

Historic Architectural Review Commission

Staff Report Item 15

Meeting Date:	February 24, 2014
Applicant:	City of Key West, Owners
Application Number:	H14-01-0233
Address:	Truman Waterfront
Description of Work:	Major Development Plan- Proposed site plan for Truman Waterfront. Buildings are not included for the review.
Site Facts:	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.
Guidelines Cited in Review:	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

HISTORIC ARCHITECTURAL REVIEW 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 in s. 775.082 or 775.083

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

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

Guidelines for open spaces

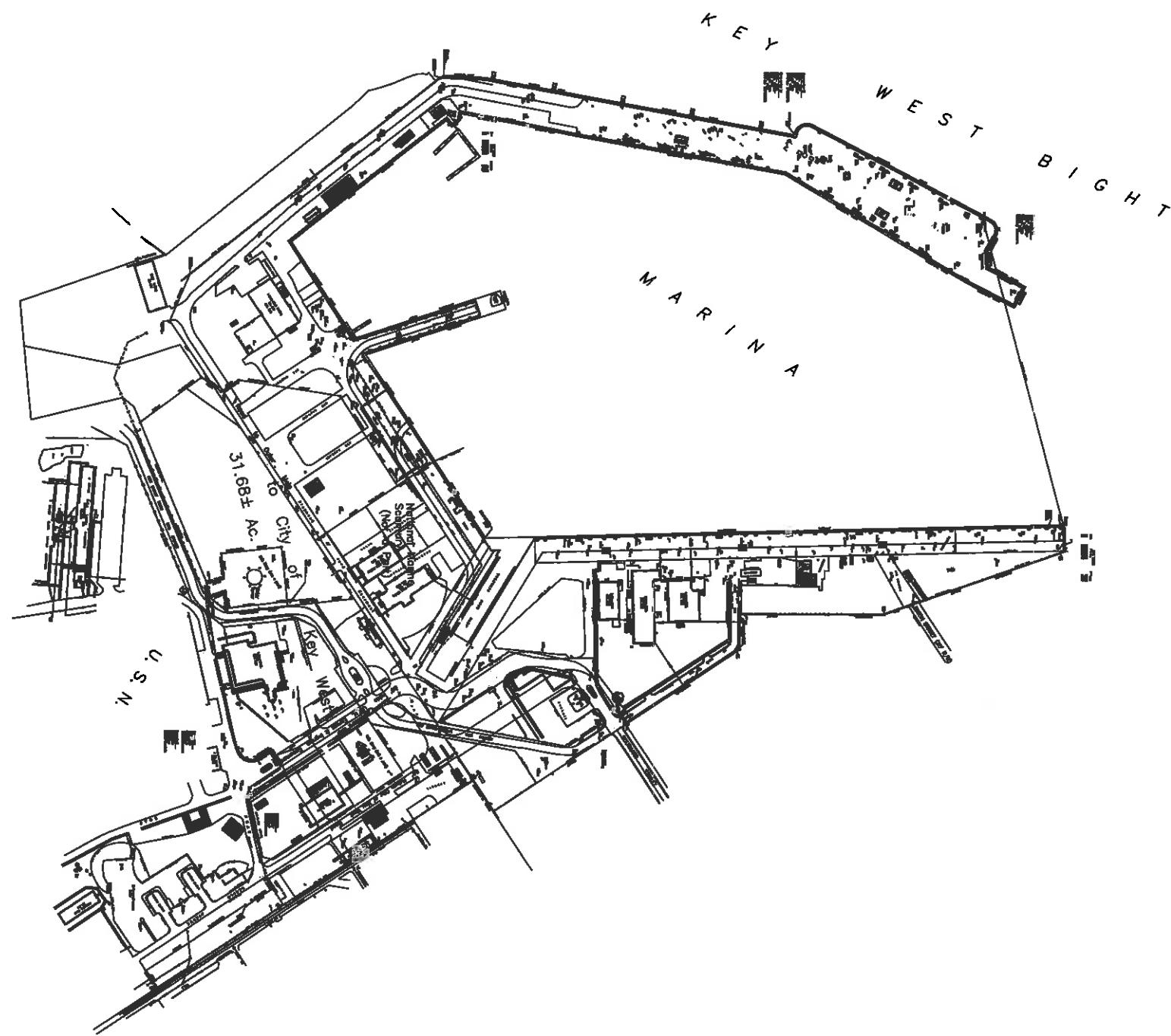
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

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	DESIGN PROFESSIONALS	LOCATION MAP
IP-00 ILLUSTRATIVE PLAN LS-01 LANDSCAPE CROSS SECTIONS LS-02 LANDSCAPE CROSS SECTIONS LS-03 LANDSCAPE CROSS SECTIONS	<p>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</p> <p>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</p> <p>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</p> <p>STRUCTURAL ENGINEER DDA ENGINEERS, P.A. 4930 SW 74th Court Miami, Florida 33155 (305) 666-0711 (305) 666-5259 (Fax) Contact:</p> <p>MECHANICAL, ELECTRICAL, AND PLUMBING HNGS ENGINEERS, INC. 4800 SW 74 Court Miami, Florida 33155 (305) 270-9935 (305) 665-5691 (Fax) Contact: Anthony Schulz anthony.schulz@hngsengineers.com</p> <p>LAND SURVEY ISLAND SURVEYING, INC. 3152 Northside Drive, Suite 201 Key West, Florida 33040 (305) 293-0466 (305) 293-0237 (Fax) fhildeb1@bellsouth.net</p>	<p>ba</p> <p>PEREZ ENGINEERING & DEVELOPMENT, INC.</p> <p>ba</p> <p>DDA ENGINEERS, P.A.</p> <p>HN&GS ENGINEERS</p> <p>ISLAND SURVEYING, INC.</p>

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
LA0001765

SUBMITTAL DESCRIPTION / MILESTONE:

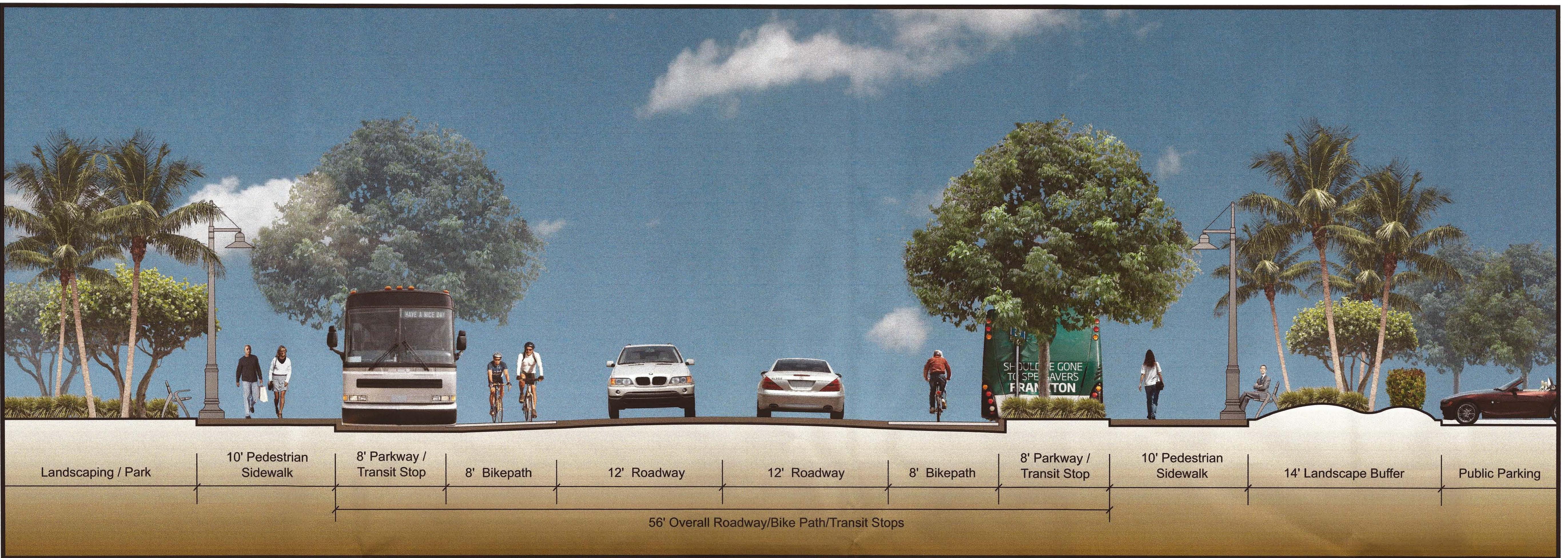
HARC
SUBMITTAL
February 3, 2014

REVISIONS:

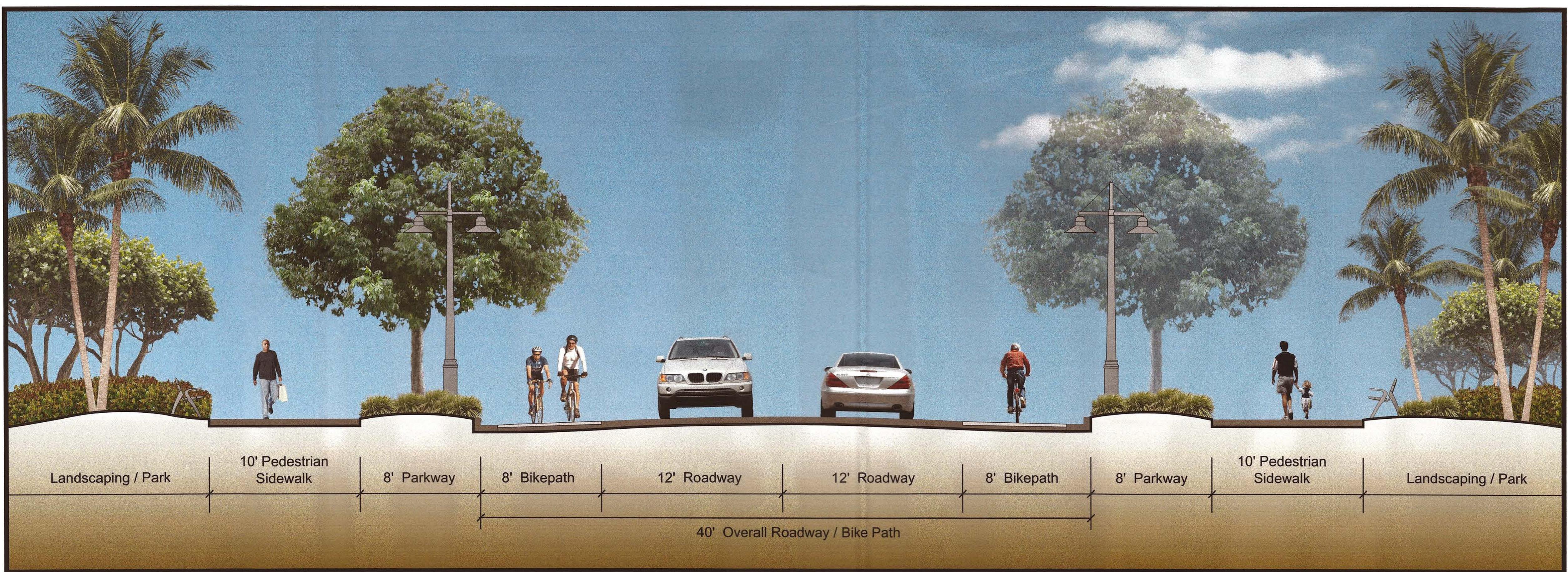
DRAWING SHEET INFORMATION
BA PROJECT NO.: 12010
SCALE: AS NOTED
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X Truman Waterfront Base.dwgDRAWING TITLE:
**ILLUSTRATIVE
PLAN**

SHEET NO.

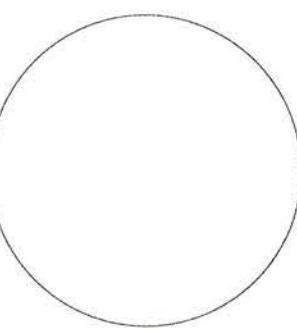
IP-00



Section 1 - Main Parkway Typical Section with Transit Stops



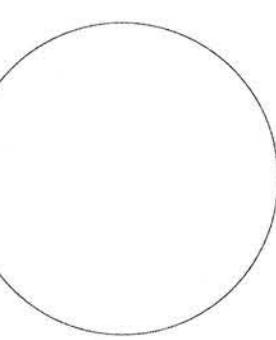
Section 2 - Main Parkway Typical Section



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WEST OF FORT STREET AND THE
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NORTH OF KEY WEST NAVAL BASE

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:

KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
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:
**LANDSCAPE
CROSS SECTIONS**

SHEET NO.

LS-02

Section 3 - Southard Street Roundabout

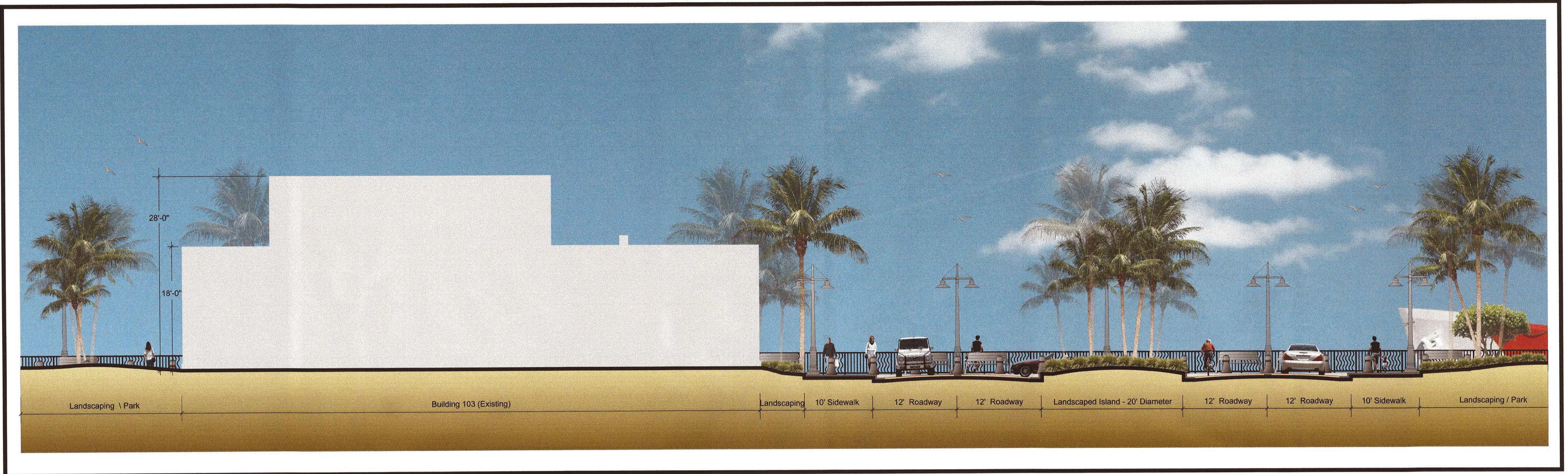


Section 4 - State Park Entry Roundabout

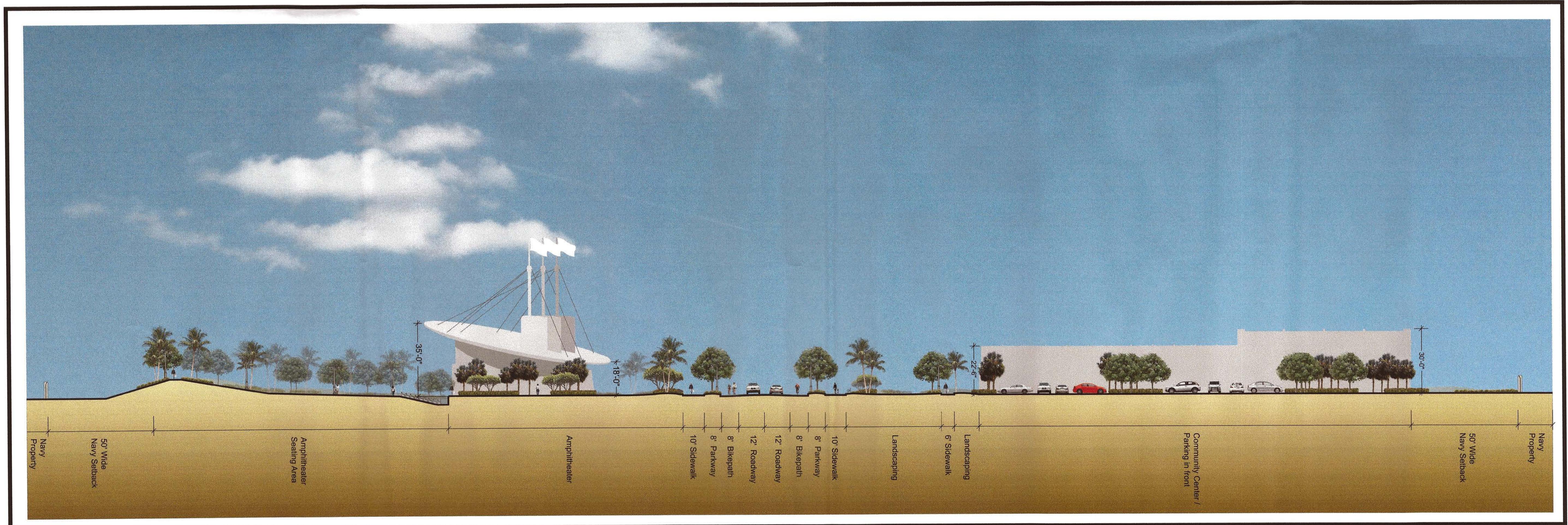

 PROJECT NAME:
**TRUMAN
WATERFRONT
PARK**

 PROJECT LOCATION/ADDRESS:
 TRUMAN WATERFRONT PARK
 WEST OF FORT STREET AND THE
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SUB-CONSULTANT INFORMATION:



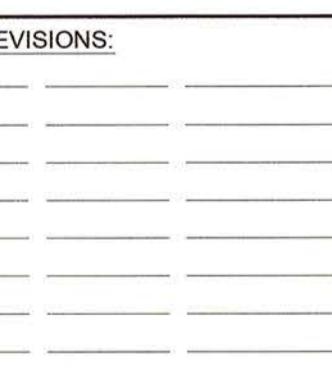
Section 5 - Building 103 Cross Section



Section 6 - Amphitheater / Community Center Cross Section


 KIRK J. OLNEY
 FLORIDA REGISTERED LANDSCAPE
 LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

 HARC
 SUBMITTAL
 February 3, 2014


DRAWING SHEET INFORMATION

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

 DRAWING TITLE:
**LANDSCAPE
CROSS SECTIONS**

SHEET NO.

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.

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
signage

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 H14-010233

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

Signed Name of Affiant:

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

The forgoing 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.

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

Wednesday, June 1, 2011

7:00 p.m.

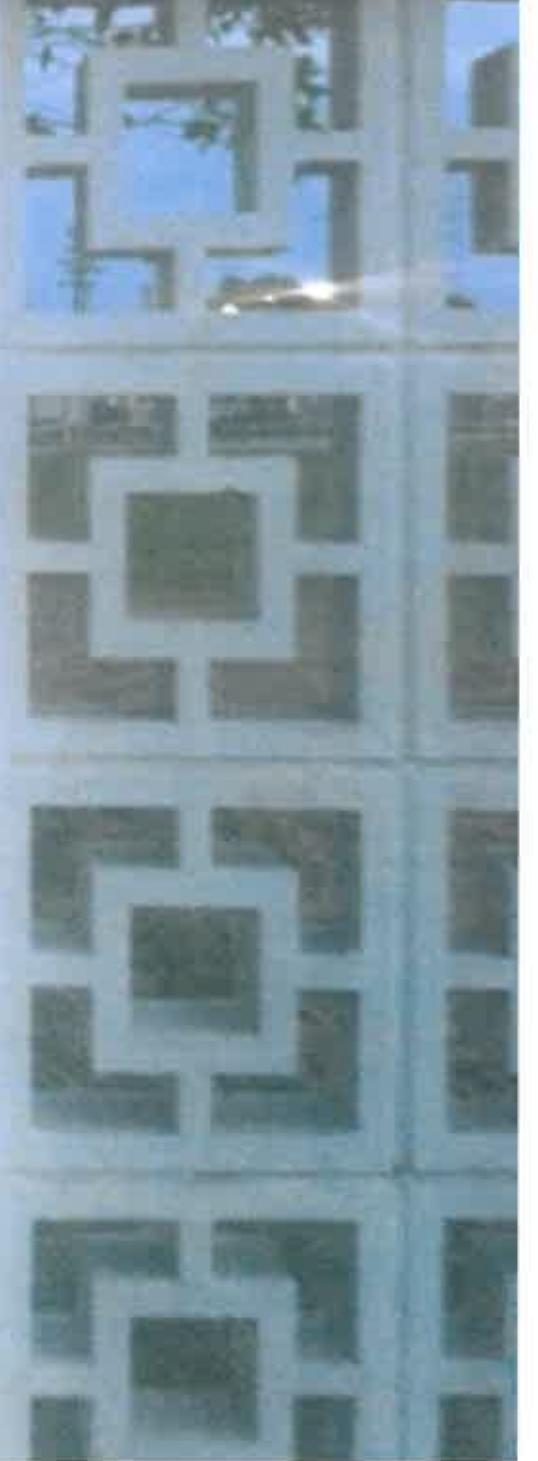
Community Room

1000 10th Street

Long Beach, CA 90801

310-445-2222

www.longbeach.gov



Public Meeting Notice

For the purpose of the public meeting, the following information is provided:

Location: [REDACTED]
Date: [REDACTED]
Time: [REDACTED]

For further information, contact [REDACTED]