

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

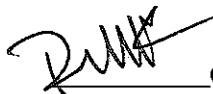

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

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

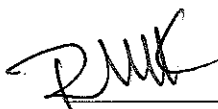

9. Revise design of scooter and bicycle parking areas to separate uses and add additional bollards or bicycle friendly parking areas throughout the park.

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 Klitenick, 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

Paul
20

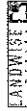
WILLIAM P. HORN
ARCHITECT, P.A.

614 COUNTRY WAY
KEY WEST
FLORIDA
34890

TEL: (305) 853-5242
FAX: (305) 294-0779

1450 N.W. 22ND AV.
SUITE 200
KEY WEST, FL 34894

HIGGS, CLARENCE
KEY WEST, FL



MITCHELL PLANNING & DESIGN

INNOVATIVE ENGINEERING
GROUP INC.

TRAFFIC TECH ENGINEERING

ISLAND SURVEYING INC.



SKAL

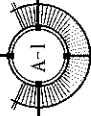
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DATE
08-29-10
08-30-11 DRC
08-18-11 P.L. 01.

REVISIONS
12-22-10
12-22-10
03-25-11

DRAWN BY
ENIA

PROJECT
NUMBER
1004



SITE DATA

SITE AREA: 762,891 S.F. (17.5 ACRES)
LAND USE: PS (PUBLIC SERVICES INC. RECREATION & OPEN SPACE)
FLOOD ZONE: AE +8.0'/AE +9.0'/AE +10.0'/AE 10'/AE 12

SETBACKS:
FRONT SETBACK: (WHITE STREET)
REQUIRED = 25'-4"
PROPOSED = 25'-4" (WOOD DECK)
SIDE SETBACKS: (CASA, MARINA CDS&S)
REQUIRED = 15.0'
PROPOSED = 24'-0" (EQUIPMENT STORAGE)

REAR SETBACK: (REYNOLDS STREET)
REQUIRED = 25'-0"
PROPOSED = 27'-8" (COVERED BANDSTAND)
COASTAL CONST. CONTROL LINE:
REQUIRED = 50'-0" (WEST MARTELLO)
EXISTING = 50'-0" (WEST MARTELLO)
PROPOSED = 11'-3" (WEST MARTELLO)

FAR: (INTERIOR AND COVERED AREA)
EXISTING: 0.02 (12,578 S.F.)
PROPOSED: 0.02 (22,605 S.F.)

HEIGHT:
ALLOWABLE: 25.0'
PROPOSED: 25.0' (NEW VISITOR CENTER)

LOT COVERAGE AREA:
REQUIRED: 305,195 S.F. (40% MAX.)
EXISTING: 305,338 S.F. (63.3%)
PROPOSED: 32,372 S.F. (4.2%)

IMPERVIOUS AREA:
REQUIRED: 361,448 S.F. (60% MAX.)
EXISTING: 361,448 S.F. (60% MAX.)
PROPOSED: 259,333 S.F. (34.8%)

LANDSCAPE AREA:
REQUIRED: 152,578 S.F. (20%)
EXISTING: 152,578 S.F. (20%)
PROPOSED: 305,338 S.F. (63.3%)

OPEN SPACE (INCLUDES RECREATIONAL OPEN SPACE):
REQUIRED: 152,578 S.F. (20%)
EXISTING: 152,578 S.F. (20%)
PROPOSED: 344,328 S.F. (45.3%)

PARKING:
EXISTING: 145 SPACES
PROPOSED: INCLUDES 8 HANDICAP SPACES

BIKE/SCOOTER PARKING:
EXISTING: 60 SPACES (418 NON CONFORMING)
PROPOSED: 45 SPACES

CLARENCE HIGGS BEACH

MASTER PLAN

KEY WEST, FLORIDA

MASTER PLAN TEAM MEMBERS		LIST OF DRAWINGS	
ARCHITECT: WILLIAM P. HORN ARCHITECT, P.A. WILLIAM P. HORN, P.E., LEED AP EVELYN MEDINA, LEED AP 612 EASTON ST., SUITE 200 KEY WEST, FL 34894 TEL: (305) 294-0779	LANDSCAPE DESIGN: LANDWISE DESIGN LADD ROBERTS, RLA 1025 TROPHY PARK CIRCLE JACKSONVILLE, FL 32248 TEL: (904) 343-1434	PLANNING: MITCHELL PLANNING & DESIGN BARRAGA MITCHELL, LEED AP 15429 SE 104th PLACE RD. JACKSONVILLE, FL 32257 (305) 804-2426	A-1 COVER SHEET, SITE DATA A-2 EXISTING SITE PLAN 1" = 80.0' A-3 PROPOSED SITE PLAN 1" = 80.0' A-4 PARTIAL SITE PLAN 1" = 10.0' A-5 PARTIAL SITE PLAN 1" = 10.0' A-6 PARTIAL SITE PLAN 1/2" = 10.0' A-7 VISITOR NATURE CENTER, PLANS, ELEVATIONS & RENDERINGS A-7.1 VISITOR NATURE CENTER, PLANS, ELEVATIONS & RENDERINGS A-8 STORAGE BUILDINGS, PLANS, ELEVATIONS, RENDERINGS & SITE DETAILS
CIVIL ENGINEERING: PEREZ ENGINEERING AND DEVELOPMENT INC. ALLEN E. PEREZ, PE 2015 N.W. 22ND AV. SUITE 200 KEY WEST, FL 34894 TEL: (305) 294-0779	TRAFFIC ENGINEER: TRAFFIC TECH ENGINEERING JOAQUIN VARGAS, PE 645 N. UNIVERSITY BLVD. FT. LAUDERDALE, FL 33301 TEL: (954) 392-4699	LANDSCAPE DESIGN: LANDWISE DESIGN LADD ROBERTS, RLA 1025 TROPHY PARK CIRCLE JACKSONVILLE, FL 32248 TEL: (904) 343-1434	E-1 LIGHTING SITE PLAN 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
INNOVATIVE ENGINEERING GROUP INC.: SUDHIR GUPTA, PE, LEED AP 6303 N.W. 22ND AV. SUITE 200 KEY WEST, FL 34894 TEL: (305) 804-1448	ISLAND SURVEYING INC.: FREDRICK N. HILZERRANDT, PE 3115 NORFOLK DRIVE DR. KEY WEST, FL 34897 TEL: (305) 294-0779	PLANNING: MITCHELL PLANNING & DESIGN BARRAGA MITCHELL, LEED AP 15429 SE 104th PLACE RD. JACKSONVILLE, FL 32257 (305) 804-2426	

CLARENCE HIGGS BEACH - MASTER PLAN
KEY WEST, FLORIDA

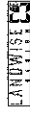
(Handwritten initials and signature)

WILLIAM P. HERN
ARCHITECT, P.A.

14 EAST BAY
KEY WEST,
FLORIDA
34904

TEL: 305-854-6400
FAX: 305-854-6499
HOURS: MON-FRI 9:00-5:00
SAT 10:00-1:00

HIGGS BEACH
KEY WEST, FL



MITCHELL PALANCO & DESIGN

ASSOCIATIVE ENGINEERING

TRAFFIC TECH ENGINEERING

ISLAND ILLUMINATING INC



SEAL

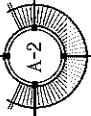
REGISTERED PROFESSIONAL ENGINEER
WITHOUT LIMITS
KEY WEST, FLORIDA

DATE: 05-22-10
06-30-10 DRC
08-18-11 PL ED.

REVISIONS
1 05-22-10
2 04-26-11
3 02-25-11

DRAWN BY: EWA

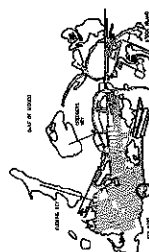
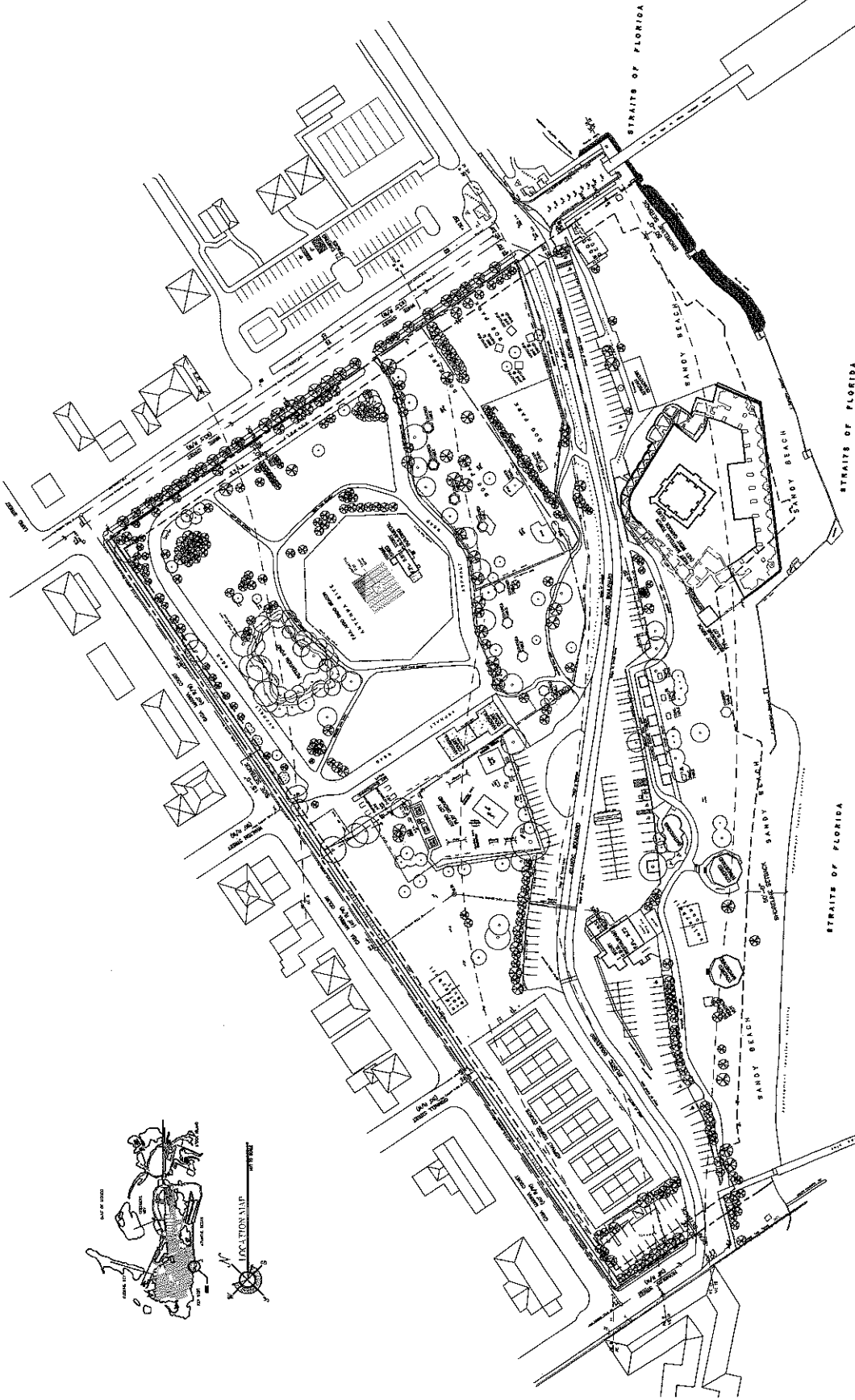
PROJECT: HIGGS BEACH
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CLARENCE HIGGS BEACH - MASTER PLAN

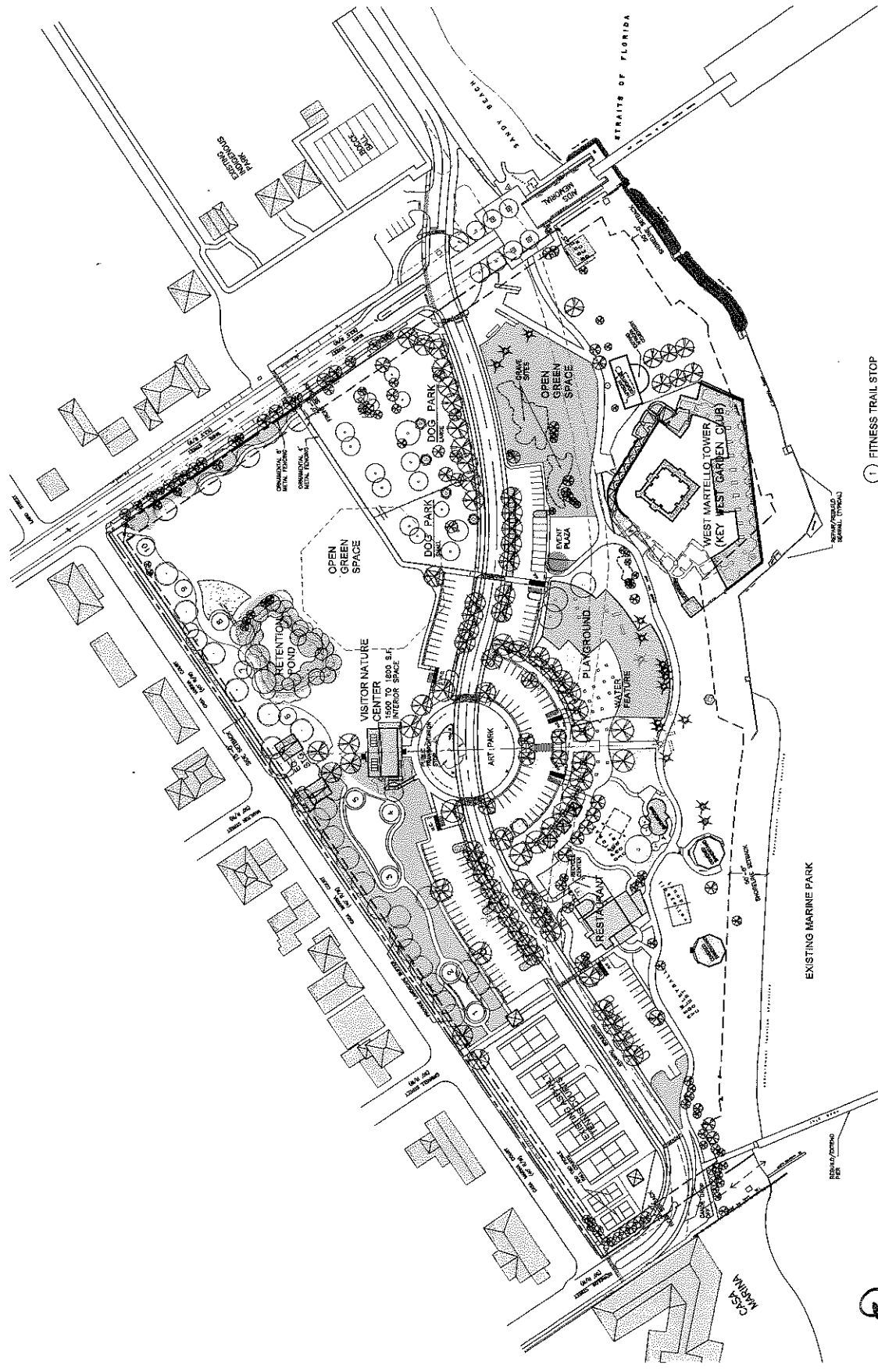
KEY WEST, FLORIDA



EXISTING SITE PLAN
SCALE: 1" = 60'-0"

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

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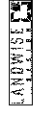
Handwritten initials 'RM' in a circle, with a signature-like mark to the left.

WILLIAM P. HORN
ARCHITECT, P.A.

TELEPHONE: 813
KEY WEST, FLORIDA
34904

THE ARCHITECTS
1700 S. COLLIER BLVD.
SUITE 200
KEY WEST, FLORIDA 34904

HIGGS BEACH
KEY WEST, FL.



WYTHEVILLE PLANNING & DESIGN

INDUSTRIAL ENGINEERING
GROUP INC.

TRAFFIC TECH CONSULTANTS

ILLUMINATION ENGINEERING INC.



SCALE

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WITHOUT WRITTEN PERMISSION.

DATE: 08-22-10
08-23-11 BIC
08-18-11 PL. ED.

REVISIONS:
12-26-10
01-26-11
02-25-11

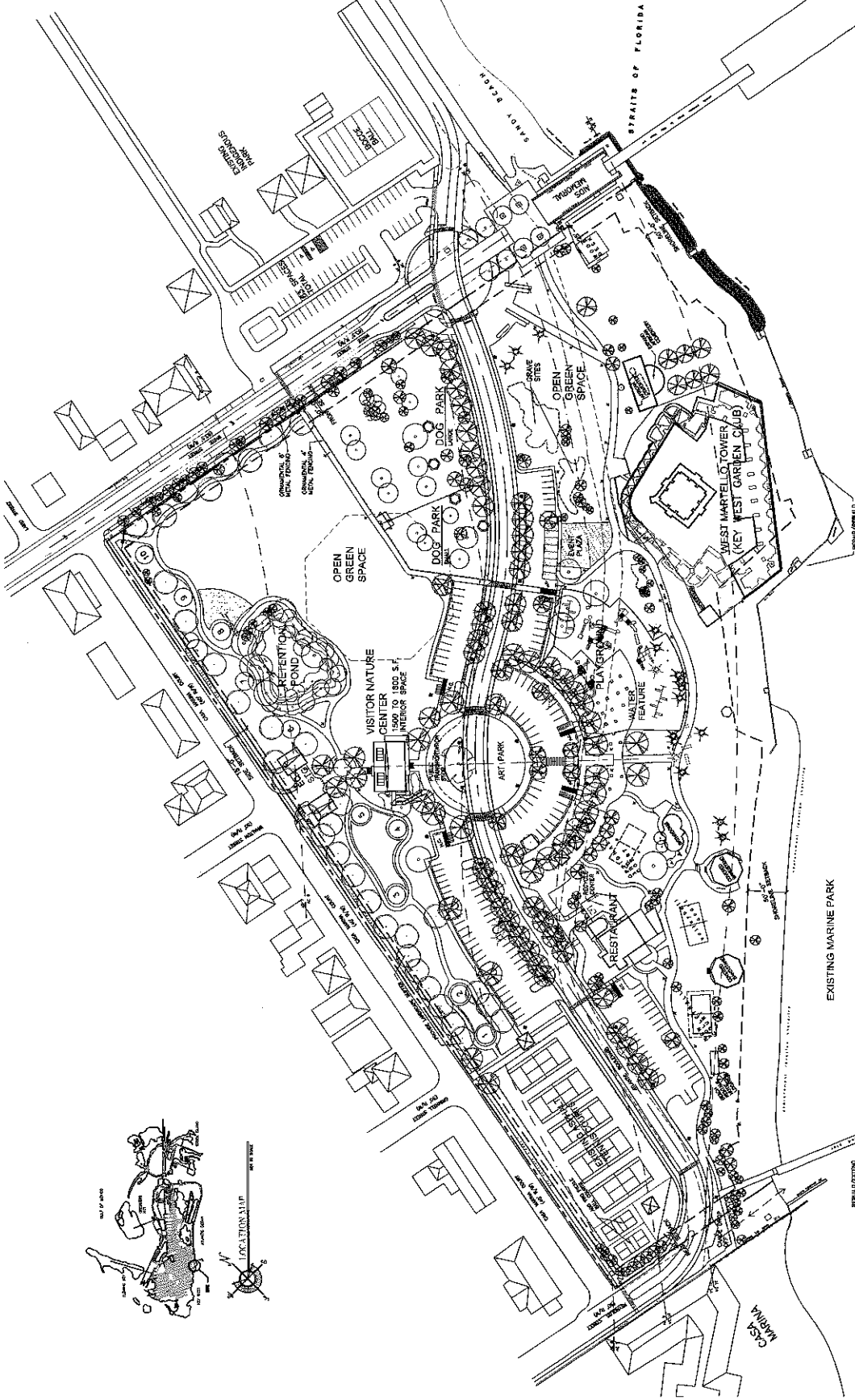
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PROJECT NUMBER: 1004

A-3

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CLARENCE HIGGS BEACH - MASTER PLAN
KEY WEST, FLORIDA



- FITNESS TRAIL STOP
- COVERED TABLE
- ⊠ SHADE STRUCTURE

SCALE: 1" = 60'-0"

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



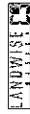
Handwritten signature/initials

WILLIAM P. BOHN
ARCHITECT, P.A.

5715 PINNAC
KEY WEST,
FLORIDA
34904

TEL: 305-854-2000
FAX: 305-854-4000
LEFFERS RD
ATLANTA

HIGGS BEACH
KEY WEST, FL.



LANDWISE
LANDSCAPE ARCHITECTURE

HYPERION PLANNING & DESIGN

INNOVATIVE ENGINEERS
PROFES

TRAFFIC TECH ENGINEERING

ISLAND SURVEYING INC



SCALE

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DATE:
05-22-10
06-03-11
02-18-11 FL. REG.

DESIGNER:
F. HILDEBRANDT
01-06-11
02-28-11

DRAWN BY:
EVA

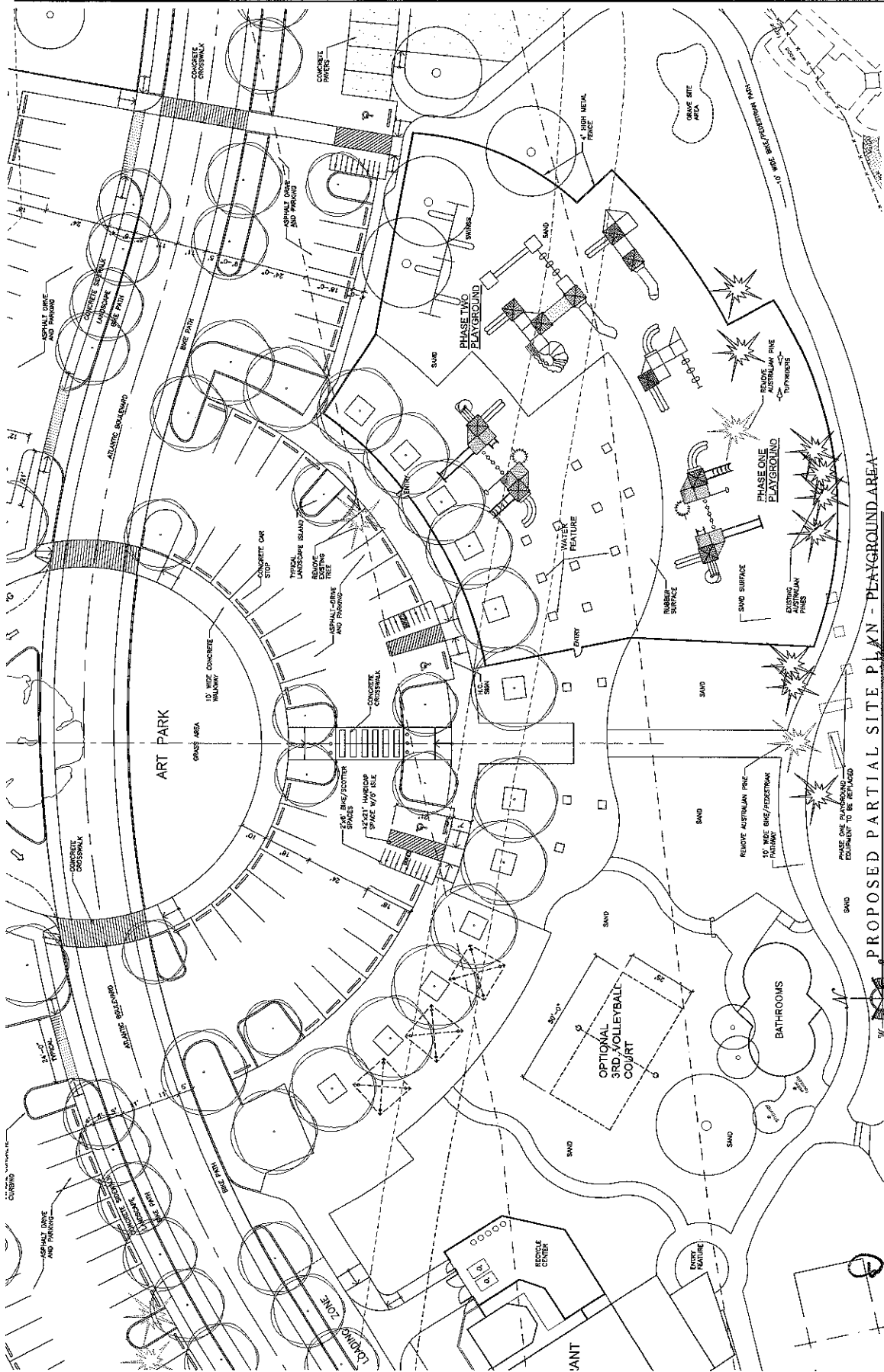
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1004



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CLARENCE HIGGS BEACH - MASTER PLAN
KEY WEST, FLORIDA



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

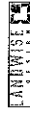
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT, SURVEYOR DATED ON 04-23-10

Handwritten signature: *Bill*

WILLIAM P. HORN
ARCHITECT, P.A.

11111
KEY WEST
FLORIDA
34894
TEL: 305-246-2025
FAX: 305-246-1077
L.P. NUMBER: 0000000000
M.A. NUMBER:

HIGGS BEACH
KEY WEST, FL.



FREDERICK H. HILDEBRANDT

REGISTERED PROFESSIONAL ENGINEER

LANDSCAPE ARCHITECTURE

STATE OF FLORIDA

NO. 12345

ISSUED FOR THE PROJECT

DATE: 08-15-11

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

PROJECT NUMBER: 1004

DESIGNED BY: SHK

DATE: 08-22-10

08-30-11

08-15-11

FL. BD.

REVISIONS

1/24/10

08-22-10

08-30-11

08-15-11

DESIGNED BY

SHK

PROJECT NUMBER

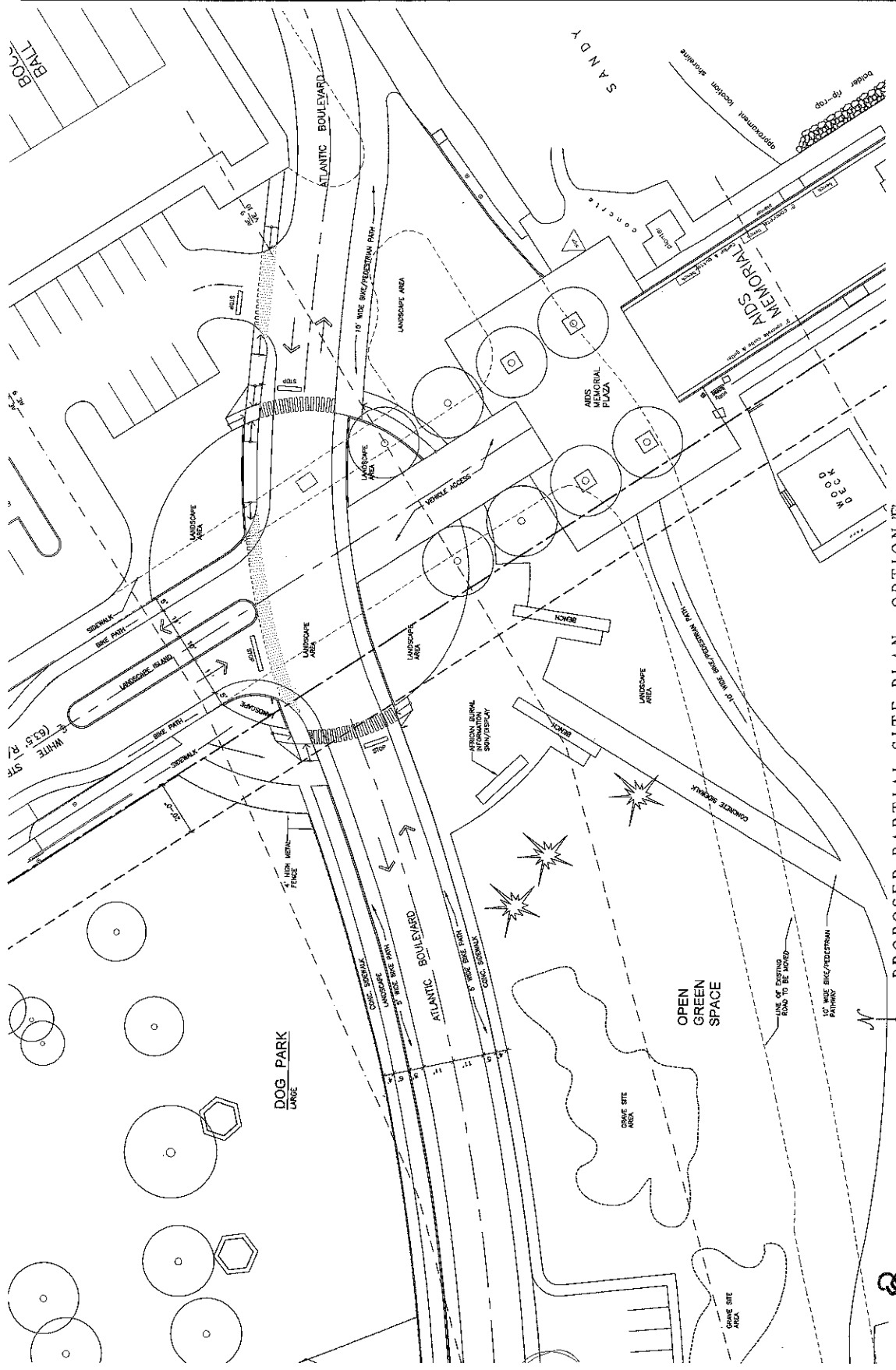
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CLARENCE HIGGS BEACH - MASTER PLAN
KEY WEST, FLORIDA

PH



PROPOSED PARTIAL SITE PLAN - OPTION F
SCALE: 1/8" = 1'-0"

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

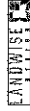
WILLIAM P. HORN
ARCHITECT, P.A.

TELEPHONE
KEY WEST,
FLORIDA
30494

WWW.WILLIAMPHORN.COM
TEL: 305.856.1000
FAX: 305.856.1000

UPPER AND
311 3300 SW 15th Ave

HORN
KEY WEST, FL



MYCHELL PLANNING & DESIGN

INNOVATIVE ENGINEERING
GROUP, INC.

TRAFFIC TECH ENGINEERING

ISLAND SURVEYING INC.



SCALE

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OF WILLIAM P. HORN
ARCHITECT, P.A. AND
WILLIAM P. HORN
ARCHITECT, P.A.

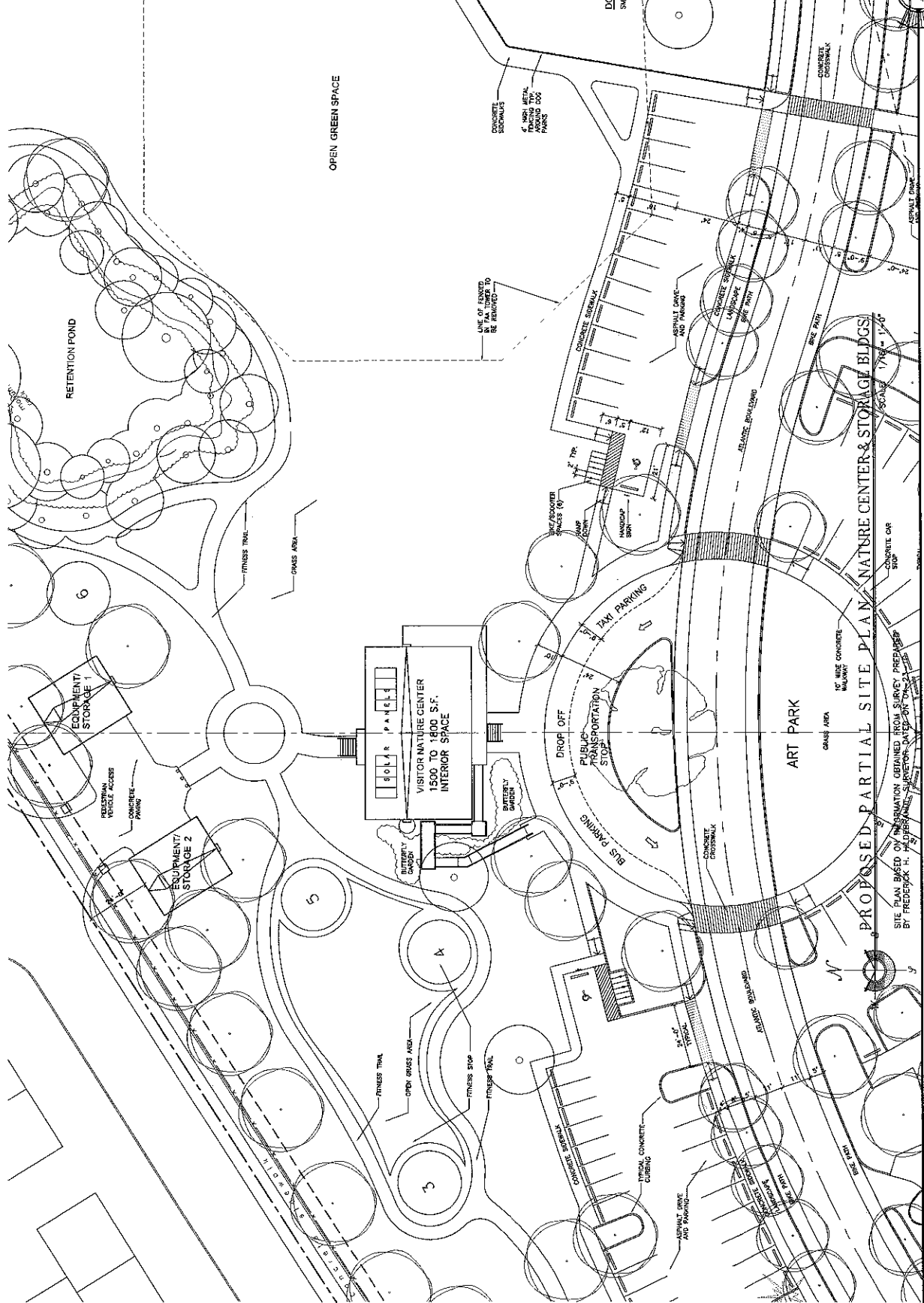
DATE: 09-22-10
08-30-11 DRC
08-10-11 PL. CD.

REVISIONS:
03-22-10
01-02-11
02-22-11

DRAWN BY: EMA

PROJECT NUMBER: 1004

A-6



CLARENCE HIGGS BEACH - MASTER PLAN

KEY WEST, FLORIDA

PROPOSED PARTIAL SITE PLAN, NATURE CENTER & STORAGE BLDGS.
SCALE: 1/8" = 1'-0"

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HEDDERLEY SURVEYING, INC. ON 04-22-10

Handwritten initials/signature

WILLIAM HORN
ARCHITECT, P.A.

5311 PINECREST
AVENUE WEST
TALLAHASSEE
FLORIDA
32309

TEL: 904-291-0000
FAX: 904-291-0000

ALBANY, GA
A-112372-C

HIGGS BEACH
KEY WEST, FL



MITCHELL HANCOCK GROUP
ARCHITECTURAL ENGINEERING
GROUP INC.

TEMPLE TECH ENGINEERING

BEARD ENGINEERING INC.



SEAL

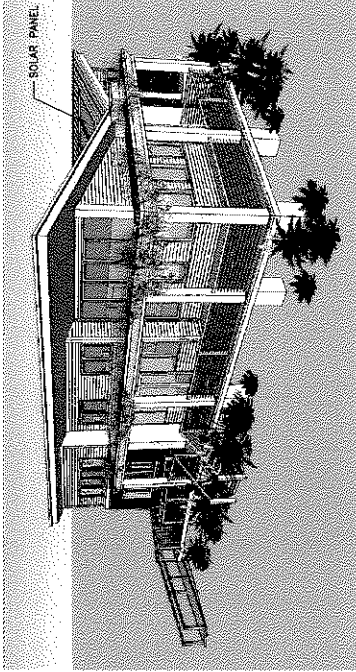
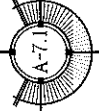
THIS PROJECT HAS BEEN
DESIGNED AND DRAWN BY
WILLIAM HORN ARCHITECT,
P.A. LICENSE NO. 10000

DATE
06-28-10
08-30-11 DRC

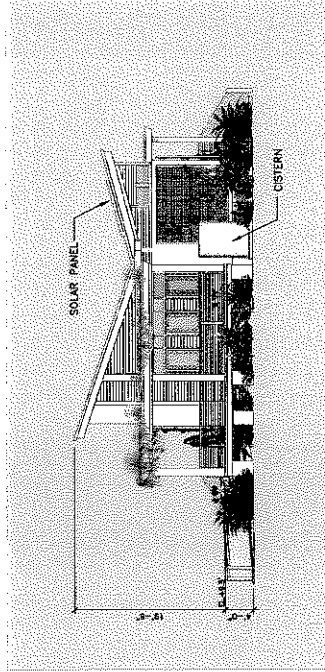
REVISIONS
1P-30-10
08-25-11
08-25-11

DRAWN BY
DATA

SHEET
1004

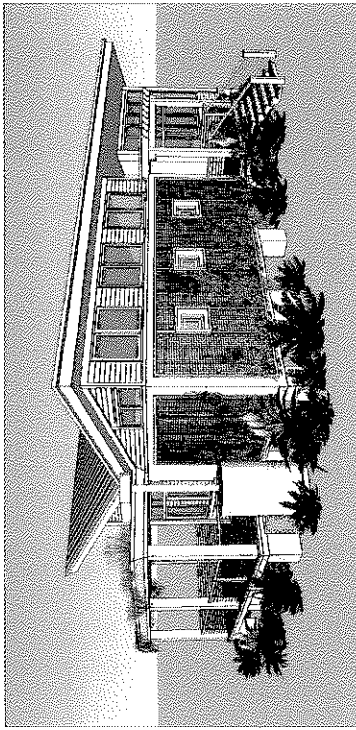


PERSPECTIVE 4 - SOUTHEAST

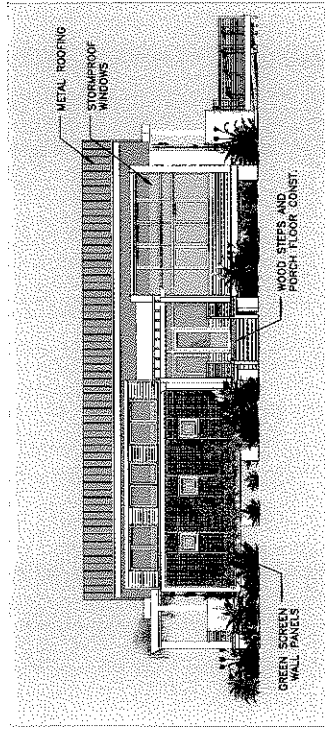


EAST ELEVATION

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



PERSPECTIVE 3 - NORTHEAST



NORTH ELEVATION - REAR

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

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August 30, 2011
KW Planning Dept

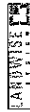
CLARENCE HIGGS BEACH - MASTER PLAN
KEY WEST, FLORIDA

WILLIAM P. IRWIN
ARCHITECT, P.A.

100 E. LINDEN ST.
KEY WEST, FL
34901

THE ARCHITECTURE
FACILITY GROUP
1000 N. W. 10TH ST.
MIAMI, FL 33136

HIGGS BEACH
KEY WEST, FL



WYDIELL PLANNING & DESIGN
ARCHITECTURE
GROUP, INC.

THE FINE ARCHITECTURE

ILLUSTRATIONS, INC.



SEAL

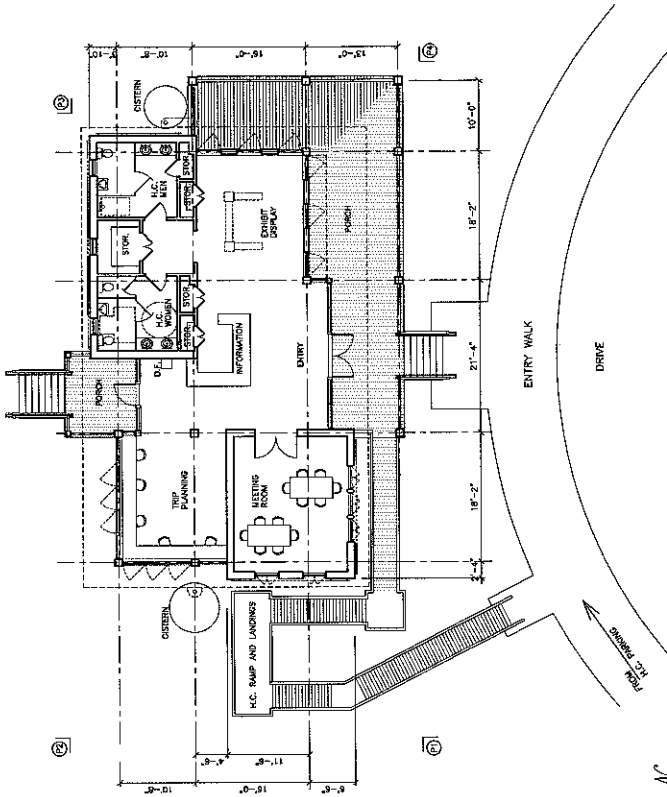
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THE PROPERTY OF
WILLIAM P. IRWIN
ARCHITECT, P.A.
IT IS TO BE KEPT
CONFIDENTIAL

DATE
06-22-10
06-30-11 DRG

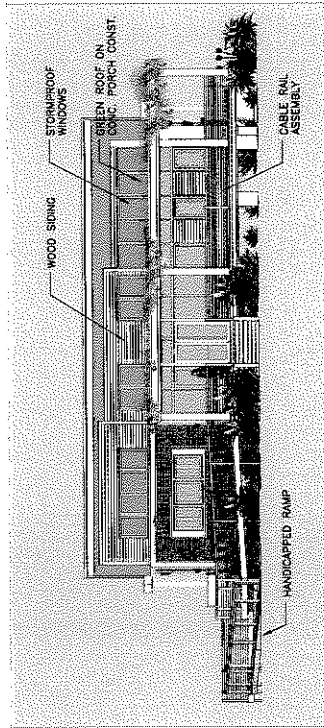
REVISIONS
03-30-10
02-23-11

DESIGNED BY
EAM
DRAWN BY
R. W. IRWIN
1004

A-7



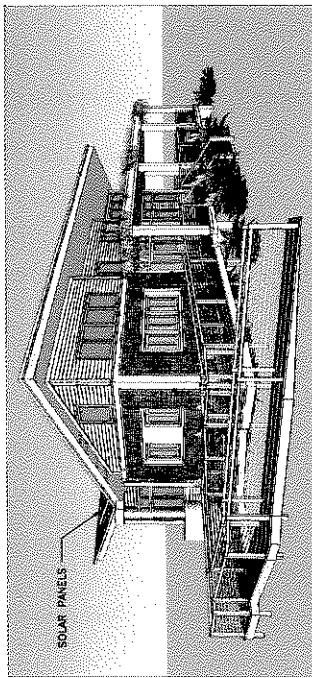
VISITOR - NATURE CENTER
SCALE: 1/8"=1'-0"



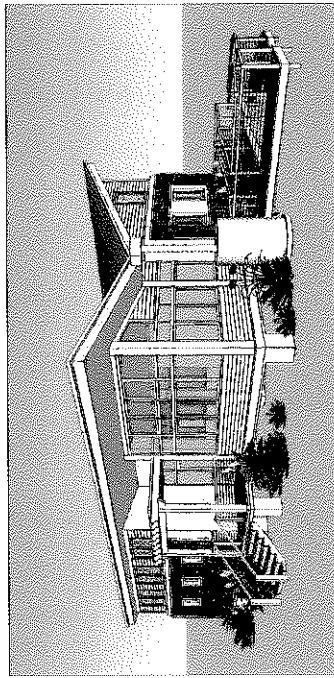
SOUTH ELEVATION - FRONT
SCALE: 1/8"=1'-0"

CLARENCE HIGGS BEACH - MASTER PLAN

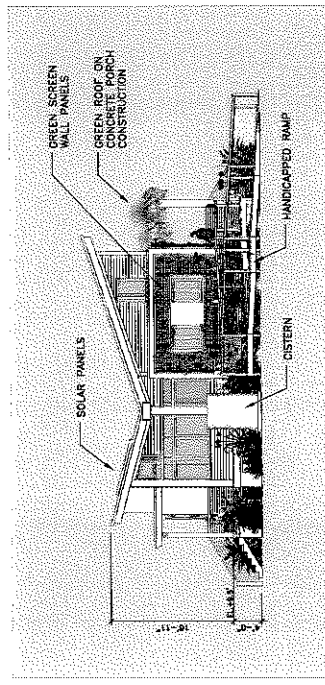
KEY WEST, FLORIDA



PERSPECTIVE 1 - SOUTHWEST



PERSPECTIVE 2 - NORTHWEST



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

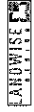
Handwritten initials: OC and a signature.

WILLIAM P. HORN
ARCHITECT, P.A.

5111 EAST
SUNSHINE
BOULEVARD
TAMPA
FLORIDA
33606

TEL: 813-987-1000
FAX: 813-987-1001
WWW.WPHORN.COM

KEY WEST, FL.



WILLIAM P. HORN, ARCHITECT, P.A.

INNOVATIVE ENGINEERING
GROUP, INC.

TRACOR TECH ENGINEERING

BLAKE ENGINEERING, INC.



SEAL

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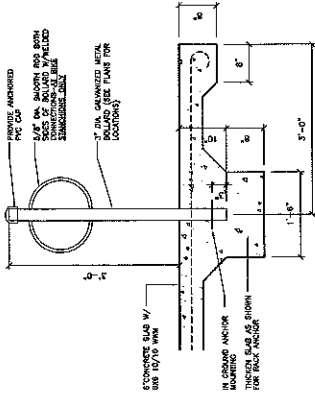
DATE: 06-22-10
06-29-11 DRC

REVISIONS:
12-29-10
02-20-11

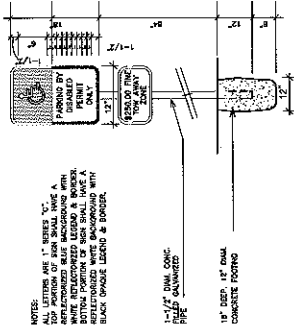
DRAWN BY: ENA
CHECKED BY: [Signature]
DATE: 10/04



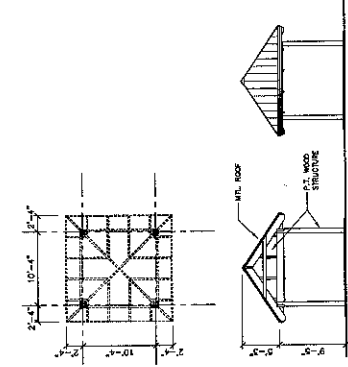
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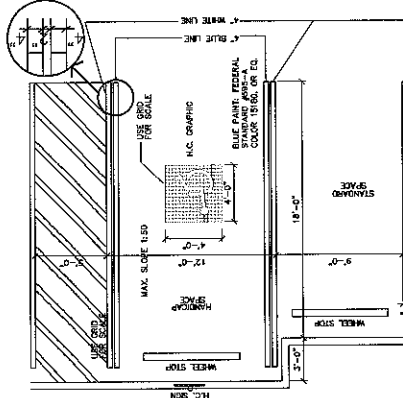
11. BIKE RACK DETAIL AND BOLLARD SIM.
SCALE: 1"=1'-0"



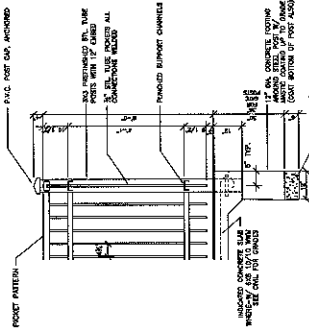
10. H.C. PARKING SIGN
SCALE: 1"=1'-0"



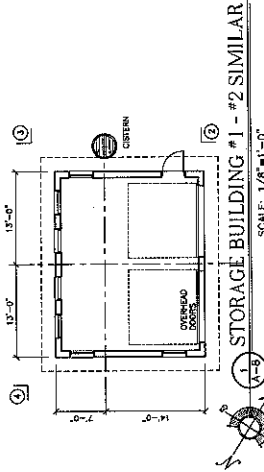
12. SHADE PAVILION
SCALE: 1/4"=1'-0"



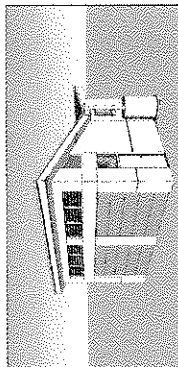
13. H.C. PARKING DETAIL
SCALE: 1/4"=1'-0"



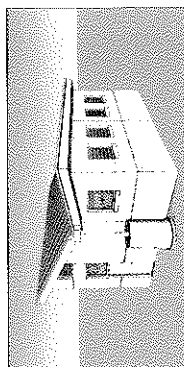
9. FENCE DETAIL
SCALE: 1/2"=1'-0"



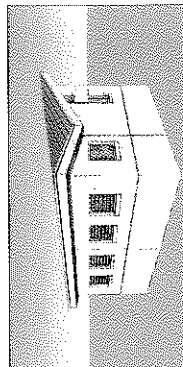
1. STORAGE BUILDING #1 - #2 SIMILAR
SCALE: 1/8"=1'-0"



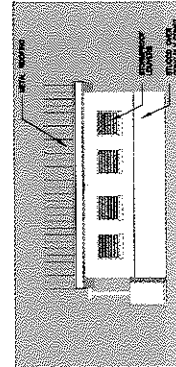
2. PERSPECTIVE - SOUTH
SCALE: 1/8"=1'-0"



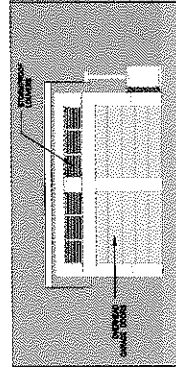
3. PERSPECTIVE - EAST
SCALE: 1/8"=1'-0"



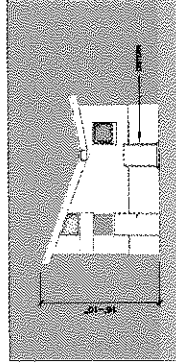
4. PERSPECTIVE - NORTH
SCALE: 1/8"=1'-0"



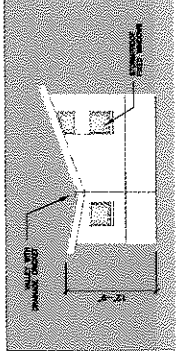
5. REAR
SCALE: 1/8"=1'-0"



6. FRONT
SCALE: 1/8"=1'-0"



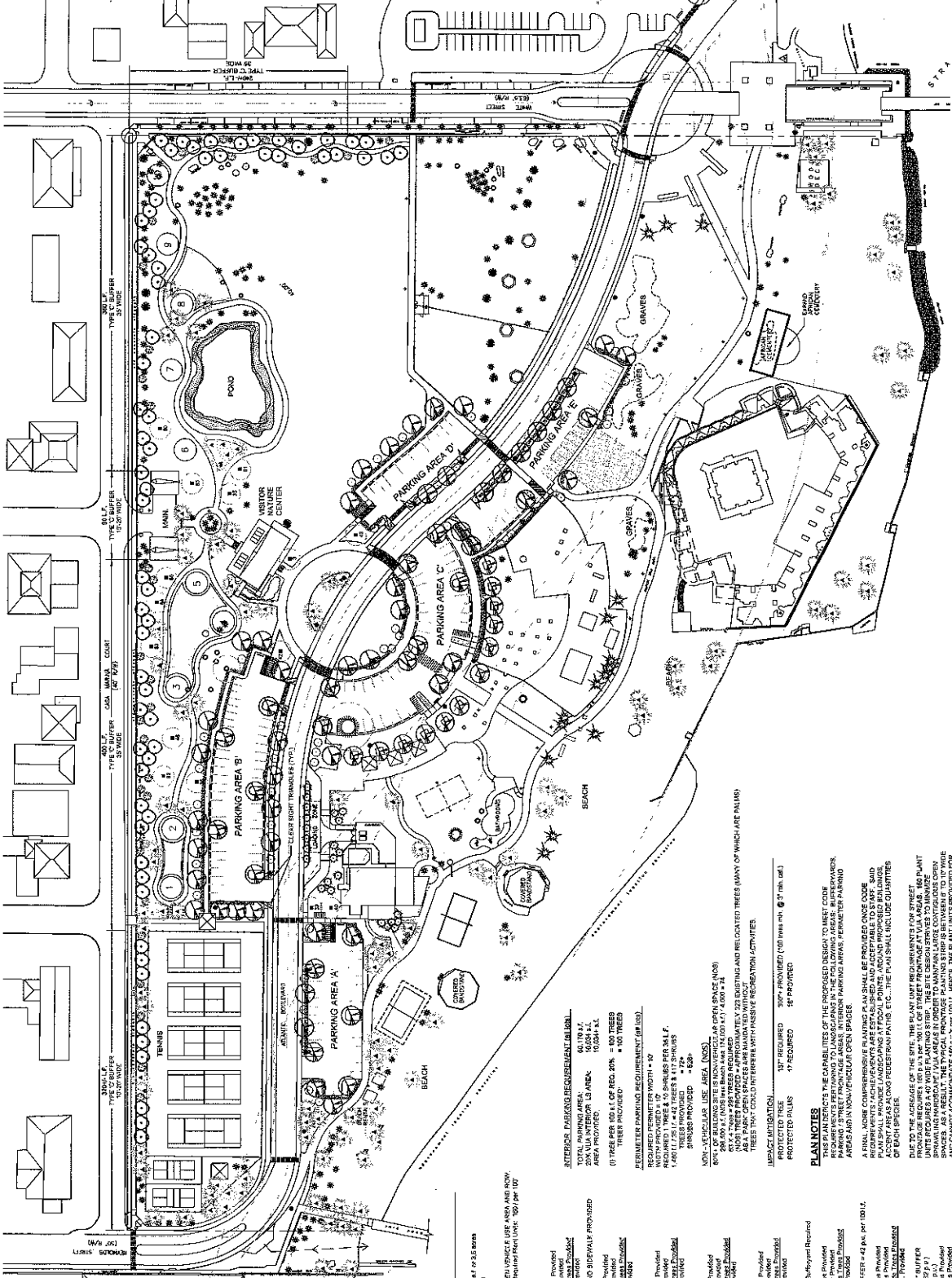
7. RIGHT SIDE
SCALE: 1/8"=1'-0"



8. LEFT SIDE
SCALE: 1/8"=1'-0"

CLARENCE HIGGS BEACH - MASTER PLAN
KEY WEST, FLORIDA

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CLARENCE HIGGS BEACH - CODE PLANTING & TREE RELOCATIONS
KEY WEST, FLORIDA

INTERIOR PARKING REQUIREMENT (MIN.)

TOTAL PARKING AREA: 60,119 S.F.
 TOTAL PARKING SPACES: 1,034 S.P.
 AREA PROVIDED: 10,034 S.F.
 (1) TREE PER 100 S.F. OF REQ. SPA. = 100 TREES
 (2) TREE PER 100 S.F. OF REQ. SPA. = 100 TREES
 TREES PROVIDED = 724
 DEFICIT = 280 TREES

LANDSCAPE DATA CALCULATIONS

MINIMUM LANDSCAPE AREA
 MINIMUM REQUIRED 20% OF BLDG. SITE AREA: 182,874 S.F. OR 4.18 ACRES
 LANDSCAPE AREA PROVIDED: 162,200 S.F. OR 3.72 ACRES

STREET FRONTAGE REQUIREMENT
 1.00' TREE PER 100 S.F. OF REQ. SPA. = 100 TREES
 TREES PROVIDED = 724
 DEFICIT = 280 TREES

PLANT NOTES

THIS PLAN INDICATES THE CAPABILITIES OF THE PROPOSED DESIGN TO MEET CODE REQUIREMENTS FOR TREE PLANTING AND TREE RELOCATION. INTERIOR PARKING AREAS, PERIMETER PARKING AREAS, DRIVEWAYS, AND SIDEWALKS ARE TO BE PLANTED WITH APPROPRIATE SPECIES. THE PLAN SHALL INCLUDE QUANTITIES OF ALL SPECIES TO BE PLANTED. THE PLAN SHALL INCLUDE QUANTITIES OF ALL SPECIES TO BE PLANTED. THE PLAN SHALL INCLUDE QUANTITIES OF ALL SPECIES TO BE PLANTED.

PLANT QUANTITY TOTALS:
TOTAL PLANT UNDER REQUIREMENT: 1,441

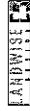


WILLIAM P. HOBBS
ARCHITECT, P.A.

REGISTERED
KEY WEST,
FLORIDA
3090

THE HOBBS GROUP
P.O. BOX 1000
KEY WEST, FL
34637-1000

HOBBS GROUP
KEY WEST, FL



WITHELL PLANNING & DESIGN

ARCHITECTURAL ENGINEERING
REGISTERED

LANDSCAPE ARCHITECTURE
REGISTERED

LANDSCAPE ARCHITECTURE
REGISTERED

LANDSCAPE ARCHITECTURE
REGISTERED

LANDSCAPE ARCHITECTURE
REGISTERED

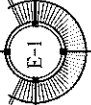
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REGISTERED

DATE
08-28-10
01-06-11
02-28-11

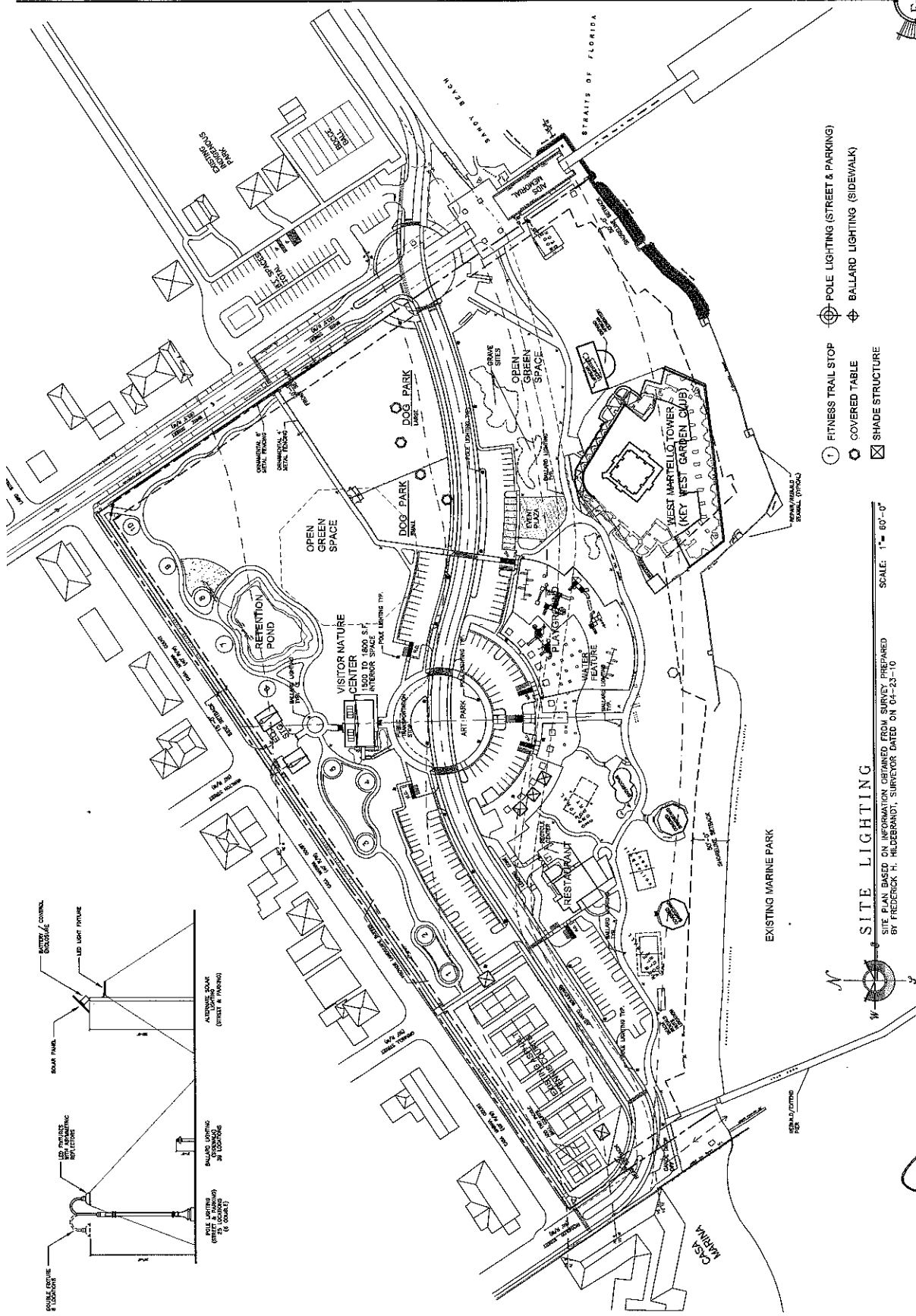
REVISIONS

DRAWN BY
GMA

PROJECT
NUMBER
1004

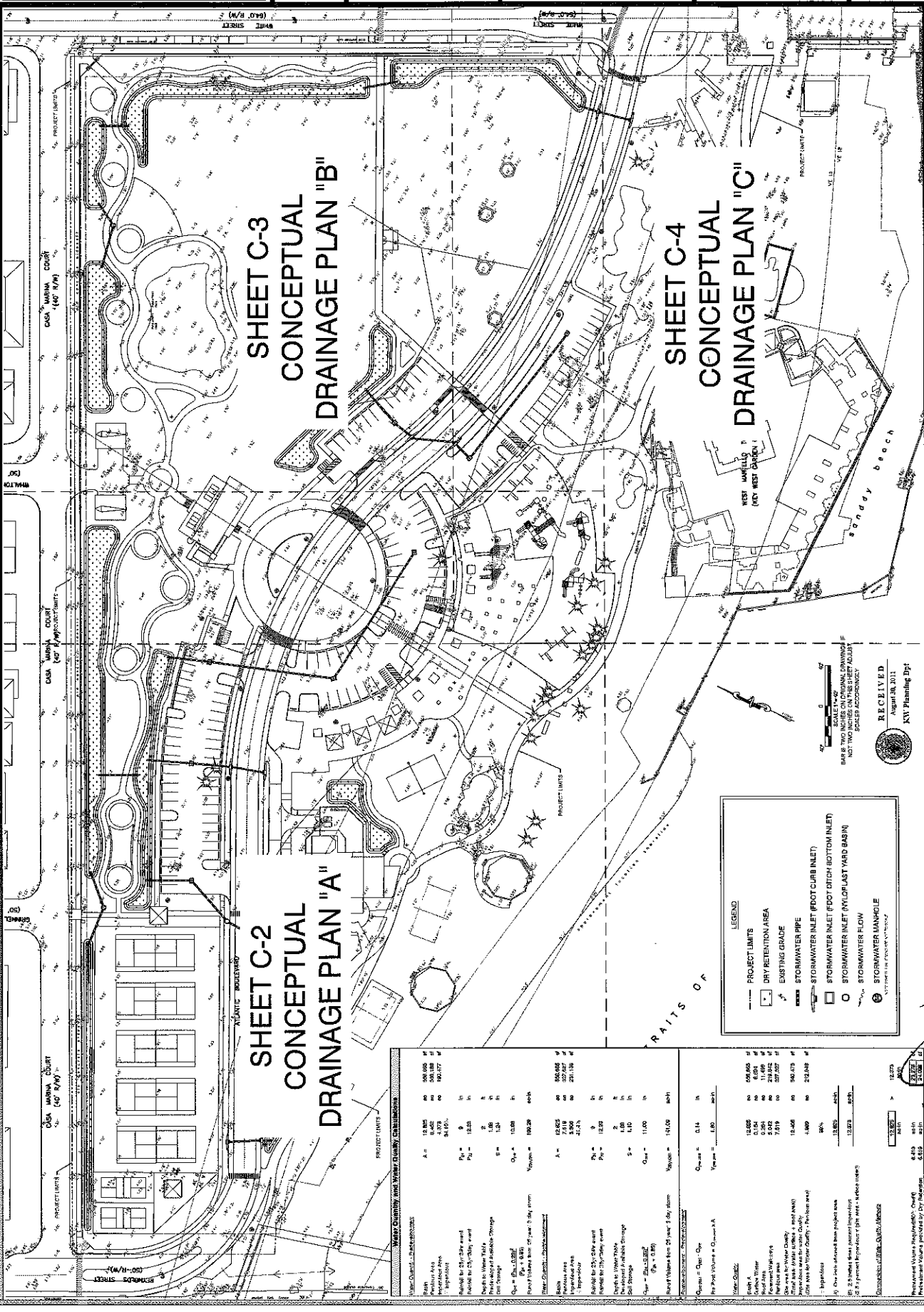


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CLARENCE HIGGS BEACH - MASTER PLAN
KEY WEST, FLORIDA

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

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

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

LEGEND

- PROJECT LIMITS
- DRY RETENTION AREA
- EXISTING GRADE
- STORMWATER PIPE
- STORMWATER INLET (FOOT DITCH BOTTOM INLET)
- STORMWATER INLET (ANY/FOOT LAST YARD BASIN)
- STORMWATER FLOW
- STORMWATER MANHOLE

SCALE 1" = 40'
 BUT NOT TWO INCHES ON THIS SHEET UNLESS
 SCALES ACCORDINGLY

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WATER QUANTITY AND FLOW CHARACTERISTICS

Area	Area (sq ft)	Area (ac)	Flow (cfs)	Flow (gpm)
A	18,805	0.43	18,805	1,312
B	4,775	0.11	4,775	341
C	19,177	0.44	19,177	1,363
D	18,805	0.43	18,805	1,312
E	4,775	0.11	4,775	341
F	19,177	0.44	19,177	1,363
G	18,805	0.43	18,805	1,312
H	4,775	0.11	4,775	341
I	19,177	0.44	19,177	1,363
J	18,805	0.43	18,805	1,312
K	4,775	0.11	4,775	341
L	19,177	0.44	19,177	1,363
M	18,805	0.43	18,805	1,312
N	4,775	0.11	4,775	341
O	19,177	0.44	19,177	1,363
P	18,805	0.43	18,805	1,312
Q	4,775	0.11	4,775	341
R	19,177	0.44	19,177	1,363
S	18,805	0.43	18,805	1,312
T	4,775	0.11	4,775	341
U	19,177	0.44	19,177	1,363
V	18,805	0.43	18,805	1,312
W	4,775	0.11	4,775	341
X	19,177	0.44	19,177	1,363
Y	18,805	0.43	18,805	1,312
Z	4,775	0.11	4,775	341

NOTES:

- One inch of rain over the project area will produce approximately 188,000 gallons of runoff.
- Flow rates are based on a 10-minute time of concentration.
- Flow rates are based on a 10-minute time of concentration.
- Flow rates are based on a 10-minute time of concentration.

Prepared by: [Name]
 Checked by: [Name]
 Date: 8/20/11

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CIVIL ENGINEERING - RESIDENTIAL PLANNING - CONSTRUCTION MANAGEMENT
 1010 E. 6th Avenue, Suite 100
 Fort Lauderdale, FL 33304
 TEL: (954) 575-1100
 FAX: (954) 575-1100
 WWW: PEREZENGINEERING.COM

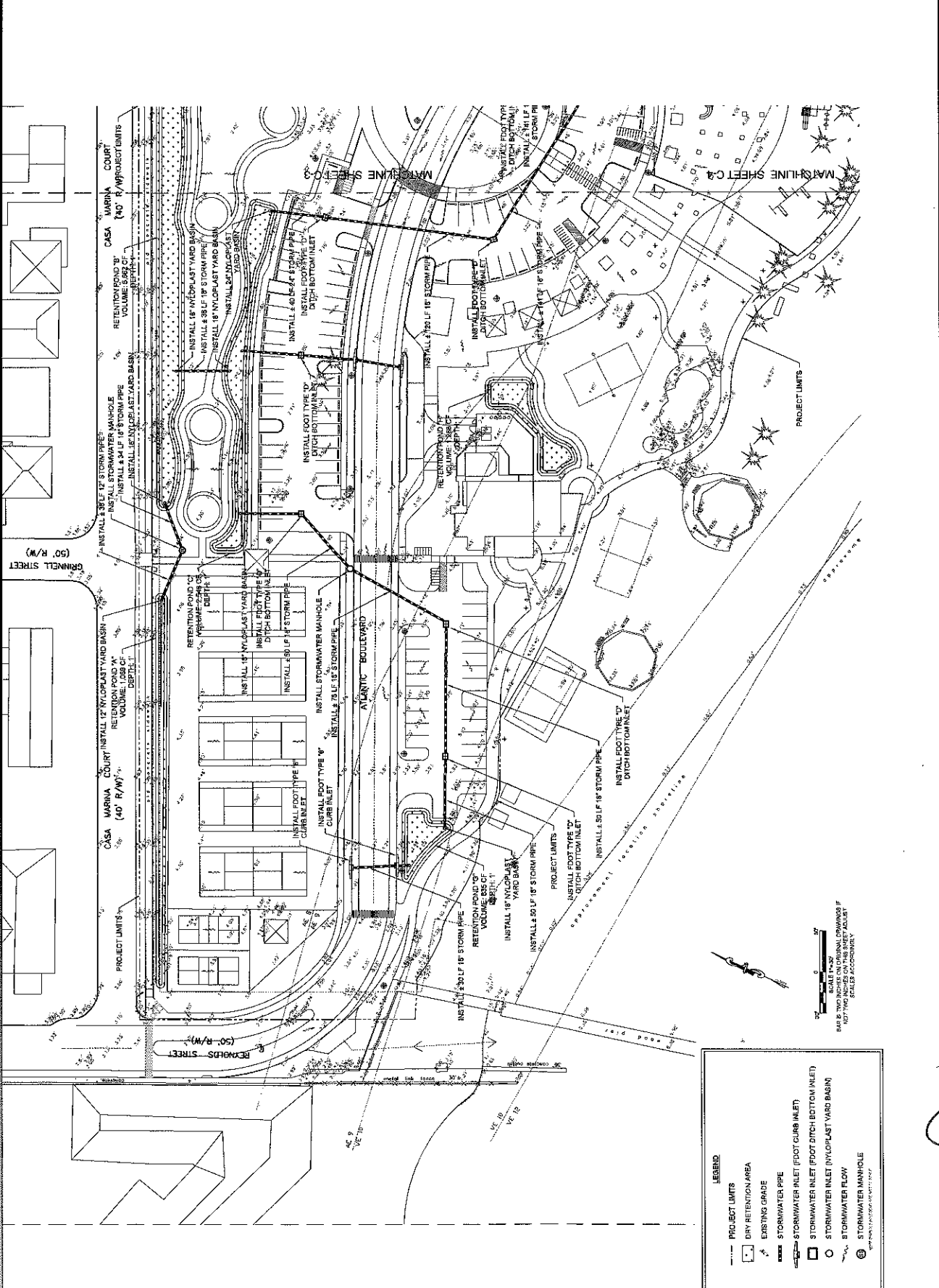
PEREZ ENGINEERING
 1500 N.W. 11th Street, Suite 100
 Fort Lauderdale, FL 33304
 TEL: (954) 575-1100
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 TEL: (954) 575-1100
 FAX: (954) 575-1100
 WWW: PEREZENGINEERING.COM

ALLEN E. PEREZ, P.E.
 PROFESSIONAL ENGINEER
 No. 12487
 State of Florida
 June 30, 2011

CLARENCE HIGGS BEACH
 KEY WEST, FL 33940
 CONCEPTUAL DRAINAGE PLAN A

JOB NO. 11033
 DRAWN BY: JEP
 CHECKED BY: JEP
 DATE: 06/20/11
 SHEET C-2



LEGEND:

- - - PROJECT LIMITS
- DRY RETENTION AREA
- ▨ EXISTING GRADE
- ▬ STORMWATER PIPE
- STORMWATER INLET (FOOT CURB INLET)
- STORMWATER INLET (FOOT DITCH BOTTOM INLET)
- STORMWATER INLET (NYLOPLAST YARD BASIN)
- STORMWATER FLOW
- ⊙ STORMWATER MANHOLE

PER PEREZ ENGINEERING, INC. 06/20/11

0 20' 40'
 SCALE: 1"=20'
 BAR IS TWO INCHES ON ORIGINAL DRAWING IF NOT TWO INCHES ACCORDINGLY

PROJECT LIMITS
 C-2

PEREZ ENGINEERING
 1910 EAST FLORIDA AVENUE, SUITE 200
 TAMPA, FLORIDA 33605
 TEL: (813) 281-0000 FAX: (813) 281-0025
 WWW.PEREZENGINEERING.COM

P&D DEVELOPMENT, INC.
 1400 WEST FLORIDA AVENUE, SUITE 140
 TAMPA, FLORIDA 33607
 TEL: (813) 281-0000 FAX: (813) 281-0025

DATE: 08/20/2014

CONCEPTUAL DRAINAGE PLAN B

KEY WEST, FL 33040

CLARENCE HIGGS BEACH

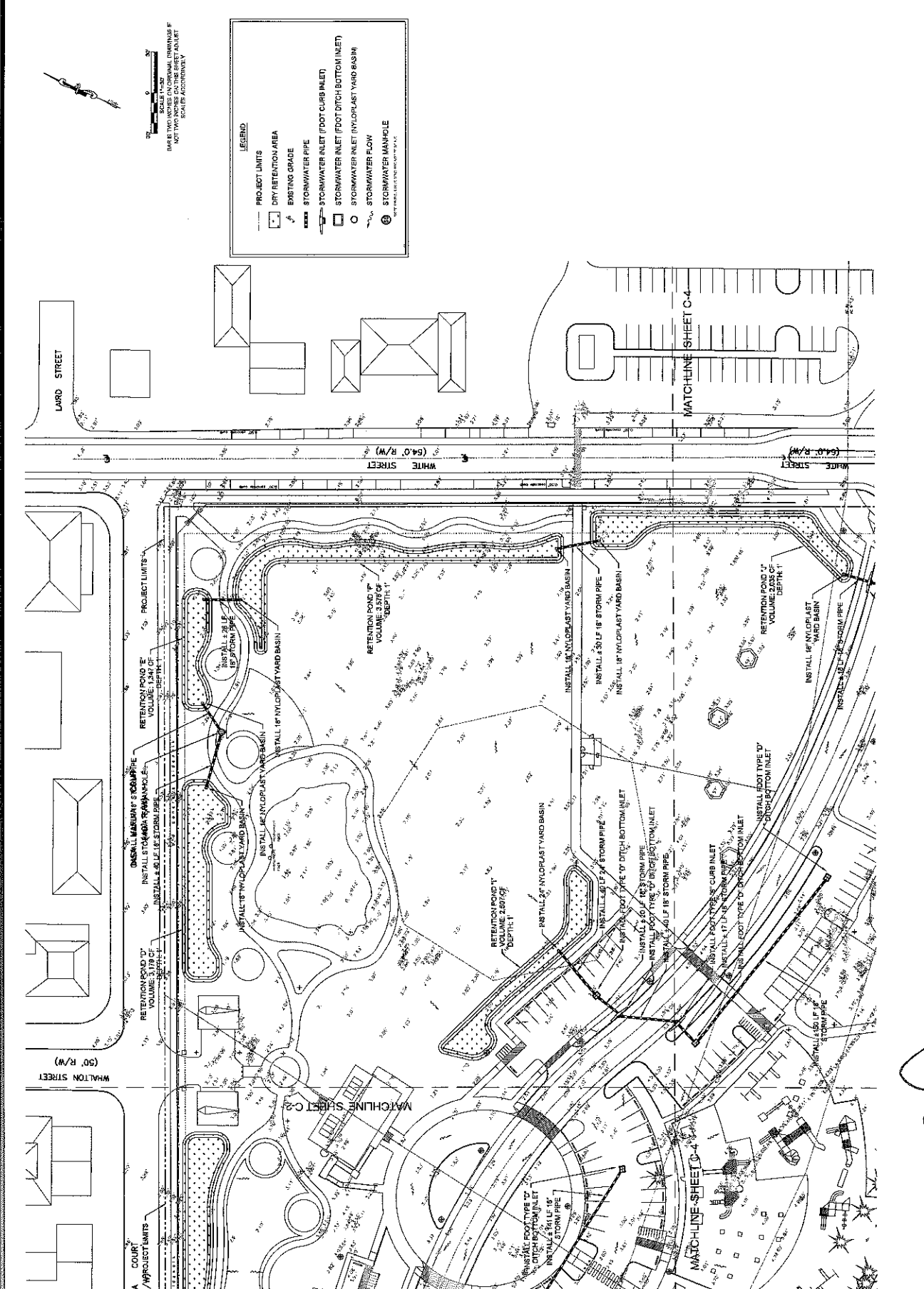
REVISIONS:

NO.	DATE	DESCRIPTION
1		AS SHOWN

DATE: 08/20/2014

JOB NO. 111009
 DRAWN: JZL
 CHECKED: JZL
 DATE: 08/20/2014

C-3
 SHEET



SCALE: 1"=30'
 DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE
 DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
 DIMENSIONS TO FACE UNLESS NOTED OTHERWISE

LEGEND

- PROJECT LIMITS
- DRY RETENTION AREA
- EXISTING GRADE
- STORMWATER PIPE
- STORMWATER INLET (FOOT DITCH BOTTOM INLET)
- STORMWATER INLET (NYLOPLAST YARD BASIN)
- STORMWATER FLOW
- STORMWATER MANHOLE

(Handwritten signature)

PEREZ ENGINEERING & DEVELOPMENT, INC.
 1010 EAST FLORIDA AVENUE, SUITE 400
 WEST PALM BEACH, FL 33411
 TEL: (561) 832-2200 FAX: (561) 832-2201
 CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT

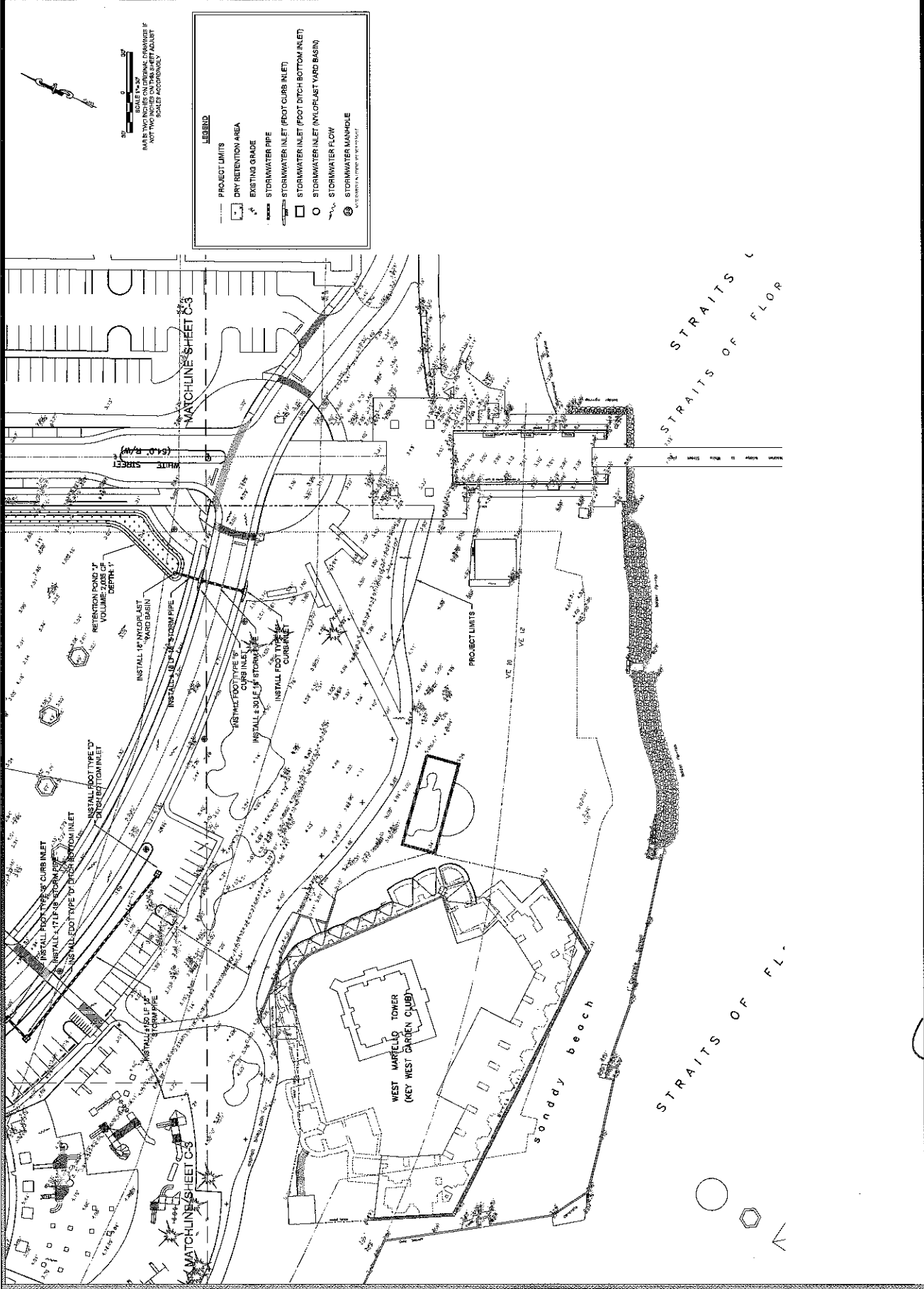
ALDRIN PEREZ, P.E.
 PROJECT NO. 2011-001
 DATE: 06/01/2011

DATE	DESCRIPTION
06/01/2011	ISSUED FOR PERMIT
05/20/2011	ISSUED FOR PERMIT
05/10/2011	ISSUED FOR PERMIT
04/20/2011	ISSUED FOR PERMIT

CONCEPTUAL DRAINAGE PLAN C
 CLARENCE HIGGS BEACH
 KEY WEST, FL 33040

JOB NO.	111009
DRAWN	ALDRIN PEREZ
CHECKED	ALDRIN PEREZ
DATE	06/01/2011

C-4
 SHEET



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