

Revised Application Information



**Community Redevelopment Area
Application for Tax Increment Appropriation
for the Bahama Village Subarea
2013 Allocation**

Please completely fill out this application. Please use inserts for all attachments in proper order. Applications for funding are accepted between Monday, July 2, 2012 and Friday, September 28, 2012. After staff review, additional information may be requested. Please see the 2012 Schedule for Application Cycles and Review for details related to the process. By law funding for the Community Redevelopment Agency occurs after January 1st. The attached Community Redevelopment Agency Use of Tax Increment Funding Guidelines includes additional information to assist in the application process.

A. **PROJECT NAME:** Improve housing, parking and greenway on Geraldine Street

B. **PROJECT LOCATION/ADDRESS:** 106 -108 Geraldine St, Key West, FL 33040

C. **APPLICANT (PLEASE EXECUTE ATTACHED AUTHORIZATION FORMS)**

Entity

Authorized Representative

Dr. Nancy A. Moulton, Ph.D.

Role or Capacity of Authorized Representative

Project Manager and Laborer

Address

108 Geraldine St., Key West, FL 33040

Telephone Number

703-626-0600

Cellular Number

703-626-0600

E-Mail Address

moultonn@cox.net

D. PROJECT INFORMATION

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

Provide a brief description of the project and how it meets specific objectives of the CRA Plan.

☒ Description attached

Provide a description of the population served by the project.

☒ Description attached

Please attach proper authorization and verification forms from the property owner(s) for the proposed project facility location.

☒ Property location authorization and verification form attached

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

☒ map(s) attached

☐ deeds(s) attached

☒ boundary survey attached

☒ Monroe County Property Appraiser data for the site (<http://www.mcpafl.org>)

If a Program provide the address of the program facility location:

E. 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.

Owner of the property at 106 and 108 Geraldine is Dr. Nancy A. Moulton, Ph.D. (Verification form is attached as part of Item D).

~~Owner of City of Key West right of way is the City of Key West (Verification form is attached in Item D)~~ 

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.

Application to rent one residential one bedroom apartment is open to the general public. There is a \$15.00 application fee for those interested in applying for a rental contract. The owner of the property also occupies a one bedroom apartment in the house, which is a portion of the legal duplex.

F. PREAPPLICATION MEETING

A pre-application with the City Planner and Historic Preservation Planner is required prior to application submittal. Please contact the Planning Department to make appointments at 305-809-3778. Please provide the following pre-application meeting dates:

26 Sep 2012 Planning Department 27 Sep 2012 Historic Preservation Planner
Nicole Malo *Enid Torregrosa*

G. PROJECT BUDGET

Note: Applicants are encouraged to consider the total amount available for TIF funding in 2013 relative to their project request.

1. Is funding requested for multiple phases (over more than one funding cycle?)
~~yes~~ ☒ no
2. Project Cost for 2013 ~~\$58,800~~ \$20,815.00
Total Project Cost ~~\$131,800~~ Same (if multiphase, for all years)
3. Amount of TIF Funding Requested for 2013 ~~\$32,800~~ \$10,570.00
Total Amount of TIF Funding Requested ~~\$105,800~~ \$10,570.00
(if multiphase, for all years)
4. Total Amount of matching funds provided for 2013 ~~\$26,000~~ \$10,245.00
Total Amount of matching funds provided ~~\$26,000~~ Same
(if multiphase, for all years)

Describe the source and amount of matching funds

The source of matching funds is the new owner of 106 and 108 Geraldine St. Dr. Nancy A. Moulton, Ph. D. She has already provided \$13,300 in matching funds to repair and replace the roof on the property in September 2012. Dr. Moulton plans to spend an additional \$2,700.00 private funds and proposes to contribute the equivalent of \$10,000.00 in labor each year to manage the project and perform much of the work. Total matching funds for 2013 is \$26,000.00 and \$10,000 in 2014. *NAM*

5. Attach a detailed budget for the project describing each key element and estimated costs (if multiphase, for all years)
☒ Detailed budget attached

H. PROJECT SCHEDULE

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

☒ Schedule attached

I. 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

J. 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 Statutes - 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: Nancy A. Moulton Date: 25 Sept 2012

Subscribed and sworn to (or affirmed) before me on 25th September, 12 (date) by
Nancy Arlene Moulton.

Please Print Name of Affiant Nancy Arlene Moulton

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

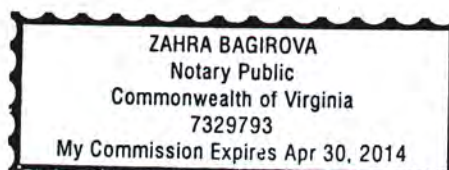
Zahra Bagirova Name of Acknowledger

Notary Title or Rank

7329793 Commission Number

[Signature]
Notary's Signature and Seal

Page 4 of 4
July 2012



From: [Dr. Nancy A. Moulton, PhD](#)
To: ["Nicole Malo"](#)
Cc: mfinigan@keywestcity.com; ["Don Craig"](#)
Subject: RE: Request for additional information- TIF application Geraldine Street Enhancement
Date: Friday, November 09, 2012 8:12:16 PM
Importance: High

Thank you Nicole, for the request for information. I have carefully considered all the cooperative comments that you, the city staff and Keys Energy have provided me in our numerous conversations. You should receive several emails following this one that, together, provide an updated digital package and better pictures. Be advised that I have removed the portions of the proposal related to city right of way issues and Keys Energy issues.

I'll call you on Monday to see if you need anything else.

Thanks,
Nancy

Dr. Nancy A. Moulton, Ph.D., PMP, MBB
(703) 626-0600

From: Nicole Malo [mailto:nmalo@keywestcity.com]
Sent: Friday, October 26, 2012 2:32 PM
To: PMP MBB Nancy A. Moulton Ph. D.
Cc: mfinigan@keywestcity.com; Don Craig
Subject: Request for additional information- TIF application Geraldine Street Enhancement

R. Moulton,

Attached please find the request for additional information for your TIF application for Geraldine Street Enhancements. Please note that the review and presentation schedule has been modified.

Respectfully,

<<...>>

Nicole Malo

Planner

City of Key West Planning Department

305-809-3778

Nicole Malo

From: Dr. Nancy A. Moulton, PhD
Sent: Thursday, September 27, 2012 1:36 PM
To: 'Enid Torregrosa'
Cc: 'Nicole Malo'
Subject: RE: Request for Expedited Review of 2013 TIF Application by COB Thursday 27 Sep

Importance: High

Oh thank you very much, Enid, for the quick review and reply. I will be happy to provide all the information you need and I certainly understand what it is like to come back from vacation and be swamped with work. It will work out fine then, for both of us, to wait until I am back in town to bring more legible copies to you (15 Oct). I do have a bigger copy of the survey, but honestly, I can read it the best when it is on the computer and I zoom in at 200 or 250%. You know how it is when you get older and need reading glasses. ☺ So, I thank you for being so kind and really do look forward to working with you.

Thank you again,

Nancy

Dr. Nancy A. Moulton, Ph.D., PMP, MBB
(703) 626-0600

From: Enid Torregrosa [<mailto:etorregr@keywestcity.com>]
Sent: Thursday, September 27, 2012 12:17 PM
To: Dr. Nancy A. Moulton, PhD
Cc: Nicole Malo
Subject: Re: Request for Expedited Review of 2013 TIF Application by COB Thursday 27 Sep

Dear Nancy:

Thank you for your email. I have received a copy of your application for TIF funds. This is to inform you that I review the application and understand it. Your proposal is very complex and will require coordination with many agencies. At this point the review with the HARC planner is done. Please be aware that I may request more clarification in the future if there are specific questions about your application. I strongly recommend that all graphic information submitted with the application be legible.

Regarding the HARC application that you included in the email I will need more clear photos, since what you send were photocopies. I need specifics of type of windows and doors that you are proposing as replacements (materials, type, etc.) I will also need a more legible survey plan showing the proposed location of the picket fence gates- it is not clear but it appears that part of the exiting front fence is .4" over city right of way- we will need to address that if what I can read from the survey is correct. I need more information regarding replacements of posts and color chips for the proposed painting. This HARC application is not required to be as part of your TIF application and we can work it together.

I am sorry I am not available to speak to you, I returned from vacation three days ago and I am trying to catch up with work.

Please feel free to contact me if you have any questions or concerns.

Hope you have a great afternoon!

Enid

On Wed, Sep 26, 2012 at 3:32 PM, Dr. Nancy A. Moulton, PhD <moultonn@cox.net> wrote:

Hi Enid,

You probably do not remember me. I am a new Key West resident who met with you in June to learn the process and requirements of HARC. I purchased my property in Bahama Village on 23 Aug and moved to Key West.

Now I am very interested in improving Geraldine Street, where I live. My street seems to be the worst looking street in all of Key West. The challenge I have is getting my funding application submitted by Friday. I know you are very busy, but if there is any way you could review, comment or approve my application by COB tomorrow, it would give me time to make any adjustments you require and submit the package on Friday.

FYI: I am also coordinating with Nicole Malo, Paul Williams and Doug Bradshaw on the matter.

Please let me know what time is good for us to talk via telephone today or tomorrow, since I am currently out of town.

Thank you soooooo much for your help you gave me back in June. I look forward to speaking with you on this again soon.

Sincerely,

Nancy

Dr. Nancy A. Moulton, Ph.D., PMP, MBB

[\(703\) 626-0600](tel:(703)626-0600)

Nicole Malo

From: Dr. Nancy A. Moulton, PhD
Sent: Thursday, September 27, 2012 2:25 PM
To: 'Paul Williams'
Cc: nmalo@keywestcity.com
Subject: RE: Request for Expedited Review of 2013 TIF Application by COB Thursday 27 Sep
Attachments: TreePermitApplication-Relocation.pdf

Hi Paul,

I have completed the request for a tree permit to relocate one of my trees. Please see attached. If you need any further clarification please let me know. I am basically moving the tree from one side of the house to the other, in the front yard, behind my fence on my own property.

P.S., the file is 6MB, so if the attachment does not come through, I can resend it in parts.

Thanks again!

Nancy

Dr. Nancy A. Moulton, Ph.D., PMP, MBB
(703) 626-0600

From: Paul Williams [<mailto:pwilliams@keywestcity.com>]
Sent: Wednesday, September 26, 2012 4:59 PM
To: Dr. Nancy A. Moulton, PhD
Subject: Re: Request for Expedited Review of 2013 TIF Application by COB Thursday 27 Sep

Hello Dr. Moulton,

It was nice to talk to you today and I hope you have a enjoyable time at your reunion.

Attached is a tree application for the palm transplanting we talked about.

Please contact me at any time if I can provide you any assistance in your efforts to beautify the City of Key west.

Sincerely,

Paul Williams
Urban Forestry manager
City of Key West
Planning Department
(305) 809-3768
pwilliams@keywestcity.com

On Wed, Sep 26, 2012 at 3:32 PM, Dr. Nancy A. Moulton, PhD <moultonn@cox.net> wrote:

Hi Enid,

You probably do not remember me. I am a new Key West resident who met with you in June to learn the process and requirements of HARC. I purchased my property in Bahama Village on 23 Aug and moved to Key West.

Now I am very interested in improving Geraldine Street, where I live. My street seems to be the worst looking street in all of Key West. The challenge I have is getting my funding application submitted by Friday. I know you are very busy, but if there is any way you could review, comment or approve my application by COB tomorrow, it would give me time to make any adjustments you require and submit the package on Friday.

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Thank you soooooo much for your help you gave me back in June. I look forward to speaking with you on this again soon.

Sincerely,

Nancy

Dr. Nancy A. Moulton, Ph.D., PMP, MBB

[\(703\) 626-0600](tel:(703)626-0600)

ITEM D
PROJECT INFORMATION

ITEM D

PROJECT INFORMATION

Project Description. Provide a brief description of the project and how it meets specific objectives of the CRA Plan.

Project Title: Improve Housing on Geraldine Street

Project Description: The new owner of 106 and 108 Geraldine Street, Dr. Nancy A. Moulton, Ph.D., recently retired from the Department of the Army as a Project Manager and as the Director for Transformation. She is a change agent and is enthusiastic about reversing and eliminating the blighting trend on Geraldine Street as part of the larger Bahama Village community effort. She has also talked to other residents on Geraldine St who expressed a desire to participate in improving their street. As a first step in the process, Dr. Moulton has spent approximately \$13,300.00 of private funds to improve the residential duplex housing at 106 and 108 Geraldine St. where she now resides. She proposes to spend an additional \$6,270.00 in personal matching funds for renovations, repairs and painting to improve the residential housing in 2013. She also proposes to provide an additional amount of labor equivalent to \$ 3,975 to plant trees, install shutters and replace doors and windows. This project is targeted to meet the objectives stated in the Community Redevelopment Plan of 2010 to help reverse and eliminate blighting trends on the street by renovating dilapidated and a poorly maintained building. The proposed repairs and renovation provides improved housing on Geraldine Street. Total proposed amount of **matching funds** for this project in **2013 \$10,245.00** and the requested amount from TIF is **\$10,5 70.00**.

The full amount, or any portion of the project that is approved from the 2013 Community Redevelopment Area (Bahama Village Subarea) Tax Increment Appropriation would help provide better housing on this neglected street. The itemized list of proposed improvements are as follows:

- 1) **Plant trees** on private property to reverse the warehouse feel when you experience the street and help reduce the impact of the ugly electrical station that spans almost the entire north side of the street. Planting additional palm trees between the houses would help bring back the Key West feel to the neighborhood and help obscure the blighted and dilapidated building on the corner of Fort and Geraldine Streets. Propose Dr. Moulton use Mama's Garden Center, near Key West, to buy and plant 5 Buccaneer Palms. Three would be planted on the west side of the property inside the fence line and two would be planted on the east side of the property inside the fence line. The trees do not get more than 15 – 20 feet tall, they are salt and drought tolerant, they love the Key West climate and they can create a welcoming green addition for residents and traveling tourists to enjoy. Itemized costs are attached at Item G. Total cost to TIF for tree planting is **\$1,030.00**. Matching funds provided is **\$870.00**
- 2) Removed
- 3) Removed

- 4) **Renovate front of 106 – 108 Geraldine Street Duplex (Street side).** Replace termite damaged support posts and cracked cement block posts on both the front and back porches with wooden posts and headers. Although the seller painted the house to make it look cleaner, it only served to cover up the termite damage and structural cracks for a short time. Repairs are required to eliminate the blighted conditions. Itemized costs are attached at Item G. Total cost to TIF for renovation of the front of the house is \$ **2,500.00**. Total matching funds provided is \$ **\$5,070.00**.
- 5) **Replace 8 windows and 2 exterior doors.** Repair and replace the poorly maintained, outdated and dilapidated windows and doors. Replace the doors to each apartment to provide a safer, cleaner and more efficient air conditioned space for the residents. Large air gaps, cracks and missing parts exist in all windows and doors. Itemized costs are attached at Item G. Total cost to TIF is \$ **7,040.00**. Total matching funds provided is \$ **\$4,300.00**.

Population served by the project. The population served by the project will include not only the residents and owners of the property on the street, but all who are served by the Community Redevelopment Plan, Jan 5, 2010. Specifically this project supports the following objectives in the Community Redevelopment Plan by: restoring the Bahama Village character to the neighborhood (Primary Objective 1); refurbishing housing stocks for long-term city residents (Primary Objective 3); provide small scale grant to refurbish and maintain properties (Primary Objective 5); improving perceived security through improving building safety and security (Primary Objective 10). This project is also consistent with and enhances other projects being considered by the Bahama Village Advisory Committee for 2013.

The multiple residents in the house and adjoining properties will benefit from the shade and reduce the demand for air conditioning. The population and many benefits include: improves the greenway conditions on the street to improve the connectivity with the Truman Waterfront area. Visitors walking and biking to and from the cruise ships and Ft. Zachary Taylor beach area as well as people attending events (power boat races) will have an improved perception of safety if the properties are well landscaped and in good repair. The project supports the improvement of transportation objectives, making walking and bicycling more pleasant on this street which is one of the most direct routes to Duval from the Truman Waterfront area; and improves the housing available to Bahama Village residents.

**City of Key West
Planning Department**

Verification Form
(Where Owner is the applicant)

I, Nancy A. Moulton being duly sworn, depose and say that I am the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

106-108 Geraldine Street, Key West, FL 33040
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.

Nancy A. Moulton
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 25th September, 12 by
date

Nancy Arlene Moulton
Name of Owner

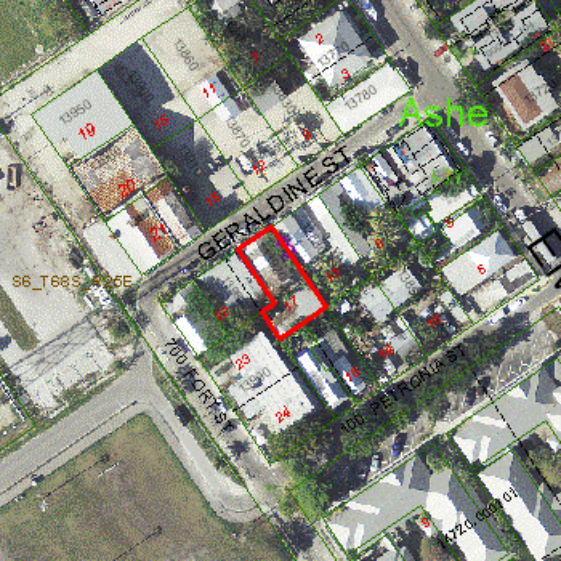
He/She is personally known to me or has presented FLDL as identification.

[Signature]
Notary's Signature and Seal

Zahra Bagirova
Name of Acknowledger typed, printed or stamped



7329793
Commission Number, if any



Ashe

S6_T68S_R25E

GERALDINE ST

700 FORT ST

100 PETRONIA ST

10720.000 01

ITEM D PROJECT INFO

ACTION 3) PARKING AND ACTION 4) RENOVATE
FRONT OF HOUSE (STREET SIDE)



Move
Palm
Tree

Keep 3
concrete
posts
with
wood.

Relocate
Palm
Tree
Here

Remove 10' section
of wall for
parking

Install driveway gate and pedestrian gate.
Key West Style Wooden Gates.

ACTION 3) PARKING



PROPOSED
PEDESTRIAN GATE
FOR PARKING SAFETY

ITEM D PROJECT INFO
ACTION 3) PARKING

Page 1 of 1



PROPOSE WHITE PICKETT FENCE
GATE FOR PARKING SPACE
SIMILAR TO THIS ONE, DESIGNED
TO MATCH PEDESTRIAN GATE.

ITEM D PROJECT INFO

ACTION 4) RENOVATE FRONT OF HOUSE



OLD WINDOW + DOOR SHOWN HERE IS
108 GERALDINE. 106 GERALDINE
IS A MIRROR IMAGE.

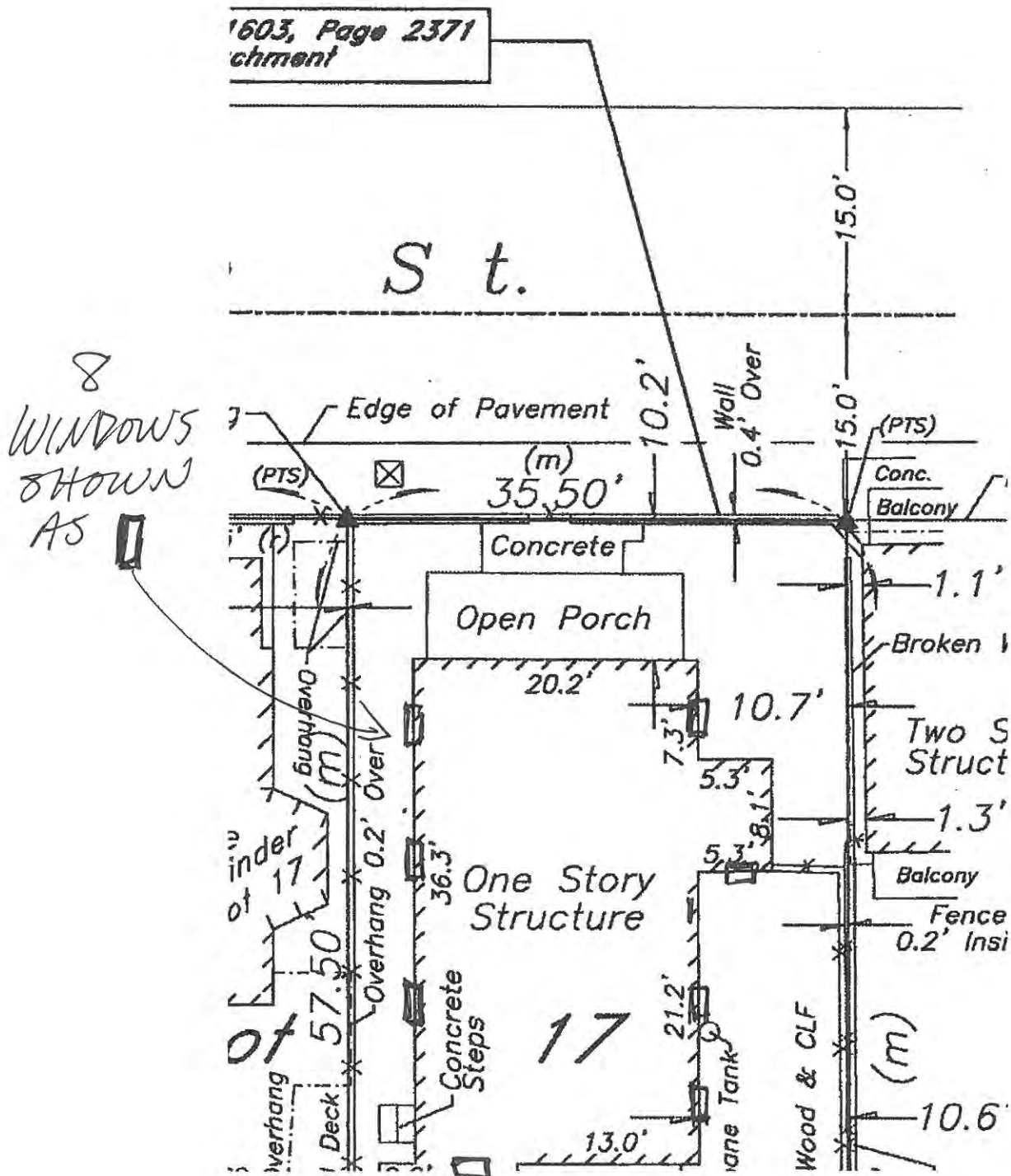
REPLACE 2 FRONT WINDOWS AND
2 FRONT DOORS WITH NEW IMPACT
RESISTANT TYPE. SEE ATTACHED.
ANDERSEN 400 SERIES.

ITEM D PROJECT INFO.

ACTION 5) REPLACE WINDOWS

Lot 17, Tract 3,
of Key West, FL

1603, Page 2371
Attachment





2 OF 8 OLD WINDOWS LOCATED
ON THE REAR (EAST, WEST + SOUTH)
SIDES OF THE HOUSE.

REPLACE 8 WINDOWS WITH NEW
ANDERSEN 400 SERIES (SEE ATTACHED).

REPLACE 2 DOORS (1 REAR + 1 ON
WEST SIDE OF HOUSE) WITH
ANDERSEN 400 SERIES (SEE ATTACHED).























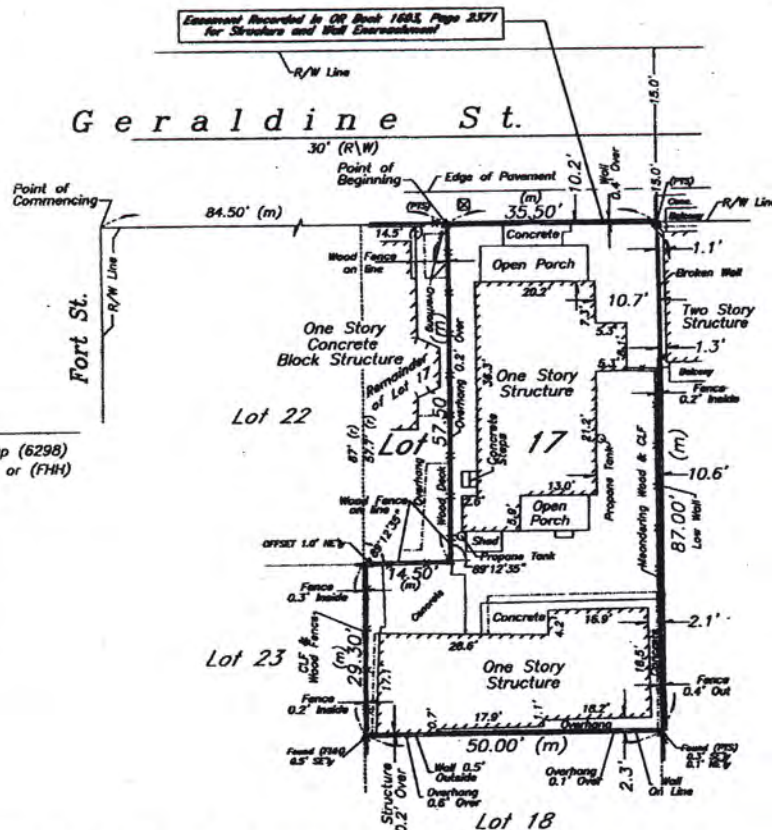


Boundary Survey Map of part of Lot 17, Tract 3, T.J. Ashe diagram of the Island of Key West, FL



LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- ▲ Found Nail & Disc (PTS) or (FHH)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- P- Overhead Utility Lines



NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 106-108 Geraldine Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. Date of field work: June 11, 2012.
10. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West, being part of Lot 17, in Tract 3 according to a diagram by T.J. Ashe and recorded in Monroe County, Florida Public Records in Deed Book T, Page 77, and being more particularly described as follows: **COMMENCE** at the intersection of the Northeasterly right of way line of Fort Street with the Southeasterly right of way line of Geraldine Street and run thence Northeasterly along the Southeasterly right of way line of the said Geraldine Street for a distance of 84.50 feet to the Point of Beginning; thence continue Northeasterly along the Southeasterly right of way line of the said Geraldine Street for a distance of 35.50 feet to the Northeasterly corner of the said Lot 17; thence Southeasterly and at right angles along the Northeasterly boundary line of the said Lot 17 for a distance of 87.00 feet to the Southeasterly corner of the said Lot 17; thence Southwesterly and at right angles along the Southeasterly boundary line of the said Lot 17 for a distance of 50.00 feet to the Southwesterly corner of the said Lot 17; thence Northwesterly and at right angles along the Southwesterly boundary line of the said Lot 17 for a distance of 29.30 feet to the Northwesterly face of an existing wood fence; thence Northeasterly with a deflection angle of 89°12'35" to the right and along said Northwesterly face of an existing wood fence for a distance of 14.50 feet to a point on the Northeasterly boundary line of the lands described in Official Records Book 2284, at Page 1042, of the Public Records of Monroe County, Florida; thence Northwesterly with a deflection angle of 89°12'35" to the left and along the said Northeasterly boundary line of the lands described in Official Records Book 2284, at Page 1042, of the Public Records of Monroe County, Florida, for a distance of 57.50 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Nancy Moulton;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

June 13, 2012

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PMS 60000

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Karl D. Borglum
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Map portion under construction.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1014303 Parcel ID: 00013920-000000

Ownership Details

Mailing Address:

MOULTON NANCY A LIVING TRST 1/25/02
108 GERALDINE ST REAR
KEY WEST, FL 33040-7316

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 11KW

**Affordable
Housing:** No

**Section-Township-
Range:** 06-68-25

Property Location: 106 GERALDINE ST KEY WEST
108 GERALDINE ST KEY WEST

Legal Description: KW PT LOT 17 SQR 3 TR 3 OR220-512/13 OR372-18/19 OR1582-291/295(RES NO 99-181) OR1582-296
(RES NO 99-180) OR1603-2369/71 OR1691-1400/01 OR1748-1301/05Q/C OR2586-411/13



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	3,559.00 SF

Building Summary

Number of Buildings: 2

Number of Commercial Buildings: 0
 Total Living Area: 1533
 Year Built: 1933

Building 1 Details

Building Type R2
 Effective Age 23
 Year Built 1933
 Functional Obs 0

Condition P
 Perimeter 140
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 30
 Grnd Floor Area 820

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

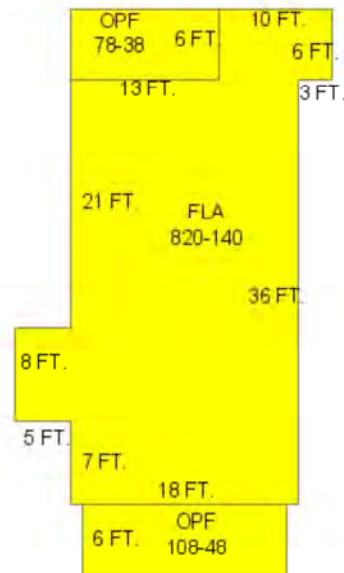
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	1:WD FRAME	1	1993	N	N	0.00	0.00	820
2	<u>OPF</u>		1	1993	N	N	0.00	0.00	108
5	<u>OPF</u>		1	1993	N	N	0.00	0.00	78

Building 2 Details

Building Type R1
Effective Age 17
Year Built 1994
Functional Obs 0

Condition P
Perimeter 124
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 22
Grnd Floor Area 713

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 1

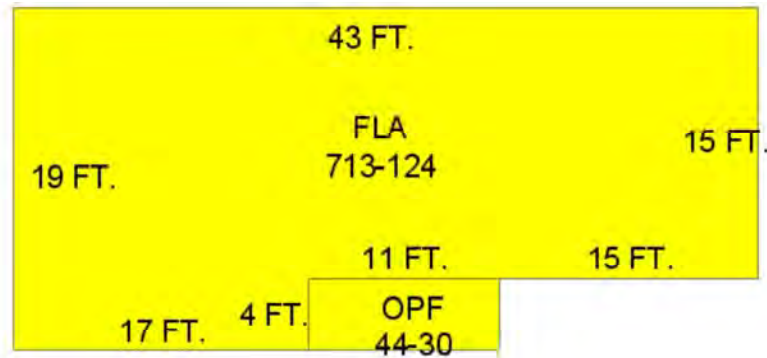
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME	1	1993	N	N	0.00	0.00	713
2	OPF		1	1993	N	N	0.00	0.00	44

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	210 SF	35	6	1979	1980	5	30

Appraiser Notes

02/01/00 - HALF OF BACK BUILDING IS ON THIS PROPERTY.(FLA3) TPP AK-8972910

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	9800938	03/25/1998	01/01/1999	1,600	Residential	REPLACE FUSE PANEL

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	148,516	840	166,481	315,837	315,837	0	315,837
2011	151,157	840	166,415	318,412	318,412	0	318,412
2010	154,057	840	137,528	292,425	292,425	0	292,425
2009	171,515	840	256,959	429,314	429,314	0	429,314
2008	151,983	840	323,869	476,692	476,692	0	476,692
2007	165,922	840	355,900	522,662	522,662	0	522,662
2006	246,611	840	302,515	549,966	549,966	0	549,966
2005	216,758	840	249,130	466,728	466,728	0	466,728
2004	181,713	840	177,950	360,503	360,503	0	360,503
2003	133,256	840	85,416	219,512	219,512	0	219,512
2002	135,754	840	62,283	198,877	198,877	0	198,877
2001	87,154	840	62,283	150,277	150,277	0	150,277
2000	87,154	493	40,472	128,120	128,120	0	128,120
1999	37,600	200	52,200	90,000	90,000	25,000	65,000
1998	37,600	200	52,200	90,000	90,000	25,000	65,000
1997	46,285	215	43,500	90,000	90,000	25,000	65,000
1996	46,265	235	43,500	90,000	90,000	25,000	65,000
1995	46,250	250	43,500	90,000	90,000	25,000	65,000
1994	46,235	265	43,500	90,000	90,000	25,000	65,000
1993	46,500	0	43,500	90,000	90,000	25,000	65,000
1992	46,500	0	43,500	90,000	90,000	25,000	65,000
1991	46,500	0	43,500	90,000	90,000	25,000	65,000
1990	36,416	0	34,800	71,216	71,216	25,000	46,216
1989	31,111	0	33,713	64,824	64,824	25,000	39,824
1988	26,449	0	25,013	51,462	51,462	25,000	26,462
1987	26,148	0	14,138	40,286	40,286	25,000	15,286
1986	26,288	0	13,050	39,338	39,338	25,000	14,338
1985	25,578	0	10,745	36,323	36,323	25,000	11,323

1984	23,908	0	10,745	34,653	34,653	25,000	9,653
1983	23,908	0	10,745	34,653	34,653	25,000	9,653
1982	24,376	0	10,484	34,860	34,860	25,000	9,860

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/3/2012	2586 / 411	260,000	WD	02
11/3/1999	1603 / 2369	210,000	WD	M

This page has been visited 485 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

ITEM E
OWNERSHIP AND
LEGAL STRUCTURE

Prepared by and return to:

G. Helen Athan, Esq.

Attorney at Law

Grant Fridkin Pearson, P.A.

5551 Ridgewood Drive Suite 501

Naples, FL 34108

239-514-1000

File Number: KW10.13

Parcel Identification No. 00013920-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made as of this 23rd day of August, 2012 between KW Properties, LLC, a Florida limited liability company, whose post office address is c/o David G. Budd, GFPAC, 5551 Ridgewood Drive, Suite 501, Naples, FL 34108, of the County of Collier, State of Florida, grantor*, and Nancy A. Moulton, as Trustee of the Nancy A. Moulton Living Trust, dated January 25, 2002, with the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein, pursuant to Florida Statutes §689.071, whose post office address is 108 (Rear) Geraldine Street, Key West, FL 33040, of the County of Monroe, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

See Exhibit A.

Subject to conditions, restrictions, reservations, easements of record and common to the subdivision. Subject to ad valorem taxes and any assessments for the current and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

*** "Grantor" and "Grantee" are used for singular or plural, as context requires.**

[SIGNATURES ON THE FOLLOWING PAGE]

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

Signed, sealed and delivered in our presence:

Christina M. Flagg
Witness Name: CHRISTINE M. FLAGG

Janet de Cardenas
Witness Name: Janet Cardenas

KW Properties, LLC, a Florida limited liability company

By: David G. Budd
David G. Budd, as Assistant Manager

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 3rd day of August, 2012 by David G. Budd, as Assistant Manager of KW Properties, LLC, a Florida limited liability company, on behalf of said company. He ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]

Janet de Cardenas
Notary Public

Printed Name: _____

My Commission Expires: _____

NOTARY PUBLIC-STATE OF FLORIDA
Janet de Cardenas
Commission #DD867633
Expires: APR. 21, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

E-8

EXHIBIT "A"

A parcel of land on the Island of Key West, being a part of Lot 17, in Tract 3, according to a diagram by T.J. Ashe and recorded in Monroe County, Florida Public Records in Deed Book "I", Page 77, and being more particularly described as follows:

Commence at the intersection of the Northeasterly right of way line of Fort Street with the Southeasterly right of way line of Geraldine Street and run thence Northeasterly along the Southeasterly right of way line of the said Geraldine Street for a distance of 84.50 feet to the Point of Beginning; thence continue Northeasterly along the Southeasterly right of way line of the said Geraldine Street for a distance of 35.50 feet to the Northeasterly corner of the said Lot 17; thence Southeasterly and at right angles along the Northeasterly boundary line of the said Lot 17 for a distance of 87.00 feet to the Southeasterly corner of the said Lot 17; thence Southwesterly and at right angles along the Southeasterly boundary line of the said Lot 17 for a distance of 50.00 feet to the Southwesterly corner of the said Lot 17; thence Northwesterly and at right angles along the Southwesterly boundary line of the said Lot 17 for a distance of 29.30 feet to the Northwesterly face of an existing wood fence; thence Northeasterly with a deflection angle of $89^{\circ}12'35''$ to the right and along said Northwesterly boundary line of the lands described in Official Records Book 2284, Page 1042, of the Public Records of Monroe County, Florida; thence Northwesterly with a deflection angle of $89^{\circ}12'35''$ to the left and along the said Northeasterly boundary line of the lands described in Official Records Book 2284, Page 1042, of the Public Records of Monroe County, Florida, for a distance of 57.50 feet back to the Point of Beginning.

ITEM G
PROJECT BUDGET

2013 Project Budget: Improve Housing on Geraldine St

Updated 9 Nov 2012

Action 1) Plant Trees

				Matching	Cost to TIF
Buccaneer Palm Trees, 15 gallon, 6-7' tall	5	each	160.00	0.00	800.00
<i>Labor</i> for Planting = \$35.00 per person per hour	25	hour	35.00	875.00	0.00
Fertilizer	3	bag	20.00	0.00	60.00
Jungle Mix	2	yard	85.00	0.00	170.00
Total for Planting Palm Trees				875.00	1,030.00

Action 2) Removed

Action 3) Removed

Action 4) Renovate front of 106-108 Geraldine Duplex (Street side)

New boards	5	1x6x8	5.00	25.00	
Cement Clapboard Siding Panels	3	4x8	80.00	240.00	
Trim boards	15	1x4x8	5.00	75.00	
Exterior Paint and Caulk	3	gallon	30.00	90.00	
<i>Labor</i>	24	hours	35.00	840.00	
Conch Contruction and Roofing to replace front porch concrete block support posts and headers replaced with pressure treated wood	3	job			2,500.00
Front Windows	2		500.00	1,000.00	
Front Doors	2		1,000.00	2,000.00	
<i>Labor</i> to install windows and doors	4	each	200.00	800.00	
Total to Renovate Front of House				\$5,070.00	\$2,500.00

Action 5) Replace 8 windows and 2 exterior doors

Windows	8	each	400.00	0.00	3,200.00
Doors	2	each	1,000.00	2,000.00	0.00
<i>Labor</i> to install windows and doors	10	each	200.00	2,000.00	0
Bahama Hurricane Shutters	6	each	640.00	0.00	3,840.00
<i>Labor</i> to install shutters	6	each	50.00	300.00	0.00
Total to replace 8 windows and 2 doors & install shutters				\$4,300.00	\$7,040.00

2013 Estimated Project Budget

Mathching <i>Labor</i>				3,975.00	
Cost of Expenses				\$6,270.00	11,270.00
Total				<u>\$10,245.00</u>	<u>\$10,570.00</u>

Cumulative 2013 Estimated Project Total**\$20,815.00**

ITEM H
PROJECT SCHEDULE

(Time estimated in weeks to complete.)

Action 1) Plant Trees

Action 2) Removed

Action 4) Renovate front of 106-108 Geraldine Duplex (Street side)

Action 5) Replace 8 windows and 2 exterior doors

2013 Estimated Project Weeks to Complete **10-16**

ITEM I
GREEN FEATURES

ITEM I

DESCRIPTION OF GREEN FEATURES

Buccaneer Palm Tree – *Pseudophoenix sargentii*

The Buccaneer Palm Tree, scientific name *Pseudophoenix sargentii*, is a truly collectors palm. This palm loves warm tropical weather and is not cold hardy. Buccaneer Palm Tree has a self cleaning trunk and is very easy to grow. This extremely slow growing palm is perfect for small gardens. It can also be grown indoors or on the patio in the container. Scientific name: *Pseudophoenix sargentii*. Common names: The Buccaneer Palm Tree is also known as Cherry Palm, Sargent's Cherry Palm, Palma de Guinea. Family: Arecaceae.

Origin: This unique and endangered palm is native to South Florida, Mexico, Belize, Cuba and the Bahamas.

Appearance: It has a single smooth gray trunk that is ringed with scars of shed fronds. The trunk has no crownshaft. It is topped with grown dark green pinnate shaped, feathery, leaves that are about 15ft long. Flowers/Fruits: In the late summer, it produces small yellow flowers that grow on a branched inflorescence. Flowers are followed by green berry-like fruits that turn red when ripe. Fruit is round, about 1/5 in in diameter.

Growth Rate: Slow. This slow growing palm gets up to 10-15 ft tall and 10-15 ft wide.

Outdoor/Indoor Use: Both. Cold Tolerance: This palm is not cold hardy and can only tolerate cold down to 30F. It is great for growing in USDA Zones 10a (30 to 35 F) to 11 (above 40 F).

Light Req: Full sun to Partial shade.

Water Req: Moderate. It likes moist but well drained soil. It prefers alkaline soils and can tolerate salt water.

Maintenance: Easy. Apply good quality palm fertilizer that has continues release formula twice a year during growing season.

Retrieved from http://en.wikipedia.org/wiki/Pseudophoenix_sargentii on 24 September 2012.



Request for Additional Information



THE CITY OF KEY WEST

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

October 26, 2012

VIA ELECTRONIC MAIL

Dr. Nancy A. Moulton
106-108 Geraldine Street
Key West, Florida 33040

**RE: Application for Tax Increment Appropriation
Geraldine Street Enhancement Project
Request for Additional Information and Clarification**

Dear Dr. Moulton:

The City is in receipt of your timely submitted application for the Geraldine Street Enhancement Project including housing, parking and a greenway. Staff has conducted a preliminary review of the application and is requesting the following additional information or clarification regarding the submitted materials:

- **Authorization:** Provide a property deed showing ownership of 106-108 Geraldine Street; provide authorization for work proposed on Keys Energy property; provide any additional relevant information regarding coordination efforts with Keys Energy. Based on an attached email the City is not prepared to support portions of the application proposed for improvements to the right-of-way. The application should be revised to reflect work on the authorized properties only.
- Please clarify how the proposed structural improvements, parking, fencing and landscaping on private property alleviate blight in the district. Is the rental unit proposed to be deed restricted affordable? Please note that for the private property improvements the allocation will likely be amortized.
- **Provide legible attachments:** I have recently received the original color images for the application; however, as we discussed the attachments, particularly item D, are difficult to understand. The landscape plan is required to be signed and sealed by a registered landscape architect. Provide attachment of the "Village to Ocean and Sunset Scene" you are proposing as a mural. Provide a signed and sealed copy of the survey for 106-108 Geraldine Street, it appears as though the wall may be encroaching on the City's right-of-way.
- **Revise Budget:** The cost of past unrelated improvements to the property do not constitute a financial match for the proposed work; clarify the exact type of in-kind labor you are referring to and how you determined its value; provide the basis for the mural estimates.

This additional information is requested by November 9, 2012.

If the information received is determined to be sufficient your project presentation will be scheduled before the Bahama Village Redevelopment Advisory Committee at their regularly scheduled meeting on

October 26, 2012

Page 2

Thursday, December 6, 2012, starting at 5:30 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. The Bahama Redevelopment Advisory Committee is expected to meet on January 3, 2011, to recommend funding allocations.

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

Sincerely,

A handwritten signature in blue ink that reads "Nicole Malo on behalf of Don Craig". The signature is written in a cursive, flowing style.

Donald Leland Craig, AICP
Planning Director

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

Nicole Malo

From: Diane Nicklaus
Sent: Tuesday, October 23, 2012 2:05 PM
To: Nicole Malo
Subject: Re: BV CRA TIF Application - Request to use City ROW

Karen and I are going down there this afternoon to refresh my memory.

She has a project that has been designed and will probably be constructed in the next 3-5 years which involves Geraldine Street, including sidewalks. If Dr. Moulton does anything to her front wall she must remove the entire wall in front of the property as it encroaches on City ROW per her survey (or she has to get an easement).

Her proposed driveway is too narrow (regulation 12'x18') and will have issues with the neighboring property and their encroachments and proposed future sidewalk. As for the plantings, I would say that nothing should be planted along the KEYS Energy building without their approval (augering holes for palms next to that building needs an engineer's approval due to the condition of the building) and if they paint that wall in front of the sub-station, they will need permission from KEYS Energy as well. Can she seek TIF funds for personal property improvements? I would not suggest that anyone from the City sign the Authorization Form at this time without an understanding as to what and who are involved.

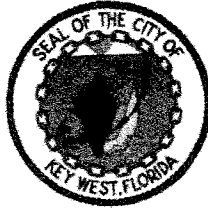
Diane Nicklaus
Public Facilities/Bicycle/Pedestrian/ADA Coordinator
305-809-3951
dnicklau@keywestcity.com

On Tue, Oct 23, 2012 at 1:09 PM, Nicole Malo <nmalo@keywestcity.com> wrote:

> Mark,
>
> Diane is reviewing the application, coordinating the r-o-w info is a
> good idea, particularly because I believe there is an improvement plan
> proposed for construction on Geraldine St in the next 5 years (I
> believe); however, she is not authorized to sign the form on behalf of
> the City, the City Manager is. I recommended Dr. Moulton ask you in
> your capacity as CM because you are familiar with the project. As you
> know, authorizing the proposal is at your/the CM discretion, the City
> has no obligation to sign the form and the applicant can withdraw the r-o-w portion of the proposal.
>
>
>
> Nicole Malo
> Planner
> City of Key West Planning Department
> 305-809-3778
>
> From: Mark Finigan [<mailto:mfinigan@keywestcity.com>]
> Sent: Tuesday, October 23, 2012 10:03 AM
> To: Diane Nicklaus
> Cc: Nicole Malo
> Subject: BV CRA TIF Application - Request to use City ROW
>
>

>
> <<...>>
>
> Diane, Dr. Nancy Moulton has made application for this cycle of TIF
> proceeds for the property located at 106-108 Geraldine. Her
> application calls for TIF funded improvements to both private property
> located at the cited address as well as improvements to the rights of
> way that run parallel to the property. Before Planning/Nicole can
> deem the application complete she needs a determination from you that
> the proposed improvements in the City's ROW are acceptable. Nicole has the application for your review.
>
> Can you please take a look and if acceptable complete and approve the
> attached form and return to Nicole.
>
> Thanks
>
> Mark

Original Application



**Community Redevelopment Area
Application for Tax Increment Appropriation
for the Bahama Village Subarea
2013 Allocation**

Please completely fill out this application. Please use inserts for all attachments in proper order. Applications for funding are accepted between Monday, July 2, 2012 and Friday, September 28, 2012. After staff review, additional information may be requested. Please see the 2012 Schedule for Application Cycles and Review for details related to the process. By law funding for the Community Redevelopment Agency occurs after January 1st. The attached Community Redevelopment Agency Use of Tax Increment Funding Guidelines includes additional information to assist in the application process.

A. **PROJECT NAME:** Improve housing, parking and greenway on Geraldine Street

B. **PROJECT LOCATION/ADDRESS:** 106 -108 Geraldine St, Key West, FL 33040

C. **APPLICANT (PLEASE EXECUTE ATTACHED AUTHORIZATION FORMS)**

Entity

Authorized Representative

Dr. Nancy A. Moulton, Ph.D.

Role or Capacity of Authorized Representative

Project Manager and Laborer

Address

108 Geraldine St., Key West, FL 33040

Telephone Number

703-626-0600

Cellular Number

703-626-0600

E-Mail Address

moultonn@cox.net

D. PROJECT INFORMATION

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

Provide a brief description of the project and how it meets specific objectives of the CRA Plan.

☒ Description attached

Provide a description of the population served by the project.

☒ Description attached

Please attach proper authorization and verification forms from the property owner(s) for the proposed project facility location.

☒ Property location authorization and verification form attached

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

☒ map(s) attached

☐ deeds(s) attached

☒ boundary survey attached

☒ Monroe County Property Appraiser data for the site (<http://www.mcpafl.org>)

If a Program provide the address of the program facility location:

E. 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.

Owner of the property at 106 and 108 Geraldine is Dr. Nancy A. Moulton, Ph.D. (Verification form is attached as part of Item D).

Owner of City of Key West right-of-way is the City of Key West (Verification form is attached in Item D).

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.

Application to rent one residential one bedroom apartment is open to the general public. There is a \$15.00 application fee for those interested in applying for a rental contract. The owner of the property also occupies a one bedroom apartment in the house, which is a portion of the legal duplex.

F. PREAPPLICATION MEETING

A pre-application with the City Planner and Historic Preservation Planner is required prior to application submittal. Please contact the Planning Department to make appointments at 305-809-3778. Please provide the following pre-application meeting dates:

Planning Department Historic Preservation Planner

G. PROJECT BUDGET

Note: Applicants are encouraged to consider the total amount available for TIF funding in 2013 relative to their project request.

1. Is funding requested for multiple phases (over more than one funding cycle?)
☒ yes ☐ no

2. Project Cost for 2013
Total Project Cost (if multiphase, for all years)

3. Amount of TIF Funding Requested for 2013
Total Amount of TIF Funding Requested
(if multiphase, for all years)

4. Total Amount of matching funds provided for 2013
Total Amount of matching funds provided
(if multiphase, for all years)

Describe the source and amount of matching funds

The source of matching funds is the new owner of 106 and 108 Geraldine St, Dr. Nancy A. Moulton, Ph. D. She has already provided \$13,300 in matching funds to repair and replace the roof on the property in September 2012. Dr. Moulton plans to spend an additional \$2,700.00 private funds and proposes to contribute the equivalent of \$10,000.00 in labor each year to manage the project and perform much of the work. Total matching funds for 2013 is \$26,000.00 and \$10,000 in 2014.

5. Attach a detailed budget for the project describing each key element and estimated costs (if multiphase, for all years)
☒ Detailed budget attached

H. PROJECT SCHEDULE

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

☒ Schedule attached

I. 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

J. 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 Statutes - 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: Nancy A. Moulton Date: 25 Sept 2012

Subscribed and sworn to (or affirmed) before me on 25th September, 12 (date) by
Nancy Arlene Moulton.

Please Print Name of Affiant Nancy Arlene Moulton

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

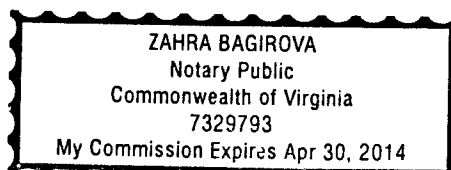
Zahra Bagirova Name of Acknowledger

Notary Title or Rank

7329793 Commission Number

[Signature]
Notary's Signature and Seal

Page 4 of 4
July 2012



ITEM D
PROJECT INFORMATION

ITEM D PROJECT INFORMATION

Project Description. Provide a brief description of the project and how it meets specific objectives of the CRA Plan.

Project Title: Improve Geraldine Street

Project Description: The new owner of 106 and 108 Geraldine Street, Dr. Nancy A. Moulton, Ph.D., recently retired from the Department of the Army as a Project Manager and as the Director for Transformation. She is a change agent and is enthusiastic about reversing and eliminating the blighting trend on Geraldine Street as part of the larger Bahama Village community effort. She has also talked to other residents on Geraldine St who expressed a desire to participate in improving their street. As a first step in the process, Dr. Moulton has spent approximately \$13,300.00 of private funds to improve the residential duplex housing at 106 and 108 Geraldine St. where she now resides. She proposes to spend an additional \$2,700.00 for renovations, repairs and painting to improve the residential housing in 2013. She also proposes to provide an additional amount of labor equivalent to \$ 10,000.00 to manage the proposed project and to do much of the work required. She will act as project manager, laborer and an ambassador for reversing the blighting trend on Geraldine Street. This project is multifaceted and multi-year, targeted at meeting the objectives stated in the Community Redevelopment Plan of 2010 to reverse blighting trends on the street by renovating dilapidated buildings, providing improved housing, adding parking and plantings to create a greenway. The total proposed amount of **matching funds** for this **2013** proposal is **\$26,000.00** of private funds and labor.

Dr. Moulton requests **\$32,800** or any portion of the project that is approved from the 2013 Community Redevelopment Area (Bahama Village Subarea) Tax Increment Appropriation. The itemized list of proposed improvements are as follows:

- 1) **Plant trees** on city property right-of-way to create a greenway. Trees would screen the ugly power plant and obscure the blighted building on the corner of Fort and Geraldine Streets. Propose Dr. Moulton use Mama's Garden Center, near Key West, to buy and plant 10 Traveler Palms along the fence-line to welcome travelers to this unique small street as they explore the backstreets on their way to and from Duval Street, Fort Zachary Taylor Beach and the cruise ships. Trees will bring back a Bahama Village charm to the street. Propose planting 5 Buccaneer Palms along the west end of the street as well. These trees are ideal for planting near power lines due to their size. The trees do not get more than 15 – 20 feet tall, they are salt and drought tolerant, they love the Key West climate and they can create a welcoming greenway for residents and traveling tourists. Itemized costs are attached at Item G. Total cost estimate for tree planting is **\$ 5,290.00**.
- 2) **Repaint the wall** in front of the electric substation on Geraldine Street with local art scene from Bahama Village and Geraldine Street. Itemized costs are attached at Item G. Total cost estimate for re-painting the wall is **\$12,000.00**.
- 3) **Add one parking space** for residents of 106 and 108 Geraldine. Relocate one Palm Tree on the property of 108 Geraldine St, remove part of the cement block wall in front of 108 Geraldine St and install a driveway gate and pedestrian gate in order to provide more

Bahama Village/Key West character to the street, while easing the competition for limited parking on the street. Itemized costs are attached at Item G. Total cost estimate for the additional parking is \$ **700.00**.

- 4) **Renovate the front** (street side) of the residential duplex housing at 106 and 108 Geraldine St. Repair termite damage, install new clap board style cement board hurricane quality siding and trim, replace the front doors and windows with hurricane grade, and replace the cement posts in the front and rear porches with wooden posts and headers more representative of the village style house. Paint the front of the house traditional white, install new trim and paint trim an island aqua color typical in Key West. Itemized costs are attached at Item G. Total cost estimate for renovation of the front of the house is \$ **6,730.00**.
- 5) **Replace the other 8 outdated windows** throughout the duplex, the back door to each apartment and associated trim to provide a safer, cleaner and more efficient air conditioned space for the residents and to bring the residence to current building code standards for hurricane protection. Itemized costs are attached at Item G. Total cost estimate is \$ **8,080.00**.

In addition to the funding requested in 2013, Dr. Moulton requests that the \$73,000.00 be set aside to fund the following in 2014:

- 1) **Tuckpoint and repair brick** on the Geraldine side of the old brick buildings that are falling down at the corner of Fort and Geraldine streets. Repair the brick and concrete and board up the windows to prevent safety hazards on the south side of the building and approximately 10 feet of the east side of the building. Masonry repair costs are based on \$30.00 per square foot. Total cost estimate of masonry repair is \$43,000.00.
- 2) **Paint mural** on south side of the old brick buildings at the corner of Fort and Geraldine. Based on the cost estimate received for the 2013 wall painting, the cost is estimated to be in the range of \$30,000.00.

Matching funds for 2014 would be provided in equivalent labor in the amount of \$10,000.00 by Dr. Moulton. More specific information can be provided in an updated proposal in the next application cycle.

Population served by the project. The population served by the project will include not only the residents and owners of the property on the street, but all who are served by the Community Redevelopment Plan, Jan 5, 2010. This project is consistent with and enhances other projects being considered by the Bahama Village Advisory Committee for 2013. The population and many benefits include: establishes an expedient greenway almost immediately for the many visitors walking and biking to and from the cruise ships and Ft. Zachary Taylor beach area; supports the improvement of transportation objectives, making walking and bicycling more pleasant on this street which is one of the most direct routes to Duval from the Truman Waterfront area; and improves the housing available to Bahama Village residents.

ITEM D PROJECT INFO

LEGEND: COMMON AREA INCLUDING NO PARKING AREA

B = Buccaneer Palms 5 each



D-4

ACTION 1) TREES
ACTION 2) WALL
PAINTING

PROJECT INFO

To see all the details that are visible on the screen, use the "Print" link next to the map.



T = Traveler Palm Trees
B = Bucaraneer Palm Trees

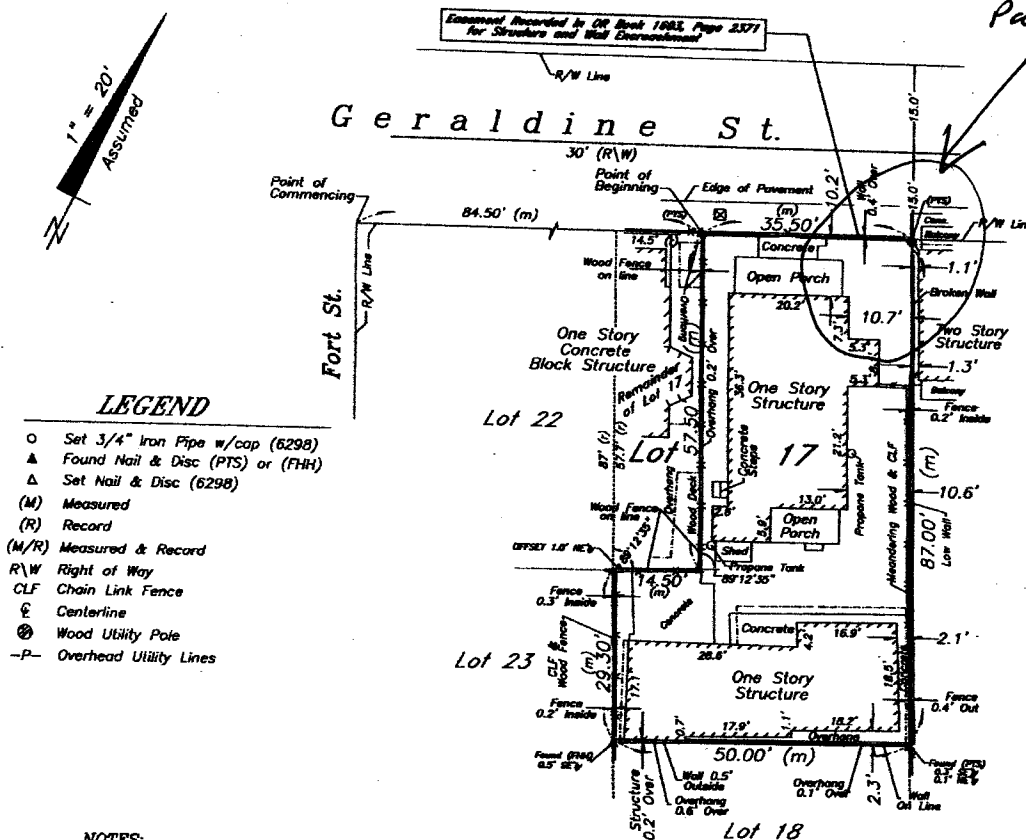
ACTION 3)
PARKING

ITEM D PROJECT INFO.

PROPOSED

10'x17'
Driveway
Parking Space

Boundary Survey Map of part of Lot 17, Tract 3,
T.J. Ashe diagram of the Island of Key West, FL



J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

June 13, 2012

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

D-5

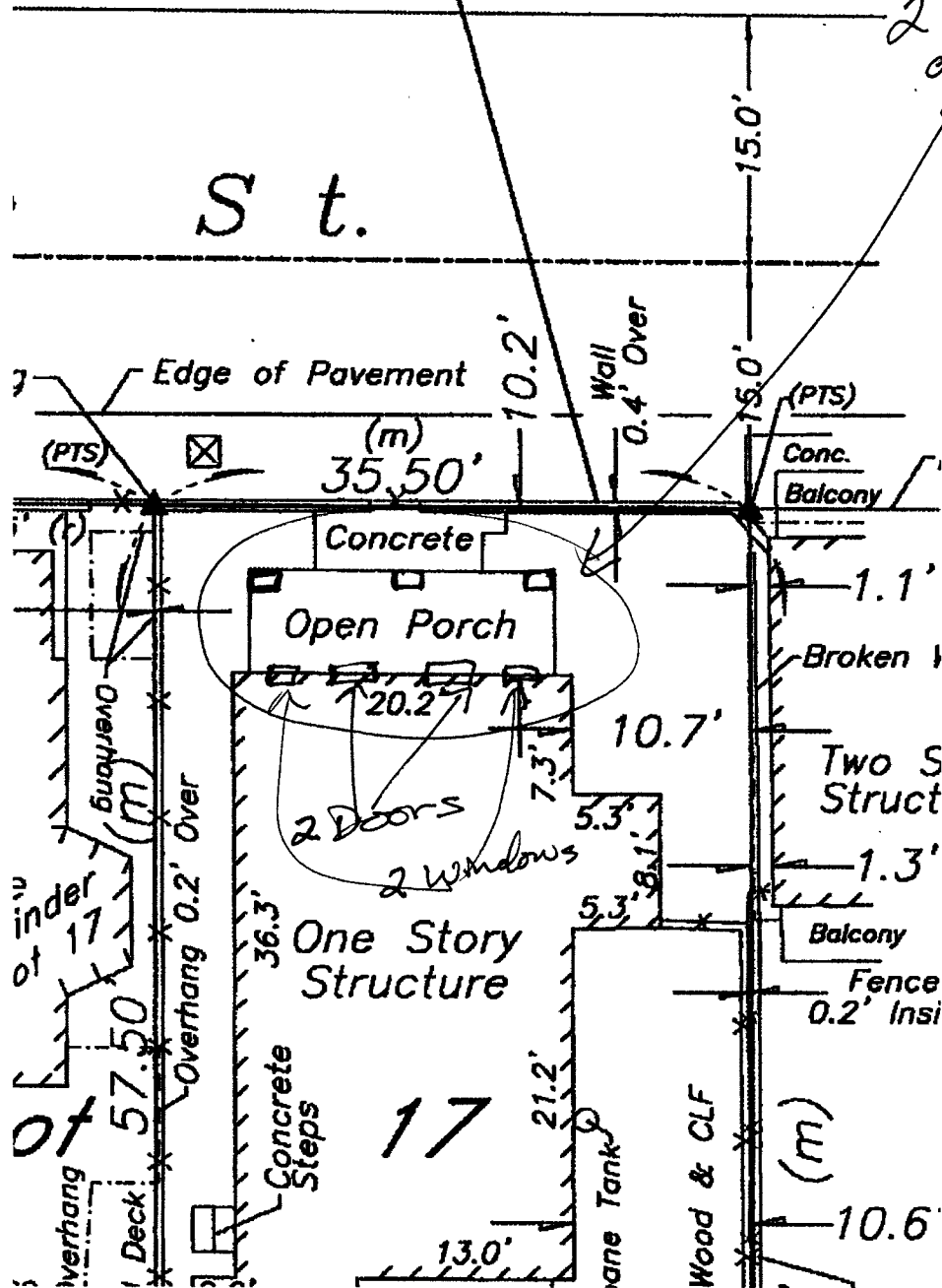
ACTION 3) PARKING

D-6

ACTION 4) RENOVATE FRONT OF HOUSE

Lot 17, Tract 3,
of Key West, FL

Illustration
of 3 posts,
2 doors,
2 windows
on front
of house
at 106 +
108 Geraldine
street.



D-7

ITEM D PROJECT INFO

ACTION 3) PARKING AND ACTION 4) RENOVATE FRONT OF HOUSE (STREET SIDE)



Replace 3 concrete posts with wood.

Move Palm Tree

Relocate Palm Tree Here

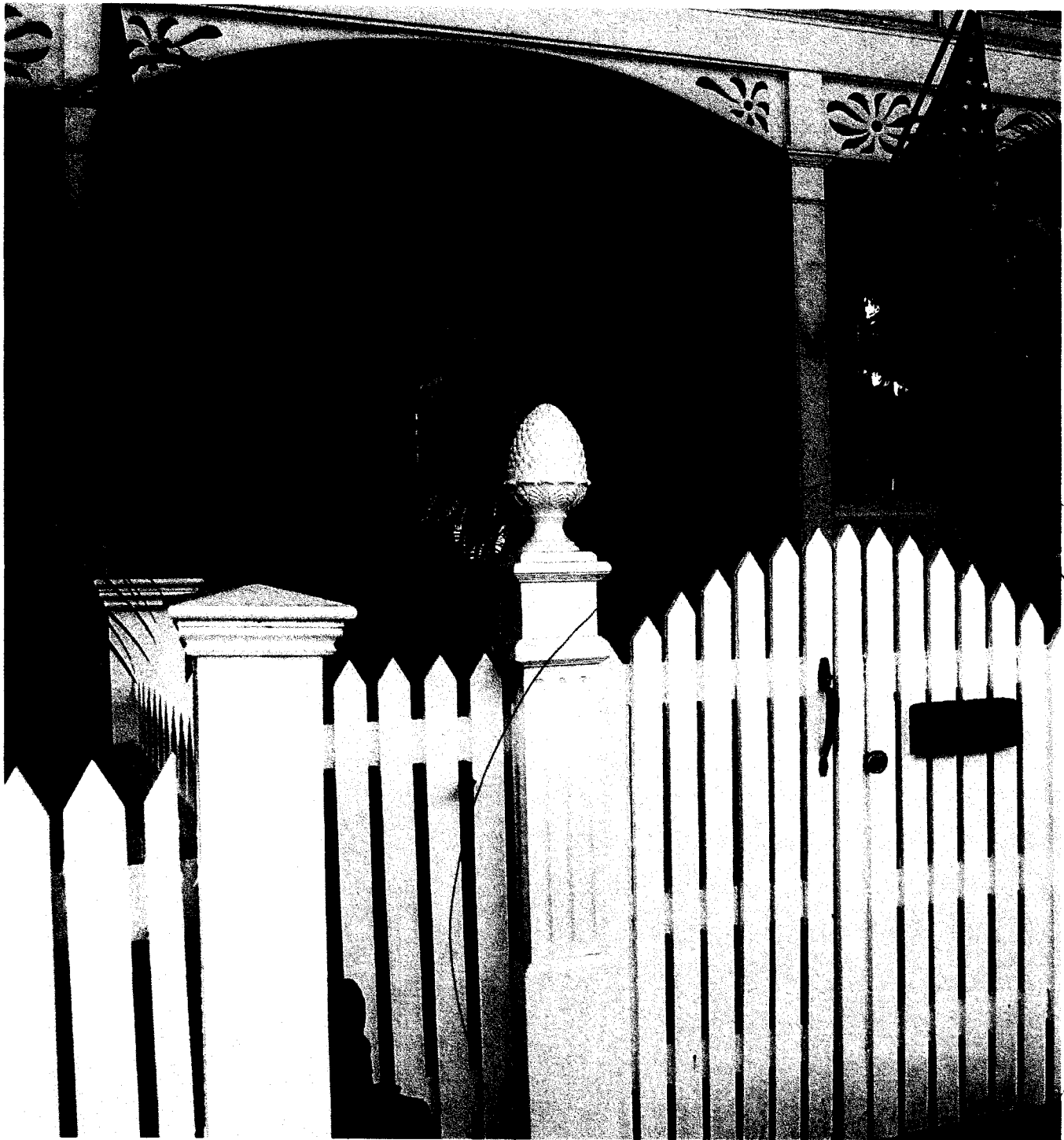
Remove 10' section of wall for parking

Install driveway gate and pedestrian gate.
Key West Style Wooden Gates.

PROPOSE MOVING TREE
FROM LEFT SIDE TO RIGHT
AS SHOWN ABOVE.

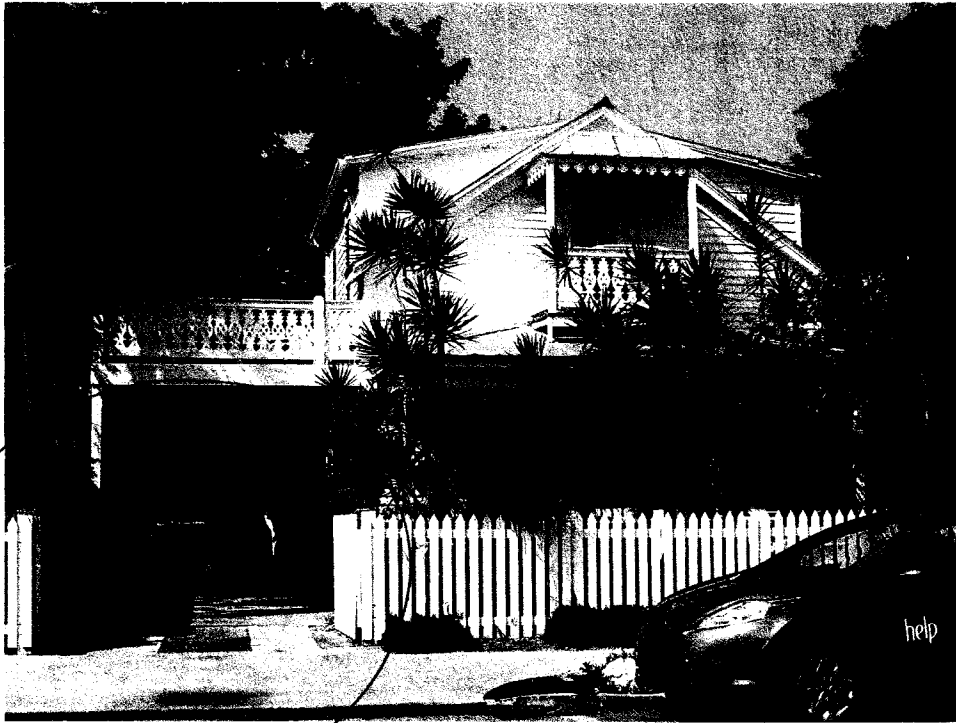
NAM

ACTION 3) PARKING



PROPOSED
PEDESTRIAN GATE
FOR PARKING SAFETY

ACTION 3) PARKING



PROPOSE WHITE PICKETT FENCE
GATE FOR PARKING SPACE
SIMILAR TO THIS ONE, DESIGNED
TO MATCH PEDESTRIAN GATE.

ACTION 4) RENOVATE FRONT OF HOUSE



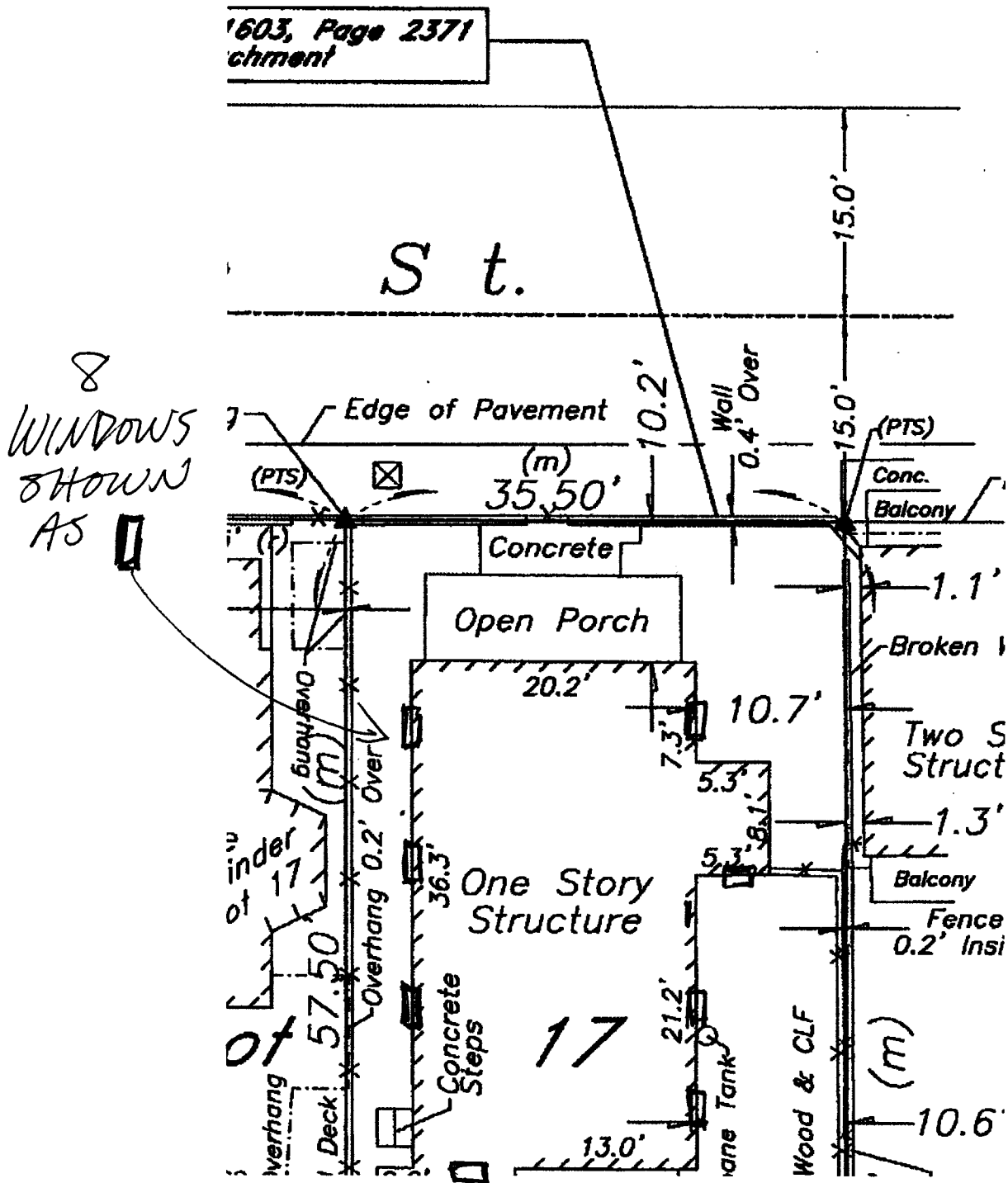
OLD WINDOW + DOOR SHOWN HERE IS
108 GERALDINE. 106 GERALDINE
IS A MIRROR IMAGE.

REPLACE 2 FRONT WINDOWS AND
2 FRONT DOORS WITH NEW IMPACT
RESISTANT TYPE. SEE ATTACHED.
ANDERSEN 400 SERIES.

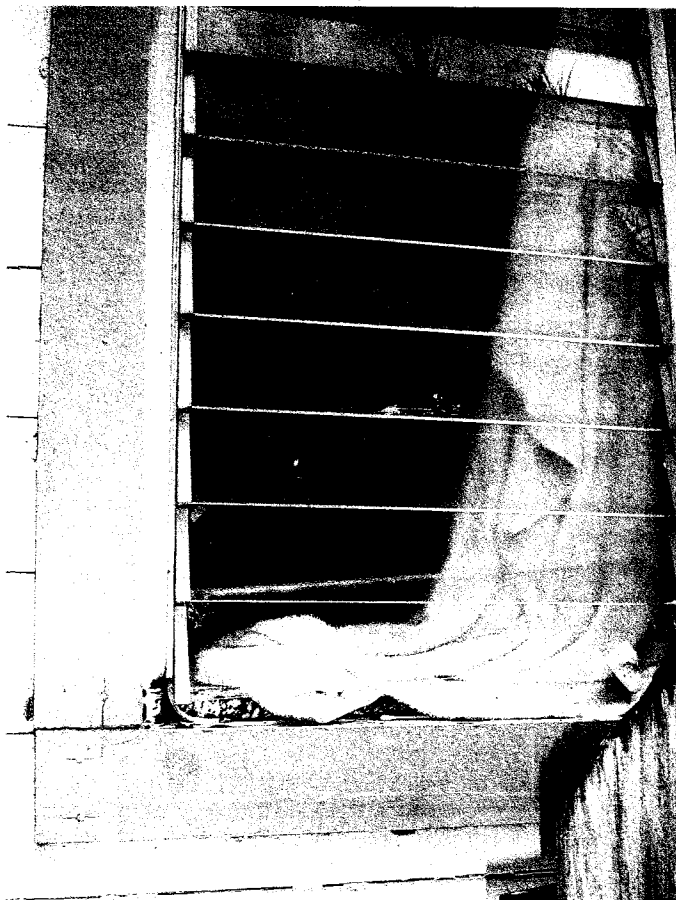
ITEM D PROJECT INFO.

ACTION 5) REPLACE WINDOWS

Lot 17, Tract 3,
of Key West, FL



D-12



2 OF 8 OLD WINDOWS LOCATED
ON THE REAR (EAST, WEST + SOUTH)
SIDES OF THE HOUSE.

REPLACE 8 WINDOWS WITH NEW
ANDERSEN 400 SERIES (SEE ATTACHED).

REPLACE 2 DOORS (1 REAR + 1 ON
WEST SIDE OF HOUSE) WITH
ANDERSEN 400 SERIES (SEE ATTACHED).

ITEM D PROJECT INFO
[My Portfolio](#) [Where to Buy](#) [Contact Us](#) [Search:](#)

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[IDEAS](#)
[PRODUCTS](#)
[LEARN](#)
[SERVICE](#)
[ABOUT ANDERSEN](#)
[Home](#) > [Door](#) > [Hinged Patio Doors - Single Panel](#) > **400 Series Frenchwood® Hinged Patio Doors - Outswing**

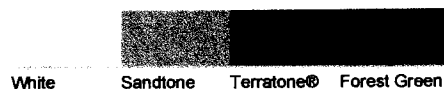
[View more images](#)
400 Series Frenchwood® Hinged Patio Doors - Outswing

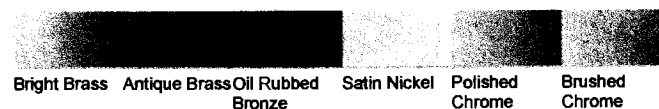
- **NEW** - Custom sizes available in 1/8" increments
- High-Performance™ Low-E4® glass provides exceptional energy efficiency
- Solid wood construction
- Choice of rich oak, maple or pine interior
- Attractive low-maintenance exteriors
- Hardware available in eight styles and twelve finishes
- Multi-point lock seals door shut at top middle and bottom
- Opens outward saving up to 26 square feet of interior space
- FSC Chain-of-Custody Certified, Upon Request

[Where to Buy](#)
[Save Product Summary](#)
[Request a product brochure by download or by mail](#)
[Product Index](#)
Base Price: \$1,226 What's in the price?

Size: 3' 0-1/8" W x 6' 7-1/2" H

[View more sizes, prices and configure your door](#)
OPTIONS AT A GLANCE
[Options & Accessories](#)
[Sizes & Shapes](#)
[Performance](#)
[Combinations](#)
[Installation & Warranty](#)
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[Standard Options](#)
[Glass Options](#)
[Art Glass](#)
[Grille Patterns](#)
[Insect Screens](#)
[Frame Accessories](#)
[Installation Accessories](#)
[Exterior Trim Profiles](#)
Frame Finishes & Colors
Interiors

Exteriors

[Painting and Sealing Exteriors](#)
Hardware
Newbury®

Hinged Door Handle with Lock
Finishes


ITEM D PROJECT INFO

Accessories

Sold Separately.

INSTALLATION SYSTEM



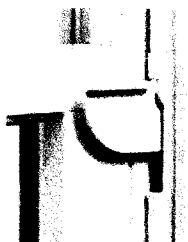
The installation system includes 1-1/2" (38) by 3" (76) stainless steel installation clips for additional reinforcement. The installation clips are screwed to the frame and fastened to the rough opening for secure installation. Optional 6" clips are available for use with factory-applied or pre-applied extension jambs.

RETRACTABLE INTERIOR BRACKET

Interior brackets provide additional structural support for the sash and frame. The brackets retract out of sight when not in use. Available with a stone finish or a white finish with white interior units. Brackets must be engaged to meet structural requirements.

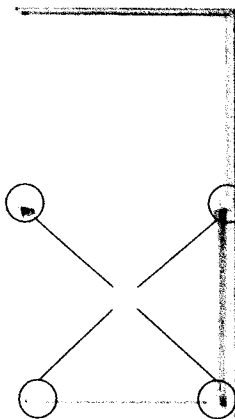


Retracted



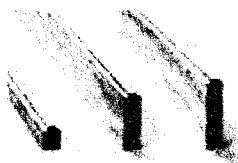
Engaged

EXTERIOR BRACKETS



Exterior Brackets

FRAME



Extension Jambs

Standard jamb width is 4-1/2" (114). Jamb depth can be 4-1/8" (105) if nailing flange is reversed.

Non-Applied Extension Jambs

Pine extension jambs are available for the following wall thicknesses:

- 5-1/4" (133)
- 6-9/16" (167)
- 7-1/8" (181)

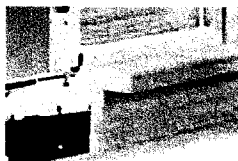
The side and head extension jambs are pre-drilled in the following width:

- 6-9/16" (167)

Some sizes may be pine veneer.

Factory-Applied Extension Jambs

Available in 6-9/16" depth in pine or prefinished white (choose either painted or vinyl-wrapped white options). Please contact your Andersen supplier for details.



Pine Stool

A clear pine stool is available and ready for finishing. The tilt-wash stool is available in 4-9/16" (116) for use in wall depths up to 5-1/4" (133) and 6-9/16" (167) for use in wall depths up to 7-1/8" (181). Works with 2-1/4" and 2-1/2" wide casings.

GLASS

Andersen® Art Glass

Andersen art glass panels come in eleven original patterns, including four *Frank Lloyd Wright®* series designs. See the *Andersen® Product Guide* for details on Andersen art glass, or visit andersenwindows.com/artglass for pattern information.

PG UPGRADES

As with units with impact-resistant glass, a high inside sill stop is included with PG Upgrade tilt-wash units. Specify pine or prefinished white. Use of high inside sill stop will subtract 5/8" (16) from clear opening height.

INSECT SCREENS

EXCLUSIVE

TruScene® Insect Screen

TruScene insect screens provide over 50% more clarity than our conventional insect screens.

Conventional Insect Screen

Conventional Perma-Clean® insect screens are available with finished frames in White, Sandtone, Terratone® and Forest Green colors to match product exteriors.

ALSO AVAILABLE

Woodwright® Double-Hung Windows

PG Upgrades® are also available for select Woodwright sizes. Ask your Andersen supplier for details.

Tilt-Wash Double-Hung Windows

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- Products in Sandtone or Terratone® color may be painted any color lighter than Terratone using quality oil-base or latex paint. Submit color samples to Andersen for approval when painting White. Submit color samples to Andersen for approval when painting Sandtone or Terratone any color darker than Terratone.
- Do not paint Forest Green exteriors.
- Creosote-based stains should not come in contact with Andersen products.
- Do not paint weatherstripping.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Andersen does not warrant the adhesion of paint to vinyl.

† Infringes on the overall net clear opening. Unit clear openable area may not meet egress requirements. See your local code official for more information.

"Frank Lloyd Wright" is a registered trademark of the Frank Lloyd Wright Foundation.



Learn more online at
andersenwindows.com

D-15

Features

FRAME

Exterior outer frame members are covered with a pre-formed rigid vinyl PVC cladding glued to a wood core, preventing corrosion, minimizing maintenance and providing an attractive appearance. Andersen® tilt-wash windows are available in four neutral colors. Specify White, Sandtone, Terratone® or Forest Green color.

For exceptionally long-lasting* performance, sill members are constructed with a solid wood core and corrosion-resistant Fibrex® composite material exterior. Sill ends are protected and sealed with weather-resistant covers.

Natural wood stops are made of treated, clear pine that can be finished to match the interior décor. On white prefinished interior units the stops are white foamed PVC.

For additional protection from air and water infiltration, the sill stop is 1-1/2" high.† (Standard sill stop height

is 13/16".) Interior wood stops are secured to the frame using 1-1/2" 16 gauge crown staples instead of nails.

A factory-applied rigid vinyl anchoring flange on the head, sill and side of the outer frame helps seal the unit to the structure.

An extruded rigid patented vinyl jamb liner and fin provide a protective seal against the outer frame members. Exclusive slide wash assists make it easy to tilt sash into wash mode position.

Exterior frame and sill brackets provide structural support for the sash during storm pressures. Brackets are colored to match exterior color of unit.

ITEM D PROJECT INFO

 Lighthouse icon indicates Stormwatch* protection.

Weatherstripping throughout the unit provides a long-lasting* energy-efficient, weather-repellent seal. For the top and bottom rails, an encased foam material is used. The head jamb liner and sill have a rigid vinyl rib that the weatherstripping material compresses against. At the check rail, compressible vinyl bulb material is used. Side jamb liners use leaf type weatherstripping.

Unique block and tackle counter balances feature sized-to-the-unit, rust-resistant springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable sash operation. To prevent accidental release when in wash mode, they automatically lock into position with a patented stainless steel retainer clip.

SASH

A polyester stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.

Wood sash members are treated with a water-repellent wood preservative for long-lasting* protection and performance. Interior surfaces are unfinished clear pine. Low-maintenance prefinished interiors are also available.

GLASS

A rigid vinyl glazing bead with flexible lip, combined with structural silicone glazing, provides superior weathertightness and durability.

Consult local building codes for glass most suitable to your area. Glass options include:

- Standard High-Performance™ Low-E4® glass (PG Upgrade)
- Standard High Performance™ Low E-4® Sun glass (PG Upgrade)
- Standard High Performance™ Low E-4® SmartSun™ glass (PG Upgrade)
- High-Performance™ Low-E4® impact-resistant glass
- High-Performance™ Low-E4® Sun impact-resistant glass
- High-Performance™ Low-E4® SmartSun™

impact-resistant glass

- High-Performance™ Low-E4® tempered impact-resistant glass

- High-Performance™ Low-E4® Sun tempered impact-resistant glass

- High-Performance™ Low-E4® SmartSun™ tempered impact-resistant glass

- Monolithic impact-resistant glass

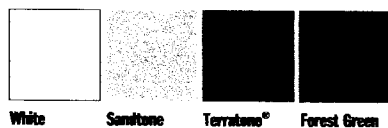
- Monolithic tinted impact-resistant glass

† Infringes on the overall net clear opening. Unit clear openable area may not meet egress requirements. See your local code official for more information.

* Flexacron® is a registered trademark of PPG Industries, Inc.

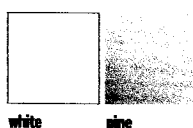
* For complete information on our warranties, visit andersenwindows.com or contact your Andersen supplier.

Exterior



White Sandtone Terratone® Forest Green

Interior



white pine

Naturally occurring variations in grain, color and texture make each window one-of-a-kind.

Specify a unit exterior color option and an interior finish option to complete your order.

Hardware

Sold Separately.

Tilt-Wash Lock & Keeper



Available in satin nickel, oil rubbed bronze, white, stone, gold dust and black finish.

A metal lock and keeper creates a strong, secure engagement. Two locks are applied for added protection.

Current Estate™ hardware is available for PG Upgrade units. Please contact your Andersen supplier for more details.

Hardware Finishes



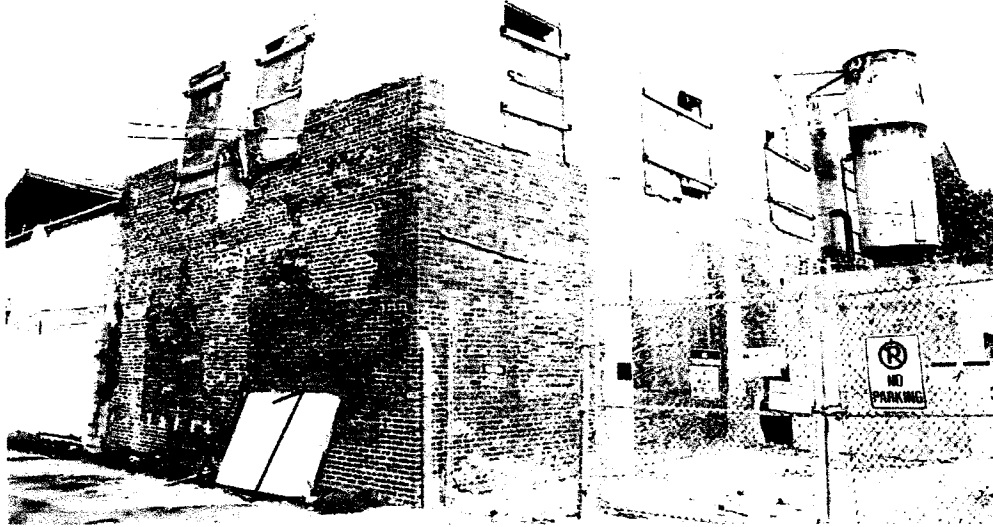
satin nickel oil rubbed bronze white stone gold dust black

Printing limitations prevent exact color duplication. See your Andersen supplier for actual color samples.

ITEM D PROJECT INFO

2014 - ACTION 1) + 2) REPAIR + PAINT MURAL

SECTION E - WEST QUADRANT



Picture taken in 2009. Conditions is worse now. Boards on windows missing, glass broken and bricks falling off the side of the building. This serves as an ugly and unwelcome sight as tourists enter Key West from cruise ships and walk to the beach from Duval.

Top Photograph: Antiquated Land Uses, Dilapidated CES Substation Building (Source: City of Key West, 2009); Bottom Photograph: Typical Broken Sidewalk (Source: City of Key West, 2009)

Source:

Updated Finding of Necessity Review-Bahama Village Subarea
City of Key West

Page A-18
July 2009

D-17



AGENDA ITEM #

City of Key West Tree Commission

Tree Permit Application

PO Box 1409
Key West, FL 33040
Phone: 305-809-3764
Fax: 305-809-3978

Home/Property Owner: Dr. Nancy A. Moulton, Ph.D. Date: 26 Sept 2012

Mailing Address: 108 Geraldine St., Key West, FL 33040

Owner Signature: *Nancy A. Moulton* Owner Ph#: 703 626-0600

Represented by: _____ Rep. Ph#: () _____

Represented by mailing address: _____

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: 108 Geraldine St. Cross/Corner Street: Fort Street

Common Name(s): Saw Cabbage Palm Scientific Name(s): *Acroelorrhaphe*
wrightii

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:

Relocating Palm Tree from the east side of the property to the west side to allow owner to create a parking space on the property and ease the competition among residents for parking spaces.

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 #



Tree Species San Carlos Palm, Acrotyrhaphe Wrightii

Circumference 72" $\div 3.14 =$ diameter 22.9"

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:

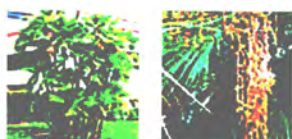
ENGINEER'S SIGNATURE/DATE

Acoelorrhaphe wrightii

Paurotis Palm

Other names: Saw Cabbage Palm

CLOSE

*Paurotis Palm*

Optimal Light:



Light Range:



Soil Moisture:



Wildlife:

Native:

Yes

Drought Tolerance: Medium

Perennial: N/A

Invasive Status: N/A

Comments:

yellow/white flowers in spring; no pest problems; forms a dense clump with many stems; needs space; without regular fertilization, older leaves lose green color; susceptible to manganese deficiency; 1

Growth Rate:

Slow

Mature Height:

15 - 30 ft.

Mature Spread:

10 - 15 ft.

Soil Texture:

Any

Soil pH:

Slightly acidic,
Slightly alkaline

Salt Tolerance:

Medium

Hardiness Zone:

8b-11



? HELP

• PRINT

ITEM G
PROJECT BUDGET

2013 Project Budget: Improve Geraldine St

Action 1) Plant Trees

Traveler Palm Trees, 25 gallon, 8-10' tall	10	each	265.00	2,650.00
Buccaneer Palm Trees, 15 gallon, 6-7' tall	5	each	160.00	800.00
Planting Labor = \$35.00 per person per hour	40	hour	35.00	1,400.00
Fertilizer	5	bag	20.00	100.00
Jungle Mix	4	yard	85.00	340.00
Total for Planting Palm Trees				5,290.00

Action 2) Repaint Wall, Bahama Village Scene

Artists/painters (2 each)	3	weeks	3,500.00	10,500.00
Paint and Materials			1,500.00	1,300.00
Permits				200.00
Total to paint wall				12,000.00

Action 3) Add one parking space at 108 Geraldine St.

Relocate Palm Tree (Provided by matching funds)				0.00
Remove 8' section of cement block wall (Provided by matching funds)				0.00
Driveway gate				500.00
Pedestrian gate				200.00
Labor to install (Provided by matching funds)				0.00
Total to create one resident parking space				700.00

Action 4) Renovate front of 106-108 Geraldine Duplex (Street side)

New boards	5	1x6x8	5.00	25.00
Cement Clapboard Siding Panels	3	4x8	80.00	240.00
Trim boards	15	1x4x8	5.00	75.00
Exterior Paint and Caulk	3	gallon	30.00	90.00
Labor (Provided by matching funds)				0.00
Conch Construction and Roofing to replace front porch concrete block support posts and headers replaced with pressure treated wood	3	job		2,500.00
Front Windows - Hurricane Impact	2		500.00	1,000.00
Front Doors - Hurricane Impact	2		1,000.00	2,000.00
Contractor to install windows and doors	4	each	200.00	800.00
Total to Renovate Front of House				6,730.00

Action 5) Replace 8 windows and 2 exterior doors

Windows	8	each	200.00	1,600.00
Doors	2	each	800.00	1,600.00
Labor to install windows and doors	10	each	200.00	2,000.00
Bahama Hurricane Shutters (8 each)	96	sq ft	30.00	2,880.00
Total to replace 8 windows and 2 doors				8,080.00

2013 Estimated Project Budget

32,800.00

2014 Project Budget: Improve Geraldine St**Action 1) Tuckpoint and Repair Brick Wall**

Tuckpointing and Masonry Repair (70'x70')	4900	sq ft.		
up to 10 ft tall	1500	sq ft.	\$6.00	9,000.00
over 10 ft tall	3400	sq ft.	\$10.00	34,000.00
Total				43,000.00

Action 2) Paint Mural on Wall - Village to Ocean and Sunset Scene

Artists/painters (2 each)	7	weeks	3,500.00	24,500.00
Paint and Materials				5,000.00
Permits				500.00
Total to paint wall				30,000.00

2014 Estimated Project Budget**73,000.00**

ITEM H
PROJECT SCHEDULE

2013 Project Schedule: Improve Geraldine St**(Time estimated in weeks to complete.)**

				Lead Time (includes ordering, permits, etc.)	Duration of Job	Complete Within x weeks after receipt of funding
Action 1) Plant Trees						
Traveler Palm Trees, 25 gallon, 8-10' tall	10	each		3		
Buccaneer Palm Trees, 15 gallon, 6-7' tall	5	each		2		
Planting Labor = \$35.00 per person per hour	40	hour				
Total for Planting Palm Trees					1	6
Action 2) Repaint Wall, Bahama Village Scene						
Artists/painters (2 each)	1-12*					
Paint and Materiels					1	
Permits					1	
Total to paint wall					3	4-16 *
* local artists cannot do it in Feb-Mar, it would be before or after the busy season.						
Action 3) Add one parking space at 108 Geraldine St.						
Driveway gate	1	each		6-8		
Pedestrian gate	1	each		6-8		
Labor to install (Provided by matching funds)					1	
Total to create one resident parking space					3	9-12
Action 4) Renovate front of 106-108 Geraldine Duplex (Street side)						
New boards	5	1x6x8		1		
Cement Clapboard Siding Panels	3	4x8		6-8		
Trim boards	15	1x4x8		1		
Exterior Paint and Caulk	3	gallon		1		
Labor (Provided by matching funds)				1		
Conch Contruction and Roofing to replace front porch concrete block support posts and headers replaced with pressure treated wood						
	3	job		4		
Front Windows - Hurricane Impact	2	each		6-8		
Front Doors - Hurricane Impact	2	each		6-8		
Contractor to install windows and doors	4	each		4-6		
Total to Renovate Front of House					2	8-10
Action 5) Replace 8 windows and 2 exterior doors						
Windows and Doors	10	each		6-8		
Labor to install windows, doors and shutters	10	each		2		
Bahama Hurricane Shutters (8 each)	96	sq ft		6-8		
Total to replace 8 windows and 2 doors					2	10-16

2013 Estimated Project Weeks to Complete**16 - 20***H-1 of 2*

2014 Project Schedule: Improve Geraldine St**(Time estimated in weeks to complete.)**

			Lead Time (includes ordering, permits, etc.)	Duration of Job	Complete Within x weeks after receipt of funding
Action 1) Tuckpoint and Repair Brick Wall					
Tuckpointing and Masonry Repair (70'x70')	4900	sq ft.			
up to 10 ft tall	1500	sq ft.			
over 10 ft tall	3400	sq ft.			
Total			2	2	4-6
Action 2) Paint Mural on Wall - Village to Ocean and Sunset Scene					
Artists/painters (2 each)			6-10	7-9	
Paint and Materiels			2		
Permits			2		
Total to paint wall*			6-10	7-9	17-25
*weather and other interruptions could be a factor					
2014 Estimated Project Schedule (Weeks to Complete)					17-25