



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

To: Chairman and Planning Board Members

From: Nicole Malo, Planner II

Through: Donald L. Craig, AICP, City Planner

Meeting Date: April 17, 2014

Agenda Item: **Landscape Waiver – Truman Waterfront Park Master Plan (RE# 00001630-001000, AK# 9038855 and RE# 00001630-001100, AK# 9038866)** – A request to waive the landscape requirements of Section 108-414, interior area requirements for parking lots for property located in the HPS-1, HMDR, and HNC-2 zoning districts per section 108 – 517 the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: To consider a landscape waiver to the provisions of Section 108-414 for the number of trees required to be planted within parking lots.

Applicant: Bermello Ajamil, LLC

Property Owner: City of Key West

Location: Truman Waterfront Parcel
RE# 00001630-001000, AK 9038855 and RE# 00001630-001100,
AK#9038866

Zoning: Historic Public Service and Semipublic Service District – 1 Truman Waterfront (HPS-1)
Historic Medium Density Residential (HMDR)
Historic Residential Commercial Core – 4 Truman Waterfront (HRCC-4)
Historic Neighborhood Commercial – 2 (HNC-2)

Background:

The Major Development Plan, Conditional Use and Bicycle Substitution Variance for the proposed Truman Waterfront Park Master Plan were approved by the Planning Board on March 20, 2014 through Resolution 2014-19 and Resolution 2014-20. As a result of amendments to the Landscape Plan and Irrigation Plan, since the Planning Board meeting, scheduled to be heard by the Tree Commission on April 8, 2014, a Landscape Waiver has been requested by the applicant. Tree Commission approval is a condition of the Major Development Plan.

The working drawings for the landscape plans include specifications for landscaping for all areas of the project and comply with all of the performance criteria included in Article VI of Chapter 108 of the City of Key West Code of Ordinances except for the requirements for plantings in the parking lots. This requirement cannot be achieved due to space limitations that would compromise the health of the trees, therefore the applicant is requesting a waiver to the number of trees required to be installed within parking lots.

Request:

The applicant is requesting a waiver from Section 108-414 for amount of trees required for interior areas of parking lot pursuant to Code Section 108-517. Section 108-414 Requirements for Interior (Parking) Areas require 1 tree for each 100 square feet of required landscape areas within parking lots. Based on the Landscape Plant Calculations Table on the attached Landscape Plan LC-00 the applicant is requesting a waiver for 107 trees form the 223 required.

Please see the table below for the tree quantity deficiencies:

Proposed Parking Lot Requirements for Trees in the Truman Waterfront			
Location	Trees Required	Trees Provided	Difference
Parking Lot 'A'	75	28	47
Parking Lot 'B'	39	15	24
Parking Lot 'C'	37	26	11
Parking Lot 'D'	72	47	25
TOTALS	223	116	107

Process:

Planning Board Meeting:

April 17, 2014

Analysis – Evaluation for Compliance of Landscape Waiver with the Land Development Regulations:

The criteria for evaluating a landscape waiver are listed in Section 108-517(b) of the LDRs. The planning board may approve or grant the waiver or modification only if it determines that the waivers or modifications are not contrary to the intent of the subdivision and that a literal enforcement of the standards of this subdivision would be impracticable and would not violate the following criteria:

- 1. Public interest; adjacent property. The waiver or modification would not have a significant adverse impact on the public interest, or on adjacent property.**

The proposed waiver is in the public interest as it will prevent the applicant from having to expand to the paved parking areas into the open spaces of the park and allow adequate space for 116 new trees to grow within the parking lots. Based on years of community meetings, the community has expressed that they favor open space within the park. The proposed amount of trees within the parking lots prevents overcrowding and the possibility for future tree removal which is costly and compromises the health and longevity of the trees. The parking lots are within the Truman Waterfront Park and the adjacent property is not affected by the reduction within the parking lot.

2. Not discriminatory. The waiver or modification is not discriminatory, considering similar situations in the general area.

The granting of this landscape waiver would not be discriminatory. In the last 2 years several other requests for landscape waivers have been granted such as for 825 Duval, the Fort Street parking and the Angela Street Fire station parking. Other parking lots in the area that are nonconforming to the interior tree count requirements such as the rear court house parking lot, the Mallory Square Parking lot, the Caroline Street parking lot and the Conch Republic Restaurant parking lot.

3. Superior alternatives. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.

The proposed Landscape Plan for the entire park project provides an alternative landscape solution to the potential tree overcrowding within the parking lots. Although 107 of the required 223 trees cannot be located within the parking lots, the applicant is proposing a total of 1,081 throughout the Park site. This is 118 more trees than are required for the entire project.

4. Protection of significant features. The waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites or public facilities, related to the development site.

In the case of the Truman Waterfront Park no existing environmental or cultural features exist. However, the waiver is necessary to protect the new tree root systems, and prevent competition for water and nutrients that discourage healthy and vigorous tree growth in the future.

5. Deprivation of reasonable use. Strict application of the requirement would effectively deprive the owner of reasonable use of the land due to its unusual size, shape, topography, natural conditions, or location, provided that:

- a. Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case; and**

- b. The unusual conditions involved are not the result of actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.**

The strict application of the landscaping requirements would deprive the Park and its users of natural open space areas by requiring that the paved parking lots be expanded into the surrounding vegetated open spaces of the Park in order to accommodate additional trees within the parking lot. The conditions are not the result of actions of the applicant but in fact an attempt from the applicant to prevent tree overcrowding and prevent the expansion of paved surfaces into the natural open space areas of the park.

- 6. Technical impracticality. Strict application of the requirement would be technically impractical.**

Application of the City's tree count requirements for the interior of parking lots is impractical because would effectively double the number of trees proposed within each parking lot, causing overcrowding of trees by limiting the areas necessary for tree root systems, create competition for water and nutrients and discourage healthy and vigorous tree growth.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for a landscape waiver to the amount of trees required within parking lot interiors from 223 to 107 trees be **approved**.

Draft Resolution

**PLANNING BOARD
RESOLUTION NUMBER 2014-xx**

A RESOLUTION OF THE KEY WEST PLANNING BOARD FOR A LANDSCAPE WAIVER FOR THE TRUMAN WATERFRONT PARK MASTER PLAN AT THE TRUMAN WATERFRONT PARCEL (RE# 00001630-001000, AK 9038855; RE# 00001630-001100, AK# 9038866) FROM PROVISIONS OF SECTION 108-414 FOR REQUIRED TREES WITHIN INTERIORS OF PARKING LOTS FOR PROPERTY LOCATED IN THE HPS-1, HMDR AND HNC-2 ZONING DISTRICTS PERSUANT TO SECTION 108 – 517 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the subject property is located at the Truman Waterfront Parcel and the redevelopment of the site for a Park is subject to requirements of Chapter 108 for a Major Development Plan; and

WHEREAS, in order to provide adequate root space for the required amount of trees within the parking lots as required by Section 108-414 of the Land Development Regulations the applicant would have to expand the footprint of the paved parking areas into the open space areas of the Park; and

WHEREAS, based on the criteria for evaluating a landscape waiver as listed in Section 108-517(b) of the LDRs, the Planning Board may approve or grant the waiver or modification only if it

determines that the waivers or modifications are not contrary to the intent of the subdivision and that a literal enforcement of the standards of this subdivision would be impracticable; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on April 17, 2014; and

WHEREAS, the Planning Board finds that it does not appear that granting the variances will be injurious to the area involved or otherwise detrimental to the public interest or welfare. In fact, granting the variances will be in the public interest and welfare by providing adequate space for the proposed trees within parking lots without increasing the footprint of the parking areas; and

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

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

Section 2. An approval by resolution of the Key West Planning Board for a waiver to the to the amount of trees required within parking lot interiors from 223 trees to 107 trees for the development of the Truman Waterfront Park Master Plan (RE# 00001630-001000, AK# 9038855 and RE# 00001630-001100, AK# 9038866) in the HPS-1, HMDR and HNC-2 zoning districts per Section 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West as shown in the attached Landscape Plan dated March 18, 2014.

Section 3. It is a condition of this landscape waiver that full, complete, and final application for all conditions of this approval for any use and occupancy for which this landscape waiver is wholly or partly necessary, shall be submitted in their entirety in association with the Major Development Plan approval that is allotted 10 years after the date thereof; and further, that no application or shall be made after expiration of the ten-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this landscape waiver in accordance with the terms as described in Section 3 hereof, shall immediately operate to terminate this landscape waiver, which landscape waiver shall be of no force or effect.

Section 5. This landscape waiver does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not

effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 17st day of April, 2014.

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

Richard Klitenick
Key West Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

Landscape Waiver Request



Bermello Ajamil & Partners, Inc.

Architecture
Engineering
Planning
Interior Design
Landscape Architecture

March 31, 2014

Page 1 of 2

Donald Craig
Planning Director
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

RE: Truman Waterfront Park Landscape Waiver Request

Dear Mr. Craig:

As the lead design consultants for the Truman Waterfront Park improvements and in consideration of the Development Application process that has occurred over the past year, a landscape waiver is being requested per "Section 108-517 - Waivers or Modifications" of the Code of Ordinances.

Section 108-414 Requirements for Interior (Parking) Areas require 1 tree for each 100 square feet of required landscape. Per the Landscape Plant Calculations Table on LC-00 the tree quantity deficiencies are as follows:

<u>Location</u>	<u>Trees Required</u>	<u>Trees Provided</u>	<u>Tree Deficiency</u>
Parking Lot 'A'	75	28	47
Parking Lot 'B'	39	15	24
Parking Lot 'C'	37	26	11
Parking Lot 'D'	72	47	25
TOTALS	223	116	107

It is our belief that application of the City's Land Development Regulation (LDR) landscape requirements in parking areas would limit sufficient areas for the tree root systems, create competition for water and nutrients and discourage healthy and vigorous tree growth. In the case of the Truman Waterfront Park, strict application of the LDR requirements, effectively doubling the number of trees in each parking lot (per the deficiencies listed above), would be impractical, aesthetically questionable and poor planting practice.

The quantity of the proposed interior parking lot trees are consistent with the intent of the LDF and will provide substantial shade for the parking lots. Further, as stated on LL-00, the total trees provided for the entire park exceeds what is required (including the trees for the parking areas) by 127 trees. For a graphic representation of the description provided above, see landscape plans dated March 31, 2014.

Regards,

A handwritten signature in black ink, appearing to read 'Randy Hollingworth', with a stylized, overlapping loop structure.

Randy Hollingworth
Director Landscape Architecture
Planning, Urban Design Studio

Authorization

City of Key West
Planning Department



Authorization Form
(Individual Owner)

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

I, City of Key West authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Bermello Ajamil & Partners, Inc.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature] City Manager
Signature of Owner *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 1/16/13 by
date

Bogdan Vitas
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Maria G. Ratcliff
Name of Acknowledger typed, printed or stamped



March 22, 2015
Commission Number, if any

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an entity)

I, Randy Hollingworth, in my capacity as Vice President
(print name) *(print position; president, managing member)*
of Bermello Ajamil & Partners, Inc.
(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:

Truman Waterfront Park, Key West, Florida
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.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this February 28, 2014 by

RANDY HOLLINGWORTH
Name of Authorized Representative

date

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

Notary's Signature and Seal

Name of Acknowledged Party



Commission Number, if any

Property Appraiser Information

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Map portion under construction.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 9038866 Parcel ID: 00001630-001100

Ownership Details

Mailing Address:
CITY OF KEY WEST
525 ANGELA ST
KEY WEST, FL 33040

Property Details

PC Code: 80 - VACANT GOVERNMENTAL
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: VACANT LAND KEY WEST
Legal Description: KW PARCEL OF LAND LYING W'LY OF TRUMAN ANNEX (A/K/A WATER TOWER) .73 AC U-161-329 OR2122-1738/1774Q/C

Parcel Map (Click to open dynamic parcel map)



Exemptions

Exemption	Amount
15 - MUNICIPAL LANDS	1,168,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
---------------	----------	-------	-----------

100E - COMMERCIAL EXEMPT

0

0

0.73 AC

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	0	0	1,168,000	1,168,000	1,168,000	1,168,000	0
2011	0	0	1,168,000	1,168,000	1,168,000	1,168,000	0
2010	0	0	1,168,000	1,168,000	1,168,000	1,168,000	0
2009	0	0	1,430,946	1,430,946	1,430,946	1,430,946	0
2008	0	0	1,430,946	1,430,946	1,430,946	1,430,946	0
2007	0	0	1,430,946	1,430,946	1,430,946	1,430,946	0
2006	0	0	729,999	729,999	729,999	729,999	0
2005	0	0	729,999	729,999	729,999	729,999	0
2004	0	0	729,999	729,999	729,999	729,999	0
2003	0	0	729,999	729,999	729,999	729,999	0

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 53,985 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Map portion under construction.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 9038855 Parcel ID: 00001630-001000

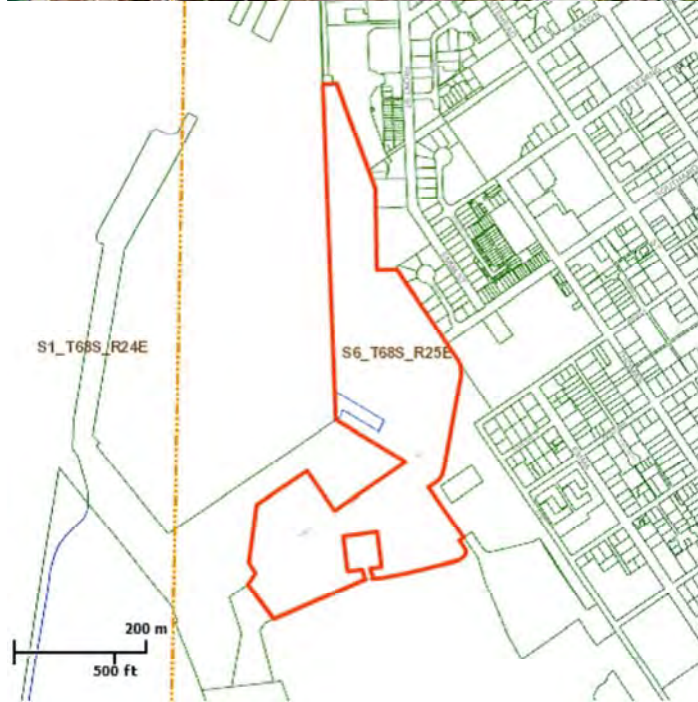
Ownership Details

Mailing Address:
CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041-1409

Property Details

PC Code: 89 - MUNICIPAL OTHER THAN (PC/LIST)
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: VACANT LAND KEY WEST
Legal Description: KW PARCEL OF LAND LYING W'LY OF TRUMAN ANNEX (24.95 AC) U-161-329 OR1839-410/479Q/C

Parcel Map (Click to open dynamic parcel map)



Exemptions

Exemption	Amount
15 - MUNICIPAL LANDS	43,462,041.00

Land Details

Land Use Code	Frontage	Depth	Land Area
---------------	----------	-------	-----------

100E - COMMERCIAL EXEMPT

0

0

24.95 AC

Building Summary

Number of Buildings: 11
 Number of Commercial Buildings: 11
 Total Living Area: 51373
 Year Built: 1942

Building 1 Details

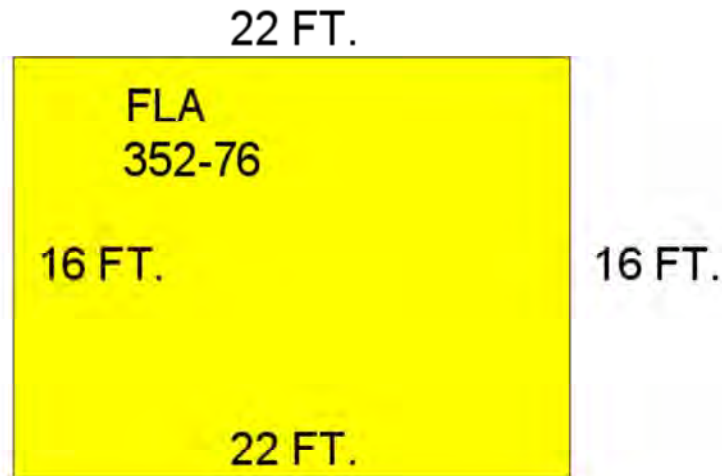
Building Type	Condition A	Quality Grade 300
Effective Age 12	Perimeter 76	Depreciation % 15
Year Built 1987	Special Arch 0	Grnd Floor Area 352
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area

1 FLA 1 2002 352

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16809	ELEC/TELEPHONE ETC C	100	Y	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5812	REIN CONCRETE	100

Building 2 Details

Building Type
 Effective Age 12
 Year Built 1987
 Functional Obs 0

Condition A
 Perimeter 76
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 15
 Grnd Floor Area 352

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

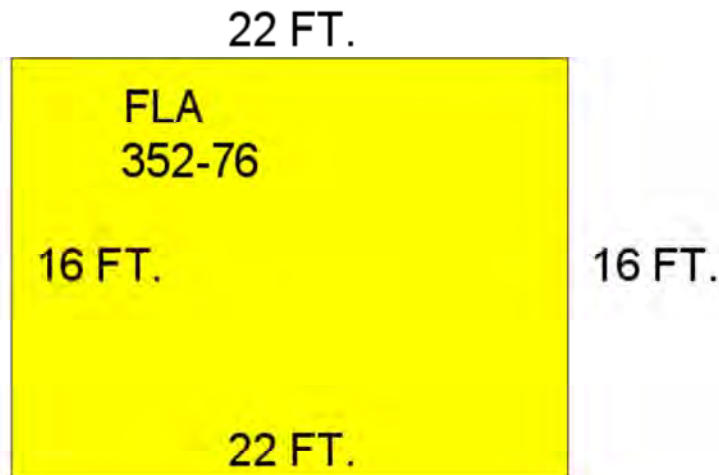
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	2002					352

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16810	ELEC/TELEPHONE ETC C	100	Y	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5813	REIN CONCRETE	100

Building 3 Details

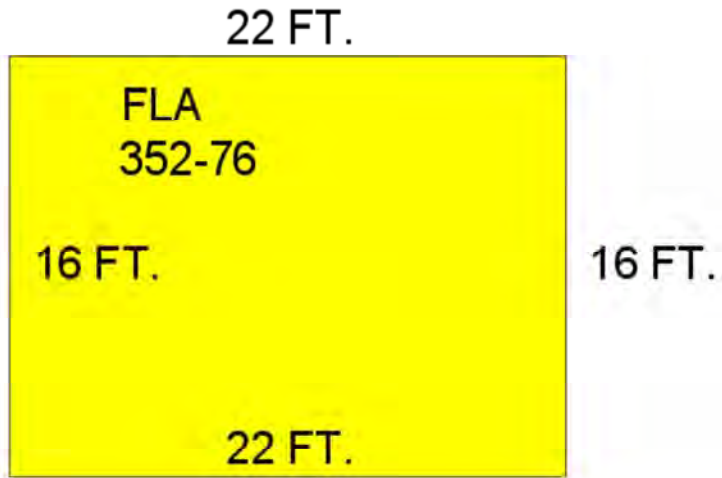
Building Type	Condition A	Quality Grade 300
Effective Age 12	Perimeter 76	Depreciation % 15
Year Built 1987	Special Arch 0	Grnd Floor Area 352
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	2002					352

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16811	ELEC/TELEPHONE ETC C	100	Y	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5814	REIN CONCRETE	100

Building 4 Details

Building Type
Effective Age 55
Year Built 1947
Functional Obs 0

Condition P
Perimeter 246
Special Arch 0
Economic Obs 0

Quality Grade 200
Depreciation % 60
Grnd Floor Area 1,638

Inclusions:

Roof Type
Heat 1
Heat Src 1

Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

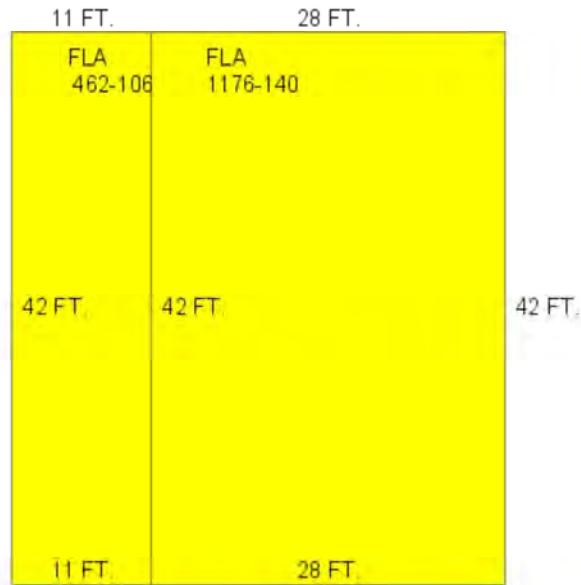
Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0

6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	2002					1,176
2	FLA		1	2002					462

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16812	VACANT COMM	100	N	N
	16813	VACANT COMM	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5815	C.B.S.	100

Building 5 Details

Building Type
 Effective Age 55
 Year Built 1947
 Functional Obs 0

Condition P
 Perimeter 576
 Special Arch 0
 Economic Obs 0

Quality Grade 250
 Depreciation % 60
 Grnd Floor Area 10,165

Inclusions:

Roof Type
 Heat 1

Roof Cover
 Heat 2

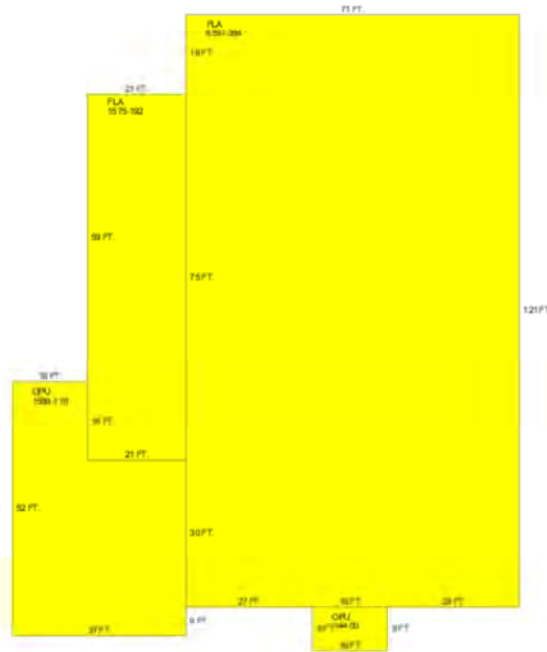
Foundation
 Bedrooms 0

Heat Src 1
Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Heat Src 2

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	2002					8,590
2	FLA		1	2002					1,575
3	OPU		1	2002					1,588
4	OPU		1	2002					144

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16814	VACANT COMM	100	N	N
	16815	VACANT COMM	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5816	C.B.S.	100

Building 6 Details

Building Type
Effective Age 55
Year Built 1947
Functional Obs 0

Condition P
Perimeter 582
Special Arch 0
Economic Obs 0

Quality Grade 250
Depreciation % 60
Grnd Floor Area 13,578

Inclusions:

Roof Type
Heat 1
Heat Src 1

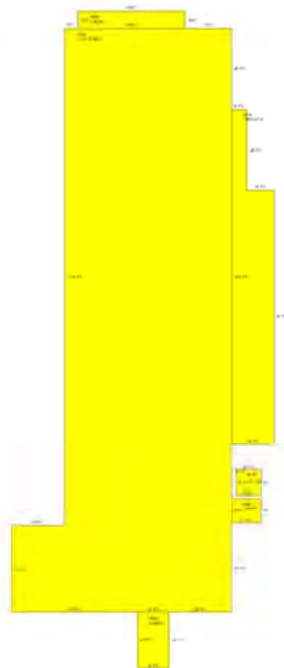
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	2002				13,578
2	OPU		1	2002				240
3	OPU		1	2002				1,630
4	SBF		1	2002				99
5	DUF		1	2002				81
6	OPU		1	2002				240

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16816	VACANT COMM	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5817	C.B.S.	100

Building 7 Details

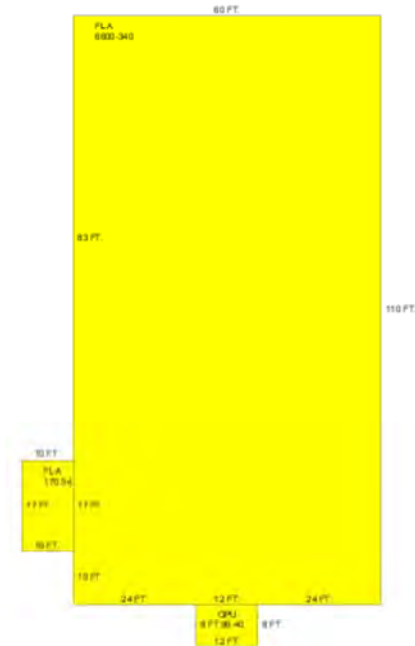
Building Type	Condition P	Quality Grade 250
Effective Age 55	Perimeter 394	Depreciation % 60
Year Built 1947	Special Arch 0	Grnd Floor Area 6,769
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	2002					6,599

2	FLA	1	2002	170
3	OPU	1	2002	96

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16817	VACANT COMM	100	N	N
	16818	VACANT COMM	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5818	C.B.S.	100

Building 8 Details

Building Type
Effective Age 12
Year Built 1987
Functional Obs 0

Condition A
Perimeter 94
Special Arch 0
Economic Obs 0

Quality Grade 300
Depreciation % 15
Grnd Floor Area 342

Inclusions:

Roof Type
Heat 1
Heat Src 1

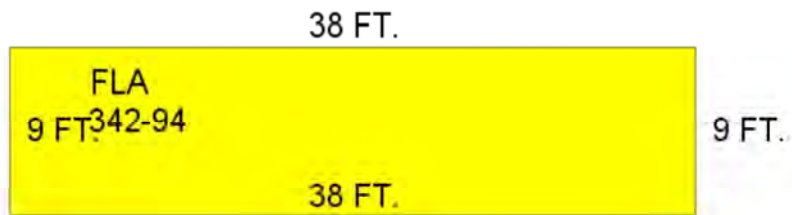
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	2002					342

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16819	ELEC/TELEPHONE ETC A	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5819	REIN CONCRETE	100

Building 9 Details

Building Type	Condition A	Quality Grade 250
Effective Age 26	Perimeter 30	Depreciation % 33
Year Built 1985	Special Arch 0	Grnd Floor Area 56
Functional Obs 0	Economic Obs 0	

Inclusions:

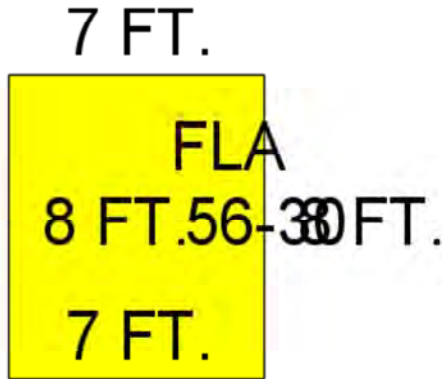
Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0

6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	2002					56

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16820	VACANT COMM	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5820	C.B.S.	100

Building 10 Details

Building Type
 Effective Age 38
 Year Built 1969
 Functional Obs 0

Condition E
 Perimeter 726
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 50
 Grnd Floor Area 15,901

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

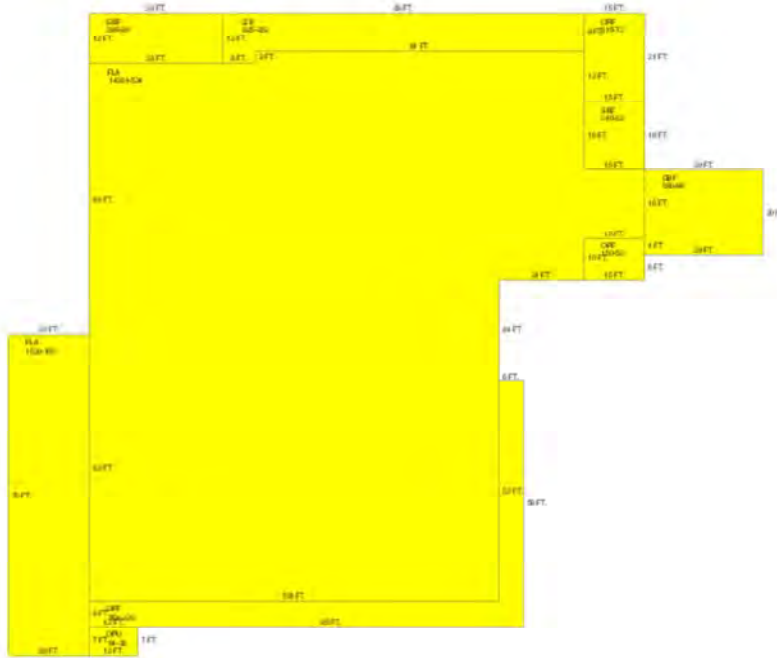
Extra Features:

2 Fix Bath 2

Vacuum 0

3 Fix Bath 0
 4 Fix Bath 2
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 20

Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	2002					14,381
2	OPF		1	2002					954
3	FLA		1	2002					1,520
4	OPU		1	2002					84
5	SBF		1	2002					396
6	CLP		1	2002					825
7	OPF		1	2002					315
8	SBF		1	2002					240
9	GBF		1	2002					580
10	OPF		1	2002					150

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16821	VACANT COMM	100	N	N
	16822	VACANT COMM	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
---------------------	------	--------

5821	AVE WOOD SIDING	10
5822	C.B.S.	90

Building 11 Details

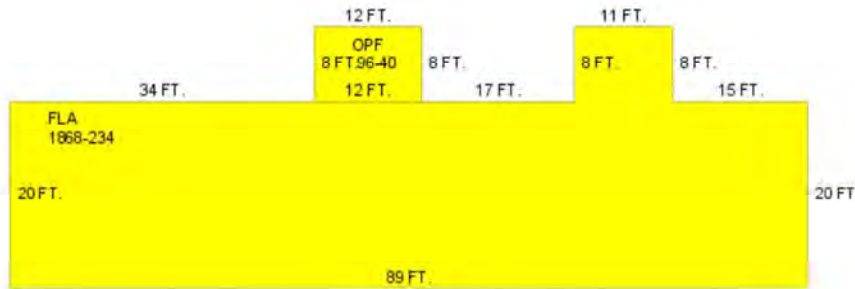
Building Type	Condition P	Quality Grade 200
Effective Age 55	Perimeter 234	Depreciation % 60
Year Built 1942	Special Arch 0	Grnd Floor Area 1,868
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 2	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 2	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	2002					1,868
2	OPF		1	2002					96

Interior Finish:

--

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16823	VACANT COMM	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5823	AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	18,000 SF	200	90	1943	1944	2	25
2	AP2:ASPHALT PAVING	16,000 SF	200	80	1943	1944	2	25
3	AP2:ASPHALT PAVING	27,300 SF	390	70	1943	1944	2	25
4	AP2:ASPHALT PAVING	9,150 SF	150	61	1943	1944	2	25
5	AP2:ASPHALT PAVING	4,560 SF	190	24	1943	1944	2	25
6	AP2:ASPHALT PAVING	5,888 SF	92	64	1943	1944	2	25
7	AP2:ASPHALT PAVING	2,860 SF	65	44	1943	1944	2	25
8	AP2:ASPHALT PAVING	14,640 SF	610	24	1943	1944	2	25
9	AP2:ASPHALT PAVING	11,100 SF	185	60	1943	1944	2	25
10	AP2:ASPHALT PAVING	7,540 SF	145	52	1943	1944	2	25
11	AP2:ASPHALT PAVING	1,440 SF	40	36	1943	1944	2	25
12	AP2:ASPHALT PAVING	22,500 SF	250	90	1974	1975	2	25
13	AP2:ASPHALT PAVING	18,666 SF	306	61	1984	1985	2	25
14	AP2:ASPHALT PAVING	4,175 SF	167	25	1984	1985	2	25
15	AP2:ASPHALT PAVING	4,884 SF	222	22	1984	1985	2	25
16	AP2:ASPHALT PAVING	11,600 SF	232	50	1984	1985	2	25
17	RW2:RETAINING WALL	900 SF	225	4	1943	1944	3	50
18	RW2:RETAINING WALL	954 SF	318	3	1979	1980	3	50
19	PT3:PATIO	1,575 SF	45	35	1943	1944	2	50
20	PT3:PATIO	2,800 SF	700	4	1943	1944	2	50
21	PT3:PATIO	720 SF	180	4	1943	1944	2	50
22	PT3:PATIO	3,040 SF	760	4	1943	1944	2	50
23	PT3:PATIO	528 SF	66	8	1943	1944	2	50
24	PT3:PATIO	1,470 SF	147	10	1943	1944	2	50
25	PT3:PATIO	340 SF	20	17	1943	1944	2	50
26	PT3:PATIO	240 SF	20	12	1943	1944	2	50
27	PT3:PATIO	242 SF	22	11	1943	1944	2	50
28	PT3:PATIO	126 SF	21	6	1943	1944	2	50
29	PT3:PATIO	500 SF	100	5	1979	1980	2	50
30	PT3:PATIO	555 SF	185	3	1979	1980	2	50
31	PT3:PATIO	552 SF	138	4	1979	1980	2	50
32	PT3:PATIO	464 SF	58	8	1979	1980	2	50
33	PT3:PATIO	1,120 SF	56	20	1943	1944	2	50

34	PT3:PATIO	276 SF	23	12	1943	1944	2	50
35	PT3:PATIO	190 SF	19	10	1943	1944	2	50
36	PT3:PATIO	1,462 SF	43	34	1943	1944	2	50
37	PT3:PATIO	480 SF	24	20	1943	1944	2	50
38	PT3:PATIO	126 SF	21	6	1943	1944	2	50
39	PT3:PATIO	7,260 SF	121	60	1984	1985	2	50
40	PT3:PATIO	1,034 SF	47	22	1984	1985	2	50
41	PT3:PATIO	73,322 SF	1,202	61	1984	1985	2	50
42	CL2:CH LINK FENCE	84 SF	14	6	1974	1975	1	30
43	CL2:CH LINK FENCE	120 SF	20	6	1974	1975	1	30
44	CL2:CH LINK FENCE	17,960 SF	2,245	8	2001	2002	1	30
45	CL2:CH LINK FENCE	33,352 SF	4,169	8	1984	1985	2	30
46	FN2:FENCES	160 SF	20	8	1974	1975	3	30
47	FN2:FENCES	400 SF	40	10	2001	2002	5	30
48	FN2:FENCES	462 SF	66	7	2001	2002	5	30
49	SW2:SEAWALL	18,096 SF	1,508	12	1984	1985	4	60
50	DK3:CONCRETE DOCK	10,556 SF	1,508	7	1984	1985	4	60
51	DK3:CONCRETE DOCK	50 SF	25	2	1943	1944	4	60
52	BR2:BOAT RAMP	23,220 SF	387	60	1984	1985	3	60
53	UB2:UTILITY BLDG	36 SF	6	6	1999	2000	5	50

Appraiser Notes

2003-06-17- BLDG #1#2#3 ON PIER BLDG #4 WEST END FACEING PIER BLDG #5FACEING PIER GROUPED WITH #6 #7 BLDG #8 BY BOAT RAMP BLDG #9 GUARD HOUSE AT ENTERANCE BLDG #10 EAST OF #9 BY WATER TOWER BLDG #11 BEHIND #10 NEX TO WATER TOWER

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-2411	07/08/2008		0	Commercial	INSTALL 3 HOSE BIBBS TO EXISTING CENTER LINE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	1,834,078	1,824,812	39,920,000	43,578,890	43,578,890	43,578,890	0
2011	1,834,344	1,885,064	39,920,000	43,639,408	43,639,408	43,639,408	0
2010	1,837,201	1,922,339	39,920,000	43,679,540	43,679,540	43,679,540	0
2009	1,893,756	1,983,495	48,906,990	52,784,241	52,784,241	52,784,241	0
2008	1,899,468	2,044,249	48,906,990	52,850,707	52,850,707	52,850,707	0
2007	1,235,879	1,742,893	48,906,990	51,885,762	51,885,762	51,885,762	0

2006	1,221,364	1,650,242	24,949,975	27,821,581	27,821,581	27,821,581	0
2005	1,234,709	1,695,852	24,949,975	27,880,536	27,880,536	27,880,536	0
2004	1,238,329	1,726,006	24,949,975	27,914,310	27,914,310	27,914,310	0
2003	1,238,329	1,771,981	24,949,975	27,960,285	27,960,285	27,960,285	0

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 53,766 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

**Landscape Plans
and
Plant List**



BERMELLO AJAMIL & PARTNERS • INC

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

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

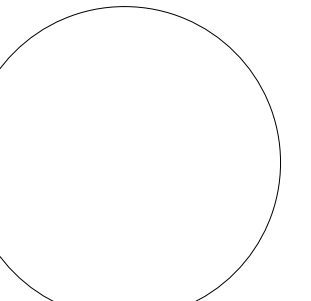


PROJECT NAME:
**TRUMAN
WATERFRONT
PARK**

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

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

REVISIONS:

DRAWING SHEET INFORMATION

BA PROJECT NO.: 12010
SCALE: 1" = 100'-0"
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X:\Truman Waterfront Base.dwg

DRAWING TITLE:
**TREE
DISPOSITION
KEY SHEET**
SHEET NO.

LT-00

TREE PROTECTION AND RELOCATION NOTES:

1. EVERY EFFORT HAS BEEN MADE TO PRESERVE OR RELOCATE EXISTING TREES.
2. SPECIMEN TREES WILL BE PRESERVED PER CHAPTER 110, ARTICLE VI, DIVISION 1, SECTION 110-251 THROUGH SECTION 110-260; CHAPTER 110 ARTICLE VI, DIVISION 4, SECTIONS 110-366 THROUGH SECTION 110-369 AND CHAPTER 108, ARTICLE VI, DIVISION 3 OF THE CITY OF KEY WEST, FLORIDA CODE OF ORDINANCES.
3. MEASURES WILL BE TAKEN DURING CONSTRUCTION TO NEGATE IMPACTS TO THE ROOT SYSTEM OF EXISTING TREES TO BE PROTECTED.
4. TREE RELOCATION WILL BE PERFORMED IN ACCORDANCE WITH CHAPTER 110, ARTICLE VI, DIVISION 3 OF THE CITY OF KEY WEST, FLORIDA CODE OF ORDINANCES.
5. PER CHAPTER 110, ARTICLE VI, DIVISION 1, SECTION 110-254 OF THE CITY OF KEY WEST, FLORIDA CODE OF ORDINANCES, EXISTING TREES THAT ARE CONSIDERED "UNPROTECTED" WILL BE REMOVED WITHOUT RESERVATION OR PERMIT.

SHEET 01

SHEET 02

SHEET 03

SHEET 04

SHEET 05

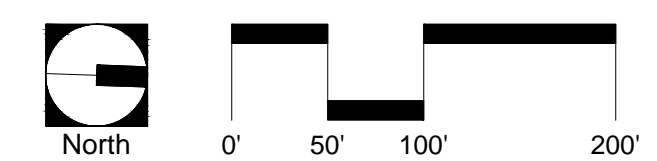
SHEET 06

SHEET 07

SHEET 08

SHEET 09

SHEET 10





BERMELLO AJAMIL & PARTNERS • INC

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

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

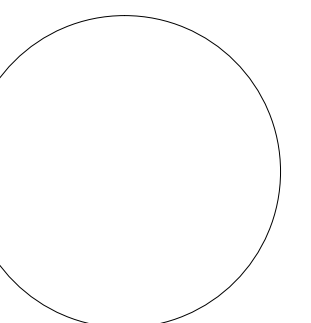


PROJECT NAME:
TRUMAN WATERFRONT PARK

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

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

REVISIONS:

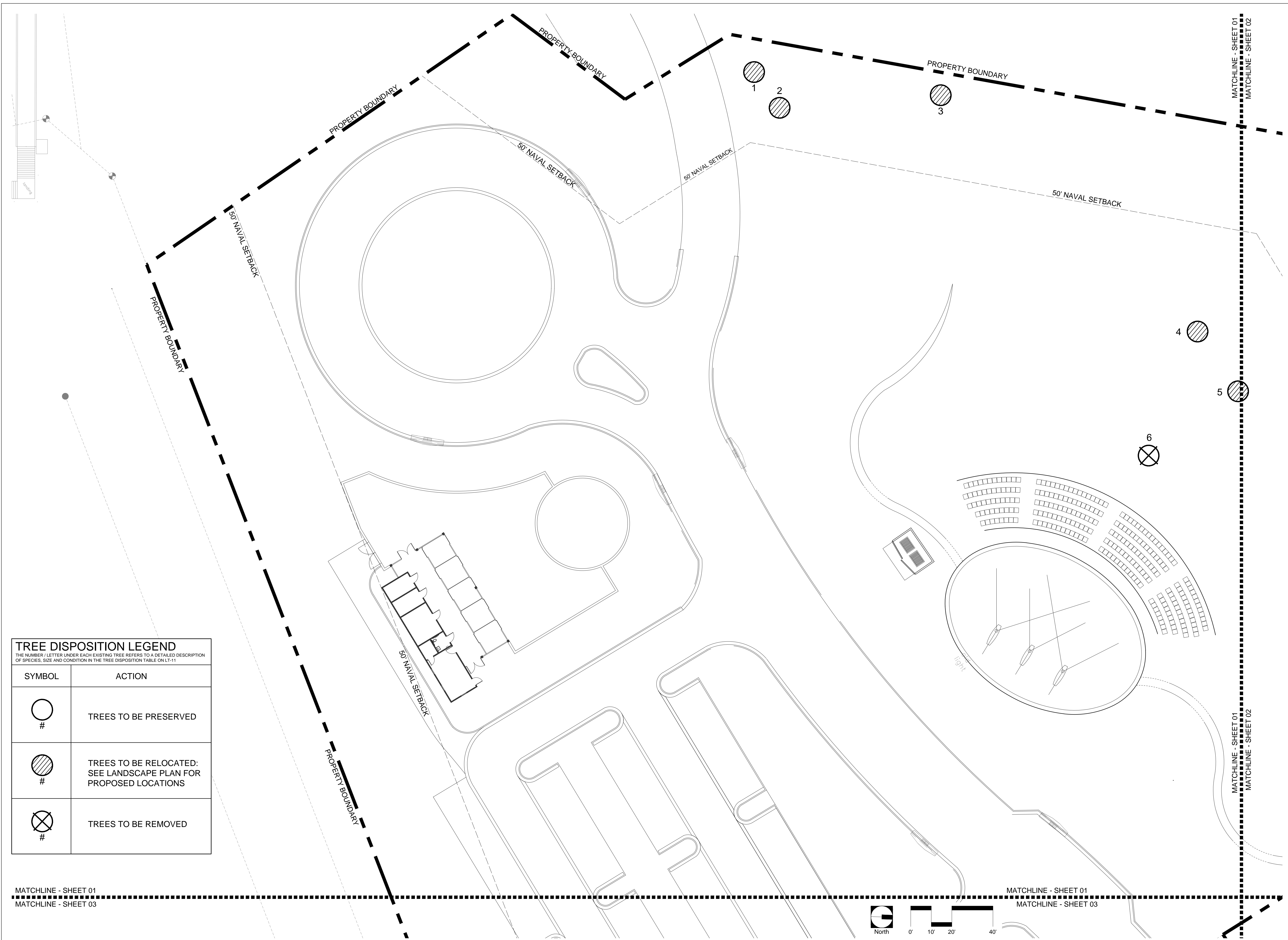
NO.	DESCRIPTION

DRAWING SHEET INFORMATION

BA PROJECT NO.: 12010
SCALE: 1" = 20'-0"
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X:\Truman Waterfront Base.dwg

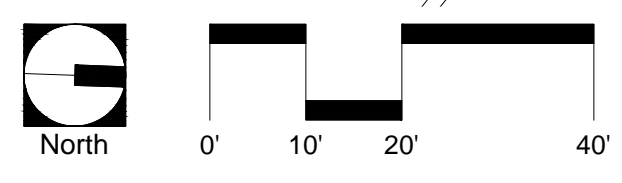
DRAWING TITLE:
**TREE
DISPOSITION
PLAN**
SHEET NO.

LT-01



TREE DISPOSITION LEGEND	
THE NUMBER / LETTER UNDER EACH EXISTING TREE REFERS TO A DETAILED DESCRIPTION OF SPECIES, SIZE AND CONDITION IN THE TREE DISPOSITION TABLE ON LT-11	
SYMBOL	ACTION
	TREES TO BE PRESERVED
	TREES TO BE RELOCATED: SEE LANDSCAPE PLAN FOR PROPOSED LOCATIONS
	TREES TO BE REMOVED

MATCHLINE - SHEET 01
MATCHLINE - SHEET 03



MATCHLINE - SHEET 01
MATCHLINE - SHEET 03



**BERMELLO AJAMIL
& PARTNERS • INC**

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

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



PROJECT NAME:

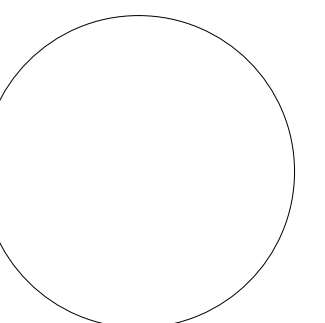
**TRUMAN
WATERFRONT
PARK**

PROJECT LOCATION/ADDRESS:

TRUMAN WATERFRONT PARK
WEST OF FORT STREET AND THE
TRUMAN ANNEX DEVELOPMENT,
NORTH OF KEY WEST NAVAL BASE

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

REVISIONS:

DRAWING SHEET INFORMATION

BA PROJECT NO.: 12010
SCALE: 1" = 20'-0"
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X:\Truman Waterfront Base.dwg

DRAWING TITLE:

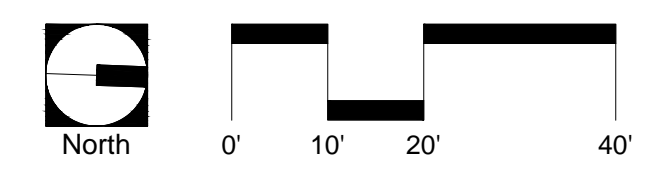
**TREE
DISPOSITION
PLAN**

SHEET NO.

LT-02



TREE DISPOSITION LEGEND	
THE NUMBER / LETTER UNDER EACH EXISTING TREE REFERS TO A DETAILED DESCRIPTION OF SPECIES, SIZE AND CONDITION IN THE TREE DISPOSITION TABLE ON LT-11	
SYMBOL	ACTION
	TREES TO BE PRESERVED
	TREES TO BE RELOCATED: SEE LANDSCAPE PLAN FOR PROPOSED LOCATIONS
	TREES TO BE REMOVED





BERMELLO AJAMIL & PARTNERS • INC

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

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

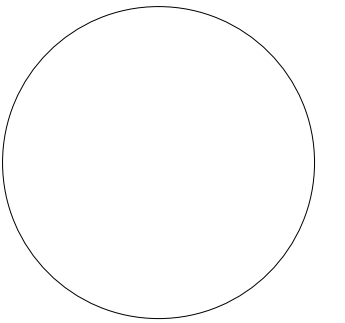


PROJECT NAME:
TRUMAN WATERFRONT PARK

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

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

REVISIONS:

DRAWING SHEET INFORMATION

BA PROJECT NO.: 12010
SCALE: 1" = 20'-0"
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X:\Truman Waterfront Base.dwg

DRAWING TITLE:
**TREE
DISPOSITION
PLAN**
SHEET NO.

LT-03

MATCHLINE - SHEET 01
MATCHLINE - SHEET 03

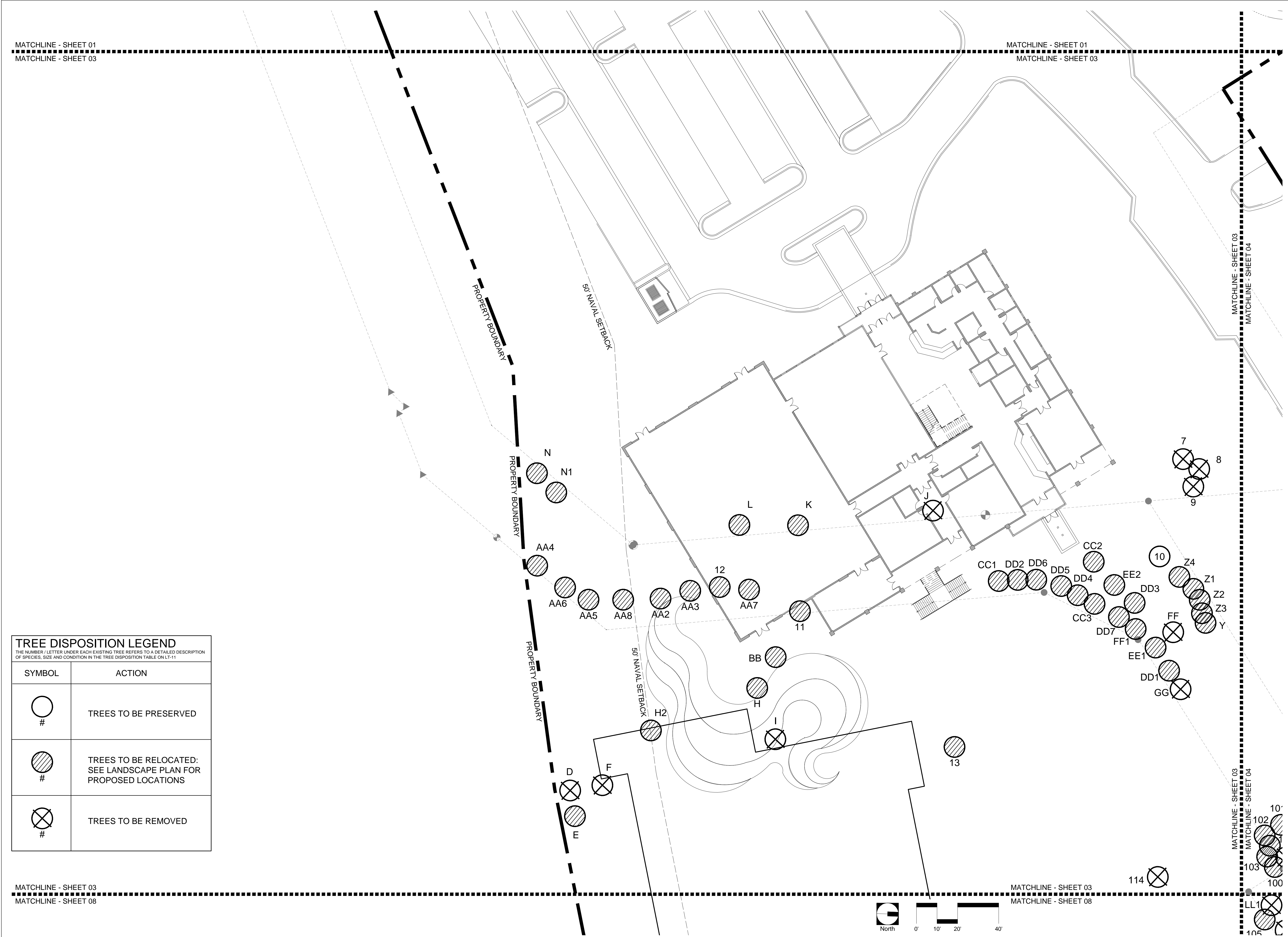
MATCHLINE - SHEET 01
MATCHLINE - SHEET 03

MATCHLINE - SHEET 03
MATCHLINE - SHEET 04

MATCHLINE - SHEET 03
MATCHLINE - SHEET 04

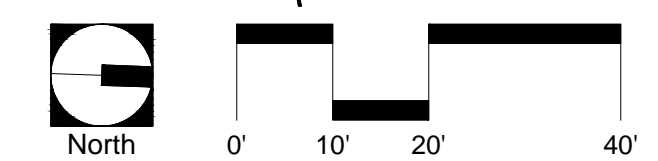
MATCHLINE - SHEET 03
MATCHLINE - SHEET 08

MATCHLINE - SHEET 03
MATCHLINE - SHEET 08



TREE DISPOSITION LEGEND
THE NUMBER / LETTER UNDER EACH EXISTING TREE REFERS TO A DETAILED DESCRIPTION OF SPECIES, SIZE AND CONDITION IN THE TREE DISPOSITION TABLE ON LT-11

SYMBOL	ACTION
○ #	TREES TO BE PRESERVED
▨ #	TREES TO BE RELOCATED: SEE LANDSCAPE PLAN FOR PROPOSED LOCATIONS
⊗ #	TREES TO BE REMOVED





**BERMELLO AJAMIL
& PARTNERS • INC**

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

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

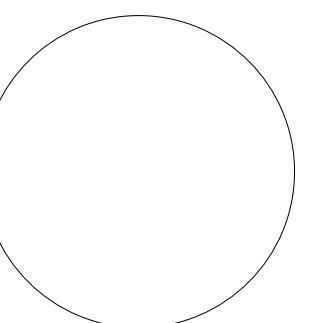


PROJECT NAME:
**TRUMAN
WATERFRONT
PARK**

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

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

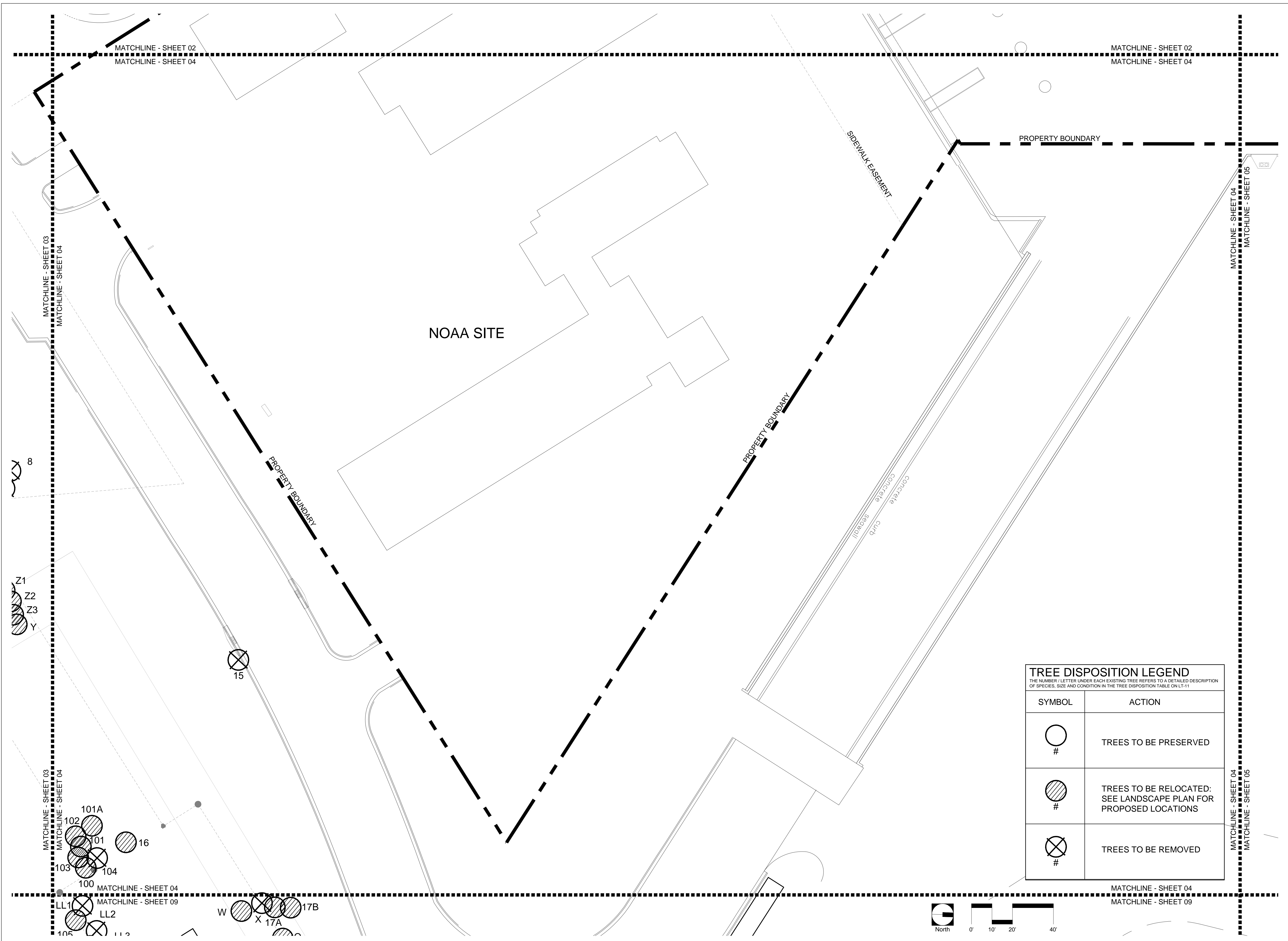
REVISIONS:

DRAWING SHEET INFORMATION

BA PROJECT NO.: 12010
SCALE: 1" = 20'-0"
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X:\Truman Waterfront Base.dwg

DRAWING TITLE:
**TREE
DISPOSITION
PLAN**
SHEET NO.

LT-04



TREE DISPOSITION LEGEND	
THE NUMBER / LETTER UNDER EACH EXISTING TREE REFERS TO A DETAILED DESCRIPTION OF SPECIES, SIZE AND CONDITION IN THE TREE DISPOSITION TABLE ON LT-11	
SYMBOL	ACTION
	TREES TO BE PRESERVED
	TREES TO BE RELOCATED: SEE LANDSCAPE PLAN FOR PROPOSED LOCATIONS
	TREES TO BE REMOVED



**BERMELLO AJAMIL
& PARTNERS • INC**

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

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

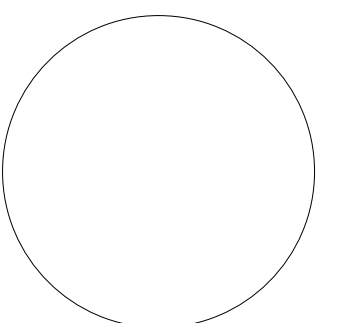


PROJECT NAME:
**TRUMAN
WATERFRONT
PARK**

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

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



**KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705**

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

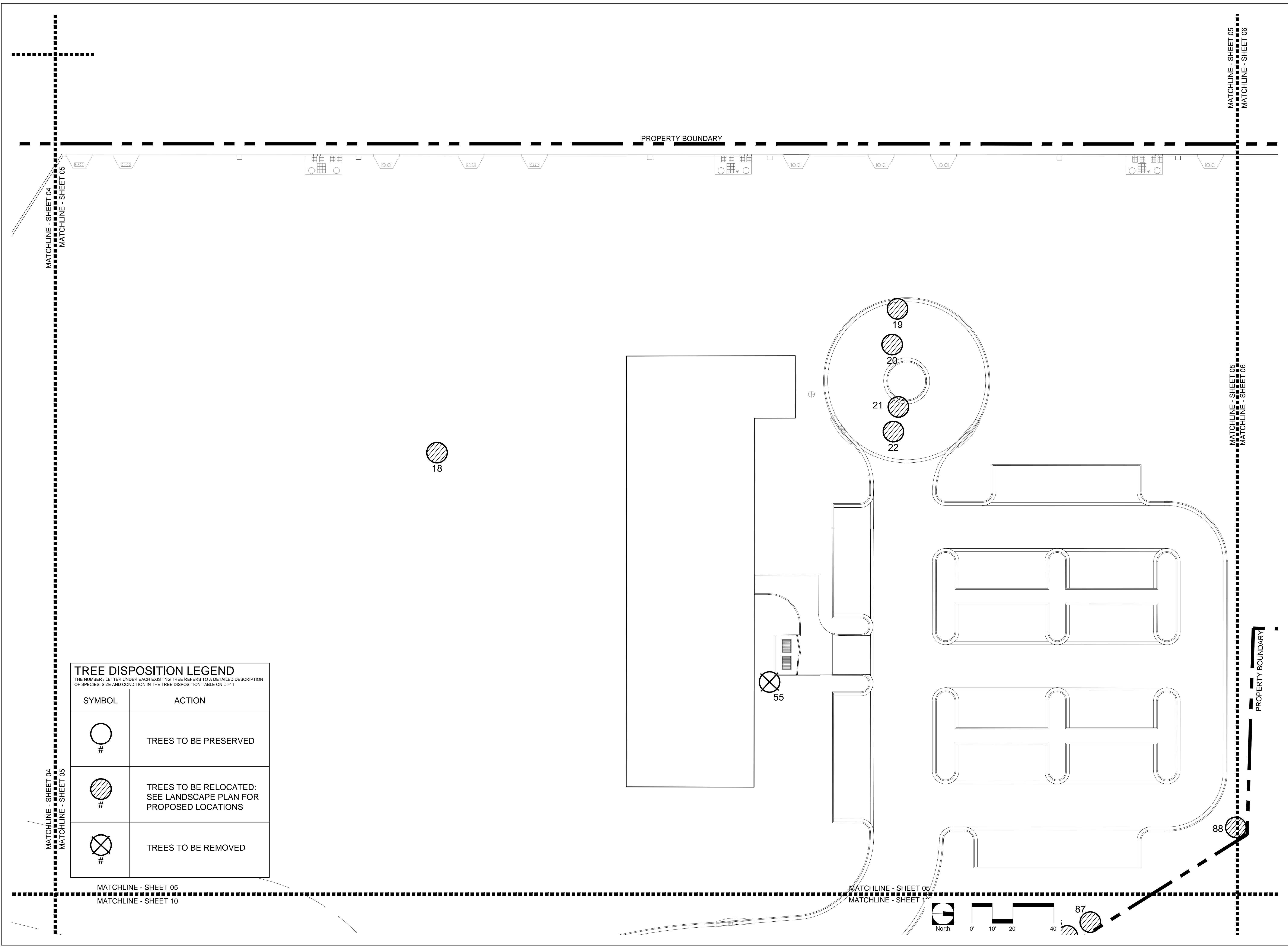
REVISIONS:

DRAWING SHEET INFORMATION

BA PROJECT NO.: 12010
SCALE: 1" = 20'-0"
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X:\Truman Waterfront Base.dwg

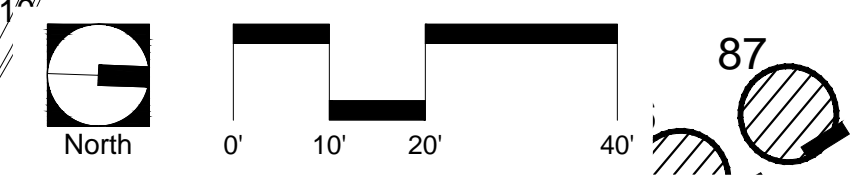
DRAWING TITLE:
**TREE
DISPOSITION
PLAN**
SHEET NO.

LT-05



TREE DISPOSITION LEGEND
THE NUMBER /LETTER UNDER EACH EXISTING TREE REFERS TO A DETAILED DESCRIPTION OF SPECIES, SIZE AND CONDITION IN THE TREE DISPOSITION TABLE ON LT-11

SYMBOL	ACTION
○ #	TREES TO BE PRESERVED
▨ #	TREES TO BE RELOCATED: SEE LANDSCAPE PLAN FOR PROPOSED LOCATIONS
⊗ #	TREES TO BE REMOVED





**BERMELLO AJAMIL
& PARTNERS • INC**

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

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

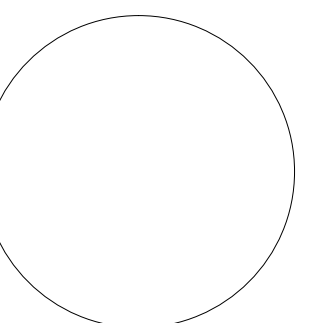


PROJECT NAME:
**TRUMAN
WATERFRONT
PARK**

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

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



**KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705**

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

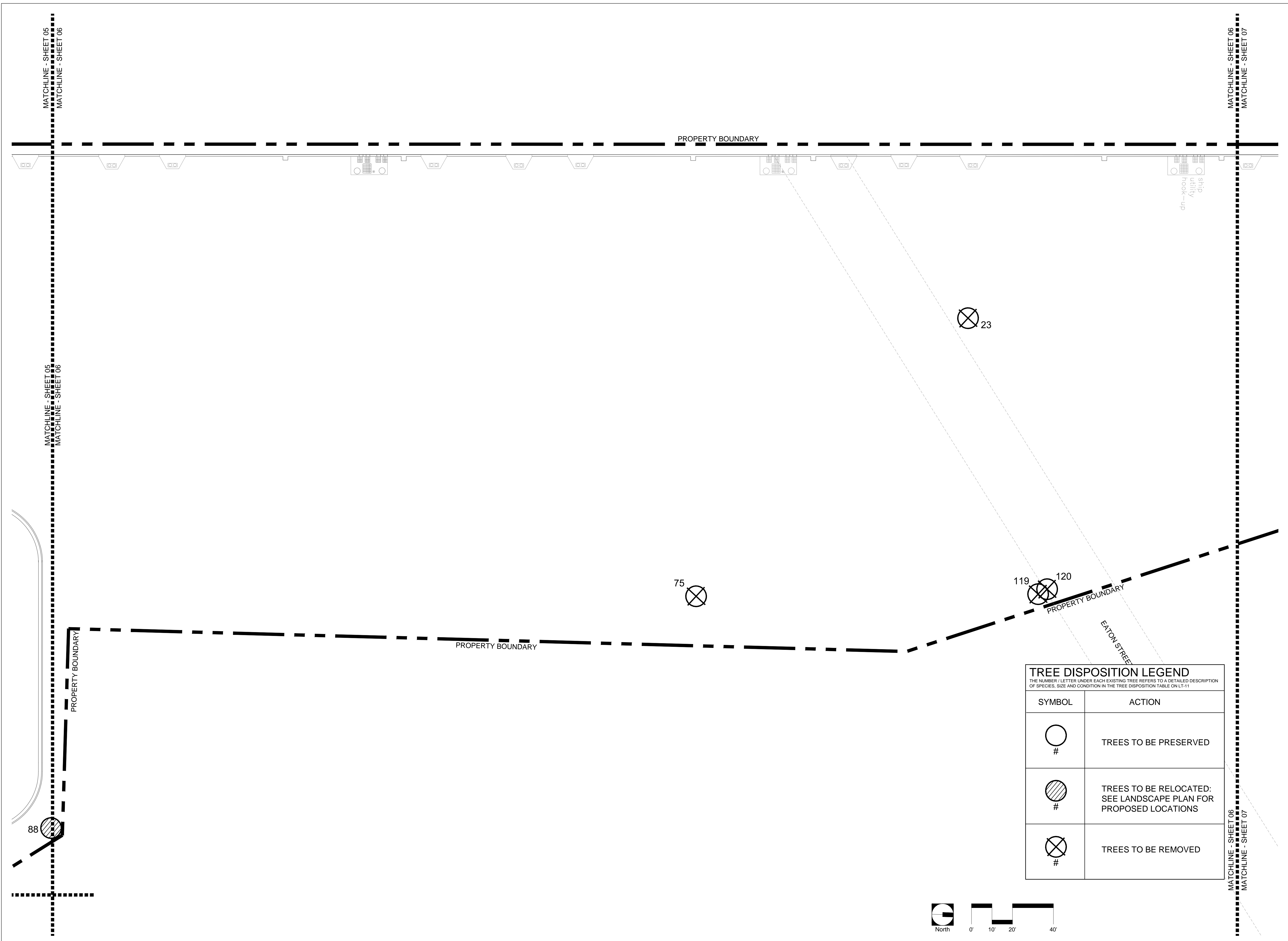
REVISIONS:

DRAWING SHEET INFORMATION

BA PROJECT NO.: 12010
SCALE: 1" = 20'-0"
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X:\Truman Waterfront Base.dwg

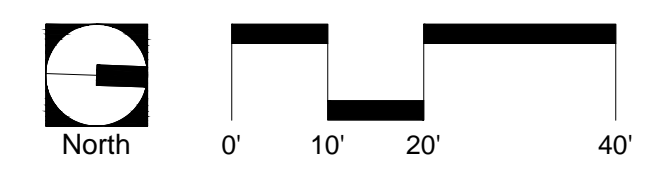
DRAWING TITLE:
**TREE
DISPOSITION
PLAN**
SHEET NO.

LT-06



TREE DISPOSITION LEGEND
THE NUMBER / LETTER UNDER EACH EXISTING TREE REFERS TO A DETAILED DESCRIPTION OF SPECIES, SIZE AND CONDITION IN THE TREE DISPOSITION TABLE ON LT-11

SYMBOL	ACTION
○ #	TREES TO BE PRESERVED
⊘ #	TREES TO BE RELOCATED: SEE LANDSCAPE PLAN FOR PROPOSED LOCATIONS
⊗ #	TREES TO BE REMOVED





BERMELLO AJAMIL
& PARTNERS • INC

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

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



PROJECT NAME:

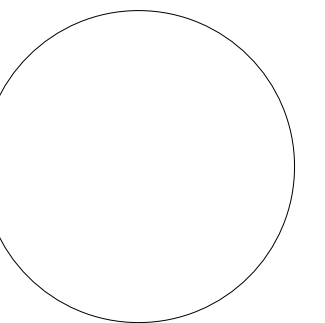
**TRUMAN
WATERFRONT
PARK**

PROJECT LOCATION/ADDRESS:

TRUMAN WATERFRONT PARK
WEST OF FORT STREET AND THE
TRUMAN ANNEX DEVELOPMENT,
NORTH OF KEY WEST NAVAL BASE

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

REVISIONS:

DRAWING SHEET INFORMATION

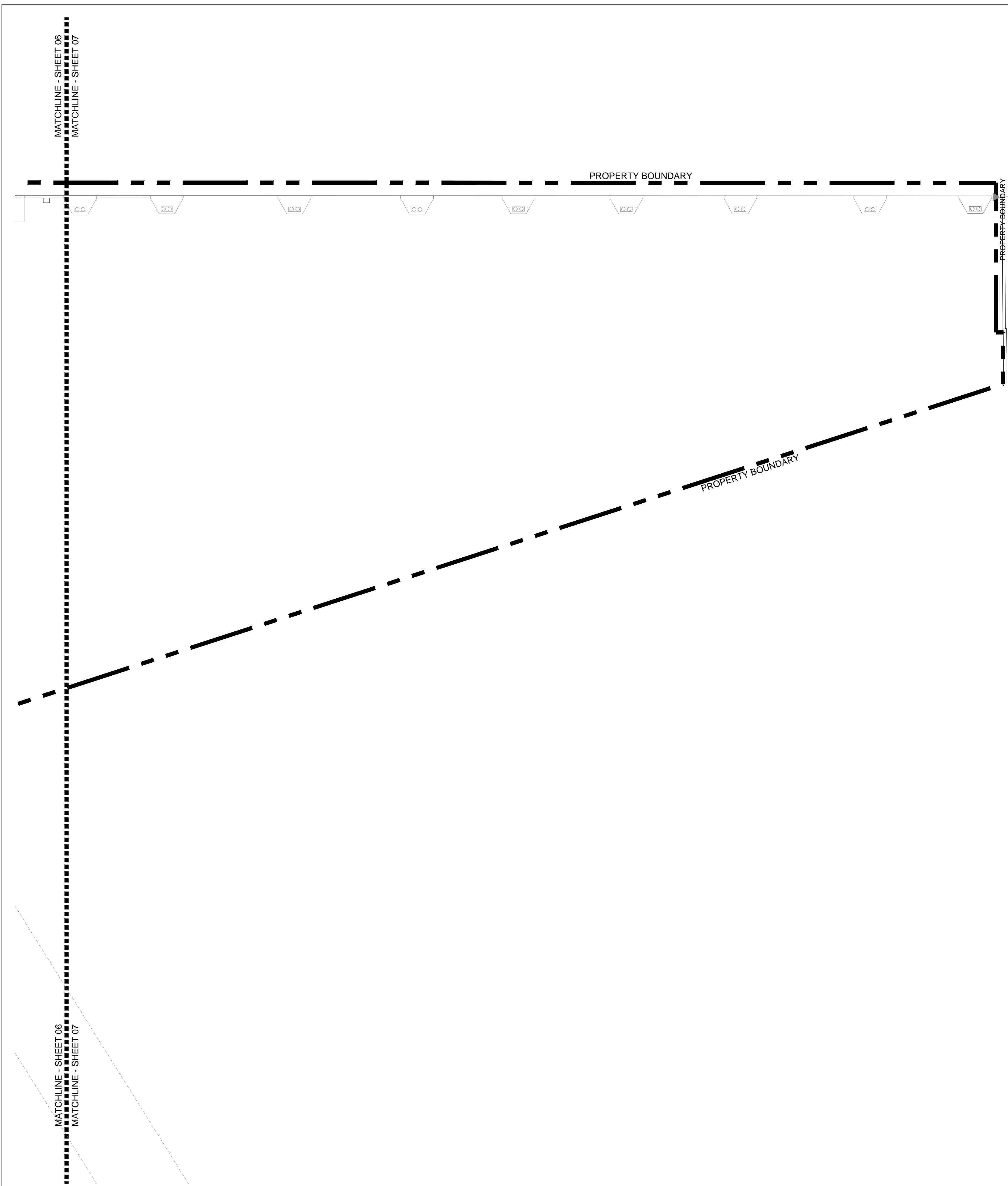
BA PROJECT NO.: 12010
SCALE: 1" = 20'-0"
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X:\Truman Waterfront Base.dwg

DRAWING TITLE:

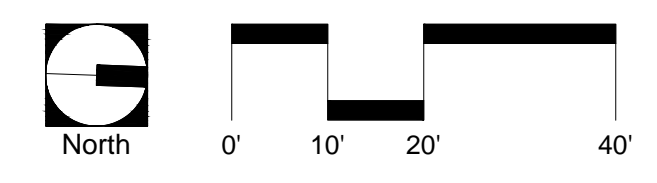
**TREE
DISPOSITION
PLAN**

SHEET NO.

LT-07



TREE DISPOSITION LEGEND	
THE NUMBER / LETTER UNDER EACH EXISTING TREE REFERS TO A DETAILED DESCRIPTION OF SPECIES, SIZE AND CONDITION IN THE TREE DISPOSITION TABLE ON LT-11	
SYMBOL	ACTION
○ #	TREES TO BE PRESERVED
⊘ #	TREES TO BE RELOCATED: SEE LANDSCAPE PLAN FOR PROPOSED LOCATIONS
⊗ #	TREES TO BE REMOVED



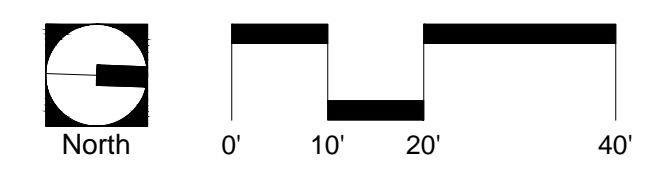
MATCHLINE - SHEET 03
MATCHLINE - SHEET 08

MATCHLINE - SHEET 03
MATCHLINE - SHEET 08

114

103
100
LL1
105
KK
31

TREE DISPOSITION LEGEND	
THE NUMBER / LETTER UNDER EACH EXISTING TREE REFERS TO A DETAILED DESCRIPTION OF SPECIES, SIZE AND CONDITION IN THE TREE DISPOSITION TABLE ON LT-11	
SYMBOL	ACTION
○ #	TREES TO BE PRESERVED
⊗ #	TREES TO BE RELOCATED: SEE LANDSCAPE PLAN FOR PROPOSED LOCATIONS
⊗ #	TREES TO BE REMOVED



**BERMELLO AJAMIL
& PARTNERS • INC**
Architecture • Engineering • Planning
Interior Design • Landscape Architecture
2601 South Bayshore Drive
Suite 1000
Miami, Florida 33133
(305) 859-2050
Fax (305) 860-3700

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

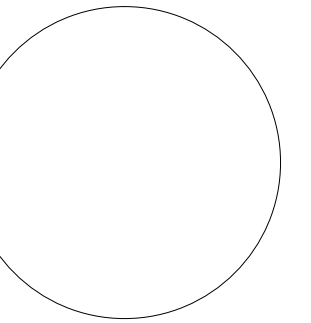


PROJECT NAME:
**TRUMAN
WATERFRONT
PARK**

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

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

REVISIONS:

DRAWING SHEET INFORMATION

BA PROJECT NO.: 12010
SCALE: 1" = 20'-0"
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X:\Truman Waterfront Base.dwg

DRAWING TITLE:

**TREE
DISPOSITION
PLAN**
SHEET NO.

LT-08



**BERMELLO AJAMIL
& PARTNERS • INC**

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

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

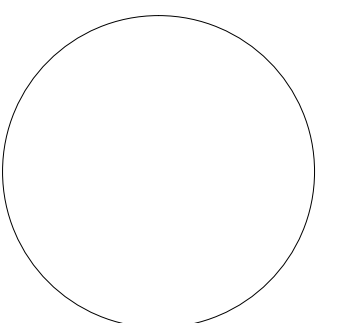


PROJECT NAME:
**TRUMAN
WATERFRONT
PARK**

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

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

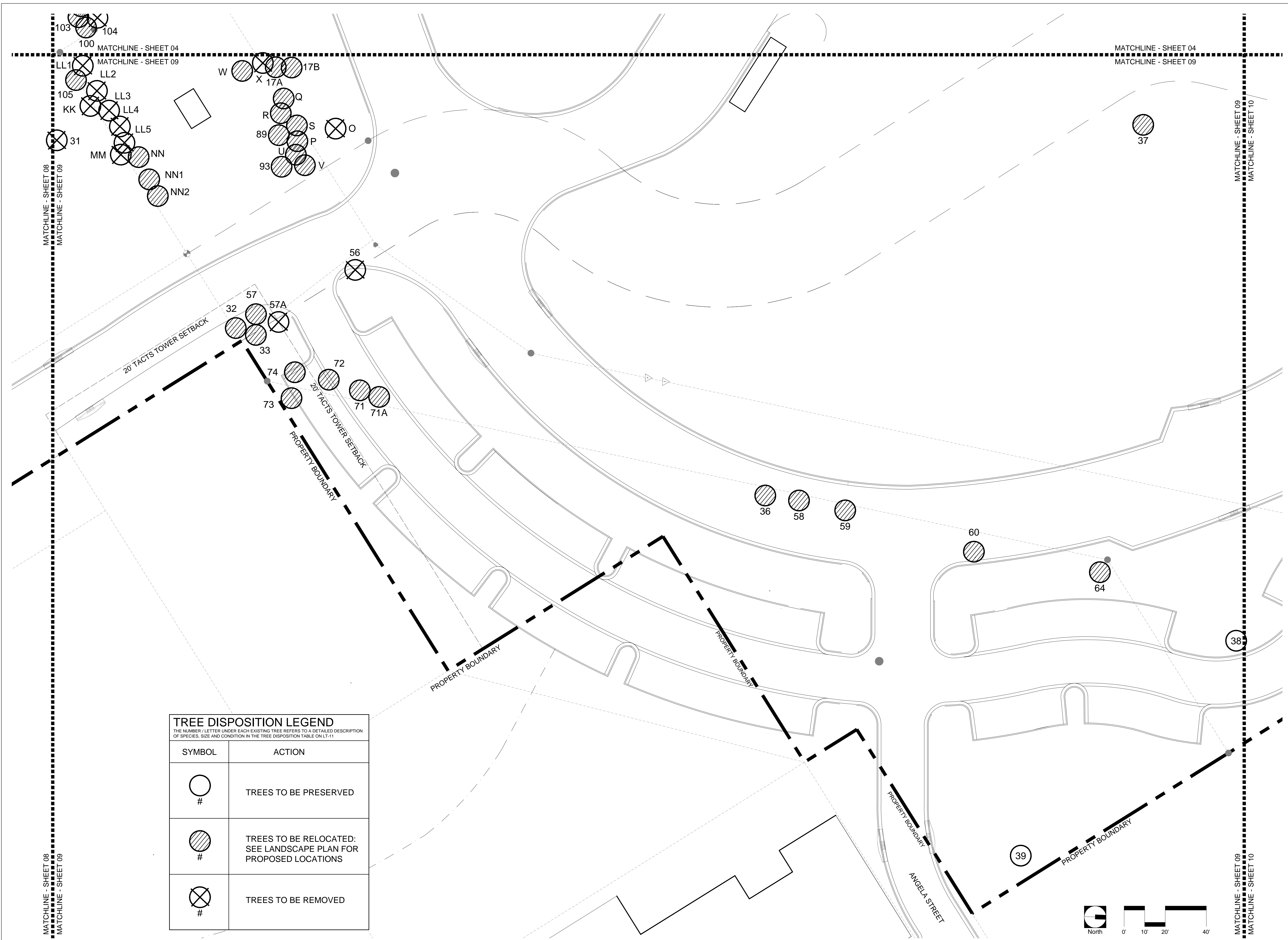
REVISIONS:

DRAWING SHEET INFORMATION

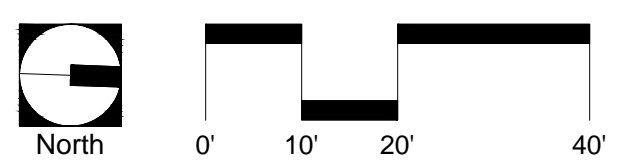
BA PROJECT NO.: 12010
SCALE: 1" = 20'-0"
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X:\Truman Waterfront Base.dwg

DRAWING TITLE:
**TREE
DISPOSITION
PLAN**
SHEET NO.

LT-09



TREE DISPOSITION LEGEND	
THE NUMBER / LETTER UNDER EACH EXISTING TREE REFERS TO A DETAILED DESCRIPTION OF SPECIES, SIZE AND CONDITION IN THE TREE DISPOSITION TABLE ON LT-11	
SYMBOL	ACTION
○ #	TREES TO BE PRESERVED
◌ #	TREES TO BE RELOCATED: SEE LANDSCAPE PLAN FOR PROPOSED LOCATIONS
⊗ #	TREES TO BE REMOVED





**BERMELLO AJAMIL
& PARTNERS • INC**

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

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



PROJECT NAME:

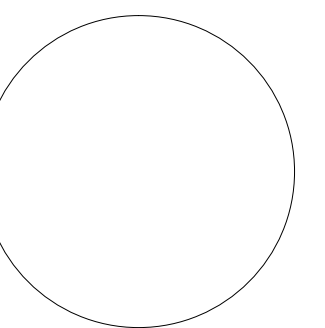
**TRUMAN
WATERFRONT
PARK**

PROJECT LOCATION/ADDRESS:

TRUMAN WATERFRONT PARK
WEST OF FORT STREET AND THE
TRUMAN ANNEX DEVELOPMENT,
NORTH OF KEY WEST NAVAL BASE

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

REVISIONS:

DRAWING SHEET INFORMATION

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

DRAWING TITLE:

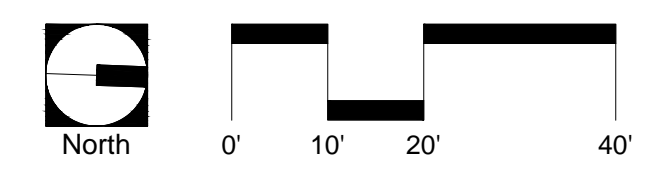
**TREE
DISPOSITION
PLAN**

SHEET NO.

LT-10



TREE DISPOSITION LEGEND	
THE NUMBER / LETTER UNDER EACH EXISTING TREE REFERS TO A DETAILED DESCRIPTION OF SPECIES, SIZE AND CONDITION IN THE TREE DISPOSITION TABLE ON LT-11	
SYMBOL	ACTION
○ #	TREES TO BE PRESERVED
▨ #	TREES TO BE RELOCATED: SEE LANDSCAPE PLAN FOR PROPOSED LOCATIONS
⊗ #	TREES TO BE REMOVED





BERMELLO AJAMIL & PARTNERS • INC

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

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



PROJECT NAME:

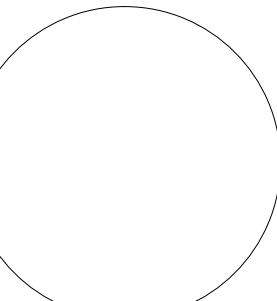
TRUMAN WATERFRONT PARK

PROJECT LOCATION/ADDRESS:

TRUMAN WATERFRONT PARK WEST OF FORT STREET AND THE TRUMAN ANNEX DEVELOPMENT, NORTH OF KEY WEST NAVAL BASE

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY FLORIDA REGISTERED LANDSCAPE LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

Tree Commission Submittal MARCH 31, 2014

REVISIONS:

DRAWING SHEET INFORMATION

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

DRAWING TITLE:

TREE DISPOSITION TABLE

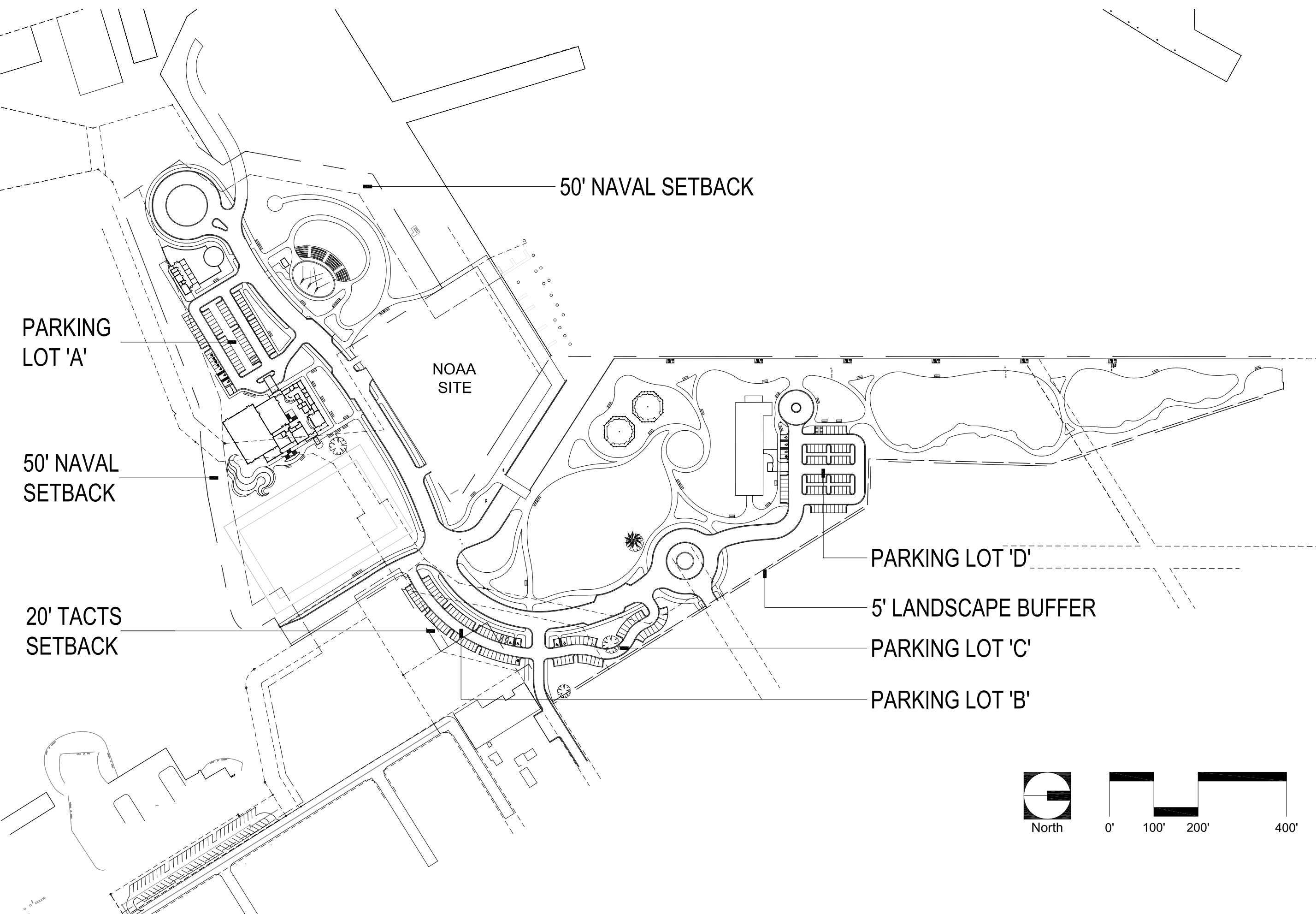
SHEET NO.

LT-11

Table with columns: #, BOTANICAL NAME, COMMON NAME, SIZE, CONDITION, Disposition, Sheet. Contains 62 rows of tree data.

Table with columns: #, BOTANICAL NAME, COMMON NAME, SIZE, CONDITION, Disposition, Sheet. Contains 127 rows of tree data.

Table with columns: #, BOTANICAL NAME, COMMON NAME, SIZE, CONDITION, Disposition, Sheet. Contains 127 rows of tree data.



Total Site Area	28.21 acres
Total Site Perimeter	8,980 linear feet
Total Pervious/Open Space	18.3 acres
Total Impervious	797,148 square feet
	9.91 acres

Section 108-346 Open Space, Landscaping and Removal of Exotic Vegetation

20% Open Space Required	5.642 acres
Provided	18.3 acres

Section 108-347 Required Screening (eastern edge along adjoining residential only)

Buffer yard Proposed and Adjoining Use:	Type C
Buffer yard Width Required	5 feet
Buffer yard Width Provided (along eastern edge only)	5 feet
Linear Feet of Buffer yard (longitudinal length)	1,902 feet
Plants Required by Unit (72 units X 1902 linear feet/100)	1,369 plant units
Canopy Trees Required (1369 plant units/10)	137 trees
Canopy Trees Provided (37 canopy + 89 palms/3 = 29)	66 trees
Ornamental Trees Required (1369 plant units/5)	274 ornamentals
Ornamental Trees Provided	79 ornamentals
Shrubs Required (1369 plant per unit)	1,369 shrubs
Shrubs Provided	3,866 shrubs

Section 108-349 Existing Plant Material

See Section 108-451 Below and Tree Disposition Plans

108-412 Minimum Landscaping Requirements

Minimum Landscape Area Required (20%)	5.64 acres
Landscape Area Provided	18.3 acres
70% of Landscape is Native; see Plant Material List	

108-413 Requirements Along Street Frontage

Not applicable there is no street frontage on this project

108-414 Requirements for Interior Areas (parking)

Parking Lot 'A'	
Parking Lot Total Area	37,613 square feet
Landscape Area Required (20% of total parking area)	7,523 square feet
Landscape Area Provided	11,013 square feet
Trees Required (1 tree/100 square feet of required landscape interior area: 7,523 SF/100=)	75 trees
Trees Provided	28 trees
All interior landscape areas are covered with grass, groundcover or shrubs.	

Parking Lot 'B'	
Parking Lot Total Area	19,679 square feet
Landscape Area Required (20% of total parking area)	3,936 square feet
Landscape Area Provided	6,900 square feet
Trees Required (1 tree/100 square feet of required landscape interior area: 3,936 SF/100=)	39 trees
Trees Provided	15 trees
All interior landscape areas are covered with grass, groundcover or shrubs.	

Parking Lot 'C'	
Parking Lot Total Area	18,297 square feet
Landscape Area Required (20% of total parking area)	3,659 square feet
Landscape Area Provided	16,403 square feet
Trees Required (1 tree/100 square feet of required landscape interior area: 3,659 SF/100=)	37 trees
Trees Provided	26 trees
All interior landscape areas are covered with grass, groundcover or shrubs.	

Parking Lot 'D'	
Parking Lot Total Area	36,080 square feet
Landscape Area Required (20% of total parking area)	7,216 square feet
Landscape Area Provided	10,400 square feet
Trees Required (1 tree/100 square feet of required landscape interior area: 7,216 SF/100)	72 trees
Trees Provided	47 trees
All interior landscape areas are covered with grass, groundcover or shrubs.	

108-415 Perimeter Landscape Requirements (parking)

Parking Lot 'A'	
10' wide perimeter landscape is provided	
Parking Lot Perimeter Length	1,044 linear feet
Perimeter Trees Required (1 tree/35 L.F. of perimeter)	30 trees
Perimeter Trees Provided	30 trees
Perimeter Shrubs Required (10 shrubs for each required tree)	298 shrubs
Perimeter Shrubs Provided	1092 shrubs

Parking Lot 'B'	
10' wide perimeter landscape is provided	
Parking Lot Perimeter Length	901 linear feet
Perimeter Trees Required (1 tree/35 L.F. of perimeter)	26 trees
Perimeter Trees Provided	26 trees
Perimeter Shrubs Required (10 shrubs for each required tree)	257 shrubs
Perimeter Shrubs Provided	906 shrubs

Parking Lot 'C'	
10' wide perimeter landscape is provided	
Parking Lot Perimeter Length	898 linear feet
Perimeter Trees Required (1 tree/35 L.F. of perimeter)	26 trees
Perimeter Trees Provided	26 trees
Perimeter Shrubs Required (10 shrubs for each required tree)	257 shrubs
Perimeter Shrubs Provided	1,096 shrubs

Parking Lot 'D'	
10' wide perimeter landscape is provided	
Parking Lot Perimeter Length	750 linear feet
Perimeter Trees Required (1 tree/35 L.F. of perimeter)	21 trees
Perimeter Trees Provided	21 trees
Perimeter Shrubs Required (10 shrubs for each required tree)	214 shrubs
Perimeter Shrubs Provided	909 shrubs

108-416 Other Landscape Requirements for Non-vehicular Use Area

Percent of Site in Non-vehicular Open Space Minus Naval Buffer, Parking Areas and Residential Buffer yard	62.8% percent
Trees required = 4 trees for each 4,000 square feet of open space: 500,788 SF/4000 SF = 125 X 4 =	500 trees
Trees Provided	792 trees

Section 108-451 Credit for Existing Trees

Two Tree Credits for Each Preserved Tree	5
Number of Preserved Trees	5
Total Tree Credits (6 trees X 2 credits each)	10

LANDSCAPE REQUIREMENT SUMMARY

Total Trees Required	963 trees
Credit for Preserved Existing Trees	5 trees
Total Trees Provided	1081 trees
Ornamental Trees Required 274 ornamentals	
Ornamental Trees Provided 279 ornamentals	
Total Shrubs Required 2,396 shrubs	
Total Shrubs Provided 7,869 shrubs	



BERMELLO AJAMIL & PARTNERS INC

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

PREPARED FOR/OWNER:

CITY OF KEY WEST, FL
P. O. BOX 1409
3140 FLAGLER AVENUE
KEY WEST, FL 33041



PROJECT NAME:

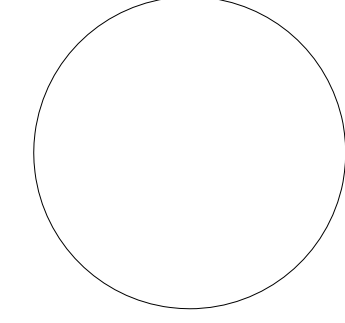
TRUMAN WATERFRONT PARK

PROJECT LOCATION/ADDRESS:

TRUMAN WATERFRONT PARK
WEST OF FORT STREET AND THE
TRUMAN ANNEX DEVELOPMENT,
NORTH OF KEY WEST NAVAL BASE

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

Tree Commission
Submittal
MARCH 31, 2014

REVISIONS:

DRAWING SHEET INFORMATION

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

DRAWING TITLE:

**LANDSCAPE
PLAN
CALCULATIONS**

SHEET NO.

LC-00



**BERMELLO AJAMIL
& PARTNERS • INC**

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

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



PROJECT NAME:

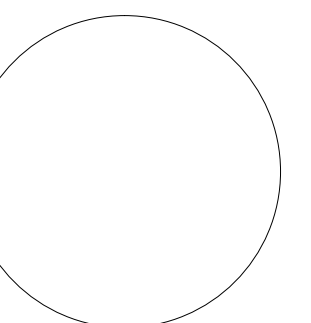
**TRUMAN
WATERFRONT
PARK**

PROJECT LOCATION/ADDRESS:

**TRUMAN WATERFRONT PARK
WEST OF FORT STREET AND THE
TRUMAN ANNEX DEVELOPMENT,
NORTH OF KEY WEST NAVAL BASE**

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

REVISIONS:

DRAWING SHEET INFORMATION

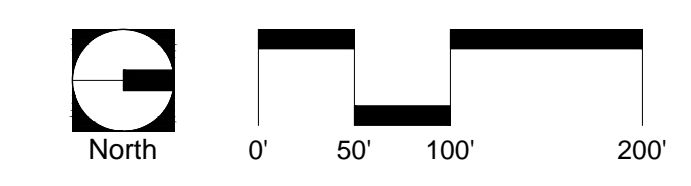
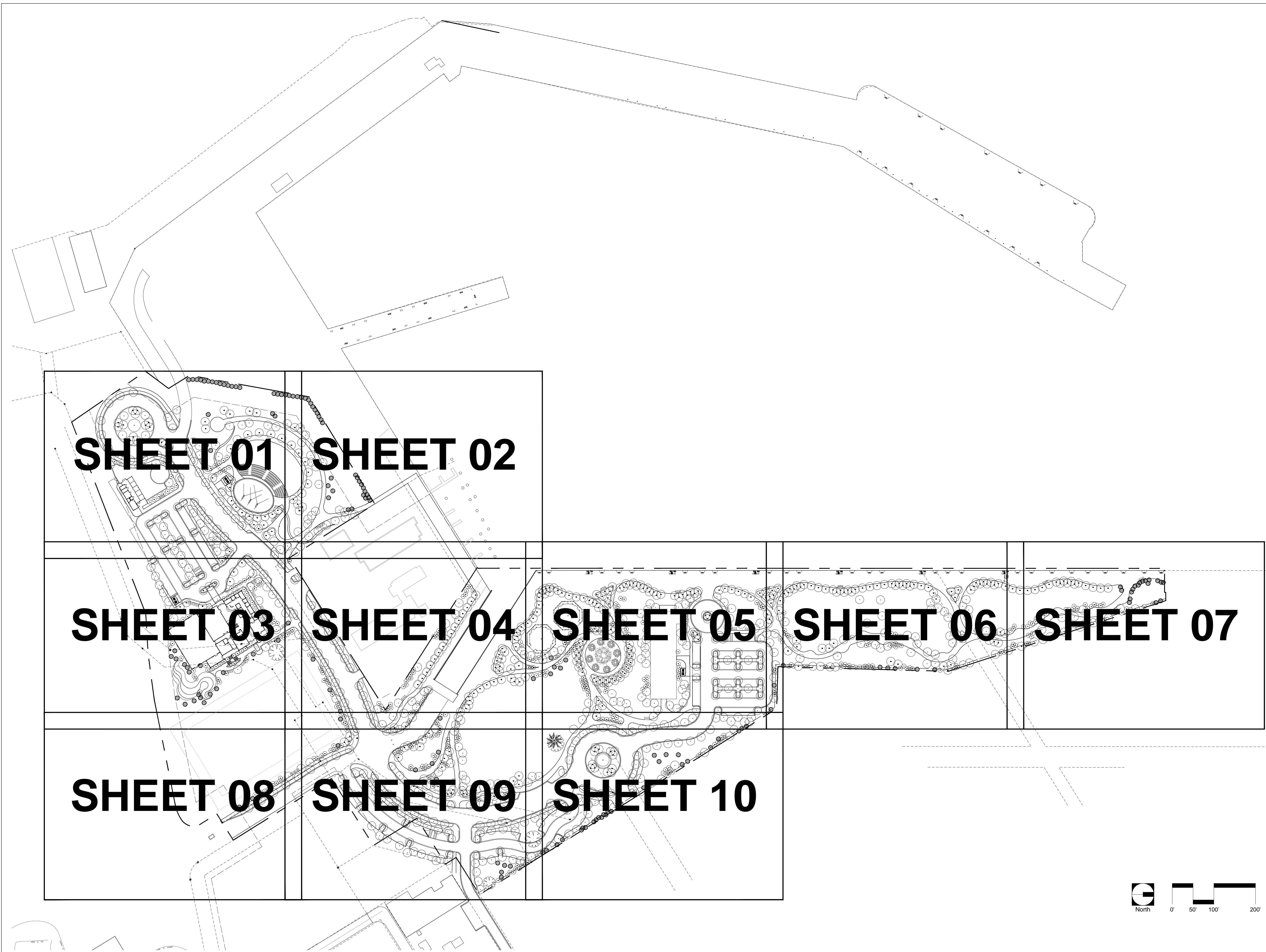
BA PROJECT NO.: 12010
SCALE: 1" = 100'-0"
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X:\Truman Waterfront Base.dwg

DRAWING TITLE:

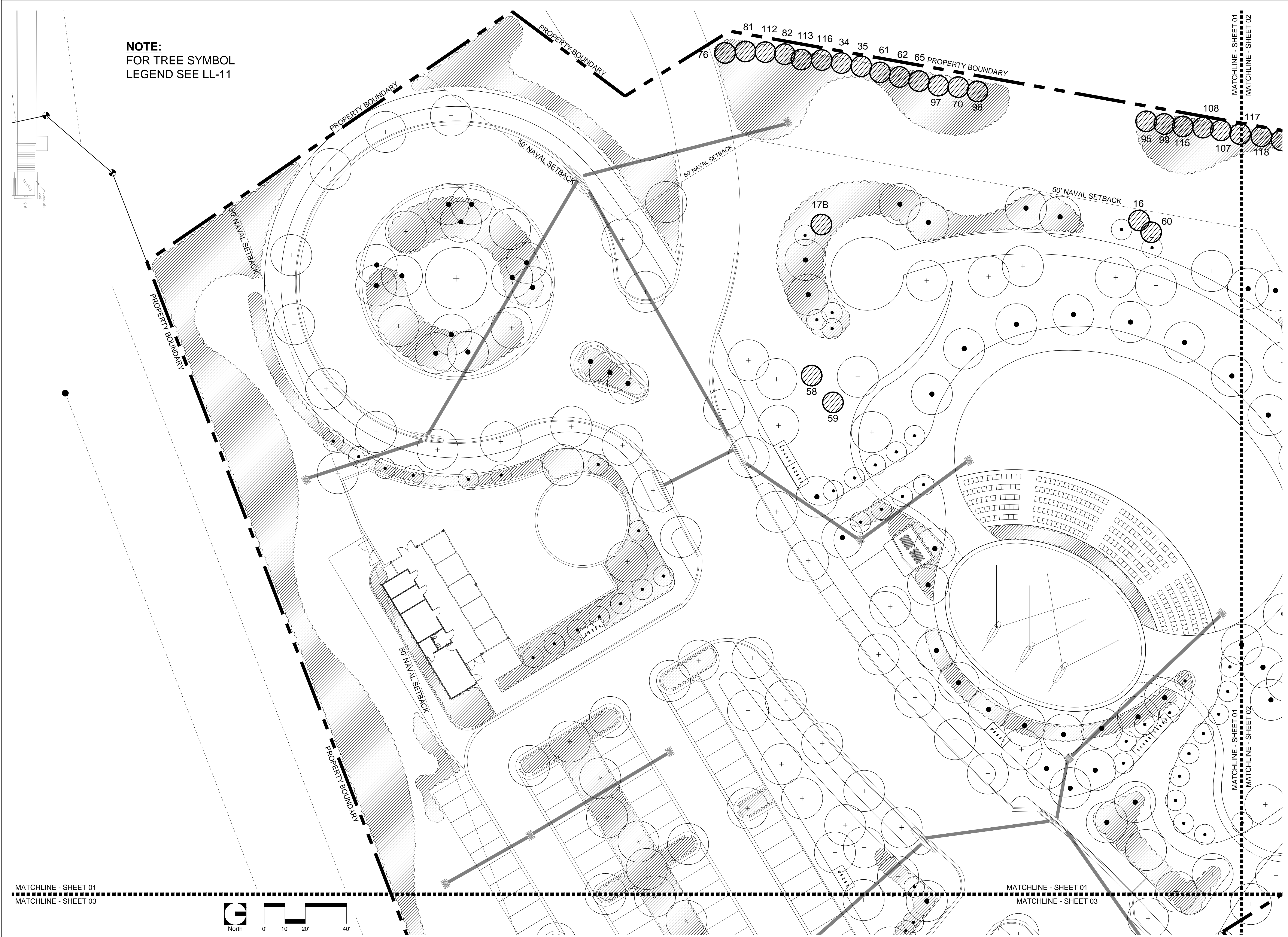
**LANDSCAPE
PLAN
KEY SHEET**

SHEET NO.

LL-00



NOTE:
FOR TREE SYMBOL
LEGEND SEE LL-11



**BERMELLO AJAMIL
& PARTNERS • INC**
Architecture • Engineering • Planning
Interior Design • Landscape Architecture
2601 South Bayshore Drive
Suite 1000
Miami, Florida 33133
(305) 859-2050
Fax (305) 860-3700

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

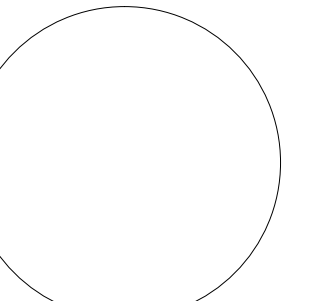


PROJECT NAME:
**TRUMAN
WATERFRONT
PARK**

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

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

REVISIONS:

DRAWING SHEET INFORMATION

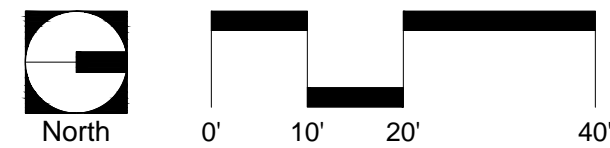
BA PROJECT NO.: 12010
SCALE: 1" = 20'-0"
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X:\Truman Waterfront Base.dwg

DRAWING TITLE:
**LANDSCAPE
PLAN**

SHEET NO.

LL-01

MATCHLINE - SHEET 01
MATCHLINE - SHEET 03



MATCHLINE - SHEET 01
MATCHLINE - SHEET 03



**BERMELLO AJAMIL
& PARTNERS • INC**

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

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



PROJECT NAME:

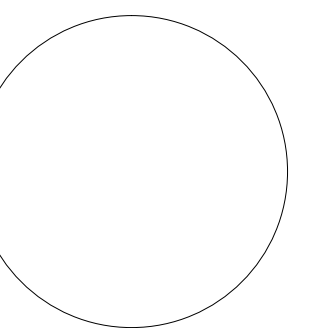
**TRUMAN
WATERFRONT
PARK**

PROJECT LOCATION/ADDRESS:

TRUMAN WATERFRONT PARK
WEST OF FORT STREET AND THE
TRUMAN ANNEX DEVELOPMENT,
NORTH OF KEY WEST NAVAL BASE

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

REVISIONS:

DRAWING SHEET INFORMATION

BA PROJECT NO.: 12010
SCALE: 1" = 20'-0"
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X:\Truman Waterfront Base.dwg

DRAWING TITLE:

**LANDSCAPE
PLAN**

SHEET NO.

LL-02



NOTE:
FOR TREE SYMBOL
LEGEND SEE LL-11

MATCHLINE - SHEET 01
MATCHLINE - SHEET 02

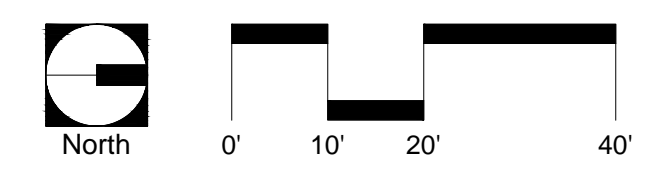
MATCHLINE - SHEET 02
MATCHLINE - SHEET 03

MATCHLINE - SHEET 01
MATCHLINE - SHEET 02

MATCHLINE - SHEET 02
MATCHLINE - SHEET 03

MATCHLINE - SHEET 02
MATCHLINE - SHEET 04

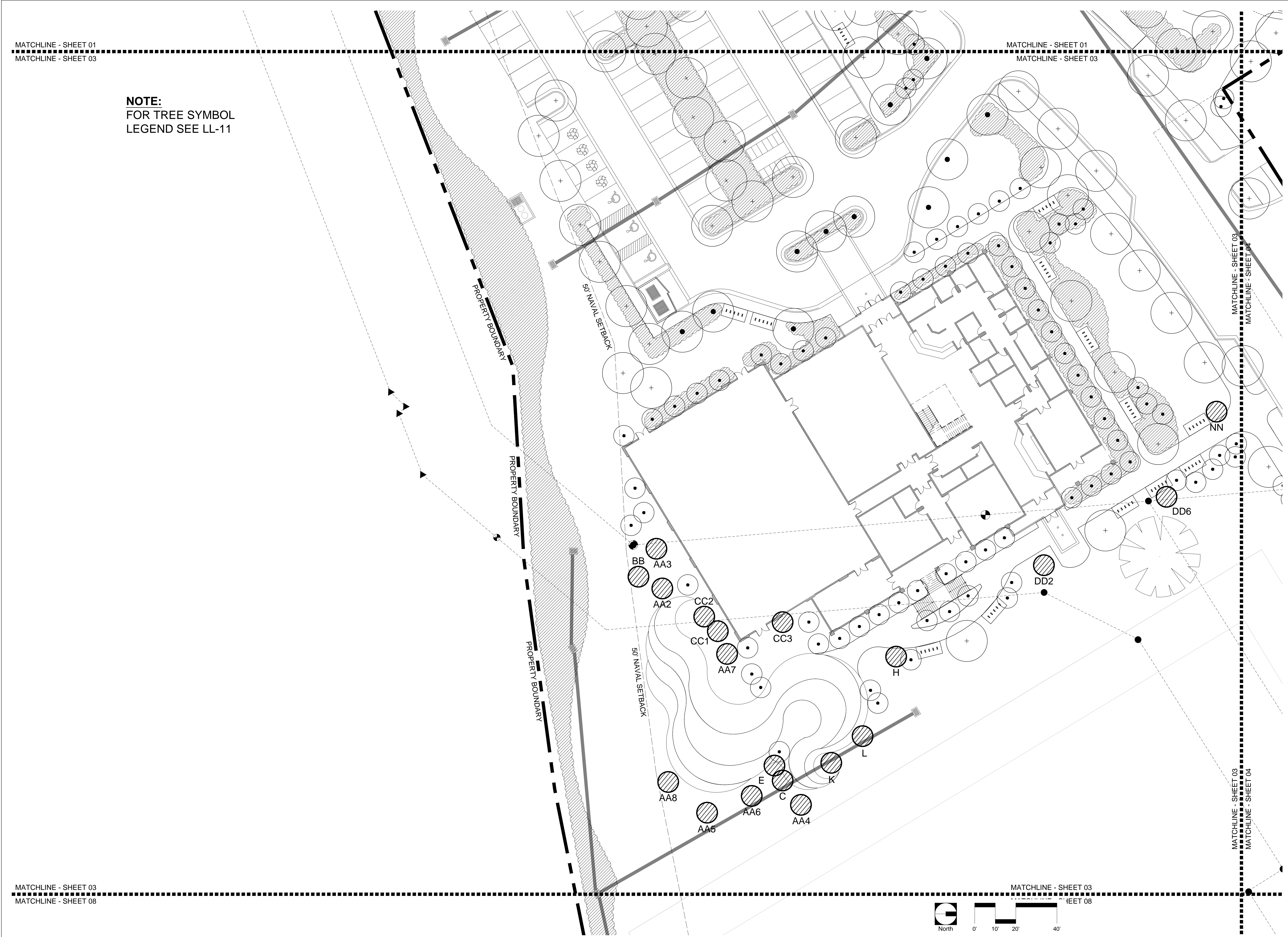
MATCHLINE - SHEET 02
MATCHLINE - SHEET 04



MATCHLINE - SHEET 01
MATCHLINE - SHEET 03

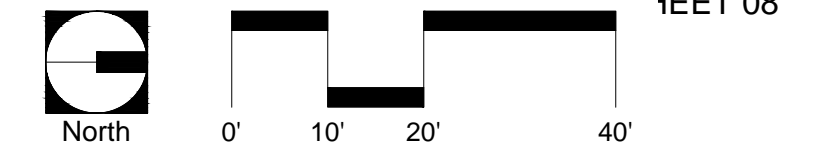
MATCHLINE - SHEET 01
MATCHLINE - SHEET 03

NOTE:
FOR TREE SYMBOL
LEGEND SEE LL-11



MATCHLINE - SHEET 03
MATCHLINE - SHEET 08

MATCHLINE - SHEET 03
MATCHLINE - SHEET 08



**BERMELLO AJAMIL
& PARTNERS • INC**
 Architecture • Engineering • Planning
 Interior Design • Landscape Architecture
 2601 South Bayshore Drive
 Suite 1000
 Miami, Florida 33133
 (305) 859-2050
 Fax (305) 860-3700

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

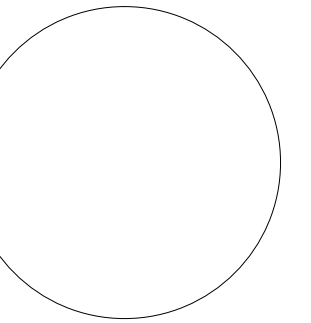


PROJECT NAME:
**TRUMAN
WATERFRONT
PARK**

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

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
 FLORIDA REGISTERED LANDSCAPE
 LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
 Submittal
 MARCH 31, 2014**

REVISIONS:

DRAWING SHEET INFORMATION

BA PROJECT NO.: 12010
 SCALE: 1" = 20'-0"
 DATE: February 12, 2014
 DRAWN BY: KJO
 CHECKED BY: RPH
 CADD FILE: X:\Truman Waterfront Base.dwg

DRAWING TITLE:
**LANDSCAPE
PLAN**

SHEET NO.

LL-03



**BERMELLO AJAMIL
& PARTNERS • INC**

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

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

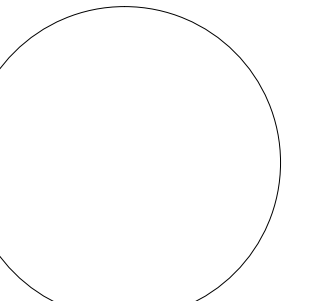


PROJECT NAME:
**TRUMAN
WATERFRONT
PARK**

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

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

REVISIONS:

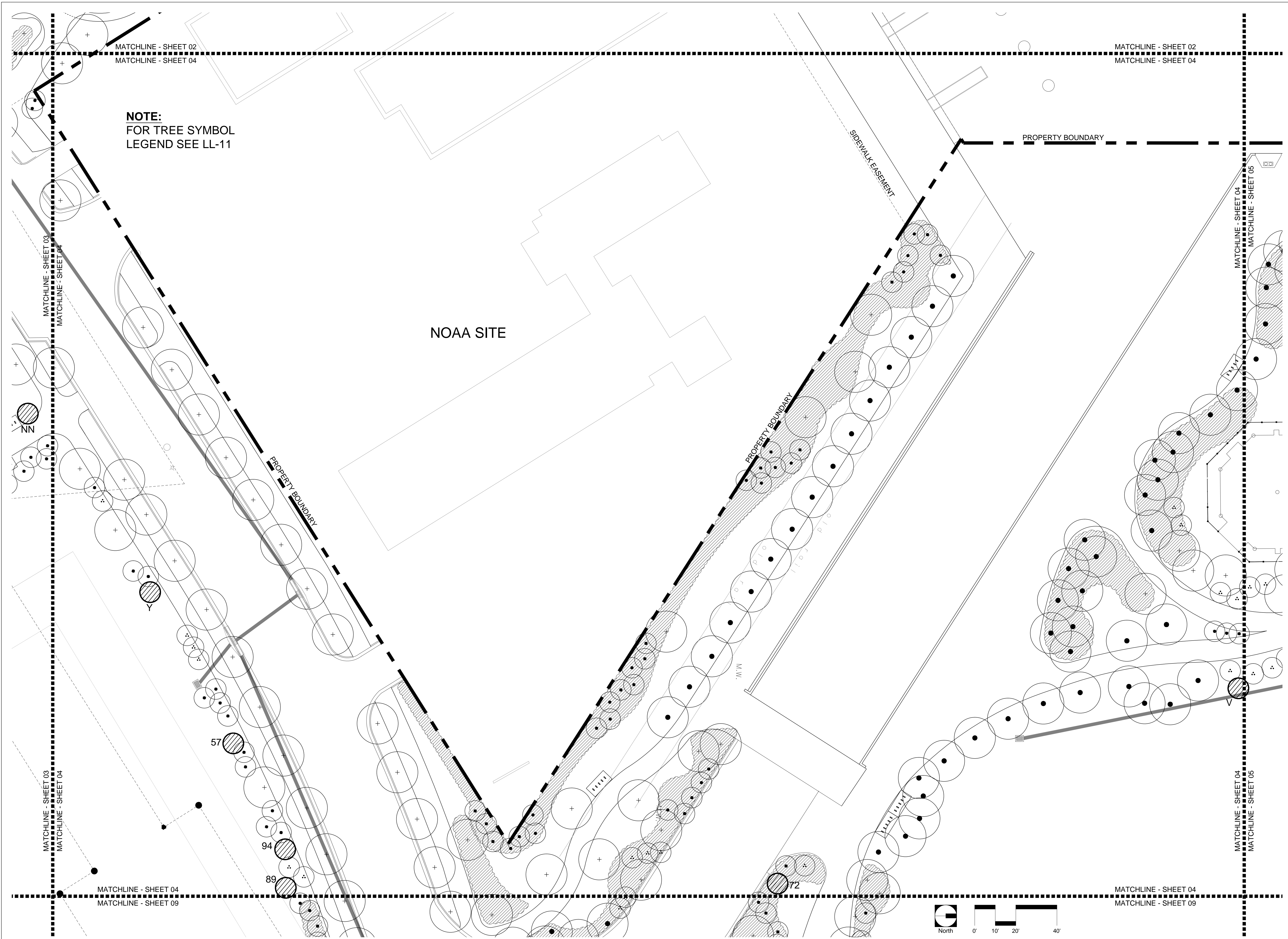
DRAWING SHEET INFORMATION

BA PROJECT NO.: 12010
SCALE: 1" = 20'-0"
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X:\Truman Waterfront Base.dwg

DRAWING TITLE:
**LANDSCAPE
PLAN**

SHEET NO.

LL-04



**NOTE:
FOR TREE SYMBOL
LEGEND SEE LL-11**

NOAA SITE

SIDEWALK EASEMENT

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

MATCHLINE - SHEET 03
MATCHLINE - SHEET 04

MATCHLINE - SHEET 02
MATCHLINE - SHEET 04

MATCHLINE - SHEET 02
MATCHLINE - SHEET 04

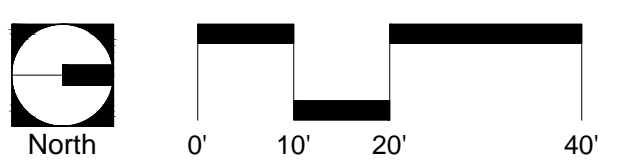
MATCHLINE - SHEET 04
MATCHLINE - SHEET 05

MATCHLINE - SHEET 03
MATCHLINE - SHEET 04

MATCHLINE - SHEET 04
MATCHLINE - SHEET 09

MATCHLINE - SHEET 04
MATCHLINE - SHEET 09

MATCHLINE - SHEET 04
MATCHLINE - SHEET 05



57

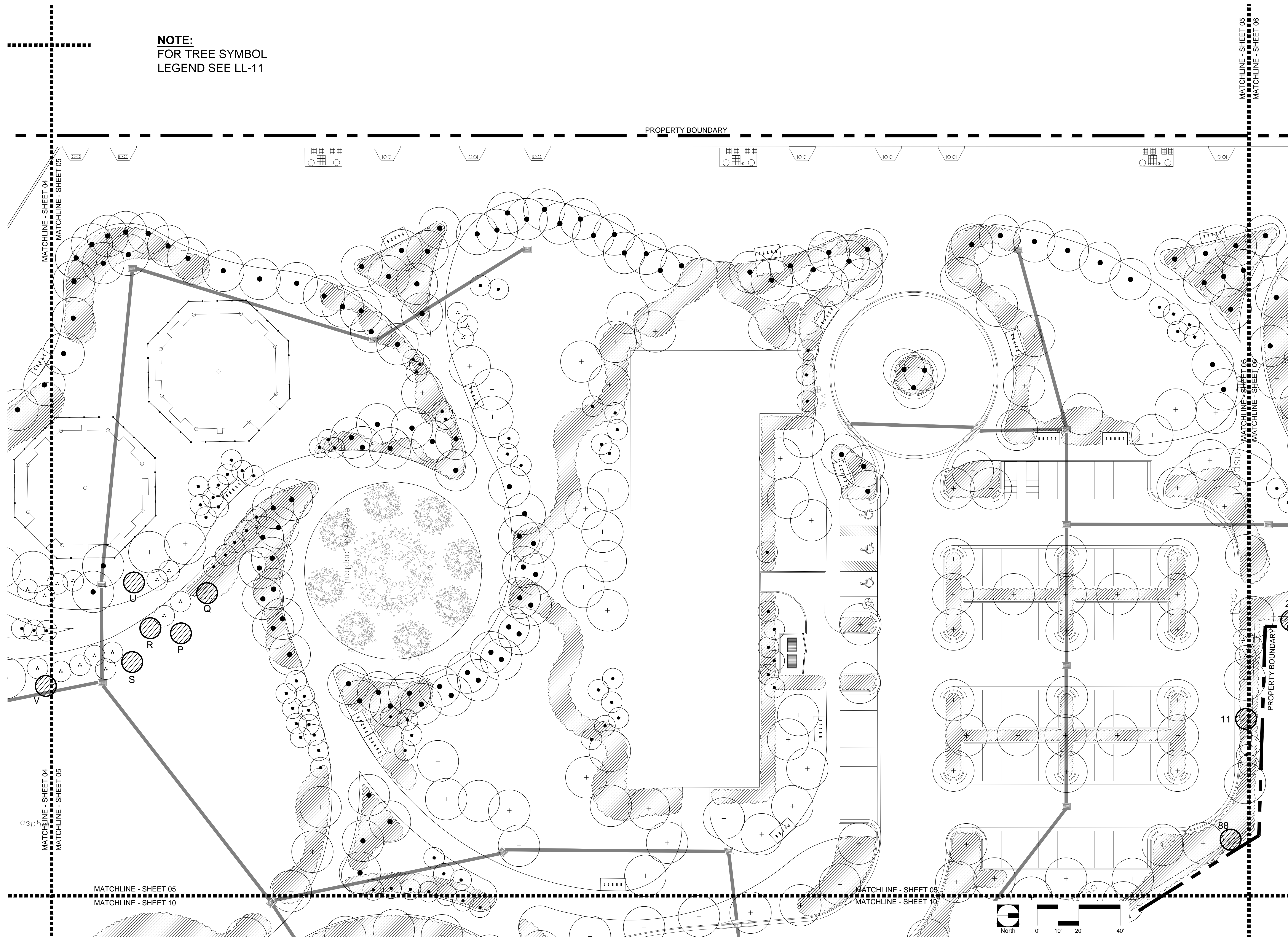
94

89

72

NOTE:
FOR TREE SYMBOL
LEGEND SEE LL-11

PROPERTY BOUNDARY



**BERMELLO AJAMIL
& PARTNERS • INC**

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

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

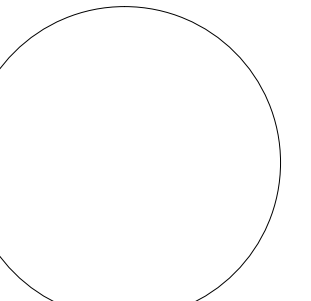


PROJECT NAME:
**TRUMAN
WATERFRONT
PARK**

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

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
ARCHITECT
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

REVISIONS:

DRAWING SHEET INFORMATION

BA PROJECT NO.: 12010
SCALE: 1" = 20'-0"
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X:\Truman Waterfront Base.dwg

DRAWING TITLE:
**LANDSCAPE
PLAN**

SHEET NO.

LL-05



BERMELLO AJAMIL & PARTNERS • INC

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

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

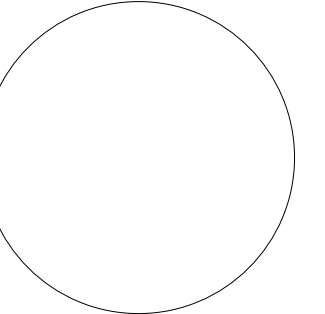


PROJECT NAME:
TRUMAN WATERFRONT PARK

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

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

REVISIONS:

DRAWING SHEET INFORMATION

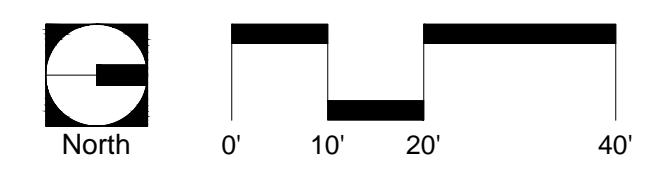
BA PROJECT NO.: 12010
SCALE: 1" = 20'-0"
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X:\Truman Waterfront Base.dwg

DRAWING TITLE:
**LANDSCAPE
PLAN**

SHEET NO.

LL-06

NOTE:
FOR TREE SYMBOL
LEGEND SEE LL-11





BERMELLO AJAMIL & PARTNERS • INC

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

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

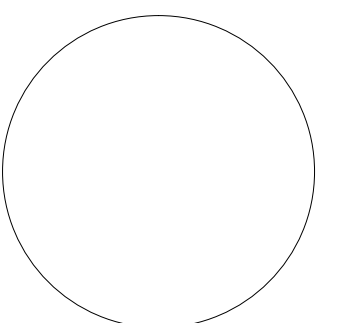


PROJECT NAME:
**TRUMAN
WATERFRONT
PARK**

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

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

REVISIONS:

DRAWING SHEET INFORMATION

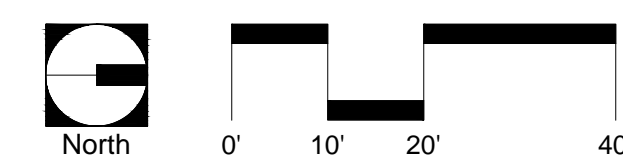
BA PROJECT NO.: 12010
SCALE: 1" = 20'-0"
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X:\Truman Waterfront Base.dwg

DRAWING TITLE:
**LANDSCAPE
PLAN**

SHEET NO.

LL-07

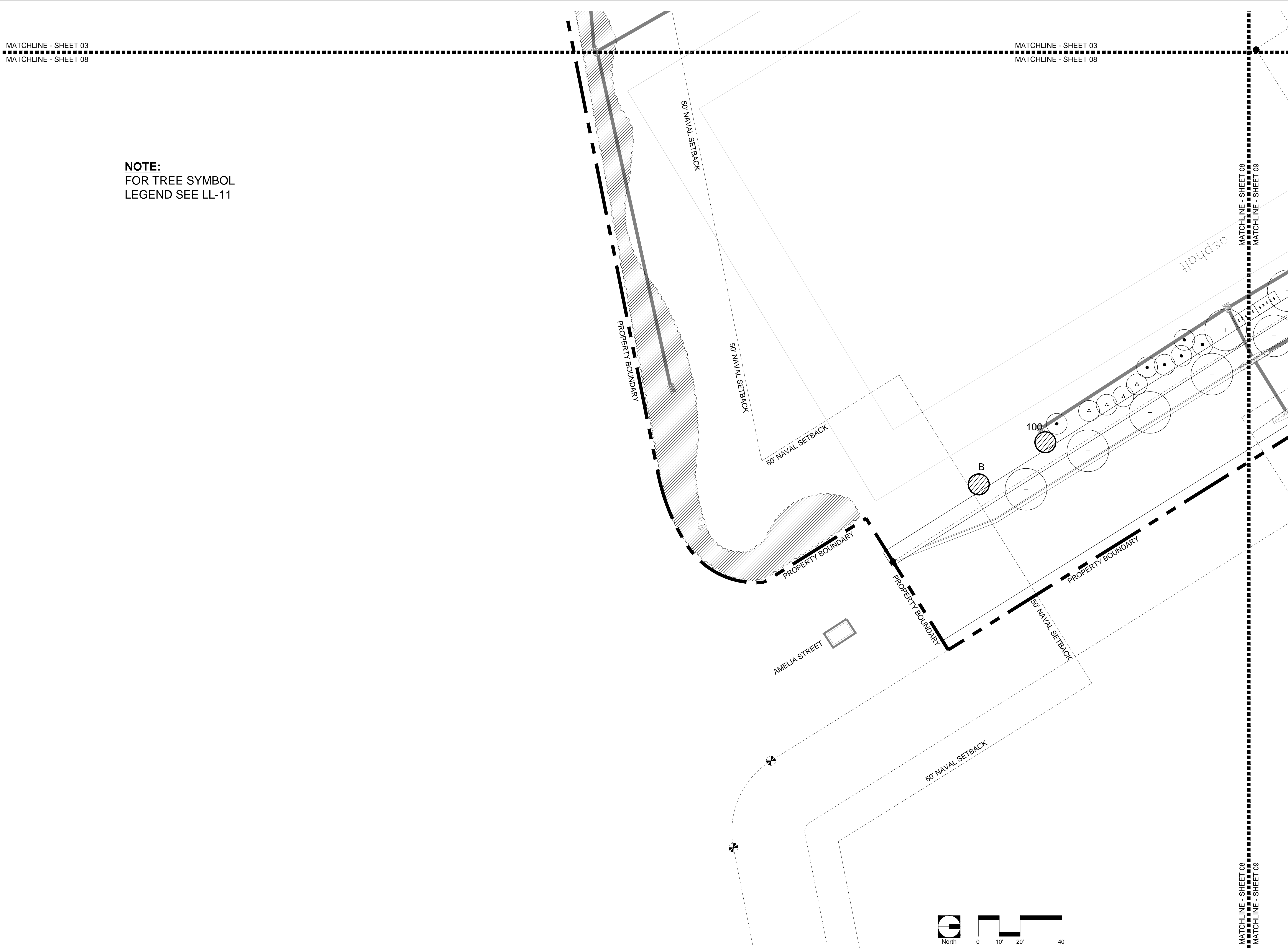
NOTE:
FOR TREE SYMBOL
LEGEND SEE LL-11



MATCHLINE - SHEET 03
MATCHLINE - SHEET 08

MATCHLINE - SHEET 03
MATCHLINE - SHEET 08

NOTE:
FOR TREE SYMBOL
LEGEND SEE LL-11



**BERMELLO AJAMIL
& PARTNERS • INC**

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

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

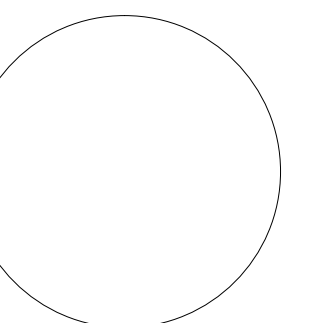


PROJECT NAME:
**TRUMAN
WATERFRONT
PARK**

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

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

REVISIONS:

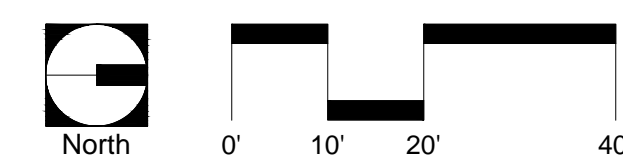
DRAWING SHEET INFORMATION

BA PROJECT NO.: 12010
SCALE: 1" = 20'-0"
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X:\Truman Waterfront Base.dwg

DRAWING TITLE:
**LANDSCAPE
PLAN**

SHEET NO.

LL-08



MATCHLINE - SHEET 08
MATCHLINE - SHEET 09



**BERMELLO AJAMIL
& PARTNERS • INC**

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

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

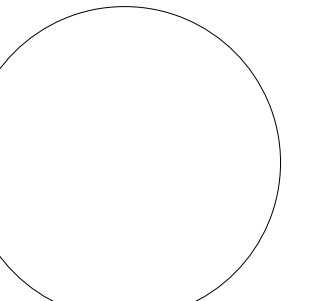


PROJECT NAME:
**TRUMAN
WATERFRONT
PARK**

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

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

REVISIONS:

NO.	DESCRIPTION	DATE

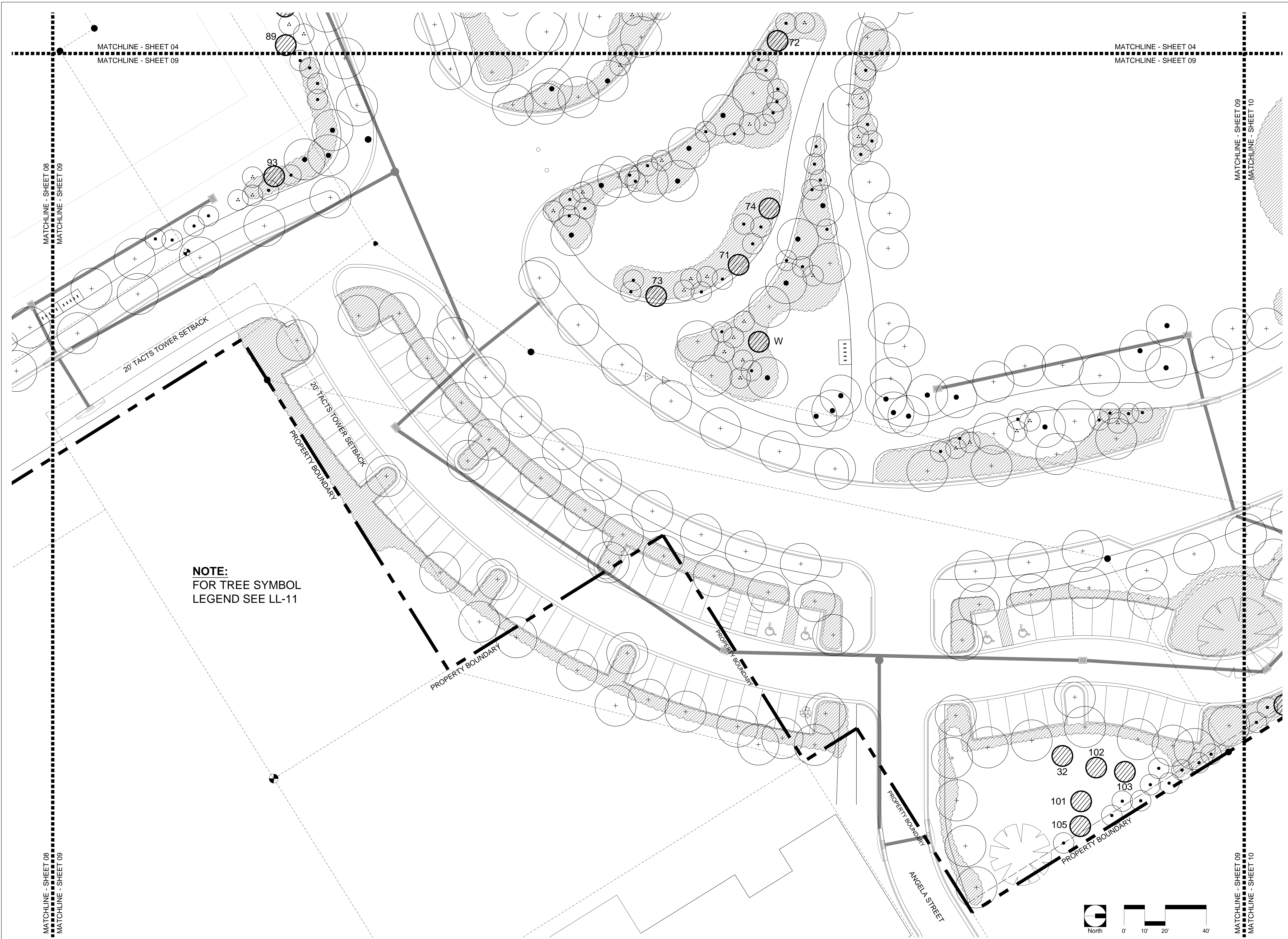
DRAWING SHEET INFORMATION

BA PROJECT NO.: 12010
SCALE: 1" = 20'-0"
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RPH
CADD FILE: X:\Truman Waterfront Base.dwg

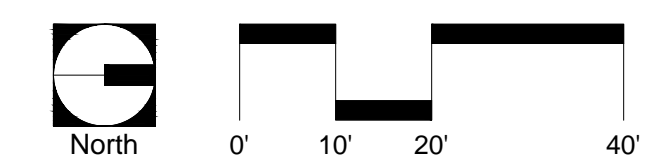
DRAWING TITLE:
**LANDSCAPE
PLAN**

SHEET NO.

LL-09



NOTE:
FOR TREE SYMBOL
LEGEND SEE LL-11



MATCHLINE - SHEET 08
MATCHLINE - SHEET 09

MATCHLINE - SHEET 09
MATCHLINE - SHEET 10

MATCHLINE - SHEET 04
MATCHLINE - SHEET 09

MATCHLINE - SHEET 04
MATCHLINE - SHEET 09

MATCHLINE - SHEET 08
MATCHLINE - SHEET 09

MATCHLINE - SHEET 09
MATCHLINE - SHEET 10

20' TACTS TOWER SETBACK

20' TACTS TOWER SETBACK

PROPERTY BOUNDARY

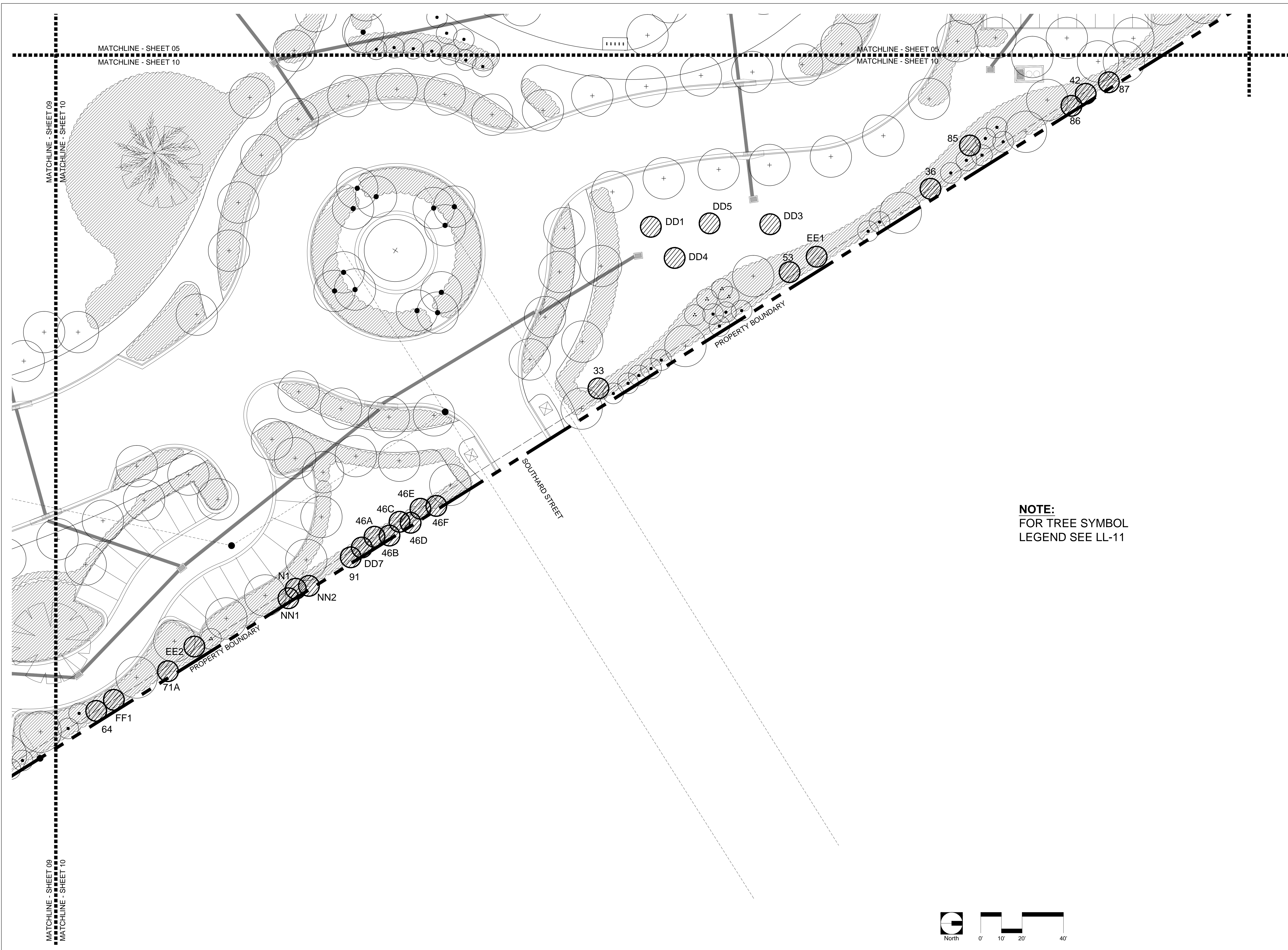
PROPERTY BOUNDARY

PROPERTY BOUNDARY

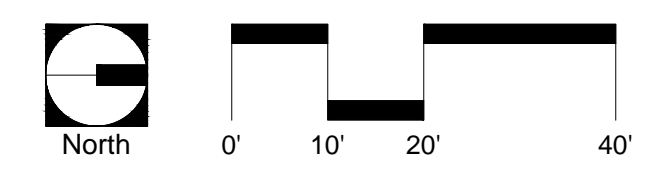
PROPERTY BOUNDARY

PROPERTY BOUNDARY

ANGELA STREET



NOTE:
FOR TREE SYMBOL
LEGEND SEE LL-11



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

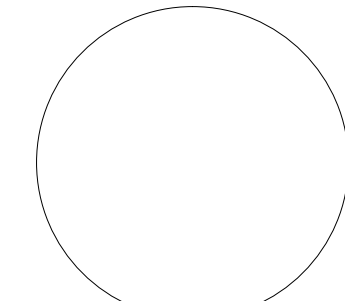


PROJECT NAME:
**TRUMAN
WATERFRONT
PARK**

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

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
ARCHITECT
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

**Tree Commission
Submittal
MARCH 31, 2014**

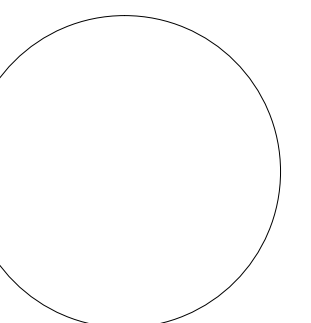
REVISIONS:

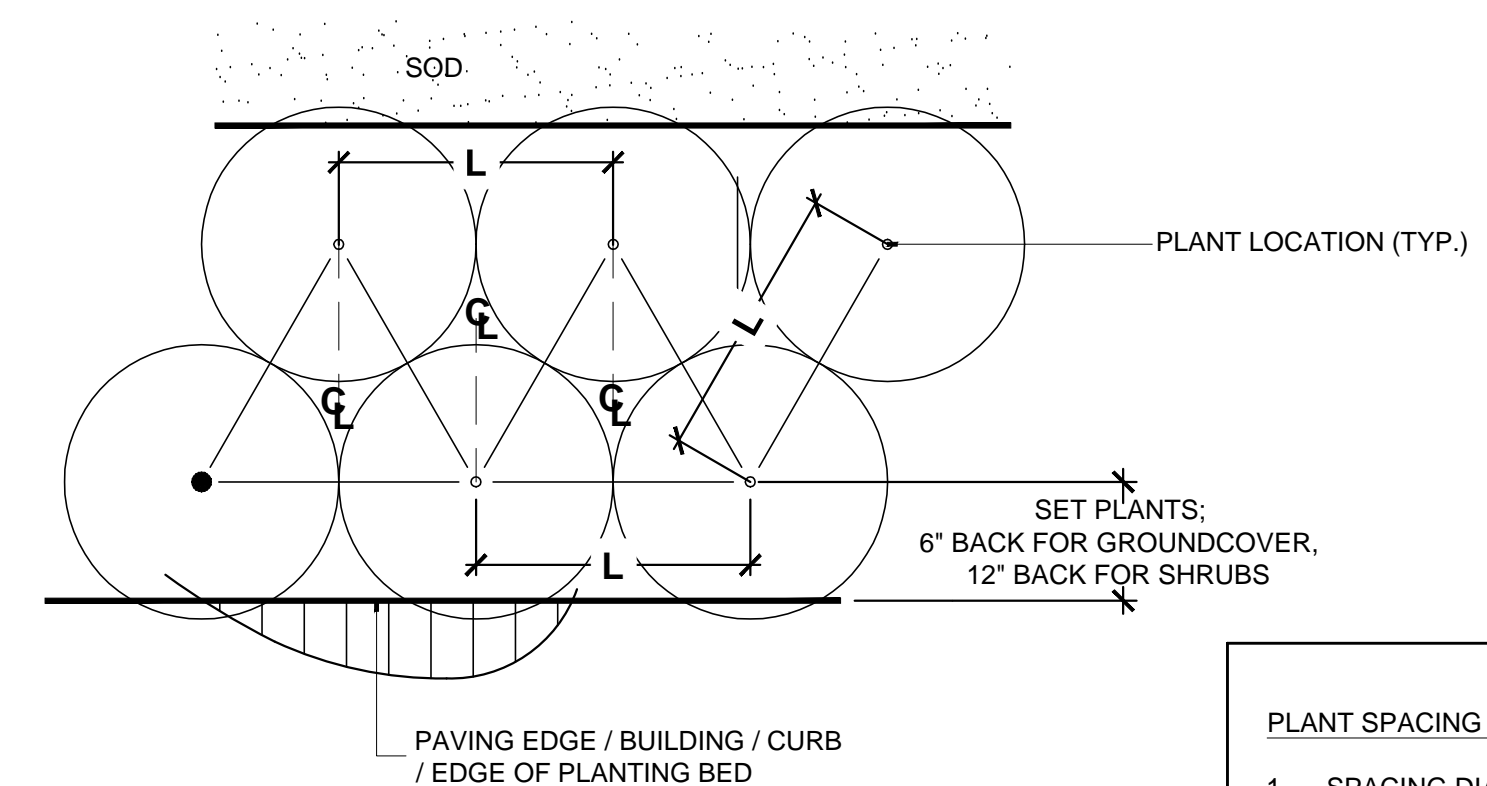
DRAWING SHEET INFORMATION

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

DRAWING TITLE:
**LANDSCAPE
PLAN**

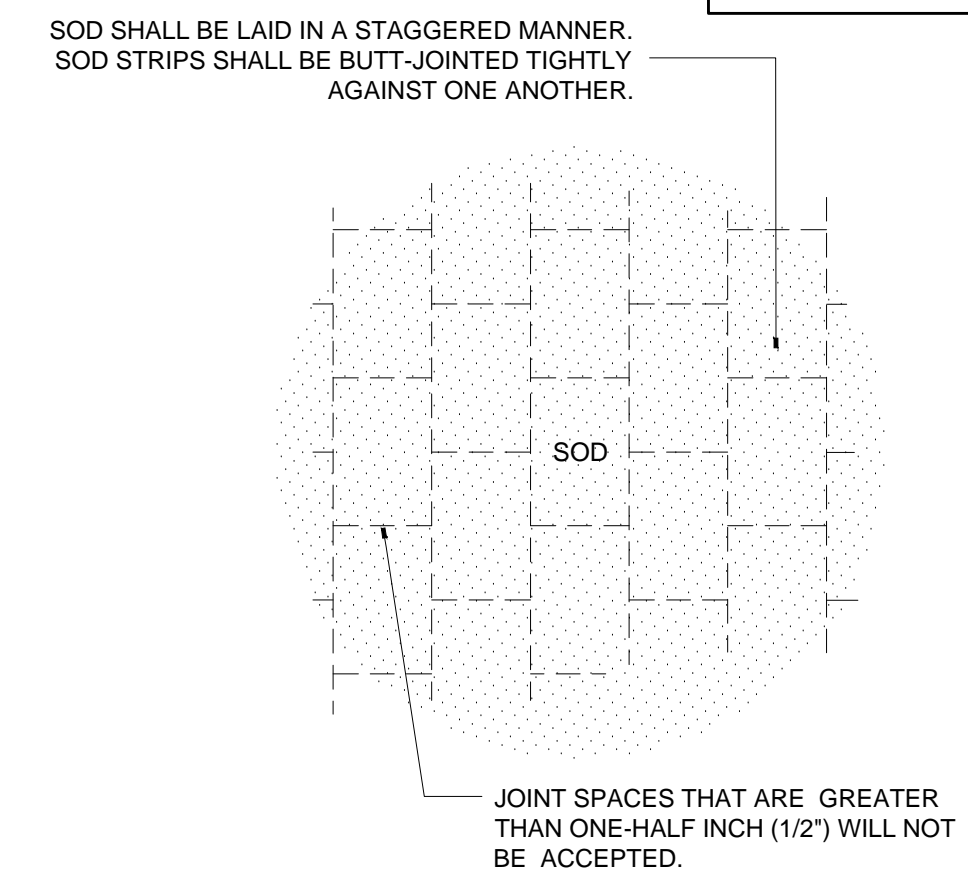
SHEET NO.





- PLANT SPACING NOTES:**
1. SPACING DIAGRAM REFERS TO ALL PLANTING UNLESS NOTED OTHERWISE
 2. L= SPACING AS CALLED FOR IN PLANTING PLAN AND PLANT LIST

- SOD LAYOUT AND INSTALLATION NOTES:**
1. WHERE SOD IS PROPOSED ADJACENT TO CURB, SIDEWALKS, FURNITURE PADS OR PAVEMENT, FINISH GRADE SHALL BE 3" LOWER PRIOR TO INSTALLATION OF SAID SOD.



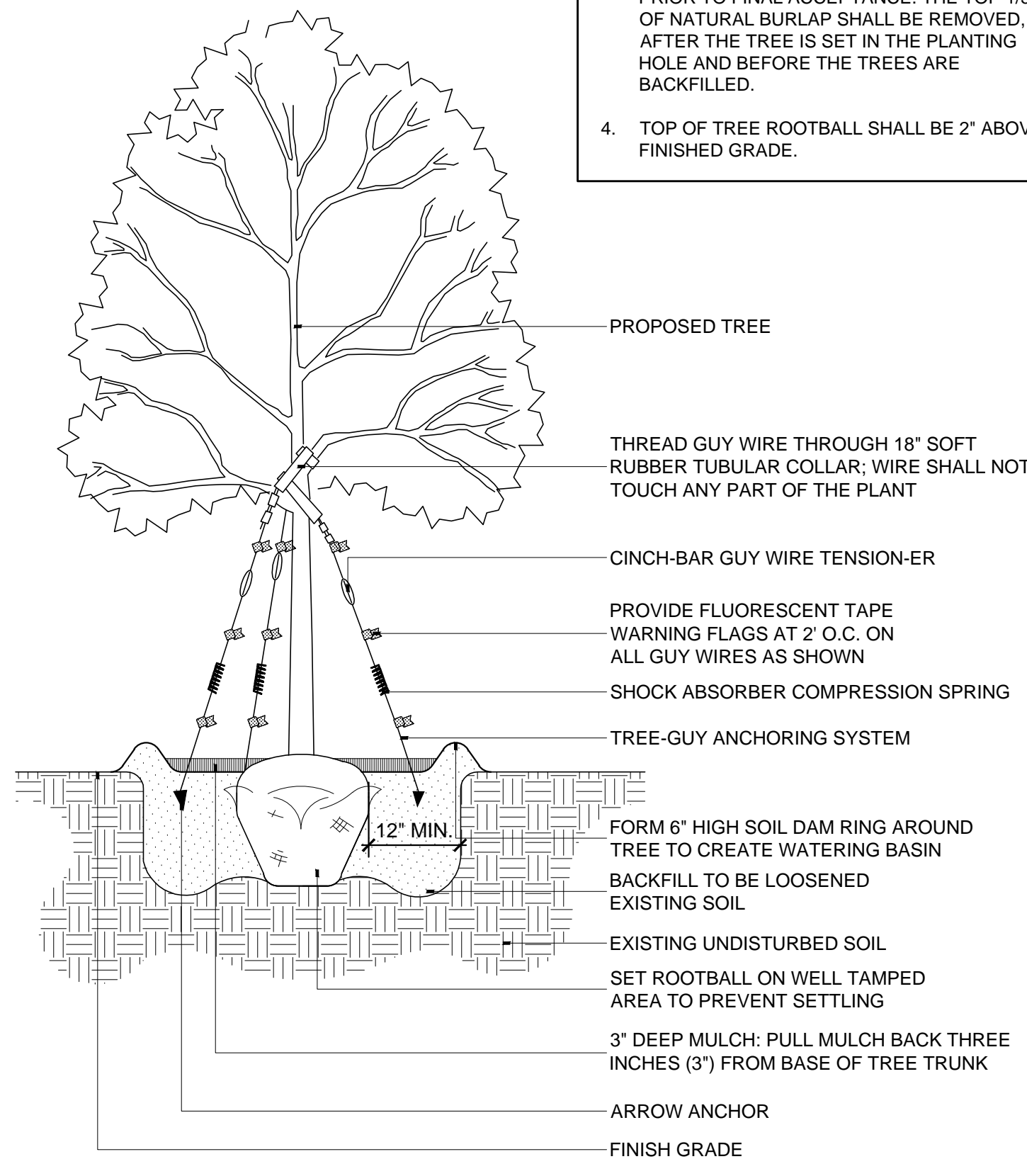
5 SHRUB AND GROUND COVER LAYOUT DETAIL
SCALE: N.T.S

6 SOD LAYOUT AND INSTALLATION DETAIL
SCALE: N.T.S

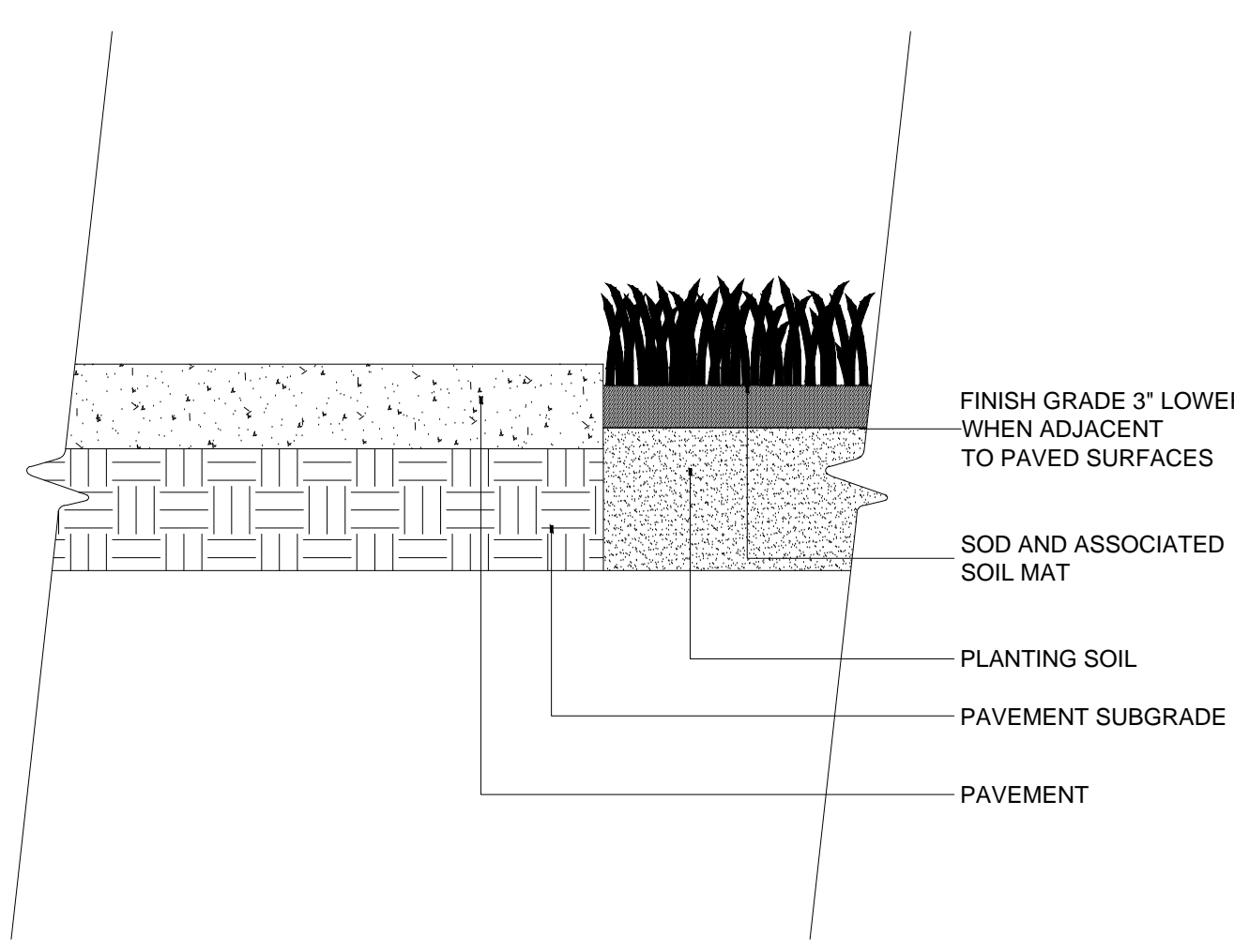
1. A 100% FULL COVERAGE SYSTEM SHALL BE PROVIDED FOR ALL PROPOSED LANDSCAPE.
2. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAXIMIZE WATER CONSERVATION AND SHALL CONFORM TO CHAPTER 74, ARTICLE 3, SUBDIVISION 2, SECTION 74-295 THROUGH SECTION 74-300 AND CHAPTER 108, ARTICLE VI, DIVISION 4, SECTION 108-515 OF THE CITY OF KEY WEST, FLORIDA CODE OF ORDINANCES.

7 IRRIGATION NOTES
SCALE: N/A

- TREE INSTALLATION NOTES:**
1. ALL PLANTING AREAS AND PLANTING PITS SHALL BE TESTED FOR SUFFICIENT PERCOLATION (AT A RATE OF 1" OF STANDING WATER IN 10 MINUTES) PRIOR TO INSTALLATION OF PLANT MATERIAL TO ENSURE SUFFICIENT DRAINAGE.
 2. PLANT BEDS IN PARKING LOTS AND IN AREAS COMPACTED BY EQUIPMENT AND MACHINERY SHALL BE LOOSENEED SO THAT THE SPECIFIED DRAINAGE/PERCOLATION RATE IS ACHIEVED.
 3. ALL SYNTHETIC BURLAP, STRING, CORDS OR WIRE BASKETS SHALL BE REMOVED BEFORE TREES ARE PLANTED, WITHOUT BREAKING THE SOIL BALL. ALL SYNTHETIC TAPE SHALL BE REMOVED FROM BRANCHES AND TRUNKS PRIOR TO FINAL ACCEPTANCE. THE TOP 1/3 OF NATURAL BURLAP SHALL BE REMOVED, AFTER THE TREE IS SET IN THE PLANTING HOLE AND BEFORE THE TREES ARE BACKFILLED.
 4. TOP OF TREE ROOTBALL SHALL BE 2" ABOVE FINISHED GRADE.

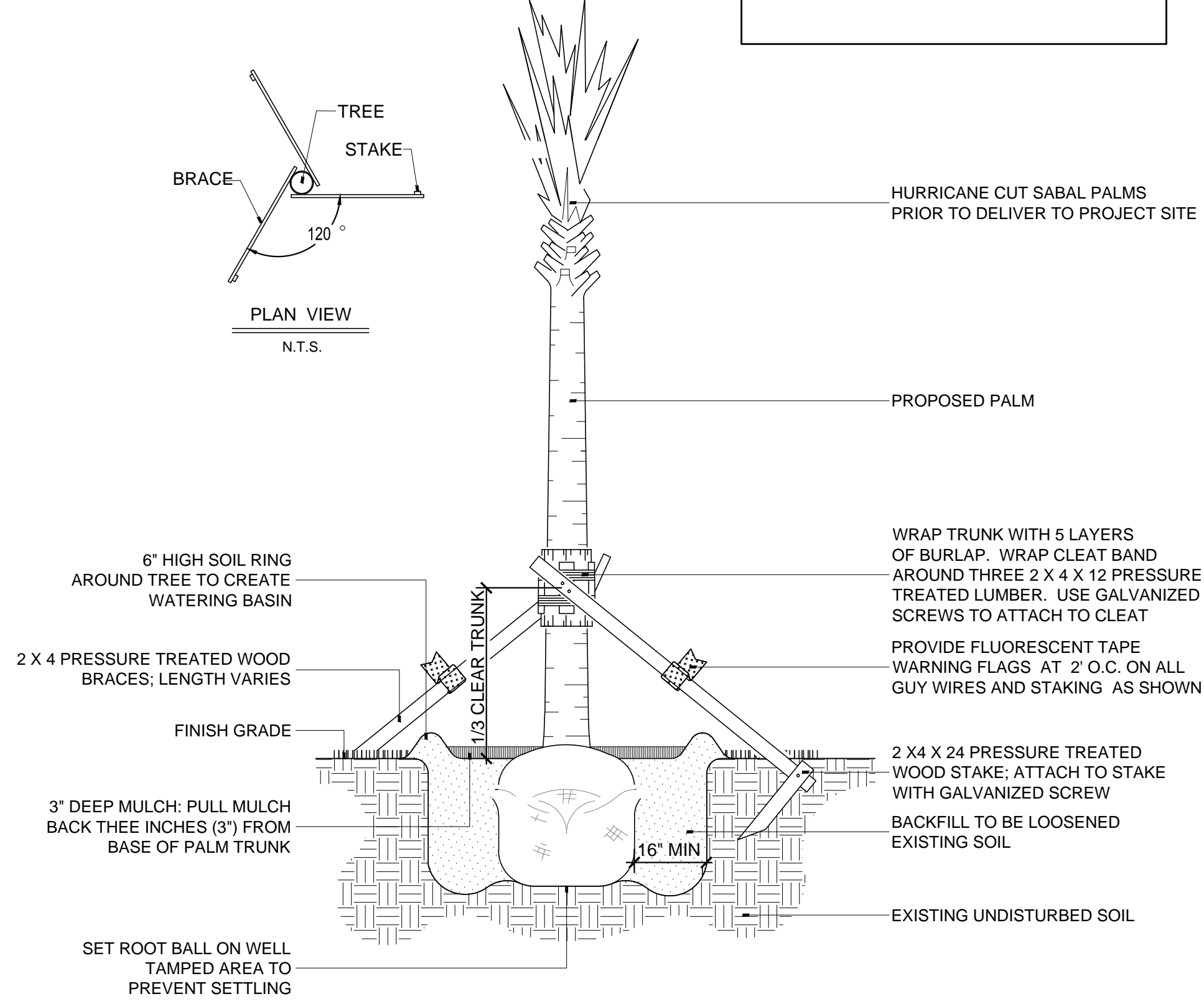


3 TREE PLANTING DETAIL
SCALE: N.T.S



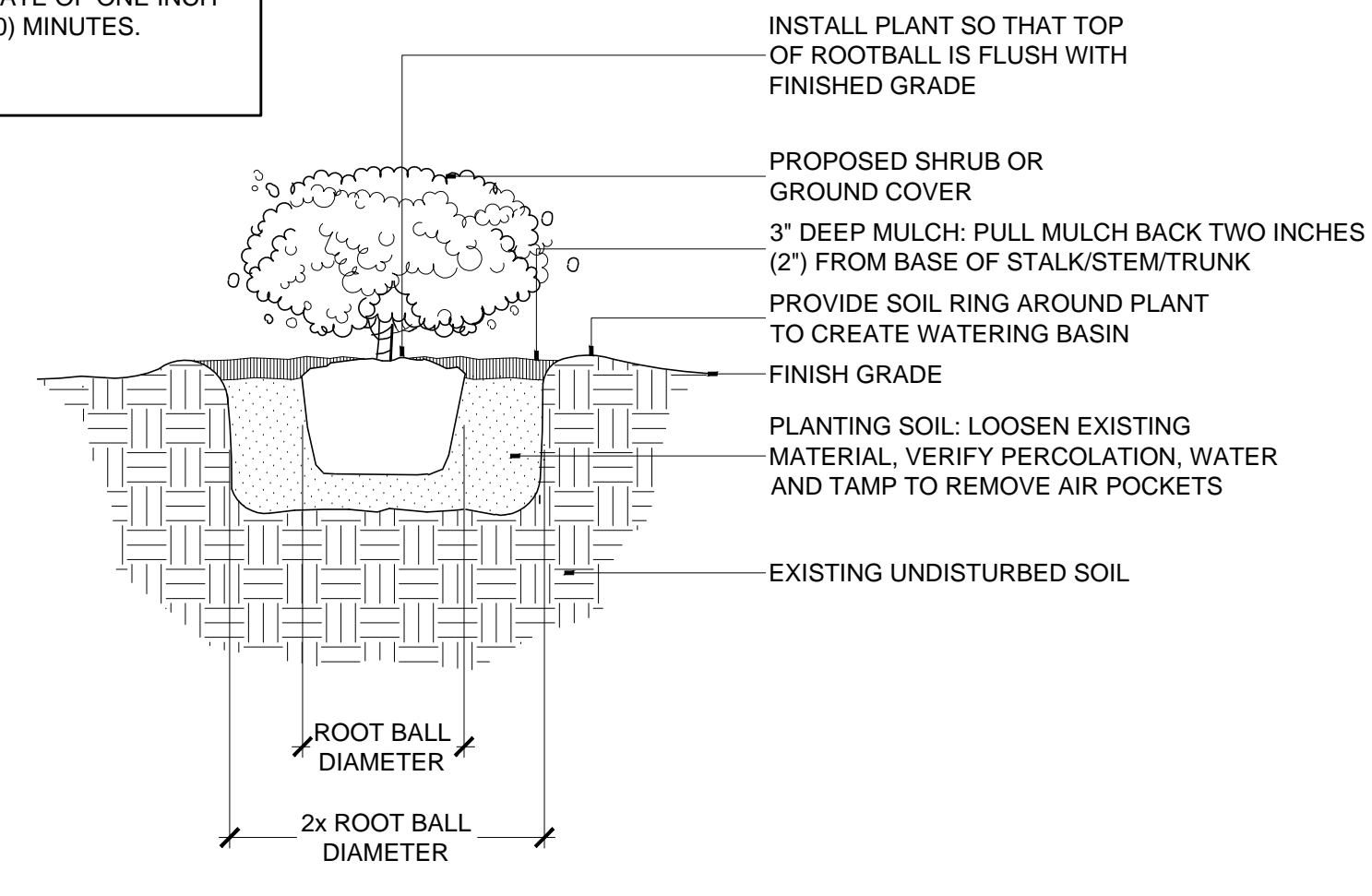
4 SOD INSTALLATION DETAIL
SCALE: N.T.S

- PALM INSTALLATION NOTES:**
1. CABBAGE PALMS TO HAVE HURRICANE CUT.
 2. ALL PALMS ARE TO BE PLANTED WITH THE ROOT-BALL 1"-2" ABOVE FINISHED GRADE.
 3. ALL PLANTING AREAS AND PLANTING PITS SHALL BE TESTED FOR SUFFICIENT PERCOLATION (AT A RATE OF 1" OF STANDING WATER IN 10 MINUTES) PRIOR TO INSTALLATION OF PLANT MATERIAL TO ENSURE SUFFICIENT DRAINAGE.
 4. PLANT BEDS COMPACTED BY EQUIPMENT AND MACHINERY SHALL BE LOOSENEED SO THAT THE SPECIFIED DRAINAGE/PERCOLATION RATE IS ACHIEVED.
 5. TOP OF ROOTBALL SHALL BE 2" ABOVE FINISH GRADE.



1 SABAL PALM PLANTING DETAIL
SCALE: N.T.S

- DRAINAGE NOTE:**
1. PRIOR TO INSTALLATION OF PLANTS, CONTRACTOR TO VERIFY PLANTING PITS HAVE A PERCOLATION RATE OF ONE INCH (1") OF WATER IN TEN (10) MINUTES.



2 SHRUB AND GROUND COVER PLANTING DETAIL
SCALE: N.T.S

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., April 17, 2014 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:

Landscape Waiver – Truman Waterfront Park Master Plan (RE# 00001630-001000, AK# 9038855 and RE# 00001630-001100, AK# 9038866) – A request to waive the landscape requirements of Section 108-414, interior area tree requirements for parking lots, for property located in the HPS-1, HMDR, and HNC-2 zoning districts per section 108 – 517 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.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.