Commission (HARC).

Buildings 1 and 2 have been vacant and derelict for over 30 years and have no valid Certificate of Occupancy. The above orders will result in 'shell buildings' with no occupancy or use until proper permit application has been made to involve full compliance with the current edition of the Florida Building

Code and applicable City Ordinances. The property owner shall have until 5:00 p.m. on June 1st, 2019 to complete the items herein to the satisfaction of the Chief Building Official.

If the Property has not been brought into compliance to the satisfaction of the Chief Building Official on said date and time as listed in paragraph 4, above, further action may be taken including but not limited to: injunctive relief, removal of the electrical meter or preventing ingress and egress to said building or any other remedy appropriate under law.

HAND DELIVERED TO: James Bouquet  
BY: RW

Under penalty of perjury, I declare that the above captioned notice was so delivered on this 21<sup>st</sup>  
day of February, 2018

RWampler 2/21/18  
Ron Wampler CFM CBO Date



# **THE CITY OF KEY WEST**

**Director of Building**

P.O.Box 1409, Key West, FL 33040

February 22<sup>nd</sup>, 2018

Old Island Restoration Foundation, Inc.  
Attn.: Chris Hamilton, Pres.  
322 Duval Street  
Key West, Florida 33040

Re: Unsafe Structures: 5 Buildings known as the KW Diesel Generating Plant (see enclosed).

The contributing structures at the listed address are not habitable and are becoming unstable due to age and neglect. Several have openings in the roof and walls allowing precipitation to enter and accelerate the disintegration process. These structures have been posted 'Unsafe'.

City of Key West Ordinances Chapter 14 Buildings and Building Regulations, Section 14-76. Notification of demolition in the historic district requires the Chief Building Official to give written notice to your organization that demolition of said structure is a possibility. Your organization has thirty (30) days from receipt of this letter to respond to me in writing if you intend to negotiate in regards to the repair or relocation of said structure. It shall be the duty of the Chief Building Official to diligently examine all dwellings and buildings located in the City for the purpose of locating and taking action with respect to such dwellings and buildings as appear to be unfit for human habitation and such buildings as appear to be dangerous.

Sincerely,

Ron Wampler, CFM  
Chief Building Official

(305) 809-3738

Email: [rwampler@cityofkeywest-fl.gov](mailto:rwampler@cityofkeywest-fl.gov)



# **THE CITY OF KEY WEST**

**Director of Building**

P.O.Box 1409, Key West, FL 33040

February 22<sup>nd</sup>, 2018

Historic Florida Keys Foundation  
D. E. Silvia, PhD., Exec. Dir.  
510 Greene Street  
Key West, Florida 33040

**Re: Unsafe Structures: 5 Buildings at KW Diesel Generating Plant (re: enclosure)**

The contributing structures at the listed address are not habitable and are becoming unstable due to age and neglect. Several have openings in the roof and walls allowing precipitation to enter and accelerate the disintegration process. These structures have been posted 'Unsafe'.

City of Key West Ordinances Chapter 14 Buildings and Building Regulations, Section 14-76. Notification of demolition in the historic district requires the Chief Building Official to give written notice to your organization that demolition of said structure is a possibility. Your organization has thirty (30) days from receipt of this letter to respond to me in writing if you intend to negotiate in regards to the repair or relocation of said structure. It shall be the duty of the Chief Building Official to diligently examine all dwellings and buildings located in the City for the purpose of locating and taking action with respect to such dwellings and buildings as appear to be unfit for human habitation and such buildings as appear to be dangerous.

Sincerely,

Ron Wampler, CFM  
Chief Building Official

(305) 809-3738

Email: [rwampler@rwampler@cityofkeywest-fl.gov](mailto:rwampler@rwampler@cityofkeywest-fl.gov)