



April 21, 2014

City Manager's Office
3132 Flagler Avenue
Key West, Florida 33040
Attn: Bogdan Vitas, Jr.
City Manager

RE: **Redevelopment of Community Services**
Project #FM1201

Dear Mr. Vitas:

Saltz Michelson Architects respectfully transmits our enclosed "Task I – Site Selection Report", per Resolution No. 13-282, for the Redevelopment of Community Services.

Upon your review of the report, I am available at your convenience to discuss the report's contents and findings.

Very truly yours,
Saltz Michelson Architects

A handwritten signature in blue ink, appearing to read "Mark L. Saltz", is positioned above the printed name.

Mark L. Saltz, AIA, LEED AP
Principal

cc: Birchard Ohlinger, PE

MLS:sm

2013-228\Report Ltr 2014-04-21



REDEVELOPMENT OF COMMUNITY SERVICES

PROJECT #FM1201

SMA #2013-228

TASK 1 – SITE SELECTION REPORT

April 21, 2014





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Redevelopment of Community Services Project #FM1201

TASK 1 - SITE SELECTION REPORT

April 21, 2014

I. EXECUTIVE SUMMARY

This report, prepared by Saltz Michelson Architects (SMA), is the result of several months of research, meetings and reviews with the City of Key West staff and personnel. This report was requested by the City of Key West to examine and narrow the potential sites for consideration for the City's new Community Services Operations and Management (CS O&M) facility.

This project is based upon Goal No. 4 of the City's 2011 "Key West Strategic Plan"; specifically, "Long-term Sustainability of the City's Hard Assets", which in this case is the redevelopment of the Community Services Operations and Management facility located at 627 Palm Avenue (Project #FM 1201). As such, this report weighs different programming and site needs for suitability and consideration for this new Community Services Operations and Management facility. We would like to thank the City of Key West's Department Heads and Staff for their help and responsiveness in preparing this report.

This report is provided as part of the deliverables required by City of Key West Resolution No. 13-282 approved by the City Commission on November 6, 2013.

To complete this analysis, a review of the existing facilities was conducted and a program was created for a new facility that meets the needs of the organization with input from Gregory Veliz, Director of Community Services, and his staff. The existing facility and needs assessment are documented in Appendix "B" of this report.

Thirteen sites were analyzed for potential accommodation of the CS O&M facility as follows: (see map attached as Exhibit 1).

1. Existing Community Services Site, Key West (Owned by: City of Key West)
Gross: 2.09 Acres; Net: 1.25 Acres
2. Steadman's Boat Yard, Key West (Owned by: City of Key West)
Gross: 0.82 Acres; Net: 0.49 Acres
3. School Board Property, United Street & Tropical Avenue, Key West (Owned by: Monroe County School Board)
Gross: 3.20 Acres; Net: 1.60 Acres
4. Trumbo Road Vacant Property, Key West (Owned by: City of Key West)
Gross: 1.55 Acres; Net: 0.93 Acres
5. School Board Property at Trumbo Road, Key West (Owned by: Monroe County School Board)
Gross: 5.51 Acres; Net: 3.30 Acres
6. City Electric Plant, Fort Street & Geraldine Street, Key West (Owned by: Keys Energy)
Gross: 0.78 Acres; Net: 0.47 Acres
7. Keys Energy Plant, Stock Island (Owned by: Keys Energy)
Gross: 8.09 Acres; Net: 6.47 Acres
8. College Road Property (Mosquito Control), Stock Island
(Owned by: City of Key West)
Gross: 0.82 Acres; Net: 0.49 Acres
9. Hawk Missile Site, Government Road, Key West (Owned by: City of Key West)
Gross: 24.58 Acres; Net: 1.23 - 12.3 Acres
10. County Waste Water Treatment Site, Rockland Key (Owned by: Monroe County)
Gross: 3.39 Acres; Net: 2.71 Acres
11. Rodriguez Property, South Stock Island (Owned by: Harbor Bay Investment, LLC)
Gross: 1.31 Acres; Net: 1.05 Acres
12. Bernstein Property, South Stock Island (Owned by: JIKYD, LLC)
Gross: 4.19 Acres; Net: 3.35 Acres
13. Waste Water Facility, Fleming Key (Owned by: US Navy and Leased to the City)
Gross: 4.5 Acres; Net: 2.7 Acres

Scenario 1:

Based upon the analysis and review of the new Community Services Program, it was determined that a net acreage of approximately 3.1 acres is required to fit the entire program on one site. The net acreage is defined as the maximum impervious area (building and paving) permitted under the designated zoning district. The only sites studied containing approximately 3.1 net acres were:

1. Keys Energy Plant, Stock Island (net 6.47 acres)
2. Hawk Missile Site, Government Road, Key West (net 12.3 acres)
3. A combined site of the City and School Board Properties at Trumbo Road, Key West (net 4.23 acres)
4. Bernstein Property, Stock Island (net 3.31 acres)

Upon reviewing these sites for the permitted uses under the current zoning ordinance, its location relative to Key West, and whether the site is currently a City owned asset rendered no viable sites that could house the entire facility. Deed restrictions at the Hawk Missile Site remove this site from consideration to house the entire Community Services Program. The deed restriction document is a part of Appendix “C”.

Scenario 2:

An alternative approach would be to identify an appropriate primary site in Key West to accommodate the majority of the programmed facilities and an annex site or sites for the various workshops, storage, raw materials, etc. which do not require daily access. This is currently how Community Services functions utilizing numerous remote locations. In this scenario, the primary site would need to have approximately 1.15 net acres at a minimum and an annex site or sites would require a minimum of 1.95 net acres for a total of 3.1 net acres between the multiple sites (see bubble diagrams at the end of this chapter, describing the distribution of the existing functions vs. proposed new). A map of the accessible properties currently used by Community Services is shown on Page B-6 in Appendix “B”.

Based on these size requirements the sites considered for the primary location were:

1. Existing Community Services Site, Key West (net 1.25 acres)
2. School Board Property, United Street and Tropical Avenue, Key West (net 3.30 acres)

Since the School Board Site is not currently zoned for the proposed use, and not a current City asset, the only site meeting the criteria is the existing Community Services Site. A redevelopment of the existing Community Services site would net 1.25 acres less .44 acres occupied by Operations Management International (OMI). A decision would have to be made whether OMI would remain co-occupying this site. If they do remain in their existing building, additional land area equal to what they occupy would be required at an annex site or sites.

The annex sites considered were:

1. School Board Property, United Street and Tropical Avenue, Key West
Gross: 3.20 Acres; Net: 1.60 Acres
2. Keys Energy Plant, Stock Island
Gross: 8.09 Acres; Net: 6.47 Acres
3. Hawk Missile Site, Government Road, Key West
Gross: 24.58 Acres; Net: 1.23 - 12.3 Acres
4. County Waste Water Treatment Site, Rockland Key
Gross: 3.39 Acres; Net: 2.71 Acres
5. Waste Water Facility, Fleming Key
Gross: 4.5 Acres; Net: 2.7 Acres
6. Existing Community Services Site, Key West
Gross: 2.09 Acres; Net: 1.25 Acres
7. College Road Property (Mosquito Control), Stock Island
Gross: 0.82 Acres; Net: 0.49 Acres

Upon review of each potential site, the only locations that have the correct zoning for the proposed use, and are current City assets, are the existing Community Services Site, College Road Property, and Hawk Missile Site. The Hawk Missile site deed restrictions would only allow storage for “Parks and Recreational” use which could be used in conjunction with another annex site.

In summary, using Scenario 2, the sites recommended as a primary site with multiple annex location options are as follows:

Primary Site

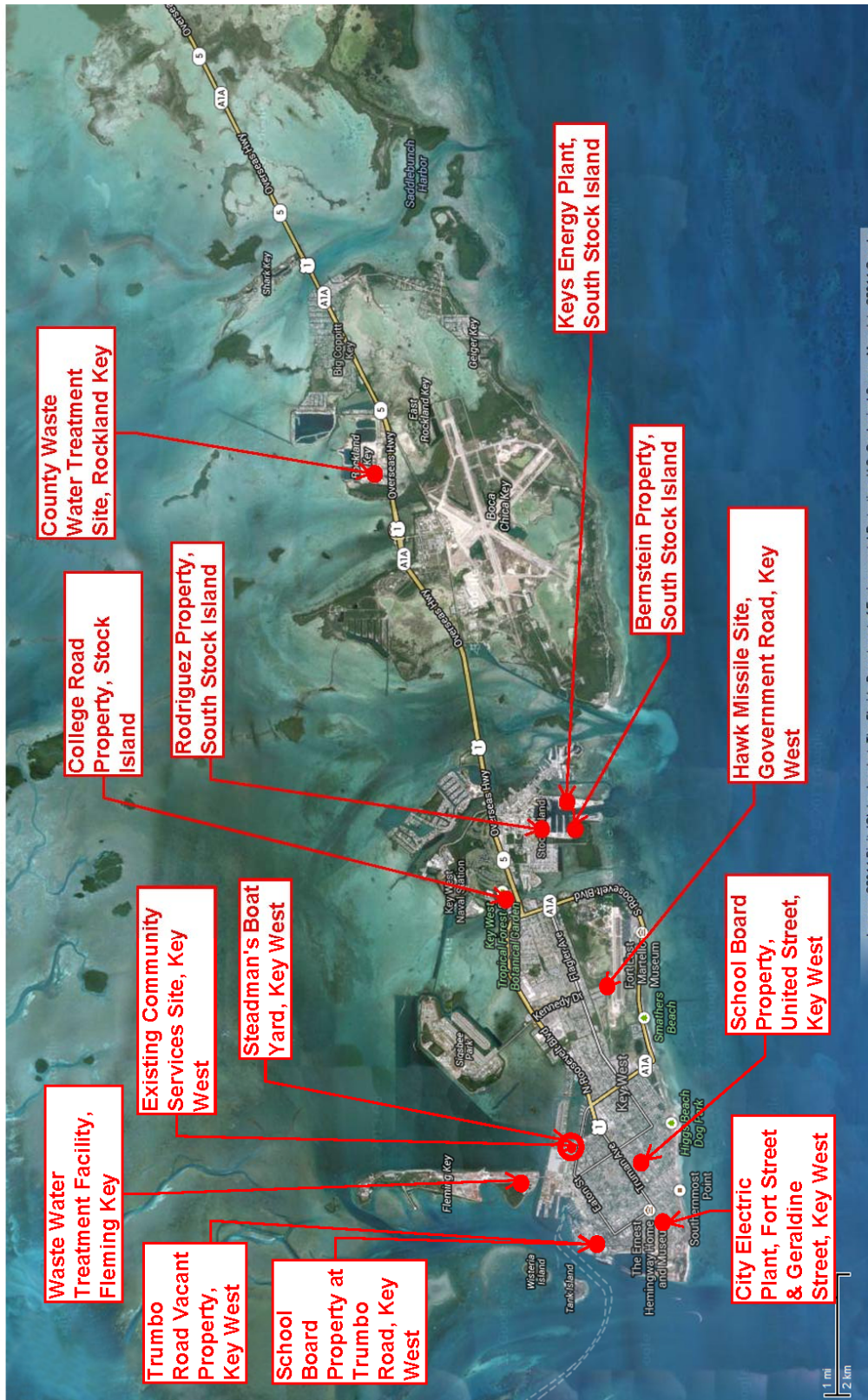
1. Existing Community Services Site
(net 1.25 acres)

Annex Site or Sites in Combination

1. College Road Property (Mosquito Control) -
(net 0.49 acres)
2. Existing Community Services Site (net 1.25
acres)
3. Hawk Missile Site
(net 1.23 acres - 12.3 acres)

Sections II. through VI. of this report, as well as Appendices “A” and “B”, describe in greater detail the findings and conclusions mentioned above. Appendix “C” contains the deed restriction documents on file for the Hawk Missile Site.

Exhibit 1

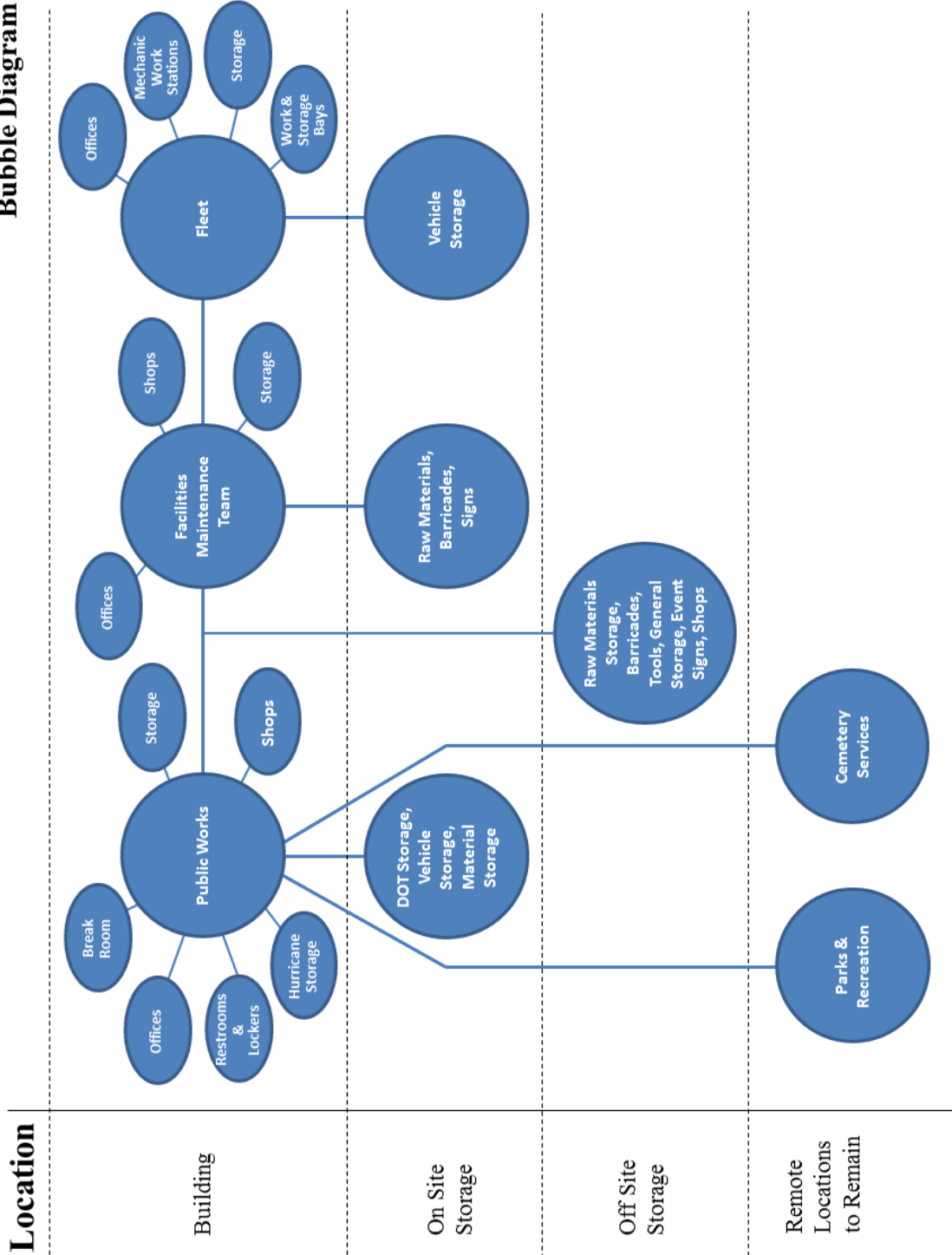


Imagery ©2014 DigitalGlobe, Landsat, The Florida Department of Environmental Protection, U.S. Geological Survey, Map data ©2014 Google

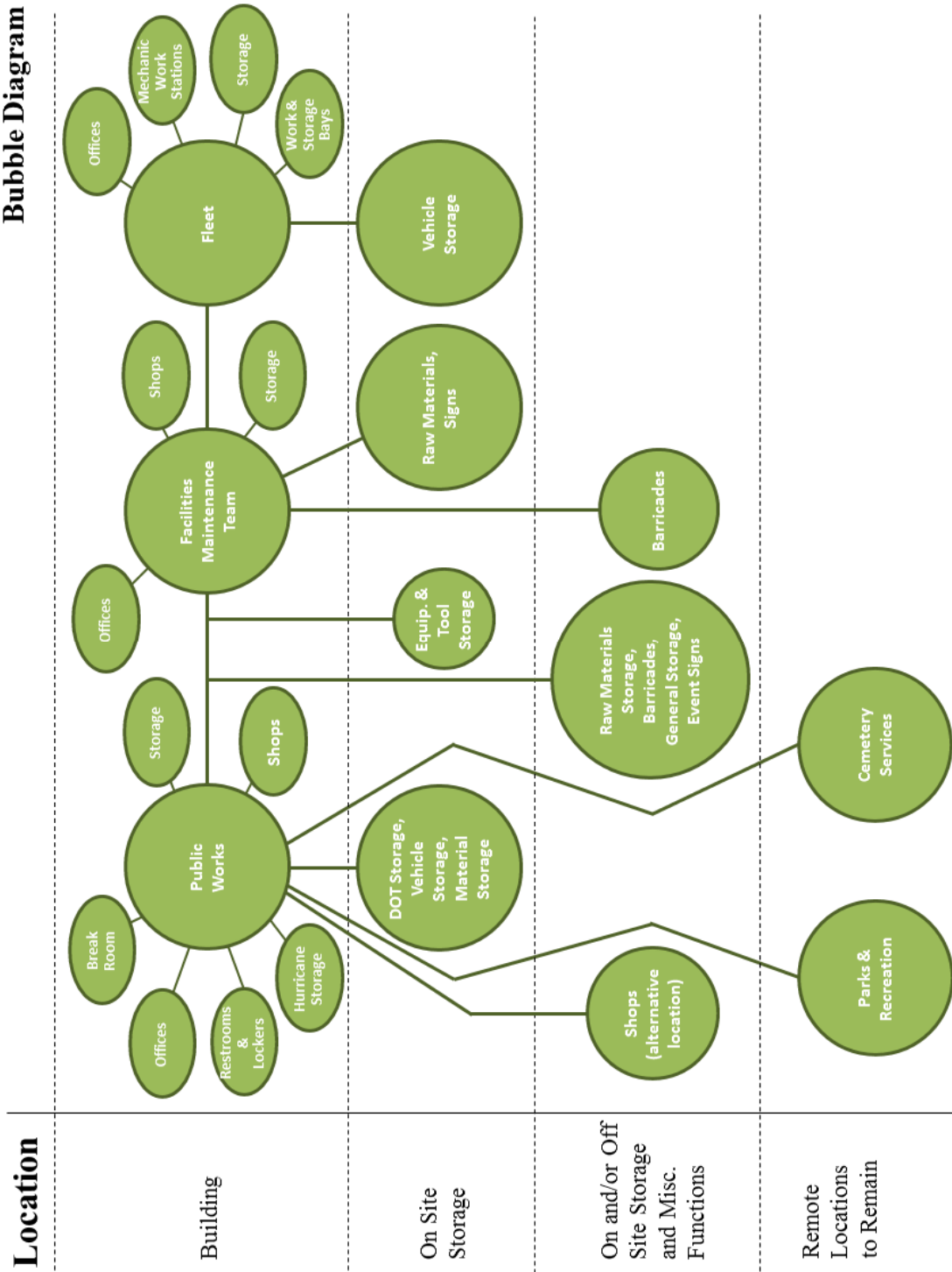
SITE LOCATION MAP SHOWING SITES
CONSIDERED FOR THE NEW COMMUNITY
SERVICES



Existing Community Services Site Distribution Bubble Diagram



New Community Services Site Distribution (On and Off Site) Bubble Diagram



II. METHOD OF COLLECTING INFORMATION

Upon execution of the Task Order, SMA proceeded to collect and document the various sites that are available for consideration. The process began with a site visit to Key West on December 12th - 13th, 2013 to investigate the sites first-hand and speak with staff. A kick-off meeting was held at City Hall to introduce Saltz Michelson Architects to the Community Services Department, sub departments and staff. Programming needs and requests were developed and collected for use in this report.

In addition to staff input, other sources of information used for this report were:

- Monroe County Property Appraisers, www.mcpafl.org
- City of Key West Planning and Zoning, www.keywestcity.com
- FEMA Flood Insurance Zone Rate Maps dated February 18, 2005, http://mcgisweb.monroecounty-fl.gov/MCFEMA_public/default.aspx
- Land Development Regulations, City of Key West, www.municode.com/LIBRARY/FL/Key_West
- Discussion with U.S. Navy (local Navy Liaison), Richard Ruzich, (305) 293-2783
- Land Development Regulations, Monroe County, www.municode.com/LIBRARY/FL/Monroe_County

III. SITES CONSIDERED

The following sites were selected for consideration after ongoing discussions with City staff since December 12, 2013. These sites were evaluated based on public/private ownership, distance from the City's center (and roadway access to Key West). Other criteria included concerns involving costs associated with permitting, ecological impact, flooding, existing zoning, travel time for City service calls, net size, exterior storage, vehicles, and neighborhood impact. Using these criteria, the following list of potential sites was developed (see Appendix "A" for details on each site):

1. Existing Community Service Site, 627 Palm Avenue, Key West
2. Steadman's Boat Yard, 701 Palm Avenue, Key West
3. School Board Property, 1310 - 1400 United Street, Key West
4. Trumbo Road Vacant Property, 250 Trumbo Road, Key West
5. School Board Property, 201 - 241 Trumbo Road, Key West
6. City Electric Plant, 100, 110, 112 Angela Street, 101, 105, 109, 111 Geraldine Street, 709 Fort Street, Key West
7. Keys Energy Plant, 6900 Front Street, Stock Island
8. College Road Property (Mosquito Control), 5100, 5220, 5224, 5226, 5228, 5230 College Road, Stock Island
9. Hawk Missile Site, Government Road, Key West
10. County Waste Water Treatment Site, former County Public Works, Rockland Key
11. Rodriguez Property, 5550 5th Avenue, South Stock Island
12. Bernstein Property, Shrimp Road, South Stock Island
13. Waste Water Facility, Fleming Key, Trumbo Point, NAS Key West
Richard A. Herman Environmental Protection Facility

IV. ANALYSIS AND COMPARISON OF EXISTING OPERATIONS AND MAINTENANCE FACILITY REQUIREMENT TO A NEW FACILITY

In order to properly analyze the appropriateness of the sites to be considered for development, one must first review the existing Community Services Operations and Maintenance Facility Site and its functions. This site is currently shared with Fleet Maintenance and Operations Management International (OMI). The bus maintenance function is being relocated to a more appropriate site, but maintenance of other City owned vehicles will still be performed. In conjunction with the Community Services functions, OMI is currently slated to remain in its existing facility and will continue to store its equipment on the existing site. A summary of the existing uses on the existing site and the accessory locations currently being used by Community Services is as follows (see Appendix "B" for additional information).

SUMMARY OF EXISTING COMMUNITY SERVICES USES

Existing Locations	Existing Uses Administrative SF	Work Areas SF	Indoor Storage SF	Outdoor Storage SF	Employee Parking SF
Palm Avenue	3,539	15,552	2,045	26,526	2,600
Storage at Truman Waterfront Park				3,500	0
Waste Site at Truman Waterfront Park				9,000	0
Mess Hall at Truman Waterfront Park			3,600		0
Solid Waste Rockland Key			4,800		0
Fleming Key			4,500		0
Government Road				33,300	0
Band Building			3,500		0
Sub Totals SF	3,539	15,552	18,445	72,326	2,600
Total Entire Program SF				112,462 = Net 2.58 Acres	
Total on Palm Avenue Site				50,262 = Net 1.15 Acres	
Total Remote Locations				62,200 = Net 1.43 Acres	

A map of the current remote storage locations can be found on Page B-6.

SUMMARY OF OMI EXISTING BUILDING & SITE INVENTORY

1. Existing Building	1,824 SF
2. Existing Site Inventory (Trucks & Equipment)	17,500 SF
OMI Facilities Total:	19,324 SF/ .44 Acres

PROPOSED USES FOR NEW FACILITY

	Administrative SF	Work Areas SF	Indoor Storage SF	Outdoor Storage SF	Employee Parking SF
New Facility	8,850	13,315	15,320	71,509	23,400
					132,394/ Net 3.04 Acres

The proposed future program for all activities based upon information furnished by Community Services increases the size of the activities required.

The comparison between the existing facility and remote locations indicates the existing facility is 2.58 net acres and the new program proposed by Community Services will require a net of 3.04 acres. The primary differences are as follows:

COMPARISON OF EXISTING COMMUNITY SERVICES VS. NEW FACILITY

	Administrative SF	Work Areas SF	Indoor Storage SF	Outdoor Storage SF	Employee Parking SF	Net Acreage
Existing Facility	3,539	15,552	18,445	72,326	2,600	2.58
New Facility	8,850	13,315	15,320	71,509	23,400	3.04

The increase in site size required is an approximately 16% increase in overall net land area. A large part of the increase is providing adequate onsite parking for all the employees' personal cars. In addition, there is a 40% increase in administrative area such as offices, meeting rooms, locker rooms, toilets, etc. Currently at the Palm Avenue Site the majority of the parking occurs in the swales adjacent to Sailboat Road. A more detailed breakdown of the program for administrative, storage and work areas can be found in Appendix "B".

V. SITE ANALYSIS

Scenario 1:

Analysis of the proposed program indicates that to house all of the Community Services administrative, maintenance, and storage functions on one site would require approximately 3.1 net acres. If OMI shared a site, a net 3.50 acres would be required. Very few of the sites in consideration actually have enough net land area for either scenario.

The net area is defined as the maximum impervious area (building and paving) permitted under the designated zoning district.

Upon review of the sites selected for consideration, the only sites with enough net acreage to accommodate the entire Community Services program are:

1. Keys Energy Plant, Stock Island
Gross: 8.09 Acres; Net: 6.47 Acres
2. Hawk Missile Site, Government Road, Key West
Gross: 24.58 Acres; Net: 1.23 - 12.3 Acres
3. City and School Board Sites at Trumbo Road (combining two adjacent properties), Key West
Gross: 5.51 Acres; Net: 4.23 Acres
4. Bernstein Property, South Stock Island
Gross: 4.19 Acres; Net: 3.35 Acres

The Keys Energy Plant and Hawk Missile Site have enough net acreage to also accommodate OMI.

Each of these sites has specific characteristics, which can be summarized as follows:

SITES TO BE CONSIDERED FOR ENTIRE FACILITY

Site	Permitted Use	Located on Key West	City Owned	Remarks
Keys Energy Plant, Stock Island	Yes	No	No	
Hawk Missile Site, Government Road, Key West	No	Yes	Yes	The site has environmental and recreational use deed restrictions that do not allow storage of materials and equipment other than for "Parks and Recreation".
City and School Board Properties at Trumbo Road, Key West	No	Yes	No	
Bernstein Property, South Stock Island	Yes	No	No	

Based upon the above, these sites should not be considered to house the entire Community Services Program due to ownership, restrictions and permitted use issues.

The Hawk Missile Site, Government Road is not being considered because the deed restrictions would not allow storage of materials and equipment other than for those associated with "Parks and Recreation". See Appendix "C" for related use restrictions.

Scenario 2:

An alternative approach would be to select a primary site on Key West to house the majority of the programmed facilities and select an annex site or sites to house various shops, raw materials like rock and sand, storage for City owned barricades, lights, etc. which do not require access by employees on a daily basis. This would have the potential to place the essential daily needs closer to the City center. This is actually no different than what Community Services is currently doing, utilizing various remote locations. See Map on Page B-6 for remote storage and shop locations.

The primary sites to be considered for Community Services (see below) should be based on a minimum net acreage of 1.15 acres. If OMI stays in their existing building and shares the existing site, approximately 1.59 acres are required. Only one site meets the criteria.

1. Existing Community Services Site, Key West
Gross: 2.09 Acres; Net: 1.25 Acres without OMI / .81 Acres if OMI remains in its existing facility

PRIMARY SITES CONSIDERED

Site	Permitted Use	Located on Key West	City Owned	Remarks
Existing Community Services Site, Key West	Yes	Yes	Yes	Shares existing site with OMI.

Upon examination, the existing Community Services Site meets the criteria. Annex sites are those sites that could be considered, that when added to the primary site total enough net acreage for the non-essential daily functions. The total net site area of primary plus annex required is approximately 3.11 acres. If the existing Community Services site is selected, and OMI remains in their existing building on the site, 3.50 acres is necessary. The annex site or sites in combination must have a minimum of approximately 1.95 acres. The total annex site acreage could be mitigated by constructing several of the new facilities as multistory buildings on the primary or annex site or sites.

The sites to be considered are:

ANNEX SITES CONSIDERED

Site	Total Net Acreage when Added to CS (without OMI)	Total Net Acreage when Added to Entire Site	Permitted Use	City Owned	Remarks
School Board Property, United Street and Tropical Avenue, Key West	3.05	3.69	No	No	
Keys Energy Plant, Stock Island	7.92	8.56	Yes	No	
Hawk Missile Site, Government Road, Key West	3.5 Plus	4.14	No	Yes	The site has environmental and recreational use deed restrictions that do not allow storage of materials and equipment other than for "Parks and Recreation" use.
County Waste Water Treatment Site, Rockland Key	4.15	4.79	Yes	No	
Waste Water Facility, Fleming Key	4.55	5.19	No	No	The site is on the military base and access is through a secured entrance. A bridge must be crossed to get to the site which has weight limitations.
Bernstein Property, South Stock Island	4.8	5.44	Yes	No	
Existing Community Services Site, Key West	2.09	1.25	Yes	Yes	
College Road Property (Mosquito Control), Stock Island	0.82	0.49	Yes	Yes	

The only sites that meet all the criteria listed above are the existing Community Services Site, the College Road Property and the Hawk Missile Site, if it is only used for storage of "Parks and Recreational" use materials.

VI. CONCLUSION

Scenario 1: In summary, from this study and the analysis of the 13 sites selected for consideration, sites that can accommodate the entire requirements of Community Services were not identified.

Scenario 2: An alternative to a single site would be selecting a primary site that could be on Key West and an annex site or sites that could accommodate the uses that could not be accommodated on the primary site. The site that should be considered as a primary site is:

1. Existing Community Services Site, Key West

The only annex sites that should be considered are:

1. College Road Property (Mosquito Control), Stock Island
2. Hawk Missile Site, Government Road, Key West (if used for the storage of "Parks and Recreational" use materials)

It is our recommendation that the existing Community Services Site be chosen as a primary site with annex sites of the College Road Property and Hawk Missile Site.

APPENDIX A

SITE INFORMATION



AA-0002897

APPENDIX A – SITE INFORMATION

Existing Community Services/Transit Building Site 627 Palm Avenue, Key West



Existing Site Viewed along Palm Avenue

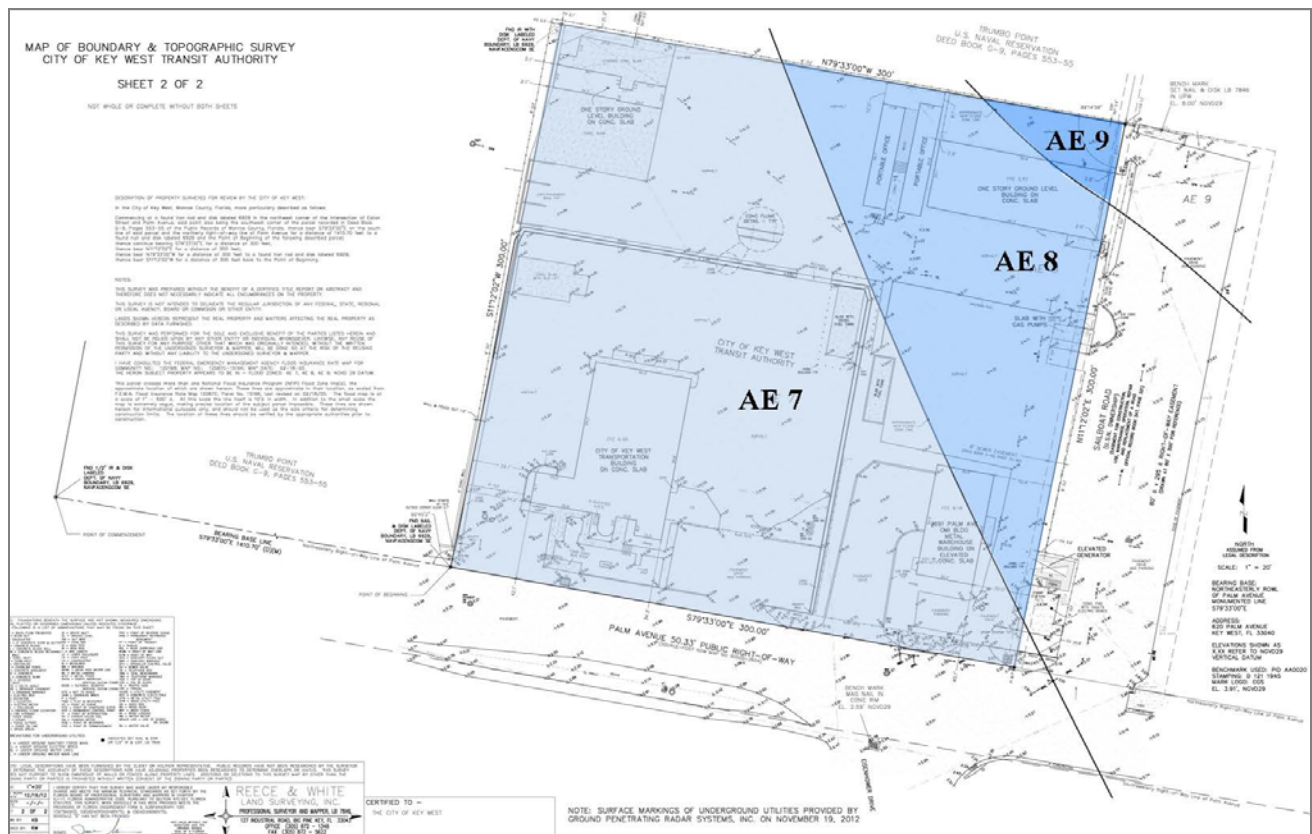


Existing Site with OMI building

Zoning:	PS	
Site Area:	Gross: 2.09 Acres	Net: 1.25 Acres (includes OMI occupied land)
Ownership:	City of Key West	
Flood Zone:	AE - the site is in 3 elevation zones: 7.0', 8.0' & 9.0' AMSL.	

PROS:	<ol style="list-style-type: none"> 1. The site is centrally located on Key West. 2. The site is the existing location of Community Services. 3. There is the potential for reuse of the existing Bus Service building, which will be vacated. 4. The site is a Brownfield site. 5. The current zoning permits the use.
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CONS:	<ol style="list-style-type: none"> 1. The site is currently shared with OMI, which occupies approximately .44 Acres. 2. There are Navy restrictions on the site. Any future development must maintain a 20' Navy Security Buffer where abutting Navy owned property. 3. If this building is classified under the Florida Building Code as an Essential Facility, then the finished floor elevation would be required to be 2' higher than the FEMA minimum requirement. The floor elevation of the buildings would be either 9.0', 10.0' or 11.0' AMSL. The PS zoning district allows a maximum height of building to 25' above the crown of the road. The average adjacent crown of the road is at an elevation of approximately 3.2' AMSL. This would allow for a building that could have a maximum height of approximately 12'-8" – 10'-8", depending where located on the site. This would negate the potential of being able to have a two-story building on this site.
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Existing 627 Palm Avenue FEMA Mapping

Steadman's Boat Yard 701 Palm Avenue, Key West



Zoning:	PS	
Site Area:	Gross: 0.82 Acres	Net: 0.49 Acres
Ownership:	City of Key West	
Flood Zone:	AE - minimum FEMA elevation is 6.0' AMSL for habitable floors.	

PROS:	<ol style="list-style-type: none"> 1. The site is centrally located on Key West. 2. The current zoning permits the use.
CONS:	<ol style="list-style-type: none"> 1. The site is small and irregularly shaped. 2. The site is separated from the existing Community Services property by a Navy owned street, named Sailboat Road. The Navy has indicated that they may reopen this road to access the multi-story residential buildings to the north.

**School Board Property
1310 - 1400 United Street, Key West**



Zoning:	HPS	
Site Area:	Gross: 3.20 Acres	Net: 1.60 Acres
Ownership:	Monroe County School Board	
Flood Zone:	AE - minimum FEMA elevation is 6.0' AMSL for habitable floors.	

PROS:	1. The site is centrally located on Key West.
CONS:	<ol style="list-style-type: none"> 1. The site is not a current City asset. 2. The site has historic issues that must be considered. 3. The current zoning does not permit the use.

**City and/or School Board Properties
201 - 241, 250 Trumbo Road, Key West**



Zoning:	HRCC-2	
Site Area:	City Gross: 1.55 Acres	City Net: 0.93 Acres
	School Board Gross: 5.51 Acres	School Board Net: 3.30 Acres
Ownership:	City of Key West; Monroe County School Board	
Flood Zone:	AE - minimum FEMA elevation is 9.0' AMSL for habitable floors. VE - minimum FEMA elevation is 10.0' AMSL for habitable floors.	

PROS:	<ol style="list-style-type: none"> 1. The site is centrally located on Key West. 2. When the City owned property is combined with the School Board site, the resulting combination is 7.06 Acres gross and 4.23 Acres net. This will accommodate the entire Community Services Program.
CONS:	<ol style="list-style-type: none"> 1. The site is adjacent to residential property. 2. For the site to be viable, the City would have to acquire the School Board site. 3. The current zoning does not permit the use.

City Electric Plant
100, 110, 112 Angela Street, 101, 105, 109, 111 Geraldine Street,
709 Fort Street, Key West



Zoning:	HMDR	
Site Area:	Gross: 0.78 Acres	Net: 0.47 Acres
Ownership:	Keys Energy	
Flood Zone:	AE - minimum FEMA elevation is 7.0' AMSL for habitable floors.	

PROS:	<ol style="list-style-type: none">1. The site is a Brownfield site.2. The site is centrally located on Key West.
CONS:	<ol style="list-style-type: none">1. The site is not a current City asset.2. The zoning does not permit the use.3. The net area of the site is too small for the proposed uses.

Keys Energy Plant **6900 Front Street, Stock Island**



Zoning:	MI (Monroe County)	
Site Area:	Gross: 8.09 Acres	Net: 6.47 Acres
Ownership:	Keys Energy	
Flood Zone:	AE - minimum FEMA elevation is 9.0' AMSL for habitable floors. VE - minimum FEMA elevation is 13.0' AMSL for habitable floors.	

PROS:	<ol style="list-style-type: none"> 1. The site has adequate acreage to accommodate the Community Services Program. 2. The current zoning permits the use.
CONS:	<ol style="list-style-type: none"> 1. The site is not a current City asset. 2. The site is located on the south side of Stock Island and is approximately 5 miles from the center of Key West. Access to Key West is on local streets from the site to the Overseas Highway and a bridge must be crossed to access Key West. This could be an issue during a major storm event.

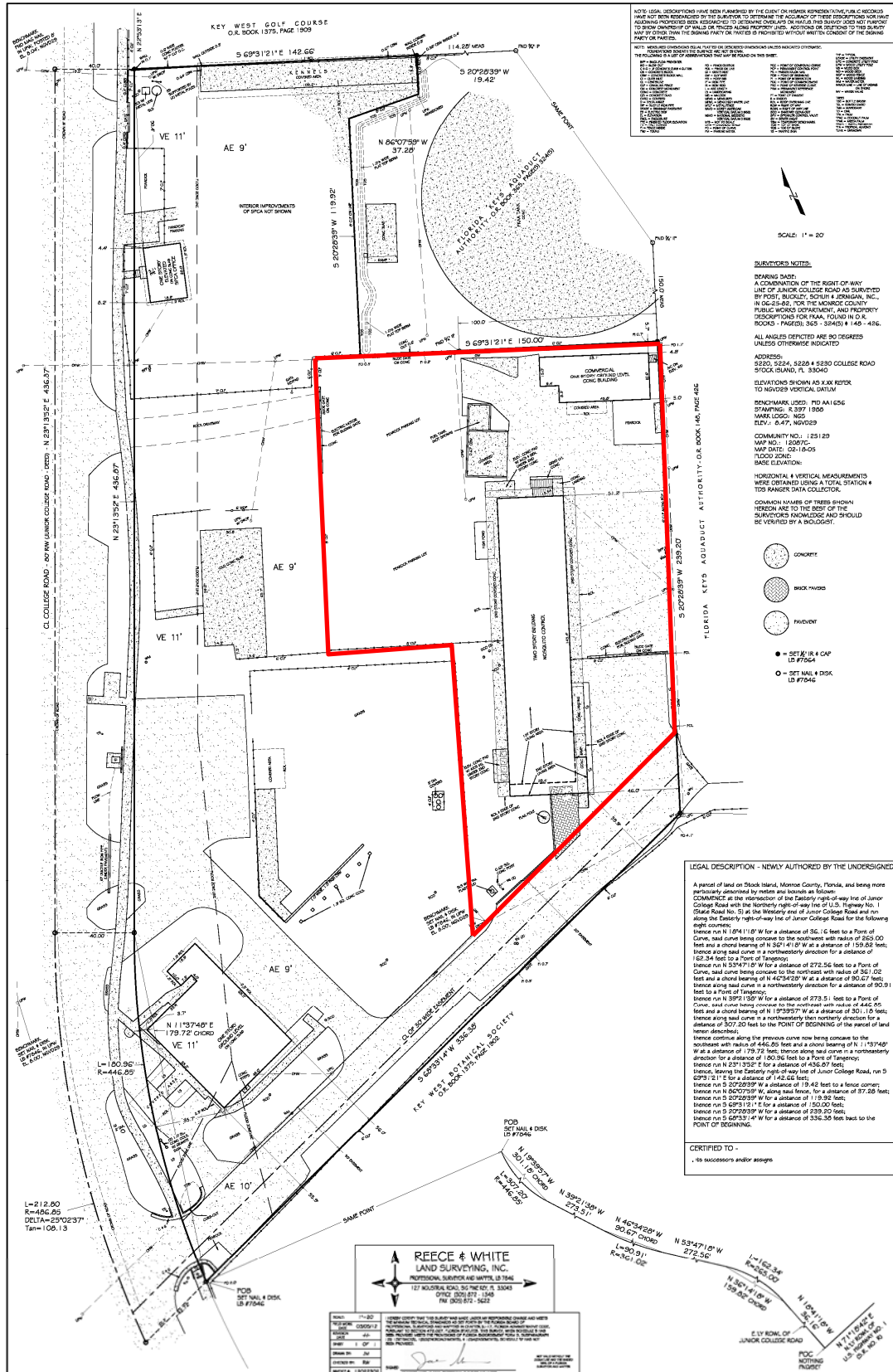
College Road Property (Mosquito Control)
5224 College Road, Stock Island



Zoning:	PS	
Site Area:	Gross: 0.82 Acres	Net: 0.49 Acres
Ownership:	City of Key West	
Flood Zone:	AE - minimum FEMA elevation is 9.0' AMSL for habitable floors.	

PROS:	1. The current zoning permits the use.
CONS:	1. The site is located on the north side of Stock Island and is approximately 5 miles from the center of Key West. Access to Key West is on local streets from the site to the Overseas Highway and a bridge must be crossed to access Key West. This could be an issue during a major storm event.

Mosquito Control Property



Hawk Missile Site Government Road, Key West



Zoning:	C, PS	
Site Area:	Gross: 24.58 Acres	Net: 1.23 - 12.3 Acres*
Ownership:	City of Key West	
Flood Zone:	AE - minimum FEMA elevation is 8.0' AMSL for habitable floors.	

PROS:	<ol style="list-style-type: none"> 1. The site has adequate acreage to accommodate the Community Services Program. 2. The site is located on Key West.
CONS:	<ol style="list-style-type: none"> 1. The site has environmental restrictions. 2. The site has deed restrictions for recreational use only. Modifications to the deed restrictions require approval through the U.S. Secretary of the Interior. A copy of the land transfer documents and restrictions can be found in Appendix "C". Materials and equipment can only be stored on the site if they are not associated with "Parks and Recreation". 3. The "C" zoning does not allow this use; the "PS" zoning does.

* This is an estimate, since Saltz Michelson Architects has not been able to verify the gross acreage of the "PS" zoned land.

**County Waste Water Treatment Site
(formerly County Public Works)
Rockland Key**



Zoning:	I (Industrial; Monroe County)	
Site Area:	Gross: 3.39 Acres	Net: 2.71 Acres
Ownership:	Monroe County	
Flood Zone:	AE - minimum FEMA elevation is 10.0' AMSL for habitable floors.	

PROS:	<ol style="list-style-type: none"> 1. The current zoning permits the use. 2. The site has adequate acreage to accommodate the Community Services Program.
CONS:	<ol style="list-style-type: none"> 1. The site is not a current City asset. 2. The site is located on Rockland Key and is approximately 10 miles from the center of Key West. Access to Key West is on local streets to the Overseas Highway and several bridges must be crossed to access Key West. This could be an issue during a major storm event.

Rodriguez Property
5550 5th Avenue, South Stock Island



Zoning:	MU (Monroe County)	
Site Area:	Gross: 1.31 Acres	Net: 1.05 Acres
Ownership:	Harbor Bay Investments, LLC	
Flood Zone:	AE - minimum FEMA elevation is 9.0' AMSL for habitable floors.	

PROS:	1. The current zoning permits the use.
CONS:	<ol style="list-style-type: none"> 1. The site is not a current City asset. 2. The site is located on the south side of Stock Island and is approximately 5 miles from the center of Key West. Access to Key West is on local streets from the site to the Overseas Highway and a bridge must be crossed to access Key West. This could be an issue during a major storm event. 3. The site does not have adequate acreage to accommodate the Community Services Program.

Bernstein Property Shrimp Road, South Stock Island



Zoning:	MI (Monroe County)	
Site Area:	Gross: 4.19 Acres	Net: 3.35 Acres
Ownership:	JIKYD, LLC	
Flood Zone:	AE - minimum FEMA elevation is 8.0' AMSL for habitable floors.	

PROS:	<ol style="list-style-type: none"> 1. The current zoning permits the use. 2. The site has adequate acreage to accommodate the Community Services Program.
CONS:	<ol style="list-style-type: none"> 1. The site is not a current City asset. 2. The site is located on the south side of Stock Island and is approximately 5 miles from the center of Key West. Access to Key West is on local streets from the site to the Overseas Highway and a bridge must be crossed to access Key West. This could be an issue during a major storm event.

Waste Water Facility Fleming Key



Zoning:	Military	
Site Area:	Gross: 4.5 Acres	Net: 2.7 Acres*
Ownership:	U.S. Navy and leased to the City of Key West	
Flood Zone:	AE - minimum FEMA elevation is 10.0' AMSL for habitable floors.	

PROS:	<ol style="list-style-type: none"> 1. The site is located on Fleming Key close to the center of Key West. 2. The site has adequate acreage to accommodate the Community Services Program.
CONS:	<ol style="list-style-type: none"> 1. The site is not a current City asset. 2. Access to the site is through a Naval Base security checkpoint. 3. There are weight limitations on the bridge that allows access to the site. This could be an issue for the delivery of materials. 4. The current zoning is for Military use only.

* It is assumed that the property would be rezoned to "PS" prior to development.

APPENDIX B

PROGRAMMING/SQUARE FOOTAGE



AA-0002897



APPENDIX B
City of Key West Redevelopment of Community Services
 Key West, FL
 PROJECT: #FM 1201 / SMA #2013-228
 April 21, 2014

I. EXISTING PALM AVE. SITE AND BUILDING INVENTORY

A. Existing Community Services/Utilities Facility/Public Works (CS) (Information provided by the Community Services/Utilities Department)							
Code	No. of Spaces	Facility Space Name	Design Criteria	A=SF	Person Per Space	Person Total	SF Total
	1	RB Office	12.0 x 12.0	144	1	1	144
	1	Angela Office	20.0 x 12.0	240	1	1	240
	1	Bill Office	12.0 x 12.0	144	1	1	144
	1	Forman's Office	8.0 x 10.0	80	0	0	80
	1	Break Room (exterior breezeway)	35.5 x 18.0	639	0	0	639
	1	Locker Room	26.0 x 24.0	624	0	0	624
	1	Restroom - Office	8.0 x 8.0	64	0	0	64
	1	Restroom - Employee	5.0 x 8.0	40	0	0	40
	1	Hurricane Storage Room	35.5 x 15.5	550	0	0	550
	1	Equipment Room	35.5 x 19.5	692	0	0	692
	1	Meter Shop	19.5 x 18.0	351	0	0	351
	1	Tech Room	19.0 x 18.0	342	0	0	342
	1	Carpenter Shop	35.5 x 14.0	497	0	0	497
	1	Sign/Paint Room	58.0 x 13.5	783	0	0	783
	1	Small Engine Shop	58.0 x 13.5	783	0	0	783
	1	Storage Room	13.5 x 33.5	452	0	0	452
					Sub-Total:		6,425 SF
B. Existing Exterior DOT/FLEET Storage Space (Minimum space existing at CS)							
Code	No. of Spaces	Facility Space Name	Design Criteria	A=SF	Person Per Space	Person Total	SF Total
		DOT Storage Area	30.0 x 11.5	345	0	0	345
		Fleet/Vehicle Storage	67.2 x 75.0	5,042	0	0	5,042
					Sub-Total:		5,387 SF



APPENDIX B

C. Existing Facilities Maintenance Team

(Existing shop size inventory - information provided by CS)

Code	No. of Spaces	Facility Space Name	Design Criteria	A=SF	Person Per Space	Person Total	SF Total
	1	Wood Shop	32.0 x 31.5	1,008	0	0	1,008
	1	Welding Shop	38.0 x 34.0	1,292	0	0	1,292
	1	Machine Shop	26.5 x 30.0	795	0	0	795
	1	Main Shop	53.5 x 60.0	3,210	0	0	3,210
	1	Mobile Equipment Cage	20.0 x 20.0	400	0	0	400
	1	Back room in Office	10.0 x 16.0	160	0	0	160
	1	Tool Cage	16.0 x 18.0	288	0	0	288
	1	Electric & Mechanical Room	12.0 x 18.0	216	0	0	216
					Sub-Total:		7,369 SF

D. Existing On Site Exterior Storage of Materials/Equipment

(Information provided by CS)

Code	No. of Spaces	Facility Space Name	Design Criteria	A=SF	Person Per Space	Person Total	SF Total
	1	Rock Storage Fine Grade (20 yds. Min. stor.)	15.0 x 15.0	225			225
	1	Rock Storage Coarse Grade (20 yds. Min. stor.)	15.0 x 15.0	225			225
	1	Sand Storage	15.0 x 15.0	225			225
	1	Cement Storage	15.0 x 15.0	225			225
	1	Aluminum piping storage	12.0 x 25.0	300			300
	1	Barricades (estimate)	100.0 x 10.0	1,000			1,000
	1	Special Event Signage (est.)	40.0 x 40.0	1,600			1,600
					Sub-Total:		3,800 SF

E. Existing Fleet Maintenance

Code	No. of Spaces	Facility Space Name	Design Criteria	A=SF	Person Per Space	Person Total	SF Total
	1	Fleet Manager	10.0 x 15.0	1,500	1	1	1,500
	1	Admin. Aid	8.0 x 8.0	64	1	1	64
	1	Service Bays	50.0 x 100.0	5,000	1	1	5,000
	1	Parts Cage	12.0 x 24.0	288	1	1	288
	1	Work Station Mechanics	10.0 x 4.0	40	1	1	40
	1	Storage	50.0 x 6.0	300	1	1	300
	1	Parts Cage	15.0 x 10.0	150	1	1	150
					Sub-Total:		7,342 SF



APPENDIX B

F. Existing City Vehicles/Equipment Stored on Existing Site (Information provided by CS)

Owner	Qty.	Description	L	W	Site SF per Vehicle	Vehicle Height	SF Total
DOT	2	Hurricane Trucks	20.0	x 8.3	166.0	8.6	332.0
DOT	2	Pick -up F-150	20.5	x 6.5	133.3	7.0	266.5
DOT	3	Pick -up F-350	22.0	x 6.8	149.6	7.0	448.8
DOT	1	Fuel Trailer	10.7	x 5.8	62.1	5.9	62.1
FMT	2	Pick -up F-150	20.5	x 6.5	133.3	8.0	266.5
FMT	3	Pick -up F-250	22.0	x 6.8	149.6	7.0	448.8
FMT	3	Pick -up F-350	19.0	x 6.2	117.8	8.0	353.4
FMT	1	Bucket truck small	21.6	x 8.2	177.1	9.5	177.1
FMT	1	Equipment Trailer	18.0	x 8.0	144.0	5.0	144.0
FMT	1	Flatbed truck	20.6	x 8.0	164.8	8.8	164.8
FMT	1	Dump truck	20.6	x 8.0	164.8	8.8	164.8
FMT	4	Connex Boxes	20.0	x 8.0	160.0	8.4	640.0
FMT	1	Air Compressor	12.3	x 6.0	73.8	5.4	73.8
FMT	2	Portable Welder	6.5	x 3.0	19.5	4.0	39.0
LDSC	2	Pick -up F-150	20.5	x 6.5	133.3	7.0	266.5
LDSC	1	Pick -up F-250	22.0	x 6.8	149.6	7.0	149.6
LDSC	1	Backhoe	18.0	x 10.0	180.0	12.0	180.0
LDSC	1	Small Backhoe	17.0	x 5.8	98.6	7.0	98.6
LDSC	1	Bucket truck large	30.2	x 8.3	250.7	12.3	250.7
LDSC	1	Landscaping trailer	16.0	x 8.0	128.0	5.0	128.0
LDSC	1	Flatbed truck	27.0	x 8.1	218.7	8.3	218.7
LDSC	1	Water Trailer 500 Gallon	14.3	x 6.3	90.1	6.0	90.1
LDSC	1	Chipper	16.0	x 7.0	112.0	8.3	112.0
LDSC	1	Stump Grinder	5.0	x 4.0	20.0	4.3	20.0
PW	8	Pick -up F-150	20.5	x 6.5	133.3	7.0	1066.0
PW	10	Pick -up F-250	22.0	x 6.8	149.6	7.0	1496.0
PW	1	Pick -up F-350	22.0	x 6.8	149.6	8.0	149.6
PW	2	Sweepers	16.7	x 9.0	150.3	10.0	300.6
PW	1	Vacuum Sweeper	17.8	x 7.7	137.1	8.0	137.1
PW	2	Bobcat Trailer	28.0	x 8.6	240.8	3.0	481.6
PW	1	Backhoe	18.0	x 10.0	180.0	12.0	180.0
PW	1	Track hoe	5.0	x 4.0	20.0	6.0	20.0
PW	2	Bobcat	14.3	x 6.3	90.1	7.0	180.2
PW	1	Wheel loader	19.7	x 8.0	157.6	10.4	157.6
PW	5	ROW Trailers	18.0	x 8.5	153.0	8.0	765.0
PW	1	Stripping Trailer	25.0	x 8.0	200.0	8.0	200.0
PW	1	Barricade Trailer	24.5	x 8.0	196.0	10.0	196.0
PW	1	Landscaping trailer	18.0	x 8.0	144.0	5.0	144.0
PW	2	Dump truck	20.6	x 8.0	164.8	8.8	329.6
PW	3	Pressure Washer	17.0	x 8.7	147.9	7.0	443.7
PW	2	Generator	17.4	x 6.4	111.4	6.8	222.7



APPENDIX B

F. Existing City Vehicles/Equipment Stored on Existing Site (Continued)							
Owner	Qty.	Description	L	W	Site SF per Vehicle	Vehicle Height	SF Total
PW	2	Air Compressor	12.3	x 6.0	73.8	5.4	147.6
PW	1	Water Trailer 1000 Gallon	19.2	x 8.6	165.1	7.0	165.1
PW	2	Boat & Trailer	35.0	x 8.0	280.0	7.6	560.0
PW	1	Float Trailer	30.1	x 8.5	255.9	10.8	255.9
PW	1	Bobcat Backhoe Attm	8.0	x 8.5	68.0	6.2	68.0
PW	1	Bobcat Brush Attm	5.0	x 7.3	36.5	2.7	36.5
PW	1	Fuel Tank 1000 Gal not installed	5.7	x 7.8	44.5	6.0	44.5
PW	1	Fuel Tank 500 Gal skid mounted	8.3	x 3.4	28.2	5.0	28.2
PW	1	Sign van	24.0	x 6.2	148.8	9.0	148.8
PW	1	Message Board	14.6	x 7.3	106.6	9.0	106.6
PW	1	Arrow Board	11.3	x 5.6	63.3	7.6	63.3
PW	3	Tow-behind Concrete Mixers	8.6	x 4.0	34.4	5.0	103.2
PW	2	Gravelly Large mowers	6.5	x 5.5	35.8	4.0	71.5
PW	2	Restroom Trailers	24.3	x 14.7	357.2	10.0	714.4
PW	4	Janitor Van	18.0	x 6.2	111.6	8.8	446.4
PW	1	Bobcat Auger Att	5.3	x 3.8	20.1	2.0	20.1
PW	2	Bobcat Bucket	3.0	x 6.1	18.3	1.8	36.6
PW	1	Bobcat Claw Bucket	2.5	x 5.6	14.0	2.8	14.0
PW/FM T/OMI	3	Forklift	13.0	x 3.7	48.1	7.2	144.3
PW/PD	5	Light Sets	15.7	x 6.3	98.9	6.3	494.6
PW	4	20 yd. Dumpsters	22.0	x 8.0	176.0	4.0	704.0
F	1	60,000# Drive on Lift	20.0	x 70.0	1,400.0	5.0	1400.0
					Sub-Total:	17,339 SF	
CODE:							
DOT: Florida Department of Transportation			OMI: Operational Management International, Inc.				
FMT: Facilities Maintenance Team			PD: Police Department				
LDSC: Landscape Maintenance			F: Fleet				
PW: Community Services/Public Works							
SUMMARY OF EXISTING COMMUNITY SERVICES/UTILITY SERVICES USES							
A. Existing Community Services/Utilities Facility/Public Works (CS)						6,425	
B. Existing Exterior DOT/FLEET Storage Space						5,387	
C. Existing Facilities Maintenance Team						7,369	
D. Existing On Site Exterior Storage of Materials/Equipment						3,800	
E. Existing Fleet Maintenance						7,342	
F. Existing City Vehicles/Equipment Stored on Existing Site						17,339	
Total All Existing Uses on Site at 627 Palm Ave.:						47,662 SF	

- Notes: 1. No on site circulation is included in square footages since almost none exists on the existing Community Services site.
 2. The majority of employee parking occurs off site.



APPENDIX B

G. Existing Off Site Storage - See Location Map

(Information provided by the Community Services/Utilities Department)

Code	No. of Spaces	Facility Space Name	Design Criteria	A=Sf	Person Per Space	Person Total	SF Total
T	1	Storage of control barricades		3,500			3,500
B	1	Dumpster & material storage		9,000			9,000
F	1	Storage of light poles, generators, HVAC units, shop tools		4,500			4,500
MB		Storage of event décor, HVAC equip. & FMT use		3,600			3,600
BA		Storage of tools, fitting, filters, bldg. systems support		3,500			3,500
GR		Storage at 5 locations - barricades, light poles, pallets, sweeper brushes, rock sand, etc.		33,000			33,000
R		Metal shop & storage area		4,800			4,800
				Total of Off Site Storage:		61,900 SF	

T: Truman Annex Site
 B: BRAC Site
 F: Fleming Key Site
 MB: Mess Hall at BRAC Site
 BA: Band Building Site
 GR: Government Road Hawk Missile Site
 R: Solid Waste Rockland Key Site

NOTE: See Location Map on Page B-6.

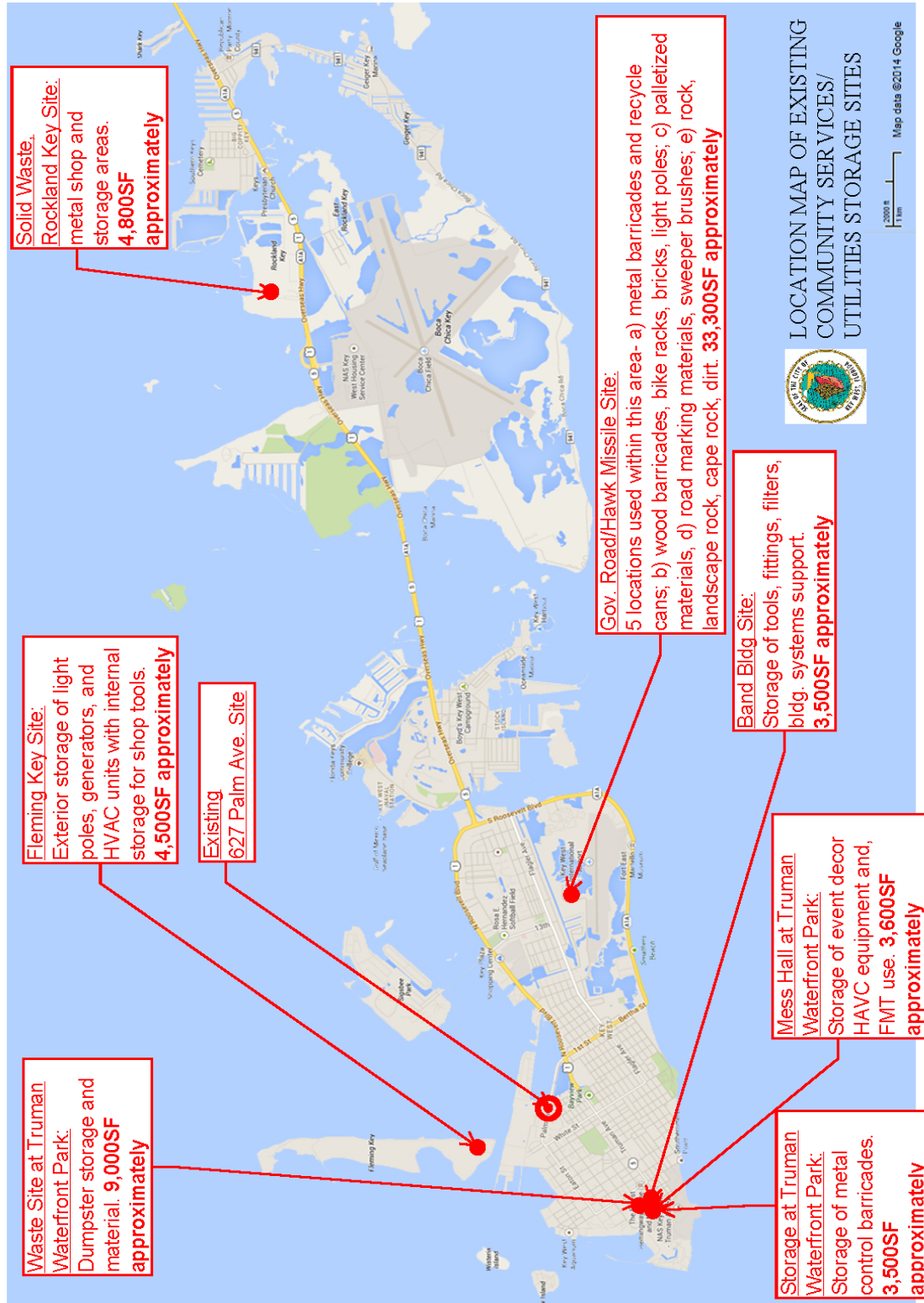
SUMMARY OF ALL EXISTING COMMUNITY SERVICES/UTILITIES DEPARTMENT

Items I.A.-I.F.:	Existing Palm Ave. Site & Building Inventory	47,662 SF
Item I.G.:	Existing Off Site Storage	61,900 SF
		Total of All Existing Uses: 109,562 SF/ 2.5 Acres

NOTE: This total square footage does not include any employee parking or on site circulation.



APPENDIX B



APPENDIX B

H. Existing OMI Building							
(Information provided by OMI & Community Services)							
Code	No. of Spaces	Facility Space Name	Design Criteria	A=SF	Person Per Space	Person Total	SF Total
	2	Administration Office	10.0 x 12.0	120	1	0	240
	1	Open Office	10.0 x 15.0	150	4	0	150
	1	Small Storage	8.0 x 10.0	80	0	0	80
	1	Break room	10.0 x 12.0	120	0	0	120
	3	Apparatus Bays	28.0 x 10.0	280	0	0	840
	1	Work Area	10.0 x 12.0	120	1	0	120
	1	Miscellaneous	10.0 x 25.0	250	0	0	250
				OMI Building Sub-Total:			1,800 SF
I. Existing OMI Site Inventory							
Code	No. of Spaces	Facility Space Name	Design Criteria	A=SF	Person Per Space	Person Total	SF Total
OMI Existing Building & Circulation (Including Building Subtotal from above)							15,743
OMI	4	Pick -up F-250	18.0 x 6.8	122.4	7.0		489.6
OMI	1	Pick -up F-350	26.7 x 8.5	227.0	6.5		227.0
OMI	2	Backhoe	20.0 x 10.0	200.0	12.0		400.0
OMI	1	OMI dump truck	21.7 x 8.0	173.6	10.0		173.6
OMI	3	Vacuum truck	32.4 x 8.7	281.9	10.9		845.6
OMI	1	Air Compressor	12.3 x 6.0	73.8	5.4		73.8
OMI	3	OMI Hydraulic Pump trailers	14.5 x 8.0	116.0	5.0		348.0
OMI	1	Tow-behind Pump	12.3 x 6.0	73.8	5.4		73.8
				OMI Facilities Sub-Total:			18,374 SF
Note: See Page B-8 for site area currently occupied by OMI based upon information furnished by Community Services.							
OMI Facilities Total:							20,174 SF/ .44 Acres

SUMMARY OF ALL USES AT 627 PALM AVE. SITE

Items I.A.-I.F.: Community Services/Utility Services Uses	47,662 SF
Items I.H.-I.I.: OMI	20,174 SF
	Total of All Existing Uses: 67,836 SF/ 1.54 Acres

NOTE: No employee parking or site circulation is included in total square footage.



SALTZ MICHELSON
ARCHITECTS

APPENDIX B

II. PROPOSED NEW BUILDING SPACE PROGRAM

Code	No. of Spaces	Facility Space Name	Design Criteria	A=SF	Person Per Space	Person Total	SF Total
		FMT Supervisor Office	10.0 x 12.0	120	1	1	120
		FMT Daily Meeting Room		25	8	8	200
		Instruments Storage and Electronic Shop (AC)					160
		Tool and Equipment Storage Cage					725
		Wood Working Shop					1,800
		Welding & Metal Shop					900
		Machine & Tool Shop					800
		Storage and Supply Room					675
		Men's Restroom					400
		Women's Restroom					400
		Training/Conference Room					900
		D Director's Office	11.0 x 13.5	150	1	1	150
		ADD Office	10.0 x 11.0	110	1	1	110
		Reception Area		50	3	3	150
		Super Office	10.0 x 12.0	120	1	1	120
		Foreman's Office	10.0 x 12.0	120/office	3	3	360
		Break Room & Kitchen		20	42	42	840
		Men's Locker Room with Shower		27	36	36	970
		Women's Locker Room with Shower		36	6	6	215
		ADA Restroom Office		100	1	1	100
		Hurricane Storage Room					540
		Equipment Room					685
		Concrete Shop					340
		Tech Room					335
		Carpenter Shop					490
		Sign / Paint Room					780
		Small Engine Shop					780
		Storage Room					450
		Storage Area					345
		Paint Booth					1,740
		Employee Open Meeting Space		100	36	36	3,600
		Fleet Manager Office	10.0 x 15.0	150	1	1	150
		Administrative Aid	8.0 x 8.0	64	1	1	65
		Mechanic's Work Station	10.0 x 4.0	40	1	1	40
		Storage Room	50.0 x 6.0	300	0	0	300
		Maintenance Bay (Front/Back w/Lift Bay)	25.0 x 100.0	2500	0	0	2,500
		Maintenance Bay (Drive-thru w/Pit)	25.0 x 100.0	2500	0	0	2,500
		Parts Cage	10.0 x 15.0	150	0	0	150
					Sub-Total:		25,885 SF



APPENDIX B

TOTAL SQUARE FEET REQUIRED FOR NEW FACILITY FOR COMMUNITY SERVICES

1. Community Services New Building	25,885 SF
2. Existing Vehicle and Equipment Storage plus Circulation Space (50% factor used)	26,009 SF
3. Employee Parking 90 Spaces plus Circulation of 260 SF/Space	23,400 SF
4. Bulk Material Storage	57,100 SF
	Total of All Existing Uses: 132,394 SF/ 3.0 Acres



APPENDIX C

LAND TRANSFER DOCUMENTS HAWK MISSILE SITE GOVERNMENT ROAD



AA-0002897



THE CITY OF KEY WEST

P. O. BOX 1409
KEY WEST, FLORIDA 33041-1409

Local Redevelopment
Authority
(305) 292-8229

May 21, 1999

Bill Huie
Federal Lands-to-Parks Program Manager
National Park Service
Southeast Regional Office
100 Alabama Street, Southwest
Atlanta, Georgia 30303

Re: Federal Lands-to-Parks Program
Hawk Missile Site, East Martello Battery and
The Poinciana Ecological Preserve and Conservation Area

Dear Mr. Huie:

Enclosed for your information is the revised resolution for the Hawk Missile Site as requested. This resolution was approved at the City of Key West Commission meeting on May 18, 1999.

Of the three (3) sites in this application, only the Hawk Missile Site has the best potential for site improvements. Although the area will remain in a conservation category, the possibility of canoe rentals and the extension of the existing boardwalk from Hamaka Park through the Hawk Missile Site, could be a consideration in the future.

The following schedule of development is a list of activities summarized for possible installation of the potential improvements to the Hawk Missile Site. These activities are subject to the availability of lawfully appropriated funds, or awarded grants.

Year One: Project Planning, Programming and Design, Funding and Support

- Develop programs for park
- Design recreational facilities and/or boardwalk for the Hawk Missile Site
- Design park entrance
- Seek grants and funding for planning and design projects

Year Two: Secure Properties, Provide Access, Funding and Support

Install recreational facilities for Hawk Missile Site
Begin public awareness and park programs
Seek grants and funding for planning and design projects

Year Three: Preservation, Landscaping, Project Design

Begin landscape design
Seek grants and funding for planning, design, and construction of projects

The enclosed drawing indicates the existing buildings on site. Building I-6536 was constructed in 1964 as a generator building. It contains 2,060 square feet, and is a concrete block building. The building originally had an open front, but later half the building was enclosed with wood frame and siding. Building I-6528 and Building I-6532 were constructed in 1964 for missile storage. These buildings are 77 square foot open sided sheds with metal framing. Building I-6530 was constructed in 1964 for missile maintenance. It contains 1,285 square feet, and is a concrete block building.

A site, designated as the Vietnam Veterans Administrative Building, which is located in the northwest corner of the parcel containing a building, is being conveyed to the Federal Aviation Administration, (FAA), on a Federal-to-Federal Agency transfer. This site is 0.882 acre.

These buildings and sheds have deteriorated. It would be very difficult to determine at this time whether any of these buildings could be salvaged in order to be utilized for recreation or demolished.

If you have any questions, please do not hesitate to call me, or my associate, Michael D. Best at (305) 292-8229. Thanks again for help and assistance on this project.

Sincerely,



William H. Harrison
Local Redevelopment Director

Encl.

RESOLUTION NO. 99-169

A RESOLUTION OF THE NAVAL PROPERTIES LOCAL REDEVELOPMENT AUTHORITY OF THE CITY OF KEY WEST (LRA) AUTHORIZING APPLICATION TO THE U.S. DEPARTMENT OF INTERIOR FOR A PUBLIC BENEFIT CONVEYANCE TO THE LRA THROUGH THE FEDERAL LANDS TO PARKS PROGRAM FOR THE HAWK MISSILE SITE, EAST MARTELLO BATTERY AND POINCIANA ECOLOGICAL PRESERVE AND CONSERVATION AREA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, this Resolution serves to amend LRA Resolution No. 99-123; and

WHEREAS, certain real property owned by the United States, located in the County of Monroe, State of Florida, has been declared surplus and at the discretion of the General Services Administration, may be assigned to the Secretary of the Interior for disposal for public park or recreation purposes, under the provisions of Section 203(k)(2) of the Federal Property and Administrative Services Act of 1949 (63 Stat. 387), as amended, and rules and regulations promulgated pursuant thereto, more particularly described as follows:

WHEREAS, Naval Properties Local Redevelopment Authority (LRA), needs and will utilize said property in perpetuity for a public park or recreation area as set forth in its application and in accordance with the requirements of said Act and the rules and regulations promulgated thereunder;

BE IT RESOLVED BY THE NAVAL PROPERTIES LOCAL REDEVELOPMENT AUTHORITY, AS FOLLOWS:

Section 1: That the Naval Properties Local Redevelopment Authority (LRA) shall make application to the Secretary of the Interior for and secure the transfer to it of the above mentioned

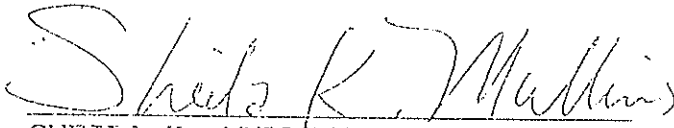
property for said use upon and subject to such exceptions, reservations, terms, covenants, agreements, conditions, and restrictions as the Secretary of Interior, or his authorized representative, may require in connection with the disposal of said property under said Act and the rules and regulations issued pursuant thereto; and Be It Further Resolved that Naval Properties Local Redevelopment Authority (LRA) has legal authority, is willing and is in a position to assume immediate care and maintenance of the property, and that Julio Avel, City Manager, be and he is or they are hereby authorized, for and on behalf of the Naval Properties Local Redevelopment Authority (LRA) to do and perform any and all acts and things which may be necessary to carry out the foregoing resolution, including the preparing, making, and filing of plans, applications, reports, and other documents, the execution, acceptance, delivery, and recordation of agreements, deeds, and other instruments pertaining to the transfer of said property, including the filing of copies of the applications and the conveyance documents in the records of the governing body, and the payment of any and all sums necessary on account of the purchase price thereof or fees or costs incurred in connection with the transfer of said property for survey, title searches, recordation or instruments, or other costs identified with the Federal surplus property acquisition.

Section 2: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Authority.

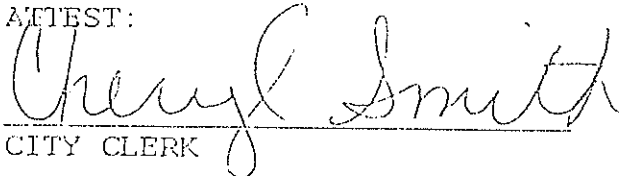
Passed and adopted by the Naval Properties Local Redevelopment Authority at a meeting held this 18TH day of MAY, 1999.

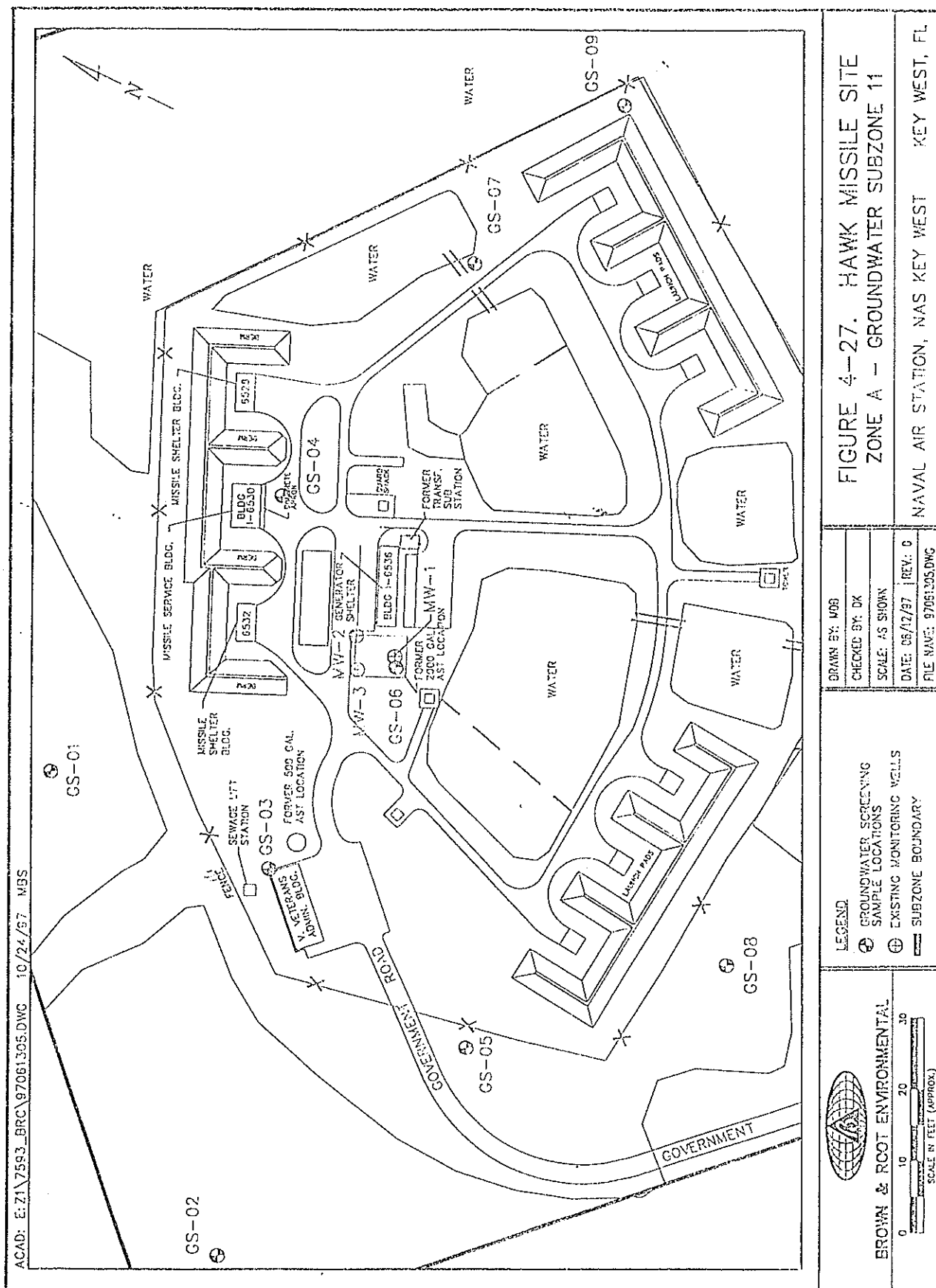
Authenticated by the presiding officer and Clerk of the Authority on MAY 20, 1999.

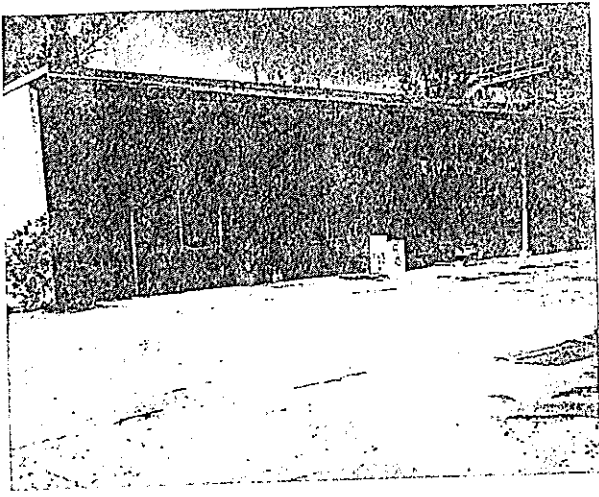
Filed with the Clerk MAY 20, 1999.


SHEILA K. MULLINS, CHAIRMAN

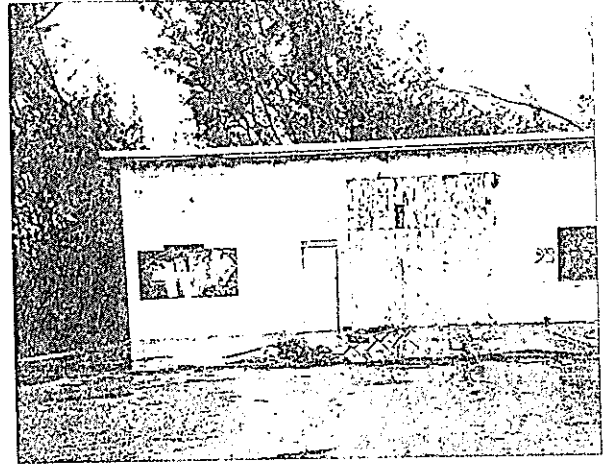
ATTEST:


CITY CLERK

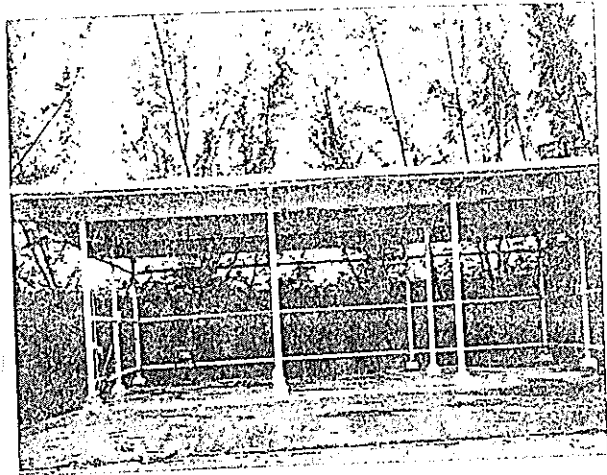




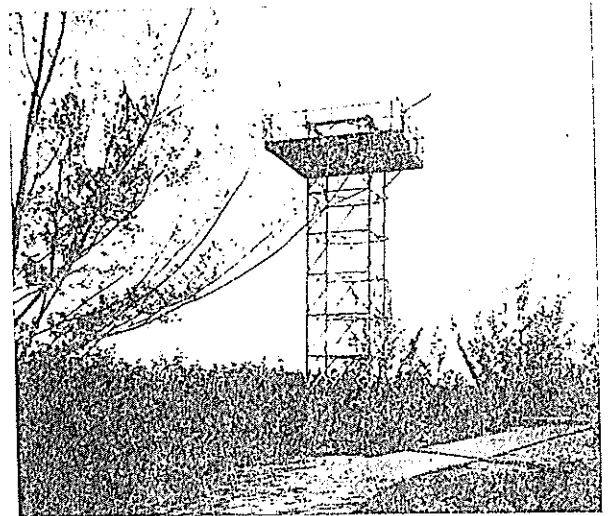
Building I-6536



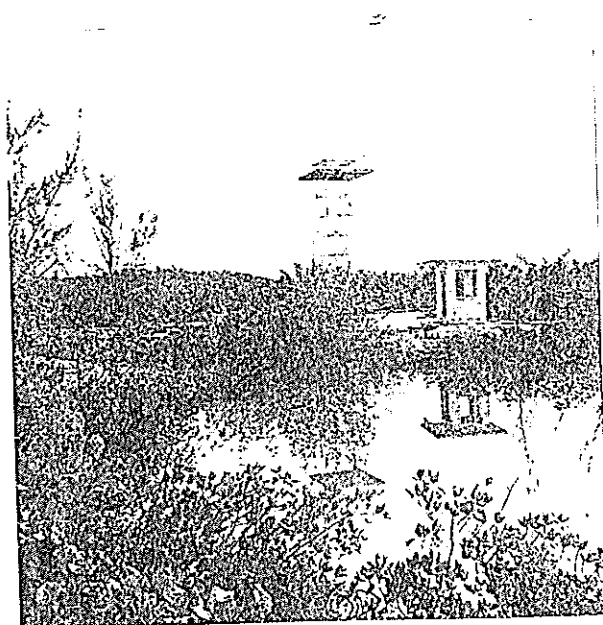
Building I-6530



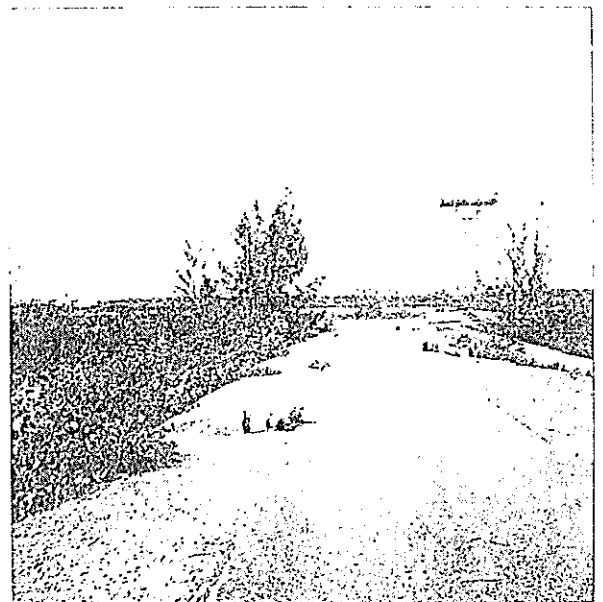
Buildings I-6528/6532



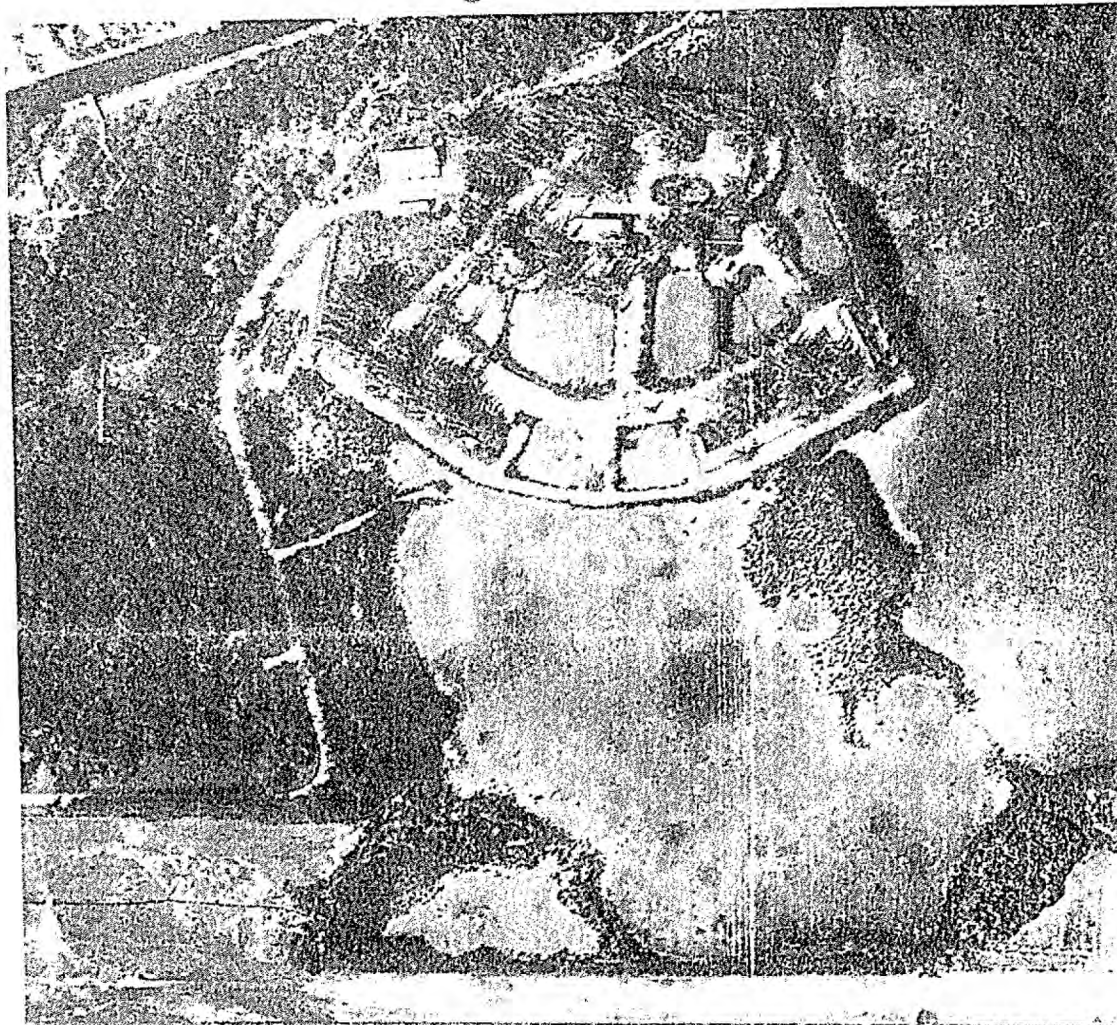
Observation Tower



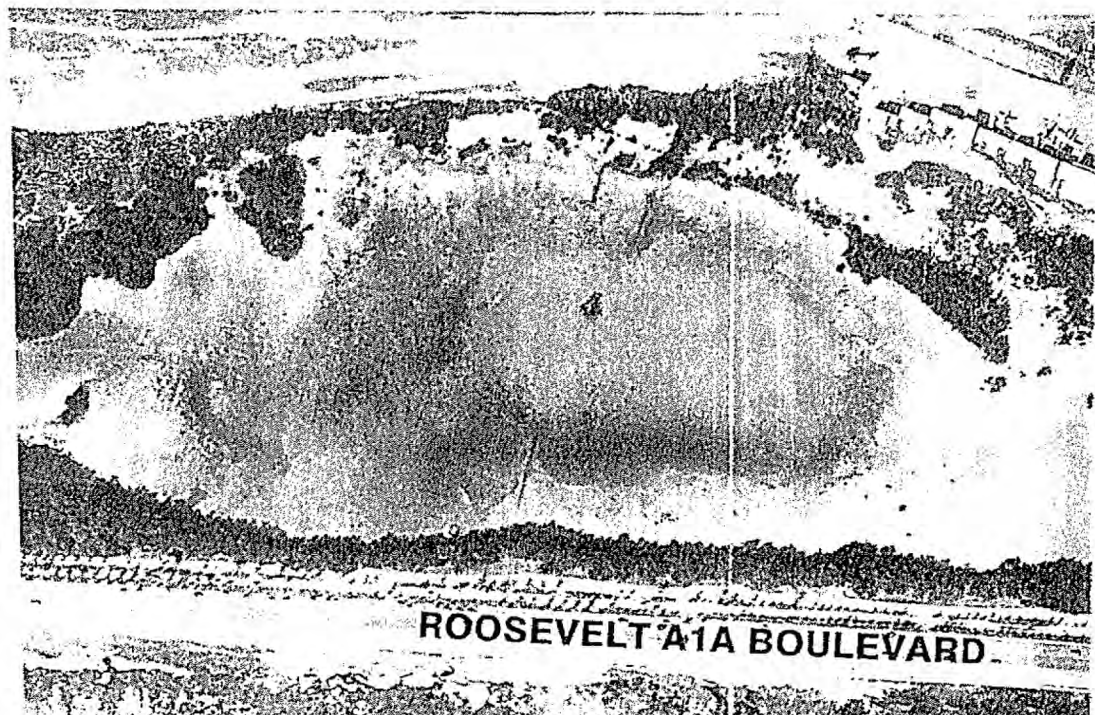
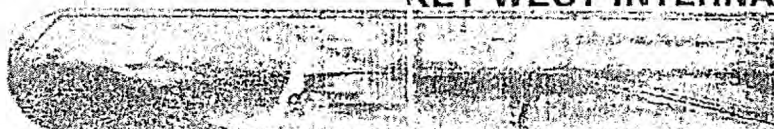
Observation Tower



Observation Tower



KEY WEST INTERNA



ROOSEVELT A1A BOULEVARD

FINDING OF SUITABILITY TO TRANSFER MCKINNEY ACT PARCEL, POINCIANA PLAZA HOUSING AND POINCIANA PLAZA HOUSING POND NOTICE OF AVAILABILITY FOR PUBLIC COMMENT

Pursuant to the Base Closure and Realignment Act of 1990, the Navy owned Poinciana Plaza Housing area, Key West, Florida has been deemed surplus to the needs of the Department of Defense (DoD). Therefore, the Department of the Navy intends to transfer ownership of the real property and associated improvements which comprise 7.66 acres, more or less and 56 housing units to the City of Key West under a proposed McKinney Act Conveyance through the Department of Housing and Urban Development (HUD). The Local Redevelopment Authority (LRA) has proposed continued use for housing and homeless services in the Base Reuse Plan. Pursuant to DoD policy and applicable federal law, an Environmental Baseline Survey (EBS) was prepared. That survey describes the environmental condition of this property. In addition, a Finding of Suitability to Transfer (FOST) has been prepared. That document reflects the Department of the Navy's determination that the parcel is environmentally suitable for transfer to the City. In addition, the Navy intends to transfer the pond area at Poinciana Plaza Housing to the City of Key West under a proposed Conservation Conveyance through the Department of the Interior.

The Notice is to advise that the EBS and FOST's which pertain to the above parcels are available for public review and comment for a period of twenty (20) days beginning March 6, 2000. Interested persons may review a copy of one or both of these documents at the following location:

**Key West Public Library
700 Fleming Street
Key West, Florida**

Should any person desire to submit written comments on either the EBS or FOST's to the Department of the Navy for consideration prior to effecting property transfer, such comments should be postmarked by March 27, 2000 and mailed to:

**Commanding Officer
Southern Division, Naval Facilities Engineering Command
Attn: Code 1877
2155 Eagle Drive
N. Charleston, South Carolina 292-9010**

For more information concerning this notice, interested persons may contact Ms. Karen Snodgrass at (843) 820-7379.

53598

March 3-5, 2000

COPY

QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior, acting by and through the Regional Director, Southeast Region, National Park Service, (hereinafter designated "GRANTOR") under and pursuant to the power and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and particularly as amended by Public Law 485, 91st Congress, and regulations and orders promulgated thereunder, and a delegation of that authority to the Secretary of Defense (SECDEF) in accordance with the Defense Base Closure and Realignment Act of 1990, Public Law 101-510, 10 U.S.C. 2687 note, as amended, and a subsequent delegation of the authority by SECDEF to the Secretary of the Navy, for and in consideration of the perpetual use of the hereinafter described premises for public park and public recreation area purposes by the City of Key West, Florida, (hereinafter designated "GRANTEE"), does hereby release and quitclaim to GRANTEE, and to its successors and assigns, subject to the reservations, exceptions, restrictions, conditions and covenants hereinafter expressed and set forth, all GRANTOR'S right, title and interest in and to the following described property, consisting of 43.77 acres in fee, known as the Hawk Missile Site, at the former Naval Air Station, Key West, Monroe County, Florida, and being more particularly described in EXHIBIT "A", attached hereto and incorporated herein by reference.

THIS CONVEYANCE is made subject to any and all existing rights-of-way, easements, covenants and agreements affecting the above-described premises, whether or not the same now appear of record.

TO HAVE and to Hold the hereinbefore described property, subject to the reservations, exceptions, restrictions, conditions and covenants herein expressed and set forth unto the GRANTEE, its successors and assigns, forever;

The GRANTEE acknowledges that it has inspected, is aware of, and accepts the condition and state of repair of the PROPERTY, that the PROPERTY is conveyed "as is" and "where is" without any representation, promise, agreement, or warranty on the part of the GRANTOR regarding such condition and state of repair, or regarding the making of any alterations, improvements, repair or additions, or as to its usability generally or as to its fitness for any particular purpose, and that the GRANTOR shall not be liable for any latent or patent defect in the PROPERTY, except to the extent required by applicable law and except for the covenant, representation and indemnities of GRANTOR contained herein.

PURSUANT to authority contained in the Federal Property and Administrative Services Act of 1949, as amended, and applicable rules, regulations and orders promulgated thereunder, and a delegation of that authority to the Secretary of Defense (SECDEF) in accordance with the Defense Base Closure and Realignment Act of 1990, Public Law 101-510, 10 U.S.C. 2687 note, as amended, and a subsequent delegation of the authority by SECDEF to the Secretary of the Navy, the Department of the Navy determined the subject property to be surplus to the needs of the United States of America and assigned the property to the Department of the Interior for further conveyance to the City of Key West, Florida.

IT IS AGREED and understood by and between the GRANTOR and GRANTEE, and the GRANTEE, by its acceptance of this deed, does acknowledge its understanding of the agreement, and does covenant and agree to itself, and its successors and assigns, forever, as follows:

1. This property shall be used and maintained for the public park and recreation purposes for which it was conveyed in perpetuity as set forth in the program of utilization and plan contained in the application, submitted by the GRANTEE in April 1999, which program and plan may be amended from time to time at the request of either the GRANTOR or GRANTEE, with the written concurrence of the other party, and such amendments shall be added to and become a part of the original application.

2. The GRANTEE shall, within 6 months of the date of the deed of conveyance, erect and maintain a permanent sign or marker near the point of principal access to the conveyed area which says:

This park land was acquired through the FEDERAL LANDS TO PARKS PROGRAM of the United States Department of the Interior, National Park Service, for use by the general public.

3. This property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing can assure the continued use and maintenance of the property for public park or public recreational purposes subject to the same terms and conditions in the original instrument of conveyance. However, nothing in this provision shall preclude the GRANTEE from providing related recreational facilities and services compatible with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the Secretary of the Interior.

4. From the date of this conveyance, the GRANTEE, its successors and assigns, shall submit biennial reports to the Secretary of the Interior, setting forth

the use made of the property during the preceding 2-year period, and other pertinent data establishing its continuous use for the purposes set forth above, for ten consecutive reports and as further determined by the Secretary of the Interior.

5. Funds generated on this property may not be expended for non-recreation purposes. Until this property has been fully developed in accordance with the Program of Utilization, all revenues generated on this property must be used for the development, operation and maintenance of this property. After this property has been fully developed in accordance with the Program of Utilization, revenue generated on this property may be expended on other recreation properties operated by the GRANTEE.

6. As part of the consideration for the Deed, the GRANTEE covenants and agrees for itself, its successors and assigns, that (1) the program for or in connection with which this Deed is made will be conducted in compliance with, and the GRANTEE, its successors and assigns, will comply with all requirements imposed by or pursuant to the regulations of the Department of the Interior in effect on the date of this Deed (43 C.F.R. Part 17) issued under the provisions of Title VI of the Civil Rights Act of 1964; (2) this covenant shall be subject in all respects to the provisions of said regulations; (3) the GRANTEE, its successors and assigns, will promptly take and continue to take such action as may be necessary to effectuate this covenant; (4) the United States shall have the right to seek judicial enforcement of this covenant, and (5) the GRANTEE, its successors and assigns, will (a) obtain from each other person (any legal entity) who, through contractual or other arrangements with the GRANTEE, its successors and assigns, is authorized to provide services or benefits under said program, a written agreement pursuant to which such other person shall, with respect to the services or benefits which he is authorized to provide, undertake for himself the same obligations as those imposed upon the GRANTEE, its successors and assigns, by this covenant, and (b) furnish a copy of such agreement to the Secretary of the Interior, or his successor; and that this covenant shall run with the land hereby conveyed, and shall in any event, without regard to technical classification or designation, legal or otherwise, be binding to the fullest extent permitted by law and equity for the benefit of, and in favor of the GRANTOR and enforceable by the GRANTOR against the GRANTEE, its successors and assigns.

7. The GRANTEE agrees to comply with the requirements of Public Law 90-480 (82 Stat. 718), the Architectural Barriers Act of 1968, as amended by Public Law 91-205 of 1970 (84 Stat. 49), to assure that development of facilities on conveyed surplus properties for public park and recreation purposes are accessible to the physically handicapped; and, further assure in accordance with Public Law 93-112, the Rehabilitation Act of 1973 (87 Stat. 394), that no otherwise qualified handicapped individual shall solely by reasons of his

handicap be excluded from the participation in, be denied benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

8. The GRANTEE further covenants and agrees to comply with the National Environmental Policy Act of 1969, as amended, the 1977 Amendments to the Federal Water Pollution Control Act (Clean Water Act of 1977), and Executive Order 11990 (May 24, 1977), for Protection of Wetlands and Executive Order 11988 (May 24, 1977) for Floodplain Management, where and to the extent said amendments and Orders are applicable to the property herein conveyed, and GRANTEE shall be subject to any use restrictions issued under said Amendments and Orders.

9. GRANTEE covenants for itself, its successors and assigns to the Premises, or any part thereof, that any construction or alteration is prohibited unless a determination of no hazard to air navigation is issued by the Federal Aviation Administration in accordance with Title 14, Code of Federal Regulations (CFR), Part 77, entitled "Objects Affecting Navigable Airspace," or under the authority of the Federal Aviation Act of 1958, as amended.

10. A document entitled "A Finding of Suitability to Transfer" (FOST) and a second document entitled "Addendum for Transfer" are attached as EXHIBIT "B" and EXHIBIT "C", respectively, to this Deed; an Environmental Baseline Survey (EBS) report is referenced in the FOST; the FOST, the Addendum and EBS reference environmental conditions on the Property. Such notice of environmental conditions included in those documents are incorporated herein by reference. The FOST and Addendum sets forth the basis for the GRANTOR'S determination that the Property is suitable for transfer. The GRANTEE is hereby made aware of the notification contained in the EBS, the FOST and the Addendum.

11. Lead-Based Paint ("LBP").

a. A 1996 inspection team identified cans marked "lead-paint" stored in an adjacent bunker used by the veteran's group which occupied the property for a period of time. Therefore, it is presumed that lead-based paint was applied to the exteriors and interiors of the buildings. However, the subject structures are not considered target housing. The GRANTEE hereby acknowledges receipt of a Lead-Based Paint Hazard Disclosure and Acknowledgement Form for Non-Residential Structures.

b. The GRANTEE covenants and agrees that in its use and occupancy of the Property, it will comply with all applicable

Federal, State, and local laws relating to LBP in non-residential structures. The GRANTEE acknowledges that the GRANTOR assumes no liability for damages for personal injury, illness, disability, or death to the GRANTEE, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with LBP on the Property, whether the GRANTEE has properly warned, or failed to properly warn, the persons injured.

12. NOTICE OF HAZARDOUS SUBSTANCE OR PETROLEUM PRODUCT STORED FOR ONE YEAR OR MORE, KNOWN TO HAVE BEEN RELEASED OR DISPOSED OF.

a. In accordance with Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), as amended, (42 U.S.C. 9620(h)(3)(A)(i), GRANTOR advises GRANTEE that EXHIBIT "D" summarizes pertinent information from the EBST prepared to assess the overall environmental conditions of the PROPERTY which provides all available information based upon a complete search of agency files by GRANTOR of those hazardous substances known to have been stored for one year or more, released or disposed of on the PROPERTY, to include if known, the type and quantity of such hazardous substances, the date such storage, release or disposal took place and a description of all remedial action(s) taken.

b. One 2,000-gallon aboveground storage tank (AST) was removed from the Subject Property in 1996. Sampling conducted during the site indicated the presence of diesel fuel in the soil. Soil was excavated and disposed of during the interim removal action conducted in 1999.

13. Pursuant to Section 120(h)(3) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, (CERCLA), 42 U.S.C. § 9620(h)(3), GRANTOR covenants and warrants that all remedial action necessary to protect human health and the environment with respect to any known hazardous substance or petroleum product remaining on the Property has been taken before the date of this deed, and any additional remedial action found to be necessary after the date of this Deed shall be conducted by GRANTOR; provided, however, that the foregoing covenant shall not apply in any case in which GRANTEE of any or all of the Property is a potentially responsible party with respect to the Property.

14. GRANTEE covenants that in accordance with CERCLA Section 120(h)(3)(A)(iii), that the GRANTOR, its officers, agents, employees, contractors and subcontractors, shall have access to the Property in any case in which remedial action or corrective action is found to be necessary after the date hereof. The right to enter shall include the right to conduct activities related to environmental investigation, and to carry out remedial or removal actions as required or necessary under applicable authorities, including, but not limited to monitoring wells, pumping wells and treatment facilities. The right of access includes the right of access to, and use of, to the extent permitted by law, available utilities at reasonable cost to GRANTOR. These access rights are in addition to those granted to federal, state and local authorities under appropriate and applicable environmental laws and regulations. GRANTEE agrees to cooperate with activities of the GRANTOR in furtherance of this covenant and will take no action to interfere with future necessary remedial and investigative actions of the GRANTOR. The GRANTOR and GRANTEE agree to cooperate in good faith to minimize any conflict between necessary environmental investigation and remediation activities and operations of GRANTEE, its successors and assigns, and of any lessee or any sublessee of the Property. Any inspection, survey, investigation or other response or remedial action will to the extent practicable, be coordinated with representatives designated by GRANTEE or its successors and assigns.

15. GRANTEE covenants and agrees for itself and its successors, assigns, lessees and/or licensees that it shall provide written notice to the GRANTOR of any subsequent sale, assignment or lease of the PROPERTY, or any portion thereof, and provide contact information concerning the new owner or occupant.

16. GRANTEE covenants and agrees for itself and its successor, assigns, lessees and/or licensees that in the event that GRANTEE conveys any of the PROPERTY by deed, lease, license or other such interest, GRANTEE shall impose upon the party to whom such property is transferred the requirements, duties and obligations contained herein.

17. The Federal government shall hold harmless, defend and indemnify the City of Key West and any future successor, assignee, transferee, lender, or lessee of the Subject Property from any suit, demand, cost, or liability arising out of any claim for personal injury or property damage that may result from, or be predicated upon, the release or threatened release of any hazardous substance, pollutant, or contaminant resulting from Department of Defense activities on the property subject to the conditions specified in, and to the extent authorized, by Section 330 of Public Law 102-484.

18. The GRANTOR, and any representative it may so delegate, shall have the right of entry upon said premises at any time to conduct inspections of the

property for the purpose of evaluating the GRANTEE'S compliance with the terms and conditions of this deed.

19. In the event there is a breach of any of the conditions and covenants herein contained by the GRANTEE, its successors and assigns, whether caused by the legal or other inability of the GRANTEE, its successors and assigns, to perform said conditions and covenants, or otherwise, all right, title and interest in and to said premises shall revert to and become the property of the GRANTOR at its option, which in addition to all other remedies for such breach shall have the right of entry upon said premises, and the GRANTEE, its successors and assigns, shall forfeit all right, title and interest in said premises and in any and all of the tenements, hereditaments and appurtenances thereunto belonging; provided, however, that the failure of the Secretary of the Department of the Interior to require in any one or more instances complete performance of any of the conditions or covenants shall not be construed as a waiver or relinquishment of such future performance, but the obligation of the GRANTEE, its successors and assigns, with respect to such future performance shall continue in full force and effect. In the event of a reversion, the GRANTEE agrees to provide an acceptable level of protection and maintenance of the property until title has actually reverted.

GRANTEE, by acceptance of this deed, covenants and agrees for itself and its successors and assigns that in the event GRANTOR exercises its option to revert all right, title, and interest in and to the Premises to GRANTOR, or GRANTEE voluntarily returns title to the Premises in lieu of a reverter, then GRANTEE shall provide protection to, and maintenance of the Premises at all times until such time as the title is actually reverted or returned to and accepted by GRANTOR. Such protection and maintenance shall, at a minimum, conform to the standards prescribed by the General Services Administration in Federal Property Management Regulations (FPMR) 101-47.4913 (41 CFR Part 101) now in effect.

LIST OF EXHIBITS: The following exhibits are attached hereto and made a part of this Deed:

- EXHIBIT "A" - Description of PROPERTY
- EXHIBIT "B" - Finding of Suitability to Transfer
- EXHIBIT "C" - Addendum for Transfer
- EXHIBIT "D" - Hazardous Substance List

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name and on its behalf this the 18TH day of MARCH, 2002.

UNITED STATES OF AMERICA
Acting by and through the Secretary
of the Interior
Through:
Regional Director; Southeast Region
National Park Service

By: Wallace C. Brittain
Wallace C. Brittain
Chief
Recreation and Conservation
Division
National Park Service
Southeast Region

WITNESSES:

William L. Harris

Charles E. Schuler

STATE OF GEORGIA
COUNTY OF FULTON

On this 18th of March, 2002, before me, the subscriber, personally appeared Wallace C. Brittain, Chief, Recreation and Conservation Division, Southeast Region, National Park Service, of the United States Department of the Interior, a governmental agency of the United States of America, and known to me to be the same person described in and who executed the foregoing instrument, as the act and deed of the United States of America, for and on behalf of the Secretary of the Interior, duly designated, empowered and authorized so to do by said Secretary and he acknowledges that he executed the foregoing instrument for and on behalf of the United States of America for the purposes and uses therein described.


Charles E. Schuler
NOTARY PUBLIC

My commission expires:

Notary Public, Rockdale County, Georgia
My Commission Expires July 28, 2003

The foregoing conveyance is hereby accepted and the undersigned agrees, by this acceptance, to assume and be bound by all the obligations, conditions, covenants and agreements therein contained.

City of Key West, Florida

By: 
Julio Avel
City Manager

STATE OF FLORIDA
COUNTY OF MONROE

On this 28 day of March, 2002, before me, the undersigned officer, personally appeared Julio Avel, to me known and known to me to be the same person whose name is subscribed to the foregoing acceptance, who being by me duly sworn, did depose and say that he is the City Manager of the City of Key West, Florida, that he is duly designated, empowered and authorized by Resolution No. 99-169 dated May 20, 1999, to execute the foregoing acceptance and sign his name thereto; and that he signed his name, thereto and acknowledges that he executed the foregoing for and on behalf of the City of Key West, Florida, for the purposes and uses therein described.


NOTARY PUBLIC

My commission expires:
March 22, 2003



Maria G. Ratcliff
MY COMMISSION # CC820020 EXPIRES
March 22, 2003
BONDED THRU TROY FAIR INSURANCE, INC

INTERNATIONAL

AIRPORT

LEGAL DESCRIPTION: (Easterly Parcel, Hawk Sie):

A parcel of land located in Sections 33 and 34, Township 67 South, Range 25 East, and Sections 3 and 4, Township 68 South, Range 25 East, on the Island of Key West, Monroe County, Florida and being more particularly described as follows: Begin at the Northeast corner of Parcel 41, "PLAT OF SURVEY, PART OF LANDS FORMERLY OWNED BY THE KEY WEST IMPROVEMENT, INC.", according to the Plat thereof, as recorded in Plat Book 2, Page 69, of the Public Records of Monroe County, Florida; thence S.19°03'22"E., along the Easterly Line of said Parcel 41 a distance of 1692.60 feet to the Southeast corner of Parcel 41; thence N.86°30'52"W., a distance of 974.45 feet to the Southwest corner of Parcel 41 (Southeast corner of Parcel 42); thence N.86°30'52"W., a distance of 487.22 feet to the West line of the East one-half of Parcel 42; thence N.19°03'22"W., along the said West line of the East one-half of Parcel 42 a distance of 1132.26 feet to the North Line of Parcel 42; thence N.70°56'38"E., a distance of 450.00 feet to the Northeast corner of said Parcel 42 (Northwest corner of Parcel 41); thence N.70°56'38"E., a distance of 900.00 feet to the Point of Beginning.

Parcel contains 1906780.50 square feet, or 43.77 Acres more or less.

LESS: (F.A.A. Site)

A parcel of land located on the Island of Key West, Monroe County, Florida, and known as a portion of Tracts 41 and 42, "PLAT OF SURVEY, PART OF LANDS FORMERLY OWNED BY KEY WEST IMPROVEMENT, INC.", according to the Plat thereof, as recorded in Plat Book 4, at page 69 of the Public Records of Monroe County, Florida, and being more particularly described as follows: Commence at the Northwest corner of said Tract 41; thence S 19°03'22" E along the Southwesterly Line of Tract 41, (Northeasterly Line of Tract 42) for 229.27 feet to a chain link fence and the Point of Beginning; thence N.73°42'52"E., and along the said chain link fence a distance of 234.38 feet; thence S.02°37'43"W., a distance of 158.45 feet; thence N.81°23'00"W., a distance of 71.28 feet; thence S.83°46'34"W., a distance of 236.64 feet; thence S.70°21'29"W., a distance of 32.35 feet to a chain link fence; thence N.20°37'44"W., and along the chain link fence a distance of 22.51 feet; thence N.40°18'01"E., a distance of 105.31 feet, along the chain link fence; thence N 73°42'52" E and continuing along the chain link fence for 60.73 feet to the Point of beginning.

Parcel contains 35823.12 square feet or 0.82238 acres, more or less.

Description: 50' wide ingress & egress easement:

A fifty (50) foot wide ingress and egress easement located on the Island of Key West, Monroe County, Florida, and being more particularly described as follows: Commence at the Northeast corner of Lot 1, "CORAL ESTATES", according to the plat thereof, as recorded in Plat Book 3, at Page 97 of the Public Records of Monroe County, Florida, said point also lies on the Southeasterly Right-of-Way Line of Flagler Avenue and having State Plane Coordinates (based on Florida East Zone, 1983/1990) of N 82648.26, E 399309.88; thence S.70°58'16"W., along the said Southeasterly Right-of-Way Line of Flagler Avenue a distance of 326.94 feet to the centerline of Government Road and the Point of Beginning of the Centerline of the said 50 foot wide easement (said easement lying 25 feet on each side of the following metes and bounds description; thence S.23°06'58"E., along the said centerline of Government Road a distance of 417.01 feet to the end of Government Road; thence S.60°00'17"E., a distance of 280.58 feet to the point of curvature of a curve to the left, having: a radius of 400.00 feet, a central angle of 20°39'05", a chord bearing of S.70°19'49"E. and a chord length of 143.39 feet; thence along the arc of said curve, an arc length of 144.17 feet to the point of tangency of said curve; thence S.80°39'21"E., a distance of 56.37 feet to the point of curvature of a curve to the left, having: a radius of 1000.00 feet, a central angle of 17°26'59", a chord bearing of S.89°22'51"E. and a chord length of 303.38 feet; thence along the arc of said curve, an arc length of 304.55 feet to the point of tangency of said curve; thence N.81°53'40"E., a distance of 236.54 feet; thence N.84°05'45"E., a distance of 123.40 feet to the point of curvature of a curve to the left, having: a radius of 200.00 feet, a central angle of 10°37'07", a chord bearing of N.78°47'12"E. and a chord length of 37.01 feet; thence along the arc of said curve, an arc length of 37.07 feet to the point of tangency of said curve; thence N.73°28'38"E., a distance of 124.00 feet to the point of curvature of a curve to the right, having: a radius of 500.00 feet, a central angle of 17°32'43", a chord bearing of N.82°15'00"E. and a chord length of 152.51 feet; thence along the arc of said curve, an arc length of 153.11 feet to the point of tangency of said curve; thence S.88°58'38"E., a distance of 203.98 feet; thence N.89°33'33"E., a distance of 223.67 feet; thence N.89°23'23"E., a distance of 1774.37 feet to the point of curvature of a curve to the left, having: a radius of 60.00 feet, a central angle of 108°27'50", a chord bearing of N.35°09'28"E. and a chord length of 97.37 feet; thence along the arc of said curve, an arc length of 113.58 feet to the point of tangency of said curve; thence N.19°04'27"W., a distance of 615.55 feet to the point of curvature of a curve to the right, having: a radius of 115.00 feet, a central angle of 49°09'33", a chord bearing of N.05°30'19"E. and a chord length of 95.67 feet; thence along the arc of said curve, an arc length of 98.67 feet to the point of tangency of said curve; thence N.30°05'05"E., a distance of 146.54 feet to the point of curvature of a curve to the right, having: a radius of 200.00 feet, a central angle of 36°12'19", a chord bearing of N.48°11'15"E. and a chord length of 124.29 feet; thence along the arc of said curve, an arc length of 126.38 feet to a chain link fence and the end of the centerline of a 50 foot wide ingress and egress easement and whose coordinates are N 83049.47 and E 402796.81; thence along a baseline of a 35 foot wide Easement being 10 feet Northerly of and 25 feet Southerly of and parallel with the said baseline for the following three (3) metes and bounds; (1) thence N 70°21'29" E for 32.13 feet; (2) thence N 83°46'34" E for 233.18 feet; thence (3) S 81°23'00" E for 71.03 feet to the end of the said 35 foot wide easement and whose coordinates are N 83074.85 and E 403128.93.

FILE # 1291287
BK# 1772 PG# 1224

**FINDING OF SUITABILITY TO TRANSFER
HAWK MISSILE SITE (KW-65)
KEY WEST, FLORIDA**

1.0 Purpose

This Finding of Suitability to Transfer (FOST) documents my determination, as the responsible Department of Defense (DoD) component official, that the real property and associated improvements known as Hawk Missile Site KW-65 (Subject Property), Naval Air Station Key West, Florida, are environmentally suitable for deed transfer to the City of Key West Navy Properties Local Redevelopment Authority (NPLRA) for use in accordance with the NPLRA's Redevelopment Plan and the Public Benefit Conveyance for conservation and recreational use approved by the Department of the Interior (DOI). This decision is based on my review of information contained in the attached Addendum to the Environmental Baseline Survey (EBS), and the Reuse Plan developed by the NPLRA. Factors leading to this decision and other pertinent information related to property transfer requirements are stated below.

2.0 Property Description

The Subject Property comprises \pm 43 acres of land acquired by the United States in 1964 for the establishment of an Army Shore Defense Unit, Hawk Missile Command as further described in the attached EBS.

3.0 Past and Proposed Reuse

The land was undeveloped with an extensive system of salt ponds at the time of acquisition. The Army filled some of the ponds to allow construction of the mobile launch equipment pads and berms. The property was transferred to the Navy in the early 1980s. The Navy had no operations on the Subject Property. A Vietnam Veterans group obtained a license from the Navy in 1994 for use as a "stand down" location. Proposed use would include medical checkups, meals, and clothing dispersement. Ultimately, the group set up residence in tents and occupied the property full time. The Navy nullified the license in 1995. At no time during the documented Government ownership of the Subject Property has it been used as an industrial site. The Subject Property is currently vacant. Proposed land use is for conservation and recreation.

4.0 Environmental Findings

All available information concerning the past storage, release or disposal of any hazardous substances and/or petroleum products on the Subject Property as collected through record searches, available aerial photographs, personnel interviews and on-site visual inspections conducted is contained in the attached EBS. The Subject Property has been inspected annually since 1994. The following paragraphs summarize those findings and corresponding DoD condition of property classifications assigned to the Subject Property:

A. Hazardous Substances Contamination

An Addendum for Transfer (AFT) has been prepared documenting additional information acquired since development of the EBS. A Site Inspection, conducted in

**FINDING OF SUITABILITY TO TRANSFER
HAWK MISSILE SITE (KW-65)
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1998 determined there had been hazardous substances releases resulting in levels above residential action levels in the following locations:

Subzone 1 (Drainage Area): Dibenzo(a,h)anthracene was detected at 122.3 $\mu\text{g/kg}$ in excess of its 100 $\mu\text{g/kg}$ action level in one soil sample. Arsenic was detected at the FDEP residential action level of 2.7 mg/kg. Telephone poles treated with creosote had been stored in this area and are considered to be the cause of the release. The conclusion was that no further action was necessary for subzone 1. (TTNus, 1998)

Subzone 9 (Ponds-Sediment): Several inorganics were detected in excess of their FDEP action levels at various locations. Lead was present above its action level of 34.19 mg/kg in all locations. Two semi-volatile organic compounds (SVOCs) were detected in excess of their action levels at SD-05. One pesticide, 4,4'-DDE, was found in excess of its action level at SD-05 and SD-08. No VOCs were detected. The investigation included a calculation of noncarcinogenic risks for aluminum, barium, copper, vanadium, and zinc. The calculations indicated none of these organics presented significant human health risks. Ecological risks were also calculated. All chemicals detected in excess of their action levels exceeded ecological guidelines. Most; however, only slightly exceeded their threshold effects level (TEL) or were infrequently detected. (TTNus, 1998) Lead found in sample SD-05 was the only inorganic that was considered to pose potential ecological risks. Four other chemicals found in sample SD-05 were found to exceed the most conservative ecological guidelines (cadmium, bis(2-ethylhexyl)Phthalate, 4,4-DDE and butyl benzyl phthalate). It was decided that an interim removal action (IRA) should be conducted at subzone 9. A drawing showing the location of the sub-zones is attached to the Addendum for Transfer as Attachment 1. The IRA resulted in the removal of soil and sediment from two locations as shown in Attachment 2 to the Addendum for Transfer. The excavation at SD-08 was filled with clean fill to return the area to grade. A proposal of no further remedial action required was entered in the Decision Document for Ten Base Realignment and Closure (BRAC) Sites, Naval Air Station Key West, Florida (DD). Public comments were received on this proposal and incorporated into the DD.

B. Petroleum Contamination

One 2,000-gallon aboveground storage tank (AST) was removed from the Subject Property in 1996. Sampling conducted during the site closure indicated the presence of diesel fuel in the soil. Soil was excavated and disposed of during the interim removal action conducted in 1999.

**FINDING OF SUITABILITY TO TRANSFER
HAWK MISSILE SITE (KW-65)
KEY WEST, FLORIDA**

C. Other Environmental Aspects

1. Asbestos-Containing Material (ACM)

Non-friable asbestos-containing material (ACM) was observed only in the main administration building in the form of vinyl floor tiles and transite paneling during the 1994 site visit. During the licensed use in 1995-1996 by the Disabled Vietnam Veterans, the building was gutted and rebuilt. This building was transferred to the FAA in 1999. The remaining buildings, which are included in this transfer, did not contain ACM.

2. Lead-Based Paint (LBP)

During an annual site visit in 1996, the inspection team noted cans marked "lead-paint" were stored in an adjacent bunker by the veterans group. Therefore, it is presumed that the veterans group did apply lead-based paint to the exteriors and possibly the interior of the buildings. These structures are not considered target housing. A Lead-Based Paint Hazard Notice is provided as Attachment 1 to this FOST.

3.0 Polychlorinated Biphenyls (PCBs)

Three pad-mounted transformers were located inside a fenced enclosure on the Subject Property. At some point in time after the Army vacated the property, the cores were stripped by trespassers and dielectric fluid was released. Initial sampling of the area indicated very low levels of PCB concentrations were present in the soil. Subsequent sampling by NAS Key West did not indicate any PCB contamination. Three soil samples were taken outside the enclosure and one inside during the 1998 SI. Aluminum, barium, cadmium, chromium, copper, iron, lead, manganese, nickel, thallium, tin, vanadium, and zinc were detected at concentrations below their action level. One PCB (arochlor-1260) and one SVOC (bis(2-ethylhexyl)phthalate) were detected below their action levels. No further remedial action was necessary.

4.0 Radon

No radon survey was conducted at the Subject Property. Due to the results from radon sampling conducted at Sigsbee Park, there is no expectation that radon is present at the Subject Property in quantities that exceed the EPA action level of 4 picoCuries per liter.

5.0 Requirements Applicable to Transfer

A. National Environmental Policy Act (NEPA)

An Environmental Assessment was prepared in accordance with the National Environmental Policy Act requirements to assess the potential environmental impacts associated with the proposed transfer and reuse of the excess property. The Finding of No Significant Impact was signed in February 2000.

**FINDING OF SUITABILITY TO TRANSFER
HAWK MISSILE SITE (KW-65)
KEY WEST, FLORIDA**

B. Hazard Substance Notice

In accordance with Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the deed transferring the Subject Property must provide notice as to those hazardous substances which it is known, based upon a complete search of agency files, were stored for one year or more, released, or disposed of on the Subject Property and all response actions taken to date. A list of hazardous substances detected on the Subject Property and the appropriate response taken is attached to this FOST as Exhibit 1.

C. CERCLA Covenants

In accordance with CERCLA Section 120(h)(3)(A)(ii)(I), the deed transferring the Subject Property shall contain a covenant warranting that all remedial action necessary to protect human health and the environment with respect to any hazardous substance remaining on the property has been taken before the date of transfer.

In accordance with CERCLA Section 120(h)(3)(A)(ii)(II), the deed transferring the Subject Property shall contain a covenant warranting that any additional remedial action found to be necessary after the date of transfer shall be conducted by the United States.

D. CERCLA Access Clause

In accordance with CERCLA 120(h)(3)(A)(iii), the deed transferring the Subject Property shall contain a clause granting the United States access to the property in any case in which a response action or corrective action is found to be necessary after such date at such property, or such access is necessary to carry out a response action or corrective action on adjoining property.

The right to enter to be set forth shall include the right to conduct tests, investigations, five-year reviews, surveys, and, where necessary, drilling, test pitting, boring, and other similar activities. Such right shall also include the right to construct, operate, maintain, or undertake any other response action or corrective action as required or necessary, including but not limited to, monitoring wells, pumping wells, and treatment facilities. These access rights are in addition to those granted to federal, state, and local authorities under appropriate and applicable environmental regulations.

E. Land and/or Groundwater Restrictions

There are no groundwater or land restrictions associated with the transfer or reuse of the Subject Property. The Subject Property contains several salt ponds and any development of the property will require compliance with applicable federal, state, and local wetlands and environmental laws and regulations.

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F. Indemnification

The federal government shall hold harmless, defend, and indemnify the NPLRA and any future successor, assignee, transferee, lender, or lessee of the Subject Property from any suit, demand, cost or liability arising out of any claim for personal injury or property damage that may result from, or be predicated upon, the release or threatened release of any hazardous substance, pollutant, contaminant, petroleum product, or petroleum derivative resulting from Department of Defense activities on the property subject to the conditions specified in and to the extent authorized by Section 330 of Public Law 102-484, as amended by Section 1002 of Public Law 103-160.

G. Environmental Compliance Agreements/Permits/Orders

The Navy acquired a wetlands permit to remove the contaminated sediment from the pond. This permit remains in effect. The State of Florida must be notified of the transfer within thirty days of execution of the transfer/conveyance documents.

H. Notification to Regulatory Agencies/Public

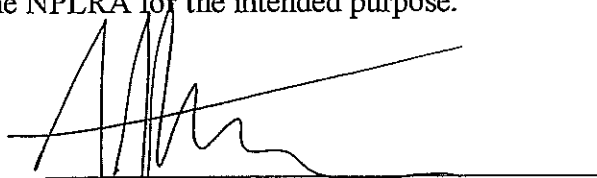
In accordance with DoD guidance, the U.S. EPA and FDEP have been advised of the proposed transfer of the Subject Property and draft copies of the EBS and FOST have been provided to those agencies for review. The EBS, and Draft FOST were also made available for public review during a fifteen-day public comment period. All regulatory agency and public comments received were considered and incorporated as deemed appropriate. Any unresolved comments and the Navy's responses thereto are included as Attachment 2 to the FOST. Copies of all transfer documentation provided to the NPLRA will be made available to the U.S. EPA and FDEP representatives upon request after execution of the same.

6.0 Suitability Determination

NOW THEREFORE, based upon my review of the information contained in the attached EBS as well as the NPLRA's Reuse Plan, I have determined that the Subject Property is presently suitable for transfer to the NPLRA for the intended purpose.

6/27/00

Date



T.F. BERSSON, CDR, CEC, USN
Acting Commander
Southern Division
Naval Facilities Engineering Command
North Charleston, S.C.

**ADDENDUM FOR TRANSFER
HAWK MISSILE SITE (KW-65)
NAVAL AIR STATION KEY WEST, FLORIDA**

The Base Closure and Realignment Act (BRAC) of 1990, ordered the realignment of Naval Air Station Key West, Florida. Under the realignment, Hawk Missile Site (KW-65) was determined to be excess to the Department of Defense (DoD) mission. An Environmental Baseline Survey Realignment Parcels (EBS), which included KW-65, was prepared in August 1998. This Addendum updates the environmental condition of \pm 43 acres of land and improvements (subject property) at Hawk Missile Site (KW-65) since August 1998 and supports the determination that the subject property is suitable for transfer to the City of Key West under the Public Benefit Conveyance through the Department of Interior for conservation and recreational use. The subject property is bordered on the south by the Key West International Airport, on the north by Flagler Canal, and on the east and west by woodlands and wetlands.

Surface soils at Hawk Missile Site (KW-65) were investigated as part of the Phase I Site Inspection (SI) under the Navy's BRAC Installation Restoration Program. Sections of the SI specific to the subject property are attached to this Addendum as Attachment 1. A copy of the SI is located in the information repository at the Key West Public Library.

Subject property was divided into 13 subzones to be investigated. Based on known information, subzones 2, 3, 8, 12, and 13 were eliminated from further consideration. Subzone 1 (Drainage Area), subzone 4 (Sewage Lift Station), subzone 5 (Generator Building I-1636), subzone 6 (Burnt Building I-6530-Former Transformer Missile Maintenance Bay), and subzone 7 (Former Transformer Storage Area) were investigated for soil contamination. Subzones 9 and 10 (Ponds) were investigated for sediment (eight sample locations) and surface water (seven sample locations) contamination, respectively. Three permanent monitoring wells were placed in subzone 11 (groundwater). Analytical results from the soil, sediment, surface water, and groundwater were compared to a residential set of action levels. Note: one of the three monitoring wells (MW04) and subzone 4 are within the boundaries of the FAA transfer and are not discussed in this Addendum. The following paragraphs summarize the findings of the SI.

Subzone 1: Inorganics such as aluminum, arsenic, barium, beryllium, chromium, copper, iron, lead, manganese, mercury, nickel, thallium, and vanadium were present in the surface soils but levels did not exceed U.S. EPA or Florida Environmental Protection Department (FDEP) action levels. Arsenic was detected in one sample at its FDEP residential goal action level of 2.7 micrograms per kilogram (mg/kg). Of the semivolatile organic compounds (SVOCs) analyzed, only one compound, dibenzo(a,h)anthracene, slightly exceeded its FDEP action level. Dibenzo(a,h)anthracene is a polynuclear aromatic hydrocarbon (PAH), which is usually associated with creosote or asphalt. The City of Key West had stored creosote-treated utility poles in this area in the early 1990s. Volatile organic compounds (VOCs) found analytes of acetone and methylene chloride but below action levels.

Subzone 5: No analytes detected exceeded U.S. EPA or Florida Environmental Protection Department (FDEP) action levels. Inorganics such as aluminum, barium, chromium, iron, lead, manganese, nickel, selenium, thallium, and vanadium were present in the surface soils. One SVOC (Bis(2-ethylhexyl)phthalate) was detected. VOCs detected include acetone, methylene chloride, tetrachloroethene, and toluene.

**ADDENDUM FOR TRANSFER
HAWK MISSILE SITE (KW-65)
NAVAL AIR STATION KEY WEST, FLORIDA**

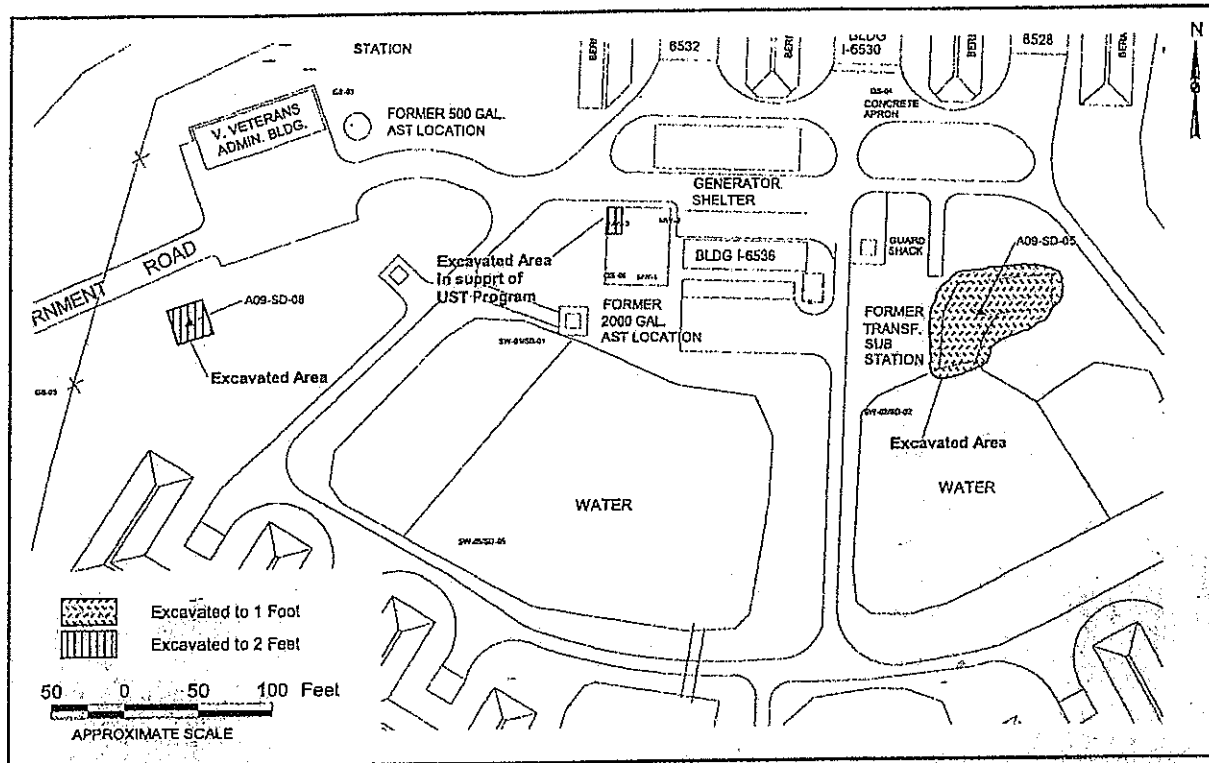
Subzone 6: Inorganics detected below their respective action levels were aluminum, barium, chromium, iron, lead, manganese, nickel, thallium, and vanadium were present in the surface soils. One SVOC (1,2,4-trichlorobenzene) and two VOCs (acetone and toluene) were detected below their action levels.

Subzone 7: Inorganics such as aluminum, barium, cadmium, chromium, copper, iron, lead, manganese, nickel, tin, vanadium, and zinc were present in the surface soils but levels did not exceed U.S. EPA or Florida Environmental Protection Department (FDEP) action levels. Thallium was detected in one sample above its screening level. As determined during the data quality objective process, the frequency of detection of thallium indicated a systematic equipment error from the lab and, therefore, the detections would not be used to drive a response action. No VOCs were detected above their action levels. One polychlorinated biphenyl (PCB)(arochlor-1260) and one SVOC (bis(2-ethylhexyl)phthalate) were detected but below action level.

Based on the information generated by the SI and the projected reuse of the property for conservation and recreation, the FDEP, EPA, and Navy reviewed the data and determined that no further remedial action was needed for subzones 1, 5, 6, and 7 soils.

Subzone 9: Figure 2-7 of Attachment 1 to this Addendum shows the locations of analytes that exceeded action levels. Eight sediment samples were taken of sediments in ponds and one stormwater collection area. Aluminum and vanadium were detected in excess of their action levels at two locations. Barium and zinc found in sample SD04 exceeded their action levels. Copper exceeded its action level only in sample SD01. Lead was detected above its action level of 34.18 mg/kg in all sampling locations. Chromium, iron, manganese, and nickel were detected but not above their actions levels. Sampling location SD05 results indicated that lead, bis(2-ethylhexyl)phthalate, butyl benzyl phthalate and 4,4'-DDE, a pesticide, were present above their action levels. 4,4'-DDE was also detected above its action levels in sample SD08. The SI estimated noncarcinogenic risks for each chemical detected in excess of its action levels. The estimates indicated that none of the exceedances of aluminum, barium, copper, vanadium, or zinc presented significant human health risks. The chemicals which exceeded their action levels in sediment did exceed ecological guidelines, but most of these were only slightly above their threshold exposure level, or were infrequently detected. Lead found at SD05 was the only exceedance to present a potential ecological risk. The location of SD05 contained more chemical analytes that exceeded the most conservative ecological guidelines than any other sample location. Based on the findings of the SI, the FDEP, EPA, and Navy decided to perform an interim removal action (IRA) in subzone 9. A Supplemental Site Inspection performed for the sites requiring further action is located in the information repository. The planned IRA at SD05 required the acquisition of a wetlands permit from FDEP and the Army Corps of Engineers. This permit is in effect and will be transferred to the City of Key West upon transfer of the subject property. The IRA performed at subzone 9, SD05, removed 1 foot of sediment from the pond and two feet of soil from around SD08 as shown below.

**ADDENDUM FOR TRANSFER
HAWK MISSILE SITE (KW-65)
NAVAL AIR STATION KEY WEST, FLORIDA**



After removing 93 cubic yards of soil and sediment, the excavations were resampled to confirm that the chemicals of concern were removed. The confirmatory sampling indicated that the concentrations of aluminum, lead, and vanadium were reduced below their action levels. The pesticide, 4,4'-DDE was not detected at either location after the soil/sediment removal. Clean fill was placed in the excavation at SD08 and the area was returned to grade. Based on the confirmatory sampling it was decided that the IRA had remediated the site adequately and no further remedial action was necessary.

The Navy also removed a small amount of petroleum-contaminated soil from around monitoring well MW-03 during the IRA. A 2,000 gallon diesel fuel tank inside a concrete secondary containment structure had been located near the well. The petroleum contamination was probably from tank filling operations. Confirmatory sampling indicated that all of the petroleum-contaminated soil had been removed.

Subzone 10: Samples taken from the surface waters at KW-65 indicated that iron was the only substance found exceeding its action levels in one location (SW04). Lead and iron were detected but below their screening levels. No SVOCs were detected in the surface waters. Iron did not present a significant noncarcinogenic human health risk. Iron was the only chemical that exceeded ecological guidelines. However, it did not exceed ecological guidelines for soil. It

**ADDENDUM FOR TRANSFER
HAWK MISSILE SITE (KW-65)
NAVAL AIR STATION KEY WEST, FLORIDA**

appears the iron is not collecting in the sediment and no other chemical exceeded the ecological guidelines. The conclusion for subzone 10 is that no further action is necessary.

Subzone 11: Two groundwater wells (MW-05 and MW-06) were installed in the portion of KW-65 addressed by this Addendum. Barium, iron, lead, and zinc were detected in the groundwater samples taken from the two wells but neither chemical exceeded its screening values. A single VOC, vinyl chloride, was detected in excess of its screening value at MW-05 but no where else. Other VOCs (1,1-dichloroethane and 1,1-dichloroethene) were detected but below their screening values. No SVOCs were detected. Groundwater concentrations of the analytes that exceeded their screening values were compared to surface water screening values as ecological receptors are not directly exposed to groundwater and no groundwater thresholds have been developed for ecological concerns. Under this more conservative scenario, arsenic was detected in four of nine groundwater samples. The highest concentration was located at the FAA site. The highest concentration for the KW-65 parcel was 7.51 $\mu\text{g/L}$ which is below the FDEP marine surface water action level of 50 $\mu\text{g/L}$. Vinyl chloride, detected at 8.6 $\mu\text{g/L}$, has no EPA Region 4 or FDEP ecological screening level but the detected concentration is well below the EPA Region 3 screening level of 224,000 $\mu\text{g/L}$. Also, vinyl chloride was not detected in any surface water or sediment sample. Therefore, the recommended action for groundwater at KW-65 is no further action.

The Navy prepared the Decision Document for Ten Base Realignment and Closure (BRAC) Sites, Naval Air Station Key West, Florida (DD), to document the decisions concerning actions taken at and further action proposed for the BRAC sites. The DD included KW-65. This document was presented to the public, FDEP, and EPA for review and comment in September 1999. Comments were received and incorporated into the document. The remedy selections noted in the Decision Document will be implemented, as necessary, through the Findings of Suitability, Land Use Controls, and deed restrictions.

As noted in the EBS, lead-based paint (LBP) may be present on any of the painted structures remaining at KW-65. The structures are not "target housing" as defined by 24 CFR 35 and 40 CFR 745 and are not proposed for reuse as target housing..

Based on the findings of the EBSL and the 1997 SI, the subject property may be classified in accordance with joint DoD/U.S. EPA guidance as 4/Dark Green (areas where a release of a hazardous substance has occurred, and all remedial actions necessary to protect human health and the environment have been taken.)

13 June 2000
Date

Karen Snodgrass
KAREN SNODGRASS
Environmental Protection Specialist

EXHIBIT "D"

EXHIBIT 1

HAZARDOUS SUBSTANCE LIST
KW-65, KEY WEST FLORIDA

CAS NO.	CHEMICAL	REPORTABLE QUANTITY (LBs)	DATE STORED	STORAGE LOCATION	AMOUNT STORED	AMOUNT RELEASED	REMEDIAL ACTION
75-01-4	Vinyl Chloride	1	1960-1970	unknown	unknown	unknown	none
7438-92-1	Lead	10	1960-1994	unknown	unknown	unknown	excavation
72-55-9	4, 4' -DDE	1	1960-1970	unknown	unknown	unknown	excavation

MONROE COUNTY
OFFICIAL RECORDS

1 of 1