

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

From: Nicole Malo

Through: Donald L. Craig, AICP, Planning Director

Meeting Date: October 20, 2011

Agenda Item: **Major Development Plan – 1000 Atlantic Boulevard, Higgs Beach Park** - An application for a Major Development Plan for the redevelopment of Higgs Beach located in the Public Service and Semipublic Service (PS) zoning district pursuant to Section 108-91(B.)(2).c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Request: A request to consider the approval of a Master Plan to redevelop Higgs Beach Park, located on County Property within the municipal boundaries of the City of Key West. The Development Plan is supported by a proposed Intergovernmental Agreement that establishes development phases. Once drafted and submitted to the City it will be considered by the City Commission separately from the Development Plan request.

Applicant: William P. Horn, Architect, PA and Barbara Mitchell, LEED AP

Property Owner: Monroe County
Federal Government - FAA

Location: 1000 Atlantic Boulevard, Higgs Beach Park
RE Numbers 00058800-000000, 00058790-000100, 00058790-000000

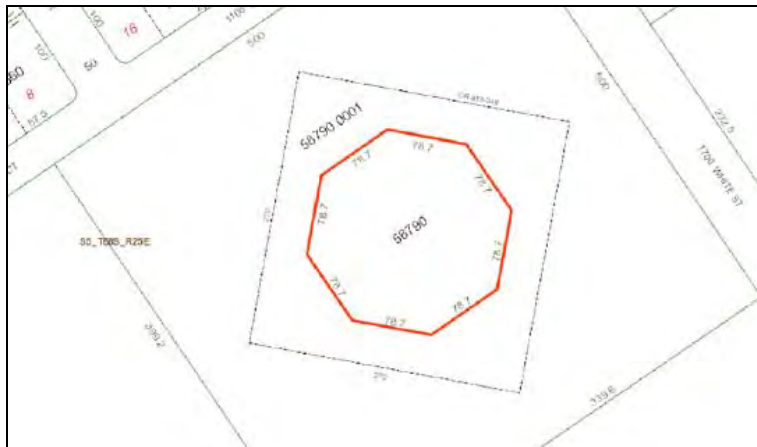
Zoning: Public Service and Semipublic Service District (PS)



Property of Monroe County
RE Number 00058800-000000



Property of Monroe County
RE Number 00058790-000100



Property of US Government
RE Number 00058790-000000

Background:

The proposed development includes three parcels of which two are owned by Monroe County and the third, as shown above, is part of a current negotiation effort between the County and the Federal Aviation Administration (FAA). Although Higgs Beach Park lands are not owned by the City of Key West, the property falls within the jurisdictional boundaries of the city and is therefore subject to municipal review and regulation.

Since 1999 Higgs Beach Park has been the focus of the Board of County Commissioners (BOCC), neighbors and city interest groups such as the Friends of Higgs Beach for redevelopment. At that time community concerns included: security and vagrancy issues, signage and lighting, safe parking design and traffic, and beach cleanliness. As a result of the combined efforts, in 2001 a Master Plan was approved but never funded, although some improvements were implemented based on the plan. More recently, in 2009 the County Mayor in conjunction with the Friends of Higgs Beach and the Garden Club began a series of actions to make feasible the much needed Beach Park improvements. Later that year as a result of BOCC established Advisory Committee recommendations, Architect William P. Horn was chosen to establish a qualified design team and complete a Master Plan for the park to improve existing facilities and address the numerous dysfunctional park aspects including lack of stormwater management, dilapidated facilities, non-conforming site design and connectivity issues that perpetuate life safety concerns and vagrancy issues; in addition to implementing the community "Wish List" for improvements that remain similar to the list of concerns that existed twelve years ago. The proposed Master Plan is the product of two years of approvals from the BOCC, assistance from County Staff to plan for funding and grant acquisitions and the relocation of the FAA tower, three design charrettes and numerous neighborhood meetings with concerned stakeholders that resulted in the modification of several design proposals to meet the needs of the neighbors. On January 19, 2011 the BOCC approved the proposed Master Plan. For more information regarding the BOCC approvals, Community Meetings and design proposals please see the attached Master Plan Report dated January 19, 2011 and the attached BOCC Approvals. Further, please find all intergovernmental coordination and grant funding efforts and letters attached for reference.

Higgs Beach Park is both an archeologically significant place and an important public recreation center. It is currently the most accessible recreational beach and park on the island that provides a place for local families, dog owners, beach goers and active and passive recreation users. Further, Higgs Beach Park is the terminus of the Florida Keys Overseas Heritage Trail and the National Scenic Highway that attracts thousands of visitors annually (see attached Traffic Impact Report). Uses and landmarks adjacent to Higgs Beach Park include single family residential, transient residential (Casa Marina), and recreational uses that include Rest Beach, the AIDS Memorial, White Street Pier, Indigenous Park and the Bocce Courts. Higgs Beach Park includes a number of existing active and passive recreational uses, cultural uses and commercial uses as follows:

Active and Passive Recreation facilities

- Children's playground
- Tennis courts (6), half basketball court, beach volleyball (2) and handball courts (2)
- Dog parks (2)

- Recreational walkways
- Whistling Duck Pond wetland area
- Multiuse open space
- Public beach
- Shaded picnic and barbecue areas
- Reynolds Street Pier

Cultural Uses

- African memorial gravesite
- Historic West Martello Fort Museum and Key West Garden Club

Commercial and Institutional Uses

- Salute restaurant
- Recreational equipment and beach rental
- Enclosed FAA tower and associated cement equipment structure
- Associated parking lots

Existing conditions of the site are shown on the attached survey, site plans, drainage plan and landscape plan.

Request:

The request is for the approval of a Major Development Plan (Master Plan) for Higgs Beach Park as proposed by the BOCC. Currently the applicant and the City Attorney, are drafting an Interlocal Agreement that will provide the framework for the timeline of development phases of the Master Plan between the City and County. The final document, as approved jointly by the City and County Attorneys, will be presented to the City Commission for consideration at the same time as the Master Plan. If approved by the City Commission, the document will be presented to the BOCC for their review and adoption as part of the implementation program for the park.

The Master Plan proposal is a phased project, of which phases will be completed upon the acquisition of funds from various sources including Monroe County Public Works Project Funding, grants donations and other sources. The proposed changes to Higgs Beach Park address long-standing functionality and safety issues. The proposed plan will bring the site into compliance with city stormwater drainage requirements, Floodplain Ordinance and Federal Emergency Management (FEMA) standards, and parking design and traffic safety standards. Urban design improvements include safe pedestrian and bicycle ways, traffic calming roadway design, landscape and shade improvements and improved connectivity between park uses and adjacent land uses such as Indigenous Park and Bocce Courts. Additionally, community needs have been met that include the relocation of the playground, playground improvements and urban design elements that address safety and vagrancy concerns. Further, the design contemplates minimal changes to many of the existing features and uses within the park to reduce impacts and minimize cost.

The most immediate change to the site will be the relocation of Astro-City Playground from the North side of Atlantic Boulevard to the beach. This phase has been budgeted by the County and

approved by the City's Planning Department as a remedial change based on a need to achieve a solution to life-safety issue concerning children's access to restroom facilities, that will occur prior to final development plan approval. The removal of an existing covered picnic area will happen at this time. The remainder of the proposed changes to the site are significant and require final site plan approval. According to the applicant the demolition and relocation of Atlantic Boulevard and associated utility improvements and archaeological resource protections will be the most significant phase of the proposed project due to its impact on the remaining park facilities; such as the dog parks and parking lots.

The proposed relocation of Atlantic Boulevard is a critical design element of the Master Plan. Currently, traffic at the intersection of Atlantic Boulevard and White Street conflicts with bicyclists and pedestrians accessing the Overseas Heritage Trail, Higgs Beach Park, the White Street Pier, and the AIDS Memorial. The area is congested and poorly designed creating life safety concerns. The proposed plan shifts the intersection of Atlantic Boulevard and White Street to the north creating a larger pedestrian corridor and safe pedestrian access to these important facilities while creating a buffer for the AIDS memorial. The proposed design of the intersection promotes pedestrian safety through the use of traffic calming features. The relocation of the road also provides a safety and access buffer for the historic Martello Fort that is currently located just five feet from the road.

In response to neighborhood concerns regarding vagrancy issues the plan proposes demolition of the existing covered picnic tables located at the beach, the dog-park and Astro-city (2,548 s.f) in addition to the FAA maintenance building. The existing FAA tower is proposed for off-site relocation and negotiations between the County and the FAA are ongoing. However, the area is proposed as passive recreational open space and the site plan design is not affected by the existing tower if it were to remain. Newly proposed structures consist of a 3,000 square foot LEED certified Visitor Nature Center and two maintenance and equipment storage sheds (total 1,500 s.f), in addition to three recreational equipment rental kiosks and two small shade structures for the tennis and pickleball courts (total 5,857 s.f new).

The proposed plan includes the following changes to the existing plan and facilities listed as existing above:

Active and Passive Recreational Uses

- Relocation of playground for safer access to bathrooms and installation of new playground equipment
- Interactive water feature
- Replacement of one tennis court with two pickleball courts. Removal of handball and basketball courts. Relocation of one beach volleyball court
- Addition of recreational path with workout stations
- Shifting of dog park locations
- Rehabilitation of Whistling Duck Pond wetlands and incorporation of a bio-swale for the stormwater drainage plan
- Addition of multiuse open space area associated with removal of FAA tower
- Removal and relocation of shaded picnic and grilling areas

Infrastructural Improvements

- Relocation of Atlantic Boulevard and associated utility improvements

Connectivity

- Addition of two way bicycle paths along either side of Atlantic Boulevard
- Addition of safe pedestrian corridors crossing Atlantic Boulevard within the Park
- Addition of sidewalks and safe pedestrian corridors within parking lots
- Addition of safe pedestrian corridors from Higgs Beach Park to Indigenous Park and Bocce Courts and supplemental parking areas across White Street
- Multimodal drop-off and pick-up areas to safely accommodate school busses, trolleys, taxis etc.

Traffic Patterns and Parking

- Demolition, relocation and reconfiguration of existing lots to meet code and safety standards
- Consolidation of multiple parking lots
- Drop-off area associated with Nature/visitor Center
- Drop off area associated with restaurant and beach
- Traffic calming devices
- Redesign of intersection at White Street and Atlantic Boulevard away from pedestrian areas with safe pedestrian crossing
- Improvements to intersection of Reynolds Street and Atlantic Boulevard to separate pedestrian areas from traffic and create clear line of sight at corner

As part of the original Master Plan submitted for workshop review, community interest groups recommended the construction of separate bathrooms and a small shade structure adjacent to and specifically for the children's playground. This component has been eliminated from the present proposal, due to concerns about vagrancy from such a facility. This project component will require the input of the Planning Board and City Commission for final resolution.

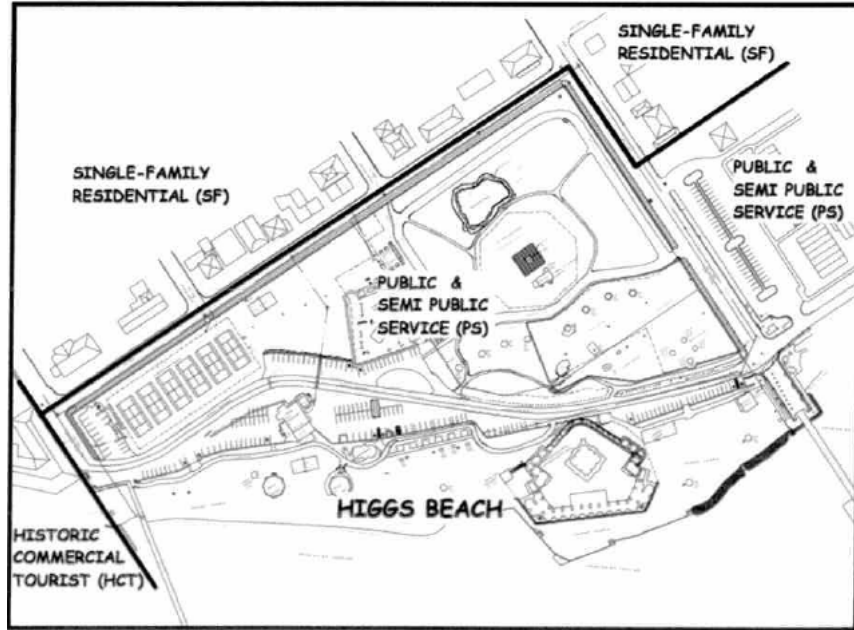
Surrounding Zoning and Uses:

North: Single Family. Residential Uses

South: Conservation- Outstanding Waters

East: Public Service. Parking lot and Indigenous Park (City owned)

West: Historic Commercial Tourist. Casa Marina Hotel. Transient Residential Uses



Uses Permitted in the PS Zoning District Per Section 122-1017, Code of Ordinances:

- (1) Community centers, clubs and lodges
- (2) Educational institutions and day care
- (3) Golf course facilities
- (4) Hospitals and extensive care
- (5) Nursing homes, rest homes and convalescent homes
- (6) Parks and recreation, active and passive
- (7) Places of worship
- (8) Business and professional offices
- (9) Medical services
- (10) Parking lots and facilities
- (11) Veterinary medical services with or without outside kennels
- (12) Government operated transit facilities

Conditional Uses in the PS Zoning District Per Section 122-1018, Code of Ordinances:

- (1) Cemeteries
- (2) Cultural and civic activities
- (3) Protective services
- (4) Public and private utilities
- (5) Funeral homes
- (6) Marinas

Process:

Development Review Committee Meeting:

July 28, 2011
August 26, 2010

HARC Meeting:

N/A

Tree Commission Meeting:

October 19, 2011

Planning Board Meeting:
City Commission Meeting:

October 20, 2011
 To be determined

Analysis – Evaluation for Compliance With The Land Development Regulations:

Section 108-91 A(2)b of the City of Key West Land Development Regulations requires that any proposed plan outside of the historic district including the addition of outdoor commercial activity consisting of active recreation or similar activities shall require a Major Development Plan. Section 108-196(a) of the Land Development Regulations states that “after reviewing a Major Development Plan or a Minor Development Plan for a property and staff recommendations, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove it based on specific development review criteria contained in the Land Development Regulations and the intent of the Land Development Regulations and Comprehensive Plan.”

Planning staff, as required by Chapter 108 of the City Code of Ordinances, has reviewed the following for compliance with the City’s Land Development Regulations and Comprehensive Plan:

Project Data				
	Required/ Allowed	Existing	Proposed	Variance Request
Zoning	PS	No Changes		
Flood Zone	VE- 10 VE-12 AE-8 AE-9 AE-10			
Size of Site	762,891s.f 17.5 acres			
Front Setback (White Street)	20’	25’4” Wood Yoga Deck	No Change Proposed	None Required
Street Side Setback (Casa Marina Court)	15’	123’9” Covered Table	24’ Equipment Storage	
Rear Setback (Reynolds Street)	20’	237’8” Covered Bandstand	55’4” Tennis Pavilion	
Coastal Construction Control Line	50’	11’5”	No Change Proposed	
F.A.R	Recreation and open space, shall have a maximum floor area ratio of 0.2. (152,578 s.f)	0.02 (19,578 s.f)	0.02 (22,605 s.f)	
Building Coverage	40% (305,156s.f)	4% (29,945 s.f)	4.3% (32,972 s.f)	
Impervious Surface	50% (381,446 s.f)	30% (230,499 s.f)	33.6% (256,333 s.f)	
Vehicular Parking	124	145	145	

Bicycle and Scooter Parking	21 bicycle spaces. Scooter parking currently undefined.	60 Nonconforming spaces	45 Plus additional opportunities in final design stages	None Required
Open Space/Landscaping	Active recreation areas may be counted as open space, even if they are impervious. 20% (152,578 s.f)	75% (570,362s.f)	71% (544,528 s.f)	
Height	25'	N/A- Martello Fort	25'	

Concurrency Facilities and Other Utilities or Services (Section 108-233):

The City’s Comprehensive Plan Objective 9-1.5 directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development. The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. Section 94-36 requires a concurrency determination to be made concerning proposed development. The applicant has provided information regarding Concurrency Management and staff has reviewed the information and determined that the proposed project meets the City’s requirements for concurrency management. Please see the attached Concurrency Management Report provided by the applicant for further information.

Fire Protection (Section 108-233 (8)):

The applicant has coordinated with Fire Marshalls Office. Currently potable water and fire service distribution systems have two available points of service: 6” water supply on Reynolds Street and an 8” water main on White Street. The Fire Marshall reviewed the proposed development plans and had no stated concerns at the DRC meeting on July 28, 2011; however, final construction plans are required for review at that time.

Other Public Facilities (Section 108-233 (10)):

Based on the information in the concurrency analysis, the proposed major development plan is not anticipated to increase adverse effects upon public facilities. The implementation of the plan is proposed over a 15 year period and further coordination is required at the time the road is relocated according to the letters provided by FKAA, Keys Electric and the City’s Utility Department at the DRC Meeting. Additional comments received at the first DRC meeting have been addressed through site design modifications early in the design process (see attached).

Appearance, Design and Compatibility (Section 108-234):

1. Compliance with Chapter 102 – Historic Resources; Chapter 108 Articles III, IV and V - Open Space, Screening and Buffers, Site Plans, and Traffic Impacts:

The proposed project is not within the boundaries of the Historic District; however, the Planning Department coordinated with the City’s Historic Preservation Planner and determined that the proposed project is in compliance with relevant sections of Chapter 102 including development activities occurring within historic or archaeological sites of significance (see below and attached). No rehabilitation or reconstruction is proposed to

existing historic structures on the site. However, the applicant is aware of the local regulations for historic or archaeological sites of significance.

The proposed site plan meets requirements for Chapter 108 Article III, Site Plan. Articles IV for Traffic Impacts and Article V for Open Space. Screening and Buffers are addressed below in this report.

2. Compliance with Section 108-956 - Potable water and Wastewater:

The applicant has demonstrated that there is access to potable water and to wastewater disposal systems in the concurrency management report.

3. Compliance with Chapter 110; Article II – Archeological Resources:

Higgs Beach is known as a significant archaeological site. Significant historical features include the West Martello Fort, the playground site, Astro-City (former missile storage site), the covered bandstands (former canon platforms), and the African gravesites. On November 11-14, 2010 an archeological survey was conducted using ground-penetrating radar that identified numerous additional gravesites of African refugees buried sometime in the 1860's. These additional finds are thought to be related to the existing African Memorial gravesite adjacent to the West Martello Fort and one of the only known cemeteries of African slave refugees in the US. The discovery of these additional resources have altered the site design and limited the use of the land area above the gravesites as open space to accommodate an undisturbed area. The relocation of the road will serve to protect the historic West Martello Fort from potential vehicular damage and allow the protection of additional grave sites.

It is likely that additional gravesites exist beneath portions of Atlantic Boulevard that will be incorporated into the proposed memorial when the existing roadway is removed. At that time additional surveying will have to occur and the applicant will be required to comply in accordance with the Land Development Regulations of Chapter 110, Article II, the State Historic Preservation Office and Federal guidelines.

Site Location and Character of Use (Section 108-235):

The proposed development is in compliance with standards set forth in Section 108-235 of the Code as described below.

The area plan shown on page six of this report and on sheet A-3 of the proposed Master Plan identifies the project in the context of other structures and uses within the immediate vicinity of Higgs Beach. Surrounding uses include the City's Rest Beach, Indigenous Parka and the Bocce Courts and parking lot, the Overseas Heritage Trail, the Casa Marina Hotel to the rear of the park and permanent residential neighborhood to the North side of the park.

The park is comprised of varying types of open, heavily used recreation areas. Because the plan proposes activities in different portions of the park, the proposed plan appears to be compatible with adjacent land uses. For example, the adjacent residential users on Casa Marina Court prefer passive recreational activities adjacent to the neighborhood to

minimize noise; a trail and exercise stations are proposed. The improvements to the White Street Beach Park entrance connectivity between the adjacent Rest Beach in order to spread the demand for beach use and enhance access to Indigenous Park, the Bocce Courts and the associated parking lot; allowing for overflow parking and easy access between the areas.

The design enhances physical access to the waterfront and other recreational activities. The redesign of the intersection at White Street and Atlantic Boulevard will reduce vehicular speed and will provide a greater physical distance between the pedestrian and bicycle pathways and the roadway, particularly at the convergence of the pedestrian ingress/egress to White Street Pier, the AIDS Memorial, The Overseas Heritage Trail and Higgs Beach. Additional bicycle lanes are proposed along the roadway.

1. Appearance of site and structures (Section 108-236):

The development plan design is sensitive to the existing infrastructure, archeological resources and natural landscape within the site and provides compatible connectivity with adjacent neighborhoods, streets, parks, parking areas and pedestrian and bicycle pathways.

The shape of the historically contributing West Martello Fort is reflected and emphasized in the proposed intersection design at Atlantic Boulevard and White Street. Proposed building materials are compatible with traditional materials utilized in the historic district such as siding (fibrous cement which looks similar to wood is proposed) and painted stucco and metal roofs. The design incorporates an inverted Gable roof to accommodate rain water collection. The site improvements include new open space areas and increased shade and landscape areas.

Three new structures are proposed including a welcome center and two small maintenance sheds. The structures are proposed to be LEED certified with green building standards, including rainwater harvesting, grey water reuse, green landscape walls and solar powering. The proposed buildings meet the height regulations and will not impede the existing visual access to the waterfront. The structures have harmonious massing and scale characteristics that do not impinge on the surrounding natural landscape. Further, the buildings have been reduced in response to neighborhood concerns.

The proposed design is in compliance with the performance standards stipulated in Sections 108-236 of the City Code.

2. Appearance of site and structures (Section 108-278):

The site appears to be in overall compliance with Chapter 108-278 of the City Code as specified above.

3. Location and screening of mechanical equipment, utility hardware and waste storage areas (Section 108-279):

Mechanical equipment proposed as part of the Nature and Visitors Center shall be adequately screened from view by landscaping as required by the Land Development Regulations. No additional utilities are proposed as part of the plan.

Waste and recycling storage areas will be located throughout the park for collection and transported to a proposed recycling center adjacent to Salute Restaurant. The area will be screened from view by a 6' fence and meets the requirements set forth in the above Section. The applicant has coordinated with the current owners of the restaurant who have proposed to utilize the waste handling area to also allow for the composting of organic materials. Further information is required regarding the proposed containment and process of the composting site in order to avoid adverse impacts that may arise and affect the park such as noxious odors and the attraction of unwanted vermin. As a condition of this approval any composting activities and facilities will have to be approved by the City's Planning Department and other relevant City departments.

4. Utility lines (Section 108-282):

Existing power lines currently service the existing Martello Fort and Salute Restaurant. Further coordination is required at the time the road is relocated. Keys Energy has provided a letter regarding this proposal (see attached).

5. Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283):

Commercial activities will take place within the enclosed building except where recreational rentals may occur on the beach. No permanent outdoor storage or display of merchandise has been applied for or approved.

6. Exterior Lighting (Section 108-284):

The applicant has provided a lighting site plan that also includes proposed lighting design for sidewalk, street and parking lighting. According to the applicant energy efficient lighting utilizing solar power where effective are proposed and lighting will also be designed to "Dark Sky" lighting standards as a condition of approval. Please see the attached lighting plan on page E-1 of the site plans.

7. Signs (Section 108-285):

No signage plan has been submitted. As a condition of approval the applicant is responsible for designing and submitting a signage plan to the Planning Department for approval that is compatible with Section 108-285 of the Code.

8. Pedestrian sidewalks (Section 108-286):

The proposed site design includes extensive new sidewalks that connect parking areas and recreation uses within the park to adjacent land uses. Connectivity design and pedestrian safety has been previously addressed in this report.

9. Loading docks (Section 108-287):

No loading docks are proposed as part of the Major Development Plan.

10. Storage Areas (Section 108-288):

No outdoor storage is proposed; however, the waste handling area proposed has been previously addressed above.

On-Site and Off-Site Parking and Vehicular, Bicycle, and Pedestrian Circulation (Section 108-244):

The applicant has provided a Traffic Impact Report signed and sealed by a Transportation Engineer. The report concludes that traffic impacts are negligible as a result of the proposed improvements; however, traffic flow safety is greatly improved (see attached).

Currently the park offers 145 parking spaces throughout five on-site parking lots. The various lots are non-conforming to current standards for existing circulation and dimensional requirements, and drainage, and do not provide safe or organized pedestrian access from the vehicles to the destination. The entire site lacks adequate pedestrian circulation, and the existing design features create life-safety concerns; for example, the current location of the playground forces families to cross Atlantic Boulevard without crosswalks to reach the restroom facilities, beach and restaurant while having to traverse a parking lot to make the journey.

The proposed design addresses the need to separate vehicular uses from pedestrian circulation and reduces the potential safety concerns where the two conflict by adding vehicular speed calming devices, landscape buffering, crosswalks, connecting pedestrian ways and parking areas with sidewalks. The proposed design reduces the number of parking lots, without reducing the number of spaces and meets dimensional and circulation requirements of the Code. Further, the relocation of the passive recreational family-oriented activities such as the playground to the beach, and the addition of bathrooms for the active recreation uses should reduce the frequency of pedestrians traversing the street. The relocation of Atlantic Boulevard will also reduce the potential for pedestrian/vehicle conflict. Additionally, the site design designates visitor drop-off and pick up areas to accommodate school and city busses, trolleys, trains and taxis where parked vehicles and large groups of people can wait safely without impeding traffic flow.

Two five foot unidirectional bicycle paths are proposed along either side of Atlantic Boulevard as shown on the site plans. Additional bicycle parking stations are proposed to be located throughout the park, increasing the total amount of bicycle parking available.

The City Code of Ordinances does not provide a parking standard for parks and recreation areas; therefore the parking analysis is based on the independent use requirements within the park. However, many of the proposed park uses are not contemplated in the city's parking ordinance; therefore, the parking standards for the unidentified uses are based on criteria established by the Jot D. Carpenter, *Handbook of Landscape Architectural Construction* (1976) And Joseph De Chiara & Lee. E. Koppelman *Time-Saver Standards for Site Planning* (1984) as allowed by Code Section 108-575(3). These alternative standards are required to be approved by the City Commission. The proposed park uses as they relate to the parking standards are as follows:

Parking Table by Use				
Use	Size (sf)	Standard	Required Parking	Bicycle Parking
Restaurant	2,250 sf Consumption Area	1 per 45 s.f of Consumption Area	50 spaces	25% 13 spaces
West Martello Fort	2,190 sf Assembly Area	1 per 150 s.f of Assembly Area	15 spaces	10% 2 spaces
Visitor Nature	1,500 sf Assembly Area	1 per 150 s.f of Assembly Area	10 spaces	10% 1
Bandstands	2,616 sf Assembly Area	1 per 150 s.f of Assembly Area	17 spaces	10% 2 spaces
Tennis/Pickle Ball Courts	7 Courts	*Industry Standard	14 spaces	10% 2 spaces
Volleyball Court	3 Courts	*Industry Standard	18 spaces	10% 2 spaces
		Total	124	22

* Parking requirement for uses not specified in Section 108-572 shall be based on criteria by the American Planning Association or similarly recognized standards and approved by the City Commission as required by Code Section 108-575 (3). For this application, the Industry Standard was based on parking standards as found in Jot D. Carpenter, *Handbook of Landscape Architectural Construction* (1976) And Joseph De Chiara & Lee. E. Koppelman *Time-Saver Standards for Site Planning* (1984).

Based on the requirements for parking standards the proposed number of parking spaces (145) is in compliance with the Key West Code and the Industry Standard for uses not named in the LDR's. Further, it is important to note that park guests typically utilize more than one service per visit and therefore the potential for shared parking demand is common. Also notable is that this particular site is located at the beginning (or end) of the local waterfront recreational path, the Overseas Heritage Trail and within the heart of Old Town Key West where many park visitors arrive using alternative modes of transportation such as walking, riding bicycles, scooters or the trolley. According to information provided by the applicant and gathered by the FDEP, the bicycle and pedestrian crossings measured by the Overseas Heritage Trail Rest Beach counter 179, 213 crossings took place between January – July 2011 alone. It is therefore reasonable to conclude that many Beach Park users will arrive via alternative transportation. Of the 145 spaces proposed, 123 are standard parking spaces, 16 are compact, and 6 are handicap accessible.

A minimum of 22 bicycle spaces are required; however the design proposes bicycle parking bollards throughout the park. The plans contemplated using mixed bicycle and scooter parking spaces that may cause conflicting use of the spaces provided particularly for the bicyclists that need access to a bicycle rack/bollard to lock the bike to. The department encourages the separation of the parking areas for the distinct modes of transportation and recommends additional bollards or bicycle friendly parking areas throughout the park. A minimum of 45 bicycle/scooter parking spaces are proposed.

As Part of the code requirements for parking uses not specified, the City Commission will review the proposed parking standards for Jot D. Carpenter, *Handbook of Landscape Architectural*

Construction (1976) And Joseph De Chiara & Lee. E. Koppelman *Time-Saver Standards for Site Planning* (1984) for the tennis/pickleball and volleyball courts related parking.

Housing (Section 108-245):

No housing is proposed as part of the Major Development Plan.

Economic resources (Section 108-246):

This provision of the City Code is not applicable to the proposed Major Development Plan.

Special Conditions (Section 108-247):

- a. The proposed development is either consistent with the PS district or consists of established legally non-conforming uses such as the restaurant use. Therefore it does not conflict with the intent of the land development regulations, and is not anticipated to cause any conflict in relation to existing public facilities that are in place.
- b. Portions of the project area are located within the Coastal Construction Control Line; however, no new construction is proposed within this area. The Coastal Construction Control Line is established from the mean high water line to 50' on shore within the area. Although the proposed playground equipment area is within the setback area it is not considered a permanent structure that is subject to the provision (see attached).
- c. N/A
- d. Public access to the shoreline is enhanced by this project.
- e. A drop-off/pick-up area has been designed in front of the Nature Visitors Center to accommodate buses.
- f. The applicant has proposed LEED certification for the Nature Visitors Center and maintenance sheds. Green features include rainwater harvesting, grey water reuse, green landscape walls and solar powering. Additional green design standards throughout the site include stormwater management design that incorporates natural watershed areas such as the Whistling Duck Pond and grass runoff areas, solar and Dark Sky lighting, and landscape design that minimizes water usage and maximizes canopy trees for surface heat reduction. A composting and recycling center is also proposed by the owners of the existing restaurant for commercial and community usage.
- g. The Nature and Visitor Center is proposed to be elevated four feet above grade (9.5' from base flood elevation) to meet FEMA requirements. The area between the bottom floor of the structure and grade is proposed to be left open.
- h. Recreation facilities provided on the site have been previously addressed in this report
- i. As previously discussed, the applicant is in the process of negotiations with the FAA for the removal of a communications tower and use of such lands. Further the applicant has coordinated with numerous local and state agencies regarding use, permitting and

potential funding assistance including the DCA, the TDC, state, city and county bicycle design planners, Overseas Heritage Trail and Scenic Highway Group, the BOCC, the DEP, FDOT, Fish and Wildlife Services, South Florida Water Management District, ACOE, City Planning and City FEMA Coordinator regarding the site and drainage plans.

- j. Environmental permitting will be obtained at the time construction documents are prepared.

The proposed project meets the applicable standards outlined in Section 108-247 of the City Code.

Construction Management Plan and Inspection Schedule (Section 108-248):

The proposed development contains two or more phases. The applicant is proposing an Intergovernmental Agreement to establish the timeframes for development which is subject to grant acquisitions by the County and citizens groups; therefore, a Construction Management Plan and Inspection Schedule are not required separately as part of this application. The completion of the project is anticipated within 10-12 years. To date, the applicant has secured funding for the relocation and replacement of Astro-City (the playground) to the beach and is proposed to be completed sometime in 2012. The Planning Department has issued an approval of the relocation of the modified playground site prior to the development plan approval (see attached).

Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:

As part of the design team a Landscape Architect has prepared the proposed Landscape Plan based on input from the public workshops, committee meetings, city/county staff and best urban design principals. The Landscape Plan incorporates native materials, clustering of plant material for water conservation, salt tolerant grasses, and canopy trees for surface heat reduction. The plan is intended to retain as much existing tree canopy on site as possible and to supplement it with additional plantings as required by code and driven by desired aesthetics. Screening and buffering is proposed that meets Crime Prevention Through Environmental Design (CEPTED) design standards that help minimize dangerous hiding spaces, isolated areas and promote pedestrian safety.

Additional guiding principals for the Landscape Plan are as follows:

- Meet Mitigation Requirements
- Provide foundation planting at the Nature Center to complement its architectural aesthetic.
- Provide native materials, particularly along the fitness course and walking trails to promote educational awareness of indigenous plants/trees to the Keys and their importance to Keys wildlife.
- Provide Streetscape trees along Atlantic Boulevard that create a sense of arrival within the park and highlight circulation routes. Overtime the trees along the road will also provide shade.
- Bufferyards are designed to maximize views through the park, both for police surveillance and for the residences along Casa Marina Court.
- Maintain promote recreational use of existing open space by minimizing landscaping within these areas.

- The Dog Park area landscaping will be designed to provide both shade / sun opportunities for users and pets alike. Furniture will also be located within this area.
- Any improvements to the Whistling Duck Pond wetland area will require additional coordination for environmental permitting.
- The intersection at White Street and Atlantic Boulevard will be redesigned and enhanced to serve as a threshold to the park, and to create the Aids Memorial as a focal point when approaching from White Street.
- Various areas of the park will be designed of mixed use of sun/shade, such as the Playground, pickleball courts and tennis spectator areas.
- Landscaping specifically designed to be easily maintained with maximum water conservation in mind. Xeric-scape principles will apply.

Although the proposed site plan slightly reduces open space, site improvements are proposed that mitigate the loss including stormwater management. The proposed site plan significantly exceeds the 20% open space requirement with 71% open space proposed.

On August 28, 2011, the applicant requested a waiver from the City Planner to requirements of the Major Development Plan process pursuant to Code Section 108-226 as follows:

- Section 108-413(b) for Minimum Standards for Landscaping Along the Right-of Way requires a landscaping area of 40 feet in width along the right-of-way for sites over 3 acres.
- Section 108-415(a) for Perimeter Landscape Requirements for Parking Lots requires a perimeter landscaping width of 10 feet for sites over 50,000 square feet
- Section 108-481(a) for Specifications for Plant Material, Trees, requires that palm trees shall not constitute any more that 25% of total number of trees on the site.

On October 12, 2011 the Planning Director issued a waiver for the above requests attached to this report.

The City's Tree Commission is scheduled to review the proposed conceptual Landscape Plan on October 19, 2011. Specific permits for tree removal and relocation or replacement are not part of the request at this time due to the time period between development approval and actual construction. The applicant will continue to seek phased permits from the Tree Commission for tree removal/relocation/replacement closer to the time of implementation. Removal of the invasive Pine Trees currently located on the beach may be requested in the future pursuant to the Code Section 110-254 for Unprotected Trees and EPA regulation.

Attached to this report is a memo from the City's Urban Forester that states that the area of the Whistling Duck Pond and the F.A.A Tower are wetlands not noted on the Landscape Plan. According to the Urban Forester, an upland/wetland jurisdictional line needs to be set for the area. Work within the area requires environmental permitting and possible mitigation.

Off-street Parking and Loading (Article VII) of Chapter 108:

Parking has been previously addressed in this report.

Stormwater and Surface Water Management (Article VIII):

Redesign of the roadway will provide the opportunity to properly engineer the road to capture runoff before it gets to the beach and ocean. The proposed Conceptual Drainage Plan captures and redirects stormwater for the entire site. The proposed plan utilizes some bio-swale treatment concepts as well as traditional drainage improvements. According to the Civil Engineer, the 12.8 acre project site will be serviced by an interconnected stormwater management system to provide pretreatment for the 25yr / 72hr storm event. This system will be comprised of approximately 24,030 cubic feet of dry retention swales, approximately 1,250 linear feet of HDPE stormwater pipe, and a variety of stormwater catch basins. Throughout impervious areas of the design (i.e. Atlantic Blvd. roadway, parking lots, etc.) stormwater will be captured via curb and ditch bottom inlets and discharged into dry retention areas for pretreatment. In the large areas of pervious surfaces, stormwater will be directed to the dry retention basins via overland flow and site grading. The Higgs Beach stormwater management system has been designed in accordance with City of Key West Code of Ordinances and South Florida Water Management District Regulations. The General Services and Engineering Department has no concerns regarding the proposed Conceptual Drainage Plan (see attached DRC Minutes).

Flood Hazard Areas (Division 4 - Sections 108-821 through 108-927):

The proposed development is located in six different flood zones including VE-10, VE-12, AE-8, AE-9, and AE-10. Therefore the proposed development is required to meet local, state and federal flood prevention requirements at the building permit stage. No new construction is proposed in the VE zones. The proposed Nature visitors Center and maintenance sheds meet FEMA elevation requirements. The City's FEMA Coordinator has provided an amended letter based on site plan review and modifications to that plan that outlines potential impact areas (see attached).

The proposed relocation site of the playground is within the VE zone and the equipment will have to be anchored to withstand high velocity wind storm events. A letter provided by City Staff describes that more information may be required when the equipment construction documents are available, most likely the playground is exempt from FEMA regulations.

Portions of the existing development lie within the Coastal Construction Control Line (CCCL), which requires that no building shall be constructed within 50 feet of the mean high water line in accordance with Code Section 122-1148(a)2. No new construction is proposed within the CCCL and No changes are proposed to the existing non-conforming structures within the CCCL area.

Utilities (Article IX):

According to information submitted to the Department, FKAA and Keys Energy Services are able to provide utilities to the site; however, further coordination is required at the time that the road is relocated. The proposed development project will use existing utility mains for potable and sewer water and existing underground electrical lines. The applicant will also need to coordinate with the utilities department and a Utility Connection Plan is required at the time of development. Landscaping will consist of native species as shown on the proposed landscape plan.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for Major Development Plan be **approved** with the following conditions:

General Conditions:

1. City Commission approval of the Intergovernmental Agreement
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 lease holders of the restaurant on site by contract 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.
9. Revise design of scooter and bicycle parking areas to separate uses and add additional bollards or bicycle friendly parking areas throughout the park.

Landscape Waiver Letter



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

October 11, 2011

VIA ELECTRONIC MAIL

Mr. William P. Horn, P.A.
915 Eaton Street
Key West, Florida 33040

**RE: 1000 Atlantic Boulevard Higgs Beach Park
Major Development Plan
Waiver per Section 108-226**

Dear Mr. Horn:

We are in receipt of your August 28, 2011, request to waive landscape requirements associated with the Major Development Plan for the Higgs Beach Park Master Plan. The project involves modifications to an existing site. Open space requirements, building coverage, impervious surface, and Floor Area Ratio are all well below the required maximum dimensional requirements and a Landscape Plan is proposed as part of the application. The Planning Department, in concurrence with the City Urban Forestry Program Manager, has determined that landscape requirements associated with new development are not relevant to this project.

Section 108-226 of the Code allows the City Planner to waive requirements of the Major Development Plan process upon rendering of a written finding that waiver requirements have been met. This letter constitutes a finding that the required landscape buffer for Minimum Standards for Landscaping Along the Right-of Way and Perimeter Landscape Requirements for Parking Lots, and the requirement that no more than 25% of trees on the site shall be palms. Section 108-413(b)), Section 108-415(a) and Section 108-481(a) are hereby waived, due to the following findings: the required landscape buffer and limitation on palm trees are not necessary in order to protect the public interest or adjacent properties due to the principals of Crime Prevention Through Environmental Design (CEPTED) and best management principals for adaptive reuse of plant material; landscape buffers and limitations on palm trees do not bear any relationship to the landscape improvements, safety, shade, of the Beach Park design and its impacts Beach Park in a residential neighborhood; and, a landscape buffer yard and limitations on palm trees are not practical based on the CEPTED principals of design and . No impacts to the environment, public facilities or adjacent land uses are anticipated.

Mr. William P. Horn
October 11, 2011
Page 2

Please feel free to contact me at (305) 809-3728 with any questions or comments.
Sincerely,

A handwritten signature in black ink, appearing to read 'DL Craig', is written over a large, light-colored scribble or stamp.

Donald Leland Craig, AICP, Planning Director

Xc: Geo File

K:\Geo Projects\Higgs Beach\2011 Master Plan\20111012 Landscape Waiver Letter.doc

**Relocation of Playground Equipment -
Letter from Planning**

Nicole Malo

From: Nicole Malo
Sent: Tuesday, May 10, 2011 4:45 PM
To: 'WPHORN@aol.com'
Cc: Don Craig; Mark Finigan; 'Barbara Mitchell'
Subject: HIGGS Beach Playground Equipment relocation project

Attachments: PROPOSEDPHASE1-PLAYGROUNDRELOCATIONEX-1SITE1-60'(1).pdf

Bill,

I had the chance to speak to Don this morning regarding the relocation and replacement of the playground equipment as proposed in the attached plans. Because Parks and Recreation (active and passive) are allowed as of right in the PS zoning district and the playground equipment is an accessory use to the park, and because the proposal does not create significant infrastructural changes to the park, it is our understanding that you may use the funding that is now available to you (as approved by BOCC) to relocate and replace the playground equipment, as proposed in the attached plans, in advance of the master plan approval. I have attached the relevant code sections below.

Please let me know if you have any questions.

Thank you,

Nicole Malo
Planner
305-809-3778

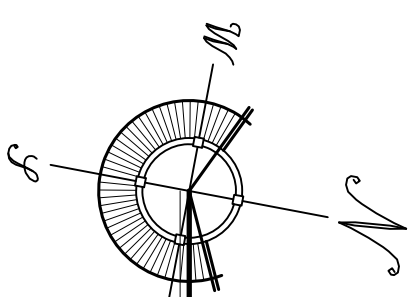
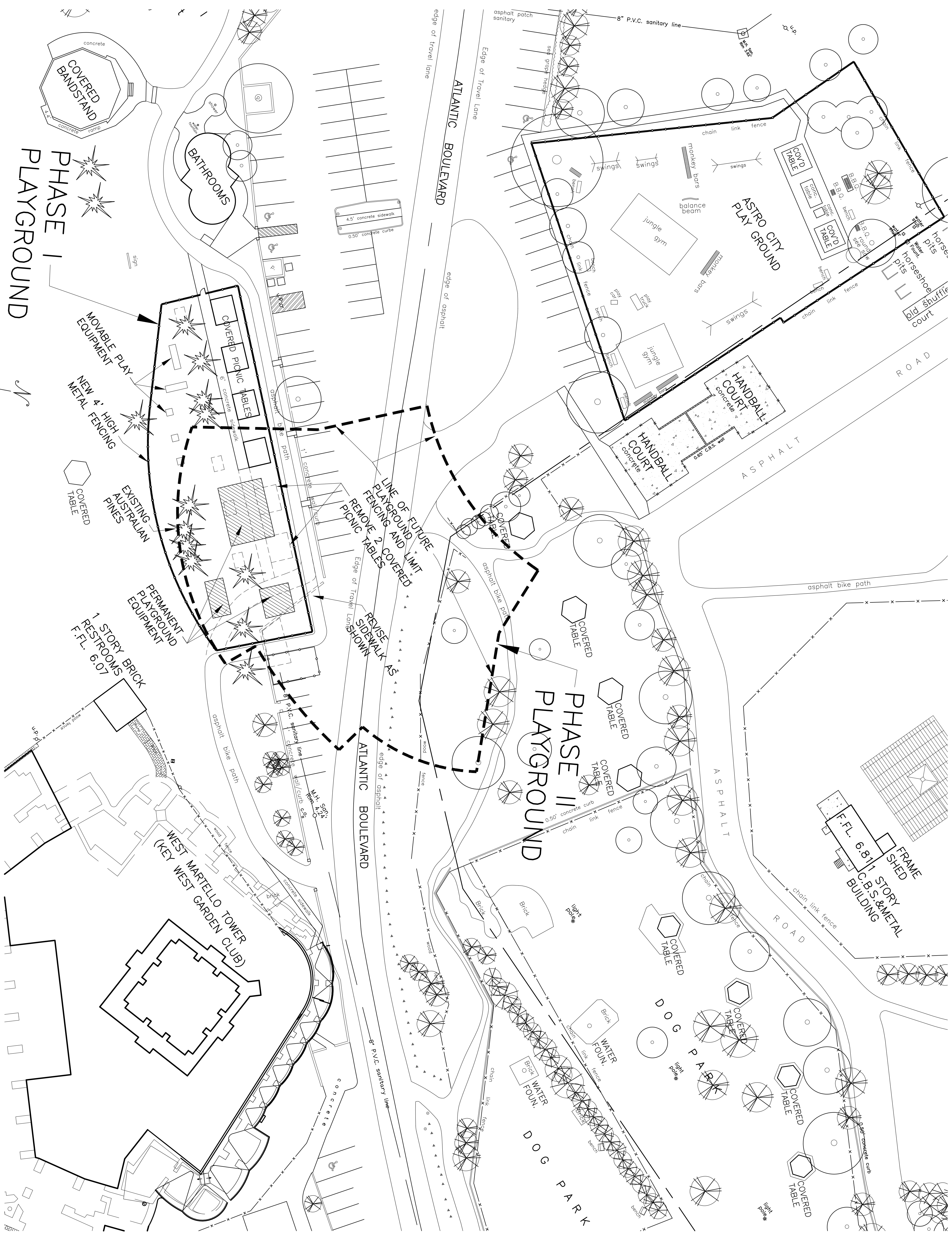


PROPOSEDPHASE
LAYGROUNDRELC

Accessory use means a use that is clearly incidental to the principal use, that is subordinate in area, extent or purpose to the principal use and that contributes to the comfort, convenience or necessity of the principal use, and that is located on the same lot with such principal building or use. In a residential district, the accessory use shall not be nonresidential in character

Public parks and recreation areas means public parks and recreation land and facilities developed for use by the general public.

1. **Active parks and recreation** means leisuretime activities, usually of a more formal nature and performed with others, often requiring equipment and taking place at prescribed places, sites or fields. This may include but is not limited to swimming, tennis and other court games, baseball and other field sports, and playground activities.



PLAYGROUND-PHASE I

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

N.T.S.

CLARENCE HIGGS BEACH - MASTER PLAN

KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL: (305) 296-8802
FAX: (305) 296-1033

LICENSE NO.
AA 0003040

HIGGS BEACH
KEY WEST, FL.



MITCHELL PLANNING & DESIGN

INNOVATIVE ENGINEERING
GROUP INC.

TRAFFIC TECH ENGINEERING

ISLAND SURVEYING INC.



SEAL

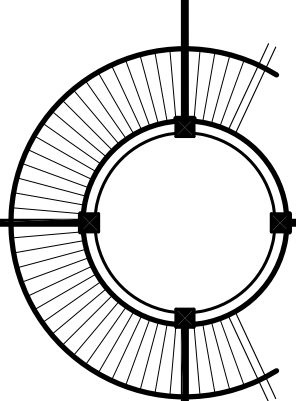
THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION BY WILLIAM P. HORN

DATE
06-22-10

REVISIONS
12-30-10

DRAWN BY
EMA

PROJECT NUMBER
1004



Application



MAJOR DEVELOPMENT PLAN APPLICATION FOR HIGGS BEACH PARK MASTER PLAN

KEY WEST, FLORIDA


**WILLIAM P. HORN
ARCHITECT , P.A.**

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

**HIGGS BEACH
KEY WEST, FL.**

LANDWISE 
DESIGN

**MITCHELL PLANNING
& DESIGN**

**INNOVATIVE
ENGINEERING GROUP
INC.**

**TRAFFIC TECH
ENGINEERING**

**ISLAND
SURVEYING INC.**


PEREZ ENGINEERING
& DEVELOPMENT, INC.



JULY 1, 2011

EXECUTIVE SUMMARY



In 1948, Monroe County accepted ownership of Higgs Beach. Over the years, the County has implemented improvements to the park. Currently, in addition to the sandy beach, the park contains tennis courts, West Martello Tower which is home to the Key West Garden Club, Salute Restaurant, Astro City, one bathroom building, concrete benches and cabanas, large and small dog parks, the Whistling Duck Pond, volleyball and handball courts, Reynolds Street Pier, the African Memorial and of course the swimming and snorkeling area adjacent to the beach. Within the boundaries of the park a fenced area with FAA tower and small concrete equipment building are located. The passage of time and the subtropical environment have taken their toll on the current park amenities.

Since 1999, a joint effort with the County, concerned residents and the Friends of Higgs Beach initiated discussions on the need for park improvements. Issues recognized included addressing security items, the impact of the homeless population, signage, parking, safe ingress and egress, trash and human waste impacts, increased vehicular traffic and site lighting. A Master Plan was commissioned and prepared in 2001. The overall plan was not funded for design and development although some of the recommendations were implemented.

In 2009, Monroe County Commissioner Heather Carruthers office facilitated the gathering of public input for Higgs Beach. Numerous public meetings were held and an Advisory Committee was established where both short and long term goals were identified. A two-phase contract was awarded to William P Horn, Architect PA to develop the Master Plan in March 2010. The first phase, development of the Master Plan was completed in December 2010. The second phase of the contract is to complete the Development Approval process with the City of Key West.

This application for major Development Plan approval incorporates a community consensus for park amenities. The Master Plan is ambitious and it is a long term project. It includes relocation of Atlantic Blvd, removal of the FAA Tower, construction of new bicycle lanes and a new Nature Visitor Center. The beach area has been enlarged, the Astro City Playground has been relocated and improved, parking areas have been redesigned, the memorial for the African graves has been enhanced, passive recreation areas are located, active sport areas have been improved such as more volleyball courts and new pickleball courts, a sculpture and butterfly gardens are proposed, a fitness course is proposed, landscaping will be enhanced and stormwater will be managed. Overall the safety of the park will be improved by elements of the design.

This is a very exciting opportunity for both the City of Key West and Monroe County to develop a world-class community park for their citizens.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major <u>X</u>	<u> </u>	Yes <u> </u>
Minor <u> </u>	<u> </u>	No <u> </u>

Please print or type:

- 1) Site Address HIGGS BEACH
- 2) Name of Applicant BILL HORN ARCHITECT; BARBARA MITCHELL
- 3) Applicant is: Owner Authorized Representative X
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 915 EASTON ST
KEY WEST, FL 33040
- 5) Applicant's Phone # 305-296-8302 Email WPHORN@aol.com
- 6) Email Address:
- 7) Name of Owner, if different than above MONROE COUNTY
- 8) Address of Owner 500 WHITE ST KEY WEST, FL
- 9) Owner Phone # Email N/A.
- 10) Zoning District of Parcel PS RE# 0058800-000000
0058750-000100
0058790-000000
- 11) Is Subject Property located within the Historic District? Yes No X
 If Yes: Date of approval HARC approval #
 OR: Date of meeting
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
SEE ATTACHED

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



13) Has subject Property received any variance(s)? Yes _____ No _____

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes _____ No _____

If Yes, describe and attach relevant documents.

- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

Higgs Beach – Major Development Plan Application

Plans and Related Materials for Review

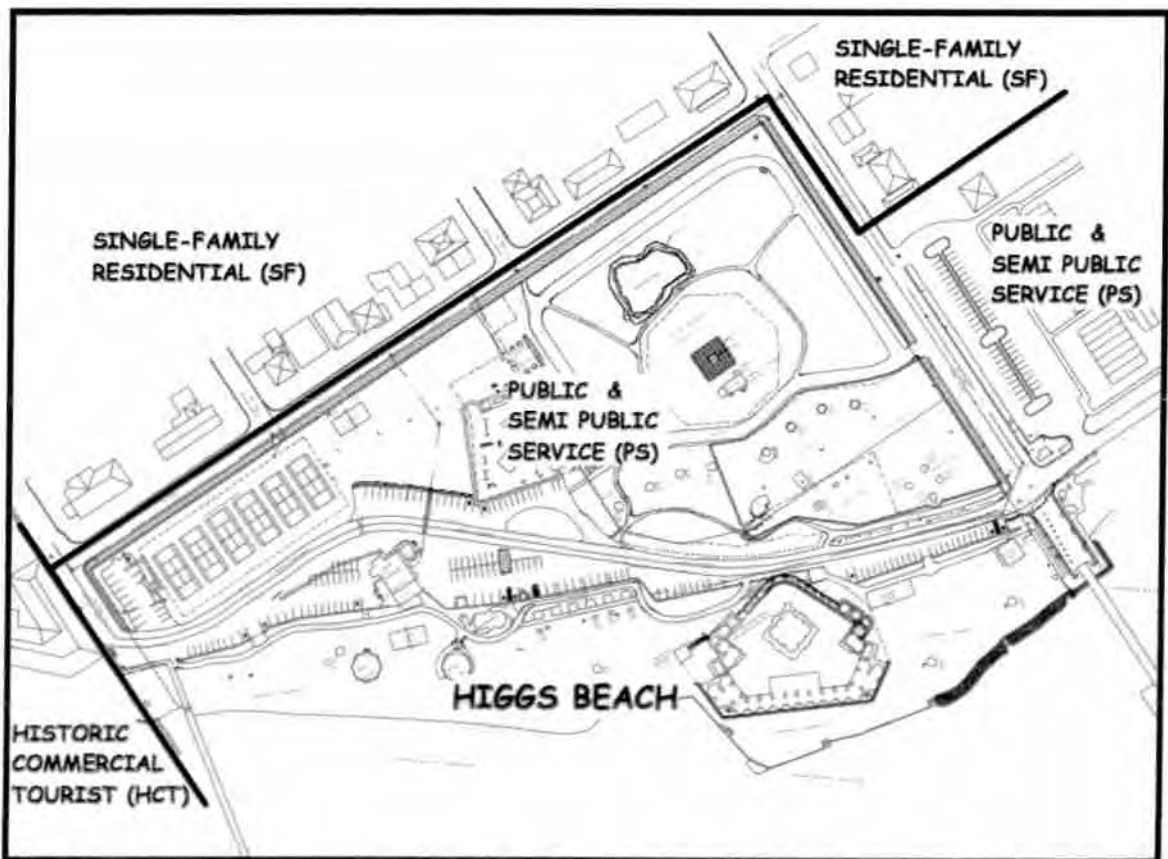
I. Existing Conditions:

The existing conditions for Higgs Beach are documented in the submitted survey prepared by Island Surveying, Inc. and dated April 23, 2010. The survey identifies all structures, roads and trees/palms on the property. Furthermore, the survey includes current topographic information.

The Conceptual Drainage Plan prepared by Perez Engineering and Development Inc. and dated June 30, 2011 addresses the existing conditions and notes existing drainage structures.

The Tree Impact Plan prepared by Landwise Design identifies the existing trees and palms and denotes those elements impacted by the development.

The adjacent land uses are identified in the sketch below:



II. Proposed Development:

The Development Team has prepared 24" x 36" drawings as the site is over 10,000 square feet. As shown on the drawings, the following development is proposed for Higgs Beach.

Building Summary:

Existing Building to Remain:	SF	Existing Building to Remove:	SF
Salute Restaurant	4,868	Astro City Covered Picnic Tables	334
- Consumption Area Only	2,250	FAA Concrete Maintenance Building	665
Covered Bandstand (2)	2,616	Covered Picnic Tables (6)	993
Bathroom	1,883	Dog Park Covered Table (4)	556
East Martello Tower	17,724		
Beach Rental Huts (2)	268		
Dog Park Covered Table (4)	556		
New Building:			
Visitor Nature Center	3,070		
Maintenance/Equipment Storage	1,500		
Retail Kiosk (3)	675		
Small Shade Structures (2)	612		

Setbacks:

Type	Required	Existing	Proposed
Front (White Street)	20'	25'4"	25'4"
Side (Casa Marina Court)	15'	123'9"	24'0"
Rear (Reynolds Street)	20'	237'8"	55'4"
Coastal Construction	50'	11'5"	11'5"

Parking:

There are 145 existing parking spaces. The Master Plan proposes to maintain 145 spaces. However, these spaces have been reconfigured to enhance safety and access to the internal travel lanes in the park. Of the 145 spaces, 123 are standard parking spaces, 16 are compact and 6 are handicap accessible. In addition there are spaces for 45 bicycles and/or scooters.

Access:

Atlantic Blvd has been shifted to the north to accommodate community consensus to increase the beach area and relocate the playground to the south side of the road. During the course of the Master planning process, an archeological survey using ground-penetrating radar was conducted. This survey located additional gravesites of African refugees who died on the island in 1860 as a result of the slave trading activity occurring in the area. It is anticipated that once the current roadbed has been removed, additional gravesites will be discovered and will be incorporated into the proposed memorial. The relocation of the road provides a safety buffer from the old road and

the West Martello Garden and eliminates an unsafe condition since the Fort is currently located within five feet of the existing roadway. The new design of the road includes a gentle curve to provide for traffic calming and to encourage a reduction in vehicular speed. The entrance to Higgs Beach from White Street has been sifted to the north as shown on the plans.

Project Statistics:

Zoning	PS (PS) Public and Semi Public Service	
Size	762,891 s.f or 17.5 acres	
Units	No Residential Units	
Floor Area	0.03 Existing (29,945 s.f)	0.04 Proposed (32,972 s.f.)
Consumption Area	Salute Restaurant 2,250 s.f.	
Impervious Area	30.2 % Existing (230,499 s.f)	33.6% Proposed (256,333 s.f.)
Lot Coverage	3.92% Existing (29,945 s.f)	4.32% Proposed (32,972 s.f.)

Building Elevations:

Please see attached.

Drainage Plan:

Please see attached.

Landscape Plan:

Please see attached.

III. **Solutions Statement:**

The Higgs Beach Master Plan was developed with significant community input. Throughout the past year, a master planning process, that included three public meetings and multiple smaller neighborhood meetings with park stake holders was conducted on behalf of the Monroe County Board of County Commissioners (BOCC).

The Major Development Plan for Higgs Beach addresses not only code compliance requirements but safety and welfare issues as well. The following will summarize how the proposed changes to Higgs Beach address community issues.

Stormwater Runoff:

A Stormwater Master Plan has been developed to maintain the stormwater on site as required by City Code. The redesign and relocation of Atlantic Blvd will provide the opportunity to engineer the roadway to capture the stormwater generated by the impervious surface. Parking lots have been relocated further from the shoreline and will be

engineered to City standards for stormwater containment. Furthermore, innovative containment practices are proposed that will direct the stormwater for reuse where possible to provide water for landscape areas.

Potable Water:

The Visitor Nature Center will include cisterns to capture rainwater and make it available for landscape plantings. This building is designed to LEED standards that will reduce and minimize the amount of potable water required. Grey water reuse is planned for the Visitor Nature Center.

Waste Disposal:

A recycling center is proposed adjacent to the Salute Restaurant. It is anticipated the recycling area will provide for recycling of solid waste as well as provide an area for composting of vegetation generated by the restaurant. Currently there are recycling collection boxes in the park and will be reused.

Energy Conservation:

The Nature Center has been designed to reduce energy needs. Four members of the Design Team are LEED Accredited Professionals. The Visitor Nature Center has the potential to be awarded enough credits to achieve LEED Gold Certification. Design components of the building include 100% solar hot water, collection of grey water for reuse, green walls and green roof as shown on the elevations, cross ventilation to reduce or eliminate the need for air conditioning, white reflective roof material, solar electric panels, ultra low flow plumbing fixtures, and low VOC interior materials.

The maintenance buildings are designed to take advantage of natural ventilation and sun control.

Energy efficient lighting will be incorporated as part of the outdoor lighting plan. Opportunities include LED lighting or solar lights for the street outdoor lighting fixtures.

The landscaping proposed incorporates native plant material, clustering of plant material for water conservation, use of salt tolerant grasses, and installation of canopy trees for surface heat reduction.

Affordable Housing:

This is a community park and does not include a residential component.

Neighborhood impacts:

The neighbors immediately adjacent to the park participated in the Master Planning process. Their concerns were considered and addressed to the greatest extent practicable. The development team sought to balance the concerns of the immediate neighbors with the desires of the overall community. For instance the Pickleball court was relocated to the west

of the existing tennis courts and two tennis courts were removed. Passive activities such as the PAR Fitness course are located adjacent to the residential neighborhood. Astro City has been located closer to the beach and away from the center of the park. The footprint of the proposed Nature Center has been reduced in response to the neighbor's concerns.

The current parking lots are unsafe and not consistent with City Code requirements. Vehicles back into travelways and there are multiple conflict areas with pedestrian walkways. The proposed plan provides parking lots with dedicated access points to the relocated Atlantic Blvd. The size of the parking spaces is compliant with City regulations and provisions for scooter, bicycles and handicap spaces have been made. Atlantic Blvd has been redesigned to accommodate bicycle traffic with dedicated lanes on both sides of the road. Other ADA standards have been incorporated in to the plan. Perimeter landscaping around the parking areas is proposed to shield automobile lights from adjacent uses.

A traffic impact report was prepared as part of this process and is included as Appendix A. As noted in the report, the proposed enhancements to Higgs Beach "are not anticipated to increase traffic flow along Atlantic Blvd, are not anticipated to degrade the operating conditions of Atlantic Blvd or nearby local streets and will significantly improve safety to traffic traveling along Atlantic Blvd or accessing the various parking areas located north or south of the roadway."

The BOCC is making every effort to remove and relocate the FAA Tower currently located with in the park. The FAA recognized the County's desire to renovate the park and is in the process of preparing Feasibility Study to accommodate relocation. The FAA recognizes the tower is out of date. Appendix B provides documentation from the FAA that identifies an Airspace Case Number to this project as well as a draft Preliminary Design Reimbursable Agreement. The Site Plan has been designed such that many components of the Master plan can be implemented prior to the relocation of the Tower.

Section 108-230. Other Project Information

Phasing:

Implementation of the Higgs Beach Master Plan is a long-term goal for the BOCC. As funding sources become available portions of the Master Plan will be implemented. Balancing on going maintenance issues with future renovations shall be accommodated as much as possible. Currently, the ASTRO City Playground needs new equipment. Funds have been allocated to install new playground equipment as part of a Phase I for the Astro City playground renovation.

Although some renovations can be completed, the majority of the changes to the park will be not initiated until Atlantic Blvd has been relocated. The BOCC is in the process of submitting a grant request to the Florida Department of Transportation for Community Enhancement Funds that would be used to relocate the road. If successful, funding for this task will be available in fiscal year 2015.

The BOCC has mandated the improvements to the park be self funded when possible.

Therefore, community groups, such as the Friends of Higgs Beach are in the process of fund raising for implementation of the Master Plan.

Currently an Interlocal Agreement between Monroe County and the City of Key West to provide an extended timeframe for implementation of the Higgs Beach Master Plan is in development. This Agreement will be considered by the City Council in conjunction with the Major Development Plan. Specifics for phasing with proposed completion dates will be a component of this Agreement.

FEMA Compliance:

The existing buildings (restaurant, bathrooms and West Martello Garden) will not be modified. All new structures will be constructed to required flood elevation. The area proposed for passive recreation (the current Tower site) will be filled and graded to mitigate current flooding conditions.

Historic Resources:

A component of the Master Plan is the recognition of the African cemetery. In November 2010, an extensive ground penetrating radar survey was conducted. As a result of this survey, additional graves were located within the park area as shown on the Site Plan. The Master Plan was revised to accommodate these findings and provide the opportunity to enhance this area. A copy of the findings of the report is included as Appendix C.

Intergovernmental Coordination:

Letters of coordination were requested per the Major Development Plan application. Appendix D includes the responses received. The Development recognizes that as part of the development of construction drawings and permitting phase an Environmental Resource Permit (ERP) will be required. This permit will finalize the intergovernmental coordination.

Landscape Waiver:

A waiver to certain landscape standards will be needed to maintain the view corridors for adjacent neighbors as well as control future maintenance costs. Furthermore, the development team seeks to deter criminal behavior through environmental design (Crime Prevention Through Environmental Design - CPTED). Principals of CEPTED are based on the theory that proper design and the effective use of the built environment can reduce crime, reduce the fear of crime and improve the quality of life. Implementing these principles conflict with some requirements of the landscape regulations. For instance it is important to prevent areas for criminals to hide in shrubs plantings. It is anticipated the total number of plant units required will be met or exceeded when the entire site is considered. The specifics of the waiver will be discussed with the Tree Commission and landscape coordinator.



MEMORANDUM

Date: August 28, 2011 &
October 11, 2011 (Revised)

To: Donald Craig, Planning Director
Nicole Malo, Planner City of Key West

From: Barbara Mitchell

Re: Higgs Beach Major Development Plan Application

CC: Bill Horn, Architect, Project Manager
Ladd Roberts, Landscape Architect
Mayor Heather Carruthers, Monroe County
Jerry Barnett, Monroe County Director of Project Management

Mitchell

Planning & Design, Inc.

15450 SE 103rd Place Road
Ocklawaha, Florida 32179

c: 305.509.0966

o: 352.288.0401

e: mitchellplanningdesign@gmail.com

The following memorandum addresses items discussed during the Development Review Committee (DCR) meeting held on July 28, 2011 to review the Major Development Plan application submitted for Higgs Beach. Additional information was requested by the Key West Planning Department in October and has been addressed in this memorandum.

1. **Site Plan** – minor clarifications were requested as part of the review of the application. A revised plan has been submitted that includes correction of the Flood Zones, addition of the Taxi and Loading zone area adjacent to the Visitor Nature Center, comparison of the existing and proposed parking spaces for the Indigenous Park and minor nomenclature revisions.
2. **Tree Commission** - The application for Tree Commission review was submitted electronically on August 18, 2011 and the paper copies were delivered on August 22, 2011. We anticipated review by the Tree Commission at the September 12, 2011 meeting. Due to reorganization within the City departments, the meeting was postponed until October 19, 2011. The review requested from the Tree Commission is for conceptual approval of the Landscape Plan and to receive guidance for the development of construction drawings. Specific permits for tree removal/relocation/replacement are not requested at this time due to the due to the time period between development approval and actual anticipated construction. As discussed at the DRC meeting a waiver to certain landscape standards will be discussed with the Tree Commissioners in an effort to obtain their support. These waivers are specifically to:
 - a. Section 108-481(a) *Trees* - states palms cannot exceed 25% of the existing trees requirements. Given the numerous quantities of palms existing at the beach this requirement will need to be waived if possible.
 - b. Section 108-482 (b)(1) *Australian Pines* – requires the removal of Australian Pines due to their status as an invasive exotic plant species. Several Australian Pines exist and provide shade for the beach. A phased removal is proposed to accommodate citizens concerns.
 - c. Section 108-413 *Requirements along Street Frontage* - The typical street frontage planting strip proposed is 6 to 10' wide. The City Code requires a minimum of 40 feet width due to the overall size of the park (greater than three acres). Given the design

criteria to maximize open space/play areas it is not feasible to provide this width or number of plant units (160 units per 100 linear feet) in accordance with good horticultural standards to meet the required plant units. Furthermore, if this standard is applicable to Atlantic Blvd a waiver is required due to the proposed layout of the parking lots and existing amenities of the park.

- d. Section 108-415(a) *Perimeter landscape requirements Scope and Standards* – Due to the size of the building site, over 50,000 square feet, the regulations require a 10’ wide perimeter landscape width for the off street parking areas. The Site Plan is not able to meet this standard in all cases due to the existing amenities within the park as well as the proposed safety improvements to Atlantic Blvd, specifically adding bicycle lanes on both sides of the road.

3. **Planning Director Waiver** - As outlined in Paragraph 2 above, we request the Planning Director grant the waivers to Sections 108-481(a), 109-482(b)(1), 108-413, and 108-415(a) pursuant to Section 108-226 of the City Code.

4. **Parking** - The Key West City Code does not address parking for a County beach as an independent use in Section 108-572 Schedule for Off Street Parking Requirements by Use. However, the proposed Site Plan retains the existing number of parking spaces (145), which appears to adequately serve the needs of the specific park uses as required by the Code, plus overflow, as follows:

Use	Size (sf)	Standard	Code Section	Required Parking	Required Bike Spaces
Restaurant	2,250 Consumption Area	1:45 s.f. Consumption Area	108-572(9)	50 spaces	(25%) 12.5
West Martello Museum	2,190 Assembly Area	1:150 s.f Assembly Area	108-572(3)	15 spaces	(10%) 1.5
Visitor Nature	1,500 Assembly Area	1:150 s.f Assembly Area	108-572(3)	10 spaces	(10%) 1
Bandstands	2,616 Assembly Area	1:150 s.f Assembly Area	108-572(3)	17 spaces	(10%) 1.7
Tennis/Pickle Ball Courts	7 Courts	2:1 courts Industry Standard *	108-575(3) Uses not Identified	14 spaces	(10%) 1.4
Volleyball Court	3 Courts	6:1 courts Industry Standard*	108-575(3) Uses not Identified	18 spaces	(10%) 1.8
			Total	124 spaces	20.9 ≈ 21 spaces

* Parking requirement for uses not specified in Section 108-572 shall be based on criteria by the American Planning Association or similarly recognized standards and approved by the City Commission as required by Code Section 108-575 (3). For this application, the Industry Standard was based on parking standards as found in Jot D Carpenter, *Handbook of Landscape Architectural Construction* (1976) And Joseph De Chiara & Lee. E. Koppelman *Time-Saver Standards for Site Planning* (1984).



Based on the calculation of the parking table above, the proposed number of parking spaces provides an excess of 21 parking spaces. The additional spaces address the needs of the other park uses, such as beach and children's play areas. General planning standards recognize that persons using the park facilities may use more than one element during their visit. Thus allowance for a percentage of shared parking uses is appropriate.

Furthermore, Higgs Beach is commonly accessed by a significant number of pedestrians and bicyclists. According to the Florida Department of Environmental Protection, the trail counts for the Florida Keys Overseas Heritage Trail Rest Beach section was 179,213¹ from January to July 2011. (The counter was inoperable in August and September.) This number represents both bicyclist and pedestrians that cross the counter located on Atlantic Blvd near Rest Beach. It is reasonable to assume that many of these individuals who used the Atlantic Boulevard footpath in 2011 were most likely coming to or from Higgs Beach. The proposed parking configuration maximizes the amount of open green space while meeting the perceived parking requirement. Based on the above Table, the site requires 21 bicycle parking spaces for the required 124 parking spaces. The bicycle requirement for the total number of parking spaces provided (145) would be 23 ($10\% \times 21 = 2.1$).

The Site Plan indicates 45 scooter and bicycle spaces. As shown on the detail provided, the scooter/bicycle parking spaces are designed to accommodate either a scooter or bicycle to provide maximum flexibility for the park user.

5. **Recycling Area** - The County maintenance personnel shall be responsible for maintaining the propose recycling area. The recycling bins that are located throughout the park will be emptied by park personnel and brought to the recycling area for collection. County personnel will ultimately maintain the proposed vegetative composting area although; the restaurant staff or others may assist in the recycling effort.

6. **Concurrency Facilities and other Utilities or Services**

Additional information was requested from the Planning Department concerning compliance with the Key West Comprehensive Plan wastewater, recreational and sanitary sewer. Further information is provided to demonstrate compliance with City requirements specifically Section 108-233.

(1) Potable Water Supply:

- a. The proposed park will increase potable water demands with the addition of a bathroom in the Visitor/Nature Center, the proposed water park and limited seasonal irrigation. Until funding for construction plans are complete specific neither specific needs nor schedule can be identified. Water reuse is planned for the Visitor/Nature Center as a cistern will collect rainwater for irrigation and toilets.
- b. Coordination with FKAA has been initiated and is ongoing. See application materials.

¹ The trail counts were provided by the FDEP for 2011.

- c. Fire Protection: Have coordinated with City Fire Department. Potable water and fire service distribution systems have two available points of service: 6” water supply on Reynolds Street and an 8” water main on White Street. However, final engineered drawings for construction are required.
- d. Funding. Engineered construction drawings have not been prepared at this point. Funding for this project is contingent upon existing or anticipated park funds and grants or other funding-raising.

(2) Wastewater Management

- a. The scope of this project is to upgrade an existing County Park. The increase in anticipated wastewater demands is limited to two bathrooms located in the Visitor/Nature Center. All wastewater generated from proposed construction will discharge via gravity to an available 12” City of Key West sanitary sewer main located in the Casa Marina Court ROW.
- b. Given the long-term implementation process for the Master Plan, additional coordination with City of Key West General Services Department staff will occur when funding has been secured for the impacted structures.
- c. No anticipated industrial effluent is proposed for this project.
- d. N/A

(3) Water Quality

- a. Prior to construction, the project’s General Contractor will apply for and receive a NPDES permit from the Florida Department of Environmental Protection. All construction activities will be held to the highest standards of pollution prevention by means of stormwater pollution prevention plan and routine pollution prevention inspections.

(4) Stormwater Management

- a. Please see the Conceptual Stormwater Management Plan prepared by Perez Engineering and Development.
- b. The following is a description of the proposed Conceptual Drainage design for the redevelopment of the Clarence Higgs Beachfront Park. The 12.8 ac project site will be serviced by an interconnected stormwater management system to provide pretreatment for the 25yr / 72hr storm event. This system will be comprised of ±24,030 cf of dry retention swales, ± 1,250 linear feet of HDPE stormwater pipe, and a variety of stormwater catch basins. Throughout impervious areas of the design (i.e. Atlantic Blvd. roadway, parking lots, etc.), stormwater will be captured via curb and ditch bottom inlets and discharged into dry retention areas for pretreatment. In the large areas of pervious surfaces, stormwater will be directed to the dry retention basins via overland flow and site grading. The Higgs Beach stormwater management system has been designed in accordance with City of Key West Code of Ordinances and South Florida Water Management District Regulations.”

(5) Solid Waste

- a. The solid waste generated by the park is coordinated, maintained and removed by Waste Management (WMI) under the current County contract. Concurrency with City waste management personnel is not required. As outlined in the Monroe County

Public Facilities Report for 2010, the County has adequate solid waste disposal capacity through September 30, 2016. The current contract with WMI authorizes the use of in-state facilities guaranteeing capacity for approximately five years.

(6) Roadways

- a. Please see Traffic Impact Statement provided and prepared by Traf Tech Engineering, Inc. dated June 9, 2011.

(7) Recreation

- a. The Higgs Beach Master Plan is consistent with the City's Comprehensive Recreation element. The current park provides volleyball, tennis courts, swimming, children's playground, handball court and restaurant facilities. The Master Plan maintains those elements the Key West community deemed important as was determined during a year long public input process as part of the Master Plan development. The Master Plan expands the beach area with the relocation of Atlantic Blvd, increases the number of volleyball courts to three, reduces the number of tennis courts by two, increases the number of pickleball courts, adds a PAR fitness course, and relocates the Astro City playground closer to the beach. The handball courts are removed due to lack of community interest. Historical resources such as the West Martello Fort and the site of the African graves have been enhanced and protected. The access to the park by pedestrians and bicyclists has been greatly improved with the addition of bike lanes on both sides of Atlantic Blvd. A Visitor/Nature Center is proposed to provide information to park users as well consistency with the Overseas Heritage Trail and the Florida Keys Scenic Highway designation.
- b. The level of service standards outlined in Table VII_1 of the City's Comprehensive Plan for a community park have been met as is evidenced by the submitted Site Plan.

(8) Fire Protection

- a. There are two fire hydrants adjacent to the site located on White Street and Reynolds. As part of the development of construction drawings coordination with the City Fire Marshal will occur as needed.

(9) Reclaimed Water

- a. The Visitor /Nature Center include a cistern to capture rainwater. This water will be reused for toilet facilities and supplement irrigation for the foundation plantings.

(10) Other public facilities

- a. The implementation of the Master Plan for Higgs Beach is planned over a 15-year horizon. Impacts on public facilities will be coordinated as the plan is implemented.

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Jerry A. Barnett, in my capacity as Director of M.C. Project Management
(print name) (print position; president, managing member)

of Monroe County Board of County Commissioners
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

Higgs Beach Park
1000 Atlantic Blvd. Key West, FL
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Jerry A. Barnett
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 11th day of Oct 2011 by
date

Jerry A. Barnett
Name of Authorized Representative

He/She is personally known to me or has presented n/a as identification.

Ann M. Riger
Notary's Signature and Seal



ANN M. RIGER
Name of Acknowledger typed, printed or stamped

DD 787762
Commission Number, if any

Authorization Form

Authorization Form

Please complete this form if someone other than the property owner is representing the property.

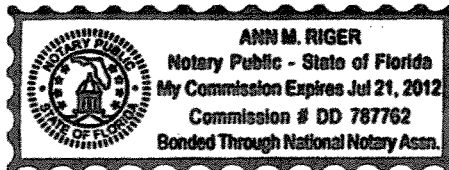
I, Jerry A. Barnett, authorize William P Horn PA, Architect and Barbara
Monroe County Director of Project Management Applicant's Name

Mitchell, Mitchell Planning and Design Inc. to represent Monroe County in the matter of a Development Plan approval for the Higgs Beach Master Plan Development Plan and other applications as required for this project.

Jerry A. Barnett
Signature of Property Owner

Subscribes and sworn to (or affirmed) before me on JUNE 29 2011 (date) by
JERRY A. BARNETT (name of affiant, deponent or other signer). He is personally
known to me or has presented N/A as identification.

Ann M. Riger
Notary's Signature and Seal



ANN M. RIGER Name of Acknowledger typed, printed or stamped

CONTRACTS ADMINISTRATOR Title or Rank

DD 787762 Commission Number, if any

Survey

PARTIAL LEGAL DESCRIPTION:

A certain tract of land lying and being in Monroe County, Florida, on the Island of Key West, being all the lands within the following metes and bounds except the described Enclave.

From the Point of Start (P.O.S.), said point being at the intersection of the Westerly line of White Street and the Southerly line of Casa Marina Court and being marked by a ¼ inch copper bolt set in the top of a concrete monument, proceed S 10 degrees 30'W, 221.1 feet to a point, said point being the Point of Beginning (P.O.B); thence S 79 degrees 30' E, 135.0 feet to a point; thence S 10 degrees 30' W, 270.0 feet to a point; thence N 79 degrees 30' W, 270.0 feet to a point; thence N 10 degrees 30' E, 270.0 feet to a point; thence S 79 degrees 30'E, 135.0 feet to the Point of Beginning. Excepted from the lands thus bounded is an Enclave being described as follows: Starting from the above described Point of Beginning, proceed S 10 degrees 30'W, 40.0 feet to a point, said Point being the Point of Beginning to the Enclave; thence S 79 degrees 30' E, 39.35 feet to a point; thence S 34 degrees 30' E, 78.70 feet to a point; thence S 10 degrees 30' W, 78.70 feet to a point; thence N 34 degrees 30' W, 78.70 feet to a point; thence S 79 degrees 30'E 39.35 feet to the Point of Beginning of the Enclave.

The net area of the lands herein described (Parcel within outer bounds less enclave) being 0.91 acres more or less.

A certain tract or parcel of land lying and being in Monroe County, Florida, on the Island of Key West, being all the lands within the following metes and bounds except an enclave described as follows:

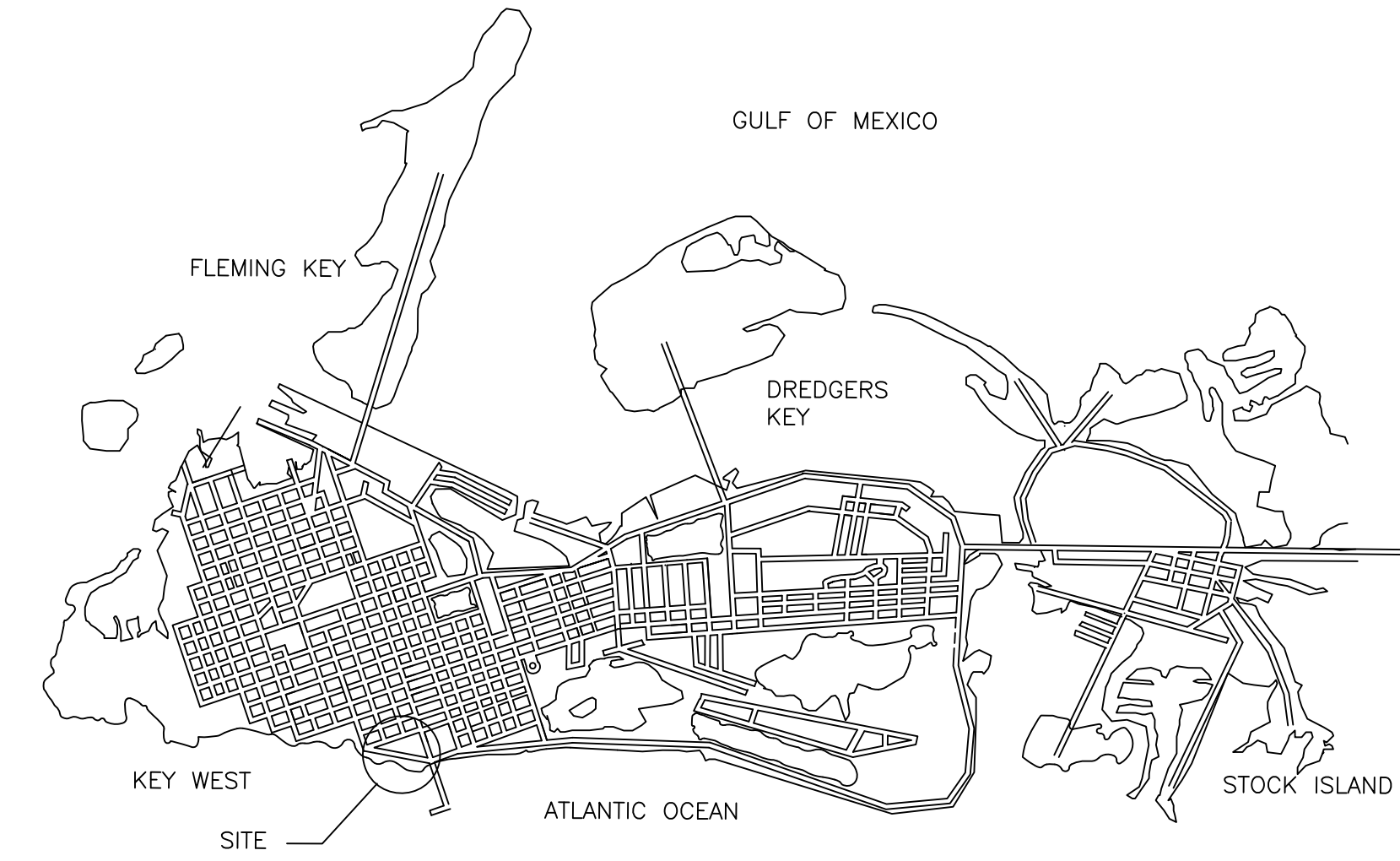
From a Point of Beginning (P.O.B.) said point being in the westerly line of White Street approximately 400 feet southerly from the County Road and being marked by a ¼ inch copper bolt set in the top of a concrete monument set at the Northeast corner of the boundary fences, proceed S 34 degrees 23' East, 500 feet to a point in the Westerly line of White Street; thence S55 degrees 30'W, 339.8 feet to a point; thence S 76 degrees 30' W, 103.3 feet to a point; thence N79 degrees 30'W, 89.9 feet to a point; thence N 34 degrees 30'W, 399.2 feet to a point in the Southerly boundary of Casa Marina Court; thence N 55 degrees 37'E, 500 feet to the Point of Beginning,. Excepted from the lands thus bounded is an enclave being more particularly described as follows: Starting from the above described P.O.B., proceed S 10 degrees 30'W, 221.1 feet to a point, said point being the point of beginning of the Enclave; thence S 79 degrees 30'E, 135.0 feet to a point; thence S 10 degrees 30'W, 270.0 feet to a point; thence N 79 degrees 30'W, 270.0 feet to a point; thence S 79 degrees 30'E, 135.0 feet to the Point of Beginning of the enclave.

The net area of the lands herein described (Parcel within outer bounds less enclave) being 4 acres more or less.

There is a reserved from this grant an easement 15 feet wide from the public road to the Enclave as it existed on March 15, 1973, and a 10 foot wide easement for buried electrical cable running northeasterly approximately 50 feet from the northeast corner of the Enclave to the boundary of White Street. The access road may be relocated t the expense of the Grantee with the consent of the Grantor.

There are excepted from this conveyance and reserved to the Grantor, and its assigns, all oil, gas and other minerals in, under and upon the lands herein conveyed, together with the rights to enter upon the land for the purpose of mining and removing the same.

This conveyance is made subject to any and all existing rights of way, easements and conveyance and agreements affecting the above described premises whether or not the same now appear of record.



LOCATION MAP

SURVEYOR'S NOTES:

North arrow based on State Plane Coordinate System
 Reference Bearing: State plane Coordinate System
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: 872-4557 Tidal 3 Elevation: 4.01

Monumentation:

- = set 1/2" Iron Pipe, P.L.S. No. 2749
- ▲ = Set P.K. Nail, P.L.S. No. 2749
- Flood Zone 120168 1516 K 2/18/2005 AE 7 to VE12

Abbreviations:

- | | |
|-----------------------------|---------------------------------|
| Sty. = Story | o/h = Overhead |
| R/W = Right-of-Way | u/g = Underground |
| fd. = Found | F.F.L. = Finish Floor Elevation |
| p. = Plat | L.B. = Low Beam |
| m. = Measured | Irr. = Irregular |
| O.R. = Official Records | conc. = concrete |
| Sec. = Section | I.P. = Iron Pipe |
| Twp. = Township | B. = Baseline |
| Rge. = Range | C.B. = Concrete Block |
| N.T.S. = Not to Scale | C.B.S. = Concrete Block Stucco |
| CL = Centerline | cov'd. = Covered |
| Elev. = Elevation | wd. = Wood |
| B.M. = Bench Mark | w.m. = Water Meter |
| P.O.C. = Point of Commence | F.W. = Fire Well |
| P.O.B. = Point of Beginning | ☒ = Catch Basin |
| pg. = page | ☐ = Electrical pull-box |
| Elec. = Electric | |
| Tel. = Telephone | |
| O.L. = On Line | |
| C.L.F. = Chain Link Fence | |
| A/C = Air Conditioner | |

- ☼ = buttonwood tree
- ☼ = australian pine trees 6" to 52"
- ☼ = coconut trees 4" to 12"
- ☼ = palm trees 2" to 10"
- ⊙ = misalliances trees
- ⊙ = gumbo limbo
- ▲ = no parking, reflection signs
- ⊙ = sign

Field Work performed on: 4/1/10-6/1/10

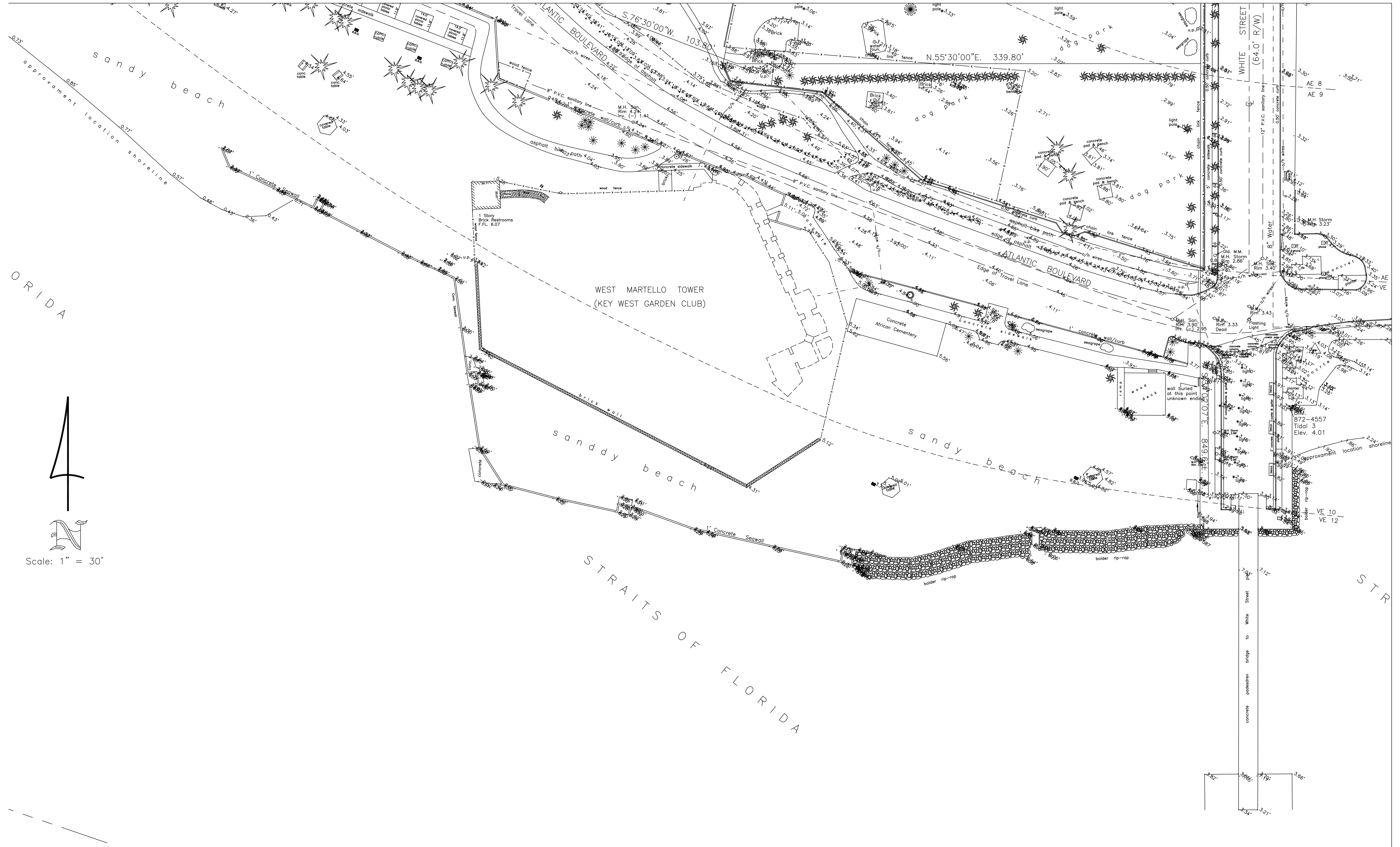
CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY & TOPOGRAPHICAL SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

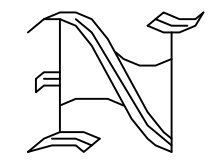
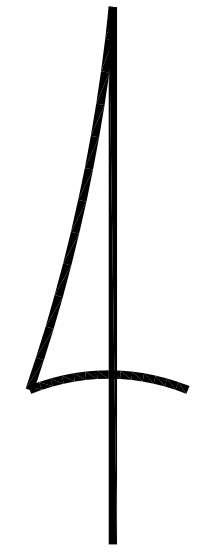
FREDERICK H. HILDEBRANDT

Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida
 NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

<table border="1"> <thead> <tr> <th colspan="3">REVISIONS:</th> </tr> <tr> <th>No.</th> <th>Date</th> <th>Remarks</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8/1/11</td> <td>Correct FIRM Line</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			REVISIONS:			No.	Date	Remarks	1	8/1/11	Correct FIRM Line																			Sheet Description: Boundary & Topographical Survey	Project: Higgs Beach Atlantic Blvd. Key West, Fl. 33040	ISLAND SURVEYING INC. Engineers Planners Surveyors 3152 Northside Drive #201, Key West, Florida 33040 (305) 293-0466 Fax. (305) 293-0237 fhildeb1@bellsouth.net	Date: 4/23/10 Designed: _____ Drawn: FHH & DRF Checked: FHH Dwg. No. 10-181 Sheet No. 5 of 5
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No.	Date	Remarks																															
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FLORIDA



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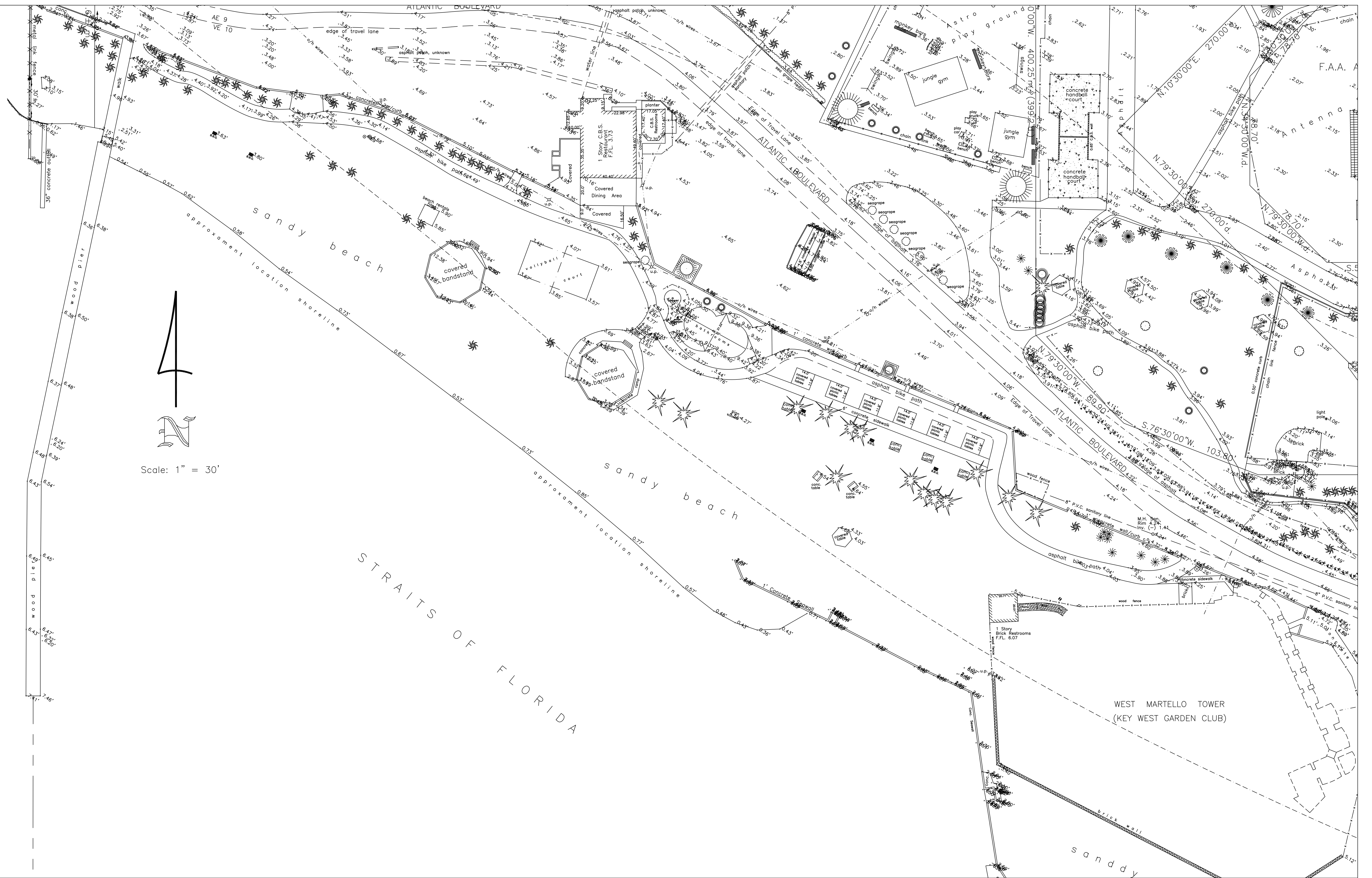
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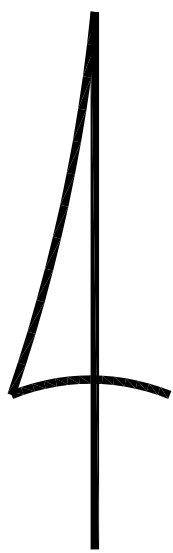
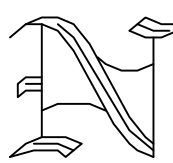
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Project:
Higgs Beach
Atlantic Blvd.
Key West, Fl. 33040

ISLAND SURVEYING INC.
Engineers Planners Surveyors
3152 Northside Drive #201, Key West, Florida 33040
(305) 293-0466 Fax: (305) 293-0237
fhildeb1@bellsouth.net

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Sheet No. 4 of 5





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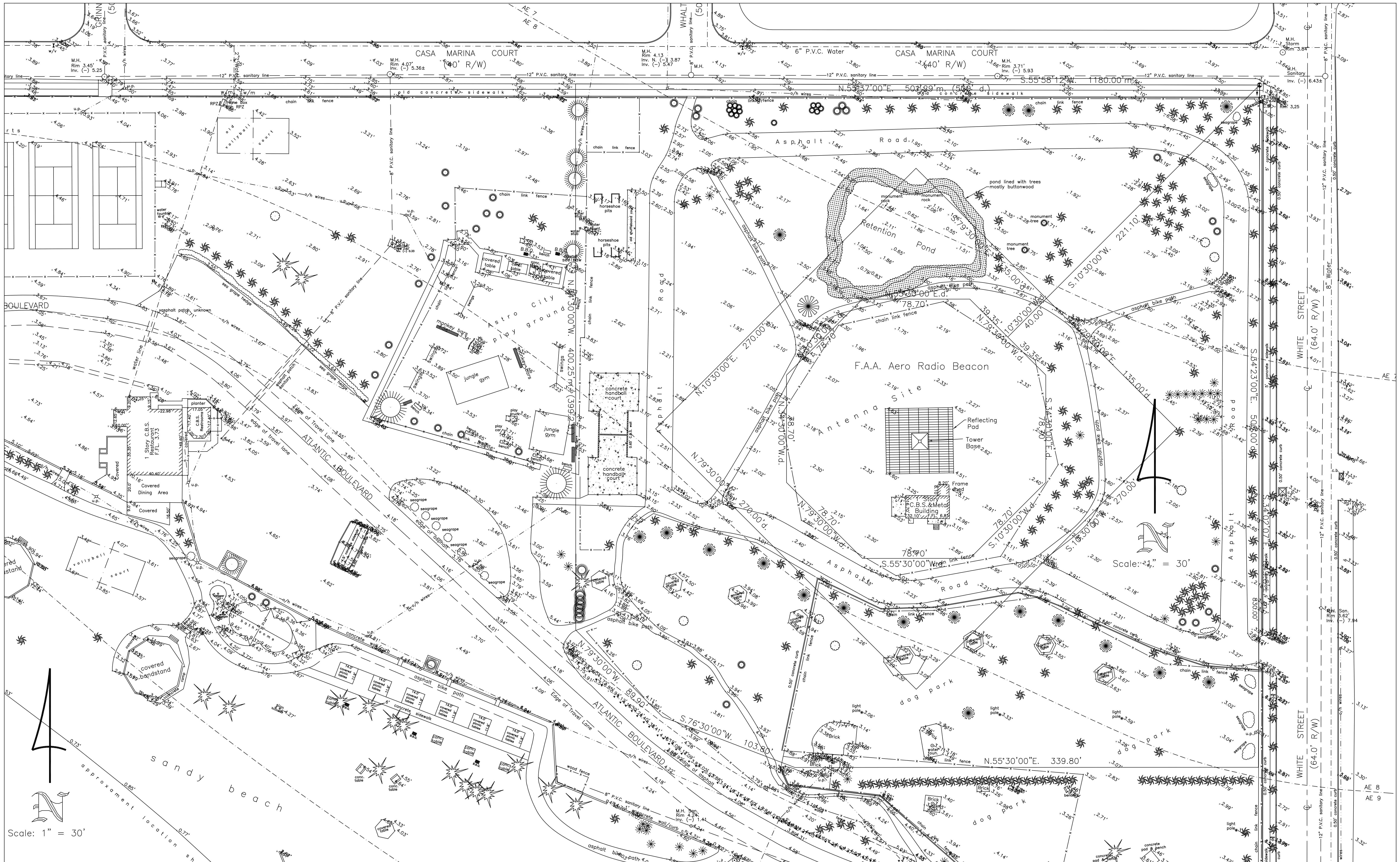
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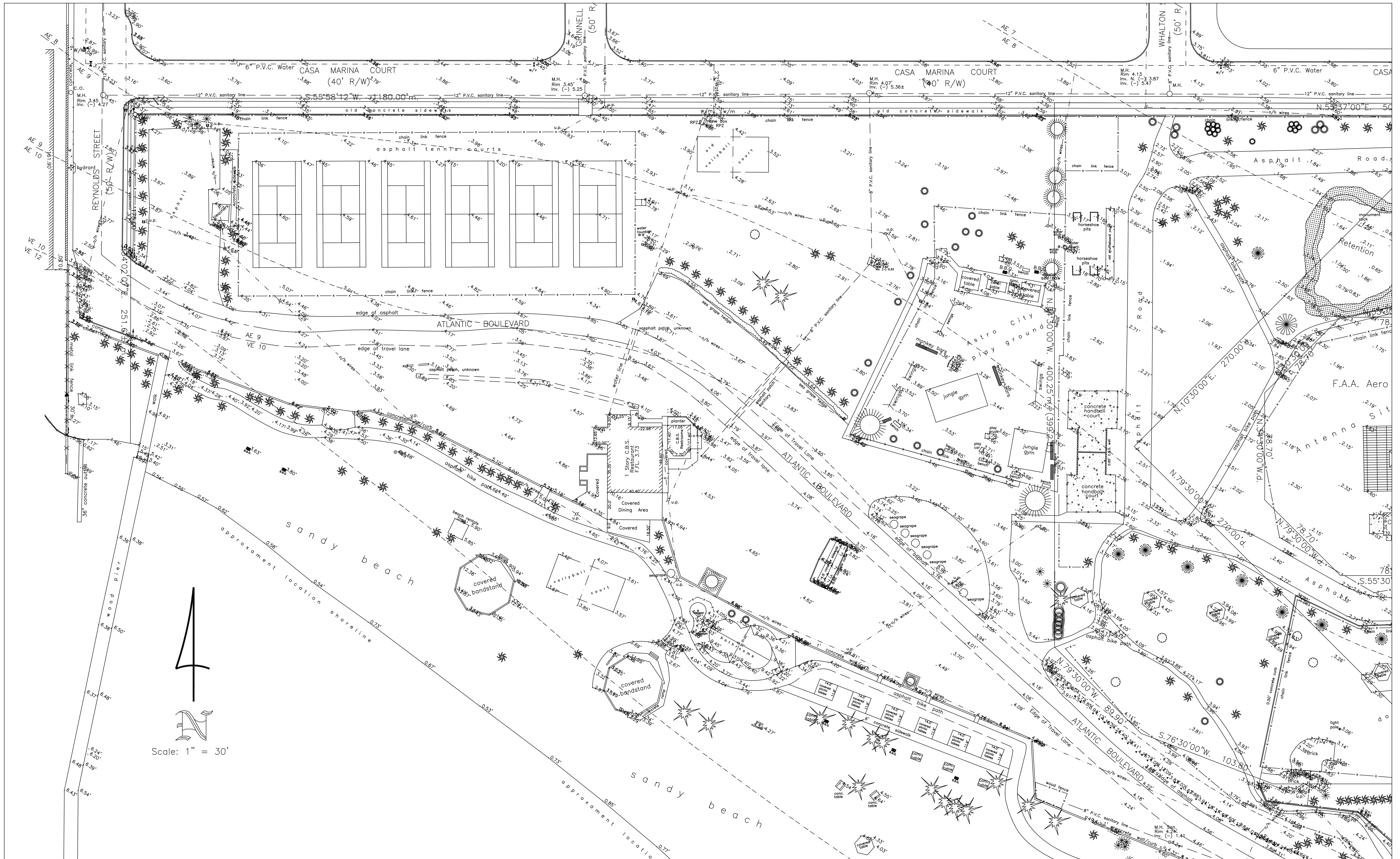
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 Sheet No. 3 of 5



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 fhildeb1@bellsouth.net

Date: 4/23/10
 Designed: _____
 Drawn: FHH & DRF
 Checked: FHH
 Dwg. No. 10-181
 Sheet No. 2 of 5



F.S Chapter 255
Energy Efficient and Sustainable Buildings

Chapter 255.2575, F.S.

Energy-efficient and sustainable buildings.

(1) The Legislature declares that there is an important state interest in promoting the construction of energy-efficient and sustainable buildings. Government leadership in promoting these standards is vital to demonstrate the state's commitment to energy conservation, saving taxpayers money, and raising public awareness of energy rating systems.

(2) All county, municipal, school district, water management district, state university, community college, and Florida state court buildings shall be constructed to meet the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or a nationally recognized, high-performance green building rating system as approved by the Department of Management Services. This section shall apply to all county, municipal, school district, water management district, state university, community college, and Florida state court buildings the architectural plans of which are commenced after July 1, 2008.

(3) St. Petersburg College may work with the Florida Community College System and may consult with the University of Florida to provide training and educational opportunities that will ensure that green building rating system certifying agents (accredited professionals who possess a knowledge and understanding of green building processes, practices, and principles) are available to work with the entities specified in subsection (2) as they construct public buildings to meet green building rating system standards. St. Petersburg College may work with the construction industry to develop an online continuing education curriculum for use statewide by builders constructing energy-efficient and sustainable public sector buildings and students interested in the college's Green/Sustainability Track in its Management and Organization Leadership area of study. The curriculum developed may be offered by St. Petersburg College or in cooperation with other programs at other community colleges.

Revised Cost Estimate Report (Extracted)

PRELIMINARY ESTIMATE OF PROBABLE COST

Estimates based on take-offs derived from Site Plan 'E' -Revised 1/19/2011

January 19th, 2011

ELEMENTS OF DEVELOPMENT Components of Construction	UNITS	QTY	UNIT COST	TOTAL COST	PHASE I COST	PHASE II COST
					N/A	N/A
GENERAL COST						
1 Mobilization	LS	1	25,000 \$	25,000		
2 Clearing and Grubbing	LS	1	25,000 \$	25,000		
3 Maintenance of Traffic	LS	1	5,000 \$	5,000		
DEMOLITION & SITE PREPARATION						
4 Asphaltic Area (existing road, parking, etc..including sub-base)	SY	11,232	5 \$	56,160		
5 Asphaltic Area (existing bike paths)	SY	847	4 \$	3,388		
6 Concrete Area (existing sidewalks, courts, etc...assuming 4" thickness)	SY	1,166	4 \$	4,664		
7 Misc. Drainage Structures, Signs, Pipes, Etc...	LS	1	18,000 \$	18,000		
8 Concrete Structures (assumed rod reinforcement i.e.-existing picnic structures)	LS	1	10,000 \$	10,000		
9 F.A.A. Antenna/Associated Structures (verify with appropriate agencies)	n/a		\$	-		
10 Dog Park Equipment Removal/Storage	LS	1	5,000 \$	5,000		
11 Astro Park Demolition	LS	1	5,000 \$	5,000		
12 Sediment Barriers / Silt Fence	LS	1	2,500 \$	2,500		
HORIZONTAL ELEMENTS						
13 Roadway	SY	6,683	85 \$	568,055		
14 Parking Area	SY	6,115	80 \$	489,200		
15 Sidewalk	SF	62,785	8 \$	502,280		
16 New Beach Area - Sand	SY	3,053	30 \$	91,590		
17 Whistling Duck Pond Improvements	LS	1	100,000 \$	100,000		
18 Site Drainage System (actual estimate pending final drainage design)	LS	1	350,000 \$	350,000		
19 Site Utilities (actual estimate pending final utility design)	LS	1	250,000 \$	250,000		
VERTICAL ELEMENTS						
20 Nature Center Bldg	LS	1	1,200,000 \$	1,200,000		
21 Maintenance Bldg	LS	1	300,000 \$	300,000		
22 Playground Restroom / Shade Structure	LS	1	0 \$	-		
23 Park Pavilions	LS	2	15,000 \$	30,000		
AMENITIES						
24 PAR Fitness Course	LS	1	50,000 \$	50,000		
25 New Playground (dry equipment and installation)	LS	1	100,000 \$	100,000		
26 Playground Base and Surface Material w/Filter Fabric	SF	15,000	3.00 \$	45,000		
27 New Playground - Wet Play Area	LS	1	70,000 \$	70,000		
28 Volley Ball Court	LS	2	8,000 \$	16,000		
29 Pickle Ball Courts	LS	2	9,000 \$	18,000		
30 Way-Finding / Informative Kiosks	LS	1	1,600 \$	1,600		
31 Open Green Space (see landscape seed/sod)	SY	160,000	0.65 \$	104,000		
32 Dog Park Construction (Potentially done by volunteers at no cost)	LS	1	20,000 \$	20,000		
33 Decorative Fencing (4') (dog park and playground)	LF	1,564	60 \$	93,840		
34 Decorative Fencing (6') (along white street only)	LF	325	80 \$	26,000		
35 Interpretive Signage	LS	1	10,000 \$	10,000		
36 KWAC Memorial Improvements (potentially done by KWAC)	n/a		\$	-		
37 Site Furnishings						
38 Picnic Tables	EA	12	1,200 \$	14,400		
39 Bike Racks	EA	6	600 \$	3,600		
40 Benches	EA	12	750 \$	9,000		
41 Trash Receptacles	EA	16	750 \$	12,000		
42 Entry Monuments	EA	2	15,000 \$	30,000		
LANDSCAPING						
43 Tree Protection Barriers	LF	1	15,000 \$	15,000		
44 Landscaping (materials and installation)	SF	1	297,500 \$	297,500		
45 Temporary / Fixed Irrigation	LS	1	60,000 \$	60,000		
46 Seed/Sod (open green space)	LS	210,000	0.65 \$	136,500		
				Sub-total	\$ 5,173,277	
CONTINGENCY						
Estimating Contingency		@15%		\$	775,992	
				TOTAL PROJECT COST	\$ 5,949,269	
ESTIMATE NOTES:						
***Project phasing is contingent upon funding sources yet to be determined and by staff/county priorities; no phasing suggestions are presented at this time.						
***Unit pricing values are based on current/relevant contractor pricing.						
***Lump sum values are target allowances contingent upon design development and final construction specifications and are subject to change.						
***All demolition and removal assumes proper and legal disposal of materials demolished.						
***All estimates of cost are based on a conceptual master plan and should be regarded as conceptual in accuracy, contingency applied may be plus/minus.						
***FAA Antenna Demolition, KWAC Memorial, Permitting Fees and Design Service Fees not included in estimate of cost.						
William P. Horn Architect, P.A.						

DRC
Minutes & Comments

7. Conditional Use - 3216 Flagler Avenue (RE Number 000690660-000100) - A conditional use for a medical office/clinic in the CL zoning district per Section 122-388(13) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Nicole Malo gave an overview of the project.

Ginny Stones presented the project.

Mr. Craig, Mr. Averette, Mr. Torrence, and Mrs. Torregrosa had no comments

Keys Energy had no comments.

Ms. Ignaffo suggested when considering solid waste storage to also consider recycle storage.

Mr. Woodson stated that a FEMA certificate of elevation should accompany application. He also points out that if FEMA requirements are not met, only 50% of the value of the building in improvements is allotted.

Ms. Malo stated that the site data table needs to be modified to include open space calculations, parking requirements, bicycle parking requirements, height and setbacks. Also the site plan needs some circular parking patterns.

The following comments from Diane Nicklaus, ADA Coordinator were read into the record:

I will withhold comments until such time as plans are provided to the Building Department for review. Because this will become a medical facility, care will need to be taken to provide complete accessibility.

8. Major Development Plan - Higgs Beach (RE 00058800-000000, 00058790-000100, 00058790-000000) - An application for a Major Development Plan for the redevelopment of Higgs Beach located in the Public Service (PS) zoning district per Section 108-91(B)(2)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Nicole Malo gave an overview of the project.

Architect Bill Horn and Planner Barbara Mitchell presented the project. Also present, Civil Engineer Alan Perez and Gerry Barnett of Monroe County.

Mr. Woodson and Ms. Malo had no comments.

Mr. Craig asked if there are any improvements in the V zone and Ms. Mitchell stated that the playground is in the V zone.

Mr. Craig inquired if the electric would be underground and Ms. Mitchell confirmed that all new electric would be underground.

Mr. Craig expressed concern that the kiosks were described as retail. He stated that commercial retail was not an allowed use in the PS zone. He suggested that the kiosks be labeled recreational services. Mr. Craig also pointed out that food services is not an allowed use in the PS zone.

Mr. Torrence asked that the applicant open up communication with the residents of Casa Marina Ct. and Mr. Horn stated that the residents of Casa Marina Ct. had been extensively involved in the public meetings.

Mr. Torrence expressed concern for the homeless issue in that area and suggested the applicant communicate ways to address it.

Mr. Craig stated that the parking calculations be redone to insure it is consistent.

Ms. Ignaffo asked if there will be a service road to the fort and Mr. Horn stated that there will be an event plaza area that also provides service access.

Mr. Averette requested that all service entrances be accessible by fire department and emergency services.

Mrs. Torregrosa recommended the applicant coordinate with NEPA and the State Historic Preservation office.

Ms. Ignaffo pointed out impacts the plans made on Indigenous Park, Atlantic Blvd. and White St. She requested plans for parking, landscape, storm water, drainage and lighting for these areas.

Mr. Craig advised the applicant be ready to address issues of location and intensity of lighting and hours of operation.

The following comments from Diane Nicklaus, ADA Coordinator were read into the record:

I have been a part of the planning process for this renovation and understand care is being taken to provide accessibility in all aspects of the project. I will withhold final comments until such time plans are provided to the Building Department for review.

The following comments from Keys Energy were read into the record:

Keys Energy has reviewed the site plans. KEYS will need to remove or relocate high voltage primary to accommodate the shift in the road. KEYS has power running to West Martello Towers and existing restaurant that will need to be maintained. KEYS will also need to have truck access to all poles. If this design is approved, KEYS will require 8 to 12 months for budgeting and design.

9. Variances - 2801 Venetia Drive (RE#00070990-000000) - A request for setback variances to front and rear-yard setbacks for the construction of a single-family house per Section 122-238 (6) (a) (1 & 3) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Brendon Cunningham presented the project.

Mr. Craig, Mr. Torrence, Mrs. Torregrosa, and Mr. Woodson had no comments.

Ms. Nicklaus and Keys Energy had no comments.

Mr. Averette asked if the rear setback is calling for 4' as stated in the agenda, or 6.31' as stated on the plans. He added that the Fire Department and Emergency Services need at least 5' on all sides.

Mr. Cunningham indicated that the rear setback calls for 4' along the canal and a 15' setback in the front.

MEMORANDUM

DATE: October 11, 2011

RE: Higgs Beach Redevelopment Plan-Request for Conceptual Approval

FROM: Karen DeMaria, Interim Urban Forestry Manager, City of Key West

On September 13, 2011, I met with Barbara Mitchell and Ladd Roberts, agents for Monroe County on the Master Plan for Higgs Beach. They are requesting conceptual approval of the existing master plan for the redevelopment of Higgs Beach from the Tree Commission (as per Sec 108-411 a). The plan will be done in stages as funding is available and these stages will be brought back to the Tree Commission for necessary permitting. At that time, they may request an extension time for the permits from 6 months to one year or 18 months.

One issue mentioned during the September 13 meeting was the 40-foot requirement of minimum parking lot perimeter landscaping (Sec 108-413). The consultants would like to discuss a possible waiver of this requirement. Also, according to the consultants, the ratio of palms to native trees currently exceeds that allowed by City code. Other areas of possible discussion include the area around the existing maintenance shed and the location of a pickleball court next to the tennis courts (area currently a parking lot).

On October 5, 2011, I reviewed the proposed project plans. An inspection of the site indicates that the area around the existing retention pond and F.A.A. Aero Radio Beacon Antenna Site near the corner of White Street and Casa Marina Court is a wetland area dominated by wetland grass species and algal mats. This area is not noted on the plans. An upland/wetland jurisdictional line needs to be set for this area representing the State and Federal wetland jurisdictions. Any work in this area will require permits be procured from the State of Florida and the Army Corps of Engineers with possible mitigation required.

A review of the plans indicates the removal of approximately 17 palms, 21 clusters of invasive trees, 13 native trees, and 6 native shrubs (seagrape). Approximately 115 coconut palms and 14 native trees are to be relocated. Numerous additional native plants and palm trees are to be planted throughout the redeveloped site.



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

TO: Donald Craig, Planning Director
Nicole Malo, Planner I

CC: Doug Bradshaw, Senior Project Manager

FROM: Elizabeth Ignoffo, E.I., Permit Engineer

DATE: October 14, 2011

**SUBJECT: Higgs Beach
General Services Plan Review Remarks**

The Clarence Higgs Beach Master Plan, with revision date 02-25-11 and revised site data table, was reviewed. The following remarks are provided:

1. The Master Plan proposes replacing the existing 145 parking spaces with 145 parking spaces 9 ft wide x 18 ft long, including six ADA accessible spaces 12 ft wide x 21 ft long with 5 ft wide aisle. ADA accessible spaces will be located adjacent to the public facilities, visitor nature center, restaurant, and event plaza, and connected via five-foot wide sidewalks.
2. 45 bicycle/scooter spaces will be provided to replace 60 existing spaces of which 18 are non-conforming. The spaces will be located within 100 feet of the visitor nature center and 50 feet of the restaurant, playground and event plaza.
3. The Master Plan proposes pole-supported light fixtures, located along the walkways, parking lots and roadway.
4. The Master Plan shows four-foot wide sidewalks in many locations. Please note the ADA Accessibility Guidelines requires a 60 in x 60 in passing space to be located at intervals not exceeding 200 feet. (Sec. 4.3.4 Passing Space.)
5. The Master Plan proposes relocating Atlantic Boulevard, and increasing the roadway width to accommodate two 11-foot wide travel lanes and two five-foot wide bicycle lanes, for east bound and west bound travel.
6. The Master Plan includes a conceptual drainage plan that provides sufficient swale retention volume for one-inch of stormwater runoff from the total project area. No outfall or disposal well will be required.

The Clarence Higgs Beach Master Plan meets the requirements of the City of Key West Code of Ordinances, Chapter 108, Article VII Off-Street Parking and Loading, Article VIII Stormwater and Surface Water Management, and Article IX Utilities.



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

July 28, 2011

Mr. Don Craig
City of Key West
PO Box 1409
Key West, Florida 33040



RECEIVED
July 28, 2011
KW Planning Dpt

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS MEETING OF JULY 28, 2011.

Dear Mr. Don Craig:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for July 28, 2011. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 205 Elizabeth St, Unit C – Exception for Outdoor Merchandise Display
COMMENT: KEYS has no objections to the Exception for Outdoor Merchandise Display.
2. LOCATION: 205 Elizabeth St, Unit D – Exception for Outdoor Merchandise Display
COMMENT: KEYS has no objections to the Exception for Outdoor Merchandise Display.
3. LOCATION: 205 Elizabeth St, Unit G – Exception for Outdoor Merchandise Display
COMMENT: KEYS has no objections to the Exception for Outdoor Merchandise Display.
4. LOCATION: 1800 Atlantic Blvd to 223 Ann Street – Transient License Transfer
COMMENT: KEYS has no objections to the Transient License Transfer.
5. LOCATION: 3216 Flagler Ave – Conditional Use
COMMENT: KEYS has no objections to the Conditional Use. Customer to submit a Project Review Form for loads.
6. LOCATION: Higgs Beach – Major Development Plan
COMMENT: Keys Energy has reviewed the above site plans. KEYS will need to remove and/or relocate high voltage primary to accommodate the shift in the road. KEYS has power running to West Martello Towers and the existing restaurant that will need to be maintained. KEYS will also need to have truck access to all poles. If this design is approved, KEYS will require 8 to 12 months for budgeting and designing of this project.
7. LOCATION: 3800 N. Roosevelt Blvd – Conditional Use
COMMENT: KEYS has no objections to the Conditional Use.
8. LOCATION: 2801 Venetian Dr – Variances
COMMENT: KEYS has no objections to the Variances.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 295-1055.

Sincerely:

Matthew Alfonso

Matthew Alfonso

Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

C:
L. Tejada, General Manager & CEO
J. Wetzler, Asst. General Manager & CFO
D. Finigan, Director of Engineering/Control Center
A. Tejada, Director of Customer Service
File: PLI-132

Minutes of the Development Review Committee
Meeting of August 26, 2010

Amy Kimball-Murley, Planning Director, convened a meeting of the Development Review Committee of the City of Key West at 2:05 PM, August 26, 2010. The meeting was held at Old City Hall, in the antechamber at 510 Greene Street, Key West.

1. Roll Call

Present for the Roll Call were:

Amy Kimball-Murley, Planning Director
John Cruz, Building Official Representative
Diane Nicklaus, ADA Coordinator

Marcus Delvalle, Fire Department
Elizabeth Ignaffo, General Services
Enid Torregrosa, HARC Planner

Planning Staff:

Brendon Cunningham
Nicole Malo

Ashley Monnier

Comments received from:

Florida Keys Aqueduct Authority

2. Approval of Agenda

Mrs. Torregrosa made a motion to approve the agenda; it was seconded by Mr. Cruz.

3. Approval of Minutes

- a. **June 24, 2010**
- b. **July 22, 2010**

Mrs. Torregrosa stated that Diane Nicklaus's title was listed as HARC and needed to be changed to ADA Coordinator.

Ms. Ignaffo made a motion to approve the minutes as amended; it was seconded by Mr. Cruz

4. New Business

- a. **Pre-Application Discussion – Higgs Beach and Adjacent Park Area (RE# 00058800-000000, 00058790-000100, 00058790-000000) – A review of the draft conceptual Master Plan proposed by Monroe County.**

Ms. Malo presented the project. She stated that some concerns are ADA coordination, parking, possible effects on the Indigenous Park, utilities, and storm water.

Bill Horn gave members drawings. He stated that there were aspects of the current area that work well, and there are some aspects that do not work well and need to be changed. Some areas that may need change are the layout of the road and traffic flow, the playground, and the park area. He reviewed three different site plan options detailing ideas for possible changes.

Public Comment:

Gene Tinnie 80 NW 51st Street, Miami

Ms. Ignaffo stated that utilities should be coordinated directly with the city.

Mrs. Torregrosa stated that the African Slave Burial Ground area should be kept free of disturbance or development.

Mrs. Nicklaus stated that ADA access needs to be considered as well as parking. She added that bike paths need to be coordinated as well.

Mr. Cruz stated that they needed to abide by FEMA guidelines.

Recording Secretary Patrick Wright read the following comments into the record from Keys Energy: KEYS will need to remove and/or relocate high voltage primary to accommodate the shift in the road. KEYS has power running to West Martello towers and the existing restaurant that need to be maintained. KEYS will also need to have truck access to all poles. If this design is approved, KEYS will require 8 to 12 months for budgeting and designing of this project. Florida Keys Aqueduct Authority had the following comments: This site is presently being served by two FKAA Location #s one is a 5/8" service and one is a 2" service. The site has a 6" water main located on Casa Marina Court which seems capable of serving this project. A complete set of plans will be required for review to determine meter requirements and System Development Charges.

Mrs. Kimball-Murley reviewed some of the main outstanding issues. These included maintenance areas, the layout of the road, funding, parking, landscaping, and a possible multi modal traffic study.

b. Vacation of City Property (RE# 00022001-000000) - An application for Vacation of City Right-of-Way for a platted alleyway between White Street and Ashe Street accessed via Angela Street per Section 90 Article VII of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Mr. Cunningham presented the project. He stated that the application was for the entire alley way not just the portion of the alley behind a single residence.

Ginny Stones reviewed the application.

Ms. Ignaffo asked Ms. Stones if the utility companies had any objections.

Recording secretary Patrick Wright stated the FKAA and Keys Energy had no objections.

Mrs. Torregrosa stated that there are no structures in this area but if fences were to be built they would need HARC approval.

Mrs. Nicklaus and Mr. Cruz had no comments.

Mr. Delvalle clarified that there were not rear addresses that required access for fire.

Mrs. Kimball-Murley stated that the notification letters may need to be sent twice as well as an initial letter to make the utility companies aware of the easement.

Florida Keys Aqueduct Authority



Engineering Department

1100 Kennedy Drive, Key West, Florida 33040
Telephone (305)296-2454 Fax (305)295-2223

MEMORANDUM

TO: Carlene Cowart, Administrative Coordinator
FROM: Marnie Walterson-Distribution Design Specialist
DATE: August 23, 2010
SUBJECT: Development Review Committee Meeting

A representative of the FCAA will not be able to attend the DRC meeting scheduled for August 26, 2010. Comments on the projects are as follows:

Discussion Items

- a. **Pre-Application Discussion - (RE#00058800-000000, 00058790-000100, 00058790-000000)** This site is presently being served by two FCAA Location #s one is a 5/8" service and one is a 2" service. The site has a 6" water main located on White Street, and a 6" water main located on Casa Marina Court which seem capable of serving this project. A complete set of plans will be required for review to determine meter requirements and System Development Charges.
- b. **Vacation of City Property (RE# 00022001-000000)** – The FCAA has no objections for an application for Vacation of City Right-of-Way for a platted alleyway between White Street and Ashe Street accessed via Angela Street per Section 90 Article VII of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- c. **Variances - 630 Elizabeth Street (RE# 00011970-000000)** – The FCAA has no objections for an application for Variances to building coverage, impervious surface ratio and all setback requirements in the Historic High Density Residential zoning district per Section 122-630 (4), (5), & (6) as required when the reconstruction exceeds 66% of the assessed or appraised *City of Key West, FL*
Page 1 Printed on 8/18/2010 Development Review Committee Meeting Agenda Full Detail August 26, 2010 value of the structure per Section 122-28 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- d. **Variances - 803 Emma Street (RE# 00014650-000000)** – The FCAA has objections for an application for Variances to building coverage, impervious surface ratio and all setback requirements in the Historic High Density Residential zoning district per Section 122-630 (4), (5), & (6) to accommodate an addition to the structure and as required when reconstruction exceeds 50% of the assessed or appraised value of the structure per Section 122-28 (d) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- e. **Easement - 1009 Catherine Street (RE# 00031880-000000)** – The FCAA no objection for the request for an easement in the HMDR zoning district per Section 2-938 of the Code of Ordinances of the City of Key West, Florida.

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., October 20, 2011 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Major Development Plan – 1000 Atlantic Boulevard, Higgs Beach Park - An application for a Major Development Plan for the redevelopment of Higgs Beach located in the Public Service and Semipublic Service (PS) zoning district pursuant to Section 108-91(B.)(2.)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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 809-3720 or visit our website at www.keywestcity.com.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: Major Development Plan – 1000 Atlantic Boulevard, Higgs Beach Park - An application for a Major Development Plan for the redevelopment of Higgs Beach located in the Public Service and Semipublic Service (PS) zoning district pursuant to Section 108-91(B).(2).c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant:	Bill Horn Architect / Barbara Mitchell	Owner:	Monroe County
Project Location:	1000 Atlantic	Date of Hearing:	Thursday, October 20, 2011
Time of Hearing:	6:00 PM	Location of Hearing:	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm. **Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas.**

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email ccowart@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

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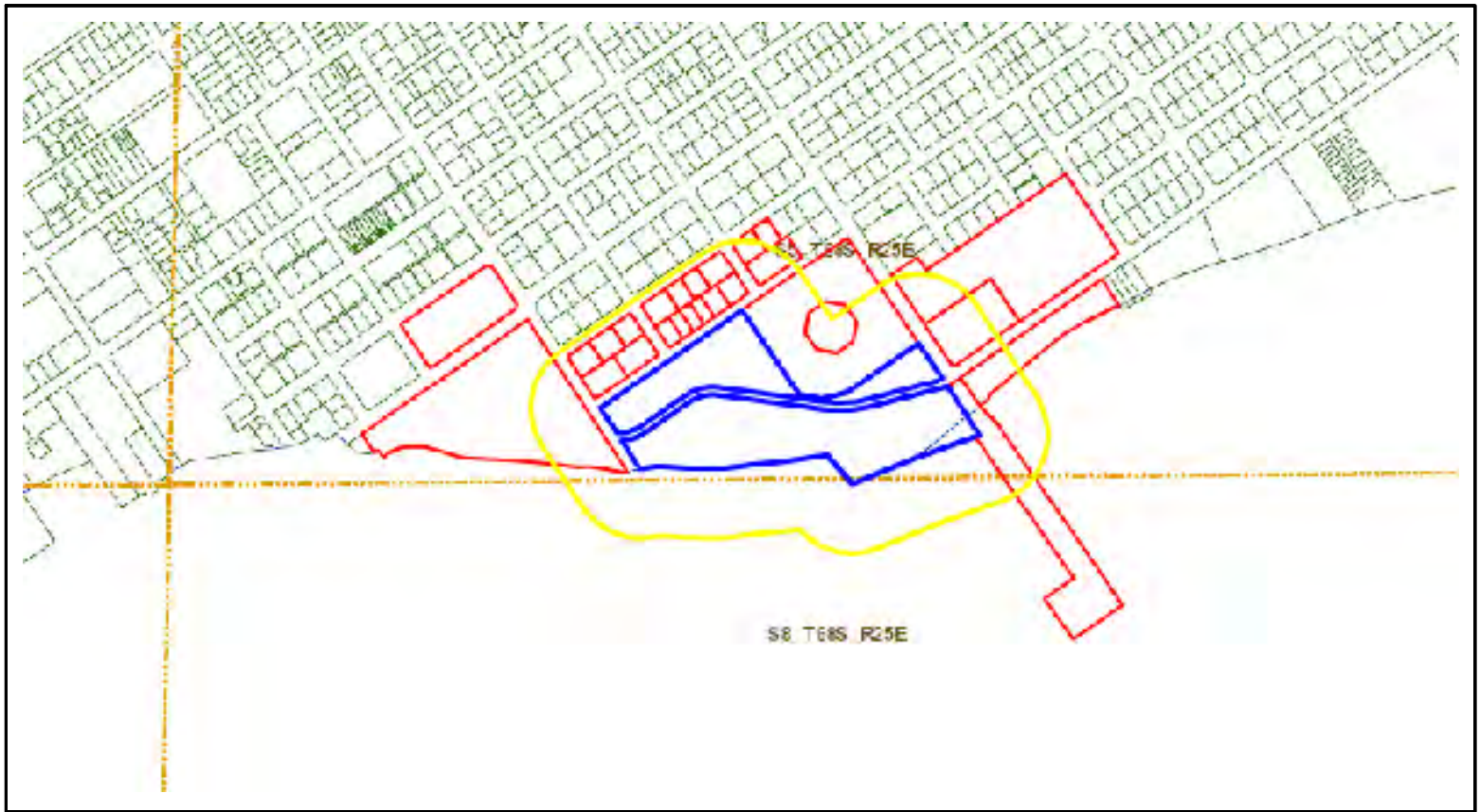
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Monroe County, Florida

Higgs Beach

Printed: Oct 14, 2011

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 CARTER LAWRENCE	PO BOX 906		KEY WEST	FL	33040	
2 BUCKHEIM RICHARD A	900 JOHNSON ST		KEY WEST	FL	33040	
3 DIBERT SUSANNE K AND SAMUEL C	13716 WINTERBERRY RDG		MIDLOTHIAN	VA	23112-4949	
4 COLLIGAN JAMES J	32 EAST 39TH STREET		NEW YORK	NY	10016	
5 MONROE COUNTY	500 WHITEHEAD ST		KEY WEST	FL	33040	
6 WILSON CHARLOTTE M	1007 CASA MARINA CT		KEY WEST	FL	33040	
7 HALTERMAN JERRY L	2011 CATON RD		OTTAWA	IL	61350-1111	
8 SHEPANZYK DEREK AND KRISTINA	410 CANADA ST		LAKE GEORGE	NY	12845-1129	
9 ROBINSON NIKKI SOLITA	1012 JOHNSON ST		KEY WEST	FL	33040	
10 MCCOOK ANNETTE M	1019 CASA MARINA CT		KEY WEST	FL	33040	
11 BEHMKE MICHAEL R AND MEGAN K	201 FRONT ST	STE 101	KEY WEST	FL	33040	
12 NICOWSKI HENRY AND JANICE B REV LIV TR 5/4/2004	1003 CASA MARINA CT		KEY WEST	FL	33040	
13 FLOYD JULIE ANN	PO BOX 5294		KEY WEST	FL	33045-5294	
14 WOODWARD ROBERT G AND ELIZABETH A	1000 JOHNSON ST		KEY WEST	FL	33040	
15 CASA MARINA OWNER LLC	811 SEMINOLE ST		KEY WEST	FL	33040	
16 TIITF/CITY OF KEY WEST - KEY WEST REST	1200 BLK ATLANTIC BLVD		KEY WEST	FL	33040	
17 STEARNS JEAN	1015 CASA MARINA CT		KEY WEST	FL	33040	
18 LUJAN LAUREN L	903 CASA MARINA CT		KEY WEST	FL	33040	
19 HOWARD JEANNE NAVARRO	1100 JOHNSON STREET		KEY WEST	FL	33040	
20 TAYLOR RICHARD B AND RHONDA S	150 E PONCE DE LEON AVE STE 120		DECATUR	GA	30030-2553	
21 SLAVEN JAMES ANDREW	21127 SHURLEY DR		GROSSE ILE	MI	48138	

Welcome to
CLARENCE S HIGGS
MEMORIAL BEACH
MONROE COUNTY, FL
HOURS: 6:00 A.M. - 11:00 P.M.



Public Meeting Notice



Public Meeting Notice

Public Meeting Notice

MIRROR ARE
THEY APPEAR



Clarence S. Higgs Memorial Beach

NO LIFEGUARD ON DUTY

Beach Hours: 6:00 AM 11 00PM

PLEASE FOLLOW THE RULES

No alcoholic beverages

No campfires

No overnight camping

No glass containers

Drug Free Zone

Monroe County Board of County Commissioners

Monroe County Parks & Recreation

305-295-4385

Public
Meeting
Notice





Public Meeting Notice

Se.