

Staff Report

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



To: Chair and Planning Board Members

From: Melissa Paul-Leto, Planner Analyst

Through: Thaddeus Cohen, Planning Director

Meeting Date: November 17, 2016

Agenda Item: **Conditional Use – 927 Eaton Street (RE # 00002750-000000; AK # 1002852)** – A request for conditional use to allow a Career Adult Educational Facility on property located in the Historic Neighborhood Commercial (HNC-2) Zoning District pursuant to Sections 122-62 and 122-838 (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: To allow a Career Adult Educational Facility

Applicant: Marc and Sheri Harden

Property Owner: Marc Harden

Location: 927 Eaton Street (RE # 00002750-000000; AK # 1002852)

Zoning: Historic Neighborhood Commercial (HNC-2) Zoning District



Background:

The subject property is located on the 900 block of Eaton Street and the corner of Grinnell Street. The property is located in the Historic Neighborhood Commercial zoning district that is surrounded around the Historic Medium Density zoning district. The property is approximately 6,552 square feet.

As far as available City Licensing records indicate the property has historically operated as commercial retail with Keys Energy operating at this location during construction of their new building. The current building contains two 900 square foot units of commercial floor area according to Monroe County Property Appraisers records.

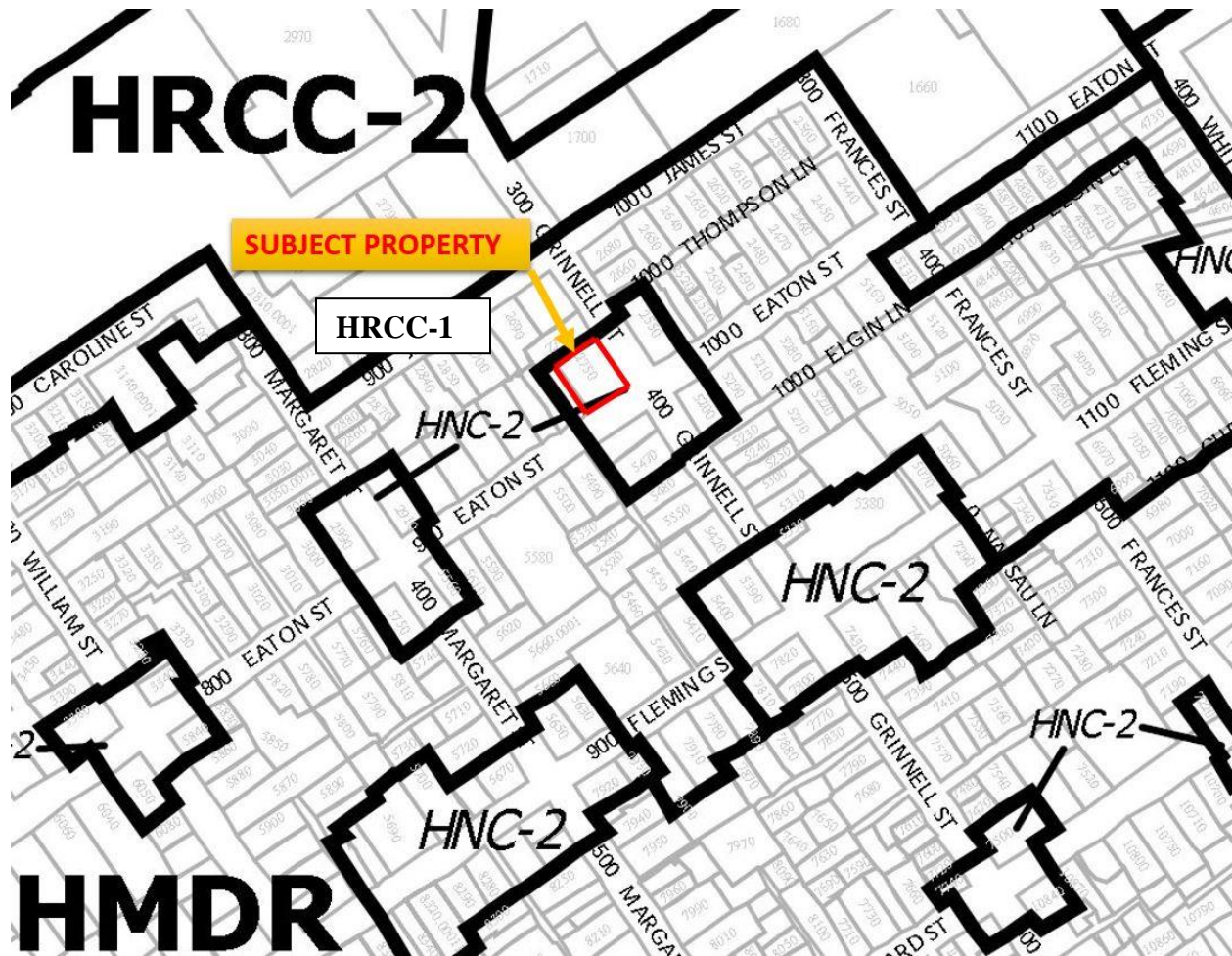
Surrounding Zoning and Uses:

North: HMDR, Restaurant uses and residential uses

South: HNC-2, Residential home uses

East: HNC-2, Restaurant and retail uses

West: HNC-2, Commercial Uses and restaurant uses



Process:

Development Review Committee:	September 22, 2016
Planning Board:	November 17, 2016
Local Appeal Period:	10 days
DEO Review:	Up to 45 days

Conditional Use Review

The purpose of conditional use review, pursuant to City Code Section 122-61, is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. City Code Chapter 122, Article III sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Conditional Use Specific Criteria pursuant to Code Section 122-62

(a) Findings

Code Section 122-62(a) provides, in part, that “a conditional use shall be permitted upon a finding by the Planning Board that the proposed use, application, and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the Planning Board and/or the City Commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations.” This section also specifies that “a conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public’s interest.”

(b) Characteristics of use

The proposed use is for the first floor of the building to be an Adult Education Institute, where English is there second language. The property is located on the corner of Eaton and Grinnell Street and is in close proximity to a number of commercial and restaurant uses. The property is located in the HNC-2 zoning district which is surrounded by the HMDR zoning district. The HNC-2 district mixed use subarea is defined as both residential and commercial activities and shall continue to be allowed to develop as mixed use neighborhood centers.

(1) Scale and intensity of the proposed conditional use as measured by the following:

a. Floor area ratio (FAR):

The proposed use will add no additional floor area to the property. The total parcel area is 6,552 square feet. The permitted FAR in the HNC-2 Zoning District is 1.0. The existing and proposed FAR is 0.27 (1,800 sq. ft.), and is conforming.

b. Traffic generation:

The trip generation rate between the uses of office space (General Office Building ITE 710) is the same as per 1,000 square feet of gross commercial floor area than that of an educational institute (Junior/Community College ITE 540) according to the Institute of Transportation Engineers (ITE) 7th Edition Volume 3.

c. Square feet of enclosed space for each specific use:

The entire first floor of the building, 1,800 sq. ft. of floor area is separated into two 900 square feet units, will be classified as the educational institutions use.

d. Proposed employment:

3 full time employees

e. Proposed number and type of service vehicles:

Staff does not anticipate any adverse impacts from service vehicles.

f. Off-street parking needs:

The parcel itself contains 8 off street parking spaces plus one ADA space which is sufficient for the amount of students/teachers occupying the institution.

(2) On- or off-site improvement needs generated by the proposed conditional use and not identified above including the following:

a. Utilities

Staff does not anticipate any improvement needs regarding utilities.

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

None expected. Compliance with building codes and life safety codes would be required prior to building permit issuance. Based on comments at the DRC, it does not appear the conditional use will trigger any public facility capacity issues.

c. Roadway or signalization improvements, or other similar improvements

None expected.

d. Accessory structures or facilities

None proposed.

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

None proposed.

(3) On-site amenities proposed to enhance site and planned improvements, including mitigative techniques such as:

a. Open space

The parcel is currently nonconforming to commercial open space requirements. No changes are proposed.

b. Setbacks from adjacent properties

No changes proposed.

c. Screening and buffers

No changes proposed.

d. Landscaping berms proposed to mitigate against adverse impacts to adjacent sites

No changes proposed.

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

No noxious impacts expected.

(c) Criteria for conditional use review and approval

Pursuant to City Code Section 122-62(c), applications for a conditional use shall clearly demonstrate the following:

(1) Land use compatibility

The proposed use would be located in the HNC-2 zoning district. Per Section 122-836 the intent of the HNC-2 zoning district is restricted to small offices, neighborhood shops, restaurants with very limited seating, or other commercial uses similar to character to traditional commercial uses which have very limited square footage and generate low volumes of traffic.

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

The size and shape of the site are adequate to accommodate the proposed scale and intensity of the conditional use requested.

(3) Proper use of mitigative techniques

No adverse impacts anticipated.

(4) Hazardous waste

None expected or proposed.

(5) Compliance with applicable laws and ordinances

Comply with all applicable laws and regulations would be required.

(6) Additional criteria applicable to specific land uses

Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:

a. Land uses within a conservation area: N/A

b. Residential development: N/A

c. Commercial or mixed use development: No negative impacts expected.

d. Development within or adjacent to historic district: The development is located in the Historic District. Any proposed signage will need to be approved by HARC.

e. **Public facilities or institutional development:** N/A

f. **Commercial structures, uses and related activities within tidal waters:** N/A

g. **Adult entertainment establishments:** N/A.

RECOMMENDATION:

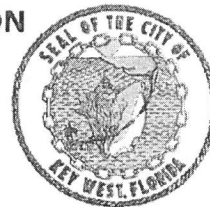
The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board that the request for Conditional Use be **APPROVED WITH CONDITIONS** as follows:

Condition prior to issuance of a Certificate of Occupancy and/or Business Tax Receipt:

1. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution.

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major _____

Minor _____

Conditional Use

Historic District

Yes

No _____

Please print or type:

- 1) Site Address 927 Eaton Street
- 2) Name of Applicant Marc and Sheri Harden
- 3) Applicant is: Owner Authorized Representative
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 3832 Eagle Ave
Key West, FL 33040
- 5) Applicant's Phone # 305-797-3126 Email Sheri.harden@airgas.com
- 6) Email Address: _____
- 7) Name of Owner, if different than above Marc Harden
- 8) Address of Owner 3832 Eagle Avenue
- 9) Owner Phone # 305-393-3310 Email mharden78@gmail.com
- 10) Zoning District of Parcel _____ RE# _____
- 11) Is Subject Property located within the Historic District? Yes No _____
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

See attached

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



13) Has subject Property received any variance(s)? Yes _____ No

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes _____ No

If Yes, describe and attach relevant documents.

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

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

Conditional Use Application

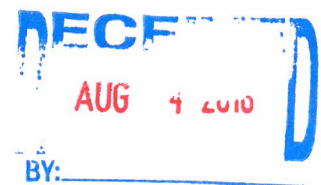
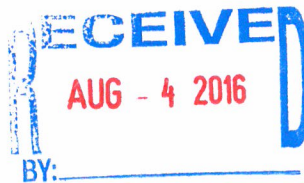
Site Address: 927 Eaton Street (Downstairs)

Owner: Marc Harden

Use: Career Adult Ed Facility to House a maximum of 30 students and teachers at any given time.

Package Includes:

1. Check 591 for \$2150.00 (Application Fee)
2. Conditional Use Application Form
3. Verification Form
4. Authorization Form
5. Letter of Intention of use for the property
6. Letter from School Representative
7. Layout of Units
8. Parking Space Layout
9. Layout of Property
10. Ownership Deed 927 Eaton
11. Survey of 927 Eaton



Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Sheri Harden, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

927 Eaton Street, Key West, FL
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Sheri Harden
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this July 15, 2016 by
Jane Hamilton Sheri Harden
Name of Authorized Representative

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

Jane April Hamilton
Notary's Signature and Seal



JANE APRIL HAMILTON
Name of Acknowledger typed, printed or stamped

FF920085
Commission Number, if any

Authorization

**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

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

I, Marc Harden _____ authorize
Please Print Name(s) of Owner(s) as appears on the deed

Sheri Harden, Melanie Stefanowicz (speaker only)
Please Print Name of Representative

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

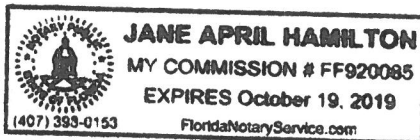
[Signature] _____
Signature of Owner *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this July 15, 2016
Date

by Marc Harden _____
Name of Owner

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

Jane April Hamilton
Notary's Signature and Seal



JANE HAMILTON
Name of Acknowledger typed, printed or stamped

FF920085
Commission Number, if any

Deed

Planning Board – City of Key West
3140 Flagler Avenue
Key West, FL 33040

RE: Conditional Use – 927 Eaton Street
Key West, FL 33040

I am requesting a conditional use for the Monroe County School Board Career Ed Dept to be able to rent our downstairs units for Adults, where English is there second language.

Each of the two units are 900 square feet with ADA bathrooms. I have attached a floor plan of the units, and parking area.

The units will not exceed 30 (1-3 of these will be teachers) people total at any given time. As you will find attached, in a letter from the schools representative, most of the students come by bus or bicycle to class. The students that have cars can either park in the available parking spaces or will be advised to park at the district building on Trumbo Road or the parking garage on Grinnell Street.

There will not be any changes made to the property for the classrooms other than adding furniture. Keys Energy recently vacated the property where all new electric, sewer, ADA bathrooms, plumbing, air conditioning and windows were replaced and up to code.

Attached:
Copy of Deed Showing Ownership

Quit Claim Deed

This Quitclaim Deed, made this 27th day of December, 2012 A.D. between HUNTER N. HARDEN, as Trustee, under the Hunter N. Harden Living Trust dated July 27, 2011, whose post office address is 1065 Boca Chica Road, Key West, FL 33040, of the County of Monroe, State of Florida, hereinafter referred to as the "GRANTOR" and MARC A. HARDEN, a married man, whose post office address is 3832 Eagle Ave, Key West, FL 33040, of the County of Monroe, State of Florida, hereinafter referred to as "GRANTEE".

Witnesseth, that said GRANTOR, for and in consideration of love and affection freely given, and other good and valuable consideration to said GRANTEE in hand paid by said GRANTEE, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, and quitclaims to the said GRANTEE, and GRANTEE'S heirs successors and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

927 Eaton Street, Key West, the legal description of which is: On the Island of Key West, known as Wm A. Whitehead's map delineated in February A.D. 1829 as part of the Lot One (1) Square Twenty (20), Commencing at the corner of Eaton and Grinnell Sts. And running thence along Grinnell Street in a Northwesterly direction Ninety-one (91) feet; thence at right angles in a Southwesterly direction Seventy-two (72) feet; thence at right angles in a Southeasterly direction Ninety-one (91) feet out to Eaton Street; thence at right angles along Eaton Street in an Northeasterly direction Seventy-two (72) feet to the point of the beginning.


The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and, therefore, express no opinion as to the condition of title.

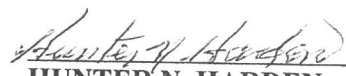
Together with all tenements, hereditaments, easements and appurtenances, belonging to or benefiting such property subject to restrictions, easements and covenants of record.

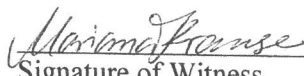
To Have and to Hold the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, GRANTOR has hereunto set GRANTOR's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:


Signature of Witness
Printed Name LOUISE FERRIS


HUNTER N. HARDEN, as Trustee,
under the Hunter N. Harden Living
Trust dated July 27, 2011
1065 Boca Chica Road, Key West, FL 33040


Signature of Witness
Printed Name MARIANNA KRAUSE

STATE OF FLORIDA,

Prepared By and return to:
Nathalia M. Abondano, ESQ.
c/o The Law Firm of Garcia & Smith, P.A.
515 Whitehead Street
Key West, FL 33040

Doc# 1913646 12/27/2012 1:36PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Doc# 1913646
Bk# 2605 Pg# 2249

Quit Claim Deed

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Witnesseth, that said GRANTOR, for and in consideration of love and affection freely given, and other good and valuable consideration to said GRANTEE in hand paid by said GRANTEE, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, and quitclaims to the said GRANTEE, and GRANTEE'S heirs successors and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

322 Grinnell Street, Key West, the legal description of which is: On the Island of Key West, known as Wm A. Whitehead's map delineated in February A.D. 1829 as part of the Lot One (1) Square Twenty (20). Beginning at a point on Grinnell Street ninety-one (91) feet from the corner of Grinnell Street and Eaton Streets, running thence along the line of Grinnell Street in a Northwesterly direction thirty-eight (38) feet; thence at right angles in a Southwesterly direction ninety-eight (98) feet; thence at right angles in a Southeasterly direction thirty-eight (38) feet; thence at right angles in a Northeasterly direction ninety-eight (98) feet to the point of the beginning on Grinnell Street.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and, therefore, express no opinion as to the condition of title.

Together with all tenements, hereditaments, easements and appurtenances, belonging to or benefiting such property subject to restrictions, easements and covenants of record.

To Have and to Hold the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, GRANTOR has hereunto set GRANTOR's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Louise Ferris
Signature of Witness
Printed Name LOUISE FERRIS

Hunter N. Harden
HUNTER N. HARDEN, as Trustee,
under the Hunter N. Harden Living
Trust dated July 27, 2011
1065 Boca Chica Road, Key West, FL 33040

Mariana Krause
Signature of Witness
Printed Name MARIANA KRAUSE

STATE OF FLORIDA,
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 27 day of December, 2012 by HUNTER N. HARDEN, who () is personally known or () has produced a driver's license as identification.

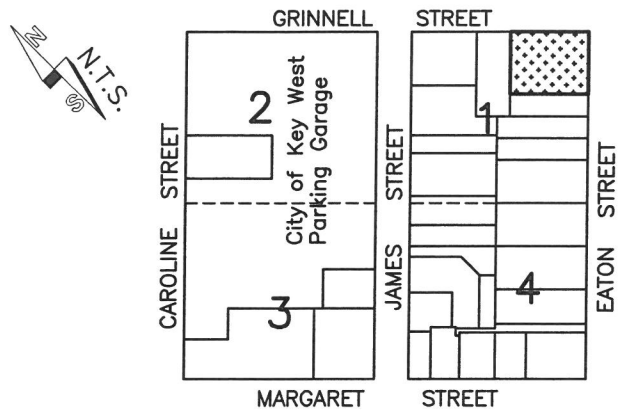
[Notary Seal]

Suzanne Cohill
Notary Public

SUZANNE COHILL
Printed Name
My Commission Expires: 5/17/16



Survey



LOCATION MAP

Square 20, City of Key West, FL

LEGAL DESCRIPTION:

927 Eaton Street, Key West, the legal description of which is: On the Island of Key West, known as William A. Whitehead's map delineated in February A.D. 1829 as part of the Lot One (1) Square Twenty (20): COMMENCING at the corner of Eaton and Grinnell Streets and running thence along Grinnell Street in a Northwesterly direction Ninety-one (91) feet; thence at right angles in a Southwesterly direction Seventy-two (72) feet; thence at right angles in a Southeasterly direction Ninety-one (91) feet out to Eaton Street; thence at right angles along Eaton Street in a Northeasterly direction Seventy-two (72) feet to the Point of Beginning.

SURVEYOR'S NOTES:

North arrow based on Plat
Reference Bearing: R/W Eaton Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324'
Survey performed without benefit of Title search on this or surrounding properties.

Field Work performed on: 7/22/16

MONUMENTATION:

- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.S. No. 2749
- ⊙ = Set 1/2" I.B., P.L.S. No. 2749
- = Found 1/2" iron pipe

LEGEND

A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
CL	Center Line	OH	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COV'D	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.FL.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FIP	Found Iron Pipe	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		

SYMBOLS

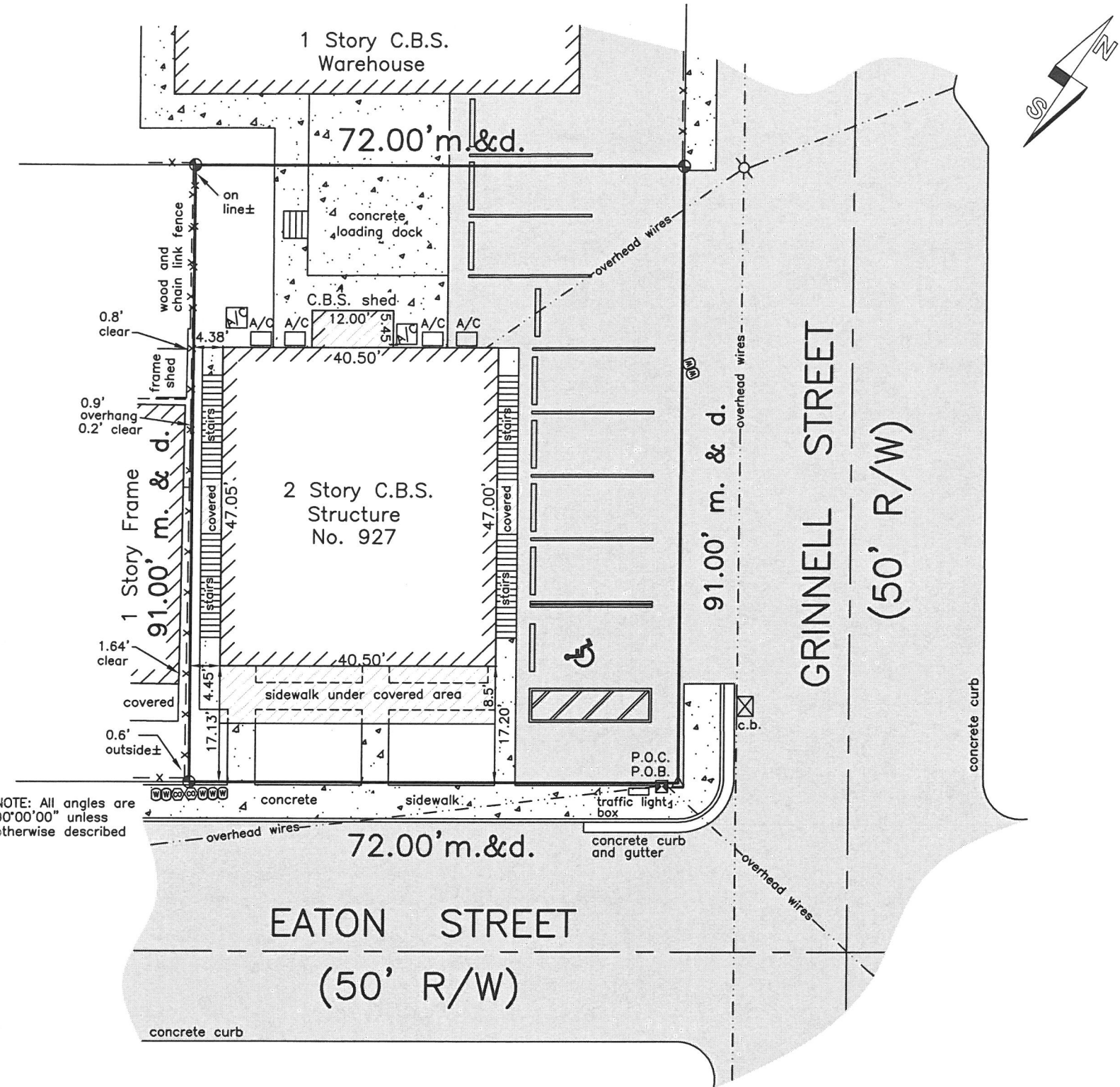
⊠	Concrete Utility Pole	☀	Street Light
⊙	Fire Hydrant	⊙	Wood Utility Pole
⊕	Sanitary Sewer Clean Out	⊕	Water Meter

CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statue Section 472.027, and the American land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



NOTE: All angles are 90°00'00" unless otherwise described

Marc A. Harden
927 Eaton Street, Key West Florida, 33040

BOUNDARY SURVEY

Dwn No.:
16-304

Scale: 1"=20'

Ref.
222-63
file

Flood panel No.
1516K

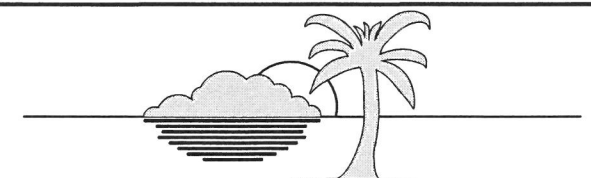
Dwn. By: D.R.F.

Date: 8/1/16

Flood Zone: VE

Flood Elev. 7'

REVISIONS AND/OR ADDITIONS



ISLAND SURVEYING INC.

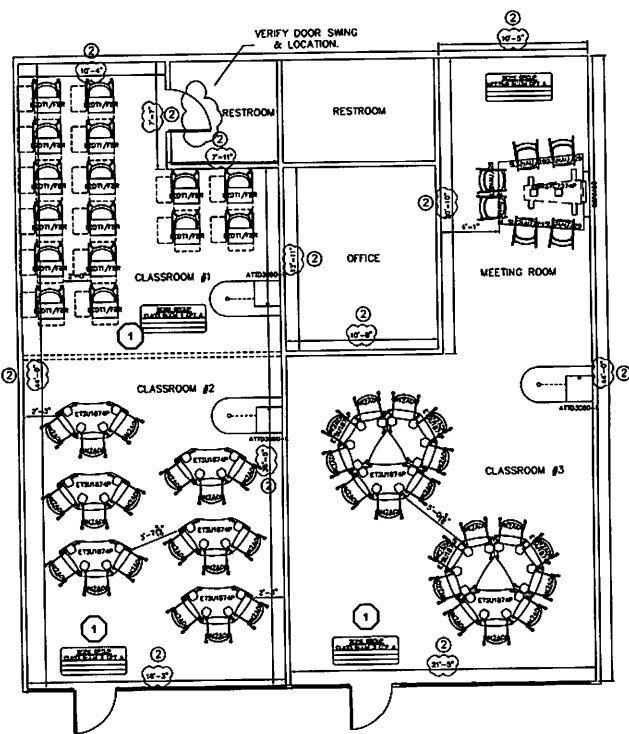
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040

(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

f:/datafred/dwg/keywest/block19/927eaton

Site Plan

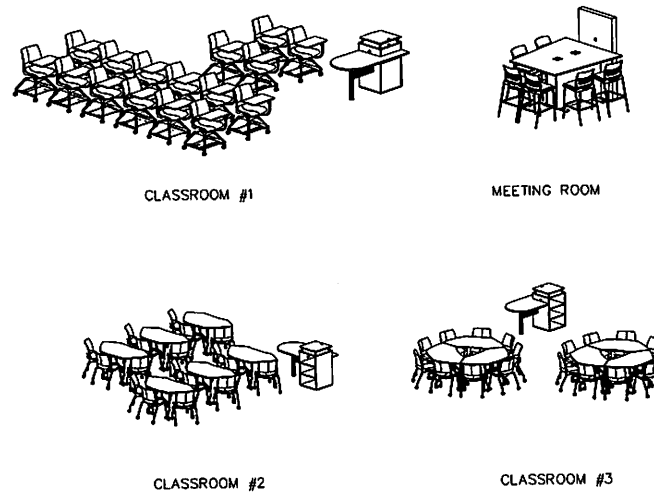


① WALKWAYS UNDER 3'-0" ARE NOT ADA ACCESSIBLE AND ARE NOT RECOMMENDED.

② VERIFY BUILDING'S PERMANENT STRUCTURE TO WALLS, COLLARS, WINDOWS, DOORS... TO ENSURE PROPER FIT OF FURNITURE.

VERIFY WINDOW SILL HEIGHTS TO ENSURE PROPER FIT OF WALLTRACK, PANEL WALLMOUNTS, DESKING AND STORAGE HEIGHTS.

VERIFY ALL WALL FEATURES (E.G. THERMOSTATS, LIGHT SWITCHES, ELECTRICAL RECEPTACLES, HVAC, FIRE EXTINGUISHERS, ALARMS... TO ENSURE PROPER FIT OF FURNITURE.



ITEM		QTY	MODEL NUMBER/OPTIONS	TAG	DESCRIPTION	DATE	TIME	
WORKGROUP-CLASS ROOM 1								
1	1	1	AT103060-7AP-2B	AT103060-B	ALL TYPICAL INSTRUCTORS DESK/TAP EDGE MOUNT WORKSURFACE 30"X40"W LEARNING DONE NOW-NEW DRAWING/POLY-LAMINATE BACKBOARD 1/2" THK	08-10-2016	08:53 AM	
2	18	18	LE201753A	LE201753B				
WORKGROUP-CLASS ROOM 2								
1	1	1	AT103060-7AP-1	AT103060-L	ALL TYPICAL INSTRUCTORS DESK/TAP EDGE MOUNT WORKSURFACE 30"X40"W LEARNING DONE NOW-NEW DRAWING/POLY-LAMINATE BACKBOARD 1/2" THK	08-10-2016	08:53 AM	
2	18	18	LE201753A	LE201753B				
3	18	18	LE201753B	LE201753B				
WORKGROUP-CLASS ROOM 3								
1	1	1	AT103060-7AP-1	AT103060-L	ALL TYPICAL INSTRUCTORS DESK/TAP EDGE MOUNT WORKSURFACE 30"X40"W LEARNING DONE NOW-NEW DRAWING/POLY-LAMINATE BACKBOARD 1/2" THK	08-10-2016	08:53 AM	
2	18	18	LE201753A	LE201753B				
3	18	18	LE201753B	LE201753B				
WORKGROUP-MEETING ROOM								
1	1	1	88610723TAP	88610723TAP	BACKSLOW MONITOR SUPPORT/CAVE HEIGHT 30"W X 42"H X 24"D			
2	1	1	88610723TAP	88610723TAP	BACKSLOW MONITOR SUPPORT/CAVE HEIGHT 30"W X 42"H X 24"D			
3	6	6	88610723TAP	88610723TAP	BACKSLOW MONITOR SUPPORT/CAVE HEIGHT 30"W X 42"H X 24"D	08-10-2016	08:53 AM	

CODE NOTES
 THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED FOR THE PROJECT ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

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THE QUANTITY OF WHEELCHAIR SPACES IN THIS ROOM DOES NOT COMPLY WITH THE 2010 IBC 119.2.3 WHICH INDICATES THAT SEATING CAPACITY OF 4 TO 24 REQUIRE 1 WHEELCHAIR SPACE (& CORRESPONDING COMPANION SEAT).

10 PLANS WHEELCHAIR SPACES PER 60 AND 45. AS WELL HOWEVER THEY HAVE NOT BEEN PLANNED ON THIS LAYOUT. PLEASE VERIFY ALL ACCESSIBILITY REQUIREMENTS PER LOCAL CODE AND COMMUNITY. ALL WHEELCHAIR SPACE LOCATIONS TO 10 ADDED WHEELCHAIR SPACES MAY REDUCE OVERALL SEATING QUANTITIES.

KI
 THIS PLAN IS NOT INTENDED TO BE USED FOR BUILDING CONSTRUCTION.

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PROJECT TITLE:
 MONROE COUNTY SCHOOL

FLOOR/AREA:
 ADULT EDUCATION

PRODUCT LINE:

REPRESENTATIVE:
 GEORGE ORTIZ

DEALER:

ORDER NUMBER:

DATE:
 08/10/2016

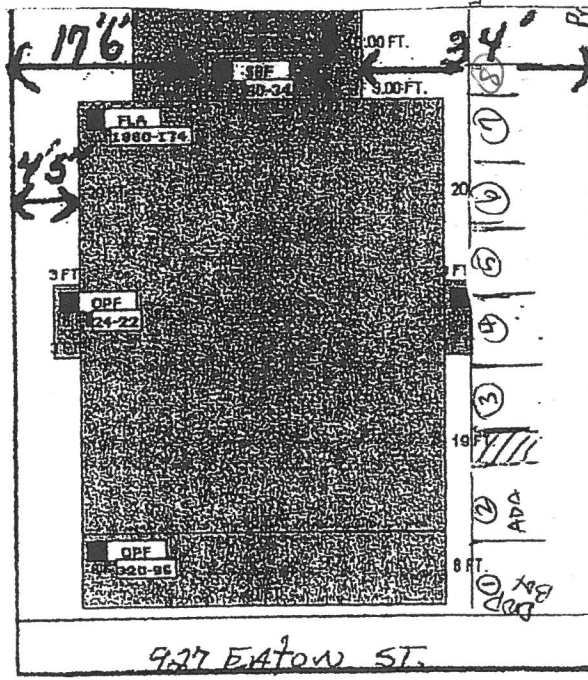
REVISIONS:

DRAWN BY:
 CAA

SCALE:
 1/4" = 1'-0"

DRAWING No.:
 D310632_00_01_L01

SHEET: OPTION A



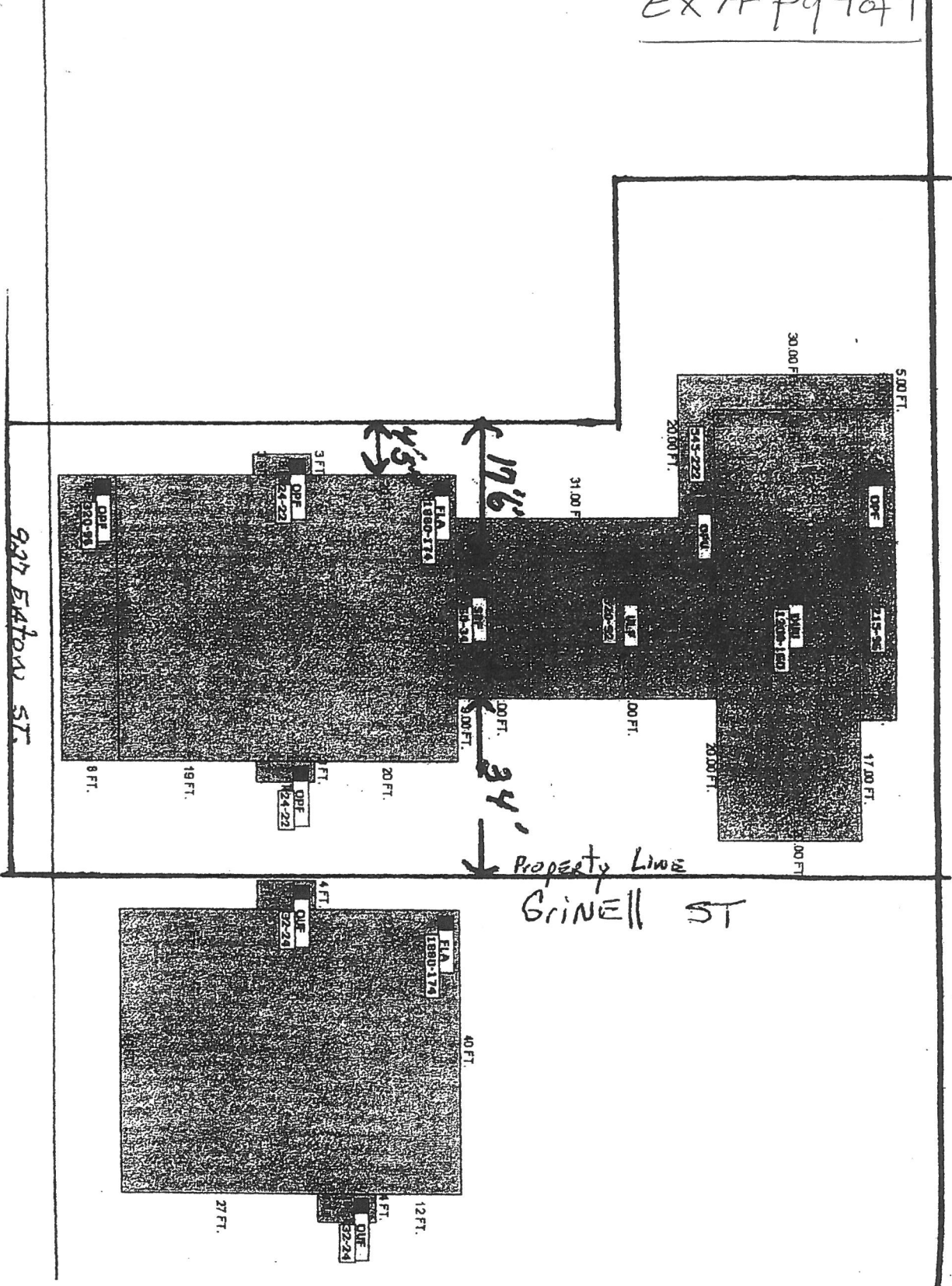
← Parking spaces
10 available.

PARKING
SPACE

EX AP9404

Property Record Card (020)

Alternate Key: 1002852
Effective Date: 11/15/201



907 Eaton St.

Grinell ST

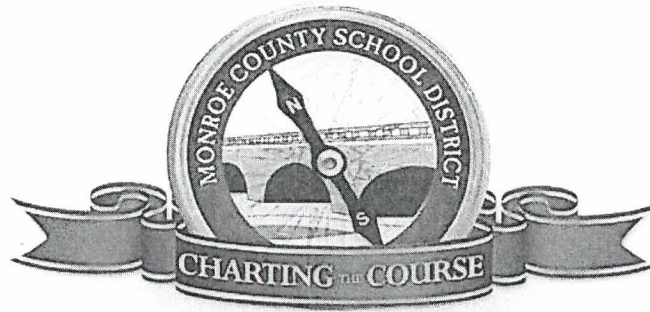
Site Photos





Additional Information

MARK T. PORTER
Superintendent of Schools



To Excellence in the Monroe County Schools

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July 14, 2016

VIA EMAIL

Mr. Marc Harden
3832 Eagle Avenue
Key West, Florida 33040

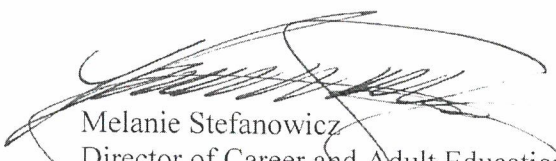
Re: Adult Education/927 Eaton Street

Mr. Harden,

Please be advised that the majority of students attending the adult education program arrive by public transportation or bicycle. Students who drive will be directed to park at the district offices located at 241 Trumbo Road or in the City Parking Garage located on Grinnell Street.

Please do not hesitate to contact me with further questions.

Thank you,



Melanie Stefanowicz
Director of Career and Adult Education
Melanie.Stefanowicz@KeysSchools.com