

# Historic Architectural Review Commission

## Staff Report Item 15

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<b>Meeting Date:</b>	February 24, 2014
<b>Applicant:</b>	City of Key West, Owners
<b>Application Number:</b>	H14-01-0233
<b>Address:</b>	Truman Waterfront
<b>Description of Work:</b>	Major Development Plan- Proposed site plan for Truman Waterfront. Buildings are not included for the review.
<b>Site Facts:</b>	Truman Waterfront is a land of approximately 32 acres located on the west side of the historic district. The land was transferred by the Navy to the City of Key West. A Memorandum of Agreement was signed by the parts and includes, among others, land use limitations, setbacks, State Park access as well as specific requirements for Navy vehicular accesses through the land.
<b>Guidelines Cited in Review:</b>	Parking Areas, landscaping and open space environment (page 34).

### Staff Analysis

The Certificate of Appropriateness proposes a park in the area known as Truman Waterfront. The park does not pretend to be an extension of the historic district; it cannot be due to the specific requirements of the Memorandum of Agreement between the Navy and the City of Key West. Rather is an open green space, designed in an organic form, with a main road that connects the historic district through Southard Street to Fort Zachary Taylor State Park. The main road will have bicycle paths and siting areas. The scale of the road is a requirement from the Navy.

For this review buildings, urban furniture and streetscape will not be review; there will be several other public meeting with this Commission for further review.

### Consistency with Guidelines

It is staff's opinion that the proposed design is consistent with the guidelines set for open spaces. Although the guidelines are more specific for residential

scale projects, the intent of the design is to create an open green space on the west side of the historic district. It is staff's opinion that the scale proposed for the park makes a well balance with the urban density and formal grid found in the historic district.

# **Application**



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

03-2014 010233

APPLICATION # \_\_\_\_\_

OWNER'S NAME:

City of Key West

DATE:

February 3, 2014

OWNER'S ADDRESS:

3140 Flagler Avenue, Key West, FL, 33041

PHONE #:

305-809-3822

APPLICANT'S NAME:

Bermello Ajamil & Partners Inc

PHONE #:

786-486-5269

APPLICANT'S ADDRESS:

2601 S Bayshore Drive, Miami, FL 33133

ADDRESS OF CONSTRUCTION:

Western most end of Southard Street, west of Truman Annex and north of Key West Naval Base

# OF

UNITS

NA

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

**DETAILED DESCRIPTION OF WORK:**

The undeveloped site will be developed into a community park for the City of Key West. See Master Plan for park components and layout.

*Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083*

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This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: February 3, 2014

Applicant's Signature: \_\_\_\_\_

**Required Submittals**

<input type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

**Staff Use Only**

Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_



# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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HARC Comments:

*Guide lines for open spaces*

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Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

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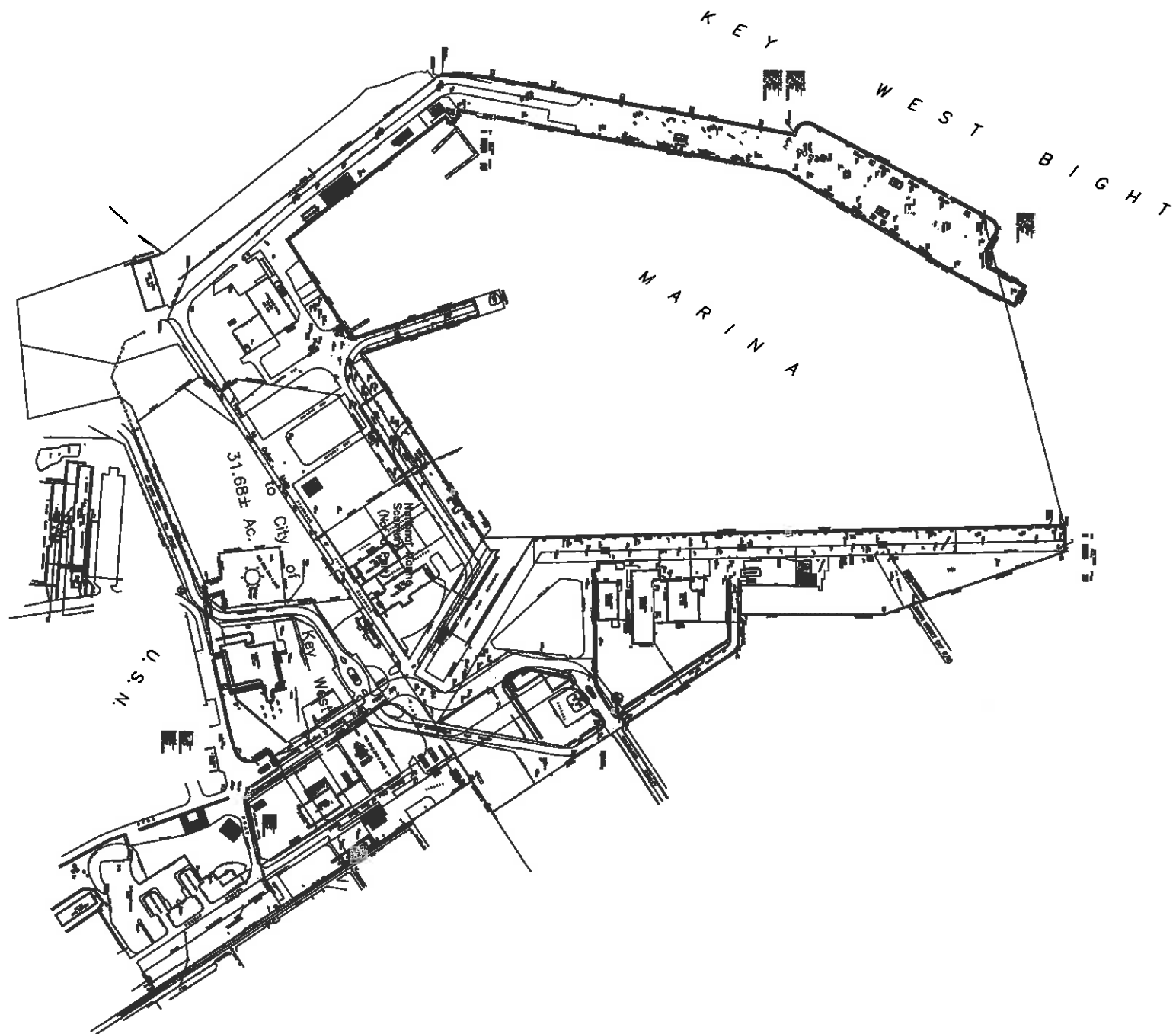
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Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# Survey



# **Proposed Plans**



# TRUMAN WATERFRONT PARK

PREPARED FOR:  
CITY OF KEY WEST, FLORIDA



P. O. BOX 1409  
3140 FLAGLER AVENUE  
KEY WEST , FLORIDA 33041  
305-809-3822

HARC SUBMITTAL

FEBRUARY 3, 2014

## INDEX OF SHEETS

IP-00 ILLUSTRATIVE PLAN  
LS-01 LANDSCAPE CROSS SECTIONS  
LS-02 LANDSCAPE CROSS SECTIONS  
LS-03 LANDSCAPE CROSS SECTIONS

## DESIGN PROFESSIONALS

### LANDSCAPE ARCHITECT

**BERMELLO AJAMIL & PARTNERS, INC.**  
Architecture, Engineering, Planning, Interior Design, Landscape Architecture  
2601 South Bayshore Drive, 10th Floor  
Miami, Florida 33133  
(305) 859-2050  
(305) 860-3700 (Fax)  
Contact: Kirk Olney  
[kolney@bermelloajamil.com](mailto:kolney@bermelloajamil.com)



### CIVIL ENGINEER

**PEREZ ENGINEERING & DEVELOPMENT, INC.**  
1010 Kennedy Drive, Suite 400  
Key West, Florida 33040  
(305) 293-9440  
(305) 296-0243 (Fax)  
Contact: Allen Perez  
[aperez@perezeng.com](mailto:aperez@perezeng.com)



### ARCHITECT

**BERMELLO AJAMIL & PARTNERS, INC.**  
Architecture, Engineering, Planning, Interior Design, Landscape Architecture  
900 S.E. 3rd Avenue, Suite 203  
Fort Lauderdale, Florida 33316  
(954) 467-1113  
(954) 467-1116 (Fax)  
Contact: Todd Osborn  
[tosborn@bermelloajamil.com](mailto:tosborn@bermelloajamil.com)



### STRUCTURAL ENGINEER

#### DDA ENGINEERS, P.A.

4930 SW 74th Court  
Miami, Florida 33155  
(305) 666-0711  
(305) 666-5259 (Fax)  
Contact:



### MECHANICAL, ELECTRICAL, AND PLUMBING

#### HNGS ENGINEERS, INC.

4800 SW 74 Court  
Miami, Florida 33155  
(305) 270-9935  
(305) 665-5891 (Fax)  
Contact: Anthony Schulz  
[anthonyschulz@hngsengineers.com](mailto:anthonyschulz@hngsengineers.com)



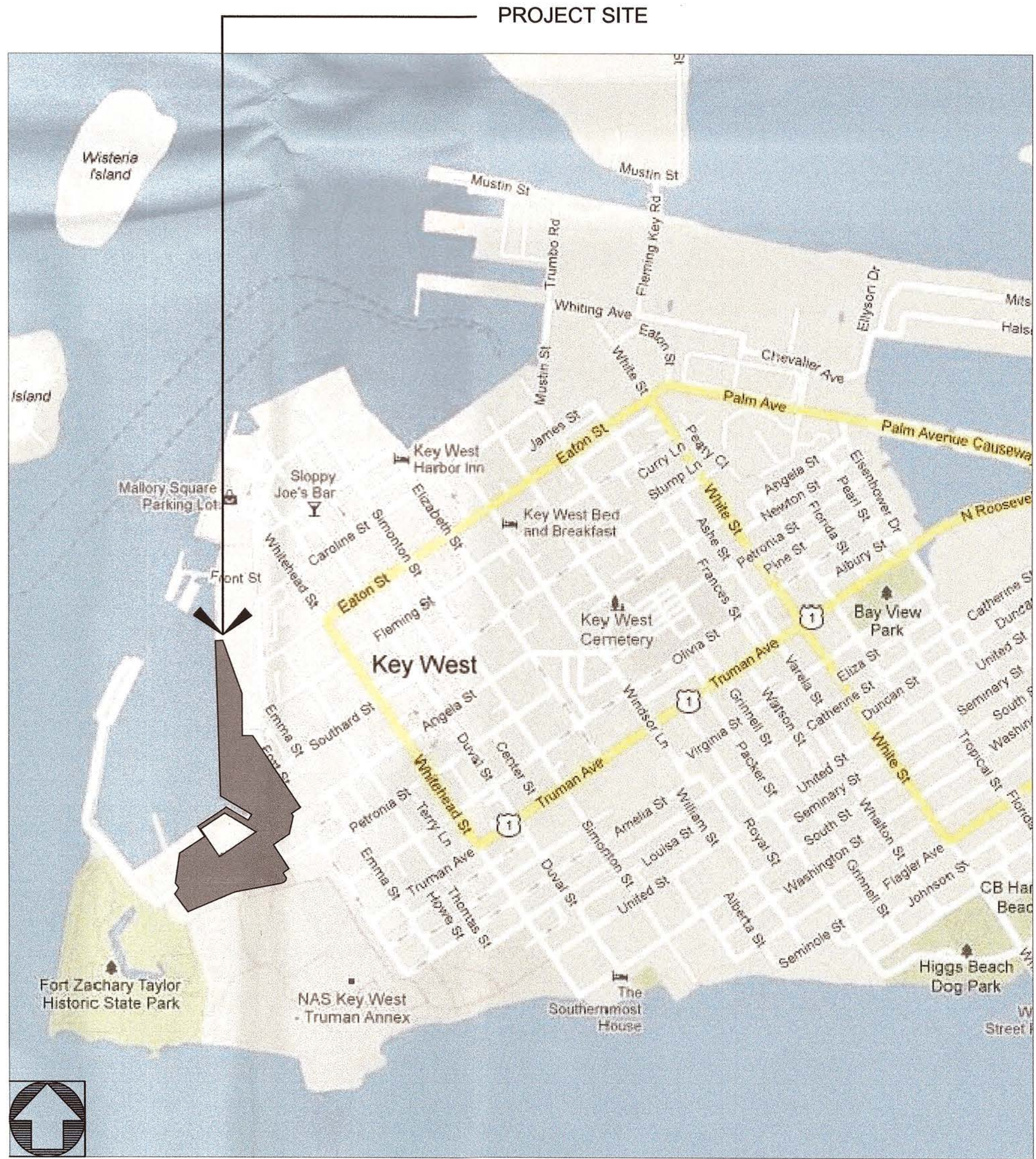
### LAND SURVEY

#### ISLAND SURVEYING, INC.

3152 Northside Drive, Suite 201  
Key West, Florida 33040  
(305)-293-0466  
(305)-293-0237 (Fax)  
[fhildeb1@bellsouth.net](mailto:fhildeb1@bellsouth.net)



## LOCATION MAP







BERMELLO AJAMIL  
& PARTNERS • INC

Architecture - Engineering - Planning  
Interior Design - Landscape Architecture  
2601 South Bayshore Drive  
Suite 1000  
Miami, Florida 33133  
(305) 859-2050  
Fax (305) 860-3700

PREPARED FOR/OWNER:  
CITY OF KEY WEST, FL  
P. O. BOX 1409  
3140 FLAGLER AVENUE  
KEY WEST, FL 33041

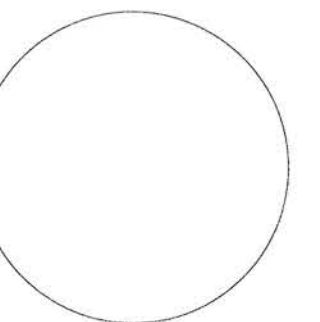


PROJECT NAME:  
**TRUMAN  
WATERFRONT  
PARK**

PROJECT LOCATION/ADDRESS:  
**TRUMAN WATERFRONT PARK  
WEST OF FORT STREET AND THE  
TRUMAN ANNEX DEVELOPMENT,  
NORTH OF KEY WEST NAVAL BASE**

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY  
FLORIDA REGISTERED LANDSCAPE  
ARCHITECT  
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**HARC  
SUBMITTAL  
February 3, 2014**

REVISIONS:


DRAWING SHEET INFORMATION

BA PROJECT NO.: 12010  
SCALE: AS NOTED  
DATE: February 12, 2014  
DRAWN BY: KJO  
CHECKED BY: RPH  
CADD FILE: X Truman Waterfront Base.dwg

DRAWING TITLE:  
**ILLUSTRATIVE  
PLAN**

SHEET NO.

**IP-00**







BERMELLO AJAMIL  
& PARTNERS • INC

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Interior Design • Landscape Architecture  
2601 South Bayshore Drive  
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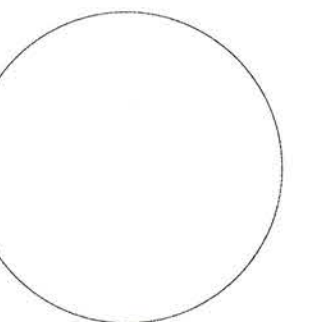
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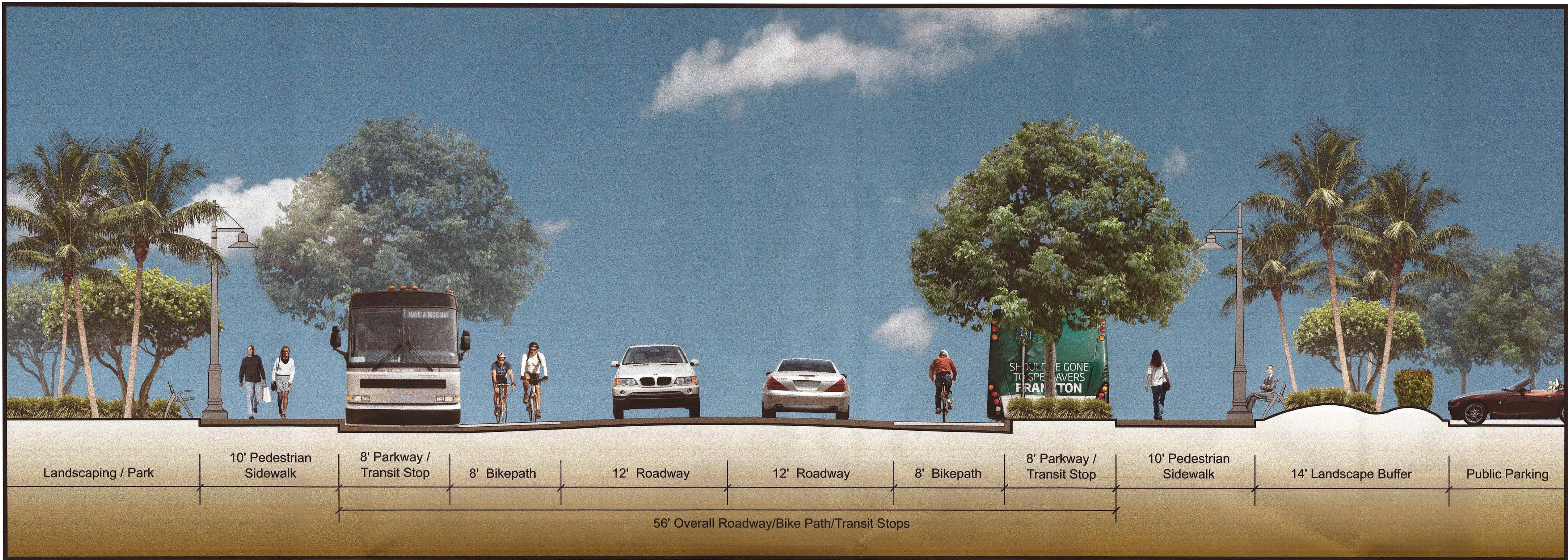
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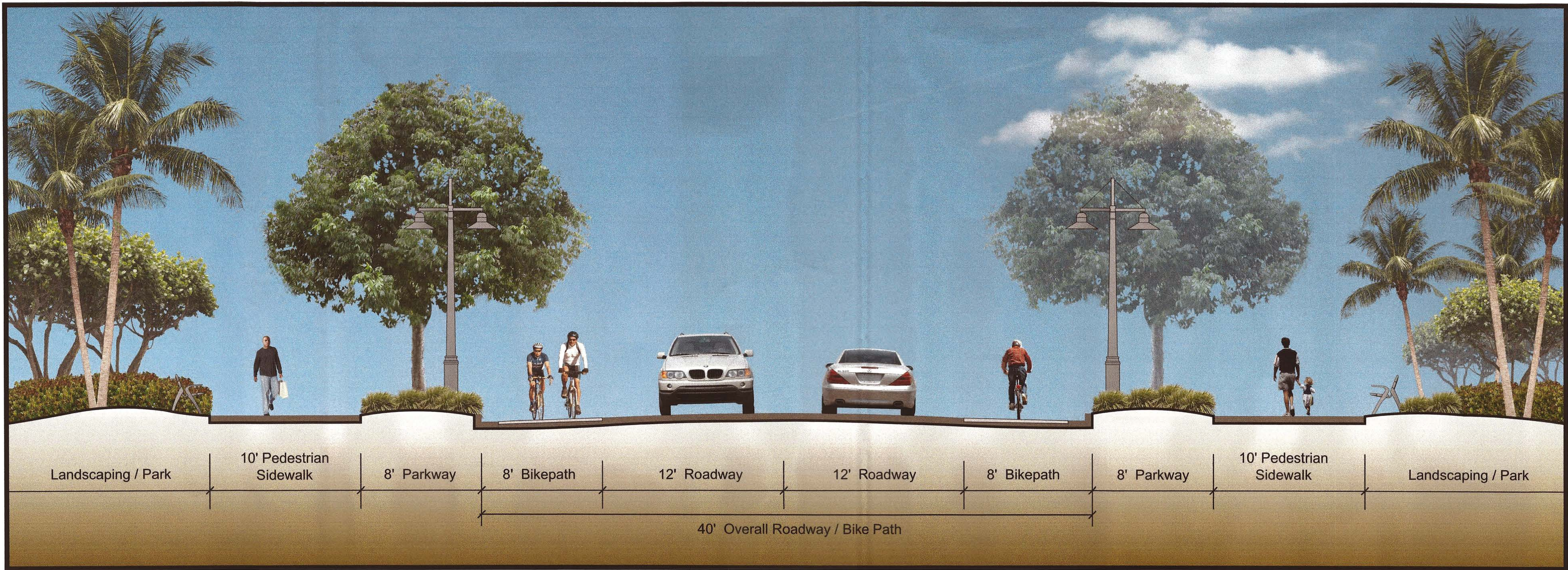
**LANDSCAPE  
CROSS SECTIONS**

SHEET NO.

**LS-01**



Section 1 - Main Parkway Typical Section with Transit Stops



Section 2 - Main Parkway Typical Section





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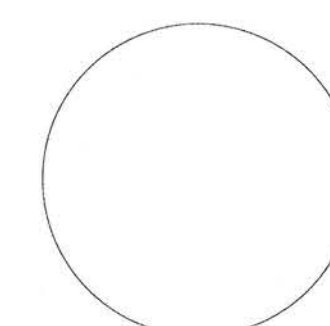
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FLORIDA REGISTERED LANDSCAPE  
LA0001705

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DRAWN BY: KJO  
CHECKED BY: RPH  
CADD FILE: X:\Truman Waterfront Base.dwg

DRAWING TITLE:

**LANDSCAPE  
CROSS SECTIONS**

SHEET NO.

**LS-02**



Section 3 - Southard Street Roundabout



Section 4 - State Park Entry Roundabout





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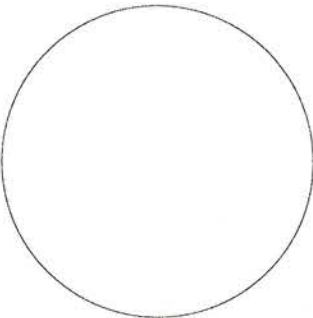


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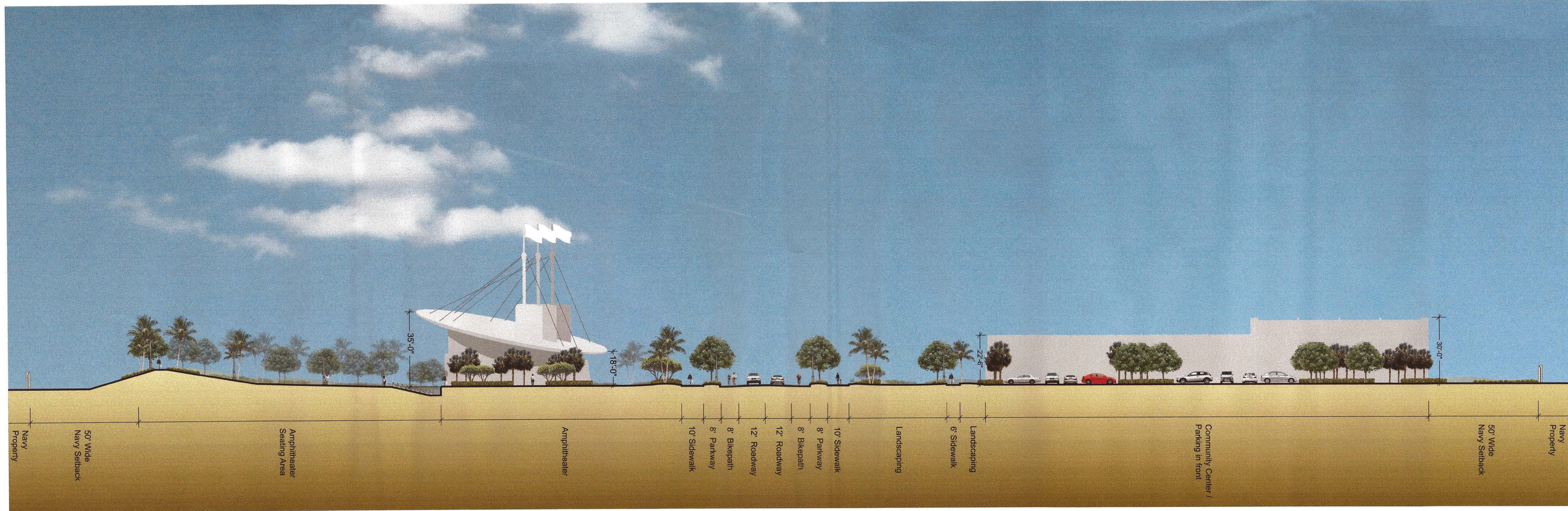
DRAWING TITLE:  
**LANDSCAPE  
CROSS SECTIONS**

SHEET NO.

**LS-03**



Section 5 - Building 103 Cross Section



Section 6 - Amphitheater / Community Center Cross Section



# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 24, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**MAJOR DEVELOPMENT PLAN-PROPOSED SITE PLAN FOR TRUMAN WATERFRONT. BUILDINGS ARE NOT INCLUDED FOR THE REVIEW.**

**FOR: TRUMAN WATERFRONT**

**Applicant - City of Key West**

**Application # H14-01-0233**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Enid Torregrosa, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

4 areas at waterfront Truman project on the 11 day of February, 2014.  
• 2 at entrance walls  
• 1 at front parking area  
• 1 at post with Eco Discovery center sign

This legal notice(s) contained an area of at least 8.5"x11".  
The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on February 24, 2014.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H 14-01-0233

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Date: February 14, 2014  
Address: Flaeger Avenue  
City: Key West  
State, Zip: Florida 33040

The foregoing instrument was acknowledged before me on this 14th day of February, 2014.

By (Print name of Affiant) Enid Torregrosa who is personally known to me or has produced identification and who did take an oath. as

NOTARY PUBLIC

Sign Name: Jo Bennett

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2015



Public  
Meeting  
Notice



# Public Meeting Notice

THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOSE, CALIFORNIA, HAS SET FOR THE PUBLIC MEETING AND HEARING ON THE PROPOSED

REZONING OF THE LAND IN THE CITY OF SAN JOSE, CALIFORNIA, FOR THE PURPOSE OF