

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



To: Chair and Planning Board members

From: Patrick Wright, Planner II

Through: Kevin Bond, AICP, LEED Green Associate, Acting Planning Director

Meeting Date: March 19, 2015

Agenda Item: **Major Development Plan and Landscape Modification / Waiver – 111 Olivia Street (RE # 00014720-000000, AK # 1015091)** – A request for major development plan and landscape modification / waiver approvals for the reconstruction of greater than 2,500 square feet of nonresidential floor area as part of the renovation and repair of the Frederick Douglass Community Center on property located within the Historic Neighborhood Commercial (HNC-3) and Historic Medium Density Residential (HMDR) Zoning Districts pursuant to Section 108-91.A.2.(b) and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

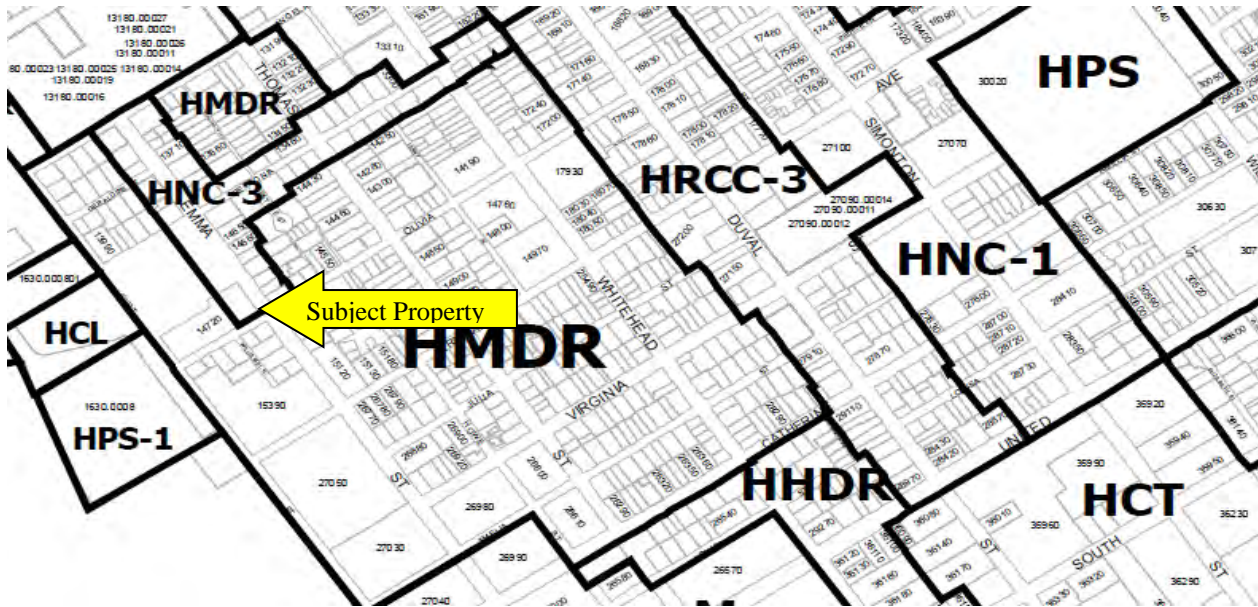
Request: Major development plan and landscape modification / waiver approvals for the reconstruction of 12,153 sq. ft. of nonresidential floor area as part of the renovation and repair of the Frederick Douglass Community Center

Applicant: City of Key West

Property Owner: City of Key West

Location: 111 Olivia Street (RE # 00014720-000000, AK # 1015091)

Zoning: Historic Neighborhood Commercial – Bahama Village (HNC-3) / Historic Medium Density Residential (HMDR)



Background / Proposed Development:

The subject property, is bound by Emma, Olivia and Fort Streets within both the HNC-3 and HMDR Zoning Districts, is currently home to the Frederick Douglas Community Center. The building was originally constructed in 1957 according to Sanborn fire insurance map records.

A structural assessment was done on the building by the City’s consultant Hayes, Cummings and Benson Architects on July 31, 2013. Portions of the building were found to be have structural deficiencies, in particular the low bay office/restroom area. The building official at the time condemned that portion of the building. The City was presented with a number of options by the consultant and it was decided the most beneficial outcome would be a complete renovation of 12, 153 sq. ft. of the structure.

In order to allow the proposed development, several development approvals would be necessary or are requested by the applicant:

- Major Development Plan review is required due to the addition or reconstruction of equal to or greater than 2,500 square feet of gross floor area, pursuant to Section 108-91.A.2.(b) of the Land Development Regulations (LDRs) of the Code of Ordinances (the “Code”) of the City of Key West (the “City”).
- Modifications or waivers to reduce landscaping requirements pursuant to City Code Section 108-517.

Surrounding Zoning and Uses:

Surrounding properties are located within the Historic Neighborhood Commercial (HNC-3) and Historic Medium Density Residential (HMDR) Zoning Districts. Surrounding uses include multi-family residential to the north, military property to the west, single-family residential to the south, and single-family residential to the east. Zoning districts within 300 feet of the property are HNC-3, HMDR, HCL and HPS-1.

Process:

Development Review Committee (DRC):	September 25, 2014
Preliminary Tree Commission:	February 10, 2015
Planning Board:	March 19, 2015
HARC:	pending
Final Tree Commission:	pending
City Commission:	pending
Local appeal period	30 days
DEO review	Up to 45 days, following local appeal period

Evaluation for Compliance with the Land Development Regulations (LDRs) and Comprehensive Plan

City Code Section 108-91.A.2.(b) requires the addition or reconstruction of equal to or greater than 2,500 square feet of gross floor area to be reviewed as a Major Development Plan. City Code Section 108-196(a) states after reviewing a Major Development Plan or a Minor Development Plan for a property and staff recommendations therefor, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove it based on specific development review criteria contained in the LDRs and the intent of the LDRs and comprehensive plan. The Planning Board resolution shall provide written comments documenting any conditions of approval that the Planning Board finds necessary to effectuate the purpose of Development Plan review and carry out the spirit and purpose of the Comprehensive Plan and the LDRs. If the Development Plan is recommended for disapproval, the Planning Board resolution shall specify in writing the reasons for recommending such denial. The Planning Board’s decision on a Major Development Plan in the historic district shall be advisory to the City Commission.

The property lies partially in the HNC-3 zoning district and partially in the HMDR zoning district, therefore site data and dimensional requirements were contemplated for both zoning districts. Planning staff, as required by Chapter 108 of the City LDRs, has reviewed the following for compliance with the City's LDRs and Comprehensive Plan as summarized in the following table.

Project Data Summary				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Zoning District	HNC-3/HMDR			
Flood Zone	AE-6/7			
Site size	33,700 SF; 0.77 acres			
Maximum density	16 du/acre	0	0	No change
Maximum floor area ratio	1.0	0.54	0.53	Complies
Maximum height	30 feet	29’ 8”	29’ 8”	Complies
Maximum building coverage	40%	59%	58%	Existing nonconformity/Improvement

Project Data Summary				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum impervious surface	60%	84%	84%	Existing nonconformity/No change
Minimum lot size	4,000 SF	33,700 SF	33,700 SF	None
Minimum lot width	40 feet	131.17 feet	131.17 feet	None
Minimum lot depth	90 feet	292 feet	292 feet	None
Minimum front setback (Olivia St)	0 feet	6' 9"	6'9"	No change/Complies
Minimum side setback (Fort St.)	5 feet	47' 9"	47' 9"	No change/Complies
Minimum rear setback	15 feet	2' 8"	2' 8"	Existing nonconformity/No change
Minimum street side setback (Emma St)	7.5 feet	1' 11"	1' 11"	Existing nonconformity/No change
Minimum vehicular parking	8,723 sq. ft./300 =29 spaces 9,330 sq. ft./150 =62 spaces 91 spaces required	20 off-street spaces, incl 2 ADA accessible spaces	20 off-street spaces, incl 2 ADA accessible spaces	Existing nonconformity/No change
Minimum handicap parking	5 spaces	2 spaces	2 spaces	Existing nonconformity/No change
Minimum bicycle parking	35% of vehicular spaces = 37 spaces	6 spaces	6 spaces	Existing nonconformity/No change
Minimum open space	20%	15.1%	15.3%	Existing nonconformity/Improvement
Landscaping	Code Ch 108, Arts V & VI	See analysis	See analysis	Nonconforming, but would improve; modification / waiver requested
Consumption area or number of seats		None	None	None

Concurrency Facilities and Other Utilities or Services (City Code Section 108-233)

Comprehensive Plan Objective 9-1.5 directs the City to ensure that public facilities and services needed to support development are available concurrent with the impacts of new development.

The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. City Code Section 94-36 requires a concurrency review determination to be made concerning the proposed development. The Applicant provided a concurrency analysis as part of the Major Development Plan application. Staff reviewed the provided concurrency analysis following the criteria in City Code Section 94-36 and determines that public facilities are expected to accommodate the proposed development at the adopted level of service (LOS) standards. This portion of the report shall serve as the required written determination of compliance.

1. Potable water supply

The potable water LOS standard for nonresidential uses is 650 gallons per acre per day, pursuant to City Code Section 94-68. The land area would remain the same and the floor area would increase. Utilizing this LOS standard, potable water demand is estimated as follows:

Based on total acres of land area: 650 gal/acre/day x 0.77 acres = 500.5 gal/day

Based on total acres of floor area: 650 gal/acre/day x 0.41 acres = 266.5 gal/day

Therefore, the adopted potable water LOS standard is anticipated to be adequate to serve the proposed development. The property is currently serviced with potable water by the Florida Keys Aqueduct Authority (FKAA), which has been notified of the upcoming development and has available capacity to service the proposed development with the existing infrastructure currently in place.

2. Wastewater management

The sanitary sewer LOS standard for nonresidential uses is 660 gallons per acre per day, pursuant to City Code Section 94-67. The land area would remain the same and the floor area would increase. Utilizing this LOS standard, sanitary sewer capacity demand is estimated as follows:

Based on total acres of land area: 660 gal/acre/day x 0.77 acres = 508.2 gal/day

Based on total acres of floor area: 660 gal/acre/day x 0.41 acres = 270.6 gal/day

Therefore, the adopted sanitary sewer capacity LOS standard is anticipated to be adequate to serve the proposed development.

3. Water quality

The property is served by the City's central sewer system. The property is not adjacent to any bodies of water. Therefore, no adverse impacts to water quality are anticipated.

4. Stormwater management / drainage

The stormwater management or drainage LOS standard pursuant to City Code Section 94-69 is: i) post-development runoff shall not exceed predevelopment runoff for a 25-year storm event, up to and including an event with a 24-hour duration; ii) onsite treatment of the first one inch of

rainfall must be provided to meet water quality standards; and iii) storm water facilities must be designed so as to not degrade any receiving water body.

The existing drainage and stormwater management on site will remain.

5. Solid waste

The solid waste LOS standard for nonresidential uses is 6.37 pounds per capita per day, pursuant to City Code Section 94-71. The proposed development is anticipated to have seven employees. Utilizing this LOS standard, the demand for solid waste collection and disposal capacity is estimated as follows:

Proposed development: $6.37 \text{ lb/capita/day} \times 3 \text{ employees} = 19.11 \text{ lbs/day}$

According to the City's General Services Division, the contract with Waste Management (WM) accounts for a 20 year "window" for waste processing at the Wheelabrator Waste-to-Energy site. There are other facilities in South Florida also owned by WM for continued use into the future. Therefore, the adopted solid waste LOS standard is anticipated to be adequate to serve the proposed development.

6. Roadways

The roadway LOS standard is set forth in City Code Section 94-72. Olivia and Thomas Streets are classified as local roads with a LOS standard of D. The proposed development would not increase traffic and trip generation is expected to be the same and, therefore, a traffic study was not required. The proposed development is not anticipated to negatively affect the adopted LOS standard.

7. Recreation

The recreation LOS standard is five acres of recreation and open space per 1,000 permanent residents pursuant to City Code Section 94-70. According to the 2013 Comprehensive Plan Data and Analysis, the City is currently providing ample recreation and open space. The proposed development is nonresidential in nature and therefore would have no impact on the adopted recreation LOS standard.

8. Fire Protection

A life safety plan was submitted. Any additional fire hydrant locations will be confirmed as required per the Fire Marshall's direction.

9. Reclaimed water system

The site currently is not equipped with a reclaimed water system.

10. Other public facilities

Based on comments received from the DRC members, and based on the Applicant's concurrency analysis, all public facilities would be expected to accommodate the proposed development at the adopted LOS standards.

Appearance, design and compatibility (City Code Section 108-234)

The development plan shall satisfy criteria established in:

City Code Chapter 102 (historic preservation)

The property is located within the Key West Historic District, and the building is a contributing structure. Therefore, the proposed development would need to obtain a Certificate of Appropriateness from the Historic Architectural Review Commission (HARC) for the proposed reconstruction of the building prior to issuance of building permits.

Articles III (site plan), IV (traffic impacts) and V (open space, screening and buffers) of City Code Chapter 108 (planning and development)

The proposed site plan is analyzed in greater detail below. Although a traffic study was not required due to the floor area and scope of use not increasing, traffic impacts were found to be in compliance in the concurrency determination above. On site open space will slightly increase, although landscape modifications and waivers are requested as part of the development plan review.

City Code Section 108-956 (potable water and wastewater)

Potable water and wastewater were found to be in compliance in the concurrency determination above.

Article II (archaeological resources) of City Code Chapter 110 (resource protection)

There are no known archaeological resources on the property. If any archeological resources are discovered during construction, the Applicant would be required to comply with this article of the LDRs.

Site location and character of use (City Code Section 108-235)

- (a) *Compliance.* The submitted development plan has been reviewed for compliance with all applicable performance criteria set forth in Code Chapter 94 (concurrency management), Code Chapter 102 (historic preservation), Code Chapter 106 (performance standards), Articles I and III through IX of Code Chapter 108 (planning and development), Code Chapter 110 (resource protection) and Code Chapter 114 (signs).
- (b) *Vicinity map.* The subject property, is bound by Emma, Olivia and Fort Streets within both the HNC-3 and HMDR Zoning Districts. Location maps are indicated on Sheet A-00.1 and the survey
- (c) *Land use compatibility.* Surrounding properties are located within the Historic Neighborhood Commercial (HNC-3) and Historic Medium Density Residential (HMDR) Zoning Districts. Surrounding uses include multi-family residential to the north, military property to the west, single-family residential to the south, and single-family residential to the east. Zoning districts within 300 feet of the property are HNC-3, HMDR, HCL and HPS-1
- (d) *Historic and archeological resource protection.* The project's impact on archaeological and historic resources is being coordinated through the DRC and would be reviewed by the HARC through a Certificate of Appropriateness.
- (e) *Subdivision of land.* No subdivision of land is proposed.

Appearance of site and structures (City Code Section 108-236)

The Applicant submitted a development plan that generally exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in Code Sections 108-278 through 108-288, as analyzed below.

Site plan (City Code Section 108-237)

The Applicant submitted a site plan pursuant to City Code Section 108-237, which is analyzed in greater detail below.

Architectural drawings (City Code Section 108-238)

The Applicant submitted architectural drawings prepared by a professional architect registered in Florida pursuant to City Code Section 108-238.

Site amenities (City Code Section 108-239)

Existing site amenities will overall remain the same with the exception of increased landscaping. The existing off-street parking situation will remain. This project also qualifies for the 1% set-aside for public art.

Site survey (City Code Section 108-240)

The Applicant submitted a site survey pursuant to City Code Section 108-240.

Soil survey (City Code Section 108-241)

Not applicable.

Environmentally sensitive areas (City Code Section 108-242)

No environmentally sensitive areas are located on or near the property, which is located within the AE-6/7 flood zones.

Land clearing, excavation and fill, tree protection, landscaping and irrigation plan (City Code Section 108-243)

- (a) *Land clearing, excavation and fill.* No land clearing, excavation or fill are being proposed
- (b) *Tree protection.* The City's Urban Forestry Manager and the Tree Commission are reviewing the proposed tree removal and landscape plans.
- (c) *Landscaping plan.* The submitted plan indicates landscaping incorporated mostly around the perimeters of the property, with the most substantial landscaping in a rear corner garden. Landscaped open space would be increased above the existing amount. However, full compliance with all landscape buffer requirements of the LDRs is not proposed. Modifications and waivers are requested as part of this application to reduce the required landscaping. No environmentally sensitive areas exist.
- (d) *Irrigation plan.* None provided. Staff is requiring an irrigation plan to be submitted prior to City Commission review.

On-site and off-site parking and vehicular, bicycle, and pedestrian circulation (City Code Section 108-244)

Currently the site maintains eighteen (18) off-street parking spaces and two (2) ADA accessible spaces. The floor area is being reduced therefore, net vehicular parking demand would not be increased.

There are six (6) existing bicycle parking on the property. The existing bicycle parking spaces should remain and staff recommends that the applicant consider providing additional bicycle parking, either off-street or on-street if it can be approved.

Vehicular and bicycle circulation would be provided through the existing two parking lot entrances.

No loading space is proposed.

Housing (City Code Section 108-245)

There are no existing or proposed residential units on this site

Economic resources (City Code Section 108-246)

Not applicable the property, the property and building are owned by the City of Key West.

Special considerations (City Code Section 108-247)

- (a) The relationship of the proposed development to the City's land use plans, objectives and policies is being evaluated as part of this analysis. The relationship of the proposed development to public facilities was evaluated above and no conflicts were identified.
- (b) The project located within the historic district and the AE-6/7 flood zones.
- (c) No unincorporated portions of the county would be impacted by the proposed development.
- (d) The project does not front a shoreline, so shoreline access would not be impeded.
- (e) No special facilities are proposed to accommodate bus ridership, although three City bus routes (Blue, Green and Red) have a designated stop at Olivia and Emma Streets.
- (f) No special design features are proposed.
- (g) The building will not be elevated, it is a contributing structure and therefore exempt from FEMA requirements.
- (h) The gym and community center are on-site recreation facilities that are both existing and proposed.
- (i) Coordination with applicable agencies is being facilitated through the DRC.
- (j) No wetlands or submerged land would be impacted.

Construction management plan and inspection schedule (City Code Section 108-248)

No construction management information was submitted. Staff recommends that temporary construction fencing and erosion barrier be installed and maintained during all phases of demolition and construction. Staff recommends that all City streets and sidewalks shall be kept clean and safe during all phases of demolition and construction.

Truman Waterfront Port facilities (City Code Section 108-249)

Not applicable.

Site plan (City Code Chapter 108, Article III)

The City shall not approve a site plan unless a finding is made that such site plan conforms to all applicable sections of the LDRs, pursuant to City Code Section 108-276, as analyzed below.

Site location and character of use (City Code Section 108-277)

The site as existing provides a neighborhood community center and recreation center for the surrounding Bahama Village neighborhood. The gym and community center are a compatible use and provide recreation and meeting space for the surrounding residential neighborhood. The renovation of the gym is a much needed upgrade to maintain this important community oriented space for future use.

Appearance of site and structures (City Code Section 108-278)

The building appearance will remain the same for the most part and will require approval by HARC.

Location and screening of mechanical equipment, utility hardware and waste storage areas (City Code Section 108-279)

Rooftop mechanical equipment is indicated on the plans.

Front-end loaded refuse container location requirements (City Code Section 108-280)

The City is coordinating the location and type of refuse containers through the DRC and with Waste Management to ensure adequate service access. An enclosure and landscaping are indicated on the plans to help screen the trash collection area from adjacent property.

Roll-off compactor container location requirements (City Code Section 108-281)

None proposed.

Utility lines (City Code Section 108-282)

The application states utilities will be consistent with this section.

Commercial and manufacturing activities conducted in enclosed buildings (City Code Section 108-283)

None proposed.

Exterior lighting (City Code Section 108-284)

New exterior site lighting is proposed along the perimeter landscaping. Staff is requesting an exterior lighting plan that meets dark sky standards.

Signs (City Code Section 108-285)

Any new signage shall be approved by HARC and receive a building permit.

Pedestrian sidewalks (City Code Section 108-286)

The existing sidewalks will be maintained and not be affected by the reconstruction.

Loading docks (City Code Section 108-287)

As mentioned above, no loading dock is proposed.

Storage areas (City Code Section 108-288)

No exterior storage areas are proposed.

Land clearing, excavation or fill (City Code Section 108-289)

No work would impact a floodplain or a conservation area. Vegetation removal is being reviewed by the Urban Forestry Manager and the Tree Commission. Staff recommends temporary fencing and silt barriers during demolition and construction to prevent soil and debris from running into City streets and sidewalks.

Landscaping (Code Chapter 108, Article VI)

A landscape plan is required as part of development plan review, pursuant to City Code Section 108-411. The submitted plan indicates landscaping incorporated mostly around the perimeters of the property. Landscaped open space would be increased above the existing amount. However, full compliance with all landscape buffer requirements of the LDRs is not proposed. The Applicant is requesting modifications and waivers, pursuant to City Code Section 108-517, as outlined in the table below.

Landscaping Modification / Waiver Summary				
Landscaping Type	Minimum Required	Existing	Proposed	Change/Waiver
Land use buffer (Sec. 108-347) Proposed Use: Medium impact	Type D adjacent to single family residential uses across Olivia & Emma St; Type D adjacent to multifamily residential use to the rear; plant units required varies	Olivia St – 87 Emma St. – 17 Fort St – 117 Rear Alley - 49	Olivia St – 198 Emma St – 58 Fort St – 184 Rear Alley – 32	Modification/Improving
Minimum landscaping requirement (Sec. 108-412)	20%	15.1% 5,097 sq. ft.	15.3% 5,159 sq. ft.	Modification
Street frontage (Sec. 108-413)	Between 0.5 to < 1 acre acre site area = 20' wide, 80 plant units per 100 linear feet; minimum 80 plant units required	Olivia St – adjacent to gym – 6.79' -adjacent to clinic varies; 19.2' to 1.6'	Olivia St – adjacent to gym – 6.79' -adjacent to Clinic varies; 19.2' to 1.6'	Modification
Interior parking areas (Sec. 108-414)	20% of total parking area; minimum 6' dim, 60 SF & 1 shade tree per landscape area; 1 tree per 100 SF of landscape area; interior landscape strips between rows and every 10 spaces	No change to non-conforming parking, 17% of total parking area, landscape proposed complies	No change to non-conforming parking, 17% of total parking area, landscape proposed complies	Modification
Perimeter parking landscaping (Sec. 108-415)	Building sites 20,000 -50,000 SF: 7.5' wide, 1 canopy shade tree, 10 shrubs per 35 LF	Varies from 10.2' to 1.6' landscape proposed cannot comply	Varies from 10.2' to 1.6' landscape proposed cannot comply	Modification
Nonvehicular use areas (Sec. 108-416)	Site with less than 30% nonvehicular open space (NOS): 4 trees / 2,000 SF NOS	landscape proposed complies	landscape proposed complies	In compliance

Pursuant to City Code Section 108-517(b), the Planning Board may approve or grant the waiver or modification only if it determines that the waivers or modifications are not contrary to the intent of City Code Chapter 108, Article VI, Division 4, Subdivision II and that a literal enforcement of the standards of this subdivision would be impracticable and would not violate the following criteria:

- (1) *Public interest; adjacent property.* The waiver or modification would not have a significant adverse impact on the public interest, or on adjacent property.

- (2) *Not discriminatory.* The waiver or modification is not discriminatory, considering similar situations in the general area.
- (3) *Superior alternatives.* The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.
- (4) *Protection of significant features.* The waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites or public facilities, related to the development site.
- (5) *Deprivation of reasonable use.* Strict application of the requirement would effectively deprive the owner of reasonable use of the land due to its unusual size, shape, topography, natural conditions, or location, provided that:
 - a. Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case; and
 - b. The unusual conditions involved are not the result of actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.
- (6) *Technical impracticality.* Strict application of the requirement would be technically impractical.

Given the challenges and trade-offs of fully complying with all of the various landscaping requirements of the LDRs, staff recommends approval of the requested landscape modifications and waivers.

Off-street parking and loading (Code Chapter 108, Article VII)

The existing parking layout of 18 vehicular spaces and 2 ADA accessible spaces will remain. Parking requirements are not triggered by the proposed reconstruction of the gym.

No loading space is proposed.

Stormwater and surface water management (Code Chapter 108, Article VIII)

The reconstruction of the gym is not triggering compliance with stormwater and surface water management requirements. The existing stormwater and surface water management will remain. Staff is requesting that the applicant provide a stormwater management plan prior to City Commission.

Utilities (Code Chapter 108, Article IX)

Access to potable water, access to wastewater disposal systems and conservation of potable water supply were analyzed in the above concurrency management determination and were found in compliance.

Art in Public Places (City Code Section 2-487)

The proposed development, being a Major Development Plan, qualifies for the City's Art in Public Places (AIPP) program, pursuant to City Code Section 2-487. The AIPP program requires 1% of construction costs to be set-aside for the acquisition, commission and installation of artwork on the subject property. The program applies to new construction projects exceeding \$500,000 and renovation projects exceeding \$100,000. Construction costs are estimated to be

\$1.4 million; thus the 1% public art set-aside would be approximately \$14,000. A full public art plan would be required to be approved by the AIPP Board prior to building permit issuance.

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 Major Development Plan and Landscape Modifications / Waivers be **APPROVED** with the following conditions:

General conditions:

1. The proposed development shall be consistent with the site plan and architectural plans dated February 27, 2015 by architect Andrew M. Hayes. Notwithstanding the revisions requested and recommended by staff.
2. During all phases of demolition and construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

Conditions prior to the City Commission hearing:

3. The applicant shall submit a drainage plan pursuant to City Code Section 108-240 (1) (c).
4. The applicant shall submit a stormwater management plan pursuant to City Code Section 108-240 (2).
5. The applicant shall submit an irrigation plan pursuant to City Code Section 108-243(d).
6. The applicant shall submit an outdoor lighting plan pursuant to City Code Section 108-284

Conditions prior to issuance of a building permit:

7. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.

Conditions prior to issuance of a Certificate of Occupancy:

8. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.
9. The property 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 above conditions

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2015-**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN AND LANDSCAPE MODIFICATION / WAIVER APPROVALS PURSUANT TO SECTIONS 108-91.A.2.(B) AND 108-517 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE RECONSTRUCTION OF 12,153 SQUARE FEET OF NONRESIDENTIAL FLOOR AREA AS PART OF THE RENOVATION AND REPAIR OF THE FREDERICK DOUGLASS COMMUNITY CENTER AND FOR THE REDUCTION AND/OR WAIVER OF REQUIRED LANDSCAPING ON PROPERTY LOCATED AT 111 OLIVIA STREET (RE # 00014720-000000, AK #1015091) WITHIN THE HISTORIC NEIGHBORHOOD COMMERCIAL – BAHAMA VILLAGE (HNC-3) AND HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICTS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 108-91 of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the Historic District, a Major Development Plan is required for the reconstruction of greater than 2,500 square feet of nonresidential floor area; and

WHEREAS, modifications and waivers to reduce the City’s landscaping requirements are requested or required pursuant to City Code Section 108-517; and

WHEREAS, Code Sections 108-196(a) and 122-62(a) require the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

WHEREAS, Code Section 108-517(a) requires the Planning Board to consider the landscape modification / waiver request and render the final action; and

_____Chairman

_____ Planning Director

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on March 19, 2015; and

WHEREAS, the granting of a Major Development Plan and Landscape Modification / Waiver application is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting of a Major Development Plan and Landscape Modification / Waiver application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. The Major Development Plan and Landscape Modification / Waiver for the reconstruction of greater than 2,500 square feet of nonresidential floor area as part of the renovation and repair of the Frederick Douglass Community Center on property located within the Historic Neighborhood Commercial (HNC-3) and Historic Medium Density Residential (HMDR) Zoning Districts pursuant to Section 108-91.A.2.(b) and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions:

General conditions:

_____Chairman

_____ Planning Director

1. The proposed development shall be consistent with the site plan and architectural plans dated February 27, 2015 by architect Andrew M. Hayes. Notwithstanding the revisions requested and recommended by staff.

2. During all phases of demolition and construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

Conditions prior to the City Commission hearing:

3. The applicant shall submit a drainage plan pursuant to City Code Section 108-240 (1) (c).

4. The applicant shall submit a stormwater management plan pursuant to City Code Section 108-240 (2)

5. The applicant shall submit an irrigation plan pursuant to City Code Section 108-243(d)

6. The applicant shall submit an outdoor lighting plan pursuant to City Code Section 108-284.

Conditions prior to issuance of a building permit:

7. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.

Conditions prior to issuance of a Certificate of Occupancy:

8. On-site artwork shall be installed and inspected by the City pursuant to Code

9. The property 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 above conditions.

Section 3. Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Major Development Plan and Landscape Modification / Waiver application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

_____Chairman

_____ Planning Director

Read and passed on first reading at a regularly scheduled meeting held this ____ day of _____, 2014.

Authenticated by the Chairman of the Planning Board and the Planning Director.

Richard Klitenick, Planning Board Chairman

Date

Attest:

Kevin Bond, AICP, Acting Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

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



RECEIVED

SEP 08 2014

CITY OF KEY WEST
PLANNING DEPT. Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major X

Minor _____

Conditional Use

Historic District

Yes X

No _____

Please print or type:

- 1) Site Address 111 Olivia Street, Key West 33040
- 2) Name of Applicant City of Key West, Attention J. Michael Vieux, AIA, Project Manager
- 3) Applicant is: Owner X Authorized Representative _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 3140 Flagler Avenue
Key West, FL 33040
- 5) Applicant's Phone # 305.809.3964 / 913.522.9551 Email mvieux@keywestcity.com
- 6) Email Address: _____
- 7) Name of Owner, if different than above _____
- 8) Address of Owner _____
- 9) Owner Phone # _____ Email _____
- 10) Zoning District of Parcel HNC-3 RE# _____
- 11) Is Subject Property located within the Historic District? Yes X No _____
If Yes: Date of approval _____ HARC approval # _____

OR: Date of meeting TBA - Goal is November

- 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).

Project consists of a complete renovation of the entire structure. Low bay Office/Restroom Area was condemned by the Building Official at the time. It will be demolished and reconstructed with a slightly smaller footprint (75 sq. ft. less) and the Gymnasium will receive new roof structure reinforcing, decking and roof membrane. New translucent structural window panels that comply with Florida Product Approval and FBC-Existing Buildings, Chap. 14.

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 X

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 X

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.

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.

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, James Bouquet, 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:

111 Olivia 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.

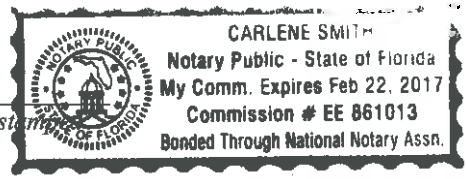

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 3/17/15 by

James Bouquet
Name of Authorized Representative

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


Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Andrew M. Hayes, 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:

111 Olivia 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.


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 3/17/2015 by
date

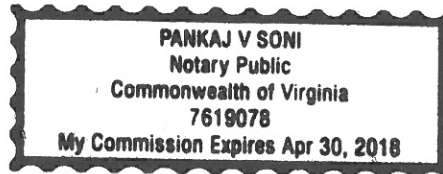
ANDREW M. HAYES
Name of Authorized Representative

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


Notary's Signature and Seal

PANKAJ V. SONI
Name of Acknowledger typed, printed or stamped

7619078
Commission Number, if any



Authorization

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

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

I, JAMES K. SCHOLL as
Please Print Name of person with authority to execute documents on behalf of entity

CITY MANAGER of The City of Key West
Name of office (President, Managing Member) Name of owner from deed

authorize James Bouquet and Andrew M. Hayes
Please Print Name of Representative

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

J.K. Scholl
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 3/17/15
Date

by James K. Scholl
Name of person with authority to execute documents on behalf on entity owner

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

Portia Y. Navarro
Notary's Signature and Seal

PORTIA Y. NAVARRO
Name of Acknowledged typed, printed or stamped

Commission Expires May 11, 2016
Notary Public - State of Florida
#FF 101246
Bonded thru
Top Fair Insurance

Deed

Prepared by and Return to:
 Daniel J. Shepherd, Esquire
 Daniel J. Shepherd, P.A.
 One Park Place Suite 394
 621 Northwest 53rd Street
 Boca Raton, Florida 33487

1700
 2-50

CORRECTIVE DEED

THIS CORRECTIVE DEED, made this 27 day of February, 1990, by the SCHOOL BOARD OF MONROE COUNTY, FLORIDA, a body corporate existing under Chapter 230 Florida Statutes, whose principal address is 242 White Street, Key West, Florida 33040, First Party,

AND

The CITY OF KEY WEST, FLORIDA, a municipality acting pursuant to Chapter 125 Florida Statutes, whose principal address 525 Angela Street, Key West, Florida 33040, Second Party:

WITNESSETH, That the said First Party did on the 11th day of September, 1989, execute and deliver to the Second Party for the consideration therein mentioned, a conveyance of those certain lands, situated in Monroe County, Florida, and hereinafter more particularly described, which said conveyance is recorded in O.R. Book 1106, pages 0123 through 0125, inclusive, Public Records of Monroe County, Florida; and

WHEREAS, in said conveyance, by mistake, the following legal description was written, to wit:

In the City of Key West and is part of Lots Five (5), Six (6), Nine (9) and Ten (10) all in Tract Three (3) according to Chas. W. Tift's map; said parcel of land hereby conveyed is being described by metes and bounds as follows:

Begin at the easterly corner of the intersection of Fort Street and Patronia Street (which point is also the westerly corner of said Lot Nine (9) and run thence in a northeasterly direction along the southeasterly side of Patronia Street, a distance of Two Hundred Ninety-two (292) feet to the northerly corner of Patronia Street and Emma Street; thence run in a southeasterly direction along the southwesterly side of Emma Street Two Hundred Forty-five (245) feet; thence run a southwesterly direction, at right angles to Emma Street, a distance of One Hundred Ten (110) feet; thence run at right angles in a southeasterly direction Twenty-five (25) feet; thence run at right angles in a southwesterly direction One Hundred Eighty-Five (185) feet to the northeasterly side of Fort Street; thence in a northwesterly direction along the northeasterly side of Fort Street, a distance of Two Hundred Seventy (270) feet to the point of begin.

Said parcel contains 1.765 acres more or less which is 76,900 square feet excluding all land for street purposes.

FILED FOR RECORD
 90 FEB 28 P 1 40

AND

In the City of Key West and is part of Lots Five (5), Six (6), Nine (9) and Ten (10) all in Tract Three (3) according to Chas. W. Tift's map; said parcel of land hereby conveyed is being described by metes and bounds as follows:

Begin at the southerly corner of the intersection of Fort Street and Olivia Street (which point is also the southerly corner of said Lot Ten (10) and run thence in a northwesterly direction along the southwesterly side of Fort Street, a distance of One Hundred Six and 17/100 (106.17) feet; thence run in a northeasterly direction, at right angles to Fort Street, a distance of One Hundred Eighty-five (185) feet; thence run at right angles in a northwesterly direction Twenty-five (25) feet; thence run at right angles in a northeasterly direction One Hundred Ten (110) feet to the southwesterly side of Emma Street; thence in a southeasterly direction along the southwesterly side of Emma Street, a distance of One Hundred Thirty-one and 17/100 (131.17) feet to the westerly corner of Emma Street and Olivia Street; thence run in a southwesterly direction along the northwesterly side of Olivia Street Two Hundred Ninety-two (292) feet to the point of begin.

Said parcel contains 0.782 acres more or less which is 34,070 square feet excluding all land for street purposes.

AND

In the City of Key West, Lot #23 and Lot #24 Square 3 Tract 3, according to T.A. Ashe's diagram recorded in Deed Book I, Page 77.

Commencing at the corner of Fort and Patronia Streets, running thence along the said Fort Street in a northwesterly direction 116 feet; thence at right angles in a northeasterly direction 70 feet; thence at right angles in a southeasterly direction 116 feet to Patronia Street; thence in a southwesterly direction 70 feet to Fort Street to the point of beginning.

Said parcel contains 0.186 acres more or less which is 8,120 square feet excluding all land for street purposes; and

WHEREAS, to prevent difficulties hereafter, it is expedient to correct said errors:

NOW, THEREFORE, the said First Party, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by the said Second Party, receipt whereof is hereby acknowledged, does hereby grant, sell, convey and confirm unto the said Second Party, and to its successors and assigns forever, the following described land lying and being in Monroe County, Florida, to wit:

In the City of Key West, Monroe County, Florida, and being known as part of Lots Five (5), Six (6), Nine (9) and Ten (10), Tract Three (3), according to Charles W. Tift's map, and being more particularly described as follows:

Begin at the intersection of the northeasterly right-of-way line of Fort Street and the southeasterly right-of-way line of Petronia Street; thence in a northeasterly direction along the said southeasterly right-of-way line of Petronia Street for Two Hundred Ninety-one and 88/100 (291.88) feet to the southwesterly right-of-way line of Emma Street; thence at a right angle and in a southeasterly direction along the said southwesterly right-of-way line of Emma Street for Two Hundred Forty-six and 68/100 (246.68) feet; thence at a right angle and in a southwesterly direction for One Hundred Eight and 84/100 (108.84) feet; thence at a right angle and in a southeasterly direction for Twenty-five and 18/100 (25.18) feet; thence at a right angle and in a southwesterly direction for One Hundred Eighty-three and 04/100 (183.04) feet to the said northeasterly right-of-way line of Fort Street; thence at a right angle and in a northwesterly direction along the said northeasterly right-of-way line of Fort Street for Two Hundred Seventy-one and 86/100 (271.86) feet to the point of beginning. Containing 76,609.91 square feet, more or less.

AND

In the City of Key West, Monroe County, Florida, and being known as part of Lots Six (6), and Ten (10), Tract Three (3), according to Charles W. Tift's map, and being more particularly described as follows:

Begin at the intersection of the northeasterly right-of-way line of Fort Street and the northwesterly right-of-way line of Olivia Street; thence in a northwesterly direction along the said northeasterly right-of-way line of Fort Street for One Hundred Six and 89/100 (106.89) feet; thence at a right angle and in a northeasterly direction for One Hundred Eighty-three and 04/100 (183.04) feet; thence at a right angle and in a northwesterly direction for Twenty-five and 18/100 (25.18) feet; thence at a right angle and in a northeasterly direction for One Hundred Eight and 84/100 (108.84) feet to the southwesterly right-of-way line of Emma Street; thence at a right angle and in a southeasterly direction along the said southwesterly right-of-way line of Emma Street for One Hundred Thirty-two and 07/100 (132.07) feet to the said northwesterly right-of-way line of Olivia Street; thence at a right angle and in a southwesterly direction along the said northwesterly right-of-way line of Olivia Street for Two Hundred Ninety-one and 88/100 (291.88) feet to the point of beginning. Containing 33,939.64 square feet, more or less.

AND

In the City of Key West, Lot #23 and Lot #24 Square 3 Tract 3, according to T.A. Ashe's diagram recorded in Deed Book I, Page 77.

Commencing at the corner of Fort and Petronia Streets, running thence along the said Fort Street in a northwesterly direction 116 feet; thence at right angles in a northeasterly direction 70 feet; thence at right angles in a southeasterly direction 116 feet to Petronia Street; thence in a southwesterly direction 70 feet to Fort Street to the point of beginning.

Said parcel contains 0.186 acres more or less which is 8,120 square feet excluding all land for street purposes.

TOGETHER WITH all improvements and buildings now affixed and being upon the described real property.

This is a corrective deed, given and accepted as such in substitution for such earlier deed of September 11, 1989, and it shall be effectual as of, and retroactive to such date. However, except as herein corrected, such corrected deed shall remain in full force and effect.

IN WITNESS WHEREOF, The said First Party has caused these presents to be executed in its name by the School Board of Monroe County, Florida, acting by the Chairman of said Board, the day and year first written above.

Signed, sealed and delivered in presence of:

Betty J. Maloney

Ruth Alice Campbell

SCHOOL BOARD OF MONROE COUNTY, FLORIDA

By *Ruth Alice Campbell*
Chairman

Attest: *Caryl B. Miles*
As Superintendent, Secretary, and Executive Officer of the School Board.

(Official Seal)

STATE OF FLORIDA)
) ss
COUNTY OF MONROE)

I HEREBY CERTIFY that on this day, before me, and officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Ruth Alice Campbell to me known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27 day of February, 1990.

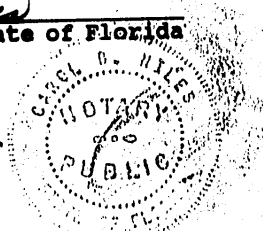
My Commission Expires:

Caryl B. Miles
Notary Public, State of Florida

Notary Public, State of Florida at Large
My Commission Expires August 2, 1992
Bonded thru Maynard Bonding Agency

Page Four of Four.

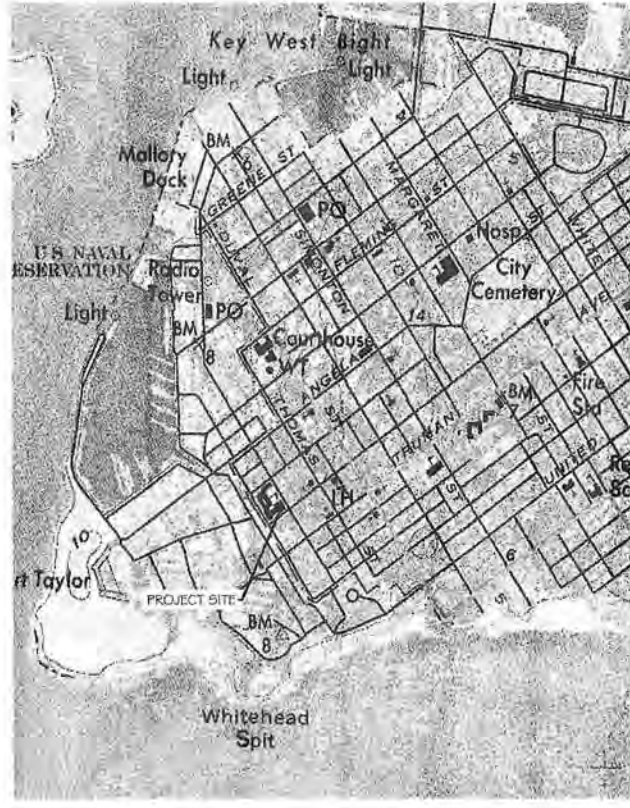
Recorded in Official Records Book
in Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court



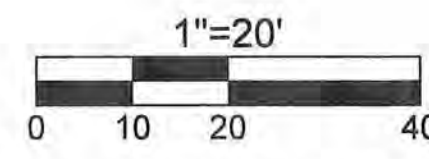
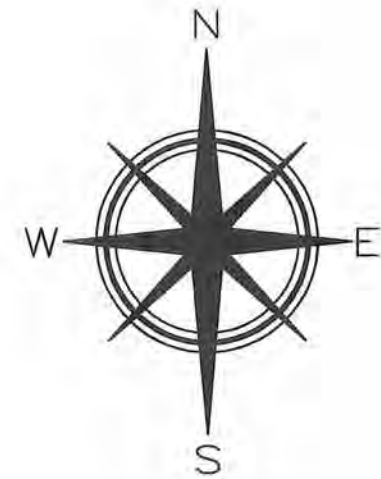
Survey

FOR INFORMATION ONLY

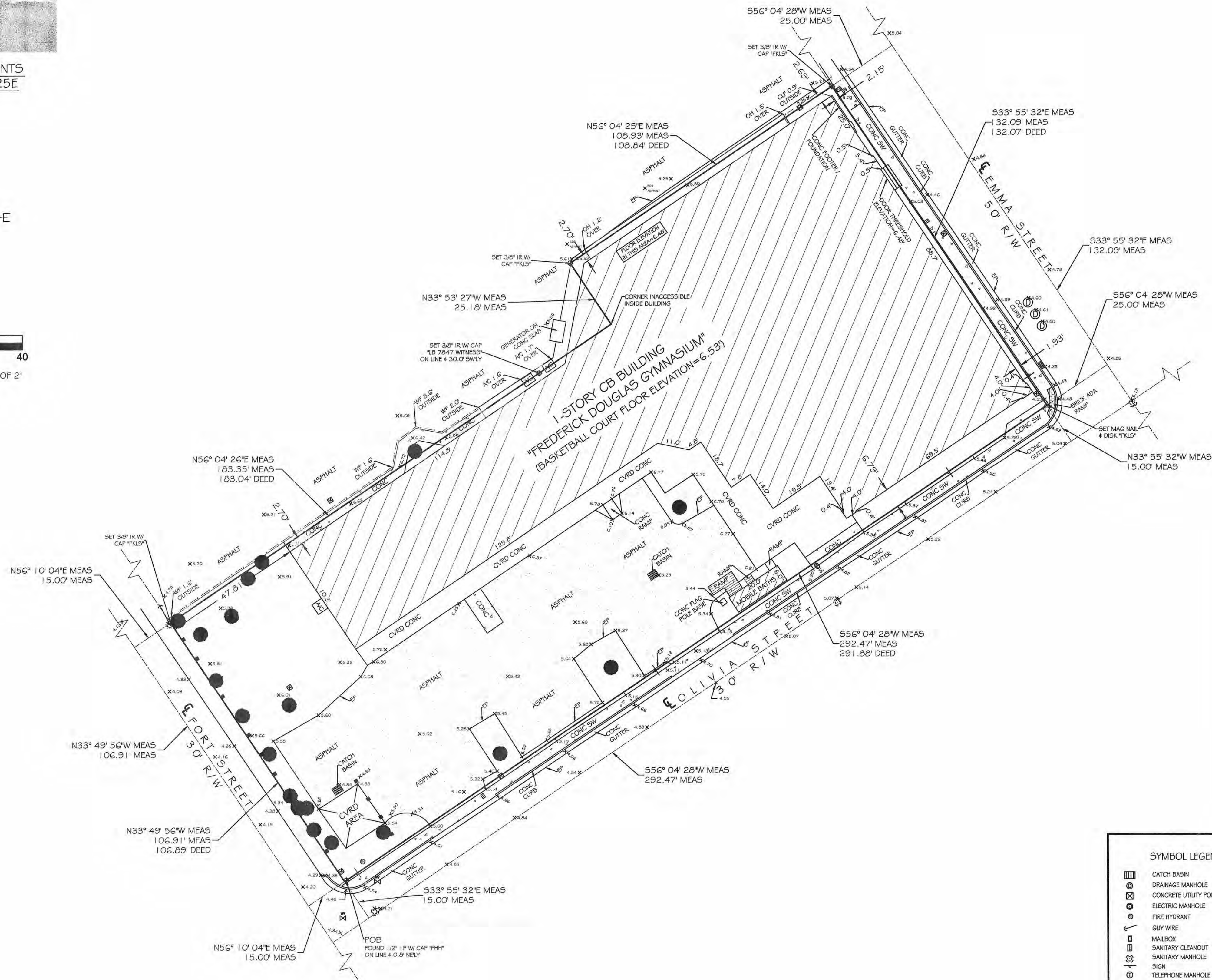
BOUNDARY & TOPOGRAPHIC SURVEY MAP OF FREDERICK DOUGLAS GYMNASIUM 111 OLIVIA STREET, KEY WEST, MONROE COUNTY, STATE OF FLORIDA



LOCATION MAP - NTS
SEC. 6-T685-R25E



*VERIFY ORIGINAL SCALE OF 2"



TOTAL AREA = 34,001.17 SQFT ±
(0.78 ACRES ±)

LEGAL DESCRIPTION -

In the City of Key West, Monroe County, Florida, and being known as part of Lots Six (6), and Ten (10), Tract Three (3), according to Charles W. Tift's map, and being more particularly described as follows:

Begin at the intersection of the Northeasterly right-of-way line of Fort Street and the Northwesterly right-of-way line of Olivia Street; thence in a Northwesterly direction along the said Northeasterly right-of-way line of Fort Street for One Hundred Six and 89/100 (106.89) feet; thence at a right angle and in a Northeasterly direction for One Hundred Eighty-three and 04/100 (183.04) feet; thence at a right angle and in a Northwesterly direction for Twenty-five and 18/100 (25.18) feet; thence at a right angle and in a Northeasterly direction for One Hundred Eight and 84/100 (108.84) feet to the Southwesterly right-of-way line of Emma Street; thence at a right angle and in a Southeastery direction along the said Southwesterly right-of-way line of Emma Street for One Hundred Thirty-two and 07/100 (132.07) feet to the said Northwesterly right-of-way line of Olivia Street; thence at a right angle and in a Southwesterly direction along the said Northwesterly right-of-way line of Olivia Street for Two Hundred Ninety-one and 88/100 (291.88) feet to the Point of Beginning.

SURVEYOR NOTES -

BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON THE 1990 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/90), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE.

COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GPS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK.

- A) METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK.
- B) EQUIPMENT USED: TRIMBLE R10 GNSS, SERIAL NUMBER 5249419679 (DUAL FREQUENCY RECEIVER).
- C) PROCESSING SOFTWARE: TRIMBLE GEOMATICS OFFICE, VERSION 1.63.
- D) HORIZONTAL TIES WERE MADE TO THE NATIONAL GEODETIC SURVEY CONTROL POINT "WEST MARTELLO TOWER 2" (P.I.D. AA1146), HAVING A HAVING A DIFFERENTIAL OF N 0.02', E 0.12', FROM THE PUBLISHED VALUE OF: WEST MARTELLO TOWER 2 (P.I.D. AA1146) = N 78.401.68 E 394,906.10

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK '872 4580 TIDAL BASIC' (P.I.D. AA0008), ELEVATION = 14.32' (NGVD 1929).

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.

ALL FIELD DATA WAS ACQUIRED BETWEEN 10/22/2014-11/06/2014

ADDRESS: 111 OLIVIA STREET, KEY WEST, FLORIDA 33040

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADDITIONAL PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY; THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-17 & 21, 17-05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.

SIGNED: ERIC A. ISAACS, REG. #6763, PROFESSIONAL SURVEYOR AND MAPPER, LSR 7847
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

**BOUNDARY & TOPOGRAPHIC SURVEY MAP
FREDERICK DOUGLAS GYMNASIUM
KEY WEST, MONROE COUNTY, STATE OF FLORIDA**

DATE: 11/07/2014	SURVEY BY: EAI	PROJECT: CKW PO#93085
ORDER:	DRAWN BY: MPB	H. SCALE: 1"=20'
BOOK:	CHECKED BY:	SHEET 1 OF 1

FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 508-7373
EMAIL: FKL5email@gmail.com



SYMBOL LEGEND:

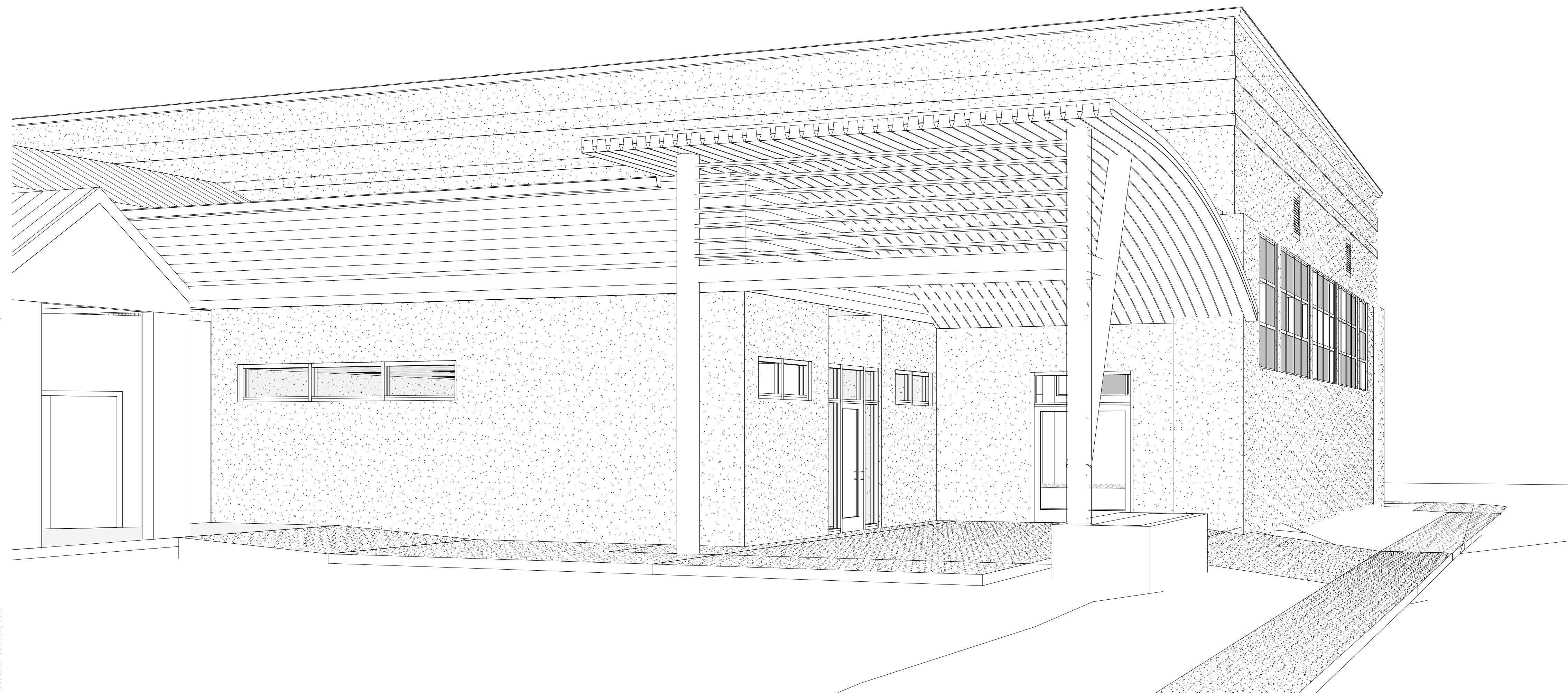
	CATCH BASIN
	DRAINAGE MANHOLE
	CONCRETE UTILITY POLE
	ELECTRIC MANHOLE
	FIRE HYDRANT
	GLY WIRE
	MAILBOX
	SANITARY CLEANOUT
	SANITARY MANHOLE
	SIGN
	TELEPHONE MANHOLE
	WATER VALVE
	WATER METER
	WELL TEST STATION
	WOOD UTILITY POLE
	WOOD 4x4 POST
	TREE (TYPICAL)
	SPOT ELEVATION (TYPICAL)

Site Plans

RENOVATION OF FREDERICK DOUGLASS RECREATION CENTER

111 OLIVIA ST
KEY WEST, FLORIDA 33040

50% CONSTRUCTION DOCUMENT SET - OWNER REVIEW



3/2/2015 12:58:27 PM

DEVELOPMENT TEAM

OWNER

CITY OF KEY WEST
3140 Flagler Avenue
Key West, Florida 33040
P:305.809.2964

J. Michael Vieux, AIA, LEED AP BD+C
Senior Construction Manager

ARCHITECT

ARCHITECT
hayes | cumming architects pa
2210 central ave, suite 100
st. petersburg, florida 33712
p: 727.321.0900
f: 727.321.0903

Andrew M. Hayes, AIA, LEED AP BD+C

CONSULTANTS

LANDSCAPE ARCHITECT
Anderson Lesniak Limited, Inc.
4921 S West Shore Blvd
Tampa, FL 33611
p: 813.831.9595
f: 813.831.5485

STRUCTURAL ENGINEER

McCarthy and Associates, Inc.
2555 Nursery Road, Suite 101
Clearwater, Florida 33764
p: 727.536.8772
f: 727.538.9125

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER

Diamondback Engineering
1801 North Himes Avenue
Tampa, FL 33607
p: 813.350.0080
f: 813.350.0083

FIRE PROTECTION ENGINEER

hayes | cumming

architects

2210 central ave, suite 100
st. petersburg, fl 33712
ph 727.321.0900
fx 727.321.0903

AA26001260
hc-arc.com

andrew m. hayes, aia, leed bd+c
© Copyright - All Rights Reserved

members of



CONSULTANT:

CLIENT / PROJECT NAME:

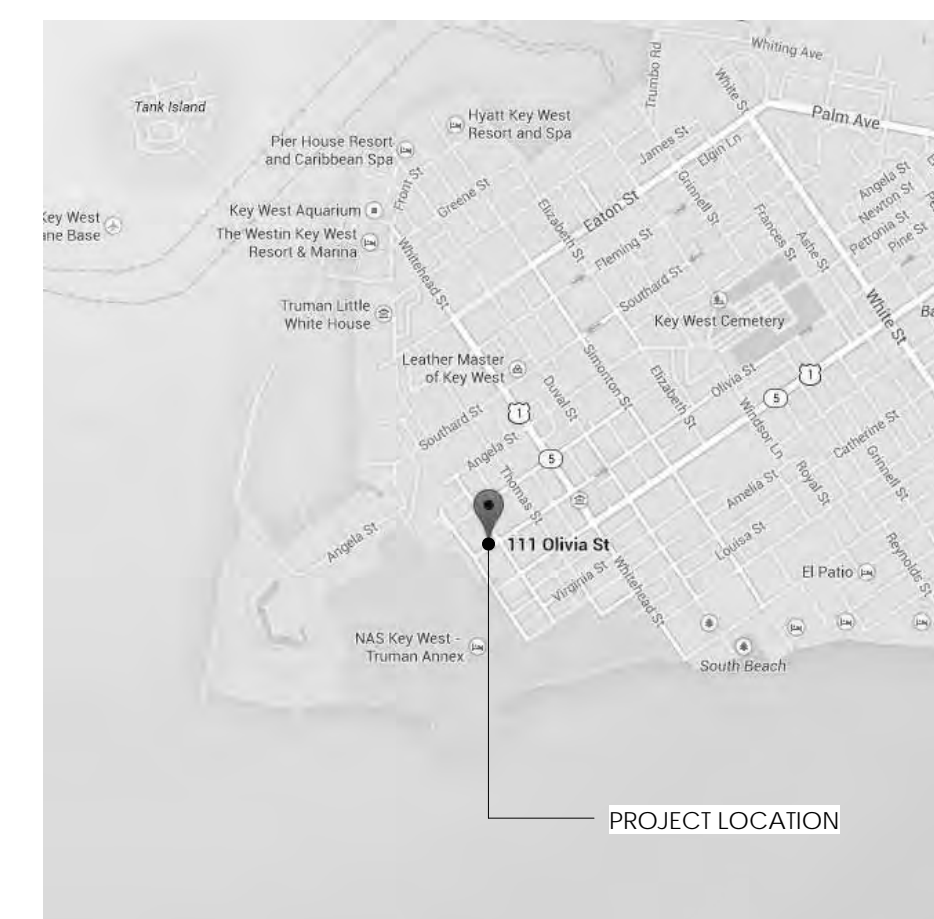
CITY OF KEY WEST
ALTERATIONS TO

FREDERICK DOUGLASS
RECREATION CENTER

111 OLIVIA STREET
KEY WEST, FL 33040



AREA MAP
NORTH
NTS



SITE MAP
NORTH
NTS

Original drawing is 24"x36". Scale accordingly if reduced.

SHEET TITLE:

COVER SHEET

REVISIONS:

DATE ISSUED: 2/27/2015
PROJECT NO.: 12.0D01

DRAWING NUMBER:

G-001

SHEET: 1 OF 57

ANDREW M. HAYES
AIA 016166

ABBREVIATIONS

Table with 4 columns: Abbreviation, Full Name, Abbreviation, Full Name. Includes items like ANCHOR BOLT, ABOVE FINISH FLOOR, AIR HANDLING UNIT, ACCESS PANEL, ACOUSTICAL TILE, etc.

INDEX OF DRAWINGS

Table with columns: SHEET #, SHEET COUNT, SHEET NAME, AS-BUILT DOCUMENTS, SCHEMATIC DESIGN DOCUMENTS, DESIGN DEVELOPMENT DOCUMENTS, DESIGN DEVELOPMENT DOCUMENTS, 50% CONSTRUCTION DOCUMENTS, 90% CONSTRUCTION DOCUMENTS.

GENERAL NOTES

- 1. THE CONTRACT DOCUMENTS FOR THE CITY OF KEY WEST FREDERICK DOUGLASS RECREATION BUILDING INCLUDE THE CONTRACT GENERAL CONDITIONS, SPECIFICATIONS, DRAWINGS, ADDENDA AND CONTRACT MODIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE SET OF DRAWINGS TO EACH SUBCONTRACTOR & TRADE, AS WELL AS FOR INSURING THAT THE WORK OF EACH SUBCONTRACTOR IS COORDINATED WITH THE WORK OF ALL OTHER SUBCONTRACTORS.
3. BEFORE BEGINNING WORK AT THE SITE, WHERE POSSIBLE, AND THROUGHOUT THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE DOING WORK RELATED TO THAT BEING INSPECTED.

GENERAL SITE DATA

Table with columns: PROPERTY DATA, DEVELOPMENT POTENTIAL, BUILDING ENVELOPE, PARKING. Includes information like PROPERTY IDENTIFICATION, MINIMUM LOT AREA, BUILDING HEIGHT, EXISTING TO REMAIN - ACCORDING TO SEC. 108-571 OF THE COKW LAND DEVELOPMENT REGULATIONS.

BUILDING CODE INFORMATION

Table with columns: PROJECT DATA, TYPES OF CONSTRUCTION, GENERAL BUILDING HEIGHTS AND AREAS, MEANS OF EGRESS. Includes PROPOSED USE, BUILDING BASE FLOOD ELEVATION, BUILDING CODE INFORMATION, ALLOWABLE HEIGHT AND BUILDING AREAS.

Table with columns: USE AND OCCUPANCY CLASSIFICATION, TYPES OF CONSTRUCTION, GENERAL BUILDING HEIGHTS AND AREAS. Includes BUILDING OCCUPANCY OR USE, PRIMARY SECONDARY, ASSEMBLY BUSINESS, GROUP A-3 GROUP B.

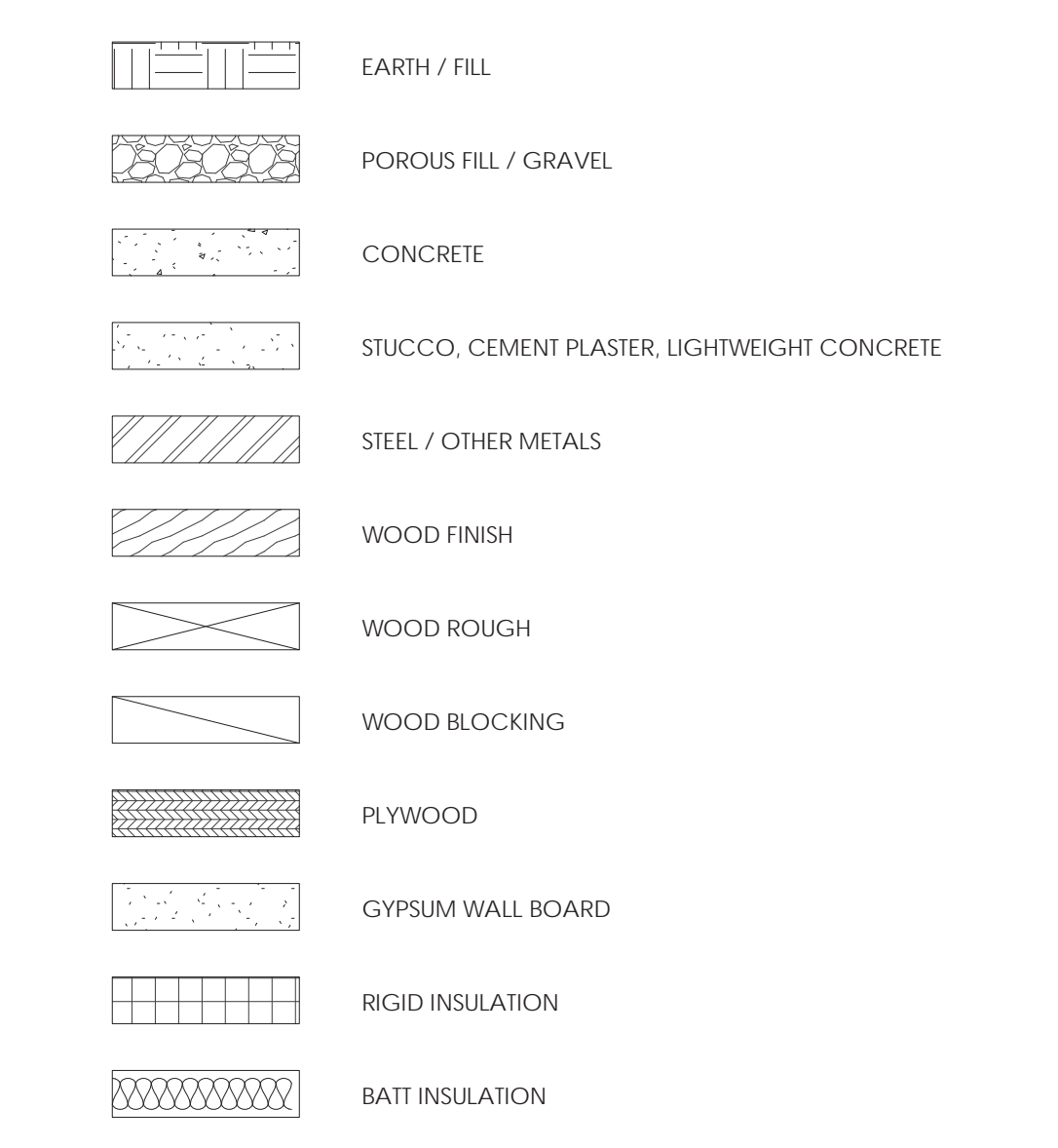
Table with columns: MEANS OF EGRESS, USE, AREA (SQ. FT.), LOAD FACTOR (SQ. FT. PERSON), OCCUPANT LOAD. Includes ASSEMBLY A-3, ASSEMBLY A-3 (STAGE), BUSINESS, ELECTRICAL, STORAGE.

FLORIDA APPROVED PRODUCTS LIST

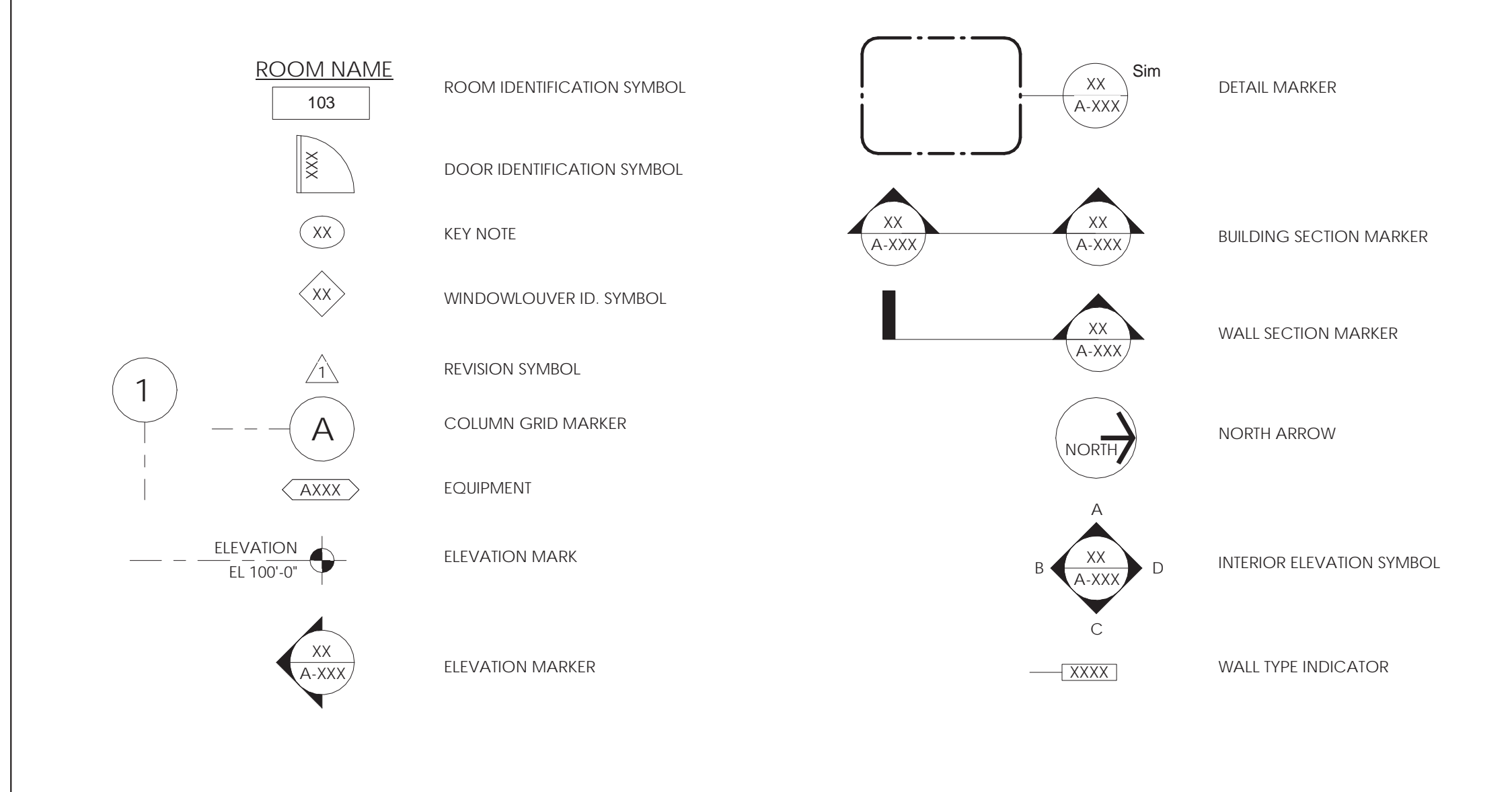
THE INTENT OF THIS PRODUCT APPROVAL LIST IS AS A BASIS OF DESIGN. ALL PRODUCTS SPECIFIED BY THE ARCHITECT HAVE APPROVAL FROM THE STATE OF FLORIDA. ANY SUBSTITUTIONS MADE BY THE CONTRACTOR SHALL ALSO HAVE FLORIDA PRODUCT APPROVAL AND MEET OR EXCEED THE PERFORMANCE AND QUALITY OF PRODUCTS SPECIFIED BY THE ARCHITECT.

Table with columns: PRODUCT CATEGORY, SUB CATEGORY, MANUFACTURER, APPROVAL NUMBER. Includes PANEL WALLS, EXTERIOR DOORS, EXTERIOR DOORS.

MATERIAL SYMBOLS



GENERAL STANDARD SYMBOLS



2210 central ave, suite 100
st. petersburg, fl 33712
ph 727.321.0900
fx 727.321.0903
AA26001260
hc-arc.com

andrew m. hayes, aia, leed bd + c
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CONSULTANT:

CLIENT / PROJECT NAME:
CITY OF KEY WEST
ALTERATIONS TO
FREDERICK DOUGLASS
RECREATION CENTER

111 OLIVIA STREET
KEY WEST, FL 33040

Original drawing is 24"x36". Scale accordingly if reduced.

SHEET TITLE:
T.O.C. / GENERAL NOTES / BUILDING CODE INFORMATION

REVISIONS:

DATE ISSUED: 2/27/2015
PROJECT NO.: 12.0001

DRAWING NUMBER:
G-002 SHEET: 2 OF 57

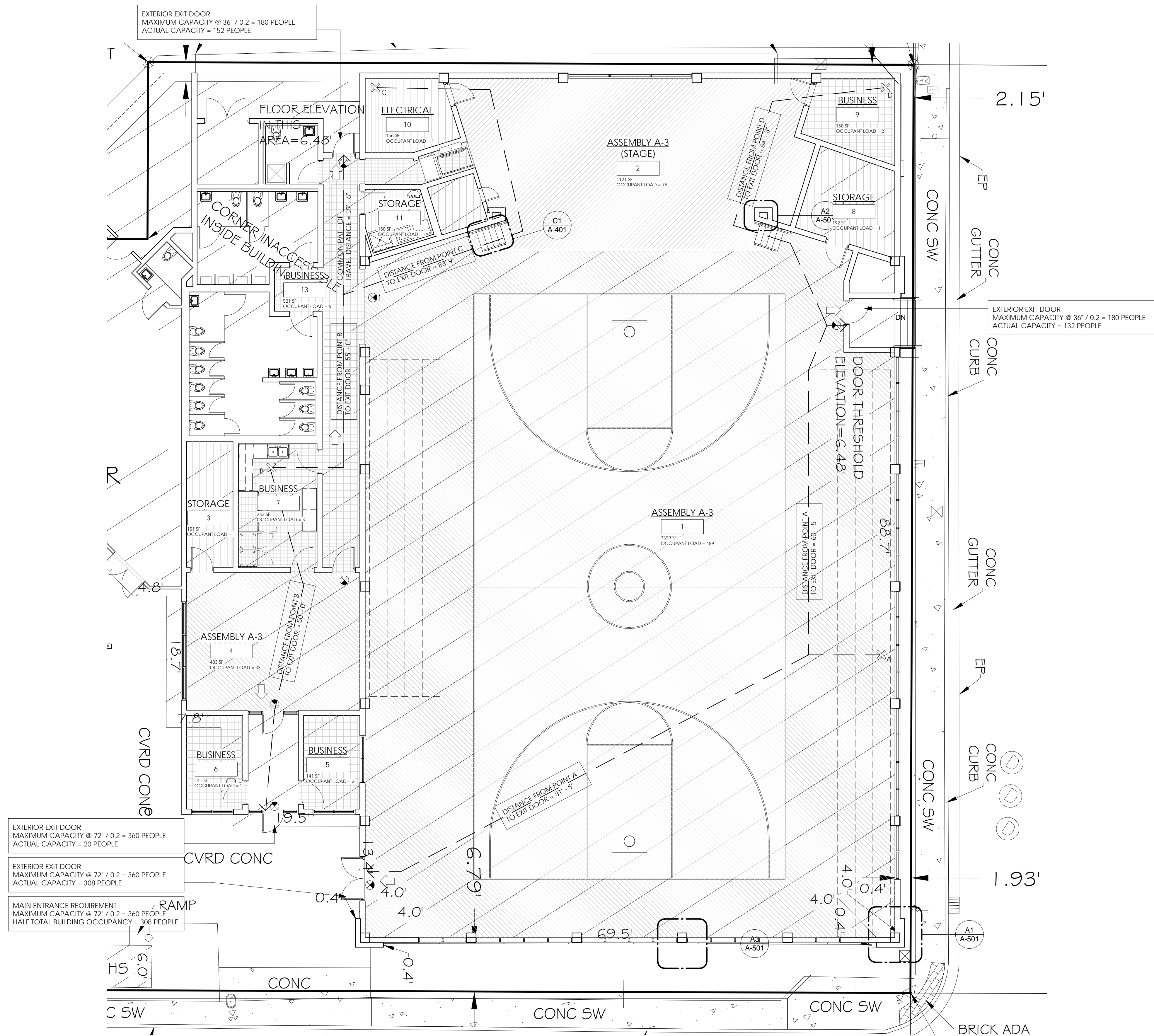


OCCUPANT LOAD BY CALCULATION

USE	AREA (SQ. FT.)	LOAD FACTOR (SQ. FT./PERSON) TABLE 1004.1.1	OCCUPANT LOAD
ASSEMBLY A-3	7812 SF	15	522
ASSEMBLY A-3 (STAGE)	1121 SF	15	75
BUSINESS	1194 SF	100	15
ELECTRICAL	156 SF	300	1
STORAGE	500 SF	300	3
	10783 SF		616

LIFE SAFETY SYMBOLS LEGEND

- SMOKE PARTITION TO DECK
 - ONE HOUR FIRE RESISTANCE RATED WALL
 - TWO HOUR FIRE RESISTANCE RATED WALL
 - MAX. TRAVEL DISTANCE TO REACH EXIT
 - DIRECTION OF TRAVEL
 - CEILING MOUNTED ILLUMINATED EXIT SIGN
 - CEILING MOUNTED ILLUMINATED EXIT SIGN, DOUBLE FACE
 - WALL MOUNTED ILLUMINATED EXIT SIGN
 - LOCATION OF MOST DISTANT OCCUPANT
 - MULTIPURPOSE DRY CHEMICAL EXTINGUISHER (20-B RATED)
 - MULTIPURPOSE DRY CHEMICAL EXTINGUISHER (2-A RATED) IN RECESSED CABINET
 - FIRE ALARM PULL STATION
 - SMOKE DETECTOR
 - HEAT DETECTOR
 - HORN WITH STROBE
 - FIRE DOOR & FRAME CLASSIFICATION IN HOURS
 - EMERGENCY LIGHT, BATTERY POWERED
 - COMBINATION EMERGENCY LIGHT AND EXIT SIGN
 - FIRE ALARM STROBE ONLY
 - FIRE ALARM CONTROL PANEL
 - FIRE DEPARTMENT CONNECTION
- NOTE: THIS LEGEND REPRESENTS TYPICAL ELEMENTS. NOT ALL SYMBOLS MAY BE USED IN THE LIFE SAFETY PLAN.



LIFE SAFETY PLAN - FIRST FLOOR
1/8" = 1'-0"

EXISTING TREE TABLE

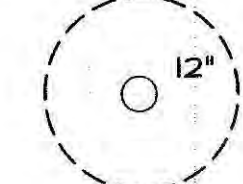
NUMBER	COMMON NAME	BOTANICAL NAME	DBH	RATING	REPLACEMENT	STATUS
1	UNKNOWN	CAESALPINNA SPECIES	3" & 14"	2	○	R
2	WILD TAMARIND	LYSILOMA LATISILIGUUM	11"	3	○	S
3	WILD CINNAMON	CANELLA WINTERANA	11"	3	○	S
4	GUMBO LIMBO	BURSERA SIMARUBA	20"	3	○	S
4A	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS		3	○	R
5	THATCH PALM	THRINAX RADIATA		3	○	R
6	BLACK OLIVE	BUCIDA BUCERAS	3" & 4"	3	○	R
7	SIMPSON STOPPER	MYRCIANTHES FRAGRANS	3"	2	○	R
8	SPANISH STOPPER	EUGENIA FOETIDA	4"	2	○	R
9	CABBAGE PALM PUP	SABAL PALMETTO		3	○	R
9A	POTATO TREE	SOLANUM ERIANTHUM	3"	1	○	R
10	THATCH PALM	THRINAX RADIATA		3	○	S
11	GUMBO LIMBO	BURSERA SIMARUBA	10"	3	○	S
12	THATCH PALM	THRINAX RADIATA		3	○	S
13	THATCH PALM	THRINAX RADIATA		3	○	S
14	ROYAL POINCIANA	DELONIX REGIA	16"	3	○	S
15	THATCH PALM	THRINAX RADIATA		3	○	S
16	ROYAL POINCIANA	DELONIX REGIA	13"	3	○	S
17	GUMBO LIMBO	BURSERA SIMARUBA	15"	3	○	R
18	THATCH PALM	THRINAX RADIATA		3	○	R
18A	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS		3	○	R
19	UNKNOWN	UNKNOWN	17"	3	○	S
20	CABBAGE PALM PUP	SABAL PALMETTO		3	○	R
21	BLACK OLIVE	BUCIDA BUCERAS		3	○	R
22	BLACK OLIVE	BUCIDA BUCERAS	8"	3	○	R
23	BLACK OLIVE	BUCIDA BUCERAS	7"	3	○	R
24	MAHOGANY	SWIETENIA MAHAGONI	1"	3	○	R
25	BLACK OLIVE	BUCIDA BUCERAS	6"	3	○	R
25A	BLACK OLIVE CLUMP	BUCIDA BUCERAS		3	○	R
26	UNKNOWN CLUMP	UNKNOWN		3	○	R
27	FIREBUSH	HAMELIA NODOSA	3"	3	○	R
28	HIBISCUS	HIBISCUS ROSA-SINENSIS		3	○	R
28A	FICUS	FICUS SPECIES		3	○	R

CONDITION CHART

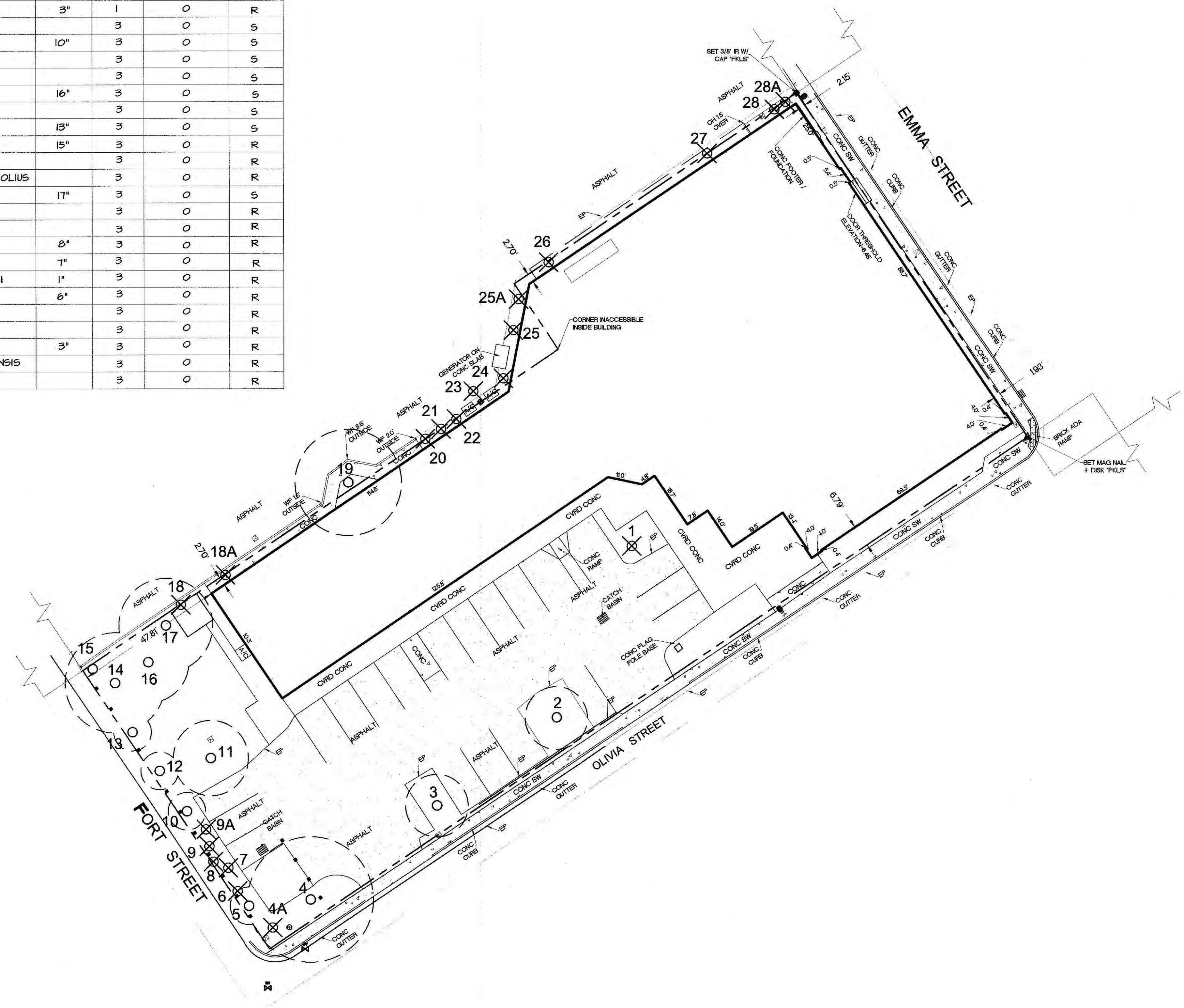
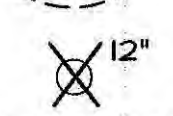
1	POOR
2	FAIR
3	GOOD
4	EXCELLENT

SYMBOL LEGEND

EXISTING TREE TO REMAIN



EXISTING TREE TO REMOVE

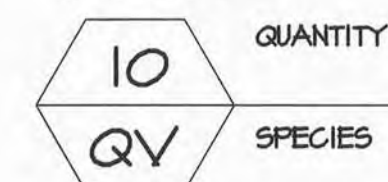


PLANT MATERIAL LIST

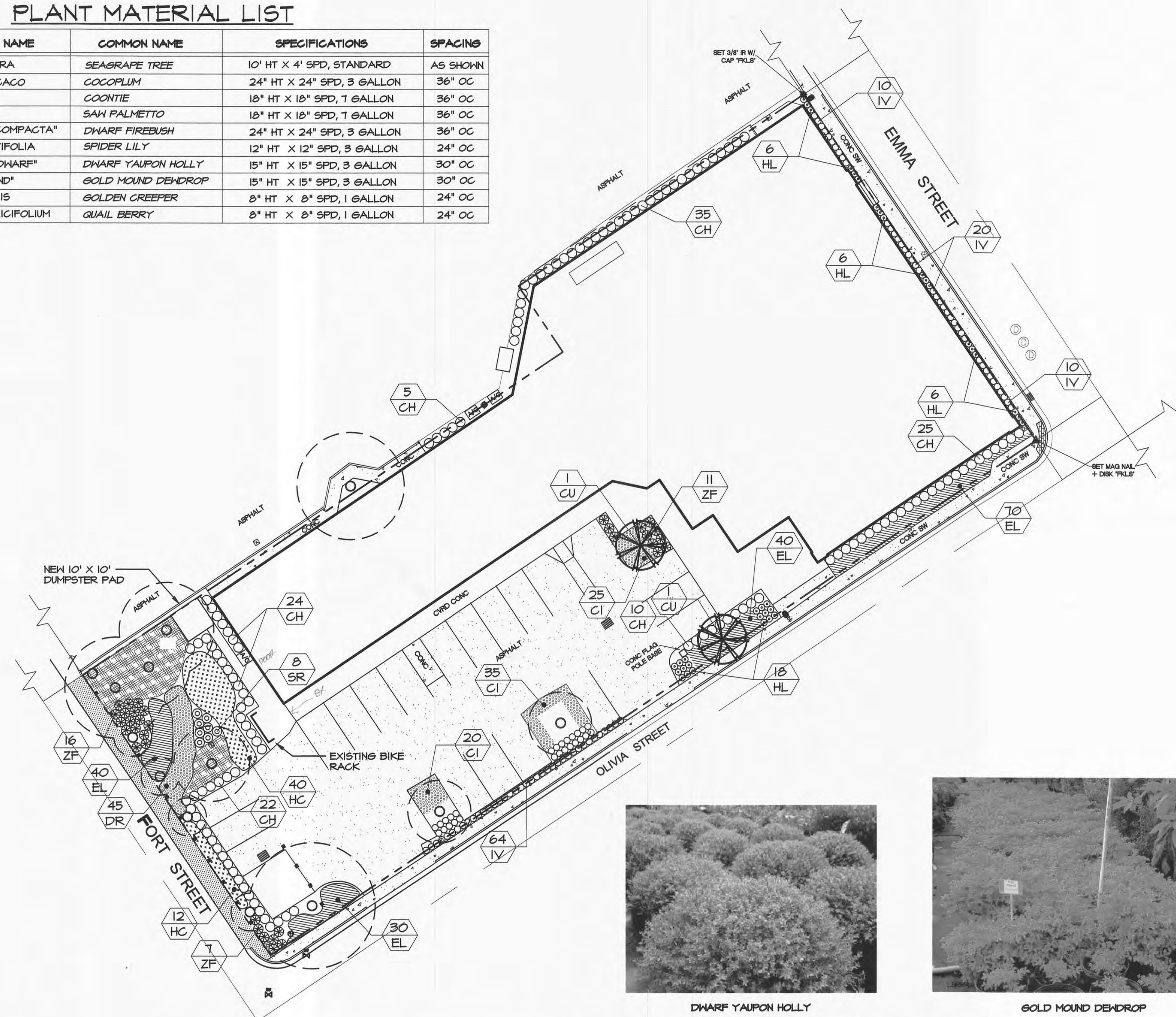
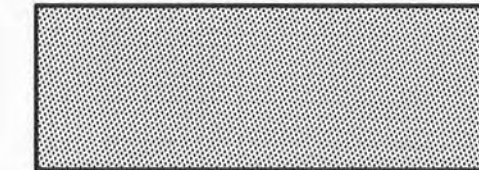
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING
CU	2	COCCOLOBA UVIFERA	SEAGRAPE TREE	10' HT X 4' SPD, STANDARD	AS SHOWN
CH	121	CHRYSOBALANUS ICAGO	COCOPLUM	24" HT X 24" SPD, 3 GALLON	36" OC
ZF	34	ZAMIA FLORIDANA	COONTIE	18" HT X 18" SPD, 7 GALLON	36" OC
SR	8	SERENOA REPENS	SAW PALMETTO	18" HT X 18" SPD, 7 GALLON	36" OC
HC	52	HAMELIA PATENS "COMPACTA"	DWARF FIREBUSH	24" HT X 24" SPD, 3 GALLON	36" OC
HL	36	HYMENOCALLIS LATIFOLIA	SPIDER LILY	12" HT X 12" SPD, 3 GALLON	24" OC
IV	104	ILEX "SCHELLINGS DWARF"	DWARF YAUPON HOLLY	15" HT X 15" SPD, 3 GALLON	30" OC
DR	45	DURANTA "GOLD MOUND"	GOLD MOUND DENDROP	15" HT X 15" SPD, 3 GALLON	30" OC
EL	180	ERNODEA LITTERALIS	GOLDEN CREEPER	8" HT X 8" SPD, 1 GALLON	24" OC
CI	80	CROSSOPETALUM ILICIFOLIUM	QUAIL BERRY	8" HT X 8" SPD, 1 GALLON	24" OC

SYMBOL LEGEND

LANDSCAPE



ARGENTINE BAHIA SOD



QUAIL BERRY



DWARF YAUPON HOLLY



GOLD MOUND DENDROP



GOLDEN CREEPER



SEA GRAPE



COCOPLUM



COONTIE



SAW PALMETTO



DWARF FIREBUSH



SPIDER LILY

members of



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ALTERATIONS TO

FREDERICK DOUGLASS
RECREATION CENTER

111 OLIVIA STREET
KEY WEST, FL 33040

Original drawing is 24"x36". Scale accordingly if reduced.

SHEET TITLE:

ARCHITECTURAL SITE PLAN

REVISIONS:

DATE ISSUED: 3/13/2015
PROJECT NO.: 12.0001

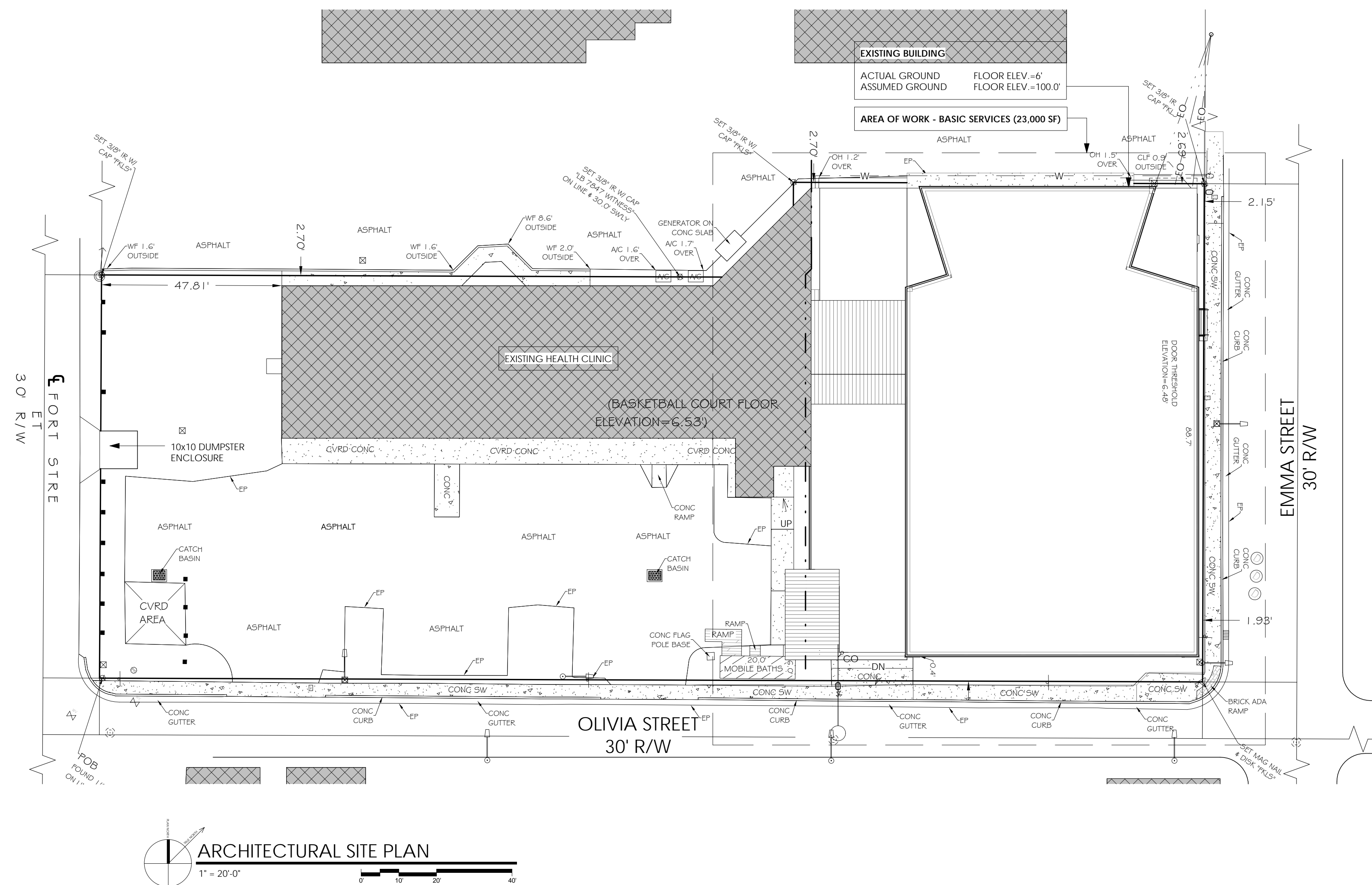
DRAWING NUMBER:

A-001

SHEET: 16 OF 57

SYMBOLS LEGEND

	SERVICE AREA BOUNDARY LINE
	ASSUMED PROPERTY LINE BETWEEN BUILDINGS ON THE SAME LOT
	SITE LIGHTING
	STORM DRAIN
	WATER (UNDERGROUND)
	ELECTRICAL (OVERHEAD)
	SANITARY SEWER



ARCHITECTURAL SITE PLAN
1" = 20'-0"

members of



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RECREATION CENTER**

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KEY WEST, FL 33040

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SHEET TITLE:
SELECTIVE DEMOLITION PLAN

REVISIONS:

DATE ISSUED: 2/27/2015
PROJECT NO.: 12.0D01

DRAWING NUMBER:

A-002

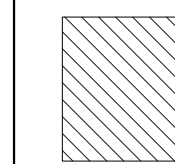
SHEET: 17 OF 57

GENERAL DEMOLITION NOTES

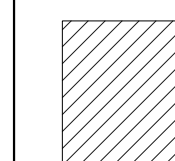
- REMOVE AND DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE, UNLESS INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND REINSTALLED.
- REMOVE OR RELOCATE ALL WIRING, PLUMBING AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED.

SELECTIVE DEMOLITION KEYNOTES

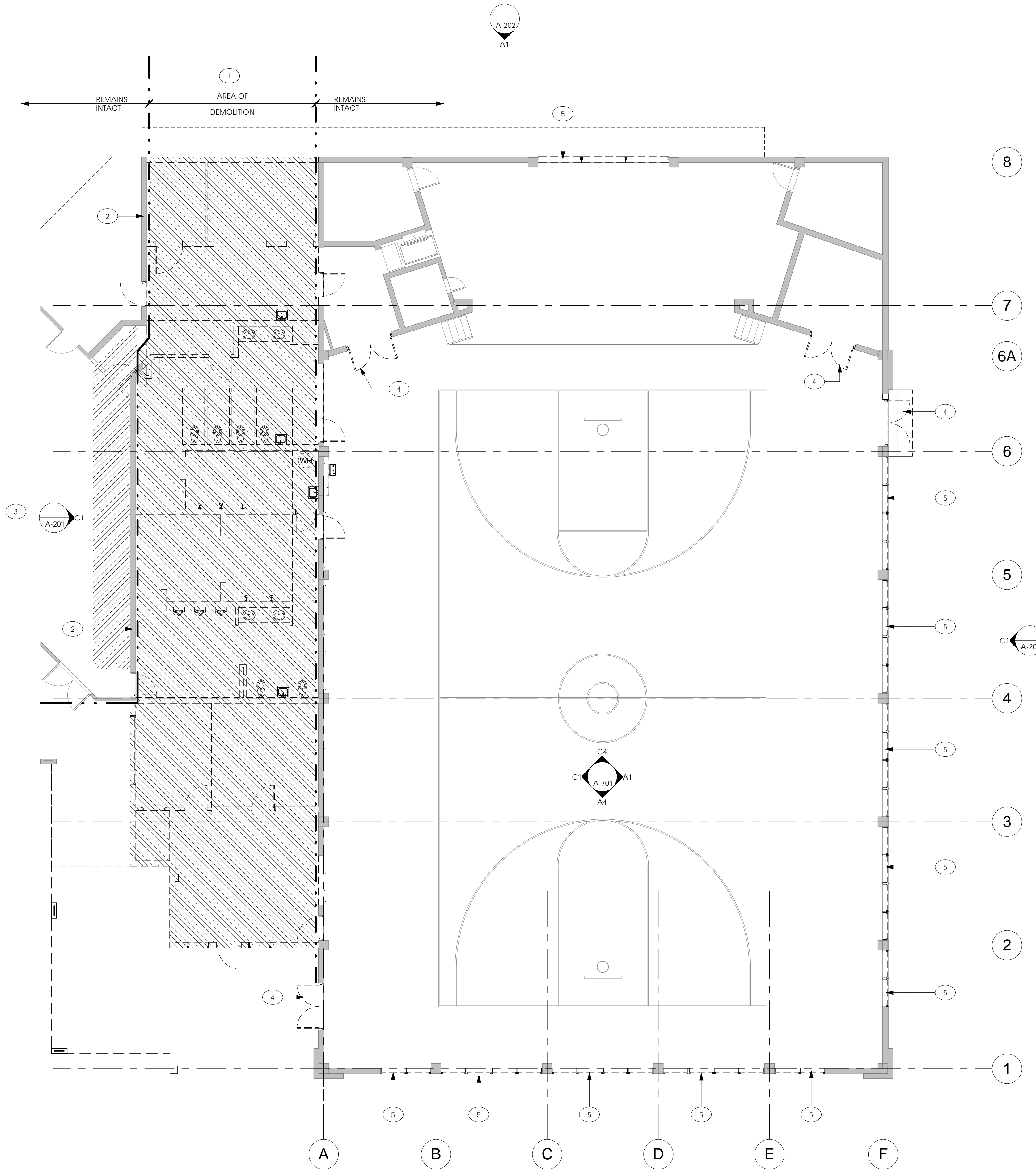
- DEMOLISH ALL FLOORS, WALLS & ROOF IN THIS AREA UNLESS OTHERWISE NOTED
- WALLS THAT NEED TO REMAIN INTACT
- CANTILEVERED CONCRETE ROOF TO BE REMOVED
- REMOVE EXISTING DOUBLE DOORS
- REMOVE EXISTING WINDOWS



EXISTING ONE STORY BUILDING



AREA OF CONCRETE OVERHANG CANTILEVER THAT IS INTEGRAL TO ROOF STRUCTURE OF EXISTING BUILDING TO BE DEMOLISHED AND WILL HAVE TO BE REMOVED SIMULTANEOUS TO BUILDING



SELECTIVE DEMOLITION PLAN
1/8" = 1'-0"
0 4 8 16

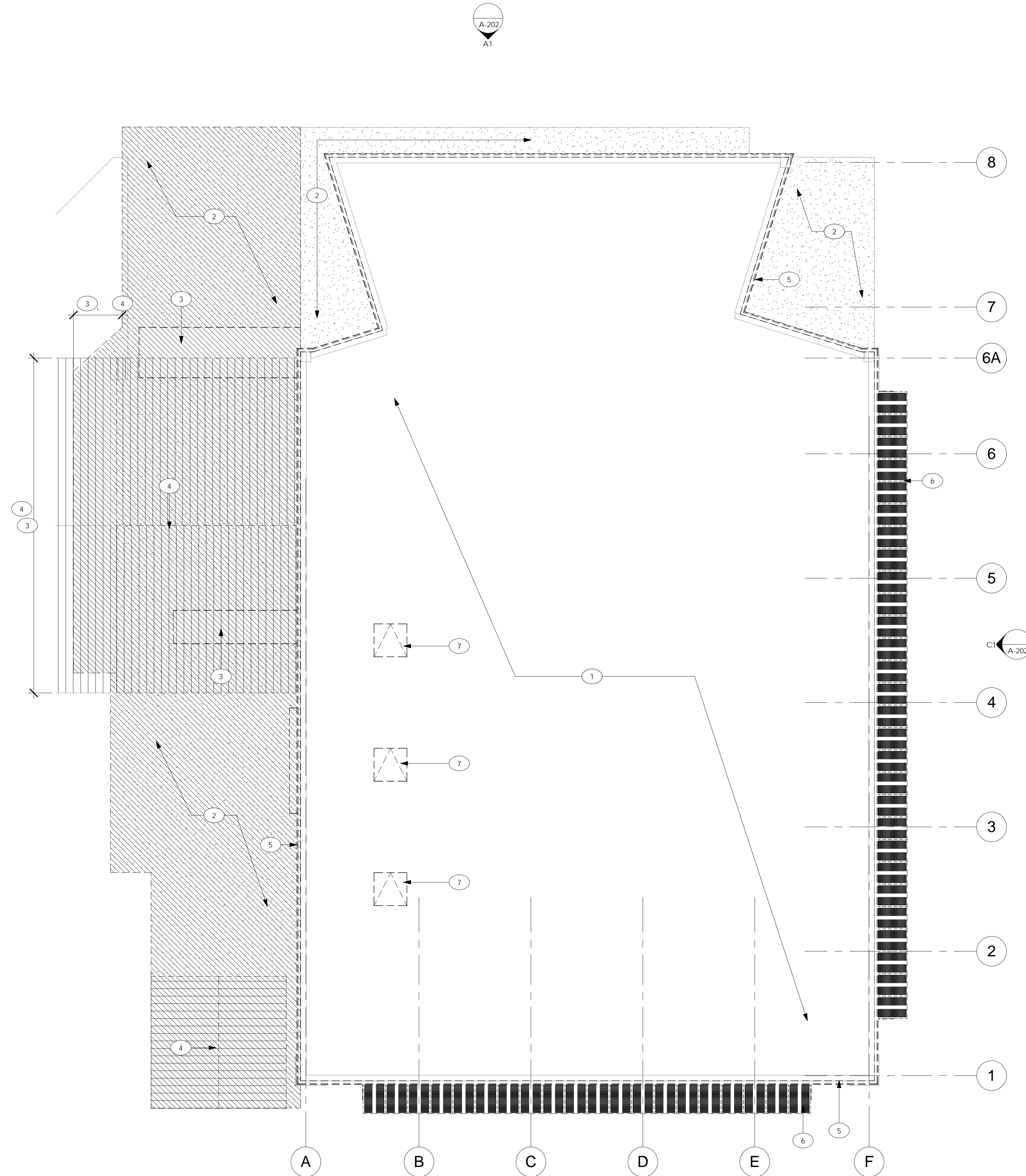
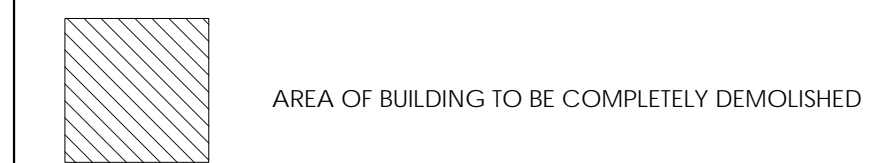


GENERAL DEMOLITION NOTES

1. REMOVE AND DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE, UNLESS INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND REINSTALLED.
2. REMOVE OR RELOCATE ALL WIRING, PLUMBING AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED.

SELECTIVE DEMOLITION KEYNOTES

1. REMOVE BUILT-UP ROOF ON TECTUM/GYPSUM DECK
2. REMOVE ROOF MEMBRANE ON 4" CONCRETE DECK
3. REMOVE ROOF MEMBRANE, PLYWOOD DECK AND 2X6 FRAMING
4. REMOVE STANDING SEAM ALUMINUM ROOF
5. REMOVE GALVANIZED ALUMINUM GUTTER
6. REMOVE ALUMINUM STORM SHUTTERS
7. REMOVE SEALED ROOF VENT



SELECTIVE DEMOLITION ROOF PLAN
1/8" = 1'-0"



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RECREATION CENTER**

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KEY WEST, FL 33040

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SHEET TITLE:

ARCHITECTURAL PLAN

REVISIONS:

DATE ISSUED: 2/27/2015
PROJECT NO.: 12.0D01

DRAWING NUMBER:

A-102

SHEET: 20 OF 57

ANDREW M. HAYES
AR0016166

SHEET KEYNOTES

#

GENERAL NOTES

1. REFER TO SHEETS A-501 FOR ENLARGED PLANS
2. FOR DIMENSION PLAN OF THIS LEVEL SEE A-101

ROOM FINISH SCHEDULE

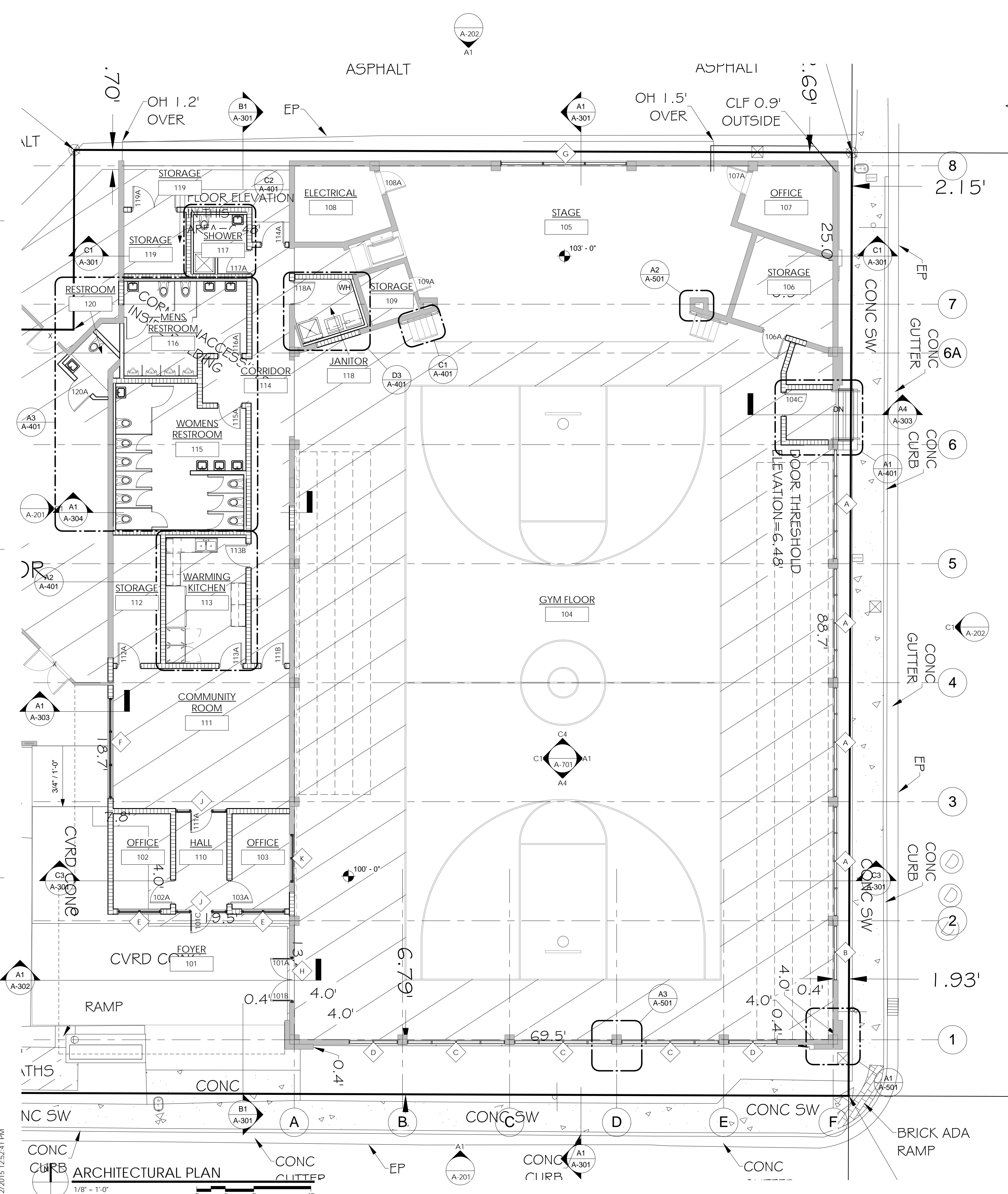
ROOM NO.	NAME	FLOOR		WALLS						CEILING		NOTES
		MATL	FIN	BASE	NORTH	EAST	SOUTH	WEST	MATL	FIN		
101	ENTRY											
101	FOYER											
102	OFFICE											
103	OFFICE											
104	GYM FLOOR											
105	STAGE											
106	STORAGE											
107	OFFICE											
108	ELECTRICAL											
109	STORAGE											
110	RESTROOM											
110	HALL											
111	COMMUNITY ROOM											
112	STORAGE											
113	WARMING KITCHEN											
114	CORRIDOR											
115	WOMENS RESTROOM											
116	MENS RESTROOM											
117	SHOWER											
118	JANITOR											
119	STORAGE											
120	RESTROOM											

MATERIAL AND FINISH CODE LIST

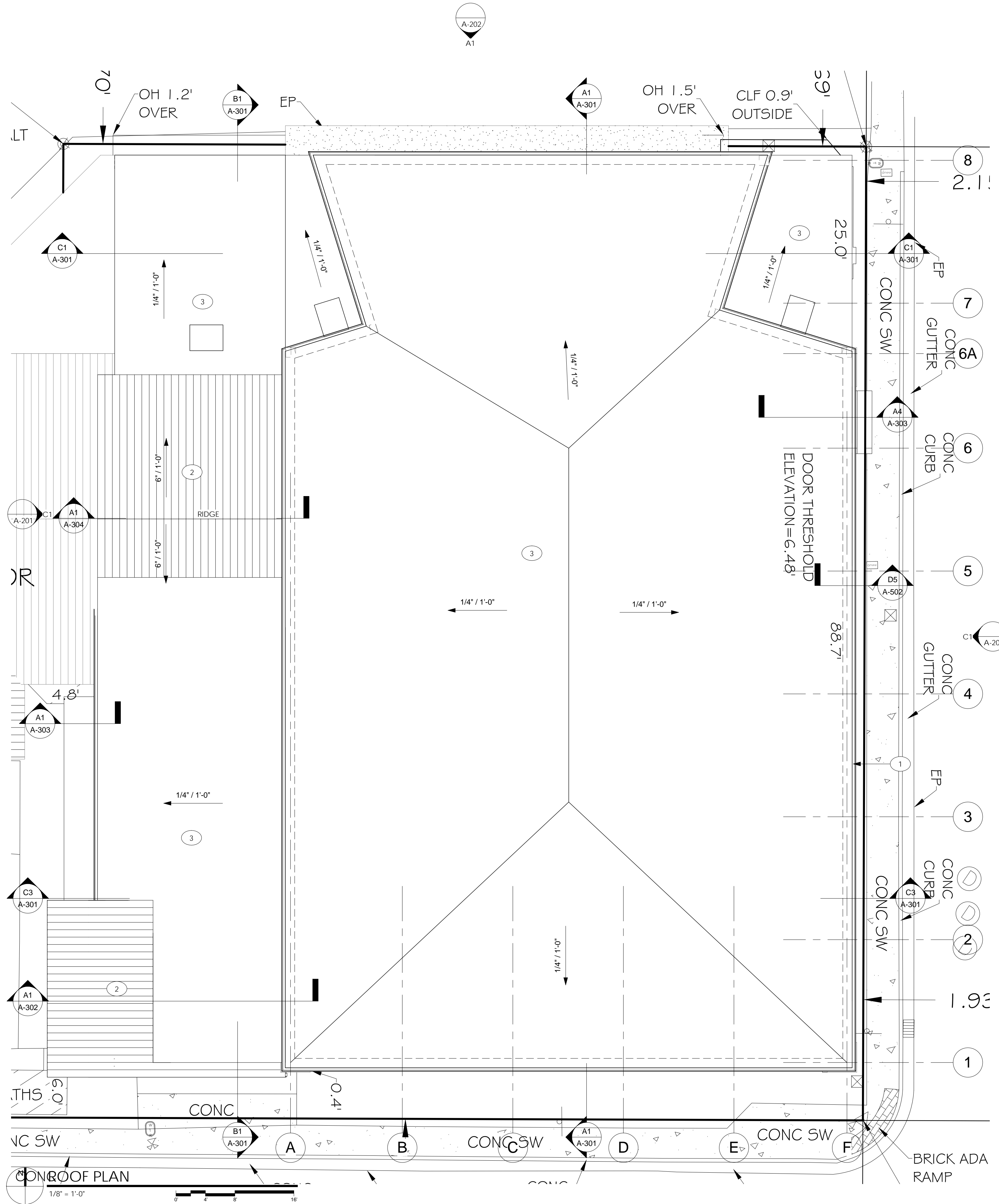
MATERIAL KEY	
A	CONCRETE
B	CONCRETE MASONRY UNITS
C	GYPSUM BOARD
D	CEMENT BOARD
E	CEMENT PLASTER
F	PLYWOOD DECK

FINISH KEY	
ACT-1	2' X 4' ACOUSTICAL CEILING TILE
CPT-1	CARPET
CT-1	CERAMIC TILE: 4" X 4" FIELD
CT-2	CERAMIC TILE: 6" X 6" COVE BASE
CT-3	CERAMIC TILE: 6" X 6" FIELD
P-1	PAINT
RWB-1	RESILIENT WALL BASE: BLACK
SPC-1	SPORT COURT
VCT-1	VINYL COMPOSITE TILE: 12" X 12"
WD-1	WOOD BASE

NOTES LEGEND:
1. USE MOISTURE RESISTANT GYPSUM BOARD AT ALL WET AREAS.
2. USE CEMENTITIOUS BACKER BOARD FOR TILE SUBSTRATE.



3/2/2015 12:52:41 PM



SHEET KEYNOTES

1	GALVANIZED ALUMINUM GUTTER
2	STANDING SEAM ALUMINUM ROOF
3	BUILT-UP ROOF

2210 central ave, suite 100
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ANDREW M. HAYES
AR0016166

andrew m. hayes, aia, leed bd+c
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ALTERATIONS TO

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KEY WEST, FL 33040

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SHEET TITLE:

ROOF PLAN

REVISIONS:

DATE ISSUED: 2/27/2015
PROJECT NO.: 12.0001

DRAWING NUMBER:

3/2/2015 12:52:50 PM



EQUIPMENT SCHEDULE 'A'-FURNISHED & INSTALLED BY CONTRACTOR

MARK	DESCRIPTION	MODEL	MANUFACTURER	DEPTH	WIDTH	NOTES
A-BLC	RELOCATED BLEACHERS	EXISTING TO REMAIN	EXISTING	10' - 0"	48' - 0"	
A-CWD	COMMERCIAL WASHER/DRYER	TBD	TBD	2' - 6"	2' - 3"	
A-FRG	COMMERCIAL REFRIGERATOR/FREEZER	TBD	TBD	3' - 0"	6' - 0"	
A-LFT	ADA LIFT	EXISTING TO REMAIN	EXISTING	7' - 0"	3' - 4"	
A-WMB	FOOD WARMING BOX	TBD	TBD	2' - 10"	2' - 4"	

EQUIPMENT SCHEDULE 'B'-FURNISHED BY OWNER & INSTALLED BY CONTRACTOR

MARK	DESCRIPTION	MODEL	MANUFACTURER	SERVICES								NOTES
				MECHANICAL				ELECTRICAL				
				CW	HW	DR	EXH	AMP	V	PH	HP	

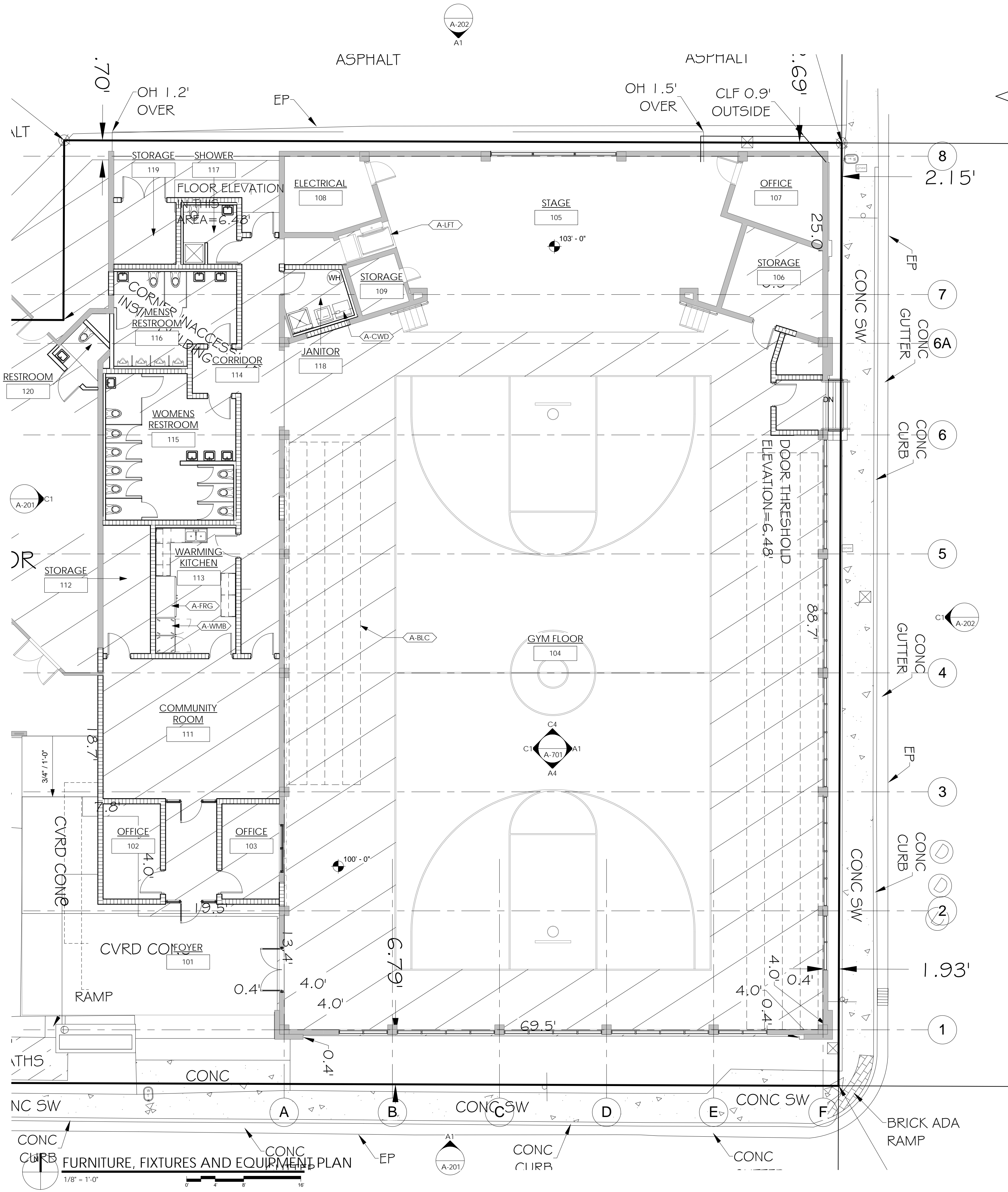
EQUIPMENT SCHEDULE 'C'-FURNISHED BY OWNER & INSTALLED BY OWNER (OTHERS)

MARK	DESCRIPTION	MODEL	MANUFACTURER	SERVICES								NOTES
				MECHANICAL				ELECTRICAL				
				CW	HW	DR	EXH	AMP	V	PH	HP	

OWNER TO PROVIDE LIST OF ALL FURNITURE & EQUIPMENT TO BE RELOCATED INTO THIS SPACE

GENERAL NOTES:

1. FF&E IS PROVIDED FOR COORDINATION ONLY
2. INTERIOR WALL PARTITIONS, SYSTEMS FURNITURE & SEATING SHOWN IN EQUIPMENT SCHEDULE 'C' IS NOT IN CONTRACT & PROVIDED BY OTHERS
3. DIMENSIONS PROVIDED ON THIS SHEET MUST BE FIELD VERIFIED PRIOR TO FABRICATION OR ORDERING OF EQUIPMENT



3/2/2015 12:52:54 PM

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 KEY WEST, FL 33040

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SHEET TITLE:

EXTERIOR ELEVATIONS

REVISIONS:

DATE ISSUED: 2/27/2015
 PROJECT NO.: 12.0D01

DRAWING NUMBER:

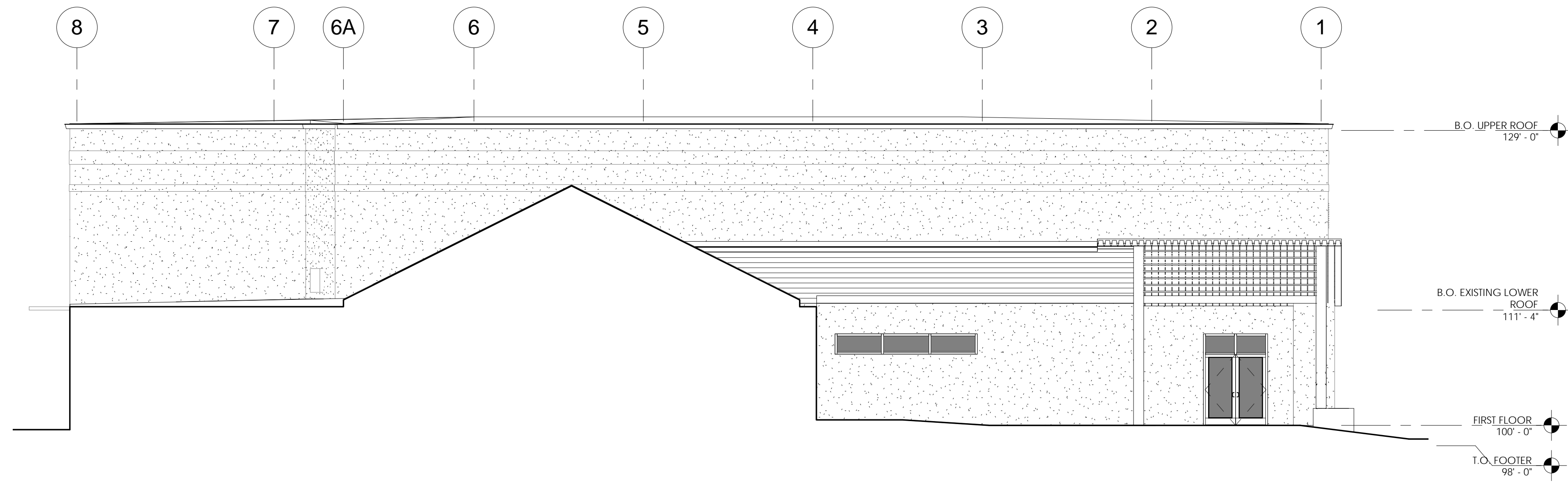
A-201

SHEET: 24 OF 57

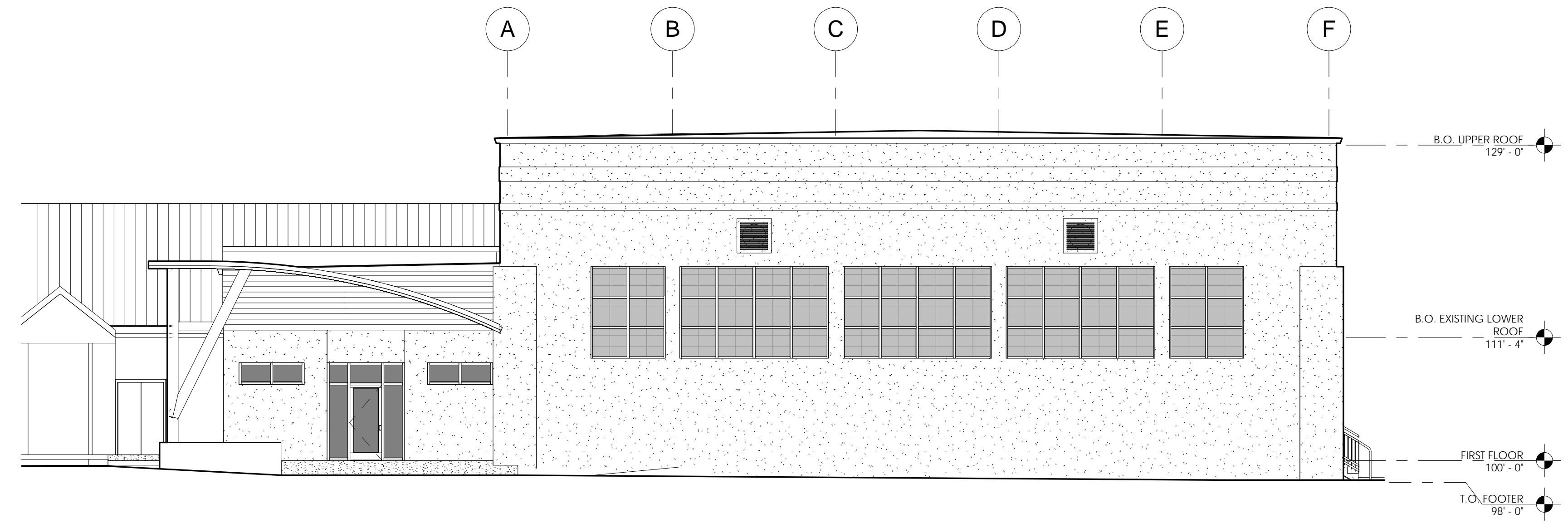
SHEET KEYNOTES

EXTERIOR FINISH MATERIALS LEGEND

1. PAINTED COMPONENTS
 - PORTLAND CEMENT PLASTER
TBD
 - HOLLOW METAL DOORS AND FRAMES
TBD
2. PREMANUFACTURED COMPONENTS
 - WINDOWS
TBD
 - STORM SHUTTERS
TBD
 - ALUMINUM GUTTERS
TBD
 - FLOOD PANELS
TBD



C1 WEST ELEVATION
 1/8" = 1'-0"



A1 SOUTH ELEVATION
 1/8" = 1'-0"

members of



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SHEET TITLE:

EXTERIOR ELEVATIONS

REVISIONS:

DATE ISSUED: 2/27/2015
 PROJECT NO.: 12.0001

DRAWING NUMBER:

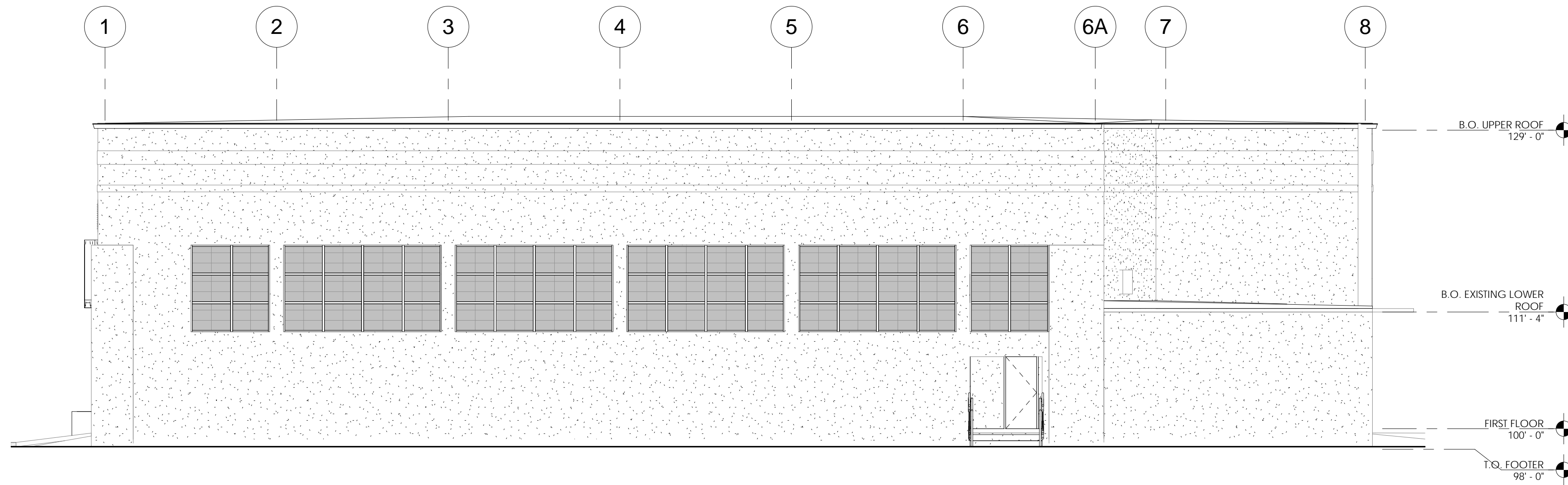
A-202

SHEET: 25 OF 57

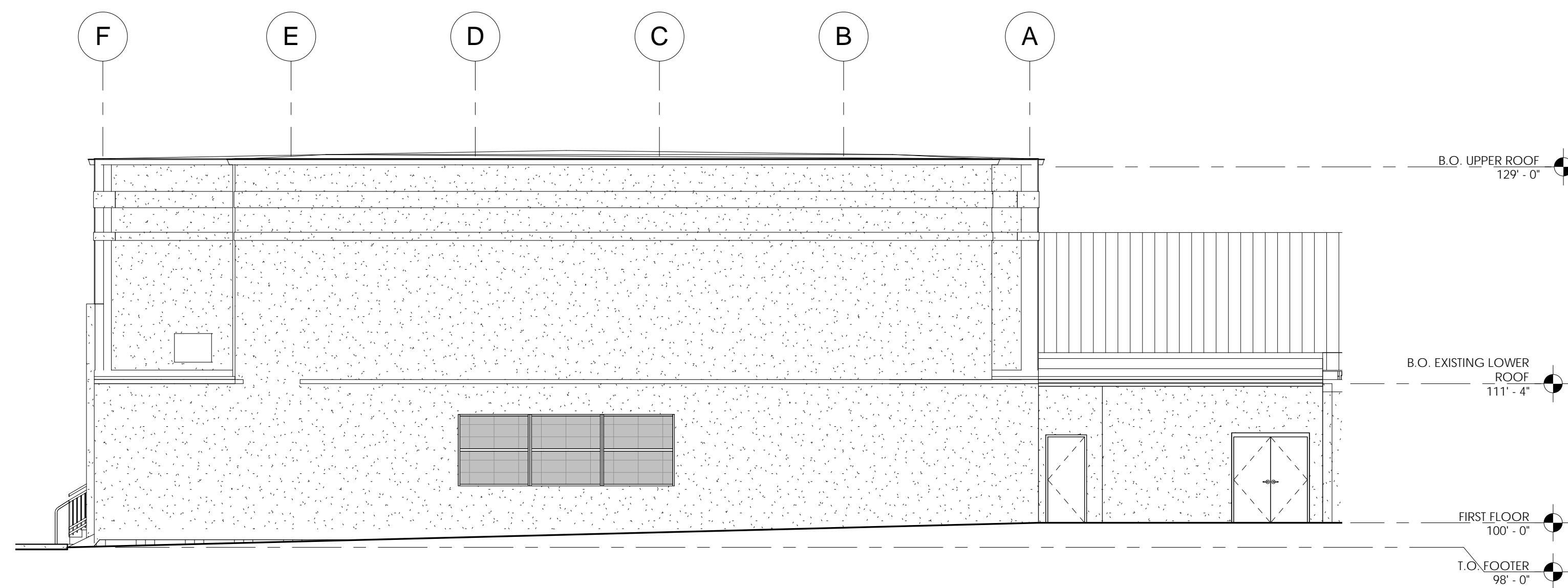
SHEET KEYNOTES

EXTERIOR FINISH MATERIALS LEGEND

1. PAINTED COMPONENTS
 - PORTLAND CEMENT PLASTER
TBD
 - HOLLOW METAL DOORS AND FRAMES
TBD
2. PREMANUFACTURED COMPONENTS
 - WINDOWS
TBD
 - STORM SHUTTERS
TBD
 - ALUMINUM GUTTERS
TBD
 - FLOOD PANELS
TBD



C1 EAST ELEVATION
 1/8" = 1'-0"



A1 NORTH ELEVATION
 1/8" = 1'-0"

members of



CONSULTANT:



CLIENT / PROJECT NAME:

CITY OF KEY WEST
ALTERATIONS TO

**FREDERICK DOUGLASS
RECREATION CENTER**

KEY WEST, FL

Original drawing is 24"x36". Scale accordingly if reduced.

SHEET TITLE:

MECHANICAL ROOF PLAN

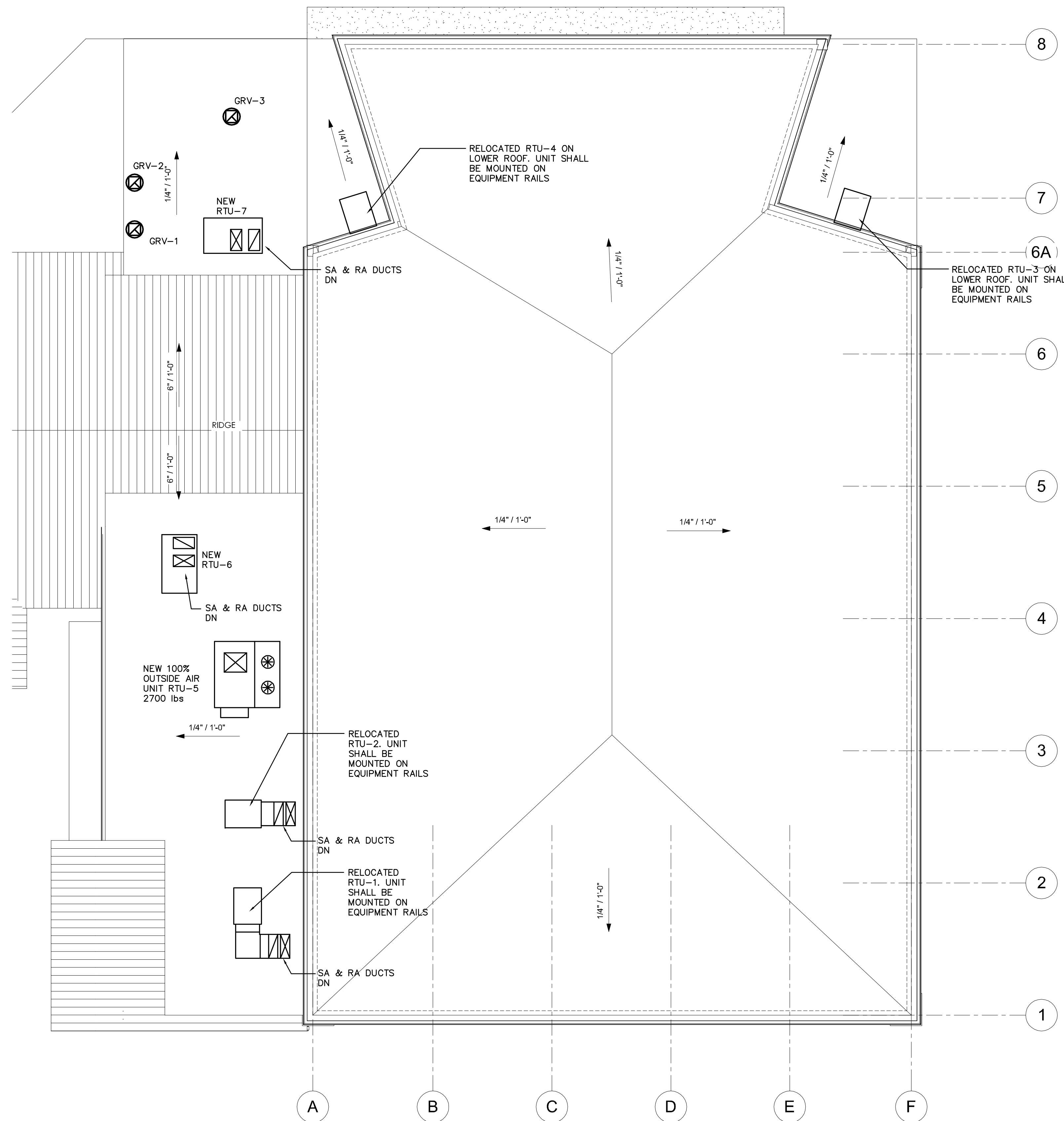
REVISIONS:

DATE ISSUED: 02/20/2015
PROJECT NO.: 12.0D01

DRAWING NUMBER:

M-004

SHEET: 4 OF 6



MECHANICAL ROOF PLAN
SCALE: 1/8"=1'-0" /14202

Elevation

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name CITY OF KEY WEST

Policy Number

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
 111 OLIVIA STREET

Company NAIC Number

City KEY WEST

State FL

ZIP Code 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 MONROE COUNTY PROPERTY APPRAISER ALTERNATE KEY #1015091

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) NON-RESIDENTIAL GYMNASIUM

A5. Latitude/Longitude: Lat. N24°33'00.03" Long. W081°48'12.65"

Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) N/A sq ft
- b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A
- c) Total net area of flood openings in A8.b N/A sq in
- d) Engineered flood openings? Yes No

A9. For a building with an attached garage:

- a) Square footage of attached garage N/A sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
- c) Total net area of flood openings in A9.b N/A sq in
- d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
 KEY WEST, CITY OF 120168

B2. County Name
 MONROE

B3. State
 FLORIDA

B4. Map/Panel Number
 12087C1516

B5. Suffix
 K

B6. FIRM Index Date
 02/18/2005

B7. FIRM Panel Effective/Revised Date
 02/18/2005

B8. Flood Zone(s)
 AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
 7

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

- FIS Profile FIRM Community Determined Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date: _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: AA0008

Vertical Datum: NGVD29

Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 6.5 feet meters
- b) Top of the next higher floor N/A feet meters
- c) Bottom of the lowest horizontal structural member (V Zones only) N/A feet meters
- d) Attached garage (top of slab) N/A feet meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 6.7 feet meters
- f) Lowest adjacent (finished) grade next to building (LAG) 5.1 feet meters
- g) Highest adjacent (finished) grade next to building (HAG) 5.5 feet meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 5.1 feet meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

- Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No
- Check here if attachments.

Certifier's Name ERIC ISAACS

License Number PSM 6783

Title SURVEYOR & MAPPER

Company Name FLORIDA KEYS LAND SURVEYING

Address 19960 OVERSEAS HIGHWAY

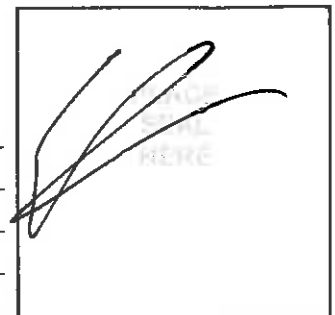
City SUGARLOAF KEY

State FL ZIP Code 33042

Signature 

Date 05/28/2014

Telephone (305) 394-3690




ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 111 OLIVIA STREET		Policy Number:
City KEY WEST	State FL ZIP Code 33040	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments THE BUILDING IS A ONE STORY STRUCTURE ON A RAISED SLAB. THE STRUCTURE LIES WITHIN TWO FLOOD ZONES, (AE 6 & AE 7) BY DEFAULT THE MORE STRINGENT ZONE WAS USED FOR THIS CERTIFICATE. THE LOWEST MACHINERY SERVICING THE BUILDING IS A WATER HEATER. THE LATITUDE AND LONGITUDE WERE DETERMINED BY USING GOOGLE EARTH. THIS IS THE CITY OF KEY WEST FREDERICK DOUGLAS RECREATION CENTER AND GYMNASIUM. CITY OF KEY WEST PURCHASE ORDER NUMBER 076935.

Signature  Date 05/28/2014

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community’s floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER’S REPRESENTATIVE) CERTIFICATION

The property owner or owner’s authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner’s or Owner’s Authorized Representative’s Name _____

Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments _____

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community’s floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community’s design flood elevation: _____ feet meters Datum _____

Local Official’s Name	Title
Community Name	Telephone
Signature	Date

Comments _____ Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
111 OLIVIA STREET

Policy Number:

City KEY WEST

State FL

ZIP Code 33040

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

FRONT VIEW – 05/23/2014



Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
111 OLIVIA STREET

Policy Number:

City KEY WEST

State FL

ZIP Code 33040

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

REAR VIEW (1) – 05/23/2014



REAR VIEW (2) – 05/23/2014



111 OLIVIA STREET, KEY WEST, FL (PAGE 5 ADDITIONAL BUILDING PHOTOGRAPHS)

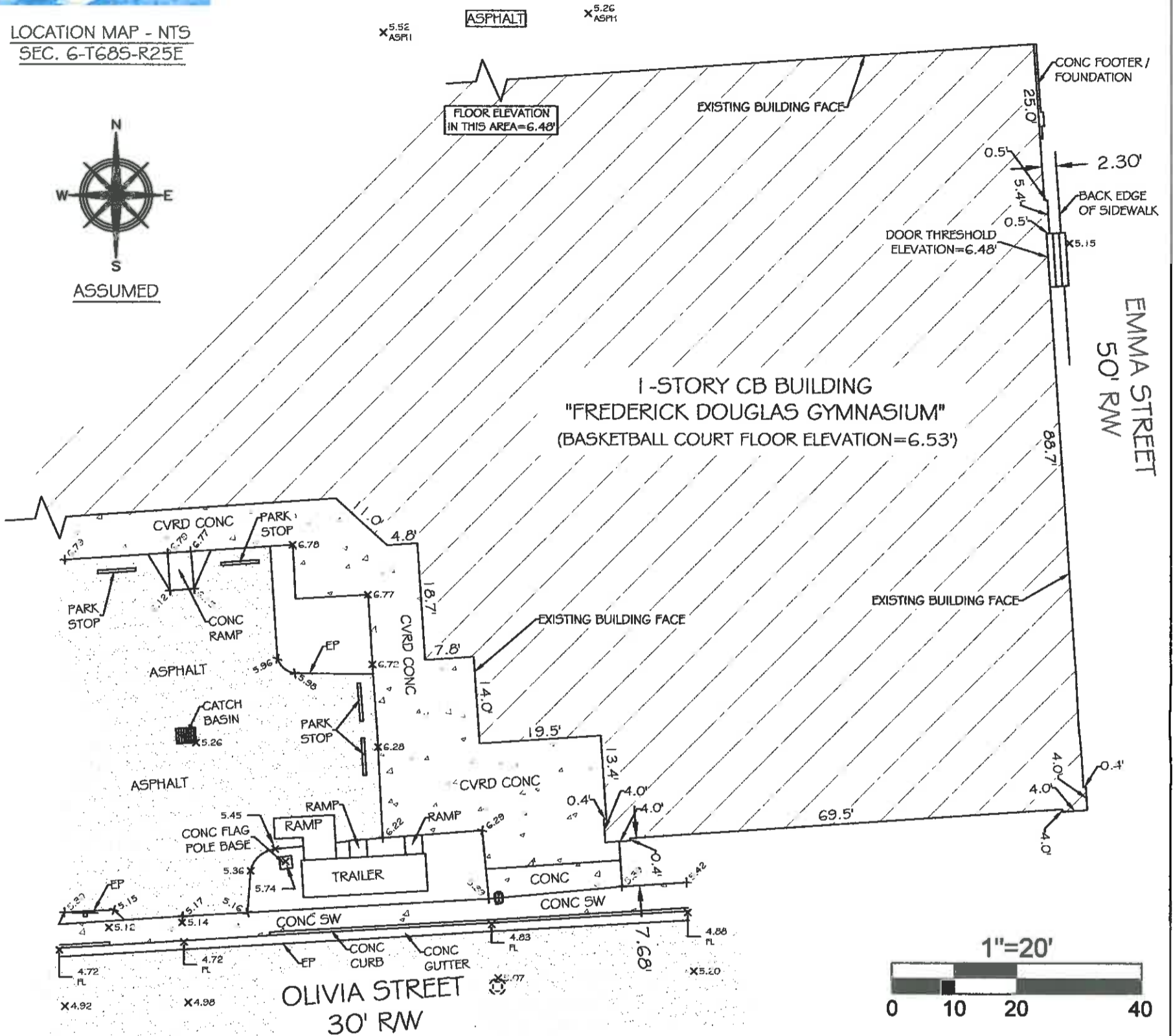
SIDE VIEW – 05/23/2014





SPECIFIC PURPOSE SURVEY SKETCH TO ILLUSTRATE EXISTING CONDITIONS AT FREDERICK DOUGLAS GYMNASIUM 111 OLIVIA STREET, KEY WEST, MONROE COUNTY, STATE OF FLORIDA

LOCATION MAP - NTS
SEC. 6-T685-R25E



SURVEYOR NOTES

THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO +/- 0.02' ON IMPERVIOUS SURFACES.

BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK P.I.D. A40008. ELEVATION 14.32' (NGVD 1929).

NORTH ARROW IS ASSUMED.

ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

STREET ADDRESS: 111 OLIVIA STREET, KEY WEST, FL 33040

ABBREVIATION LEGEND:

- ASPH = ASPHALT
- BM = BENCHMARK
- CALC = CALCULATED
- CB = CONCRETE BLOCK
- CL = CENTERLINE
- CLF = CHAINLINK FENCE
- CONC = CONCRETE
- CPP = CONCRETE POWER POLE
- CVRD = COVERED
- ELEC = ELECTRIC
- EP = EDGE OF PAVEMENT
- FL = FLOWLINE
- MEAS = MEASURED
- NGS = NATIONAL GEODETIC SURVEY
- NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
- NTS = NOT TO SCALE
- OH = OVERHANG
- RAW = RIGHT OF WAY LINE
- SW = SIDEWALK

SYMBOL LEGEND:

- BENCHMARK
- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- LIGHT POLE
- GUY WIRE
- MAILBOX
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SIGN
- WOOD UTILITY POLE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	03/21/2014
REVISION DATE	XXXX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	-----
CKW PO #:	076698

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSEmail@gmail.com

Engineering Report

FINAL REPORT

FOR:

**CITY OF KEY WEST
FREDERICK DOUGLASS GYM**

TASK 'A" – STRUCTURAL ASSESSMENT

111 OLIVIA STREET, KEY WEST, FLORIDA

PROJECT NUMBER & TASK ORDER NUMBER: 12.0D01A

JULY 31, 2013

Table of Contents

- Executive Summary
- Task 'A' – Structural Analysis
- Possible Courses of Action
- Potential Costs
- Meeting Minutes from July 19, 2013 Meeting
 - A. Review of Preliminary Report – Task 'A'
- Appendices:
 - A. Soil Boring, Subsurface Interface Radar & Pachometer Exploration
 - B. Cores & Compressive Strength Testing
 - C. Structural Assessment & Design for Compliance with 2010 FBC

EXECUTIVE SUMMARY

The structural integrity of the existing building was tested per the requirements of the task order. The specific results of the testing are shown in later sections of this report. The purpose of evaluating the building structure at this point is to make a go/no go decision.

The City must determine whether it is appropriate to continue using the Frederick Douglass gymnasium for recreational services and programs. In considering the various options for use, we are doing so with the understanding that the anticipated life cycle of the building will be for at least another 30 years. Additionally, there are historic and sentimental issues that also are part of this decision making process. With that understanding we will examine the possible options.

Four possible courses of action and possible costs were reviewed in a meeting on July 19, 2013:

- A. Do nothing, close the building and demolish it. Anticipated costs are expected to be \$200,000 - \$250,000.
- B. Allow the exiting gymnasium to remain as is without any renovation. And replace the one-story portion to the west of the gymnasium with new office & restroom facilities. Anticipated costs are expected to be \$1,050,000 - \$1,210,000.
- C. Given that the building is a contributing structure within the Bahama Village National Historic District provide alternative approaches to comply with the intent of the FBC and thereby extend the useful life of the building. This approach includes replacing the one-story portion to the west of the gymnasium and new office & restrooms. Anticipated costs are expected to be \$1,260,000 - \$1,410,000.
- D. Bring the building into compliance with the requirements of the 2010 Florida Building Code and 2010 Florida Fire Prevention Code. Anticipated costs are expected to be \$2,360,000 - \$2,710,000.

During that meeting the City and the Architect made the decision as a team to move forward with Option 'C' and agreed that an estimated construction budget of \$1,500,000 should be established. Nptes from that meeting occur later in this report.

TASK 'A' - STRUCTURAL ANALYSIS

Per Task 'A' of the Task Order, the structural testing and evaluation was performed and included the following:

- **Roof Deck:** The roof deck appears to be composed of cementitious fiber board on bulb tee concrete tertiary members on intermediate steel bar joists running perpendicular to the main steel structural trusses. The existing roof steel framing system has been evaluated and the results are provided in the enclosed report by McCarthy & Associates. The roof membrane and its integrity will be tested during Task B.
- **Concrete Walls:** Upon visually inspecting the concrete columns and masonry walls of the gymnasium it was decided that Subsurface Interface Radar would be used to determine the size and location of steel reinforcing. This testing method is less invasive than taking concrete core samples. This testing method also allowed determination of the steel reinforcing within the horizontal concrete tie beams above and below the walls without impacting their structural integrity. The results of this testing are contained in the report by Concrete Analysis & Testing Laboratories.
- **Floor/Foundation System:** Since concrete compression testing was necessary to determine the compressive capacity of the concrete, a mid-wall footing was chosen as destructive testing at this location will have the least impact on the integrity of the structural system. Six core samples were taken and break tests were conducted. The results of these test are found in the report by Concrete Analysis & Testing Laboratories.
- **Subsurface Soil Conditions:** Soil borings were taken to identify the potential soil qualities and bearing capacities should any future work be undertaken. The results of these tests are included in the report by Wingerter Laboratories.
- **Compliance with the 2010 Florida Building Code:** The building testing information obtained from the above operations on member sizes, locations and connections was used to perform a structural analysis of the building and create a suggested approach for retrofitting the building to meet 2010 Florida Building Code and hurricane requirements. The results of that analysis and design approach are included within the report and drawings of McCarthy & Associates

POSSIBLE COURSES OF ACTION

The four possible courses of action exist for this building, and are as follows:

- A. Do nothing, close the building and demolish it.
- B. Allow the existing gymnasium to remain as is, with the renovation of the gym roof to extend the useful life of the building by another 25-30 years. This assumes that the one-story portion to the west of the gymnasium is completely separated from the high bay gym and restroom facilities are provided to comply with the 2010 Florida Building Code – Existing Building and 2010 Florida Plumbing Code.
- C. Given that the building is a contributing structure within the Bahama Village National Historic District it meets the definition of ‘Historic Building’ under Section 1102 of the 2010 Florida Building Code – Existing Building. Sections 1104, 1105 and 1106 provide alternative approaches to comply with the intent of the FBC and thereby extend the useful life of the building with limited renovation. This approach anticipates the removal of up to 30% of the roof deck and structural roof member augmentation, or covering the roof with a completely new deck that meets current code, replacement of the existing windows and miscellaneous envelope upgrades and repainting. The one-story portion to the west of the gymnasium is completely separated and office/restroom/storage facilities are provided to comply with the 2010 Florida Building Code – Existing Building and 2010 Florida Plumbing Code.
- D. Bring the building into compliance with the requirements of the 2010 Florida Building Code and 2010 Florida Fire Prevention Code. Under this approach a completely new steel structural frame is installed from within the building, the exterior building envelope and all windows/doors are replaced with equipment that meets current code, a new foundation system and gym floor is installed, and miscellaneous other improvements to finishes and repainting are provided. The one-story portion to the west of the gymnasium is completely separated and office/restroom/storage facilities are provided.

POTENTIAL COSTS

<u>A. Demolish & Remove the Building</u>	<u>Low</u>	<u>High</u>
Demolition	\$100,000	\$120,000
Removal	\$60,000	\$80,000
Land Fill	\$40,000	\$50,000
	<u>\$200,000</u>	<u>\$250,000</u>

<u>B. Gym to remain as is with replacement of the One Story Restrooms & Offices</u>		
Roof	\$125,000	\$160,000
Miscellaneous	\$175,000	\$250,000
One Story Building Replacement	\$750,000	\$800,000
	<u>\$1,050,000</u>	<u>\$1,210,000</u>

<u>C. Limited renovation of the Historic Gym with Replacement of the One Story Restrooms & Offices</u>		
Roof	\$175,000	\$200,000
Windows	\$85,000	\$110,000
Miscellaneous	\$250,000	\$300,000
One Story Building Replacement	\$750,000	\$800,000
	<u>\$1,260,000</u>	<u>\$1,410,000</u>

<u>D. Bring the Gym into Compliance with the 2010 FBC & FFPC, replace the One Story Restrooms & Offices</u>		
Roof	\$175,000	\$200,000
Structural System	\$900,000	\$1,000,000
Windows	\$85,000	\$110,000
Miscellaneous	\$450,000	\$600,000
One Story Building Replacement	\$750,000	\$800,000
	<u>\$2,360,000</u>	<u>\$2,710,000</u>

MEETING NOTES

City of Key West – Frederick Douglass Gym

Task 'A' – Structural Assessment Overview Meeting

Project Number: 12.0D01

Date: July 19, 2013 8:30am

Attendees:

Bob Vitas, City Manager – COKW

Don Craig, Planning Director – COKW

David Fernandez, Asst. City Manager – COKW

Doug Bradshaw, Sr. Project Manager – COKW

Ron Wampler, Building Official – COKW

Andrew M. Hayes, AIA, LEED BD+C – h | c | b architects

Alec Smith, Assoc. AIA, LEED Green Assoc. – h | c | b architects

Items Discussed:

1. Review of Preliminary Report – Task 'A' Structural Analysis
 - a. Overview – discussed the findings from the selective destructive testing and radar testing of the gym footings, columns, walls, slab & site.
 - b. Steel reinforcing was found in the columns, header & sill of windows, footers, & bond beam at top of walls. No reinforcing was found in the current walls.
 - c. A portion of the one story concrete roof section to be demolished cantilevers over the lobby space of the adjacent medical clinic building. The roof framing of the building to be demolished and the clinic are co-mingled and special care will have to be taken when removing.
 - d. Also, some of the steel reinforcing of the one story section of roof is connected to the horizontal tie beam that is within the high-bay gym wall. Demolition of the roof beams will require bracing on the interior of the gym wall to prevent further damage due to over-flexure once the weight of the one story roof is removed.
 - e. Four potential courses of action were discussed. Given that the building is a contributing structure in a historic district, Option C seemed the best fit to extend the life of the building and replace the existing one story section with new restrooms, lockers, office space, etc. This approach anticipates:
 - i. removal of 30%-50% of the roof deck and structural roof augmentation with a new corrugated steel deck over the existing roof and steel angle supports along the entire roof perimeter. (Note; since this meeting we have learned that the existing roof framing will not support the weight of an additional deck. The current deck must be demolished and this cost can be absorbed within the \$1.5M budget.
 - ii. replacement of the existing windows and miscellaneous envelope upgrades

- iii. construction of a one story addition to be separate from gym proper and to include office, restrooms, storage, locker spaces, etc.
 - f. Cost of Option C was discussed and a general assessment showed the construction cost would be around \$1.5 million.
 - g. Schedule would include 9-12 months of design/bidding and 8-10 months of construction with a possible opening date during the late summer of 2015.
- 2. Suspension of Tasks 'B' & 'C'
 - a. Due to the information obtained during Task 'A' further performance of Tasks 'B' & 'C' became moot and was suspended. There will be some minor actions that must be accomplished as part of a new Task Order such as completion of record drawings and Phase I Environmental survey among others.
 - b. These actions are to be included in an Architectural design services Task Order to be provided next week.
- 3. Alternative Program Services Options During Construction
 - a. Arrangements for other gym facilities off-site need to be made during the design phase in order to ensure the City can continue to offer the current range of recreational and after school services at an alternate location during the construction phase. Possible options to include:
 - i. portable gym to be erected at a site to be determined
 - ii. use of an existing gym at one of the current schools
 - iii. use of existing gym at future Key West City Hall/Glenn Archer site
 - b. This issue must be addressed up front with the public so expectations are managed.
- 4. Proceed to Design Task Order & Fee Proposal
 - a. Discovery type actions listed above to be included
 - b. Determination of the required program spaces to be included in the new one story addition will also be included.
 - c. The new program will be determined prior to the start of design.
 - d. Fee Proposal Task Order to be completed by the middle of week beginning 7/22/2013 and forwarded to City of Key West.
- 5. Presentation of Structural Assessment and Design Fee Proposal Task Order
 - a. General presentation of Task 'A' - Structural Assessment to City Commission at August 6, 2013 general meeting.
 - b. Approval of Design Fee Proposal Task Order at City Commission meeting on August 6, 2013.
- 6. Next meeting – August 6, 2013 6:00pm

*** Review above for accuracy and notify of any revisions within three (3) calendar days or minutes will be assumed to be accurate as issued.

APPENDIX A:

Soil Boring, Subsurface Interface Radar & Pachometer Exploration

**REPORT OF
VISUAL STRUCTURAL INSPECTION,
SUBSURFACE INTERFACE RADAR SERVICES &
SUBSURFACE SOIL EXPLORATION WITH
STANDARD PENETRATION TEST BORINGS**

PROJECT:

FREDERICK DOUGLASS RECREATION CENTER - BAHAMA VILLAGE
111 Olivia Street
Key West, Monroe County, Florida



JUNE 2013

Prepared for:

CONCRETE ANALYSIS & TESTING LABORATORIES, INC.
P. O. Box 500875
Marathon, Florida 33050

WINGERTER LABORATORIES, INC.
1820 N.E. 144th Street
North Miami, Florida 33181



**WINGERTER
LABORATORIES INC.**

Engineering Testing and Inspection Service
Established 1949

June 18, 2013

Concrete Analysis & Testing Laboratories, Inc.
Attention: Ms. Lisa Littlefield
P. O. Box 500875
Marathon, Florida 33050

Services: Visual Structural Inspection, Subsurface Interface Radar Services, and
Subsurface Soil Exploration with Standard Penetration Test Borings
Project: Frederick Douglass Recreation Center - Bahama Village
Location: 111 Olivia Street, Key West, Monroe County, Florida
WLI Order No. 13-1194

Ladies/Gentlemen:

We are pleased to present this report of our visual structural inspection, subsurface interface radar (SIR) services, and subsurface soil exploration with standard penetration test borings for the subject site. Also provided is our geotechnical engineering evaluation of subsurface conditions. These services were performed in general accordance with our Professional Service Agreement dated June 5, 2013. This report presents our field data together with our engineering evaluation for the restoration/renovation of the 50+ year old historical recreation center building.

This report was prepared in compliance with the 2010 Florida Building Code.

We appreciate this opportunity to be of service to you during this phase of the project. If you have any questions or comments regarding the information contained in this report, please contact the undersigned at 305-944-3401, extension 2 or at rhs@wingterlab.com.

Respectfully Submitted,

WINGERTER LABORATORIES, INC.



Robert H. Schuler, P.E., P.G., Chief Engineer
Florida Professional Engineer No. 34715
Florida Professional Geologist No. 10360
Florida Special Inspector No. 400

In accordance with Rule 61G15-23.001 of The Florida Administrative Code, an original signature is hereby provided for the owner (or owner's representative) and the building official.

1820 N.E. 144th Street • North Miami, FL 33181 • (305) 944-3401 • 1-800-345-SOIL • Fax: (305) 949-8098
Broward: (954) 764-0472 • Dispatch Fax: (305) 949-1328

STEEL • CEMENT • CONCRETE • PAVEMENT INSPECTIONS • TEST BORINGS • SPECIFICATIONS • CONSULTING

Florida Certificate # F-614

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INTRODUCTION

WINGERTER LABORATORIES, INC. (WLI) is pleased to present this report of our structural inspection, subsurface interface radar services, R meter tests and subsurface soil exploration with standard penetration test borings for the subject site. The purposes of this investigation were to obtain specific information regarding steel reinforcing present in the building's walls, columns and beams; determine beam reinforcing above the window openings and sill reinforcing below the window openings in the building's east and south walls; and advance two standard penetration test borings to determine recommended foundation design criteria.

In lieu of X-ray, we recommended utilizing the subsurface interface radar (SIR), also known as ground penetrating radar (GPR), to scan the east and south walls of the building to determine the reinforcing steel present in the walls, columns and beams. An R Meter was utilized as well. Our subsurface soil exploration consisted of a total of two Standard Penetration Test Borings performed to the depth of ten feet below land surface at the southwest and northeast exterior corner areas of the building, as shown in Appendix A of this report.

The following presents a review of the project information provided to us, our visual structural inspection at the site, SIR and R meter investigative scans findings, a discussion of the subsurface soil conditions, structural and geotechnical engineering evaluations as described above, and our Report of Test Boring Numbers B-1 and B-2.

PROJECT INFORMATION

Documents provided to us for our review and use include Sheets S-001 Foundation Plan & S101 Roof Framing Plan, prepared by Hayes Cumming Architects, P.A. of St. Petersburg, Florida in April 2013. Also, Mr. Alexander Smith of the firm met us on site. A man lift and operator were available for our use.

Our site inspection found the recreation center was originally a gymnasium building reportedly constructed in 1947. It is a concrete column and stucco covered block building with steel roof trusses.

For purposes of this report, columns are identified as F-1 through F-9 (building's southeast corner to northeast corner), for the east wall, and as A-1, B-1, etc. through F-1 (building's southwest corner to southeast corner), for the south wall. These two walls have high windows. The west wall of the gym building will remain, but the rectangular addition along the west side of the west wall, containing storage rooms and rest rooms/locker rooms, is scheduled for demolition. The north end of the building is improved with a performance stage. The main entrance is at the southwest corner; the other exit is near the northeast corner.

INVESTIGATIVE PROCEDURES

Subsurface Interface Radar System

Geophysical Survey Systems, Inc. Subsurface Interface Radar (SIR) System 20 was utilized with a 1.5 gigahertz antenna for shallow penetration. Profiling was accomplished by manually pushing the antenna across the surface areas to be scanned. This system could be considered the electromagnetic equivalent of a sonar submarine profiling system.

The transmitter produces a trigger pulse 98 times per foot. The receiving antenna detects pulses that are reflected from an interface in which the dielectric constant of the material changes. The receiver converts these electromagnetic (EM) signals to digital signals, which are then transmitted to the control unit for processing, and then displays on the screen. The depth of penetration of the electromagnetic (EM) pulse is dependent on the conductivity of the medium, since a high conductivity results in dispersion of the signal and less depth of penetration.

The screen display provides a continuous profile record corresponding to the interfaces one would see in the vertical wall of a trench cut along the line being surveyed. It is capable of indicating the strength of the reflections and detecting additional scatter which is useful in signal interpretation.

Pachometer

A James Instruments, Inc. rebar locator was utilized. This instrument is used to determine the location, depth and size of steel reinforcing bar in concrete, masonry brick and other construction materials. It may also be used for locating steel pipe, post tension cable, and conduit.

Standard Penetration Test Borings

Field work was performed using standard truck mounted drilling equipment. Soil samples (disturbed) were obtained in accordance with ASTM D-1586 utilizing a 2-foot long, 2-inch diameter split spoon sampler which is advanced by successive blows of a 140 pound hammer free-falling 30 inches. The number of blows for each six inches of penetration is recorded. The sum of the second and third blow counts for each 2-foot sampling interval constitutes the Standard Penetration Resistance in blows per foot, which is referred to as the "N" Value.

The Standard Penetration Test, "N" value curve shown on the boring logs indicates the general variation of the "N" value throughout the depth of the boring. This curve is plotted in a straight line which connects each "N" value. However, it should not be assumed that the changes in the "N" value are a linear function. The graphical representations shown on the boring logs should not be substituted for the actual material descriptions included in the logs.

Soil samples will be retained by WLI for a period of 30 days only unless specifically requested otherwise by the client.

Test borings were marked in the field by WLI personnel. Boring locations are, therefore, generally as shown on the provided site plan, but no degree of accuracy is stated or implied.

The following tables may be used in interpreting the consistency of the materials based on the "N" Value:

SOIL CONSISTENCY vs. "N VALUE"					
Cohesionless Soils		Cohesive Soils		Rock and Gravels	
"N Value" (blows/ft)	Consistency Designation	"N Value" (blows/ft)	Consistency Designation	"N Value" (blows/ft)	Consistency Designation
0 to 4	Very Loose	0 to 2	Very Soft	0 to 25	Loose or Soft
5 to 10	Loose	3 to 4	Soft	26 to 50	Medium Dense
11 to 30	Medium Dense	5 to 8	Medium	51 to 90	Dense
31 to 50	Dense	9 to 15	Stiff	-	-
50 or More	Very Dense	16 to 30	Very Stiff	-	-
-	-	31 or More	Hard	-	-

Elevations were not established for the test boring locations. Depths reported on the logs represent depths below ground surface as they existed on the date drilled. The client is cautioned that if subsequent filling or excavation of the site occurs, the reported depth must be so adjusted. WLI can not assume responsibility for the accuracy of reported depths if the site is disturbed subsequent to the date drilled.

TESTING PROGRAM AND CONDITIONS REVEALED

Our work was performed on site on June 6, 2013. Our work included a visual structural inspection. A subsurface interface radar survey was used to determine the reinforcing steel present in the walls, columns and beams. A James Instruments R meter was used to size the reinforcing steel. Rebar sizing by magnetic methods is not precise and can vary by one bar size for bars smaller than #6 and two bar sizes for bars #6 and above. Our subsurface soil exploration consisted of a total of two Standard Penetration Test Borings, conforming to the requirements of ASTM D 1586, performed to the depth of ten feet below land surface at the southwest and northeast exterior corner areas of the building, as shown in Appendix A of this report. The test boring locations are shown on the site plan provided in Appendix B of this report.

The discussions and evaluations contained in this report are based upon the conditions revealed in the referenced SIR scans, R meter readings and soil borings tests.

Subsurface Interface Radar Survey and R Meter Testing

The SIR survey, utilizing the 1.5 gigahertz antenna, included the south and east walls of the building interior and exterior. The R meter was also utilized on the same walls. We found that the square concrete columns are reinforced with four #9 bars with #3 ties at 12 inches on center.

The walls are formed of block with stucco on both sides. The block does not appear to be standard concrete masonry block, but has four circular voids per foot. We removed some loose stucco at a patched electrical box and exposed a small corner of the block. The block appears to be pyrobar block or a similar product. We have seen this block used in South Florida buildings to create fire rated interior walls. The block is generally four to five inches thick. We scanned the full length of the south wall, interior and exterior, and portions of the east interior wall, all below the windows, and did not find any reinforcing steel in the walls between the columns.

Scanning under the windows, we located a continuous concrete beam of eight to 12 inches high, with two #5 reinforcing steel bars and no ties. Above the windows, the beam varies between 12 to 18 inches in height, and is reinforced with four #5 reinforcing steel bars. We located only one tie, at about six inches away from the column.

Standard Penetration Test Borings

Boring Numbers B-1 and B-2 were installed to depths of ten feet below land surface, at the southwest and northeast exterior corner areas, locations shown in Appendix B. Test Boring No. B-1, located at the southwest exterior corner area, has medium dense surface layers of silty sand with trace fragmented limestone, followed by fragmented limestone with trace limesand to about four feet in depth. Very dense layers of fragmented limestone with some limesand were encountered to about eight feet in depth, followed by very dense layers of sand with some fragmented limestone to the maximum explored depth of ten feet. Test Boring No. B-2, located at the northeast exterior corner area, has medium dense surface layers of fragmented limestone with trace silty sand to about two feet in depth. Very dense layers of fragmented limestone with trace to equal amount silty sand, then fragmented limestone with trace limesand were encountered to the maximum explored depth of ten feet.

The ground water level at the time of our investigation was encountered at a depth of approximately three feet (3') below the existing land surface. Fluctuations in the ground water level should be expected due to seasonal climatic changes, tidal action, rainfall variation, surface runoff, construction activity and other site specific factors.

GEOTECHNICAL ENGINEERING EVALUATION

Evaluation of the subsurface data obtained from the test boring logs, using accepted geotechnical engineering criteria, indicates that the existing subsurface soil conditions can support spread footings founded directly on the virgin limestone on site.

The existing footings are on a hard cap rock limestone. The bearing capacity of this native limestone can be assumed to be 4,000 pounds per square foot.

SPECIAL REMARKS & ANNOTATIONS

In dealing with the unseen subsurface dimension, a prudent test boring program acts to identify the general range of conditions and to reduce, but not eliminate, the risks of unknown conditions. Therefore, **WLI** cannot offer a warranty, expressed or implied, that materials or conditions other than those revealed in the test borings will not be encountered, nor that the relative proportions and density of the materials will not vary from those reported.

The objective of any geophysical survey is to define the existence and/or configuration of subsurface anomalies. However, these anomalies may bear a highly complex relationship to the geophysical measurements recorded. Therefore, those conclusions drawn, regardless of how logically supported, should not be misconstrued as fact.

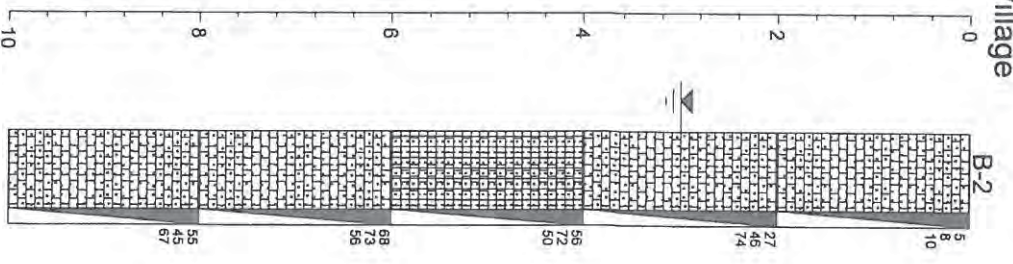
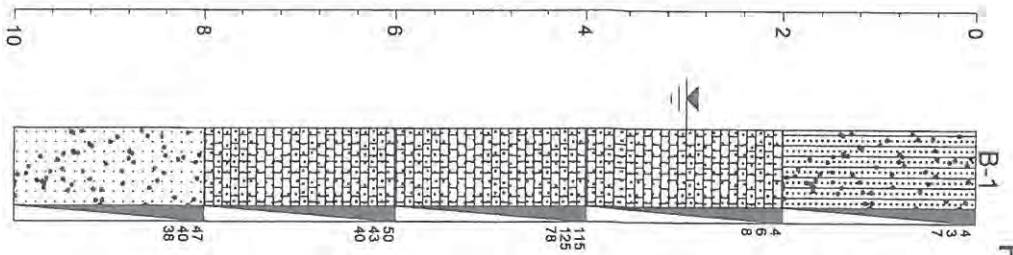
Furthermore, **WLI** assumes no responsibility for the accuracy of the reported depths should any excavation, filling or alteration of the site grade occur, subsequent to the date of the drilling operation, without surveying the existing conditions.

Also, since the criteria furnished to **WLI** constitutes our total knowledge and understanding of the project; inaccuracies, deviations or alterations of the criteria may invalidate these recommendations to the extent they impact the magnitude, distribution, and elevation of applied loads, or impact the nature of the construction.

APPENDIX A
TEST BORING LOGS

LOG OF BORINGS

Frederick Douglass Gym - Bahama Village



PROJECT: *Frederick Douglass Gym - Bahama Village*
CLIENT: *Concrete Analysis & Testing Laboratories, Inc.*
LOCATION: *111 Olivia Street, Key West Florida*
DRILLER: *JC*
DRILL RIG: *CMS*
DEPTH TO WATER > INITIAL *3.0 feet 3.0 feet*

PROJECT NO.: *13-1194*
DATE DRILLED: *6/06/2013*
ELEVATION: *existing*
LOGGED BY: *SC*

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	Description	STANDARD PENETRATION TEST			
			SAMPLE NO.	DEPTH	N	N-Value Curve
0		Gray SILTY SAND with trace fragmented limestone	1	0.0-2.0	10	10
2		Tan FRAGMENTED LIMESTONE with trace limesand	2	2.0-4.0	14	14
4		Tan FRAGMENTED LIMESTONE with some limesand	3	4.0-6.0	203	203
6		Tan FRAGMENTED LIMESTONE with some limesand	4	6.0-8.0	83	83
8		Tan SAND with some fragmented limestone	5	8.0-10.0	78	78
10	Boring terminated at 10 feet below existing land surface.					

Near southwest exterior corner of building

This information pertains only to this boring and should not be interpreted as being indicative of the site.

PROJECT: Frederick Douglass Gym - Bahama Village
CLIENT: Concrete Analysis & Testing Laboratories, Inc.
LOCATION: 111 Olivia Street, Key West Florida
DRILLER: JC
DRILL RIG: CMS
DEPTH TO WATER > INITIAL 3.0 feet 3.0 feet

PROJECT NO.: 13-1194
DATE DRILLED: 6/06/2013
ELEVATION: existing
LOGGED BY: SC

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	Description	STANDARD PENETRATION TEST				
			SAMPLE NO.	DEPTH	N	N-Value Curve	
0		Tan FRAGMENTED LIMESTONE with trace silty sand	1	0.0-2.0	18		
2		Tan FRAGMENTED LIMESTONE with trace silty sand	2	2.0-4.0	120		120 →
4		Tan FRAGMENTED LIMESTONE and SILTY SAND	3	4.0-6.0	122		122 →
6		Tan FRAGMENTED LIMESTONE with trace limesand	4	6.0-8.0	129		129 →
8		Tan FRAGMENTED LIMESTONE with trace limesand	5	8.0-10.0	112		112 →
10		Boring terminated at 10 feet below existing land surface.					
12							

Near northeast exterior corner of building

This information pertains only to this boring and should not be interpreted as being indicative of the site.

KEY TO SYMBOLS

Symbol Description

Strata symbols



Silty sand with trace fragmented limestone



Limestone with trace limesand



Sand with trace fragmented limestone



Fragmented limestone and silty sand

Misc. Symbols



Water table during
drilling

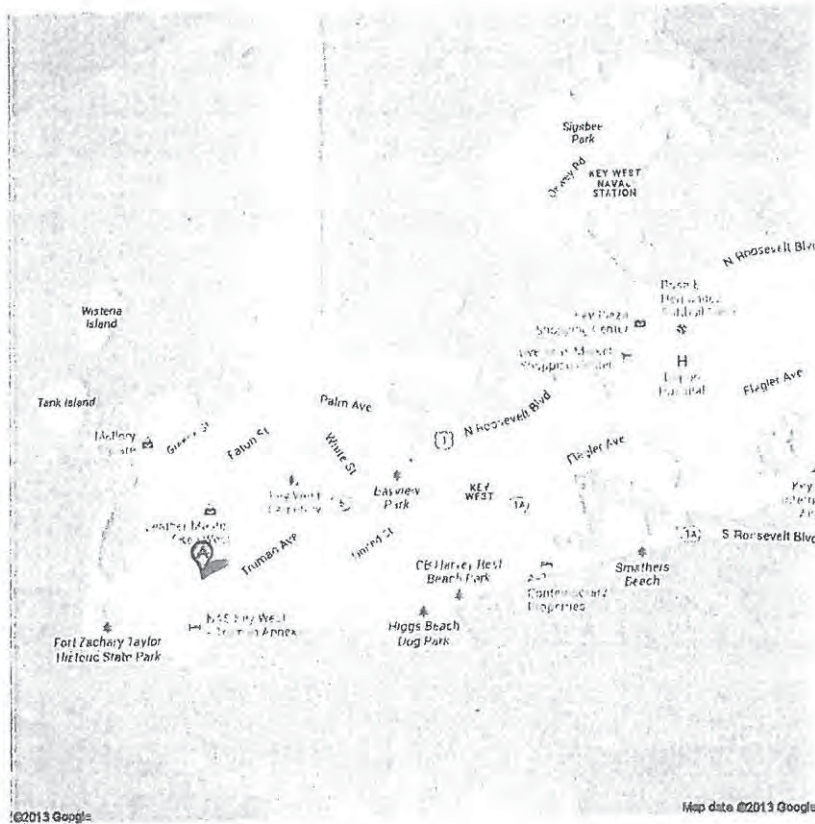
Soil Samplers



Standard penetration test

APPENDIX B
TEST BORING LOCATION MAP

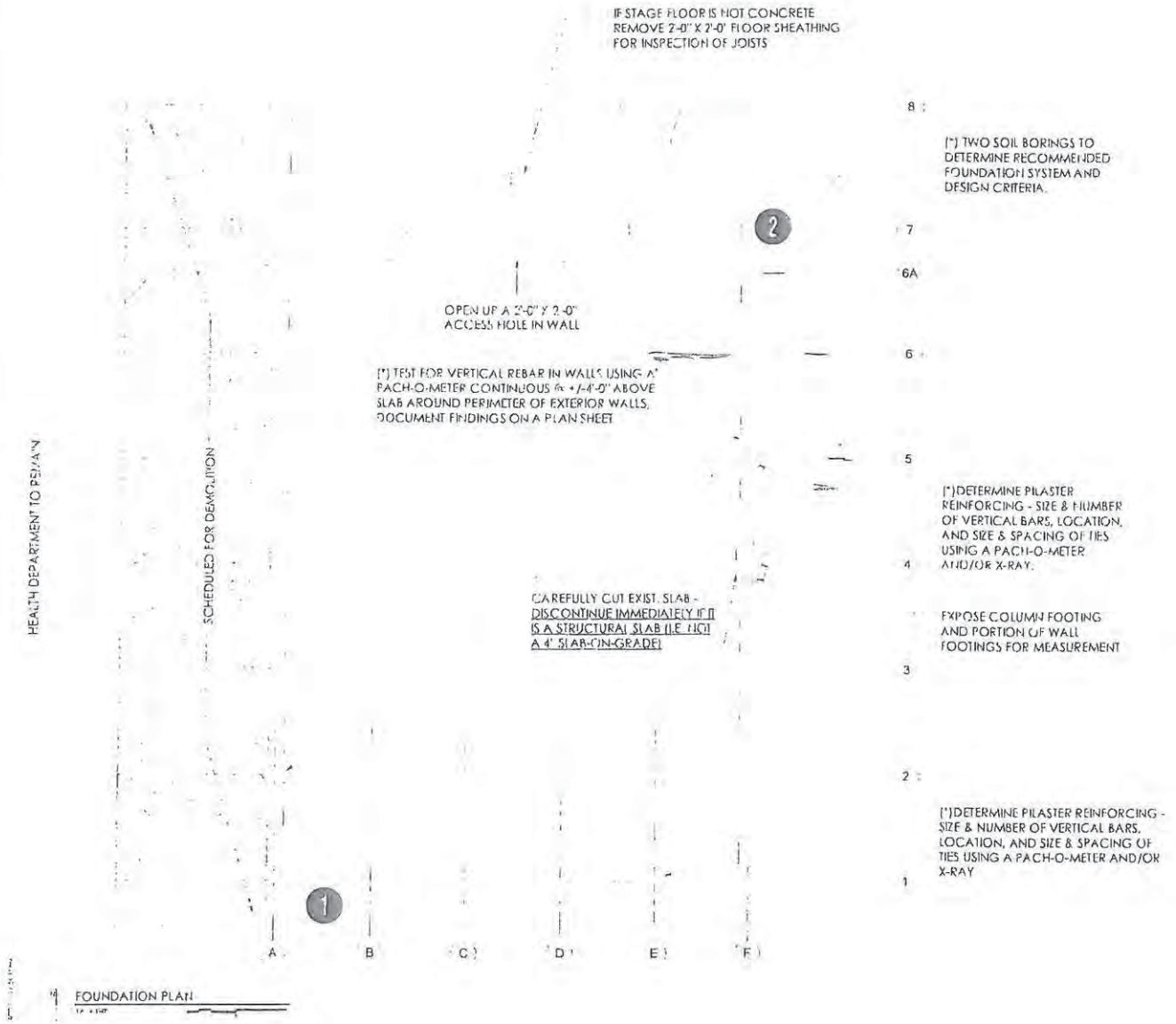
SITE LOCATION MAP



Professional Engineering & Testing
1820 N.E. 144th Street, North Miami, Florida 33161

Concrete Analysis & Testing Laboratories, Inc.
Project: Frederick Douglass Recreation Center -
Bahama Village
111 Olivia Street, Key West Florida
WLI Order No. 13-1194

TEST BORING LOCATION MAP



● Test Boring Location

WL WINGERTER LABORATORIES INC.
Professional Engineering & Testing
 1820 N.E. 144th Street, North Miami, Florida 33161

Concrete Analysis & Testing Laboratories, Inc.
 Project: Frederick Douglass Recreation Center - Bahama Village
 111 Olivia Street, Key West Florida
 WLI Order No. 13-1194

APPENDIX B:

Cores & Compressive Strength Testing

Concrete Analysis & Testing Laboratories, Inc.

PO Box 500875

Marathon, FL 33050

305-743-5555 Office 305-743-0635 Fax

FDOT# 104014 & CMEC Certified

June 10, 2013

hayes | cumming architects, pa
2210 Central Avenue, Suite 100
St. Petersburg, FL 33712

FREDERICK DOUGLASS RECREATION CENTER - Project #12.0D01

Column 4, Line F

The column is 14.5 inches X 16 inches and runs the height of the building. The pile cap is 66 inches X 60 inches and a depth of 11 inches. There were 3 test cores drilled and labeled 1, 2, and 3. Core #1 was drilled horizontally into the column to a depth of 12 inches, a #3 hoop was found at a height of 15 inches above the top of the pile cap.

Core #1 and Core #2 were drilled from the pile cap. Core #1 was drilled the entire depth of the pile cap. It's length was 11 inches with 2-#5 rebars one located at 1.5 inches from the bottom of the pile cap and the other was 2.5 inches from the bottom of the pile cap. Core #2 was drilled the entire depth of the pile cap. It's length was 9 inches with 1-#5 rebar located at the very bottom of the pile cap.

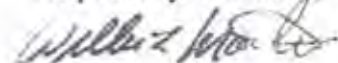
The concrete floor was 5 inches in thickness with no vapor barrier found, and reinforcement was wire mesh 6 inches X 6 inches #10. There was no void between the concrete and limerock fill material. The concrete floor was not connected or tied to the pile cap (non structural).

The grade beam is 16 inches wide and the depth varied +/-16 inches. It was placed directly on top of the solid limerock strata. There is no indication of settling, but it appears some areas have a high chloride content.

Attachments:

- Chloride Content Report
- Compressive Strength Report Cores #1, #2, and #3
- Pile Cap and Column Diagram (Core Locations)

Respectfully Submitted,



William L Mathews
Laboratory Manager

REPORT OF CORED CYLINDER TEST

Concrete Analysis & Testing Laboratories, Inc

PO Box 500875 Marathon, FL 33050

Report Date: 6/17/13

Project Number: Frederick Douglass Rec Center Report Number: 1
Project: Frederick Douglass Recreation Center, Key West, FL
Client: Hayes/Cumming Architects, PA
Address: 2210 Central Avenue, Suite 100
St. Petersburg, FL 33712
Attn: Alexander Smith

SAMPLING INFORMATION (ASTM C 42)

Date Sampled: 6/6/2013

Time Sampled: NA

Technician: WLM

Date Placed:

Location of Sample: See Cover Letter

Supplier: NA

Mix Number: NA

Design Strength: NA

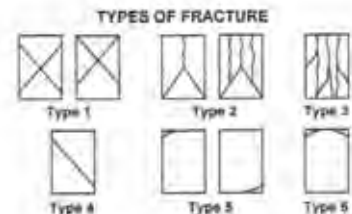
LABORATORY TEST RESULTS (ASTM C 39)

Specimen	Test Date	Age	Load	Diameter	Area	Un-capped Height	Capped Height	Strength	Percent of Design	Type of Fracture
A			7055	1.72	2.32	3.98		3040		3
B			9540	1.72	2.32	3.98		4110		3

Remarks: Cores Prepared to Length & Planeness Perpendicularity.

Age: +/- 30 years

Copies to:



Reported by:

William Mathews
William Mathews
Concrete Laboratory Supervisor

REPORT OF CORED CYLINDER TEST

Concrete Analysis & Testing Laboratories, Inc

PO Box 500875 Marathon, FL 33050

Report Date: 6/17/13

Project Number: Frederick Douglass Res Center Report Number: 2
Project: Frederick Douglass Recreation Center, Key West, FL
Client: Hayes/Cumming Architects, PA
Address: 2210 Central Avenue, Suite 100
St. Petersburg, FL 33712
Attn: Alexander Smith

SAMPLING INFORMATION (ASTM C 42)

Date Sampled: 6/6/2013

Time Sampled: NA

Technician: WLM

Date Placed:

Location of Sample: See Cover Letter

Supplier: NA

Mix Number: NA

Design Strength: NA

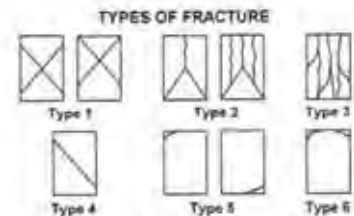
LABORATORY TEST RESULTS (ASTM C 39)

Specimen	Test Date	Age	Load	Diameter	Area	Un-capped Height	Capped Height	Strength	Percent of Design	Type of Fracture
A			8590	1.72	2.32	3.98		3700		3
B			9130	1.72	2.32	3.98		3940		3

Remarks: Cores Prepared to Length & Planeness
Perpendicularity.

Age: +/- 30 years

Copies to:



Reported by:

William Mathews
William Mathews
Concrete Laboratory Supervisor

REPORT OF CORED CYLINDER TEST

Concrete Analysis & Testing Laboratories, Inc

PO Box 500875 Marathon, FL 33050

Report Date: 6/17/13

Project Number: Frederick Douglass Rec Center Report Number: 3
Project: Frederick Douglass Recreation Center, Key West, FL
Client: Hayes/Cumming Architects, PA
Address: 2210 Central Avenue, Suite 100
St. Petersburg, FL 33712
Attn: Alexander Smith

SAMPLING INFORMATION (ASTM C 42)

Date Sampled: 6/6/2013

Time Sampled: NA

Technician: WLM

Date Placed:

Location of Sample: See Cover Letter

Supplier: NA

Mix Number: NA

Design Strength: NA

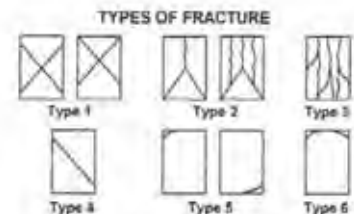
LABORATORY TEST RESULTS (ASTM C 39)

Specimen	Test Date	Age	Load	Diameter	Area	Un-capped	Capped	Strength	Percent of Design	Type of Fracture
						Height	Height			
A			4665	1.72	2.32	3.98		2010		3
B			5170	1.72	2.32	3.98		2230		3

Remarks: Cores Prepared to Length & Planeness
Perpendicularity.

NOTE: Air Voids During Placement (Lack of Vibrating)
Age: +/- 30 years

Copies to:



Reported by:


William Mathews
Concrete Laboratory Supervisor

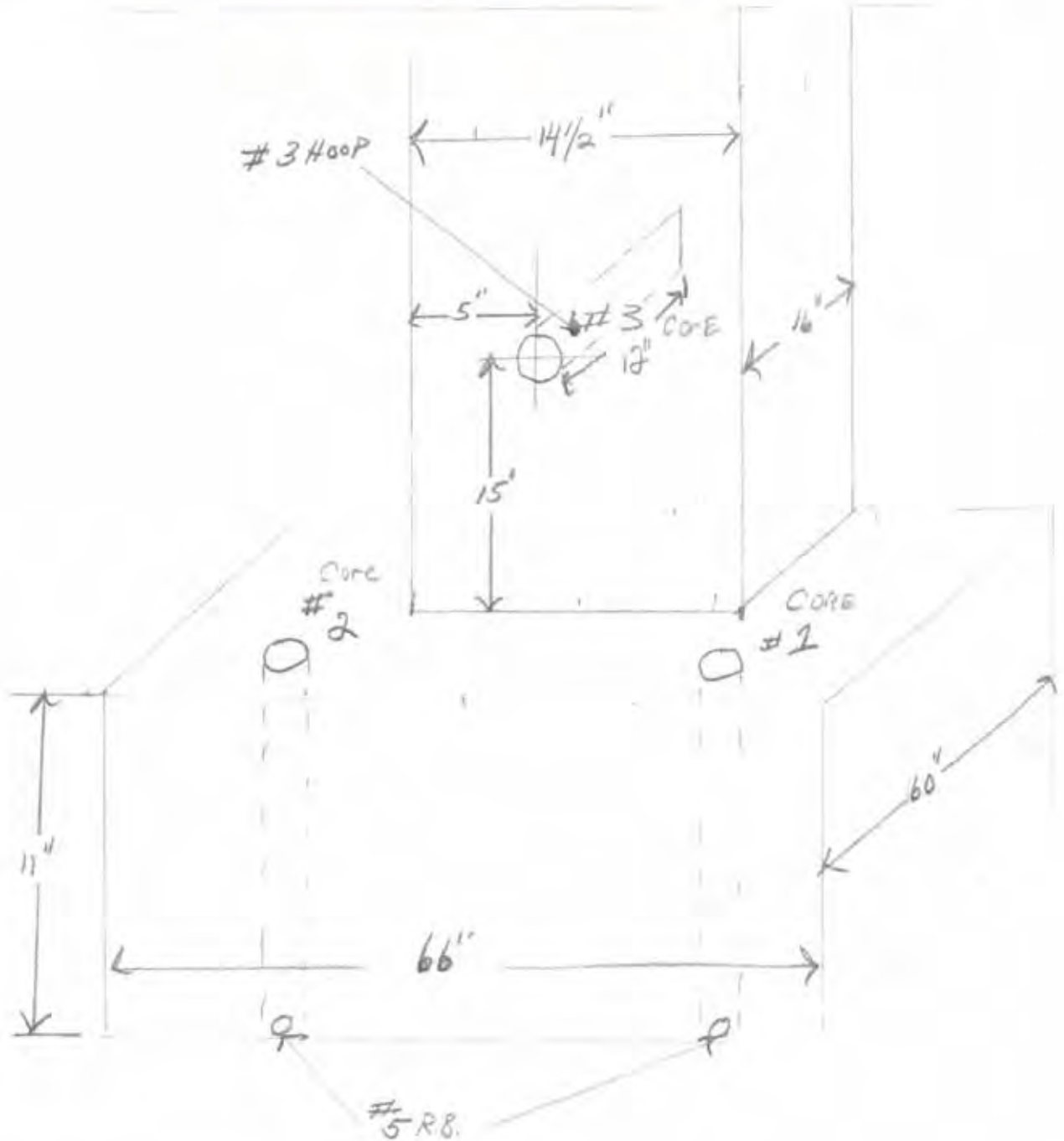
Concrete Analysis & Testing Laboratories, Inc.

PO Box 500875

Marathon, FL 33050

305-743-5555 Office 305-743-0635 Fax

FDOT# I04014 & CMEC Certified



FREDERICK DOUGLAS RECREATION BUILDING

LIVE F
COLUMN 4

William H. ...

Concrete Analysis & Testing Laboratories, Inc.

PO Box 500875

Marathon, FL 33050

305-743-5555 Office 305-743-0635 Fax

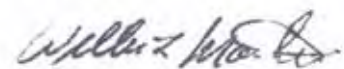
FDOT# I04014 & CMEC Certified

June 10, 2013

FREDERICK DOUGLASS RECREATION CENTER - Project #12.0D01



Respectfully Submitted,



William L. Mathews
Laboratory Manager

APPENDIX C:

Structural Assessment & Design for Compliance with 2010 FBC

FREDERICK DOUGLAS RECREATION CENTER

**Building Location:
111 Olivia Street
Key West, Florida**

**Limited Structural Assessment
Task A
McCarthy Project No.13178**

**Prepared by:
McCarthy and Associates, Inc.**

July 8, 2013

July 8, 2013

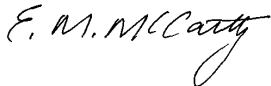
Mr. Andrew Hayes
Hayes/Cumming Architects P.A.
2210 Central Avenue, Suite 100
St. Petersburg, FL 33712

**Re: Frederick Douglas Recreation Center
Limited Structural Assessment – Task A
111 Olivia Street
Key West, Florida
McCarthy Project No. 13178**

Dear Andy:

At your request, we have completed Task A which includes an on-site structural analysis and structural evaluation. An assessment report is enclosed.

Sincerely,
McCarthy and Associates, Inc.



E. Michael McCarthy, P.E.
President

Enclosure: Assessment Report

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	2. Foundation Plan	
	3. Roof Framing Plan	

**Frederick Douglas Recreation Center
Limited Structural Assessment - Task A
McCarthy Project No. 13178**

A. Background:

The Frederick Douglas Recreation Center was originally built in the 1950's with a subsequent addition and renovations at a later date. The scope of this project is limited to the original 1950's gymnasium section. The adjacent health department and single story area containing offices, restrooms, kitchen, and entry canopy are not included. The single story area on the south side of the gymnasium was evaluated under a separate project and is currently reinforced with temporary shoring.

B. Task and Scope:

1. Specify on-site testing (exploratory demolition, and repair will be performed by a contractor).
2. Review readily accessible areas of the building to evaluate its structural integrity.
3. Review testing results.
4. Identify structural concerns and deficiencies.
5. Document the existing structural system for use in analysis.
6. Analyze the building to determine compliance with 2010 Florida Building Code (FBC).
7. Recommend repairs needed to restore the building to its original condition.
8. Recommend upgrades needed to meet the 2010 FBC.
9. Prepare a structural assessment report.
10. Meet with City officials and Hayes/Cumming in Key West to answer questions.

C. Limitations:

Information for this structural assessment was obtained solely from visual observations at the site and the results from on-site testing and exploratory demolition. The testing and exploratory demolition reports are not included in this report but may be obtained separately. The original construction documents were not available. Additionally, non-structural engineering services and flood analysis were not included in our scope of services.

D. Description:

The gymnasium is a single story facility with an elevated stage and moveable bleachers. Please refer to the attached photographs. The roof appears to be constructed with fiberboard on bulb tees. Typically, there is poured gypsum on top of the fiberboard and the bulb tees are welded to the supporting joists. This was a common roof system in the 1950's. The bulb tees are supported

**Frederick Douglas Recreation Center
Limited Structural Assessment - Task A
McCarthy Project No. 13178**

by steel bar joists which in turn are supported by steel girder trusses. The girder trusses bear on concrete columns. The exterior walls consist of 4 – 5” thick unreinforced masonry with concrete beams at the roof and above and below the horizontal windows. The ground floor slab is 5” thick concrete and reinforced with welded wire fabric. The slab bears on grade without a vapor barrier. The foundations for both columns and load-bearing walls are conventional concrete spread footings bearing directly on the lime rock strata below. The building appears to have been designed for wind loads in the longitudinal directions using two horizontal “trusses” to carry forces to the exterior walls. Wind loads in the transverse direction are transferred to the concrete columns by moment-resisting end connections.

The gymnasium appears to be well maintained considering its age and no significant structural deficiencies or concerns were found.

E. Current Code Analysis:

The current building code in effect is the 2010 Florida Building Code (FBC) as adopted by the Code of Ordinances City of Key West. The unimproved existing building does not need to comply with the current code but the City may voluntarily upgrade all or a portion of the building to meet the current code. Specifically, structural loading requirements for this building under the 2010 FBC include:

1. Roof live load = 20 psf
2. Ultimate basic wind speed = 200 mph (3 sec gust)
3. Equivalent nominal basic wind speed = 155 mph (3 sec gust)
4. Risk Category = III
5. Exposure Category = C
6. Enclosed building internal pressure coefficient = +/- 0.18
7. Wind born debris region

The results of our analysis indicate the roof deck, lateral wind resisting system, steel joists, steel girder trusses, and exterior walls would have to be reinforced in order to meet the 2010 FBC.

Specific structural upgrades are listed below and shown graphically on the attached plans:

1. Remove the existing roof and install new metal decking, insulation, and roofing.
2. Cut free the bottom chord connection to the concrete column at each end of each girder truss.
3. Reinforced specific web members at each girder truss.

**Frederick Douglas Recreation Center
Limited Structural Assessment - Task A
McCarthy Project No. 13178**

4. Install new steel beams and columns inside all exterior walls.
5. A generous contingency should be included to account for unforeseen conditions.

F. Summary:

We found the gymnasium portion of the existing building to be in fairly good condition considering its age. No significant structural concerns, such as cracking, deflections, deterioration were found. The unimproved building does not need to meet the current 2010 FBC but may be all or partially reinforced to comply on a voluntary basis. Specific structural upgrades are recommended herein.

G. Attachments:

1. Photographs
2. Foundation Plan
3. Roof Framing Plan

**Frederick Douglas Recreation Center – Photographs
Limited Structural Assessment – Task A
McCarthy Project No. 13178**

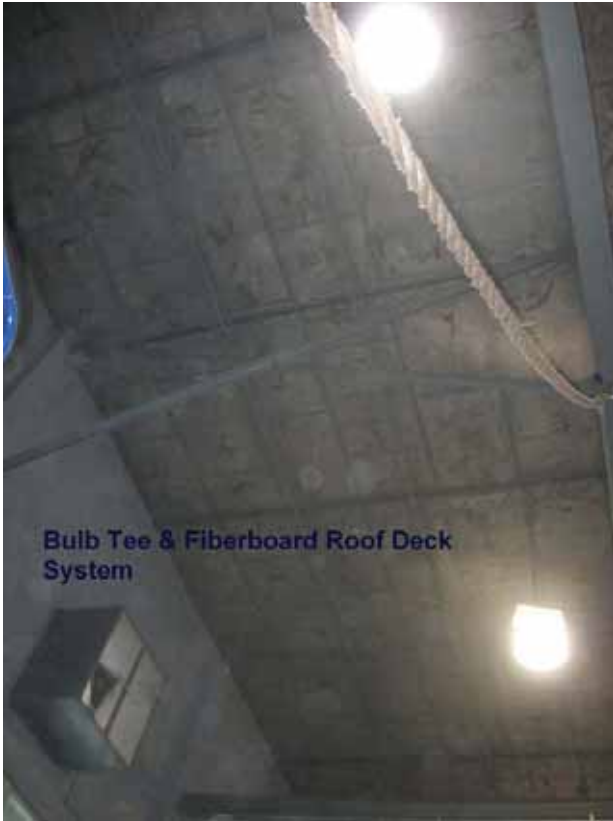


Photo #01



Photo #02

**Frederick Douglas Recreation Center – Photographs
Limited Structural Assessment – Task A
McCarthy Project No. 13178**



Photo #03



Photo #04

**Frederick Douglas Recreation Center – Photographs
Limited Structural Assessment – Task A
McCarthy Project No. 13178**



Joist Girder Bearing At Column

Photo #05



**Damaged Column @ Girder
Bearing, South Side Of Gym**

Photo #06

**Frederick Douglas Recreation Center – Photographs
Limited Structural Assessment – Task A
McCarthy Project No. 13178**



Photo #07



Photo #08

**Frederick Douglas Recreation Center – Photographs
Limited Structural Assessment – Task A
McCarthy Project No. 13178**



Photo #09

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fx 727.281.0900
AUGUST 2013
hc-arc.com

andrew m. hayes, o.c., lead before
gou v. cumming, o.c., lead before
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Clearwater, FL 33744-3000
(727) 534-0772
E. Michael McCarthy, P.E.
Charles P.E. 32625
McCarthy Project No. 13178

CLIENT / PROJECT NAME:
**FREDERICK DOUGLASS
RECREATION CENTER
STRUCTURAL ASSESSMENT
TASK A**
111 OLIVIA STREET
KEY WEST, FLORIDA

Original drawing is 36"x48". Scale accordingly if reduced.
SHEET TITLE:
EXISTING FOUNDATION PLAN WITH UPGRADES
TO 2010 FBC

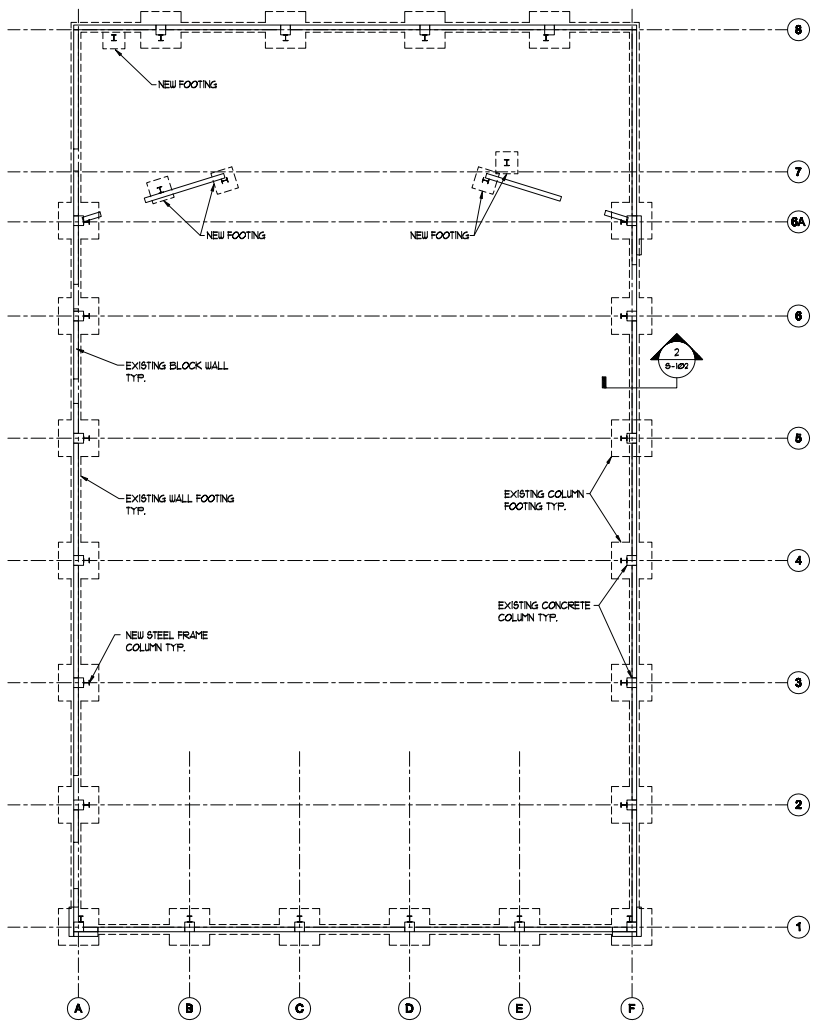
REVISIONS:

DATE ISSUED: JULY 08, 2013
PROJECT NO.: 124001

DRAWING NUMBER:
S-101 SHEET: **OF 2**

DESIGN CRITERIA:
2010 FLORIDA BUILDING CODE
GRAVITY DESIGN LOADS:
SUPERIMPOSED
AREA LIVE LOAD 20 PSF TOTAL DEAD LOAD 15 PSF
WIND DESIGN CRITERIA:
ULTIMATE BASIC WIND SPEED: VULT = 200 MPH (3 SECOND GUST)
EQUIVALENT NOMINAL BASIC WIND SPEED VASB = 159 MPH (3 SECOND GUST)
RISK CATEGORY = III
EXPOSURE CATEGORY = C
ENCLOSED BUILDING INTERNAL PRESSURE COEFFICIENT, GCPI = +/- 0.18
WIND BORNE DEBRIS REGION

FOUNDATION PLAN NOTES:
ACCORDING TO THE VISUAL STRUCTURAL INSPECTION REPORT BY UNGERER DATED JUNE 18, 2013 AND THE MATERIAL TESTING PERFORMED BY CONCRETE ANALYSIS & TESTING LABORATORIES, INC. DATED JUNE 10, 2013, THE FOLLOWING INFORMATION WAS PROVIDED FOR THE EXISTING STRUCTURE.
1. SOIL BEARING PRESSURE = 4000 PSF
2. EXISTING CONCRETE COLUMNS: 14 1/2" x 16" (20# F61) W/ (4) #5 VERT. BARS + 5" #12' OC.
3. EXISTING CONCRETE COLUMN FOOTINGS: 5'-6" x 5'-0" x 12" W/ #5 REBAR # BOTTOM OF FOOTING.
4. EXISTING WALL FOOTINGS: 1'-4" WIDE x 1'-4" DEEP CONTINUOUS FOOTING.
5. EXISTING CONCRETE SLAB-ON-GRADE: 5" THICK SLAB W/ 6"x6" #9 WIRE MESH.
6. EXISTING BLOCK WALLS: 4"-5" THICK BLOCK WALL W/ NO VERTICAL REINFORCING.
7. CONCRETE BEAMS ABOVE WINDOWS: 12"-18" IN HEIGHT W/ (4) #5 BARS CONT. + NO STIRRUPS.
8. CONCRETE BEAMS BELOW WINDOWS: 8"-12" IN HEIGHT W/ (2) #5 BARS CONT. + NO STIRRUPS.



EXISTING FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

GROSS ULTIMATE WIND LOADS MAIN ROOF ROOFING MATERIALS

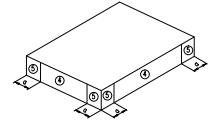
COMPONENTS AND CLADDING	ROOF ZONE		
	1	2	3
PRESSURE (psf)	41.3	41.3	41.3
SUCTION (psf)	-101.6	-110.5	-126.6

NET ULTIMATE WIND LOADS MAIN ROOF JOISTS OR TRUSSES

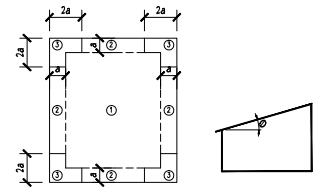
COMPONENTS AND CLADDING	ROOF ZONE		
	1	2	3
PRESSURE (psf)	33.6	33.6	33.6
SUCTION (psf)	-93.8	-14.5	-120.5

ULTIMATE WIND PRESSURES (PSF) EXTERIOR DOORS, WINDOWS, WALLS

EFFECTIVE AREA (ft ²)	ZONE 4		ZONE 5	
	PRESSURE	SUCTION	PRESSURE	SUCTION
1 TO 20	93.0	-100.1	93.0	-124.0
21 TO 50	88.1	-96.4	88.1	-115.4
51 TO 100	83.5	-93	83.5	-109.0
101 TO 150	79.2	-87.0	79.2	-96.4
151 TO 250	76.6	-84.4	76.6	-92.1
251 TO 500	74.0	-81.8	74.0	-86.1
501 + ABOVE	69.7	-77.5	69.7	-77.5



DOORS, WINDOWS AND WALLS



FLAT ROOF (θ < 3°)
COMPONENT AND CLADDING LOADING DIAGRAMS

- s = 15 FT
- THIS BUILDING IS DESIGNED AS AN ENCLOSED STRUCTURE. ALL EXTERIOR COMPONENTS (DOORS, WINDOWS, ETC.) MUST BE DESIGNED TO WITHSTAND THE WIND LOADINGS SPECIFIED FOR THE DESIGN OF COMPONENTS AND CLADDING IN THE TABLES. IN ADDITION, ALL AREAS OF EXTERIOR GLAZING MUST BE CERTIFIED FOR MISSILE IMPACT OR PROTECTED BY WIND-BORNE DEBRIS BY A SCREEN BARRIER.
- TO CONVERT THE (ASCE 1-10) ULTIMATE WIND PRESSURES IN THE TABLES ABOVE TO (ASD) WIND PRESSURES, MULTIPLY EACH VALUE BY 0.6.

NOT FOR CONSTRUCTION - NOT FOR FINAL PRICING - SUBJECT TO CHANGE

07-07-2013 NY

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AUGUST 2010
hd-crc.com

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gary v. cumming, o.c. lead before
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L. Edward McCarthy, P.E.
Florida P.E. #2625
McCarthy Project No. 13178

CLIENT / PROJECT NAME:
**FREDERICK DOUGLASS
RECREATION CENTER
STRUCTURAL ASSESSMENT
TASK A**
111 OLIVIA STREET
KEY WEST, FLORIDA

Original drawing is 3/4" x 4". Scale accordingly if reduced.

SHEET TITLE:
EXISTING ROOF FRAMING PLAN WITH
UPGRADES TO 2010 FBC

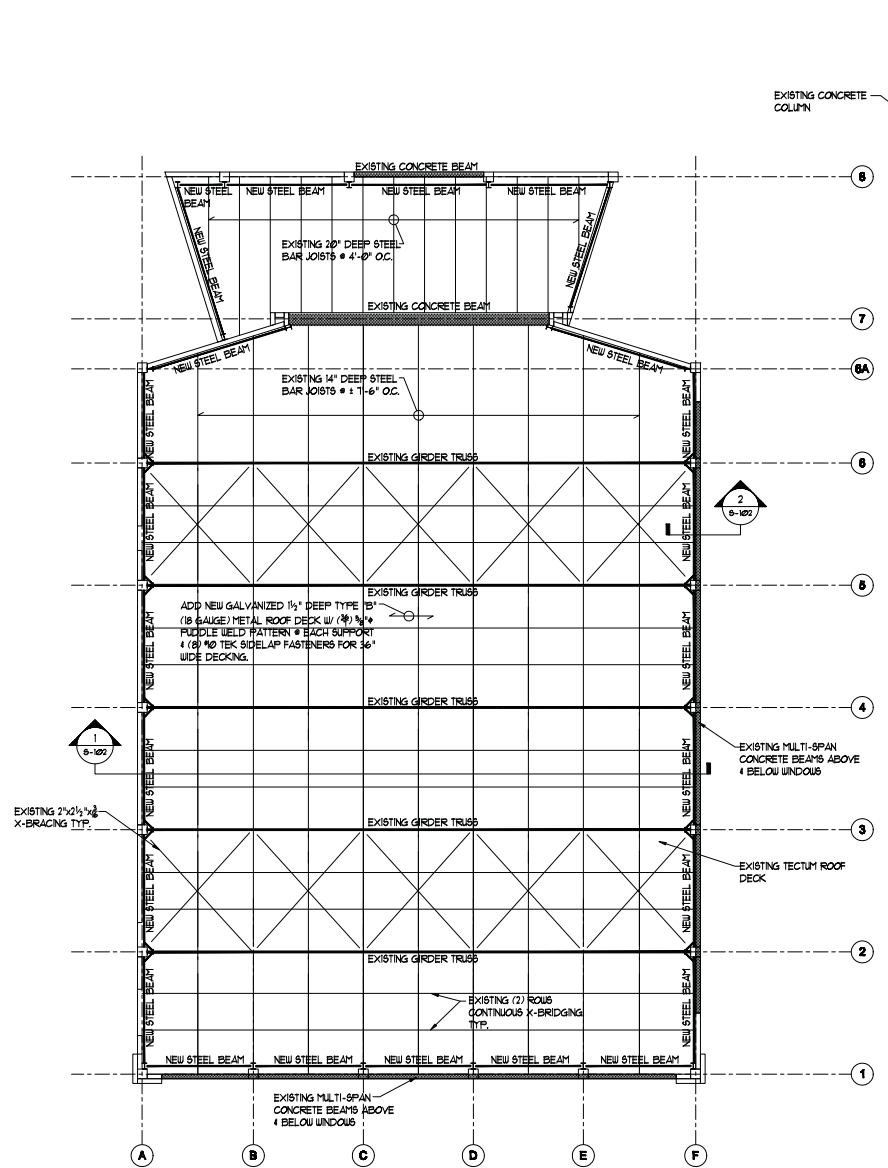
REVISIONS:

DATE ISSUED: JULY 08, 2010
PROJECT NO.: 124001

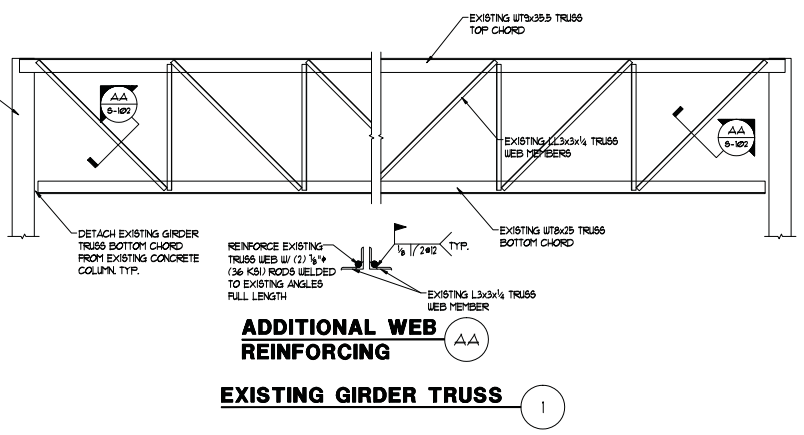
DRAWING NUMBER:

S-102 SHEET: **OF 2**

NOT FOR CONSTRUCTION - NOT FOR FINAL PRICING - SUBJECT TO CHANGE

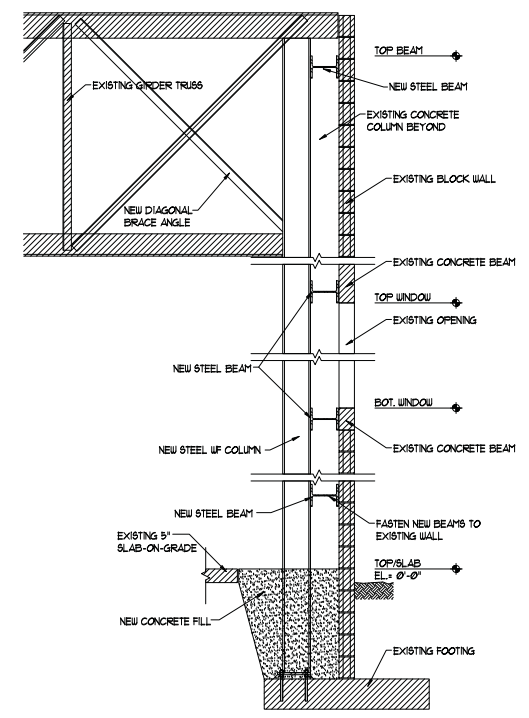


EXISTING ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



ADDITIONAL WEB REINFORCING

EXISTING GIRDER TRUSS



NEW STEEL FRAME

07-07-2010 NY

DRC
Minutes & Comments

Development Review Committee Minutes September 25, 2014 **FINAL**

- The variance is for Floor Area, but the existing factors of open space and impervious surfaces are already grossly exceeded. I would suggest we look at the original development conditions before decisions are made.
- Because the area is in the lowest spot of the watershed, I would be interested in having you work with the Urban Forester and Stormwater Utility on finding an appropriate off site project or in lieu of payment to help with open space and stormwater retention needs within the City as a condition of approval.

Other Related Stormwater / Opens Space Policies to help off-site/in lieu of options:

- **Policy 6-1.14 Carbon Sequestration Through Plants.** As part of an overall landscaping plan to increase beautification and walkability, the City shall incorporate greenhouse gas sequestration goals and priorities to meet the City's Climate Action Plan goals. *Monitoring Measure: Inclusion of greenhouse gas sequestration goals in landscaping and urban design plans.*
- **Policy 1-1.1.14: Prepare for Future Sea Level Rise.** The City, together with the private sector, shall consider proactive steps and pilot programs to adapt for sea level rise and storm surges, including but not limited to preserving transportation options, increasing residential building resiliency and indoor air quality, preserving landscaping and residential building aesthetics, and preserving water quality.
- **Policy 1-1.3.2: Designate Various Types of Mixed Use Commercial Nodes to Accommodate Diverse Commercial Uses.** The Land Development Regulations shall address issues surrounding:
 3. Perimeter and internal landscaping
 7. The Land Development Regulations shall include a regulatory framework for public and private partnership in providing strategically located parking facilities in order to restrict and/or minimize vehicular traffic in the Historic Preservation District.
 8. Open space preservation and maximum impervious surface
 11. Urban design amenities, including, but not limited to, signage controls, pedestrian amenities, landscaping improvements, building height limitations, architectural controls in the Historic Preservation District, and other similar design features.
 12. Efficiency in natural resource use.

TRANSPORTATION: No Comments

RECREATION: No Comments

SOLID WASTE: No Comments

KEYS ENERGY: No objections

5. **Major Development Plan – 111 Olivia Street (RE # 00014720-000000; AK # 1015091)** – A request for major development plan approval for the reconstruction of greater than 2,500 square feet of nonresidential floor area as part of the renovation and repair of the Frederick Douglass Community Center on property located within the HNC-3 and HMDR Zoning Districts pursuant to Section 108-91.A.2.(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Development Review Committee Minutes September 25, 2014 **FINAL**

Mr. Bond gave members an overview of the major development plan request.

The applicant, Michael Vieux, City of Key West Engineering Department, gave members an overview of the major development plan request.

PLANNING DIRECTOR: Mr. Bond noted that a stormwater plan, landscaping plan and outdoor lighting plan in the application and that as a Major Development Plan it will likely exceed the \$100,000 cost trigger for public art.

FIRE: Mr. Barroso asked that the applicant please make an appointment with the Fire department to ensure discuss a life safety plan and provide them with a full set of plans.

City0624ENGINEERING: Ms. Ignaffo asked the applicant to provide a site plan showing the following:

- ADA accessible route from the ADA accessible parking space to the Frederick Douglass Community Center entrance; and
- Location for recycle and trash storage. Exterior storage areas shall be screened from adjacent properties and public right-of-way.

Please provide a drainage plan showing the following:

- The existing stormwater drainage system;
- Indicate how rainwater will be drained from the roof; and
- Incorporate a roof drainage system that will accommodate rain barrels.

BUILDING: Mr. Wampler asked for clarification of the elevation as the plans were unclear and asked the applicant to include a flood level elevation in the plan. If it turns out that the main floor levels are going to be below flood level the City may want to include flood proofing in the future.

TREE: Ms. DeMaria would like to look at entire property for existing vegetation map and landscape plan—enhance existing areas. She also stated that any trees within the work area must be protected during demolition and construction.

HARC: Ms. Perkins asked the applicant to clarify if all the demolition had been previously condemned. Applicant stated that the part they are. She also reminded the applicant to meet with HARC.

ART IN PUBLIC PLACES: Mr. Moody stated it was very nice to see that they had set aside the 1% for public art and wanted to know what the estimated value of the project is. He also wanted to know if the Art in Public Places plan included on or off-site art because there is plenty of room for public art, but he wouldn't want to see parking places removed for it. He also hopes to include something regarding the history of Fredrick Douglas, possibly a statue.

SUSTAINABILITY: Ms. Higgins offered the following comments,

- As per Comp Plan policies 9-1.6: Major renovations of public buildings have to be green certified second tier.

Development Review Committee Minutes September 25, 2014 **FINAL**

- Strongly consider calling entire outside area part of project area.
- Include gutters to cistern at Garden. Estimate volume – enough to fill street sweepers?
- I can help with Landscape plan. Would like to get Habitat Certified.
- What is the expected longevity of the building after these improvements? Mike: 40-50 years.
- As per Comp Plan policies we need to incorporated Sea Level Rise adaptation actions into the plans. The applicant stated that they have included dry floodproofing as side bid.
- As per Comp Plan policies 2-1.1.1, 2-1.1.3, 2-1.1.12: To alleviate traffic and increase multimodal travel, we request a condition that you to add on site bike parking and add alternative transportation information to your website and/or event promotional materials.
- Ms. Higgins also stated that she is strongly interested in the possibility of giving up two parking spaces to better link the future Frederick Douglass Learning Garden with the shade structure on the corner of Fort and Olivia. It would be worthwhile exploring the overflow parking availability of the new Fort St parking lot.

TRANSPORTATION: Mr. Whitaker stated that his only concern was the ADA accessibility issue and just to make sure that any rebuilds enhance or improve on the guidelines. He also stated that there will be three different bus routes that will be available for this property and the closest bus stop will be at Petronia and Emma. Mr. Bond stated that he would like to see increased ridership by having bus schedules available at the Community Center. He also stated that the bus stop has to be ADA accessible because it is City property.

RECREATION: Mr. Delostrinos stated that the building is still going to be used for the afterschool program and they are going to need a protected pathway to the outdoor restroom. He also asked if the construction crew is going to use the outdoor restrooms during construction, that they are only open when the staff is on-site. He also stated that there room by the restrooms for Art in Public Places.

SOLID WASTE: No Comments.

KEYS ENERGY: Mr. Alfonso requested a full set of plans and a project review form to ensure the applicant and surrounding customers' adequate power. He also stated that the customer will need to maintain a minimum of 7.5' horizontal clearance from the building.

ADJOURNMENT

Meeting adjourned at 11:22 AM.

Respectfully submitted by,
Venetia A Flowers, Administrative Assistant II
Planning Department

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

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

Property Record Card -

Maps are now launching the new map application version

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

Alternate Key: 1015091 Parcel ID: 00014720-000000

Ownership Details

Mailing Address:
CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041-1409

Property Details

PC Code: 89 - MUNICIPAL OTHER THAN (PC/LIST)
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 801 FORT ST KEY WEST
830 EMMA ST KEY WEST
Legal Description: KW PT LOT 6 & PT LOT 10 OF TRACT 3 H2-391/93 G13-54/57/575/77 OR56-396/99 OR61-451/52 OR61-451/452 OR1106-123/125 OR1122-1308/11/C

[Click Map Image to open interactive viewer](#)



Exemptions

Exemption	Amount
15 - MUNICIPAL LANDS	4,767,837.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	106	292	33,700.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 18053
 Year Built: 1967

Building 1 Details

Building Type
 Effective Age 19
 Year Built 1967
 Functional Obs 0

Condition A
 Perimeter 1,213
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 23
 Grnd Floor Area 18,053

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

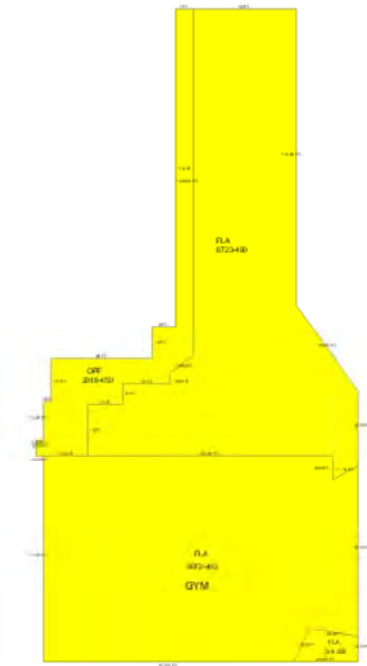
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

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 25

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
0	FLA		1	1992					9,072

0	OPF	1	1992	2,018
1	FLA	1	1992	8,723
2	FLA	1	1992	258

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		CITY BLDGS B	100	Y	Y
	2644	CITY BLDGS B	100	Y	Y
	2645	CITY BLDGS B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
697	AB AVE WOOD SIDING	40
698	C.B.S.	60

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	7,850 SF	0	0	1991	1992	2	25
2	FN2:FENCES	2,133 SF	0	0	1993	1994	2	30
3	PT3:PATIO	276 SF	0	0	1993	1994	2	50
4	CL2:CH LINK FENCE	192 SF	24	8	1996	1997	1	30
5	AC2:WALL AIR COND	1 UT	0	0	1966	1967	1	20
6	TK2:TIKI	240 SF	16	15	1996	1997	4	40

Appraiser Notes

BLDGS 2 & 3 DEMOLISHED IN 1989 ROOSEVELT SANDS COMMUNITY HEALTH CENTER MONROE COUNTY NUTRITION CENTER WESLEY HOUSE CHILD CARE CENTER GYMNASIUM & SHOPS ON OLIVIA

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-4081	11/30/2009		4,800	Commercial	INSTALL 52 MICROWAVE OUTLETS IN KITCHEN. ALL MICROWAVE CIRCUITS SHALL BE FED FROM EXISTING HOOD VENT CIRCUIT LOCATED BELOW MICROWAVE OUTLET LOCATION
09-1358	02/24/2010		100,000	Commercial	REVISION: NEW IMPACT WINDOWS AND DOORS, HANDRAILS; A/C CLOSET, HARDWARE AND SIGNAGE.
10-2810	08/31/2010		15,375	Commercial	AFTER THE FACT: REPAIR 20SF ROOF AND RECOAT FLAT ROOF WITH ELASTOMATIC ROOF PAINT COATING 9500SF
9602853	07/01/1996	07/01/1997	36,000	Commercial	REPAIR/REMODELING
9603448	08/01/1996	07/01/1997	800	Commercial	MECHANICAL
9604820	12/01/1996	07/01/1997	500	Commercial	REPAIRS
9700007	01/01/1997	07/01/1997	600	Commercial	ELECTRICAL
9702283	10/01/1997	12/01/1997	7,500	Commercial	CONSTRUCT GAZEBO

	9703870	12/01/1997	12/01/1997	40,500	Commercial	100 SQS POLYURETHANE ROOF
1	97-3721	02/24/1998	01/01/1999	29,000	Commercial	REPAIR/REPAINT BLDG
	99-2113	06/22/1999	11/02/1999	49,157	Commercial	HURRICANE SHUTTERS
	00-2078	07/25/2000	11/03/2000	47,000	Commercial	A/C UNITS
	00-1616	06/15/2000	11/03/2000	1,400	Commercial	AIR HANDLERS
	00-1900	07/11/2000	11/03/2000	3,300	Commercial	CONDENSING UNITS
	01-2811	08/09/2001	11/27/2001	1,400	Commercial	REPLACE 2.5 TON CONDENSOR
20	02-1813	08/30/2002	10/23/2002	40,000	Commercial	REMODEL CLINIC
21	02-1813	09/05/2002	10/23/2002	500,001	Commercial	PLUMBING
22	02/1813	09/04/2002	10/23/2002	54,000	Commercial	ELE.FOR 2 EXAM ROOMS
	02-1813	09/04/2002	11/27/2002	58,000	Commercial	CHANGE EXIST DUCTWORK
	02-3422	12/18/2002	03/02/2003	2,200	Commercial	CHANGE 5-TON EVAP.
	04-3441	11/05/2004	12/10/2004	50,000	Commercial	PAINT EXTERIOR
	06-1702	03/15/2006	03/15/2006	144,000	Commercial	REPLACE 55 CONDENSING UNITS
	07-1744	04/12/2007	06/05/2007	12,000	Commercial	INSTALL WHEELCHAIR LIFT

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
2014	3,176,091	12,670	1,579,222	4,767,983	4,767,983	4,767,983	0
2013	3,176,091	12,789	1,206,350	4,395,230	4,395,230	4,395,230	0
2012	3,341,083	12,935	1,206,350	4,560,368	4,560,368	4,560,368	0
2011	3,341,083	13,274	1,608,467	4,962,824	4,962,824	4,962,824	0
2010	3,506,075	13,723	3,201,500	6,721,298	6,721,298	6,721,298	0
2009	3,506,075	14,063	5,110,875	8,631,013	8,631,013	8,631,013	0
2008	3,506,075	14,433	5,224,450	8,744,958	8,744,958	8,744,958	0
2007	2,395,897	14,825	5,224,450	7,635,172	7,635,172	7,635,172	0
2006	2,395,897	15,822	2,952,950	5,364,669	5,364,669	5,364,669	0
2005	2,246,681	16,788	2,952,950	5,216,419	5,216,419	5,216,419	0
2004	2,055,037	17,863	2,907,520	4,980,420	4,980,420	4,980,420	0
2003	2,055,037	18,830	2,907,520	4,981,387	4,981,387	4,981,387	0
2002	1,889,471	19,827	795,025	2,704,323	2,704,323	2,704,323	0
2001	1,889,471	20,396	681,450	2,591,317	2,591,317	2,591,317	0
2000	1,889,471	10,488	567,875	2,467,834	2,467,834	2,467,834	0
1999	1,889,471	10,967	567,875	2,468,313	2,468,313	2,468,313	0
1998	1,262,591	11,494	567,875	1,841,960	1,841,960	1,841,960	0
1997	1,236,215	9,975	477,015	1,723,205	1,723,205	1,723,205	0
1996	1,123,832	10,415	477,015	1,611,262	1,611,262	1,611,262	0
1995	1,123,832	10,884	477,015	1,611,731	1,611,731	1,611,731	0
1994	983,601	7,944	477,015	1,468,560	1,468,560	1,468,560	0

1993	983,601	8,290	477,015	1,468,906	1,468,906	1,468,906	0
1992	737,453	0	477,015	1,214,468	1,214,468	1,214,468	0
1991	737,453	0	477,015	1,214,468	1,214,468	1,214,468	0
1990	737,453	0	363,440	1,100,893	1,100,893	1,100,893	0
1989	1,386,114	0	851,245	2,237,359	2,237,359	2,237,359	0
1988	1,086,546	0	713,947	1,800,493	1,800,493	1,800,493	0
1987	1,069,814	0	351,482	1,421,296	1,421,296	1,421,296	0
1986	1,072,098	0	329,514	1,401,612	1,401,612	1,401,612	0
1985	1,052,161	0	339,257	1,391,418	1,391,418	1,391,418	0
1984	0	520,397	339,257	859,654	859,654	859,654	0
1983	0	520,397	339,257	859,654	859,654	859,654	0
1982	0	520,397	125,867	646,264	646,264	646,264	0

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.

There are no sales to display for this parcel.

This page has been visited 324,445 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at **6:00 PM on March 19, 2015 at Old City Hall, 510 Greene Street**, Key West, Florida, (behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Major Development Plan and Landscape Modification / Waiver – 111 Olivia Street (RE # 00014720-000000, AK # 1015091)
– A request for major development plan and landscape modification / waiver approvals for the reconstruction of greater than 2,500 square feet of nonresidential floor area as part of the renovation and repair of the Frederick Douglass Community Center on property located within the Historic Neighborhood Commercial (HNC-3) and Historic Medium Density Residential (HMDR) Zoning Districts pursuant to Section 108-91.A.2.(b) and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at www.keywestcity.com. Written responses must be submitted before the hearing to the contact person below.

Contact: Patrick Wright, Planner II; E-mail: pwright@cityofkeywest-fl.gov; Phone: 305-809-3778; Fax 305-809-3978;
Mail: PO Box 1409, Key West FL 33041-1409

THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Major Development Plan and Landscape Modification / Waiver – A request for major development plan and landscape modification / waiver approvals for the reconstruction of greater than 2,500 square feet of nonresidential floor area as part of the renovation and repair of the Frederick Douglass Community Center on property located within the Historic Neighborhood Commercial (HNC-3) and Historic Medium Density Residential (HMDR) Zoning Districts pursuant to Section 108-91.A.2.(b) and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant/Owner: City of Key West, Attention: J. Michael Vieux, AIA Project Manager

Location: 111 Olivia Street (RE # 00014720-000000, AK # 1015091)

Date of Hearing: March 19, 2015 **Time of Hearing:** 6:00 PM

Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to: Contact: Patrick Wright, Planner II; E-mail: pwright@cityofkeywest-fl.gov; Phone: 305-809-3778; Fax 305-809-3978; **Mail:** PO Box 1409, Key West FL 33041-1409

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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Owner_Name	Address1	Address2	CITY	State	ZIP	COUNTRY
1 805 BAPTIST LANE LLC		729 THOM	KEY WEST	FL	33040-7334	
2 907-909 EMMA STREET HOMEOWNERS ASSOCIATION INC		PO BOX 4:	POLAND	ME	04274-0438	
3 AGH PROPERTY INVESTMENTS INC		805 UNITE	KEY WEST	FL	33040-3246	
4 BAIER MICHAEL W DECLARATION OF TRUST 5/18/2000		219 OLIVIA:	KEY WEST	FL	33040-7375	
5 BAPTIST STREET ENTERPRISES LLC		6810 FROI	KEY WEST	FL	33040-6040	
6 BENTON JAMES		14732 JEF	MIAMI	FL	33176-7312	
7 BI STATE REALTY LIMITED LLC		444 N MAII	HUBBARD	OH	44425-1421	
8 BRUNS LISA		2500 PARI	HALLANDALE BE	FL	33009-2808	
9 BYRNES-GAMBERT JULIA		PO BOX 4:	KEY WEST	FL	33041-4294	
10 CAJUN KEY WEST REALTY LLC		444 N MAII	HUBBARD	OH	44425-1421	
11 CAMPBELL JULIA A L/E		209 OLIVIA:	KEY WEST	FL	33040-7319	
12 CHAVIS DONNA		827 EMMA	KEY WEST	FL	33040-7344	
13 COCCA DEVELOPMENT LTD		100 DEBAI	YOUNGSTOWN	OH	44512-6099	
14 COIRA STANLEY MD TRUST AGR 4/23/201	C/O SEGEL SHELDON	4140 BONI	MIAMI	FL	33133-6339	
15 CREATIVE CHOICE MANAGEMENT		8895 N MIL	WEST PALM BEA	FL	33410-6259	
16 ECHELBERY JENNIFER L LAURENDEAU		906 EMMA	KEY WEST	FL	33040-7347	
17 ERKY EMMA INC		823 EMMA	KEY WEST	FL	33040-7344	
18 FORE THOMAS		1048 HIGH	CONWAY	SC	29526-6821	
19 HARKOW JAYE FREDRICA		2 BAPTIST	KEY WEST	FL	33040-7313	
20 HELLSTROM STEPHANIE L		901 EMMA	KEY WEST	FL	33040-7346	
21 HOUSING AUTHORITY OF THE CITY		1400 KENI	KEY WEST	FL	33040-4055	
22 HOUSING AUTHORITY OF THE CITY OF KW		PO BOX 2:	KEY WEST	FL	33045-2476	
23 JOHNSON W C EST	C/O JOHNSON VERA L	3 HUTCHII	KEY WEST	FL	33040-7317	
24 JOHNSON LEONARD		26 6TH AV	KEY WEST	FL	33040-5815	
25 JORIS THOMAS J		217 OLIVIA:	KEY WEST	FL	33040-7375	
26 JOSEPH JUNE HARRISON		310 HILLC	SOMERSET	NJ	08873-3083	
27 JPMORGAN CHASE BANK NATIONAL ASSOCIATION		7255 BAYI	JACKSONVILLE	FL	32256-6851	
28 KLINGENER NANCY J		1307 ELIZ:	KEY WEST	FL	33040-3423	
29 KNOWLES CATHERINE ESTATE	C/O BRYAN K POLLARD ESQ	26 SAINT I	HEMPSTEAD	NY	11550-6640	
30 LATHAM JEFFREY		5 HUTCHII	KEY WEST	FL	33040	
31 LEHMKUHL JAMES A		910 EMMA	KEY WEST	FL	33040-7347	
32 MAJOR CHARLES L ESTATE	C/O MAJOR RALPH P/R	115 A PET	KEY WEST	FL	33040-7323	
33 MAJOR CHARLIE MAE CAMBRIDGE		728 EMMA	KEY WEST	FL	33040-7381	
34 MANN MARION THOMAS		114 HUTCI	KEY WEST	FL	33040-7317	

Owner_Name	Address1	Address2 CITY	State	ZIP	COUNTRY
35 MARQUARDT JAMES L		204 OLIVIA KEY WEST	FL	33040	
36 MARTINI JOHN		812 GALVIA KEY WEST	FL	33040-6410	
37 MERMELSTEIN ANN N		110 OLIVIA KEY WEST	FL	33040-7350	
38 MINGO CLIFFORD AND YOLANDA		708 EMMA KEY WEST	FL	33040-7372	
39 MINGO GWENUEL W AND CYNTHIA E		PO BOX 1: GAINESVILLE	FL	32604-1119	
40 MINGO-THOMAS TRACI B		220 OLIVIA KEY WEST	FL	33040-7376	
41 MORGAN GAYLA D		829 BAPTIST KEY WEST	FL	33040-7308	
42 OVERTOWN PUBLIC ASSISTANCE TRUST NO 9 THE 09/10/11 C/O SHIRLEY MARY E TRUSTEE		632 BLACK SUMMERLAND KI	FL	33042-5507	
43 REILLY KEITH		101 PETER KEY WEST	FL	33040-7323	
44 SAUNDERS SHELLEY		PO BOX 4: KEY WEST	FL	33041-4290	
45 SAWYER BEVERLY		351 W 20TH RIVIERA BEACH	FL	33404-6161	
46 THE HOUSING AUTHORITY OF THE CITY OF KEY WEST		1400 KENNEDY KEY WEST	FL	33040-4079	
47 TOWNE DAVID W		907 EMMA KEY WEST	FL	33040-7346	
48 TRUSTEES AMERICAN LEGION NBR 168		PO BOX 9: KEY WEST	FL	33041-0903	
49 TUCKER LULA MCCRAY L/E		1990 S CA HOMESTEAD	FL	33035-1046	
50 VAGNONI JOHN R AND DEBRA H		225 OLIVIA KEY WEST	FL	33040-7375	
51 VITA SARA M		4 BAPTIST KEY WEST	FL	33040-7313	
52 WALLACE GERALDINE D		110 HUTCHINS KEY WEST	FL	33040-7317	
53 WALSH SALLY ANN		5380 CHESTER ATLANTA	GA	30342-2560	
54 WHITEHEAD LOUISE SUAREZ		824 BAPTIST KEY WEST	FL	33040-7308	
55 WILKERSON MARTHA J ESTATE	C/O ALLEN-VALDEZ KAREN	10583 ALM JONESBORO	GA	30238-8041	
56 YARDLEY THOMAS H AND PAULA P		1235 SAMUEL COCOA BEACH	FL	32931-3068	
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