

MEMORANDUM FOR THE FILE

DATE: September 28, 2012

RE: **1800 Atlantic Avenue**

FROM: Paul Williams, Urban Forestry Manager, City of Key West

An application was received for the **transplanting a variety of trees and palms associated with the emergency building safety repairs taking place at 1800 Atlantic Avenue**. A site inspection was done with Robin Robinson when it was discovered that several trees and palms would have to be removed to complete repair work to the building.

Tree Species: Extensive collection of native and tropical canopy and palm trees

Diameter: N/A

Location: N/A

Species: N/A

Condition: N/A

Total Average Value = N/A

Value x Diameter = replacement caliper (dbh) inches (N/A)

Recommendations: **Staff recommends approval of an “Open Tree Transplanting Permit” for any tree or palm that needs to be relocated at 1800 Atlantic Avenue so building safety work can take place.** This includes the removal of a tree or palm in those cases where transplanting cannot be done due to accessibility or other such restrictions.

EMERGENCY

AGENDA ITEM #



City of Key West Tree Commission

Tree Permit Application

PO Box 1409
Key West, FL 33040
Phone: 305-809-3764
Fax: 305-296-6152

Home/Property Owner:

1800 Atlantic Condo Assoc. Date: 9/14/12

Mailing Address:

1800 Atlantic Blvd., Key West, FL 33040

Owner Signature:

W. Bransell

Owner Ph#:

305 294-9553

Represented by:

Andy Ver Duff / Mgr.

Rep. Ph#:

305 294-9553

Represented by mailing address:

1800 Atlantic Blvd., Key West, FL 33040

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application.

A letter of representation from the owner must accompany this application if the owner is unable to attend.

Letter of Representation ()

Tree(s) Address:

1800 Atlantic Blvd.

Cross/Corner Street:

Atlantic/Bertha

Common Name(s):

Scientific Name(s):

Species Type(s) {check all that apply}: () Palm () Flowering () Fruit () Shade

Reason(s) for Application {check all that apply}:

☒ REMOVE

☒ TRANSPLANT

() HEAVY MAINTENANCE

() Tree Health

() New Location

() Branch Removal

() Safety

() Same Property

() Crown Cleaning/Thinning

☒ Other / Explain

() Other / Explain

() Crown Reduction

Reason(s) for request:

See letter attached

Replacement plant material must be Florida Grade #1. Replacement of a palm with a native palm is required. Replacement of a canopy tree with a native canopy tree is required. If you need assistance with replacements, please call the Landscape Department at 305-809-3764.

<<<< Sketch location of tree in this area including cross/corner Street >>>>

Provide access for viewing tree(s) prior to meeting
Identify tree(s) with colored tape

AGENDA ITEM #

We will submit drawings after
each phase.

Do not write under this line

Tree Species _____

Circumference _____ $\div 3.14 =$
diameter _____

Location _____ % Species _____ % Condition _____ % Total Average Value _____ %

Avg. value _____ X _____ Diameter _____ = _____

Replacement Inches

LOCATION: OLD CITY HALL, 510 GREENE STREET, 5:00 p.m.

FOR TREE COMMISSION USE ONLY.

() TABLED () APPROVED () DENIED () FURTHER ACTION

COMMENTS:

CHAIRPERSONS SIGNATURE/DATE

City Engineer comments if required:

ENGINEER'S SIGNATURE/DATE



1800 Atlantic Condominium Association, Inc.

September 14, 2012

City of Key West Tree Commission
P.O. Box 1409
Key West, FL 33040

Dear Tree Commission:

As a result of letters from the City of Key West Director of Building John Woodson (see attached) the Association has to clear all landscaping six feet away from the balconies around all three buildings. This will mean that they will have to be removed or transplanted. This is due to the emergency situation caused by the unsafe condition of the concrete which requires extensive repair.

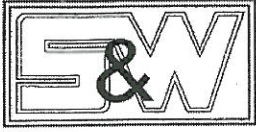
The transplanting work is being done with in house labor supervised by Cynthia Domenech-Coogole who is an ISA CERTIFIED ARBORIST and is licensed and insured.

If you have any questions, please feel free to give me a call.

Sincerely,

A handwritten signature in blue ink that reads "Candy Ver Duft". The signature is fluid and cursive, with the first name "Candy" being more prominent.

Candy Ver Duft/Manager



Stirling & Wilbur Engineering Group

7085 South Tamiami Trail

Sarasota FL 34231

941.929.1552

EB6482

July 25, 2012

Mr. John Woodson, Building Official
The City of Key West
3140 Flagler Avenue
Key West, FL 33040

Re: 1800 Atlantic Condominium Association – Schedule

Dear Mr. Woodson,

Confirming our conversation yesterday the following is the proposed schedule of short term critical activities related to the balcony concrete repairs program at 1800 Atlantic Condominium.

1. On or before September 15, 2012 a Licensed General Contractor will file a building permit application for the first phase of a four-phase full concrete repairs program. Prior to that date a copy of the proposed permit documents may be filed with your office to allow you the opportunity to review the scope of the repairs program.
2. On or before September 30, 2012, subject to issuance of a building permit, the contractor will mobilize and commence construction on the first phase of a four-phase full concrete repairs program.

I will continue to update you on our progress and appreciate your continued cooperation. Please contact me at your convenience should you have any questions or if I may be of further assistance.

Sincerely,

Brian Stirling, PE
Stirling & Wilbur Engineering Group

cc: 1800 Atlantic Board of Directors / Management



THE CITY OF KEY WEST
Director of Building
Post Office Box 1409 Key West, FL 33041-1409
305-809-3958
jwoodson@keywestcity.com

June 01, 2012

1800 Atlantic Condominium Association
1800 Atlantic Boulevard
Key West, FL 33040

RE: Unsafe Building Conditions

Dear Board Members,
Thank you for the opportunity to address your board concerning the unsafe building issues at 1800 Atlantic Boulevard.

Present at the meeting were the following City officials:

- | | | |
|----|--------------------|----------------|
| 1. | Building Official | John Woodson |
| 2. | Fire Marshal | Daniel Blanco |
| 3. | Building Inspector | David Ray |
| 4. | Building Inspector | John Cruz |
| 5. | Fire Inspector | Alan Averrette |
| 6. | City Commissioner | Teri Johnston |

Pursuant to the City of Key West Code of Ordinances Section 14-69 – Examination of dwellings and buildings and Section 14-73 – Dangerous buildings and most importantly Section 14-113 – Emergency Cases listed below:

Section 14-69. - Examination of dwellings and buildings.

It shall be the duty of the 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.

(Code 1986, § 31.022)

Sec. 14-73. - Dangerous buildings.

It is found as a fact that there exist in the city buildings which are dangerous due to dilapidation; due to defects increasing the hazards of fire, accident or other calamities; due to lack of ventilation, light or sanitary facilities; and due to other conditions rendering such buildings unsafe, insanitary or detrimental to the health, safety or morals, or otherwise inimical to the welfare, of the city residents.

(Code 1986, § 31.020)

Sec. 14-113. - Emergency cases.

In emergency cases where it reasonably appears there is immediate danger to the life or safety of any person or to the safety of other property, unless a dwelling unfit for human habitation or a dangerous building is immediately repaired,

demolished or vacated, the building official shall cause the immediate repair or demolition of such dwelling or building. The cost of such repair or demolition shall be recovered and collected as is provided in section 14-111 or the building official may revoke the certificate of occupancy and order vacation of the premises until necessary repairs, etc., render the premises fit for use or habitation.

(Code 1986, § 31.028)

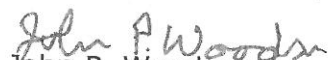
Pursuant to Section 14-69 and Section 14-73 of the City of Key West Code of Ordinance listed above, it is my duty as the Chief Building Official of the City of Key West to hereby order that the following actions be taken:

1. Within 5 days of the receipt of this letter, restrict the use of all damaged balconies.
2. Within 5 days of the receipt of this letter, cordon all areas below damaged balconies and/or spalling concrete to restrict access to the areas where falling building material presents a risk to people.
3. Within 30 days, employ the services of a Florida Certified Engineer to oversee the design for and completion of essential safety related repairs and who will certify the buildings are safe for occupancy.
4. Within 30 days, Engineer will also prepare all necessary drawings, plans, etc. to complete long term structural repairs to renovate the buildings to meet required building codes.
5. Engineer will also provide threshold inspector to oversee all repairs and supply progress reports to the Chief Building Official.

Failure to implement the above actions will result in the revocation of the Certificate of Occupancy and the removal of all utilities the buildings. All affected dwelling units must then be vacated.

Should you have any questions or need additional information, please do not hesitate to contact the office at 305-809-3974.

Sincerely,


John P. Woodson
Chief Building Official

cc: Jim Scholl
Mark Finigan
Shawn Smith



THE CITY OF KEY WEST
Director of Building
Post Office Box 1409 Key West, FL 33041-1409
305-809-3958
jwoodson@keywestcity.com

August 01, 2012

1800 Atlantic Condominium Association
1800 Atlantic Boulevard
Key West, FL 33040

RE: Unsafe Building Conditions

Dear Board Members,

Please be aware the following actions will take place on September 01, 2012 if the necessary repairs are not started by that time. The City of Key West Chief Building Official will take any and all action necessary to effecute such actions including:

1. Mandatory evacuation of all buildings
2. Removal of all electrical service
3. Revocation of Certificate of Occupancy

Pursuant to the City of Key West Code of Ordinances Section 14-69 - Examination of dwellings and buildings and Section 14-73 - Dangerous buildings and most importantly Section 14-113 - Emergency Cases listed below:

Section 14-69. - Examination of dwellings and buildings.

It shall be the duty of the 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.

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It is found as a fact that there exist in the city buildings which are dangerous due to dilapidation; due to defects increasing the hazards of fire, accident or other calamities; due to lack of ventilation, light or sanitary facilities; and due to other conditions rendering such buildings unsafe, insanitary or detrimental to the health, safety or morals, or otherwise inimical to the welfare, of the city residents.

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Sec. 14-113. - Emergency cases.

In emergency cases where it reasonably appears there is immediate danger to the life or safety of any person or to the safety of other property, unless a dwelling unfit for human habitation or a dangerous building is immediately repaired, demolished or vacated, the building official shall cause the immediate repair or demolition of such dwelling or building. The cost of such repair or demolition shall be recovered and collected as is provided in section 14-111 or the building official may revoke the certificate of occupancy and order vacation of the premises until necessary repairs, etc., render the premises fit for use or habitation.

(Code 1986, § 31.028)

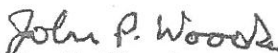
Pursuant to Section 14-69 and Section 14-73 of the City of Key West Code of Ordinance listed above, it is my duty as the Chief Building Official of the City of Key West to hereby order that the following actions be taken:

1. Employ the services of a Florida Certified Engineer to oversee the design for and completion of essential safety related repairs and who will certify the buildings are safe for occupancy.
2. Engineer will also prepare all necessary drawings, plans, etc. to complete long term structural repairs to renovate the buildings to meet required building codes.
3. Engineer will also provide threshold inspector to oversee all repairs and supply progress reports to the Chief Building Official.
4. Signed contract documents from Engineer submitted to Chief Building Official.
5. Signed contract documents from contractor submitted to Chief Building Official.

Failure to implement the above actions will result in the revocation of the Certificate of Occupancy and the removal of all utilities the buildings. All buildings must then be vacated.

Should you have any questions or need additional information, please do not hesitate to contact the office at 305-809-3974.

Sincerely,


John P. Woodson
Chief Building Official

cc: Bob Vitas
Mark Finigan
Shawn Smith