

# Historic Architectural Review Commission

## Staff Report Item 3

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<b>Meeting Date:</b>	July 15, 2014
<b>Applicant:</b>	City of Key West/Elizabeth Newland, Landscape Architect
<b>Application Number:</b>	H14-01-0834
<b>Address:</b>	Lazy Way
<b>Description of Work:</b>	Landscape improvements including street furniture.
<b>Site Facts:</b>	Lazy Way is not a historic street. The path evolved as a sea side connector between William and Elizabeth Streets. A new hotel is under construction and the developer and the City wants to make improvements to a specific portion of the right-of-way.
<b>Guidelines Cited in Review:</b>	Parking areas, Landscaping and Open space environment (page 43), specifically guidelines 4 and 8.

### Staff Analysis

The Certificate of Appropriateness proposes hardscape improvements and street furniture for a portion of Lazy Way. The plans do not include changes on the configuration or width of the right-of-way; the existing contour of the picturesque way will remain intact.

The plan depicts a new bicycle and scooters parking area that will be paved with concrete bricks. The plans include metal bollards, trash receptacles and bicycle racks, which are similar in design as other street furniture previously approved by the Commission in projects like the parking lot on Angela Street, where the Fire Station is under construction. The Tree Commission approved the landscape design on their meeting held in June 10, 2014. Also the Key West Bight Management District Board approved the Landscape Plan on May 14, 2014.

### **Consistency with Guidelines**

1. The proposed hardscape for a portion of Lazy Way will be compatible with the character of the existing neighborhood.
2. The creation of bicycle and scooters parking spaces will be the first of its kind in the area and will discourage the use of cars for visitors that will stroll in the Bight and surrounding areas.
3. The proposed hardscape will be a positive improvement on a very important waterfront site.

The design, as proposed, meets the guidelines regarding open spaces. Although Lazy Way is not a historic path it has become one of the most attractive waterfront commercial areas within the historic district. The proposed improvements will positively enhance the area and will bring more pedestrian quality much needed in the area.

# Application



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

APPLICATION # 05-30-2014 010931

OWNER'S NAME: CITY OF KEY WEST DATE: 5-30-14

OWNER'S ADDRESS: 3140 FLAGLER AVE PHONE #: 305 896 4244

APPLICANT'S NAME: ELIZABETH NEWLAND PHONE #: 305 481 6301

APPLICANT'S ADDRESS: P.O. Box 140908 CORAL GABLES, FL 33114

ADDRESS OF CONSTRUCTION: LAZY WAY BETWEEN WILLIAM & ELIZABETH # OF UNITS: 0

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

**DETAILED DESCRIPTION OF WORK:**

LANDSCAPE IMPROVEMENTS AND BOLLARDS,  
TRASH RECEPTACLE, BIKE RACK.

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

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

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

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

Date: 5-30-14  
 Applicant's Signature: [Signature] 6.19.14

**Required Submittals**

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

**Staff Use Only**

Date: \_\_\_\_\_  
 Staff Approval: \_\_\_\_\_  
 Fee Due: \$ \_\_\_\_\_

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*Non-historic road.*

*Guidelines for open space environment (pages)*

\_\_\_\_\_  
\_\_\_\_\_

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

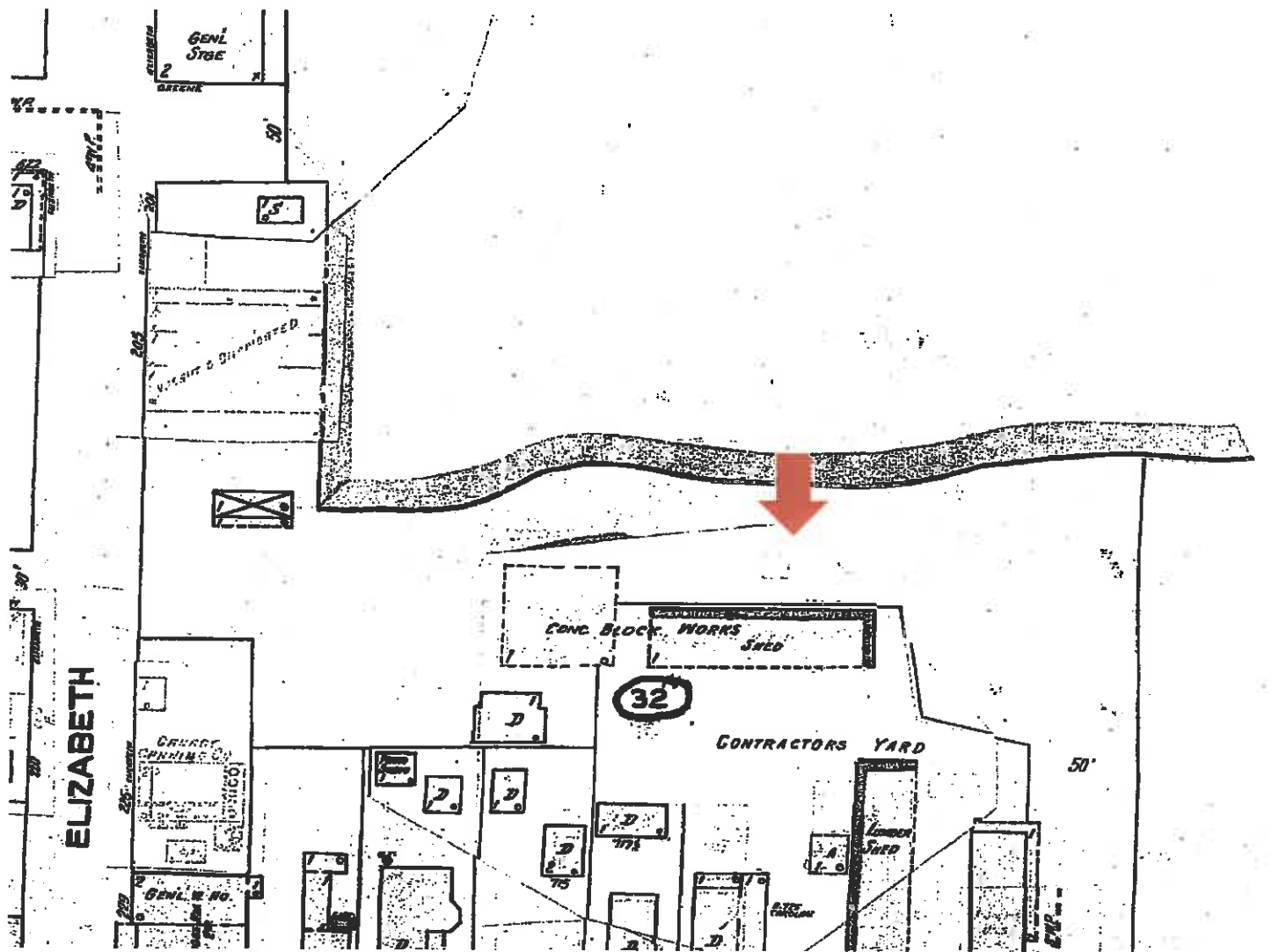
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Date: \_\_\_\_\_

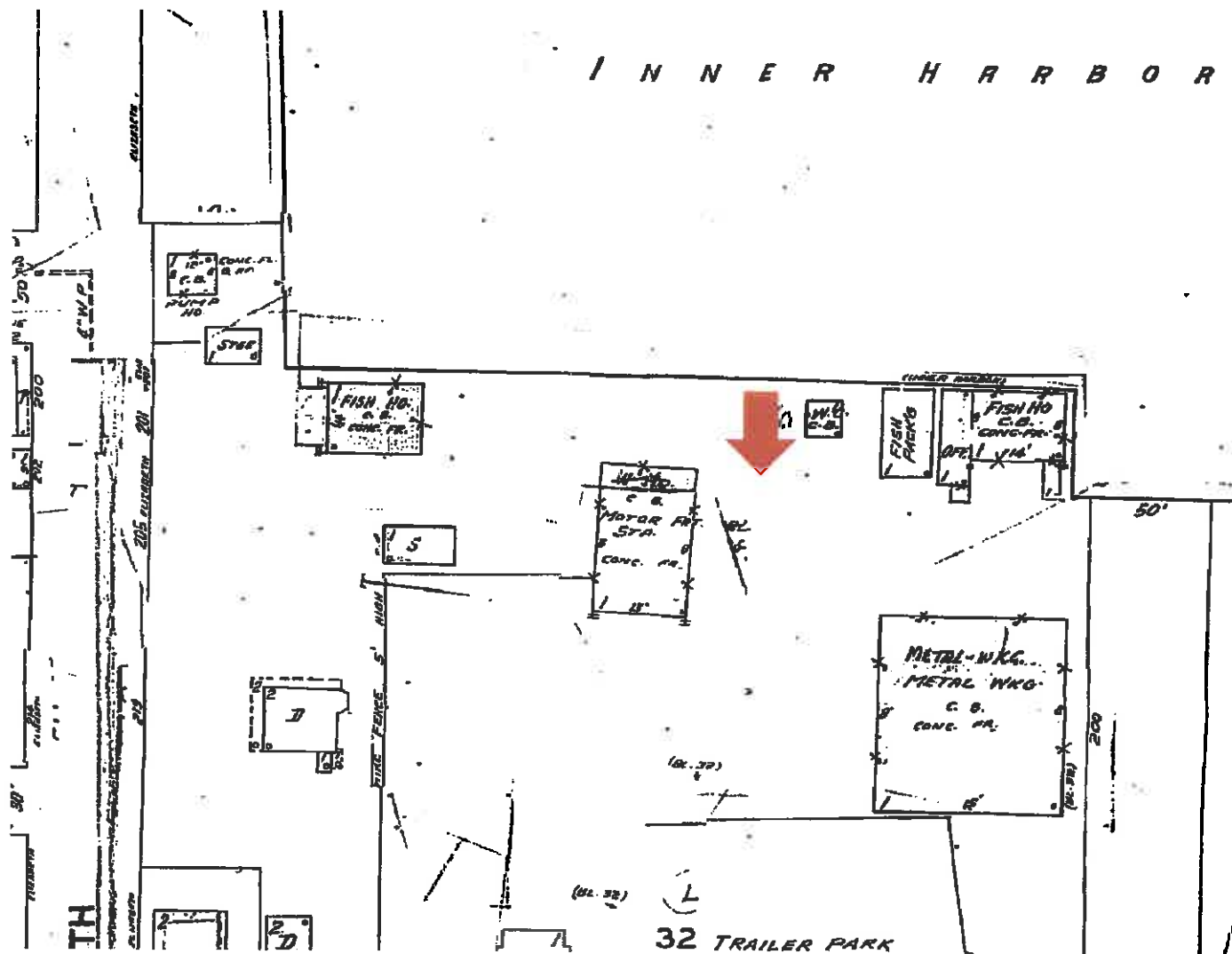
Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# Sanborn Maps



Lazy Way Sanborn Map 1948



Lazy Way Sanborn Map 1962



# **Project Photos**



**Key West Bight 1996. Photo by Ty Symroski**



























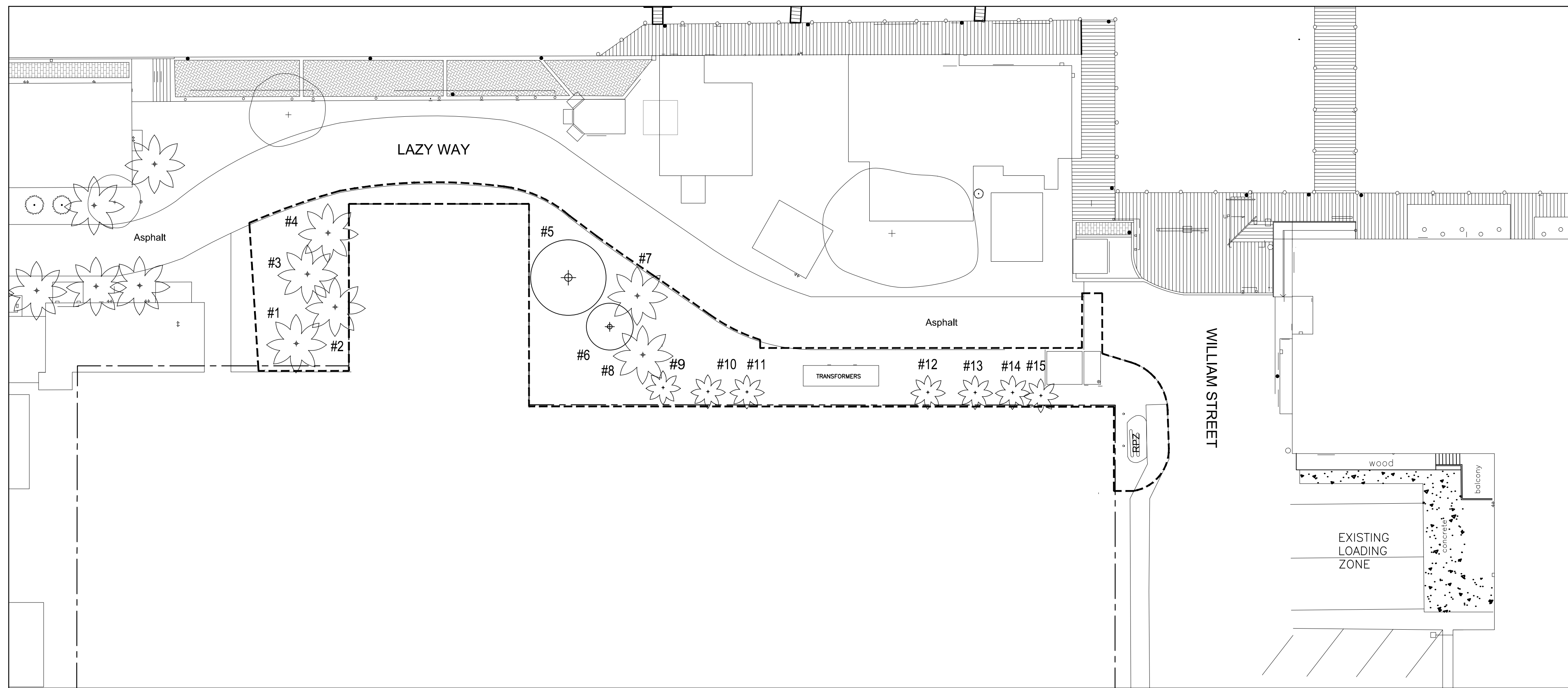






# **Proposed design**





1 TREE DISPOSITION PLAN  
SCALE: 1" = 20'-0"

20 0 20  
SCALE: 1" = 20'-0"

BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY.

EXISTING TREE & PALM DISPOSITION SCHEDULE							
NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS
1	Cocos nucifera	Coconut	35'-40'	20'	8"-10"	Good	Remain
2	Cocos nucifera	Coconut	35'-40'	20'	8"-10"	Good	Remain
3	Cocos nucifera	Coconut	35'-40'	20'	8"-10"	Good	Remain
4	Cocos nucifera	Coconut	35'-40'	20'	8"-10"	Good	Remain
5	Lysiloma latisiliquum	Lysiloma	30'-35'	20'	16"	Poor	Remove
6	Cordia sebestena	Orange Geiger	15'-20'	12'-15'	4 1/2"	Fair	Remain
7	Cocos nucifera	Coconut	20'-25'	20'	8"-10"	Good	Remain
8	Cocos nucifera	Coconut	20'-25'	20'	8"-10"	Good	Remain
9	Sabal palmetto	Sabal Palm	20'-25'	10'	8"-12"	Good	Remain
10	Sabal palmetto	Sabal Palm	20'-25'	10'	8"-12"	Good	Remain
11	Sabal palmetto	Sabal Palm	20'-25'	10'	8"-12"	Good	Remain
12	Sabal palmetto	Sabal Palm	20'-25'	10'	8"-12"	Good	Remain
13	Sabal palmetto	Sabal Palm	20'-25'	10'	8"-12"	Good	Remain
14	Sabal palmetto	Sabal Palm	20'-25'	10'	8"-12"	Good	Remain
15	Sabal palmetto	Sabal Palm	20'-25'	10'	8"-12"	Good	Remain

NOTE: Height, Spread, Caliper and location of vegetation is approximate.

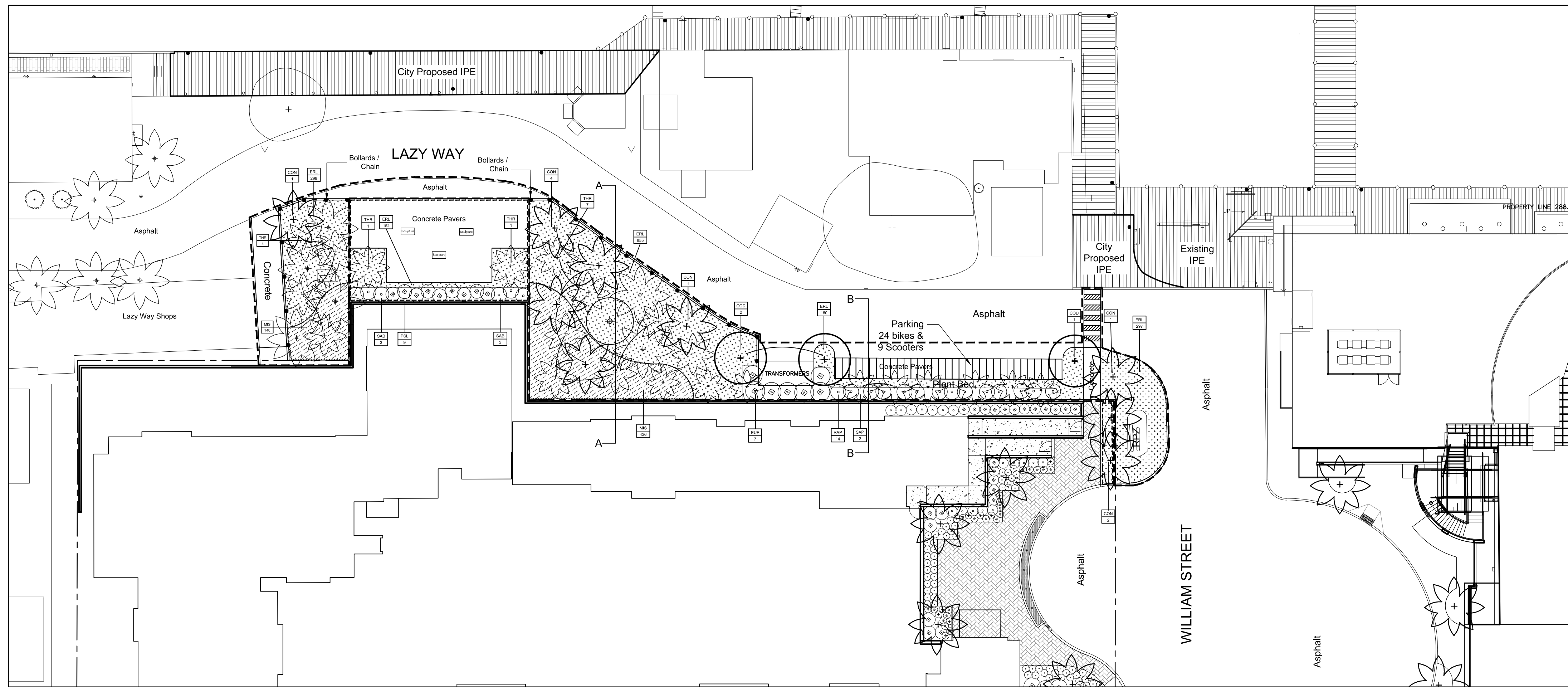
3 TREE DISPOSITION LIST  
SCALE: N.T.S.

CITY OF KEY WEST PLANT LIST										
KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
<b>TREES</b>										
COO	3	Coccoloba diversifolia	Pigeon Plum	Yes	5'-6"	12'-14'	6'-8'	200 Gal	As Shown	6' CT
<b>PALMS</b>										
CON	7	Cocos nucifera 'Green Malayan'	Green Malayan Coconut	No	12'-14"	28'-32'	18'-20'	B&B	As Shown	Slight Bend
SAP	2	Sabal palmetto	Palmetto	Yes	8'-12"	20'	NA	B&B	As Shown	No Boots
THR	11	Thrinax radiata	Palmetto	Yes	6'-8"	8'-10'	6'-8'	B&B	As Shown	Single
<b>LARGE SHRUBS</b>										
EUF	7	Eugenia foetida	Spanish Stopper	Yes	2'-3"	6'-8"	3'-4'	45 Gal	As Shown	
RAP	14	Rapanea pun data	Mrsine	Yes	2'-3"	6'-8"	3'-4'	45 Gal	As Shown	
<b>GROUND COVER</b>										
ERL	1610	Emodia littoralis	Beach Creeper	Yes	NA	10'-12"	12'-14"	1 Gal	18" OC	
MS	584	Microsorium scolopendrium	Wart Fern	No	NA	10'-12"	12'-14"	1 Gal	18" OC	

4 HARBORSIDE LLC PLANT LIST

KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
<b>PALMS</b>										
CON	2	Cocos nucifera 'Green Malayan'	Green Malayan Coconut	No	12'-14"	28'-32'	18'-20'	B&B	As Shown	Slight Bend
THR	2	Thrinax radiata	Palmetto	Yes	6'-8"	8'-12'	6'-8'	B&B	As Shown	Triple
<b>SHRUBS</b>										
PSI	9	Psychotria ligustrifolia	Spanish Stopper	Yes	NA	18'-24"	18'-24"	7 Gal	As Shown	Shrub Type
SAB	6	Savia bahamensis	Maiden Bush	Yes	NA	18'-24"	18'-24"	7 Gal	As Shown	Shrub Type
ERL	152	Emodia littoralis	Green Island Ficus	NO	NA	12'-18"	12'-18"	1 Gal	18" OC	Shrub Type

4 PLANT LISTS  
SCALE: N.T.S.



2 LANDSCAPE PLAN  
SCALE: 1" = 20'-0"

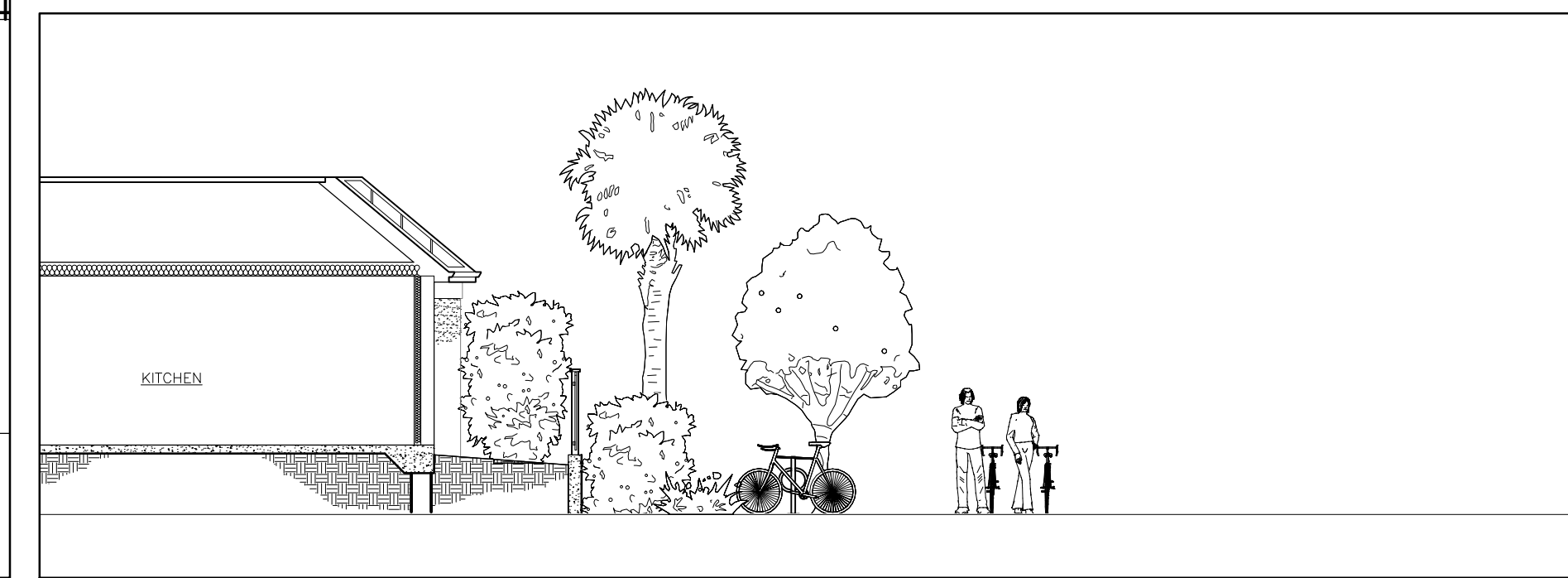
20 0 20  
SCALE: 1" = 20'-0"

BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY.

LEGEND:  
- - - - - LIMIT OF CONSTRUCTION CITY OF KEY WEST  
- - - - - LIMIT OF CONSTRUCTION HARBORSIDE LLC.



5 SECTION A  
SCALE: 1/8" = 1'-0"



6 SECTION B  
SCALE: 1/8" = 1'-0"

PLANS PREPARED FOR HARBORSIDE LLC.

Seal:

Consultants:

Revisions:

Title:

Sheet Number:



Job Name: XXXXXXXXXX

Catalog Number:  
FLA42/U/CED/BBT

Notes: BOLLARD CHAIN EYE DOUBLE

Type:

DOUBLE EYE CHAIN

LDI14-14987



**FLA42** (formerly AB-3242)  
Lighted & Unlighted Flagler AK Bollard

rev 04/17/2008 | CB

Project Information

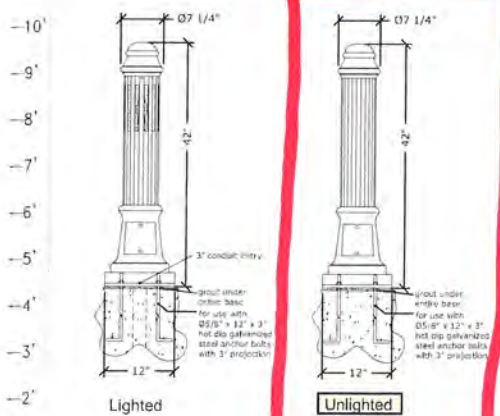
Name / Location \_\_\_\_\_ / \_\_\_\_\_  
 Type / Quantity: \_\_\_\_\_ / \_\_\_\_\_  
 Sold to: \_\_\_\_\_  
 PO#: \_\_\_\_\_

Approvals

Perspective



Bollard Detail



Specifications

**Construction:**  
All cast aluminum parts shall be low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal.

**Electrical Assembly:**  
The electrical assembly shall be comprised of a high power factor ballast, designed to operate an HID lamp (by others) up to 70 watts and shall be integrally mounted to a removable aluminum tray with nonferrous brackets and fasteners. The lampholder shall be porcelain glazed and rated for 600V and 4KV pulse for medium based lamps. Electronic ballasts shall be supplied for all CFL sources and are an option for HID sources; consult factory for details.

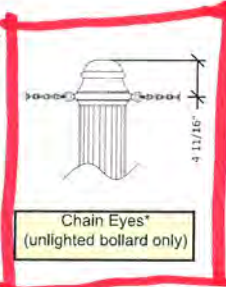
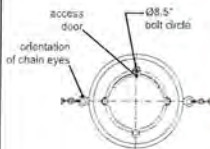
The bollard shall be NRTL listed and suitable for wet locations.

**Anchor Bolts:**  
5/8\"X12\"X3\" anchor bolts, double hex nuts and flat washers shall be hot dipped galvanized steel. A bolt circle template shall be provided.

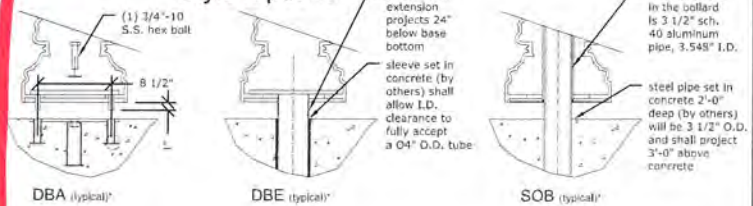
**Fasteners:**  
All fasteners shall be stainless steel. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, available at additional cost).

**Finish:**  
Finish shall be Beacote III polyester powdercoat electrostatically applied and thermocured. Bollards shall be subjected to iron-phosphate chemical pre-treatment prior to painting by immersion process.

Anchor Bolt Pattern



Style Options



Ordering Example:  
FLA42L / AC / MH70-120-D / BL / PEC / BB

**FLA42**

<p><b>Style</b></p> <input type="checkbox"/> Lighted <input checked="" type="checkbox"/> U Unlighted	<p><b>Source</b></p> <input type="checkbox"/> MH50 50w metal halide <input type="checkbox"/> MH70 70w metal halide <input type="checkbox"/> HPS50 50w high pressure sodium <input type="checkbox"/> HPS70 70w high pressure sodium <input type="checkbox"/> CF42 42w compact fluorescent <input type="checkbox"/> INC incandescent (150w max) <input type="checkbox"/> OTHER	<p><b>Socket</b></p> <input type="checkbox"/> D medium <input type="checkbox"/> G12 G12 bi-pin* <input type="checkbox"/> 4P 4-pin (compact fluorescent)	<p><b>Electrical Options</b></p> <input type="checkbox"/> PEC photocell* <input type="checkbox"/> FS fuse holder <input type="checkbox"/> EB electronic ballast <input type="checkbox"/> IQ IQ On Board	<p><b>Finish</b></p> <input checked="" type="checkbox"/> BB black <input type="checkbox"/> BZ bronze <input type="checkbox"/> BG green <input type="checkbox"/> BW white <input type="checkbox"/> BY gray <input type="checkbox"/> RAL RAL- <input type="checkbox"/> OTHER
<p><b>Lens Material</b></p> <input type="checkbox"/> A Acrylic <input type="checkbox"/> P Polycarbonate	<p><b>Voltage</b></p> <input type="checkbox"/> 120 120v <input type="checkbox"/> 208 208v <input type="checkbox"/> 240 240v <input type="checkbox"/> 277 277v <input type="checkbox"/> 347 347v* <input type="checkbox"/> 480 480v*	<p><b>Optical Options, Distribution</b></p> <input type="checkbox"/> BL bare lamp, type V	<p><b>Style Options</b></p> <input type="checkbox"/> CES chain eye, single** <input checked="" type="checkbox"/> CED chain eye, double** <input type="checkbox"/> DBA direct burial adaptor <input type="checkbox"/> DBE direct burial extension* <input type="checkbox"/> SOB slip over bollard***	<p>Consult factory for premium and verde finishes. Custom colors available.</p>

Notes:  
\* Consult Factory  
\*\* Specify Location  
\*\*\* Unlighted only, 3.5\"/>





LOST REEF  
ADVENTURES  
Full Service Dive Center

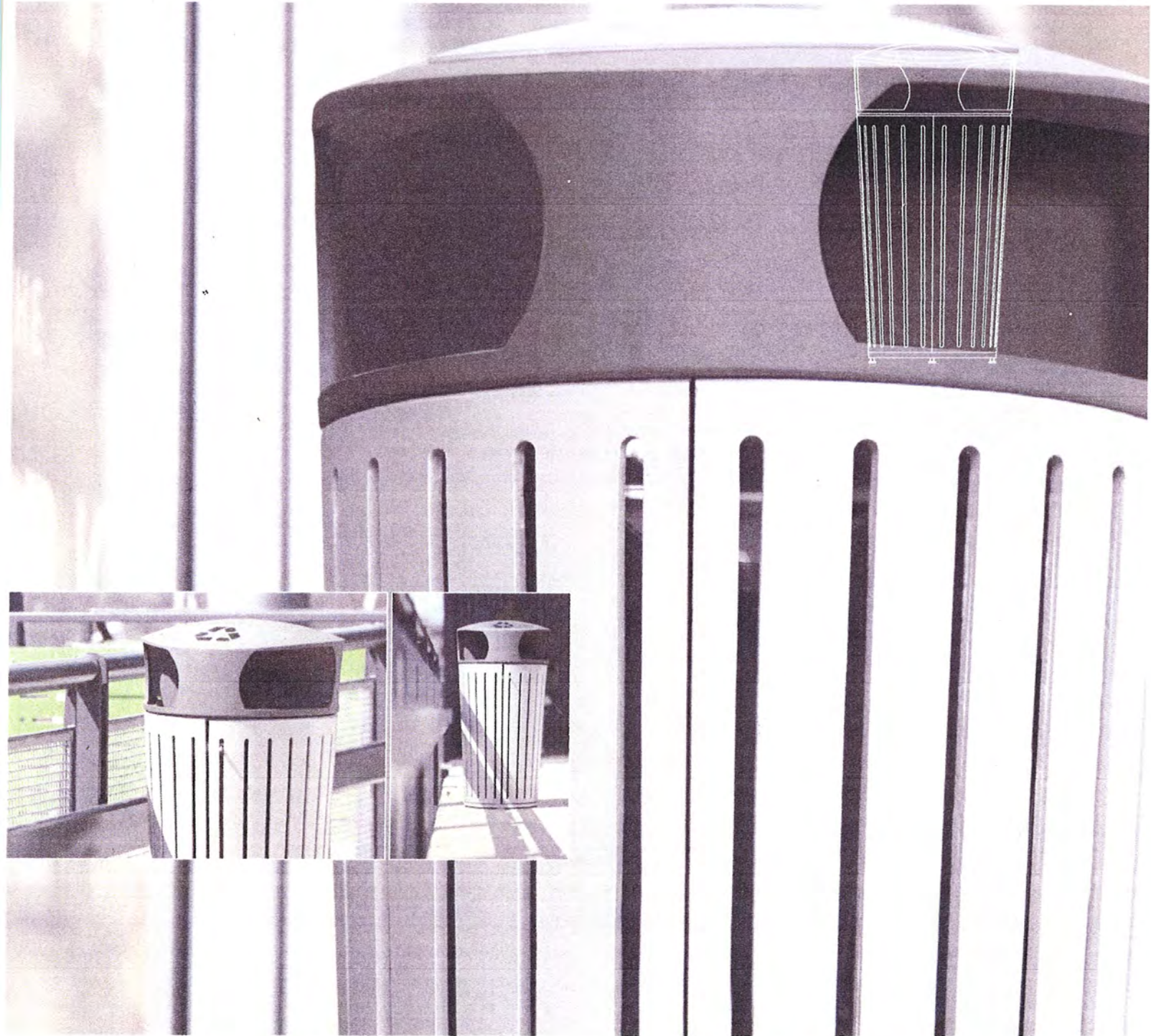
247-30





**DISPATCH™ LITTER & RECYCLING RECEPTACLE**

PRODUCT DATA



**FORMS+SURFACES®**





**TRIO™ BIKE RACK**

PRODUCT DATA



**FORMS+SURFACES®**







**Excerpts from Action Minutes for  
Key West Bight Management District Board  
Tree Commission**

**3** Mel Fisher Maritime Heritage Society Lease Renewal for the Turtle Cannery Building Museum

**A motion was made by Mr. Henson, seconded by Mr. Bowman, that the Action Items be Passed. The motion carried by the following vote:**

**Yes:** 7 - Mr. Ashby, Mr. Bowman, Mr. Henson, Mr. Lane, Ms. Ovide, Mr. Probert, and Chairman Knowles

**4** Approving replacement of two utility vault covers in the amount of \$8,235.99.

**Sponsors:** City Manager Vitas

**A motion was made by Mr. Probert, seconded by Ms. Ovide, that the Action Items be Passed. The motion carried by the following vote:**

**Yes:** 7 - Mr. Ashby, Mr. Bowman, Mr. Henson, Mr. Lane, Ms. Ovide, Mr. Probert, and Chairman Knowles

**5** Approving the Landscape Plan for Lazy Way Lane.

**Sponsors:** City Manager Vitas

**A motion was made by Ms. Ovide, seconded by Mr. Probert, that the Action Items be Passed. The motion carried by the following vote:**

**Yes:** 7 - Mr. Ashby, Mr. Bowman, Mr. Henson, Mr. Lane, Ms. Ovide, Mr. Probert, and Chairman Knowles

**6** Approving an expenditure of \$12,189.59 to gravel the 908 Caroline Street Tenant Parking Lot.

**A motion was made by Mr. Probert, seconded by Mr. Ashby, that the Action Items be Passed. The motion carried by the following vote:**

**Yes:** 7 - Mr. Ashby, Mr. Bowman, Mr. Henson, Mr. Lane, Ms. Ovide, Mr. Probert, and Chairman Knowles

**7** Recommending the Official Branding Name of the property that will be used for the future signage, logo, website and marketing as "Key West Historic Seaport".

**Sponsors:** Key West Bight Management District Board

**A motion was made by Ms. Ovide, seconded by Mr. Bowman, that the Action Items be Passed. The motion carried by the following vote:**

**Yes:** 7 - Mr. Ashby, Mr. Bowman, Mr. Henson, Mr. Lane, Ms. Ovide, Mr. Probert, and Chairman Knowles

**8** Approving an expenditure of \$10,102.00 to create, host and maintain a website for the Key West Bight Marina.

**A motion was made by Mr. Bowman, seconded by Mr. Probert, that the Action Items be Passed. The motion carried by the following vote:**

**Attachments:**    1720 Von Phster Street

A Motion was made by Ms. Robin Robinson, seconded by Ms. Sue Sullivan, that the Action Item be Approved to remove 1-Gumbo Limbo and replace with 9" caliper inches, FL#1, native dicot, or fruit trees to be planted on site. The motion carried by unanimous voice vote. No Public input.

13

**1502 Petronia Street/T14-6913/Sheila and James McGrath****Represented by:** Just Keys Trees, Inc**Remove:** 2-Pigeon Plum**Attachments:**    1502 Petronia Street

Due to the applicant not being present, a motion was made by Ms. Robin Robinson, seconded by Mr. Neil S. Mellies II, that the Action Items be Postponed. The motion passed by an unanimous vote.

14

**1521, 1523, 1525 Bertha Street & 1512 Dennis****Street/T14-6914/A. H. of Monroe County, Inc****Represented by:** Rick Milelli**Landscape Plan:** Conceptual Landscape Plan with Tree Removal**Attachments:**    1521, 1523, 1525 Bertha Street -1512 Dennis Street

A motion was made by Ms. Sue Sullivan, seconded by Mr. Neil S. Mellies II, that the Conceptual Landscape Plan be Approved. The motion passed by an unanimous vote.

15

**Lazy Way Lane/T14-6915/City of Key West-J P Castro****Represented by:** Elizabeth Newland**Remove/Landscape Plan:** 1-Wild Tamarind and Landscape Plan Approval**Attachments:**    Lazy Way Lane

A Motion was made by Ms. Robin Robinson, seconded by Mr. Neil Mellies II, that the Action Item be Approved to remove 1-Wild Tamarind and Landscape Plan Approval and replace with 11" caliper inches, FL#1, native dicot, or fruit trees to be planted on site. The motion carried by unanimous voice vote. No Public input.

16

**716-718 South Street/T14-6916/South Street Hospitality, LLC****Represented by:** Elizabeth Newland**Landscape Plan:** Conceptual Landscape Plan with Tree Removal**Attachments:**    716-718 South Street

A Motion was made by Ms. Robin Robinson, seconded by Ms. Sue Sullivan, that the Action Item for the Conceptual Landscape Plan with Tree Removal be Approved. The motion carried by unanimous voice vote. No Public input.

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 15, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## LANDSCAPE IMPROVEMENTS INCLUDING STREET FURNITURE.

### FOR- LAZY WAY

Applicant- City of Key West/ Elizabeth Newland      Application # H14-01-0931

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

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