

STAFF REPORT

DATE: November 30, 2022

RE: 1501 Venetian Drive (Salt Run-Riviera Canal ROW)
(permit application # T2022-0412 and T2022-0428)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was received requesting the removal of (4) Jamaican Capers, (1) Sea Grape tree, and (1) Thatch Palm. A site inspection was done and documented the following:

Tree Species: Jamaican Caper (*Capparis cynophallophora*)



Photo showing location of trees on the property.



Photo of Jamaican Caper tree #1.

Diameter: 2"
 Location: 80% (growing in a vacant lot)
 Species: 100% (on protected tree list)
 Condition: 80% (overall condition is good, nice young tree.)
 Total Average Value = 86%
 Value x Diameter = 1.7 replacement caliper inches.

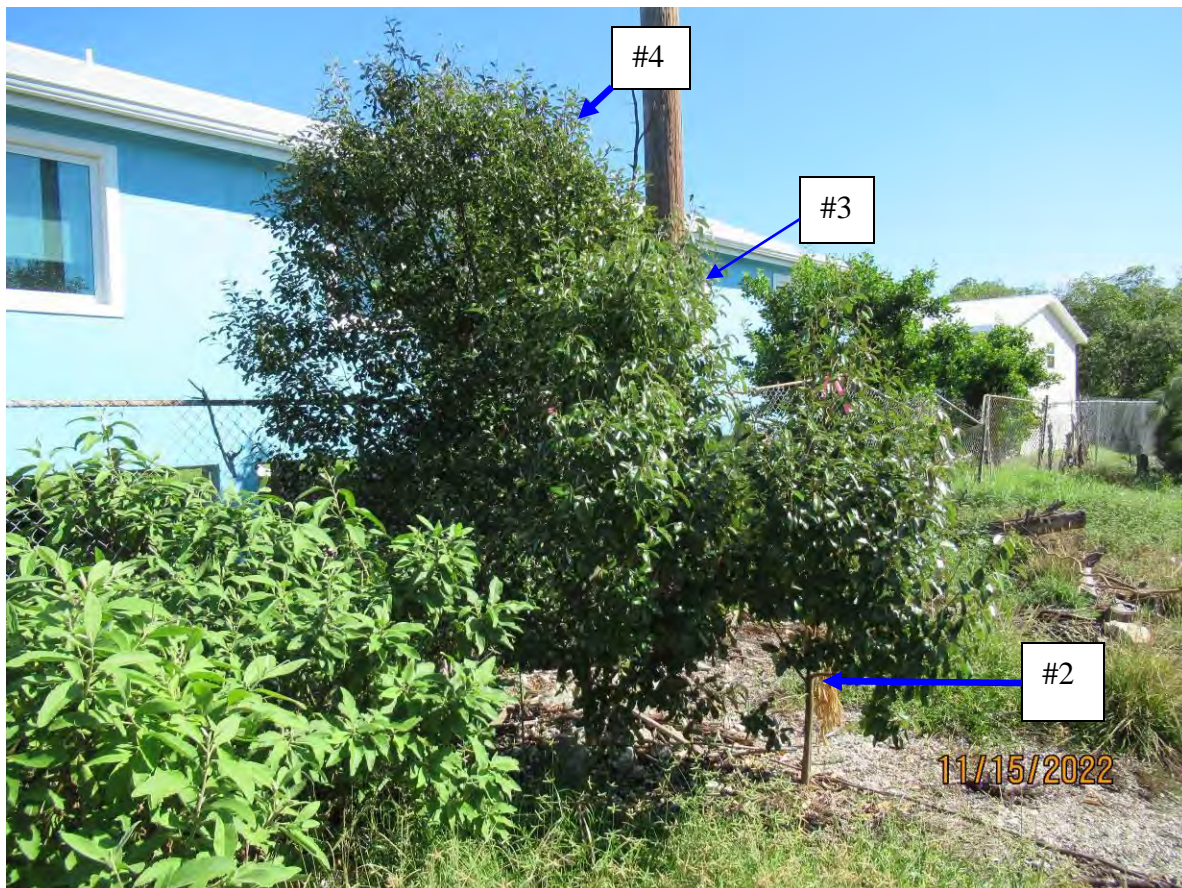
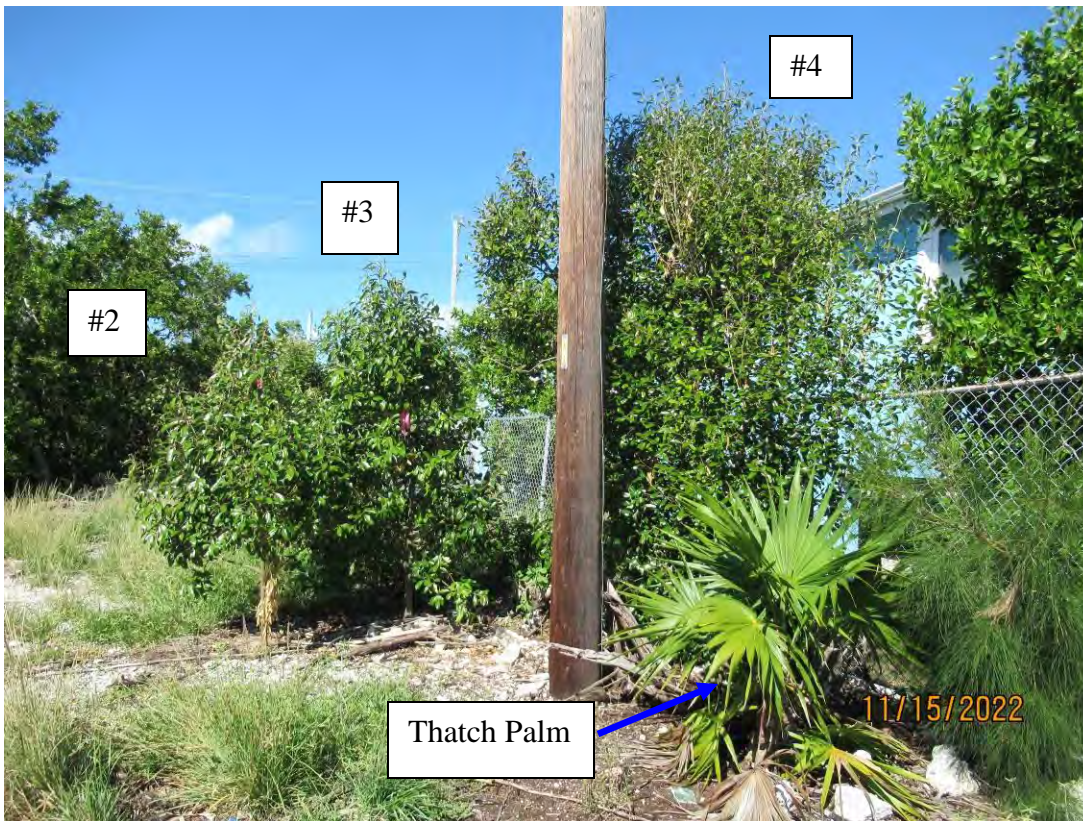


Photo of Jamaican Caper trees 2-4.



2700 Flagler
Avenue property-
work area

Photo showing
Jamaican Caper trees
2-4 and Thatch Palm.



Diameter: 1"
Location: 60% (growing in
vacant lot immediately next to
another tree)
Species: 100% (on protected
tree list)
Condition: 80% (overall
condition is good.)
Total Average Value = 80%
Value x Diameter = 0.8
replacement caliper inches

Diameter: 2"
Location: 60% (growing in
vacant lot immediately next to
another tree)
Species: 100% (on protected
tree list)
Condition: 80% (overall
condition is good.)
Total Average Value = 80%

Value x Diameter = 1.6
replacement caliper inches

Photo of Jamaican Caper trees 2 and 3.



Photo of Jamaican Caper tree #4.

Diameter: 6"

Location: 70% (growing in vacant lot next to property line)

Species: 100% (on protected tree list)

Condition: 80% (overall condition is good.)

Total Average Value = 83%

Value x Diameter = 4.9 replacement caliper inches



Photo of Thatch Palm.

Tree Species: Sea Grape (*Coccoloba uvifera*)



Photo showing whole tree, view 1.



Photo of
whole tree,
view 2.



Photo of
base of tree,
view 1.



Photo of
tree
canopy.



Photo of
tree trunks
and
canopy,
view 1.



Photo of
base of tree,
view 2.



Photo of tree
trunks and
canopy,
view 2.

Diameter: 20"

Location: 80% (growing in vacant lot next to wetland area)

Species: 100% (on protected tree list)

Condition: 40% (overall condition is poor, roots partially uplifted, poor structure with one sided canopy growth.)

Total Average Value = 73%

Value x Diameter = 14.6 replacement caliper inches

Total is all trees approved for removal:

JC1: 1.7"

JC2: 0.8"

JC3: 1.6"

JC4: 4.9"

SG: 14.6"

23.6" plus (1) Thatch Palm, 4 ft tall minimum

Note: Removal of these trees is directly associated with the proposed work to demolish the structure in the southwest corner of 2700 Flagler Avenue. Required replacement trees will be replanted in the area once work has been completed.

Application



Tree Permit Application

2022-0428
palm removal

T2022-0412
canopy removal

Please Clearly Print All Information unless indicated otherwise. Date: 11-7-22
(Physical location) Parcel ID

Tree Address 1501 Venetian Dr (00065420-000000)

Cross/Corner Street Salt Run-Riviera Canal / 2700 Flagler

List Tree Name(s) and Quantity (7) Jamaican Capers, (1) Seagrape + (1) juvenile Thatch palm
Reason(s) for Application: (4)

☒ Remove () Tree Health () Safety ☒ Other/Explain below

() Transplant () New Location () Same Property () Other/Explain below

() Heavy Maintenance Trim () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation Adjacent property owner needs access to demolish structure and install modular. Area of impact is a disturbed, upland area.

Property Owner Name City of Key West

Property Owner email Address

Property Owner Mailing Address PO Box 1409 KW FL 33041

Property Owner Phone Number

Property Owner Signature

*Representative Name

Devika Austin: Catholic Charities Archdiocese of Miami

Representative email Address

daustin@ccadm.org

Representative Mailing Address

2700 Flagler Ave KW FL 33040

Representative Phone Number

305 528 1396

*NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

As of August 1, 2022, application fees are required. See back of application for fee amounts.

Sketch location of tree (aerial view) including cross/corner street. Please identify tree(s) on the property regarding this application with colored tape or ribbon.

JC-1: 2"

JC-2: 1"

JC-3: 2"

JC-4: 6"

SB: 20"

See attached.

No fee
city property



Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Date 11-10-22
Tree Address 1501 Venetian Drive
Property Owner Name City of KW
Property Owner Mailing Address PO Box 1409
Property Owner Mailing City, State, Zip Key West FL 33041
Property Owner Phone Number _____
Property Owner email Address _____
Property Owner Signature _____
Representative Name Devika Austin : Catholic Charities of the Archdiocese of Miami
Representative Mailing Address 2700 Flagler Ave
Representative Mailing City, State, Zip Key West FL 33040
Representative Phone Number 305 528 1396
Representative email Address daustin@ccadm.org

I Todd C. Staughton hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there is any questions or need access to my property.

Property Owner Signature _____

The forgoing instrument was acknowledged before me on this 10th day November.
By (Print name of Affiant) Todd Staughton who is personally known to me or has produced as identification and who did take an oath.

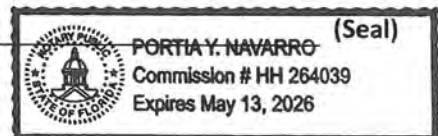
Notary Public

Sign name: Portia Y. Navarro

Print name: PORTIA Y. NAVARRO

My Commission expires: 5/13/2026

Notary Public-State of _____





Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Date 11/15/2022
Tree Address 2700 Flagler Ave. Key West, FL 33040
Property Owner Name Catholic Charities of the Archdiocese of Miami
Property Owner Mailing Address Devika Austin, Manager
Property Owner Mailing City, State, Zip 2700 Flagler Avenue, Key West, FL 33040
Property Owner Phone Number 305-528-1596
Property Owner email Address daustin@ccadm.org
Property Owner Signature [Signature]
Representative Name Philip Frank, Terramar Environmental Services and / or
Representative Mailing Address Joe Scarpelli, WP Horn Architects
Representative Mailing City, State, Zip 1241 Crane Blvd., Sugarloaf Key, FL 33042
Representative Phone Number 305-393-4200
Representative email Address terramar.env@gmail.com

I Devika Austin hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there are any questions or need access to my property.

Property Owner Signature [Signature]

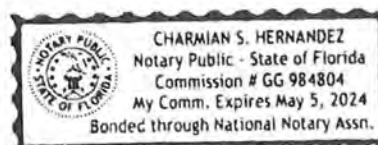
The forgoing instrument was acknowledged before me on this 15th day November.
By (Print name of Affiant) Devika Austin who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: [Signature]

Print name: Charmian Hernandez

My Commission expires: May 5, 2024 Notary Public-State of Florida (Seal)



Karen DeMaria

From: Philip Frank <terramar.env@gmail.com>
Sent: Monday, November 7, 2022 5:29 PM
To: Karen DeMaria
Cc: Joseph Scarpelli; Todd C. Stoughton; Peter Routsis-Arroyo; Allen Perez; William Horn
Subject: [EXTERNAL] Re: [EXTERNAL] Catholic Charities- 2700 Flagler Building Demo
Attachments: Tree Representation Authorization.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Karen.

If Devika cannot attend, either Joe or myself will attend. Once we find that out, we will fill out the agent form if appropriate. We will get that sorted out ASAP.

Regarding the tree impacts, let's assume all trees on the project will be impacted and replaced on-site after the project is done. There will not be transplanting.

Trees on the 2700 property will be replaced where they were removed, same species and sizes as originally installed per the landscape plans.

For the City property, we propose to replace like for like for what is impacted. We could put them in the same locations they are now, or re-arrange them in a better configuration, if the City prefers that. We would be open to alternate plantings or locations if the City has a better use for the impacted plant materials.

Thank you.

Philip A. Frank, Ph.D.
Terramar Environmental Services, Inc.
[1241 Crane Boulevard](#)
[Sugarloaf Key, Florida 33042](#)
[\(305\) 393-4200](#)
terramar.env@gmail.com

On Nov 7, 2022, at 11:42 AM, Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

I'll get the paperwork together for City Management to sign. Who will represent the project at the Tree Commission meeting? If Devika Austin is not planning on attending the meeting then I need a representation form signed and notarized with the name of the person who will be in person at the meeting. I also need to know this information for the City's paperwork.

Are all the trees on the vegetation impact summary being removed? Are some being transplanted? If so, what is the plan for transplanting (either temporary or permanent)?
Sincerely,

Karen

From: Joseph Scarpelli <joe@wphornarchitect.com>
Sent: Friday, November 4, 2022 1:50 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Cc: Todd C. Stoughton <tstoughton@cityofkeywest-fl.gov>; Peter Routsis-Arroyo <parroyo@ccadm.org>; Allen Perez <aperez@perezeng.com>; William Horn <william@wphornarchitect.com>; Philip Frank <terramar.env@gmail.com>
Subject: [EXTERNAL] Catholic Charities- 2700 Flagler Building Demo

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Karen see attached tree commission application for the Dec 12th meeting. Do you need me to submit a hard copy? I am also unclear of what the application fee would be. Let us know and we can acquire a check.

Thanks,

Joseph Scarpelli, RA NCARB
Project Manager



From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Sent: Monday, October 17, 2022 11:52 AM
To: William Horn <william@wphornarchitect.com>
Cc: Todd C. Stoughton <tstoughton@cityofkeywest-fl.gov>; Joseph Scarpelli <joe@wphornarchitect.com>; Peter Routsis-Arroyo <parroyo@ccadm.org>; Allen Perez <aperez@perezeng.com>
Subject: Re: [EXTERNAL] RE: [EXTERNAL] Re: [EXTERNAL] FW: Catholic Charities- 2700 Flagler Building Demo

Do you want/need me to attend?

Sincerely,

Karen

Sent from my iPhone

On Oct 17, 2022, at 11:34 AM, William Horn <william@wphornarchitect.com> wrote:



Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: _____

Tree Address 2700 Flagler Ave., Key West, and adjacent City-owned parcel.

Cross/Corner Street See attached property record and site plan.

List Tree Name(s) and Quantity _____

Species Type(s) check all that apply ☒ Palm () Flowering () Fruit ☒ Shade () Unsure

Reason(s) for Application:

☒ Remove () Tree Health () Safety ☒ Other/Explain below

☒ Transplant () New Location ☒ Same Property () Other/Explain below

() Heavy Maintenance Trim () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation

The project is to use a portion of the property owned by the City for temporary access for demolition of a building. The area is a vacant parcel adjacent to the canal. There are several trees that will be impacted, see attached list. Replanting is proposed to compensate for vegetation impacts.

Property Owner Name Catholic Charities of the Archdiocese of Miami

Property Owner email Address daustin@ccadm.org

Property Owner Mailing Address 2700 Flagler Ave. Key West FL 33040

Property Owner Phone Number 305-528-1596

Property Owner Signature *Daustin*

Representative Name Devika Austin

Representative email Address daustin@ccadm.org

Representative Mailing Address 2700 Flagler Ave. Key West FL 33040

Representative Phone Number 305-528-1596

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit. Tree Representation Authorization form attached ()

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

Please identify tree(s) with colored tape

See attached site plan map. Trees are flagged with orange tape.

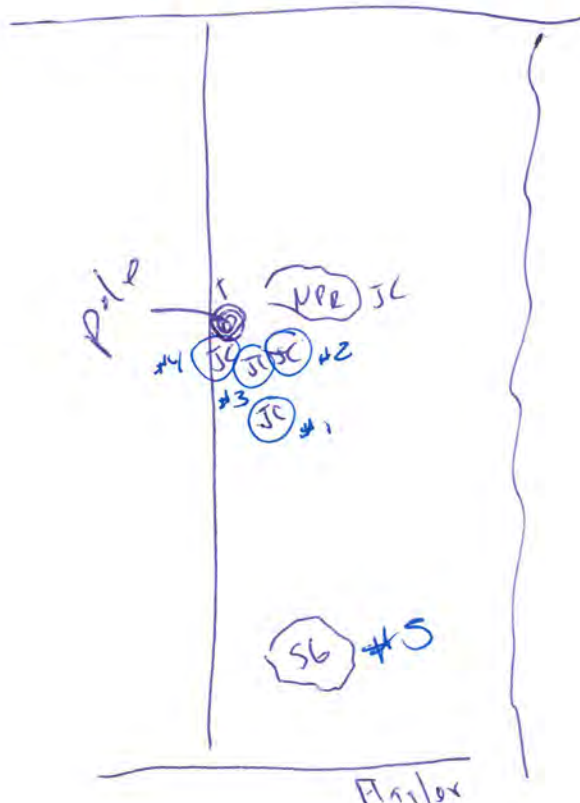
If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

Table 1 - Vegetation Impacts Summary

Common Name	Species	Status	DBH (inches)	Height (feet)	Count	Location	Notes
Jamaica Caper	Capparis cynophallophora	Native	< 1	5	1	City-owned parcel	
Jamaica Caper	Capparis cynophallophora	Native	< 1	5	1	City-owned parcel	
Jamaica Caper	Capparis cynophallophora	Native	2	8	1	City-owned parcel	
Jamaica Caper	Capparis cynophallophora	Native	1	6	1	City-owned parcel	
Jamaica Caper	Capparis cynophallophora	Native	2	8	1	City-owned parcel	
Jamaica Caper	Capparis cynophallophora	Native	6	12	1	City-owned parcel	
Jamaica Caper	Capparis cynophallophora	Native	X	12	1	City-owned parcel	multi-stems
Blackbead	Pithecellobium guardalupense	Native	1	4	1	City-owned parcel	Tree is on R's side, roots exposed. Multi-stems
Seagrape	Coccoloba uvifera	Native	20"	10	1	City-owned parcel	4' tall, 0.5' diameter, small sapling
Florida Thatch Palm	Thrinax radiata	State T	NA	1	1	City-owned parcel	Leaning over, roots exposed, multi-stem
Green buttonwood	Conocarpus erectus	Native	8	12	8	Archdiocese-owned parcel	no clear trunk, small
Silver buttonwood	Conocarpus erectus	Native	4	10	1	Archdiocese-owned parcel	In the landscape area along the fence, one tree has been removed already.
Simsone Stopper	Myrcianthes fragrans	State T	3	12	2	Archdiocese-owned parcel	In the landscape area next to building at Flagler
Natal Plum	Carissa macrocarpa	Exotic	na	1	4	Archdiocese-owned parcel	In the landscape area next to building at Flagler
Coco plum	Chrysobalanus icaco	Native	na	2	2	Archdiocese-owned parcel	Short hedge, potentially 2 trees impacted. Next to building at Flagler.
Total Count					27		

city: Seagrape - 1 ✓
 Jamaican Caper - X 4 ✓
 Juvenile Thatch palm - 1 ✓

Blackbead - NPR
 Seagrape - NPR III
 N. palm - NPR I



Thatch 4 ft tall

**Project Location,
Applicant-Owned
Area**

FLAGLER AVENUE

ARTHUR O'SULLIVAN
ECONOMIST AND COLUMNIST

SEAL

REVISIONS

EMA
JW
JFS
PROJECT NUMBER
2017

LAND USE C-TW

HOUSING PROJECT
2720 FLAGLER AVENUE
KEY WEST, FLORIDA

1. ALL EXISTING SHALES TO REMAIN AND BE MAINTAINED.
2. IF SHALES ARE DAMAGED DURING CONSTRUCTION, IT IS THE CONTRACTORS RESPONSIBILITY TO REPAIR.
3. IF SIDEWALKS ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO REPAIR.

AD-

Trees impacted on City land. See table for summary.

REPLACE ALUMINUM FENCE AFTER CONSTRUCTION, MATCH EXISTING. PROVIDE 3'-0" WIDE GATE FOR ACCESS TO CITY PROPERTY.

REMOVE FENCE AND MASONRY AS NECESSARY TO REMOVE BUILDING DEBRIS FROM SITE. KEEP BOTH PROPERTIES FREE FROM DEBRIS.

EXISTING ALUMINUM 6' HIGH DECORATIVE FENCING AND GATES ALONG FLAGLER AVE.

CONCRETE SIDEWALK

EX. LANDSCAPE AREA

LAND USE SF-2

16' WIDE CONSTRUCTION ROAD, FILL AS NECESSARY TO MAINTAIN LEVEL SURFACE.

REMOVE FENCE AND UTILIZE NEIGHBORING PROPERTY TO REMOVE STRUCTURE. FENCE TO BE REPLACED ON SEPARATE PERMIT. ANY PLANTING REQUIREMENTS ON SEPARATE PERMIT.

REMOVE EX. TELEPHONE POLE

CANAL

REPAIR OR REPLACE ALL CHAIN LINK FENCE PORTIONS THAT WERE REMOVED OR DAMAGED DURING CONSTRUCTION.

TRANSFORMER TO POWER BUILDING "A"

WATER METER BANK LOCATION FOR BUILDING "A"

EXISTING LAUNDRY/STORAGE F.F. +9.75'

Trees impacted on Archdiocese lands. See table for summary.

(F) (B EXISTING UNITS) F.F. +9.75'

EXISTING SIDEWALK

REPLACE LIGHT POLES, DURING CONSTRUCTION.

(A) BUILDING TO BE REMOVED

EXISTING TREES TO REMAIN

location of city trees



Sea grape



Jamaican Capers



Jamaica
caps
Thicket palm
Black head

07/11/2022



07/11/2022

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00065420-000000
 Account# 1068128
 Property ID 1068128
 Millage Group 10KW
 Location N ROOSEVELT Blvd, KEY WEST
 Address
 Legal KW A PARCEL OF LAND LYING BETWEEN N ROOSEVELT BLVD & SOUTH OF FLAGLER AVE PROPOSED CANAL OR93-
 Description 562(II DEED 21515) OR294-280/287
 (Note: Not to be used on legal documents.)
 Neighborhood 31040
 Property Class STATE PARKS (8000)
 Subdivision
 Sec/Twp/Rng 33/67/25
 Affordable No
 Housing

Owner

CITY OF KEY WEST
 PO Box 1409
 Key West FL 33041

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$655	\$655	\$655	\$655
= Just Market Value	\$655	\$655	\$655	\$655
= Total Assessed Value	\$655	\$655	\$655	\$655
- School Exempt Value	(\$655)	(\$655)	(\$655)	(\$655)
= School Taxable Value	\$0	\$0	\$0	\$0

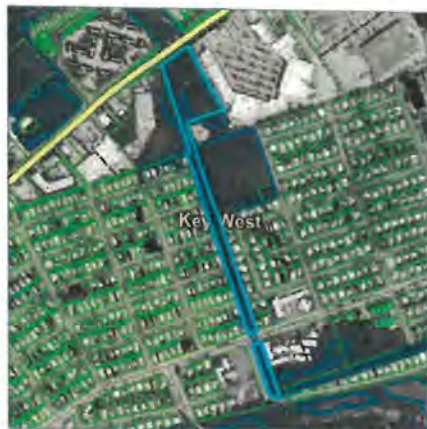
Land

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	6.55	Acreage	0	0

View Tax Info

[View Taxes for this Parcel](#)

Map



No data available for the following modules: Buildings, Yard Items, Sales, Permits, Sketches (click to enlarge), Photos, TRIM Notice.



Overview



Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- [] Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID	00065420-000000	Alternate ID	1068128	Owner Address	CITY OF KEY WEST
Sec/Twp/Rng	33/67/25	Class	STATE PARKS		PO Box 1409
Property Address	N ROOSEVELT Blvd				Key West, FL 33041
	KEY WEST				
District	10KW				
Brief Tax	KW A PARCEL OF LAND LYING BETWEEN N ROOSEVELT BLVD & SOUTH OF FLAGLER AVE PROPOSED CANAL OR93-562(II				
Description	DEED 21515) OR294-280/287				
	(Note: Not to be used on legal documents)				

Date created: 11/10/2022
Last Data Uploaded: 11/10/2022 5:30:18 AM

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By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00065090-000000
 Account# 1065617
 Property ID 1065617
 Millage Group 10KW
 Location 2700-2706 FLAGLER Ave, KEY WEST
 Address
 Legal Description KW NO 29 A PARCEL OF LAND LYING SE OF FLAGLER AVE 4.93AC G66-160 OR19-275 OR34-16 OR321-476/478 OR729-732D/C
 (Note: Not to be used on legal documents.)
 Neighborhood 31100
 Property CHURCHES (7100)
 Class
 Subdivision
 Sec/Twp/Rng 04/68/25
 Affordable Housing No



Owner

CARROLL COLEMAN F B OF THE DIOC OF
 MIAMI ROM
 9401 Biscayne Blvd
 Miami Shores FL 33138

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$3,994,700	\$1,665,618	\$1,694,191	\$1,736,166
+ Market Misc Value	\$83,950	\$17,749	\$18,283	\$18,817
+ Market Land Value	\$2,086,672	\$2,086,672	\$2,086,672	\$2,086,672
= Just Market Value	\$6,165,322	\$3,770,039	\$3,799,146	\$3,841,655
= Total Assessed Value	\$6,165,322	\$3,770,039	\$3,799,146	\$3,841,655
- School Exempt Value	(\$6,165,322)	(\$3,770,039)	(\$3,799,146)	(\$3,841,655)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(9500)	1.72	Acreage	0	0
COMMERCIAL EXEMPT (100E)	3.21	Acreage	557	386

Buildings

Building ID 884
 Style APTS-A / 03A
 Building Type 9683
 Gross Sq Ft 3614
 Finished Sq Ft 3614
 Stories 1 Floor
 Condition GOOD
 Perimeter 330
 Functional Obs 0
 Economic Obs 0
 Depreciation % 23
 Interior Walls

Exterior Walls CUSTOM
 Year Built 2004
 Effective Year Built 2004
 Foundation
 Roof Type GABLE/HIP
 Roof Coverage ASPHALT SHINGL
 Flooring Type
 Heating Type
 Bedrooms 0
 Full Bathrooms 10
 Half Bathrooms 0
 Grade 400
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	3,614	0	0
FLA	FLOOR LIV AREA	3,614	3,614	0
OPU	OP PR UNFIN LL	1,315	0	0
PDO	PATIO DIN OPEN	1,140	0	0
TOTAL		9,683	3,614	0

Building ID 65355
 Style 1 STORY ELEV FOUNDATION
 Building Type APARTMENTS / 03C
 Gross Sq Ft 2261
 Finished Sq Ft 1728
 Stories 1 Floor
 Condition GOOD

Exterior Walls C.B.S.
 Year Built 2021
 Effective Year Built 2021
 Foundation CONC PILINGS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CERM/CLAY TILE

Karen DeMaria

From: Todd C. Stoughton
Sent: Thursday, October 20, 2022 1:17 PM
To: Patti McLaughlin
Cc: Kelly M. Crowe; Karen DeMaria; Dorian E. Patton
Subject: Catholic Charities- 2700 Flagler Building Demo
Attachments: Catholic Charities - 2700 Flagler - Construction Rd and Demo.pdf; Catholic Charities.pdf

Patti,

Kelly and I met with the architects (Bill Horn) and the Engineering Firm (Perez Engineering) who has requested to use the City's utility access next to their property. They have met and been approved by KEYS Energy, and they still need to meet with FKAA. Kelly gave specific direction on what he needs and they have been working with Karen Di Maria on moving protected trees.

I recommend that we allow them to use our utility lane as per staff conditions. They are still in the planning phase of the project, but wanted our permission before moving forward.

Respectfully,

Todd

From: William Horn <william@wphornarchitect.com>
Sent: Friday, October 14, 2022 11:48 AM
To: Todd C. Stoughton <tstoughton@cityofkeywest-fl.gov>
Cc: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>; Joseph Scarpelli <joe@wphornarchitect.com>; Peter Routsis-Arroyo <parroyo@ccadm.org>
Subject: [EXTERNAL] FW: Catholic Charities- 2700 Flagler Building Demo

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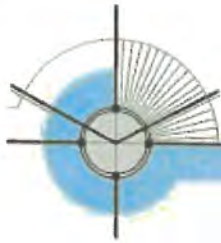
Hi Todd,

Karen told me I should reach out to you to get direction for our need to use a strip of City owned property next to Catholic Charities property at 2700 Flagler Avenue (see attached drawing). You can talk to Karen to quickly get an understanding of why we need to use the strip of land, she is very familiar with the property. Basically we need to rebuild a 10 unit modular building used for HUD funded elderly disabled people because it is disrepair and uninhabitable. The existing building "A" (see attached drawing) is in the back of the property behind the new buildings we just built so we can't bring the new modular units through our property but could if we were able to use the City's property. We would do whatever Karen and or engineering needs and leave the property in better condition than it is now, but we need to know if the City will allow us to use the property (it is not being used for anything at this time).

Please let me know if we should meet to go over this or if we can just initially just talk on the phone?

Thanks, Bill

William P. Horn, R.A., NCARB, LEED AP (BD+C)



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From: Joseph Scarpelli [mailto:joe@wphornarchitect.com]

Sent: Friday, October 14, 2022 9:43 AM

To: William Horn

Subject: Catholic Charities- 2700 Flagler Building Demo

See attached demo and construction road plan. We will still need an existing condition report from Phil Frank and then determine what the city would want replanted.

Thanks,

Joseph Scarpelli, RA NCARB

Project Manager



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This will be the entrance/exit for construction vehicles and contractors.

Catholic charities is demolishing this building and then rebuilding a new dorm on the same footprint.

Catholic charities is asking to use our easement to access the building for construction.