

**City Commission Resolution 12-018 to Initiate  
Development Agreement**

**Planning Board Resolution 2011- 049  
Major Development Plan and Approved Site Plans**

RESOLUTION NO. 12-018

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, GRANTING PERMISSION TO INITIATE A DEVELOPMENT AGREEMENT FOR THE HIGGS BEACH PARK PROPERTY (1000 ATLANTIC BOULEVARD); PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Section 90-679 of the Code of Ordinances, the City Commission is allowed to determine whether it is willing to consider entering into a proposed Development Agreement prior to the commencement of the normal process of approving a Development Agreement;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the City Commission is amenable to considering a development agreement for the Higgs Beach Park property (1000 Atlantic Boulevard) in accordance with section 90-679 of the Code of Ordinances.

Section 2: That Monroe County is encouraged to work with Planning and City staff in the submission of such a development agreement for City Commission consideration.

Section 3: 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 Commission.

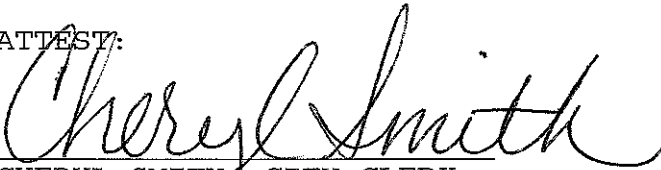
Passed and adopted by the City Commission at a meeting held this 3rd day of January, 2012.

Authenticated by the presiding officer and Clerk of the Commission on January 4, 2012.

Filed with the Clerk January 4, 2012.

  
\_\_\_\_\_  
CRAIG CATES, MAYOR

ATTEST:

  
\_\_\_\_\_  
CHERYL SMITH, CITY CLERK

## EXECUTIVE SUMMARY



**To:** Jim Scholl, City Manager  
**Through:** Donald Leland Craig, AICP, Planning Director  
**From:** Nicole Malo, Planner  
**Date:** January 18, 2012  
**RE:** 1000 Atlantic Boulevard, Higgs Beach Park  
Request for Permission to Initiate a Development Agreement

### Action Statement

**Request:** Preliminary City Commission authorization to enter into a Development Agreement with the County for the redevelopment of the Higgs Beach Park per Section 90-679 of the Land Development Regulations

**Location:** 1000 Atlantic Boulevard, Higgs Beach Park

### Background

The City's Land Development Regulations allow the City Commission, at its sole discretion, to enter into Development Agreements with property owners. Section 90-679 of the Code requires the City Commission to first make a preliminary determination regarding their willingness to enter into such an Agreement prior to the normal process of application submittal, Planning Board review and City Commission hearing of a negotiated Agreement.

On December 12, 2011, Monroe County Mayor, Heather Caruthers, on behalf of the County who is the property owner of Higgs Beach Park, submitted a request for such preliminary City Commission consideration, after consulting with the Planning Department to discuss options to extend the proposed Major Development Plan/Master Plan approval timeline. The request was submitted pursuant to Section 90-678 which requires the applicant to initiate the process through the city administrative official (in this case the Planning Department).

The Higgs Beach Park Master Plan proposes a phased approach to the development schedule of the approximately 17.5 acres site. The entire project is proposed to be complete within the next 10-15 years as grant funding and other funding sources become available. The proposal includes major infrastructural improvements such as the relocation of Atlantic Boulevard, a stormwater management plan, redeveloped parking

areas, bicycle pathways, and playground areas; and smaller improvements such as a new nature and visitors center and bathrooms facilities, pedestrian trails, ball courts and open space areas flanked by major landscape improvements.

The Major Development Plan was approved by the Planning Board on October 20, 2011 through Resolution 2011- 049; although final Master Plan approval will be granted by the City Commission at the same time that the final Development Agreement approval is requested. Given the size of the project and complexity of the funding acquisition, it is appropriate for the Commission to consider extending the Development Plan approval timeline into a Development Agreement, thereby giving the City and County the additional time needed to acquire funding in a manner consistent with the phased construction schedule. Additionally, the County has requested that application fees be waived as part of this request. While the Development Agreement process is not right for every project, it is generally most suitable for large-scale projects of this nature.

Although up to ten years are allowed for a Development Agreement per City Code, it is up to the Commission to determine what timeframes will be appropriate for this project, should the Commission decide to issue this preliminary determination.

The Land Development Regulations acknowledge the findings of the state legislature that enable Development Agreements under Florida Statute, as follows (see Section 90-676):

- (1) The lack of certainty in the approval of development can result in a waste of economic and land resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning.*
- (2) Assurance to a developer that, upon receipt of a development permit, the applicant may proceed in accordance with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in ensuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning and reduces the economic costs of development.*
- (3) The comprehensive planning process should be furthered by authorizing local governments to enter into development agreements with developers. The intent is to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.*

Should the Commission give the applicant preliminary authorization to move forward with an application for a Development Agreement, the applicant would be required to provide a draft agreement as well as other information required by the code. The draft agreement would be heard first by the Planning Board and then be submitted to the City Commission for public hearing.

**Options / Advantages / Disadvantages:**

**Option 1.** Approve the preliminary request by the applicant to consider a Development Agreement for the Higgs Beach Park Master Plan project.

1. **Consistency with the City's Strategic Plan, Vision and Mission:** This action is consistent with the mission and vision of the city.
2. **Financial Impact:** The ability to implement a Development Agreement for the Higgs Beach Park Master Plan will promote long-term cost savings including staff time.

**Option 2.** Do not approve the request and require the applicant to use limited timelines associated with Development Plan approvals for the project.

1. **Consistency with the City's Strategic Plan, Vision and Mission:** This action is inconsistent with the mission and vision of the city.
2. **Financial Impact:** The denial of the County's request could cause long term expenditure of city staff time.

**Staff Recommendation**

Option 1: Approval of the preliminary request to enter into a Development Agreement



**BOARD OF COUNTY COMMISSIONERS**

Mayor David Rice, District 4  
Mayor Pro Tem Kim Wigington, District 1  
George Neugent, District 2  
Heather Carruthers, District 3  
Sylvia J. Murphy, District 5

Honorable Mayor Craig Cates  
City of Key West  
3126 Flagler Avenue  
Key West, Florida 33040



Dear Mayor Cates,

December 12, 2011


Last January, Monroe County completed a Master Plan for Higgs Beach Park. The Master Plan was a result of over two years effort by my office, City Commissioner Johnson, Friends of Higgs Beach, stakeholders, interested residents and County/City staffs. As a result of several design charrettes and numerous public meetings, consensus was reached and an overall plan for the redevelopment of Higgs Beach was prepared based upon this input. On January 19, 2011, the Monroe County Board of Commissioners authorized the design team to proceed with the development approval process and to that end, a Major Development Plan application was prepared and submitted to the City on July 1, 2011.

Pursuant to Section 90-678 of the City Code, Monroe County wishes to enter into a Development Agreement to implement the Master Plan for Higgs Beach Park. Due to the scope of this project, the County seeks an agreement with the City to allow a ten-year timeframe for implementation of the Master Plan.

Higgs Beach is an important asset for both City and County residents as well as visitors. Last October, the City graciously approved our request to waive the application fees for the Development Plan application process. The County is requesting the City waive application fees for the Development Agreement process as well.

We hope the City will consider this request at the earliest City Council meeting. Thank you for your assistance in this matter,

Sincerely,

  
Heather Carruthers, Commissioner  
Monroe County District 3

cc: Teri Johnson, City Commissioner District V (via email)  
Don Craig, Key West Planning Director (via email)  
Larry Erskine, Key West Attorney (via email)  
Nat Cassel, Monroe County Assistant County Attorney (via email)  
Jerry Barnett, Monroe County Project Management Director (via email)  
Bill Horn, Architect (via email)  
Barbara Mitchell, Mitchell Planning and Design (via email)

**RESOLUTION NUMBER 2011-049**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN APPROVAL PER SECTIONS 108-91 AND 108-96 THROUGH 108-957 FOR PROPERTY LOCATED AT HIGGS BEACH PARK (RE# 00058800-000000, 00058790-000100, 00058790-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is located in the Public Service and Semipublic service (PS) zoning district; and

**WHEREAS**, Section 108-91 of the Code of Ordinances provides that outside the Historic District a Major Development Plan is required for the addition of outdoor activity or similar activities equal or greater than 5,000 square feet; and

**WHEREAS**, the applicant proposed a Master Plan with associated Landscape Plan and Civil Drainage Plan to redevelop the Higgs Beach Park; and

**WHEREAS**, Section 108-196(a) requires the Planning Board to review and approve, approve with conditions, or deny the proposed Major Development Plan; and

  
Chairman  
  
Planning Director



**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on October 20, 2011; and

**WHEREAS**, the granting of a Major Development Plan application is consistent with the criteria of the Code of Ordinances; and

**WHEREAS**, the granting of a Major Development application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and



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

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

**Section 2.** That a Master Plan for redevelopment of Higgs Beach Park located in the PS zoning district per Section 108-91 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida (RE# 00058800-000000, 00058790-000100, 00058790-000000), as shown in the attached plans dated August 30, 2011 with the following conditions of approval:

**General Conditions:**

1. City Commission approval of the Intergovernmental Agreement

  
Chairman  
  
Planning Director

2. Staff approval of a composting facility is required by the City's Planning and Engineering Departments. Operations maintenance of the composting center shall be provided by the County and will remain in its adjacent location as proposed on the site plans.
3. The recycling center shall be screened from view by a fence and vegetation approved by the City's Urban Forester.
4. The applicant is responsible for designing and submitting a Signage Plan that is compatible with Section 108-285 of the Code to the Planning Department for approval before implementation.
5. Construction on the site including the development of Nature Visitors Center is required to be consistent with Chapter 255.2575(2), Florida Statutes which requires compliance with an accepted third party environmental standard (see Attachment for the full language of the relevant section of the statute).
6. Lighting shall be designed to "Dark Sky" lighting standards and shall meet energy efficiency standards established by an accepted third party environmental standard consistent with F.S Chapter 255.2575(2).
7. Tree Commission approval is required for each phase of the removal/relocation and replacement of the Landscape Plan.
8. The wetland areas of the Whistling Duck Pond and the F.A.A Tower are required to be noted on the Landscape Plan. An upland/wetland jurisdictional line needs to be set for the area and work within the area requires environmental permitting and possible mitigation.

  
Chairman  
  
Planning Director

9. Revise design of scooter and bicycle parking areas to separate uses and add additional bollards or bicycle friendly parking areas throughout the park.

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

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

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

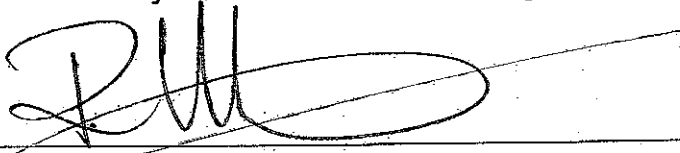
**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review

  
Chairman  
  
Planning Director

period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 20th day of October, 2011.

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



Richard Klittenick, Chairman  
Key West Planning Board

10/28/2011

Date

Attest:



Donald Leland Craig, AICP  
Planning Director

10/28/11

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

10-31-11

Date



Chairman



Planning Director

# Site Plans

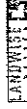
*[Handwritten signature]*  
ac

WILLIAM P. HIGGS  
ARCHITECT, P.A.

CLARENCE HIGGS BEACH  
KEY WEST, FLORIDA  
34890

CLARENCE HIGGS BEACH  
KEY WEST, FLORIDA  
34890

HIGGS BEACH  
KEY WEST, FL



METALL, HIGGS & HIGGS  
INDUSTRIAL ARCHITECTURE  
DESIGN

PLANNING ARCHITECTURE  
DESIGN

LANDSCAPE ARCHITECTURE  
DESIGN



SEAL

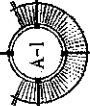
THE HIGGS BEACH  
KEY WEST, FLORIDA  
34890

DATE  
09-22-10  
05-08-11 DRG  
05-08-11 PL. D.

REVISIONS  
1.0  
05-08-11  
05-08-11

DESIGNED BY  
G.M.

PROJECT  
NUMBER  
1008



SITE DATA	
SITE AREA: 762,891 SF. (17.6 ACRES)	
LAND USE: PS (PUBLIC SERVICES INC. RECREATION & OPEN SPACE)	
FLOOD ZONE: AE - 1/2 FT. 150' / AE - 110' / AE - 10' / AE - 1'	
SETBACKS:	
FRONT SETBACK (W/1/2 STREET)	
REQUIRED = 25'-0"	(WOOD DECK)
EXISTING = 25'-0"	(WOOD DECK)
PROPOSED = 25'-0"	(WOOD DECK)
SIDE SETBACK (GABEL MANNA COURT)	
EXISTING = 15'-0"	(WOOD DECK)
PROPOSED = 15'-0"	(WOOD DECK)
REAR SETBACK (REYNOLDS STREET)	
EXISTING = 25'-0"	(WOOD DECK)
PROPOSED = 25'-0"	(WOOD DECK)
REAR SETBACK (REYNOLDS STREET)	
EXISTING = 25'-0"	(WOOD DECK)
PROPOSED = 25'-0"	(WOOD DECK)
COASTAL CONST. CONTROL LINE:	
REQUIRED = 5'-0"	(WEST MARTELLO)
EXISTING = 5'-0"	(WEST MARTELLO)
PROPOSED = 5'-0"	(WEST MARTELLO)
PARK (OUTRIGGER AND SAILBOAT AREAS)	
ALLOWABLE: 0.3 MAX. (10,827 SF.)	
EXISTING: 0.02 (24,000 SF.)	
PROPOSED: 0.02 (24,000 SF.)	
HEIGHT: ALLOWED: 35.0' (WEST MARTELLO)	
EXISTING: 35.0' (WEST MARTELLO)	
PROPOSED: 35.0' (WEST MARTELLO)	
LIT. COVERAGE AREA:	
REQUIRED: 105,145 S.F. (4.52 MAX.)	
EXISTING: 33,845 S.F. (1.33 MAX.)	
PROPOSED: 33,872 S.F. (1.33 MAX.)	
IMPERVIOUS AREA:	
REQUIRED: 381,446 S.F. (8.63 MAX.)	
EXISTING: 238,495 S.F. (5.20 MAX.)	
PROPOSED: 239,333 S.F. (5.20 MAX.)	
LANDSCAPE AREA:	
REQUIRED: 122,678 S.F. (2.79 MAX.)	
EXISTING: 52,339 S.F. (1.17 MAX.)	
PROPOSED: 50,100 S.F. (1.13 MAX.)	
OPEN SPACE (INCLUDES RECREATIONAL OPEN SPACE):	
REQUIRED: 163,678 S.F. (3.69 MAX.)	
EXISTING: 279,358 S.F. (6.17 MAX.)	
PROPOSED: 284,008 S.F. (6.17 MAX.)	
PARKING:	
EXISTING: 145 SPACES	
PROPOSED: 145 SPACES (INCLUDES 8 HANDICAP SPACES)	
BIKE/SCOOTER PARKING:	
EXISTING: 60 SPACES (416 NOT CONFORMING)	
PROPOSED: 46 SPACES	

# CLARENCE HIGGS BEACH MASTER PLAN KEY WEST, FLORIDA

MASTER PLAN TEAM MEMBERS		LIST OF DRAWINGS	
<b>ARCHITECT:</b> WILLIAM P. HIGGS ARCHITECT, P.A. WILLIAM P. HIGGS, P.E., LEED AP SHELIA MEDINA, LEED AP 888 WEST 11 <sup>TH</sup> AVENUE KEY WEST, FLORIDA 34890 TEL: (305) 291-2000	<b>PLANNER:</b> MITCHELL PLANNING & DESIGN MITCHELL PLANNING & DESIGN 1500 S.W. 104 <sup>TH</sup> BLVD. #200 MIAMI, FLORIDA 33130 TEL: (305) 850-0000	<b>LANDSCAPE DESIGN:</b> LANDSCAPE DESIGN LADONNE DESPAIN LADONNE DESPAIN, PLA 888 WEST 11 <sup>TH</sup> AVENUE KEY WEST, FLORIDA 34890 TEL: (305) 291-2000	A-1 COVER SHEET, SITE DATA. A-2 EXISTING SITE PLAN (1" = 60.0') A-3 PROPOSED SITE PLAN (1" = 60.0') A-4 PARTIAL SITE PLAN (1" = 100') A-5 PARTIAL SITE PLAN (1" = 100') A-6 PARTIAL SITE PLAN (1" = 100') A-7 VISITORMANURE CENTER, PLANS, ELEVATIONS & RENDERINGS A-7.1 VISITORMANURE CENTER, ELEVATIONS & RENDERINGS A-8 STORAGE BUILDINGS, PLANS, ELEVATIONS, RENDERINGS & BITE DETAILS E-1 LIGHTING SITE PLAN
<b>CIVIL ENGINEERING:</b> PEREZ ENGINEERING AND DEVELOPMENT, INC. ALLEN E. PEREZ, PE 3001 S.W. 20 <sup>TH</sup> AVENUE MIAMI, FLORIDA 33135 TEL: (305) 251-7000	<b>LANDSCAPE DESIGN:</b> LANDSCAPE DESIGN LADONNE DESPAIN LADONNE DESPAIN, PLA 888 WEST 11 <sup>TH</sup> AVENUE KEY WEST, FLORIDA 34890 TEL: (305) 291-2000	<b>TRAFFIC ENGINEERING:</b> TRAFIC ENGINEERING TRAFIC TECH CONSULTING JORDAN VAMOLIS, PE 1000 N. UNIVERSITY BLVD. SUITE 1000 MIAMI, FLORIDA 33136 TEL: (305) 344-0000	C-1 CONCEPTUAL DRAINAGE PLAN C-2 CONCEPTUAL DRAINAGE PLAN A C-3 CONCEPTUAL DRAINAGE PLAN B C-4 CONCEPTUAL DRAINAGE PLAN C L-1 TREE IMPACT PLAN L-2 CODE PLANTING & TREE RELOCATIONS L-3 PLANTING DETAILS & SUGGESTED PLANT PALETTE SURVEY
<b>STRUCTURAL ENGINEERING:</b> ISLAND ENGINEERING, INC. FREDERICK H. HILTZENRANTZ, PE 3001 S.W. 20 <sup>TH</sup> AVENUE SUITE 1000 MIAMI, FLORIDA 33135 TEL: (305) 251-7000	<b>STRUCTURAL ENGINEERING:</b> ISLAND ENGINEERING, INC. FREDERICK H. HILTZENRANTZ, PE 3001 S.W. 20 <sup>TH</sup> AVENUE SUITE 1000 MIAMI, FLORIDA 33135 TEL: (305) 251-7000	<b>STRUCTURAL ENGINEERING:</b> ISLAND ENGINEERING, INC. FREDERICK H. HILTZENRANTZ, PE 3001 S.W. 20 <sup>TH</sup> AVENUE SUITE 1000 MIAMI, FLORIDA 33135 TEL: (305) 251-7000	

CLARENCE HIGGS BEACH - MASTER PLAN  
KEY WEST, FLORIDA

*(Handwritten initials)*

WILLIAM IRWIN  
ARCHITECT, P.A.

PROJECT NO.  
NO. 04-23-10

DATE  
08-29-10

BY  
W. IRWIN

SCALE

DATE

BY

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BY

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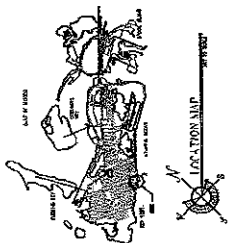
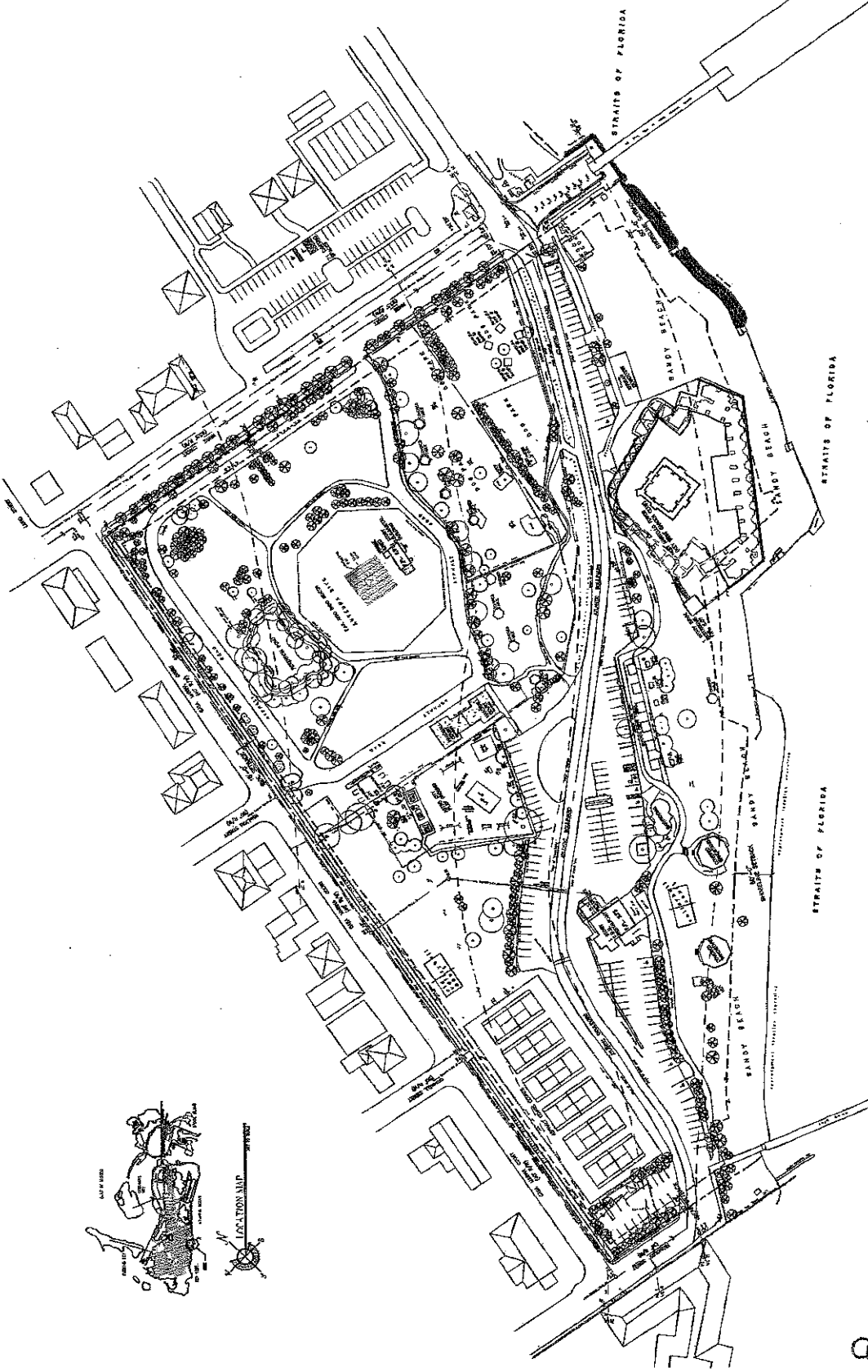
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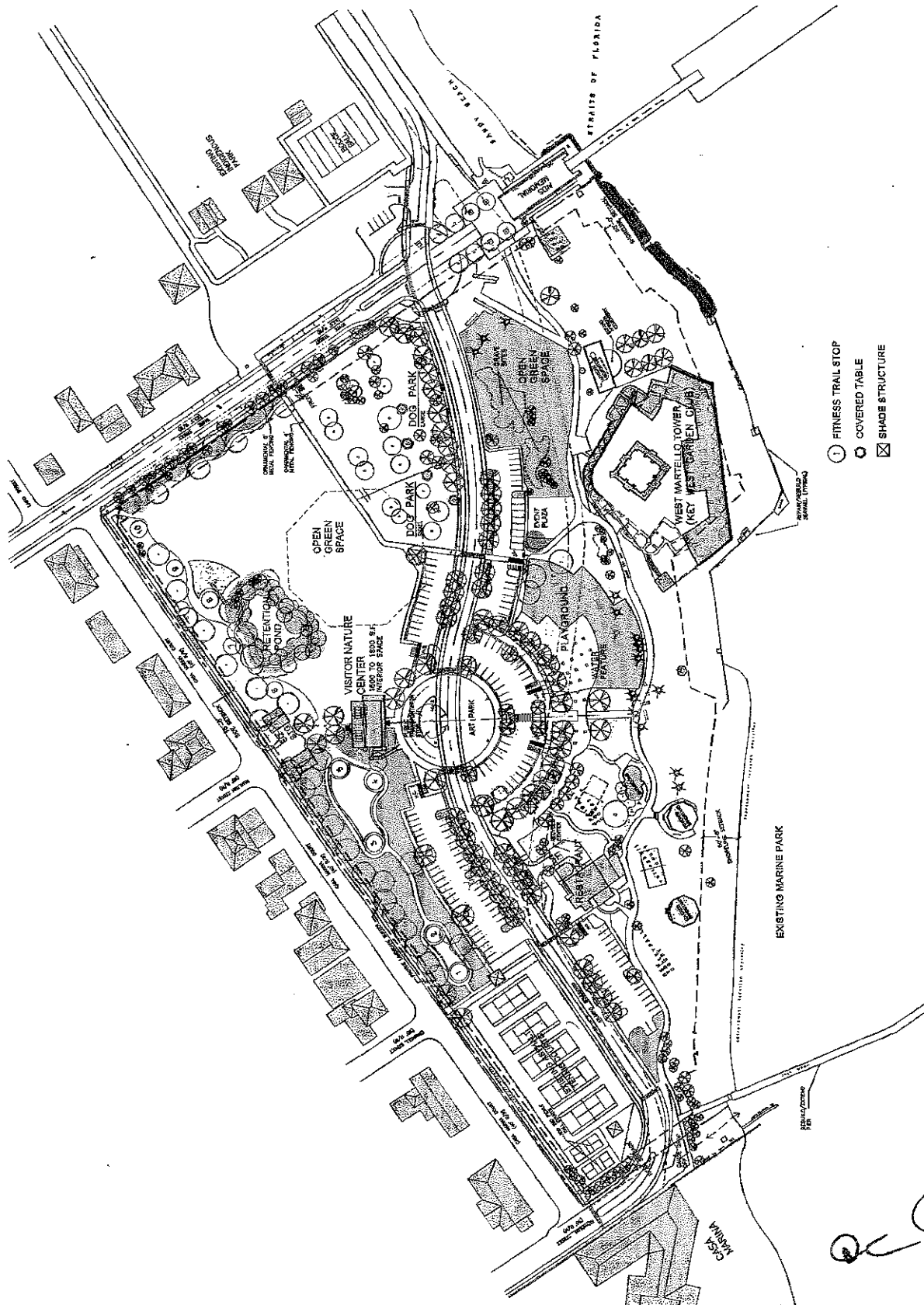
EXISTING SITE PLAN  
 SCALE: 1" = 80'-0"  
 SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED  
 BY FREDERICK H. HALDRUP, SURVEYOR DATED ON 04-23-10

CLARENCE HIGGS BEACH - MASTER PLAN  
 (KEY WEST, FLORIDA)

RECEIVED  
 August 30, 2011  
 K&W Planning Dept

A-2

*[Handwritten signature]*



QC (RM)

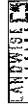


WILLIAM P. KOHN  
ARCHITECT, P.A.

REGISTERED  
ARCHITECT  
FLORIDA  
NO. 10484

THE ASSOCIATES  
IN ARCHITECTURE  
L.P. 1988  
1000 N.W. 10TH AVENUE  
SUITE 1000  
MIAMI, FLORIDA 33136

KEY WEST, FL  
KEY WEST, FL



REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

REGISTERED PROFESSIONAL SURVEYOR

REGISTERED PROFESSIONAL PLANNING

REGISTERED PROFESSIONAL DESIGNER

REGISTERED PROFESSIONAL ARCHITECT

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

REGISTERED PROFESSIONAL SURVEYOR

REGISTERED PROFESSIONAL PLANNING

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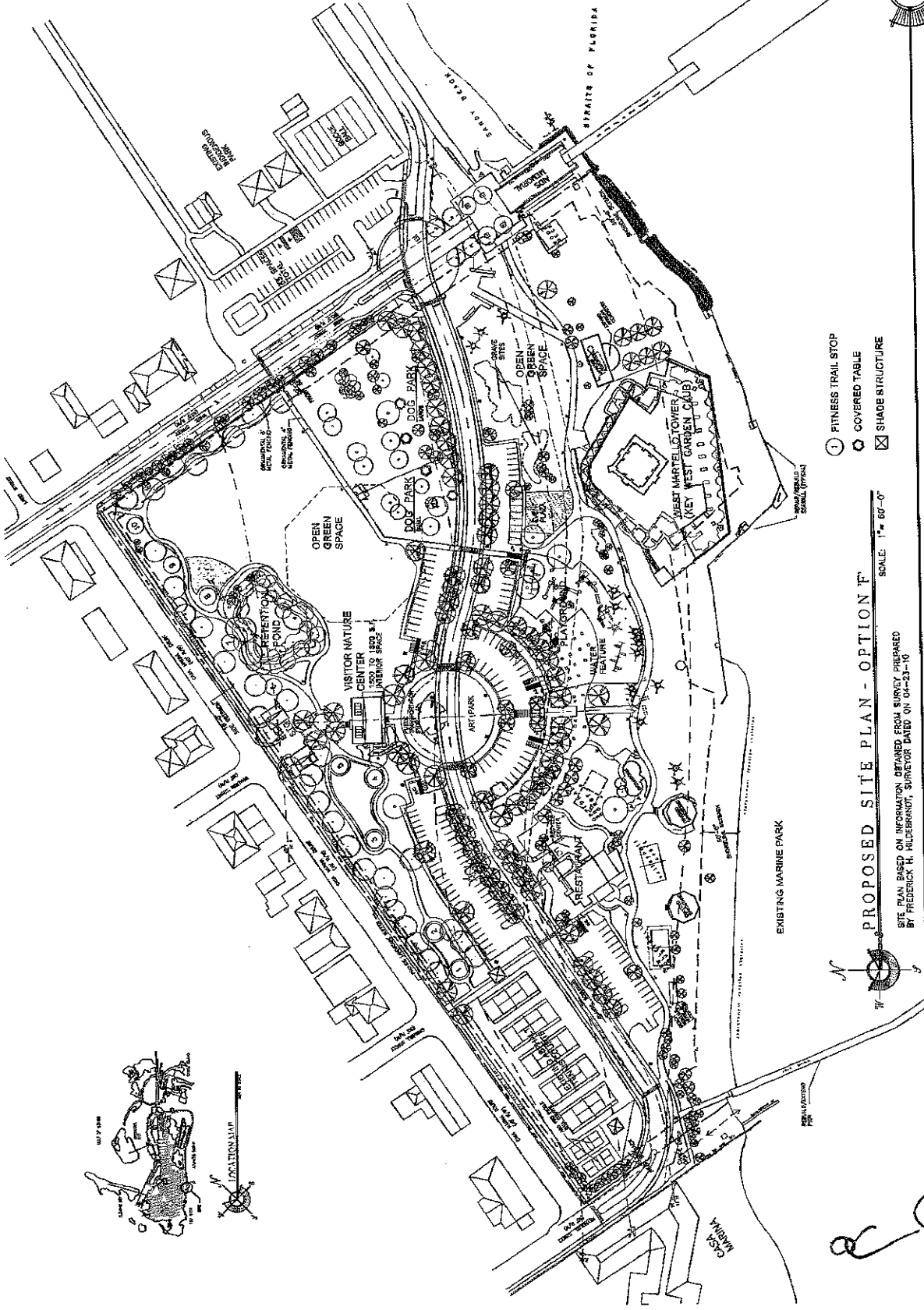
REGISTERED PROFESSIONAL DESIGNER

REGISTERED PROFESSIONAL ARCHITECT

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

REGISTERED PROFESSIONAL SURVEYOR



- FITNESS TRAIL STOP
- COVERED TABLE
- ☒ SHADE STRUCTURE

PROPOSED SITE PLAN - OPTION F  
SCALE: 1" = 60'-0"

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT, SURVEYOR DATED ON 04-23-10

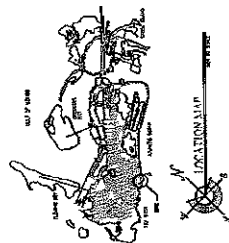
# CLARENCE HIGGS BEACH - MASTER PLAN

KEY WEST, FLORIDA

RECEIVED  
August 30, 2011  
KW Planning Dept



A-3



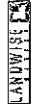
*RWA*

WILLIAM F. HOON  
ARCHITECT, P.A.

1000 N. W. 10th Ave.  
APT. 1001  
MIAMI, FLORIDA  
33136

TEL: 305-575-1000  
FAX: 305-575-1001  
WWW.WFHOOON.COM

PROJECT: HIGGS BEACH  
KEY WEST, FL.



LANDSCAPE ARCHITECTURE  
PLANNING & DESIGN

PHASE TWO PLAYGROUND

PHASE ONE PLAYGROUND



REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
STATE OF FLORIDA

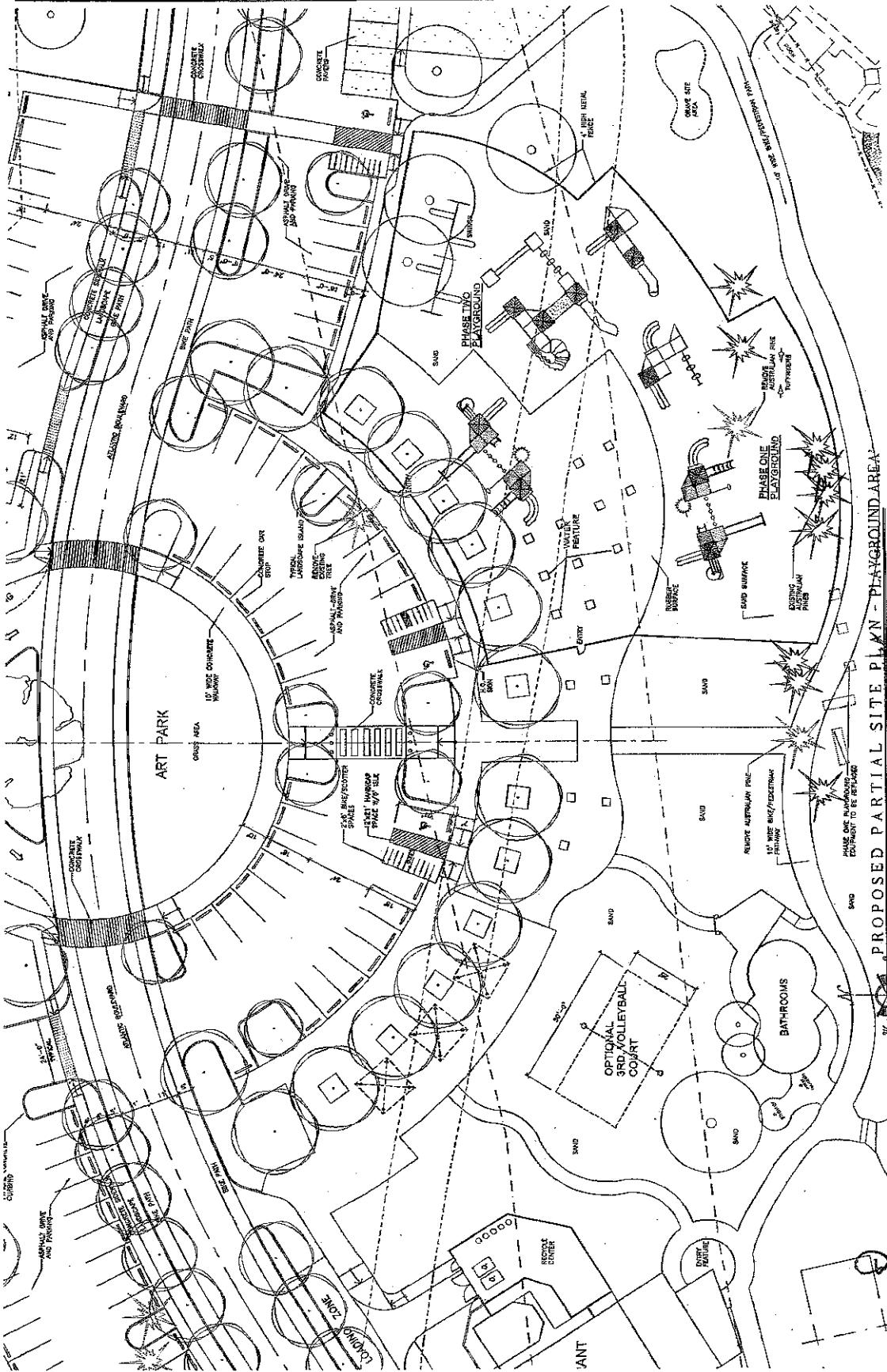
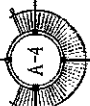
DATE: 08-20-10  
08-20-10 DBC  
08-18-11 P.L.D.

REVISIONS:  
08-20-10  
08-20-11  
08-28-11

DRAWN BY: EMA

PROJECT NUMBER: 1004

THIS PLAN AND ANY PARTS THEREOF ARE THE PROPERTY OF LANDWISSE AND SHALL REMAIN THE PROPERTY OF LANDWISSE.



RECEIVED  
August 30, 2011  
KW Planning Dept

CLARENCE HIGGS BEACH - MASTER PLAN

PROPOSED PARTIAL SITE PLAN - PLAYGROUND AREA  
SCALE: 1/16" = 1'-0"

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT, SURVEYOR DATED ON 04-25-10

KEY WEST, FLORIDA

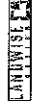
Handwritten note: "Bill" circled in a bubble.

WILLIAM P. HARRY  
ARCHITECT, P.A.

1001 W. 15th St.  
MIAMI, FLORIDA  
33135

TEL: 305-375-2722  
FAX: 305-375-2722  
WWW: WWW.WPHARRY.COM

HIGGS BEACH  
KEY WEST, FL



ARCHITECT

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

REGISTERED PROFESSIONAL PLANNING

REGISTERED PROFESSIONAL SURVEYOR

REGISTERED PROFESSIONAL ARCHITECT

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

REGISTERED PROFESSIONAL PLANNING

REGISTERED PROFESSIONAL SURVEYOR

REGISTERED PROFESSIONAL ARCHITECT

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

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REGISTERED PROFESSIONAL PLANNING

REGISTERED PROFESSIONAL SURVEYOR

REGISTERED PROFESSIONAL ARCHITECT

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

REGISTERED PROFESSIONAL PLANNING

REGISTERED PROFESSIONAL SURVEYOR

REGISTERED PROFESSIONAL ARCHITECT

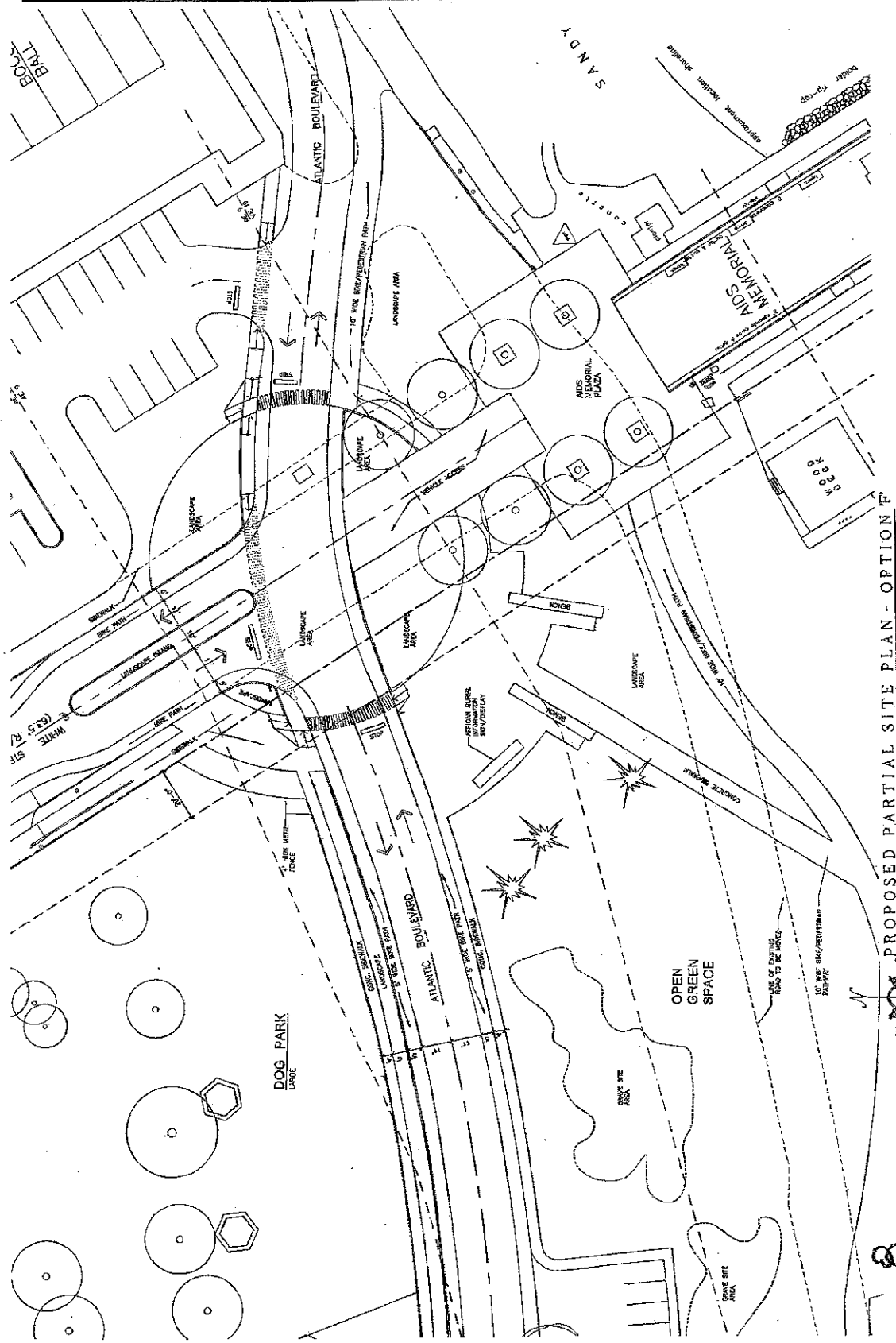
REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

REGISTERED PROFESSIONAL PLANNING

REGISTERED PROFESSIONAL SURVEYOR

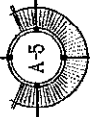
REGISTERED PROFESSIONAL ARCHITECT



PROPOSED PARTIAL SITE PLAN - OPTION F  
SCALE: 1/16" = 1'-0"

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDBRANDT, SURVEYOR DATED ON 04-23-10

CLARENCE HIGGS BEACH - MASTER PLAN  
KEY WEST, FLORIDA



RECEIVED  
August 11, 2011  
KXV Planning Dept

PK





WILLIAM HIGER  
ARCHITECT, P.A.

225 E. LINDEN ST.  
LEWISVILLE  
2009

THE UNIVERSITY OF  
FLORIDA PROJECT  
LEWISVILLE  
11/2009

WESLEY  
KEY WEST, FL.

LANDWISE

ARCHITECTURAL FIRM

ARCHITECTURAL FIRM

ARCHITECTURAL FIRM

ARCHITECTURAL FIRM

ARCHITECTURAL FIRM



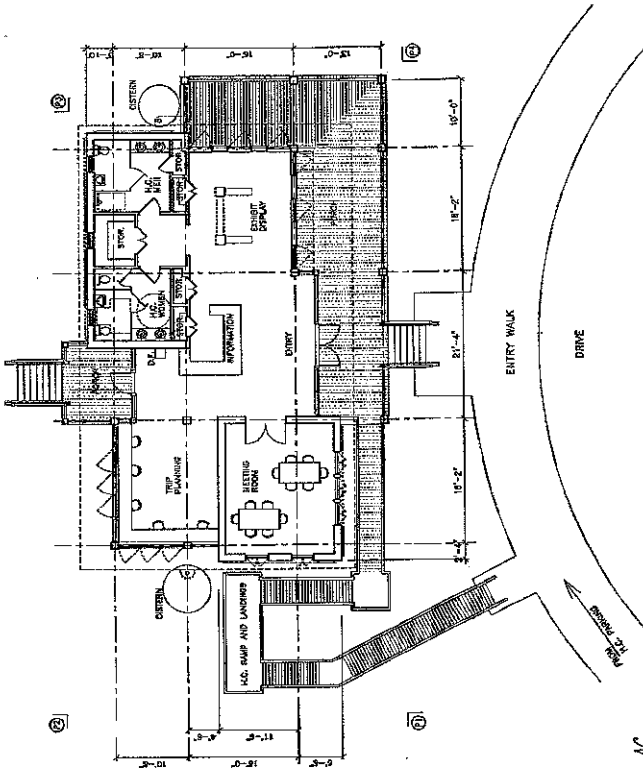
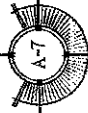
SEAL

THIS PROJECT IS  
THE PROPERTY OF  
WILLIAM HIGER  
ARCHITECT, P.A.

DATE  
02-28-11 DRC

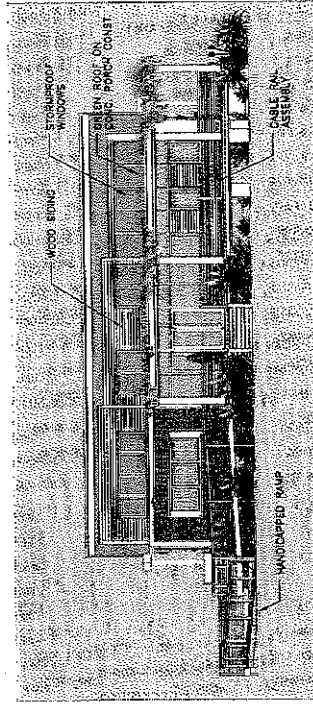
REVISIONS  
02-28-11  
02-28-11

DRAWN BY  
EJA  
PROJECT  
1008



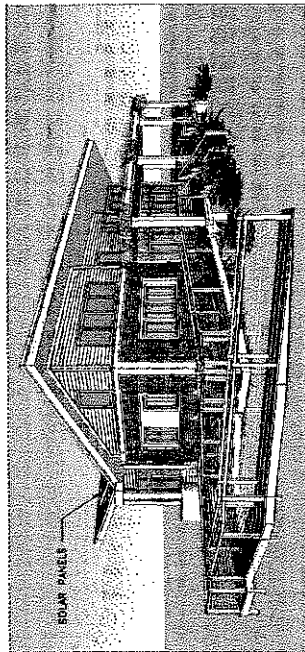
VISITOR - NATURE CENTER

SCALE: 1/8"=1'-0"

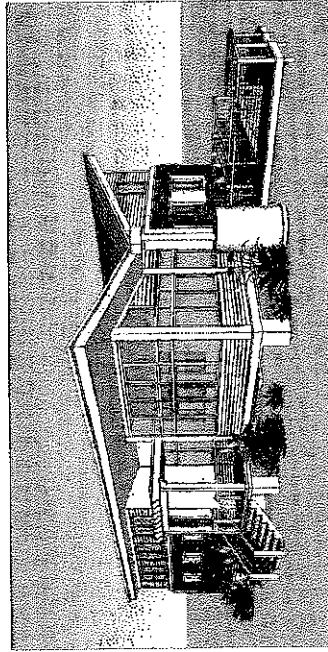


SOUTH ELEVATION - FRONT

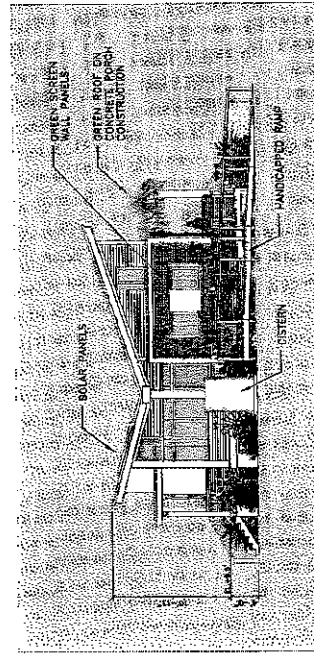
SCALE: 1/8"=1'-0"



PERSPECTIVE 1 - SOUTHWEST



PERSPECTIVE 2 - NORTHWEST



WEST ELEVATION

SCALE: 1/8"=1'-0"

CLARENCE HIGGS BEACH - MASTER PLAN

KEY WEST, FLORIDA

RECEIVED  
August 30, 2011  
KW Planning Dept

Handwritten initials/signature: OC











WILLIAM P. HORN  
ARCHITECT, P.A.

REGISTERED  
PLANNING  
ARCHITECT  
NO. 100000000  
FLA. REG. NO. 100000000

PROFESSIONAL  
KEY WEST, FL.

LANDWISER  
ARCHITECTS

PROFESSIONAL  
KEY WEST, FL.

REGISTERED  
PLANNING  
ARCHITECT  
NO. 100000000  
FLA. REG. NO. 100000000

PROFESSIONAL  
KEY WEST, FL.

REGISTERED  
PLANNING  
ARCHITECT  
NO. 100000000  
FLA. REG. NO. 100000000

PROFESSIONAL  
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REGISTERED  
PLANNING  
ARCHITECT  
NO. 100000000  
FLA. REG. NO. 100000000

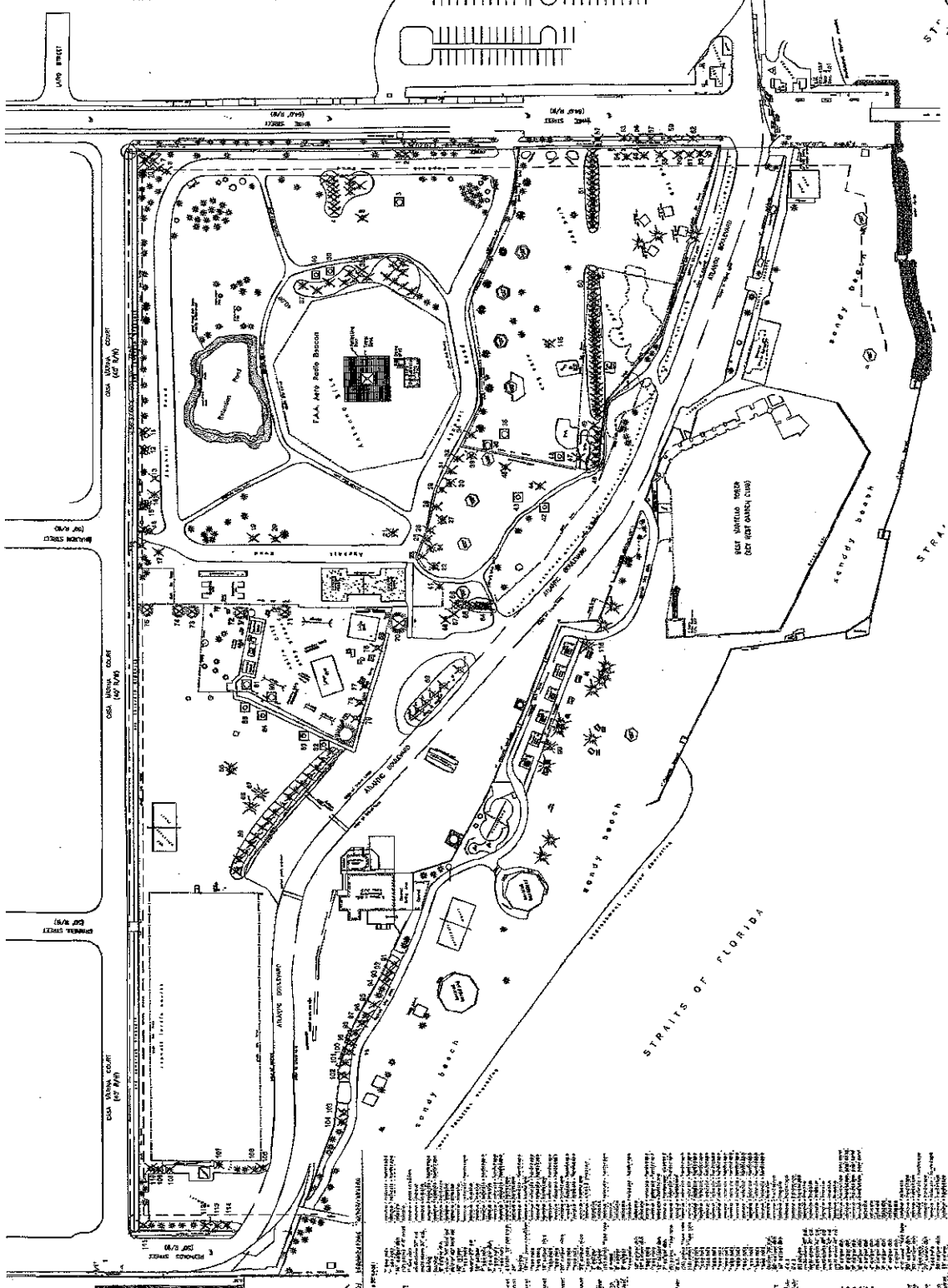
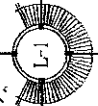
PROFESSIONAL  
KEY WEST, FL.

DATE  
07-14-10

DESIGNED BY  
L.H.R.

DRAWN BY  
L.H.R.

PROJECT NO.  
1000



**GENERAL TREE LEGEND**

- = 1" - 2" DBH
- = 3" - 4" DBH
- = 5" - 6" DBH
- = 7" - 8" DBH
- = 9" - 10" DBH
- = 11" - 12" DBH
- = 13" - 14" DBH
- = 15" - 16" DBH
- = 17" - 18" DBH
- = 19" - 20" DBH
- = 21" - 22" DBH
- = 23" - 24" DBH
- = 25" - 26" DBH
- = 27" - 28" DBH
- = 29" - 30" DBH
- = 31" - 32" DBH
- = 33" - 34" DBH
- = 35" - 36" DBH
- = 37" - 38" DBH
- = 39" - 40" DBH
- = 41" - 42" DBH
- = 43" - 44" DBH
- = 45" - 46" DBH
- = 47" - 48" DBH
- = 49" - 50" DBH
- = 51" - 52" DBH
- = 53" - 54" DBH
- = 55" - 56" DBH
- = 57" - 58" DBH
- = 59" - 60" DBH
- = 61" - 62" DBH
- = 63" - 64" DBH
- = 65" - 66" DBH
- = 67" - 68" DBH
- = 69" - 70" DBH
- = 71" - 72" DBH
- = 73" - 74" DBH
- = 75" - 76" DBH
- = 77" - 78" DBH
- = 79" - 80" DBH
- = 81" - 82" DBH
- = 83" - 84" DBH
- = 85" - 86" DBH
- = 87" - 88" DBH
- = 89" - 90" DBH
- = 91" - 92" DBH
- = 93" - 94" DBH
- = 95" - 96" DBH
- = 97" - 98" DBH
- = 99" - 100" DBH

Tree ID	Species	DBH (in)	Health	Notes
101	...	...	...	...
102	...	...	...	...
103	...	...	...	...
104	...	...	...	...
105	...	...	...	...
106	...	...	...	...
107	...	...	...	...
108	...	...	...	...
109	...	...	...	...
110	...	...	...	...
111	...	...	...	...
112	...	...	...	...
113	...	...	...	...
114	...	...	...	...
115	...	...	...	...
116	...	...	...	...
117	...	...	...	...
118	...	...	...	...
119	...	...	...	...
120	...	...	...	...
121	...	...	...	...
122	...	...	...	...
123	...	...	...	...
124	...	...	...	...
125	...	...	...	...
126	...	...	...	...
127	...	...	...	...
128	...	...	...	...
129	...	...	...	...
130	...	...	...	...
131	...	...	...	...
132	...	...	...	...
133	...	...	...	...
134	...	...	...	...
135	...	...	...	...
136	...	...	...	...
137	...	...	...	...
138	...	...	...	...
139	...	...	...	...
140	...	...	...	...
141	...	...	...	...
142	...	...	...	...
143	...	...	...	...
144	...	...	...	...
145	...	...	...	...
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192	...	...	...	...
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195	...	...	...	...
196	...	...	...	...
197	...	...	...	...
198	...	...	...	...
199	...	...	...	...
200	...	...	...	...

CLARENCE HIGGS BEACH - TREE IMPACT PLAN  
KEY WEST, FLORIDA

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August 20, 2010  
Key West Planning Dept.

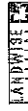
Handwritten signature and initials.

WILLIAM HORN  
ARCHITECT, P.A.

PROJECT NO.  
KEY WEST,  
FLORIDA  
8880

DATE PREPARED  
BY ARCHITECT  
DATE REVISION  
BY ARCHITECT

KEY WEST, FL.



INTERNET: WWW.KARLWISE.COM  
ADDRESS: 1000 S. MIAMI AVENUE  
MIAMI, FL 33130

PHOTO: JOHN P. HARRIS  
ILLUSTRATION: CAROL ANN HARRIS



SCALE

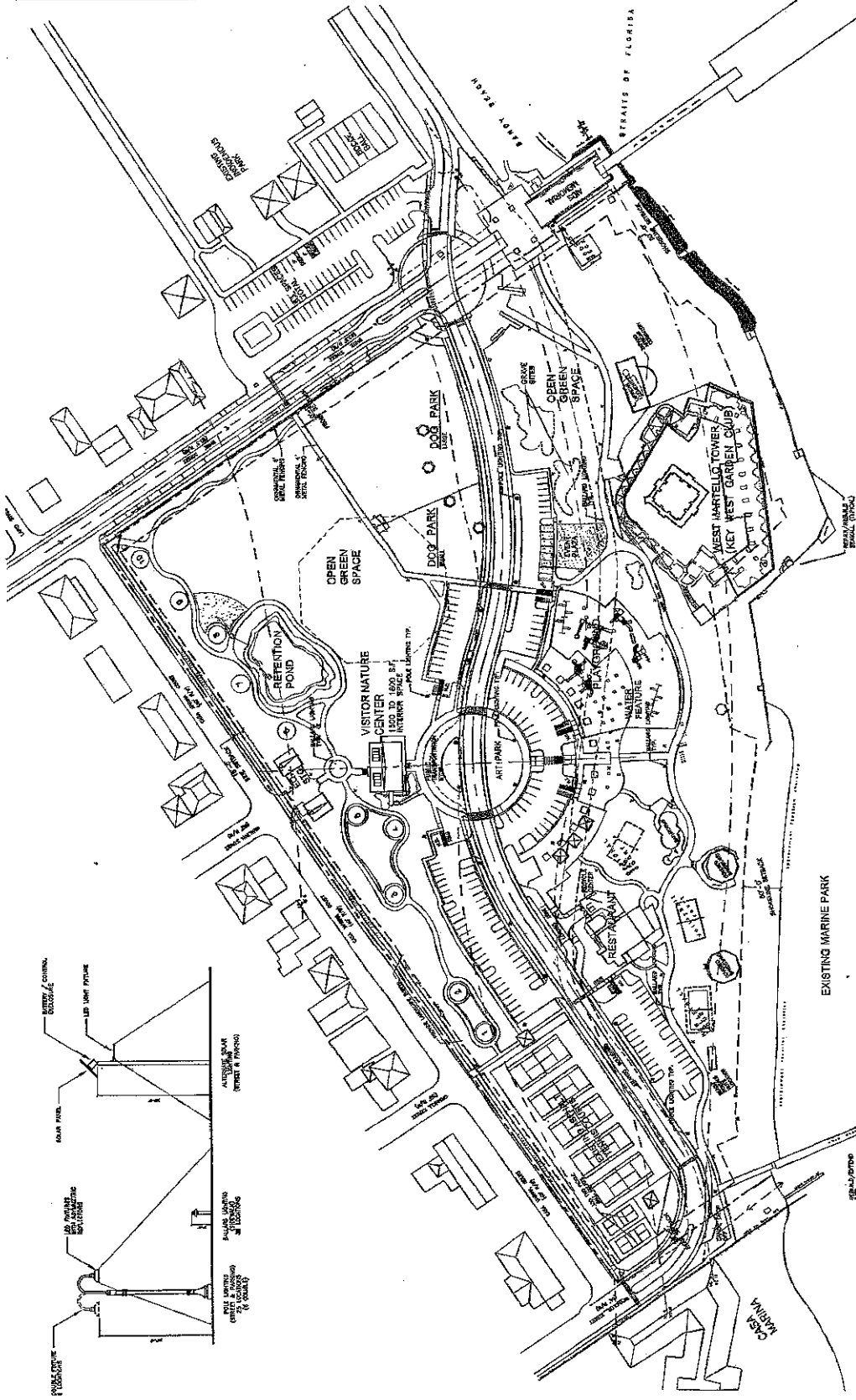
THIS PLAN IS THE PROPERTY OF  
WILLIAM HORN ARCHITECT, P.A.  
IT IS TO BE USED ONLY FOR THE  
PROJECT AND SITE SPECIFICALLY  
IDENTIFIED HEREON.

DATE: 06-22-10  
06-30-11 DMC

REVISIONS:  
12-28-10  
01-26-11  
02-23-11

DRAWN BY: DINA

PROJECT NO.: 8880



- FITNESS TRAIL STOP
- ⊕ POLE LIGHTING (STREET & PARKING)
- ⊕ BALLARD LIGHTING (SIDEWALK)
- ⊕ COVERED TABLE
- ⊕ SHADE STRUCTURE

SCALE: 1" = 60'-0"

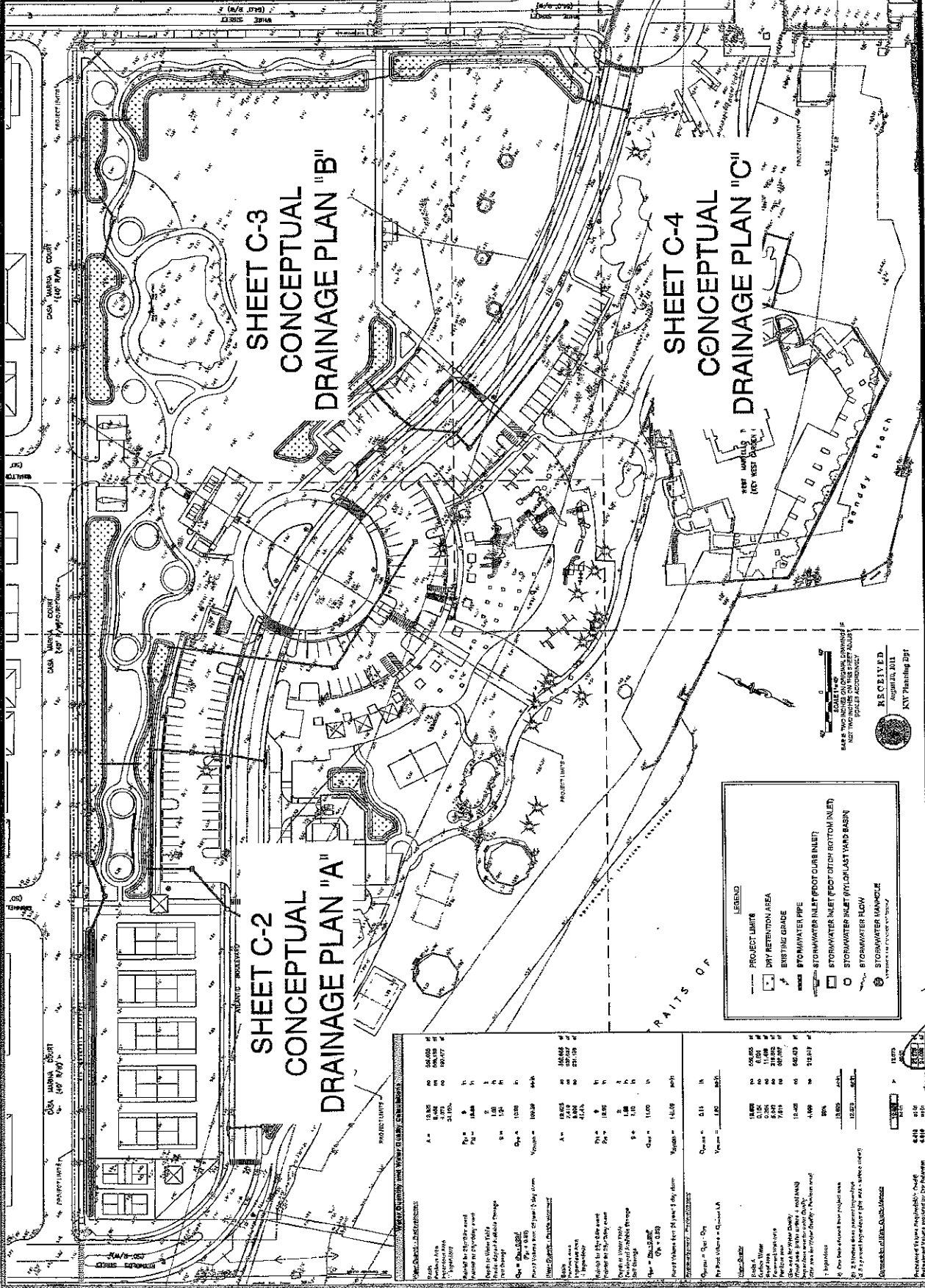
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY RECORDED BY FREDERICK W. HILDEBRANDT, SURVEYOR, DATED ON 04-23-10

CLARENCE HIGGS BEACH - MASTER PLAN  
KEY WEST, FLORIDA

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August 30, 2011  
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*Handwritten signature/initials*



**LEGEND**

- PROJECT LIMITS
- DRY RETENTION AREA
- EXISTING GRADE
- STORMWATER PIPE
- STORMWATER INLET (FOOT CATCH BOTTOM INLET)
- STORMWATER INLET (FLYON LAST WARD BASIN)
- STORMWATER FLOW
- STORMWATER MANHOLE

SCALE: 1" = 40'  
 MAPS WHICH INCLUDE DIMENSIONS SHALL BE USED FOR CONSTRUCTION UNLESS OTHERWISE SPECIFIED.

RECEIVED  
 August 11, 2011  
 KY Planning Dept

**SHEET C-3  
 CONCEPTUAL  
 DRAINAGE PLAN "B"**

**SHEET C-4  
 CONCEPTUAL  
 DRAINAGE PLAN "C"**

**SHEET C-2  
 CONCEPTUAL  
 DRAINAGE PLAN "A"**

**HYDROLOGICAL DATA**

Area	Area (Ac)	Area (Sq Ft)	Area (Sq Yd)
A =	10.82	466,038	51,782
B =	9.48	413,088	45,454
C =	2.14	92,736	10,192
D =	1.06	46,224	5,136
E =	1.04	45,456	5,050
F =	1.03	45,024	4,991
G =	10.00	436,000	47,778
H =	10.00	436,000	47,778
I =	10.00	436,000	47,778
J =	10.00	436,000	47,778
K =	10.00	436,000	47,778
L =	10.00	436,000	47,778
M =	10.00	436,000	47,778
N =	10.00	436,000	47,778
O =	10.00	436,000	47,778
P =	10.00	436,000	47,778
Q =	10.00	436,000	47,778
R =	10.00	436,000	47,778
S =	10.00	436,000	47,778
T =	10.00	436,000	47,778
U =	10.00	436,000	47,778
V =	10.00	436,000	47,778
W =	10.00	436,000	47,778
X =	10.00	436,000	47,778
Y =	10.00	436,000	47,778
Z =	10.00	436,000	47,778

*PK*



**PEREZ ENGINEERING & DEVELOPMENT, INC.**  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 TEL: (303) 733-0000 FAX: (303) 733-0000  
 WWW.PEREZENGINEERING.COM

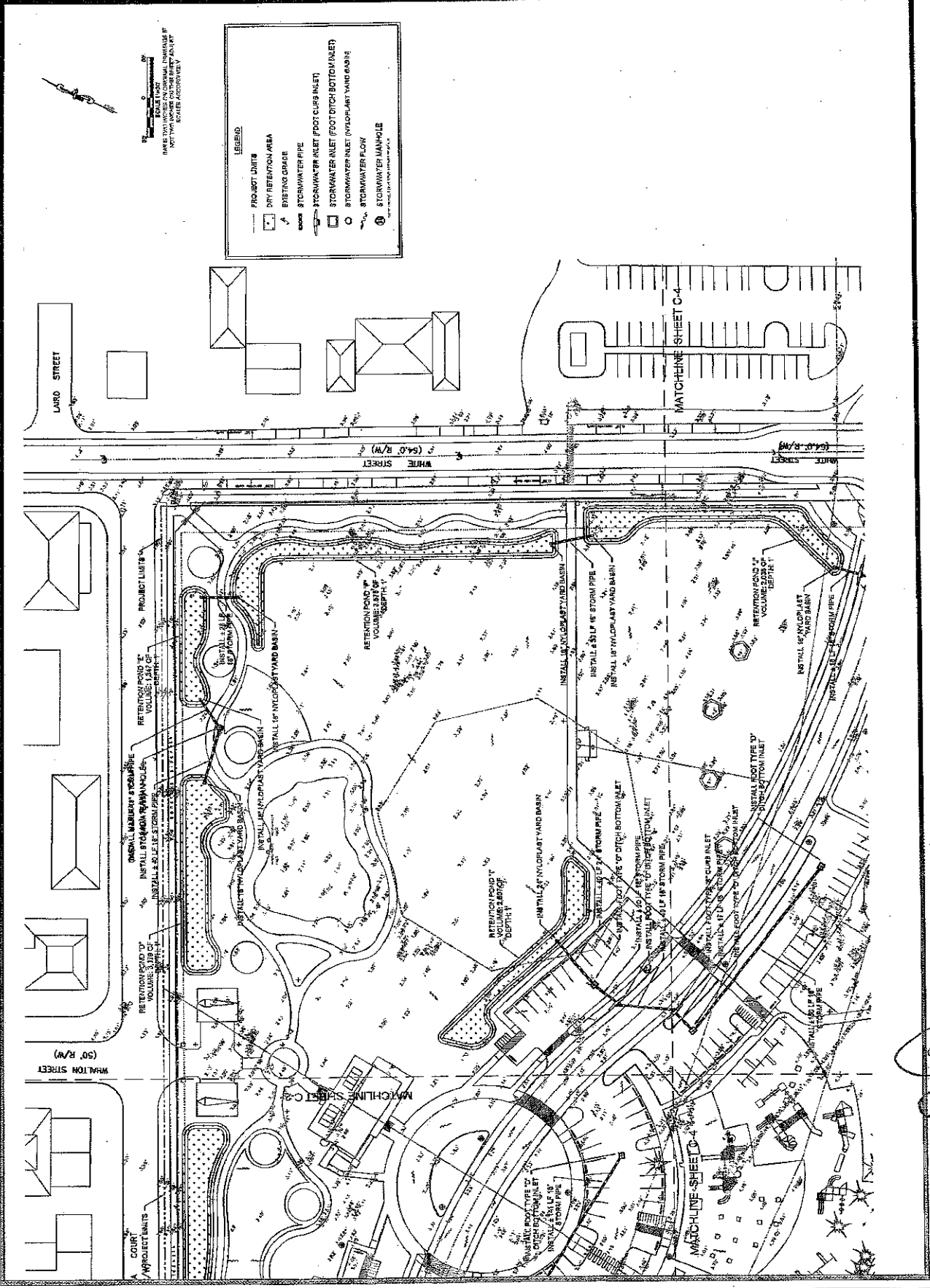
**PEREZ ENGINEERING & DEVELOPMENT, INC.**  
 2807 EAST 19TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 TEL: (303) 733-0000 FAX: (303) 733-0000  
 WWW.PEREZENGINEERING.COM

DATE: 08.20.17  
 DRAWN BY: JPM  
 CHECKED BY: JPM  
 PROJECT NO: 17-001

REVISIONS:  
 1. PER. 08/20/17  
 2. PER. 08/20/17  
 3. PER. 08/20/17

CLARENCE HOSS BEACH  
 KEY WEST, FL 33040  
 CONCEPTUAL DRAINAGE PLAN B

DATE: 08.20.17  
 DRAWN BY: JPM  
 CHECKED BY: JPM  
 PROJECT NO: 17-001  
 SHEET: C-3



*Handwritten signature/initials*

