



DEVELOPMENT APPLICATION

promenade will be an average width of 40 feet wide and extends more than 2,500 feet along the bulkhead. A proposed future pedestrian/bicycle bridge at Admiral's Cut will link the Park's waterfront promenade to the waterfront promenade of the Westin Marina leading to the City's central business area to the north.

Sec. 108-243. – Land clearing, excavation and fill, tree protection, landscaping and irrigation plan

- Drainage and surface water plans prepared by a State of Florida registered engineer, Perez Engineering and Development, Inc., are provided as part of the permit application package. (See Appendix C, Sheets CC-00 through CC-10). The drainage and surface water management plan will meet the City of Key West's required performance criteria as identified in Chapter 110 of the City of Key West Code of Ordinances. During the process of construction, provisions will be made for the adequate management of on-site surface run-off; erosion control; movement and stockpiling of soil materials; and other actions as may be necessary for the adequate and environmentally conscious construction of the project. There will be adequate management of any other site development impacts that may arise from the construction process.
- As a previous naval base, the site contains limited tree cover. The Truman Waterfront Park design includes an existing tree disposition plan that responds to existing trees identified and the proposed site design. Where feasible and applicable, on-site trees will be preserved or relocated to other areas of the site as may be required by the new park design. The method to be utilized in the preservation and relocation of trees will be presented as part of the construction documents and for City of Key West permit approval. A tree removal permit will be obtained as required by the City of Key West. (See Appendix C, sheets LT-00 through LT-11).
- Landscaping Plan - A landscape plan has been prepared. (See Appendix C, sheets LL-00 through LL-12). The working drawings for the landscape plans will include specifications for landscaping for all areas of the project and will comply with the performance criteria included in Article VI of Chapter 108 of the City of Key West Code of Ordinances. An irrigation plan will be developed once the landscape plans are confirmed and plant material locations and species finalized. Approvals for the landscape master plan, irrigation plans and the tree disposition plans will be obtained from the City of Key West Tree Commission.

Landscape maintenance program

- The following landscape maintenance plan is an outline program to describe the efforts required by the City staff to maintain the park and allow the Truman Waterfront Park plantings to thrive in a safe and vigorous manner while fulfilling their intended purpose and conserving natural resources. Once the final landscape plans are prepared and plant material locations and species confirmed, a more detailed long term maintenance program will be developed.
- All pruning shall be completed in full compliance with Key West, Code of Ordinances Chapter 110, Article VI Division 5 and ANSI A300 Part 1. Fertilization shall be completed per ANSI A300 Part 2.
- To limit the proliferation and/or spread of disease, infections, or insects, all maintenance implements shall be completely sanitized and sterilized between operations between each palm, canopy tree, or ornamental tree.

Weekly maintenance

Watering – All grass, groundcover, and shrubs should receive a minimum of one inch (1") of water weekly. For the first year, palms shall receive, on a weekly basis, a thorough soaking to the depth



DEVELOPMENT APPLICATION

of the root ball. Canopy and ornamental trees shall receive, on a weekly basis, a thorough soaking to the depth of their root ball for not less than a year for each inch of trunk caliper at the time of planting.

Drainage – Undue compaction around plants shall be avoided. If standing or ponding water is observed in landscape areas, aside from storm water retention/detention areas, corrective measures should be taken to establish positive drainage.

Turf Grass - All grassed areas are to be mowed and trimmed with sufficient frequency to maintain a deep, healthy root system while providing a neat and clean appearance to the urban landscape.

Weeding and Herbicide - All planting areas shall be maintained as weed free, enlisting an Integrated Pest Management method. Extreme care shall be taken when chemical herbicides are used to avoid overspray onto plants.

Pest and Disease - Removal of dead, dying, or damaged branches and diseased or insect infested plant parts is an effective way to limit the spread of decay, disease, and insects to other portions of the plant or to neighboring plants.

Monthly Maintenance

Staking and Guying – Staking and guying shall be inspected to insure they are serving their intended purpose. If deficiencies in staking or guying are observed, corrective measures should be taken immediately. Staking and guying materials shall be removed from palms one year after installation. Staking and guying on canopy and ornamental trees shall be maintained for a minimum of one year for each inch of caliper at the time of planting. Staking and guying on canopy and ornamental trees shall be adjusted to accommodate growth of said tree and to avoid girdling, strangling or scarring. Under no circumstance shall guying and staking be removed from any plant (canopy tree, ornamental tree, or palm) during the Atlantic Hurricane Season (June 1 through November 30).

Palms – Remove dead and brown fronds and mature fruit. Healthy fruit and fronds, or fractions thereof, may be removed when they present safety concerns. Fronds and fruit are to be maintained to prevent potential roadway and pedestrian hazards.

Quarterly maintenance

Pruning Formal Hedges – The desired appearance of a formal hedge is a hard outline of foliage from the top of the hedge to the ground. So that uniform airflow and sunlight reaches all parts of the plant, trimming should be performed so that the base of the hedge is wider than the top. Formal hedges shall be maintained to dimensions as defined in the Key West Code of Ordinances. Mechanical or manual methods are acceptable. All cuts shall be clean and perpendicular to stems and branches. Ripping or tearing is not permitted. Remove all dead, diseased, or injured branches. Formal hedges should be clipped while the new growth is green and succulent. Flowering formal hedges should be sheared after they have bloomed since more frequent shearing reduces number of blooms. If the blooms are of secondary importance, pruning may be conducted at any time.

Fertilizer – Provide a slow release specialized palm fertilizer with micro nutrients and appropriate water. Application rates shall be per manufacture instructions and ANSI A300 Part 2.

Semi annual maintenance

Pruning Informal Shrubs, Groundcover, and Plant Massing – Informal hedges consist of closely planted shrubs and groundcovers which are allowed to develop into their natural shape. Pruning



DEVELOPMENT APPLICATION

should consist of thinning and cutting back terminal shoots to a bud or node just enough to maintain desired height and width. Mechanical pruning or trimming into various geometric shapes is not permitted; cut each branch separately to different lengths with hand pruners. Remove all dead, diseased, or injured branches prior commencing with any other pruning operations. Remove branches that cross or touch each other and those which look out of place. Pruning shall be carried out in keeping with the health and natural growth of the plant. A thinner canopy edge will allow more light penetration and help keep interior leaves on the plant alive and healthy. Where appropriate, clear visibility for motorists and vertical clearance for pedestrian, bicyclist, and truck traffic shall be maintained.

Mulching – Three inches (3") of organic mulch shall be maintained at all times around all trees, palms, shrubs and ground cover. Avoid mulch mounded up on the trunks of trees, palms, and the base of shrubs to encourage air movement in these areas which aids in lowering disease susceptibility. Mulch depths in excess of 3" are prohibited. Mulch shall be organic shredded or chipped wood derived from invasive Florida species such as Floramulch. Cypress mulch is not permitted nor is colored red mulch or other similar colored type mulch.

Annual maintenance

Pruning Trees – Tree pruning shall be carried out with the health and natural growth of plant materials in mind. Trees should not be pruned without a clearly defined objective such as reducing the risk of failure by improving structure and removing dead branches; raising or reducing the crown to provide clearance; thinning the crown to increase air and light penetration and maintaining Florida No. 1 characteristics and growth habits. Removing the correct stems and branches to accomplish the specified objectives is as important as making the correct pruning cuts. To minimize reduction of next year's flowers, prune spring-flowering plants in late spring before the flower buds set for the next season. To promote health, vigor, and rapid closure of pruning wounds, trees should be pruned just before or immediately following the spring growth flush. Where appropriate, clear visibility for motorists and vertical clearance for pedestrian, bicyclist, and truck traffic shall be maintained.

- Irrigation Plan - A complete site irrigation plan will be prepared as part of the construction drawings submittal. The irrigation plan will meet all requirements of the City of Key West Code of Ordinances Section 108-515.

Sec. 108-244. – On-site and off-site parking and vehicular, bicycle, and pedestrian circulation

- The site plan indicates the proposed parking areas for the project. The unique location of the Truman Waterfront Park, within easy pedestrian and bicycle access from most areas of the City of Key West, and in particular the Historic Commercial-Oriented areas of the Downtown, will result in a reduction of the vehicle access needs of potential park users. The proposed roadway, pedestrian and bicycle system and the waterfront promenade and its linkage to the Downtown waterfront and the City via Admiral's Cut will provide for easy access by all modes of transportation and in particular by walking and cycling.
- Although there are no national or local standards for required parking for city parks, the development plan accommodates the parking demand identified for the uses proposed within the park. Utilizing the city's standard parking requirements for the proposed uses in the park, a total of 366 parking spaces are required. Due to the site's configuration and limited land area, the plan indicates 316 parking spaces, a total of only 50 less than required by Code. With 276 bicycle parking spaces indicated on the plan, over 200 more than required, the deficit parking spaces are being substituted by the additional bicycle parking spaces based on the allowed 4 to 1 substitution ratio. This will provide ample parking on site for park users and encourage pedestrian and bicycle access to the park.