



COFFEE BUTLER AMPHITHEATER

Key West, Florida

June 4, 2024 v4

COFFEE BUTLER AMPHITHEATER ENHANCEMENT OPPORTUNITIES

Final Master Plan for City Commission Review + Feedback

City of Key West | Key West, Florida

ML+H Project No.
23.31.0

LES THOMAS
ARCHITECT

 **Marquis Latimer + Halback**
LANDSCAPE ARCHITECTURE · PLANNING
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Introduction + Overview

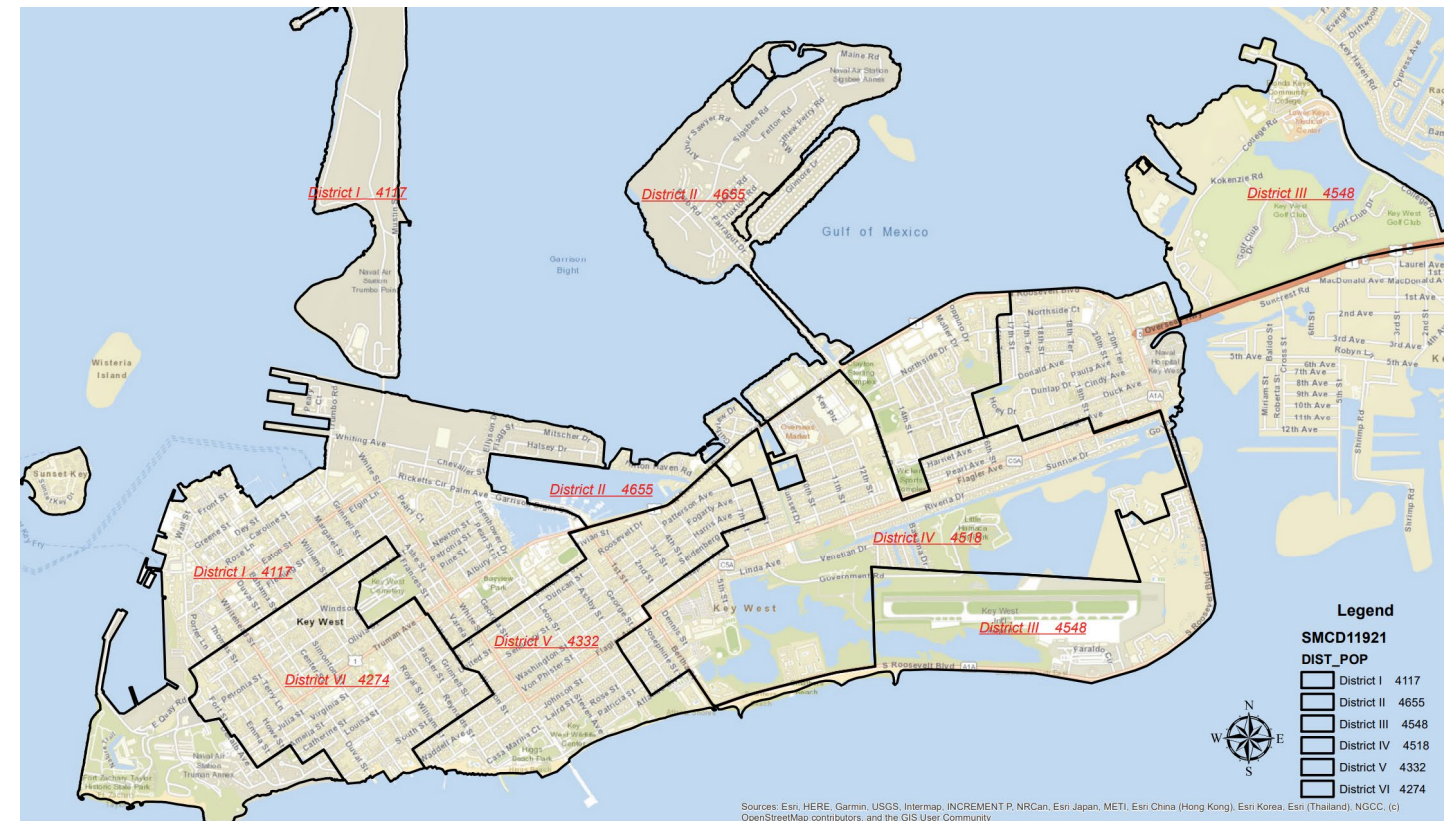


COFFEE BUTLER AMPHITHEATER

Key West, Florida

INITIAL INPUT FROM COMMISSION

MAYOR TERI JOHNSON
COMMISSIONER JIMMY WEEKLEY
COMMISSIONER SAMUEL KAUFMAN
COMMISSIONER BILLY WARDLOW
COMMISSIONER LISSETTE CAREY
COMMISSIONER MARY LOU HOOVER
COMMISSIONER CLAYTON LOPEZ



WHAT SHOULD THE STORY BE?

Represent a community that loves music.

“Be the best version of you.”

‘Coffee Butler Amphitheater’ is called that for a reason...celebrate the local.

RAM’S HEAD (MANAGEMENT COMPANY)

Some of what we heard...

Shade is beneficial

Sunset is an asset

Better **amenities** for guests needed (restrooms + concessions)

Better **back of house** for artists needed (dressing rooms, restrooms, truck parking)

Mixture of **national, regional, and community acts**

Being a **good neighbor** is important (sound)



COFFEE BUTLER AMPHITHEATER ENHANCEMENT OPPORTUNITIES

CONCEPTUAL DESIGN

City of Key West | Key West, Florida

ML+H Project No. 23.31.0

Commission Initial Input (December 2023) 06.04.2024

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AMPHITHEATER
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Google Earth



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Current View / Sound Alignment

06.04.2024

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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 33941



PROJECT NAME:
TRUMAN WATERFRONT PARK AMPHITHEATER
 PROJECT LOCATION/ADDRESS:
 TRUMAN WATERFRONT PARK

SUB-CONSULTANT INFORMATION:
PERE ENGINEERING & DEVELOPMENT, INC.

Certificate of Authorization No. 8579
 1010 Kennedy Drive
 Suite 201
 Key West, Florida 33040
 (305) 293-8440
 Fax (305) 296-0243

PROFESSIONAL SEAL:

ALLEN E. PEREZ, P.E.
 FLORIDA 51468

SUBMITTAL DESCRIPTION / MILESTONE:

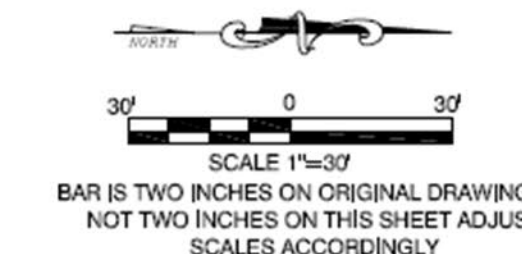
PERMIT - CONSTRUCTION SET
MARCH 3, 2017

REVISIONS:
 A 11-15-16 ADDENDA No. 1
 A 3-3-17 PERMIT/CONST. SET

DRAWING SHEET INFORMATION
 BA PROJECT NO.: 15019
 SCALE: 1" = 30'
 DATE:
 DRAWN BY: KJO
 CHECKED BY: RPH

DRAWING TITLE:
SITE PLAN

SHEET NO.
C-02



Note 30' Naval setback

we can use this area

GENERAL NOTES

1. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS AND ADVISE THE ENGINEER OF ANY CONFLICTS OF REPRESENTATION BETWEEN DRAWINGS AND/OR SPECIFICATIONS PRIOR TO COMMENCING WITH CONSTRUCTION.
2. THE CONTRACTOR SHALL FIELD-VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING ANY WORK UNDER THIS CONTRACT AND NOTIFY THE ENGINEER IN WRITING OF ANY DIFFERENCES BEFORE COMMENCING WITH ANY CONSTRUCTION.
3. HORIZONTAL COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM. VERTICAL ELEVATIONS ARE BASED ON NGVD 1929 DATUM.
4. THE LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO OBTAIN ANY AVAILABLE RECORD DRAWINGS AND SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD. THE CONTRACTOR SHALL ANTICIPATE THAT SCANNING AND EXCAVATION USING LIGHT EQUIPMENT AND HAND METHODS WILL BE NECESSARY IN AREAS NEAR EXISTING UTILITIES AND STRUCTURES TO AVOID DAMAGING THESE FACILITIES. THE CONTRACTOR SHALL CONTACT BELL SOUTH, THE LOCAL TELEPHONE COMPANY AND COMCAST, THE LOCAL CABLE TV PROVIDER TO VERIFY THE LOCATION OF BURIED TELEPHONE AND CABLE TV UTILITIES, NONE HAVE BEEN INDICATED ON THE DRAWINGS. CALL 1-800-432-4770 BEFORE DIGGING OR TRENCHING OPERATIONS BEGIN. CONTRACTOR SHALL ALSO CONTACT KEYS ENERGY TO LOCATE SECONDARY ELECTRIC LINES.
5. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD PRIOR TO INSTALLING ANY NEW WORK THAT CROSSES OR CONNECTS TO EXISTING UTILITY SYSTEMS. LOCATIONS OF NEW UTILITIES SHALL BE ADJUSTED IN A MANNER APPROVED BY THE ENGINEER TO AVOID CONFLICTS, DAMAGES TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
6. ALL EXCAVATION, TRENCHING, SHEETING, SHORING AND BRACING SHALL BE INSTALLED AS REQUIRED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING OSHA (29 CFR 1926).
7. ALL ITEMS INDICATED TO BE REMOVED OR DEMOLISHED SHALL BE REVIEWED WITH THE OWNER TO DETERMINE IF THE ITEM IS TO BE PROPERTY OF THE CONTRACTOR. ALL ITEMS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, UNLESS OTHERWISE NOTED. NO SALVAGE VALUE IS EXPRESSED OR IMPLIED BY THESE CONTRACT DOCUMENTS FOR ANY ITEMS TO BE REMOVED OR DEMOLISHED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF THE CONTRACTOR'S EQUIPMENT, MATERIALS, AND PERSONNEL, AND SHALL PROVIDE ADEQUATE BARRIERS TO PREVENT RISK TO OTHERS FROM THE CONTRACTOR'S ACTIVITIES.
9. WHERE ACTUAL DIMENSIONS AND SIZES ARE PROVIDED IN THE DRAWINGS, THEY SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
10. THE CONTRACTOR SHALL SEQUENCE HIS OPERATIONS SUCH THAT ORANGE MESH SAFETY FENCING IS PROVIDED ALONG ALL AREAS BEING TRENCHED AND NO TRENCH IS LEFT OPEN AT THE END OF THE WORK DAY.
11. NO CONNECTIONS FOR THE PURPOSE OF OBTAINING WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE TO ANY FIRE HYDRANT OR BLOW-OFF STRUCTURE WITH OUT FIRST OBTAINING A CONSTRUCTION METER FROM THE FLORIDA KEYS AQUEDUCT AUTHORITY.
12. IF UNSATISFACTORY MATERIAL FOR ADEQUATE BEARING IS ENCOUNTERED AT THE NORMAL SUBGRADE, THE UNSATISFACTORY MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE FOUNDATION STABILIZATION MATERIAL AS SPECIFIED. REMOVE SOILS AND OTHER MATERIALS THAT ARE NOT SUITABLE MATERIALS FOR TRENCH BOTTOM TO SIX INCHES UNDER PIPE, MINIMUM.

 REMOVE WET, YIELDING, OR MUCKY SOILS. REMOVE THE FOLLOWING SOILS:
 a. TYPE CH AND TYPE MH CLASS IV SOILS.
 b. ALL CLASS V SOILS.

 REMOVE ORGANIC MATERIAL INCLUDING ROOTS, MULCH, OR OTHER VEGETABLE MATTER, WHICH IN THE OPINION OF THE ENGINEER, WILL RESULT IN UNSATISFACTORY FOUNDATION CONDITIONS.

 REMOVE SOILS CONTAINING COBBLES, BOULDERS OR STONES LARGER THAN ONE AND ONE-HALF INCHES (1-1/2") IN DIAMETER.

 REMOVE LEDGE ROCK AND HARDPAN. REMOVE ROCK AND HARDPAN TO PROVIDE BEDDING WIDTH 24 INCHES WIDER THAN PIPE.

 REMOVE SOILS CONTAINING RUBBISH, TRASH, OR OTHER FOREIGN MATERIALS.
13. IN GENERAL, EXISTING STRUCTURES AND UTILITIES ARE NOTED AS EXISTING AND/OR SHOWN IN LIGHT LINE WEIGHT. NEW CONSTRUCTION IS SHOWN IN HEAVY LINE WEIGHT.
14. ALL FIELD LAYOUT AND SURVEYING FOR CONSTRUCTION OF THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR AT HIS EXPENSE, UNDER THE DIRECTION OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.

ENVIRONMENTAL LAND USE CONTROLS NOTE:
 PRIOR TO ANY AND ALL CONSTRUCTION ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING IF LOCATION OF CONSTRUCTION ACTIVITIES ARE SUBJECT TO ENVIRONMENTAL LAND USE CONTROLS (LUC). ANY AND ALL ENCOUNTERED CONTAMINATED SOIL AND OR GROUNDWATER SHALL BE HANDLED PER THE "SOIL AND GROUND WATER MANAGEMENT PLAN", DATED FEBRUARY 13, 2015 INCLUDED IN THE PROJECT MANUAL. CONTRACTOR SHALL VERIFY THAT LUC CONSTRUCTION PERMIT HAS BEEN FILED AND APPROVED FOR THIS WORK.



COFFEE BUTLER AMPHITHEATER ENHANCEMENT OPPORTUNITIES

CONCEPTUAL DESIGN

City of Key West | Key West, Florida
 ML+H Project No. 23.31.0

Notes on Current Plan (December 2023) 06.04.2024

COFFEE BUTLER AMPHITHEATER
 Key West, Florida

LES THOMAS ARCHITECT

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entry



lack of reveal



needs backdrop



sunset viewing



views to the stage...opportunities to make this iconically Key West

Day of Willie Nelson Concert, February 2024
Site visit photo by Gabe Pellicer



COFFEE BUTLER AMPHITHEATER ENHANCEMENT OPPORTUNITIES
CONCEPTUAL DESIGN
City of Key West | Key West, Florida
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Site Visit + Guest Experience Notes

06.04.2024

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AMPHITHEATER
Key West, Florida

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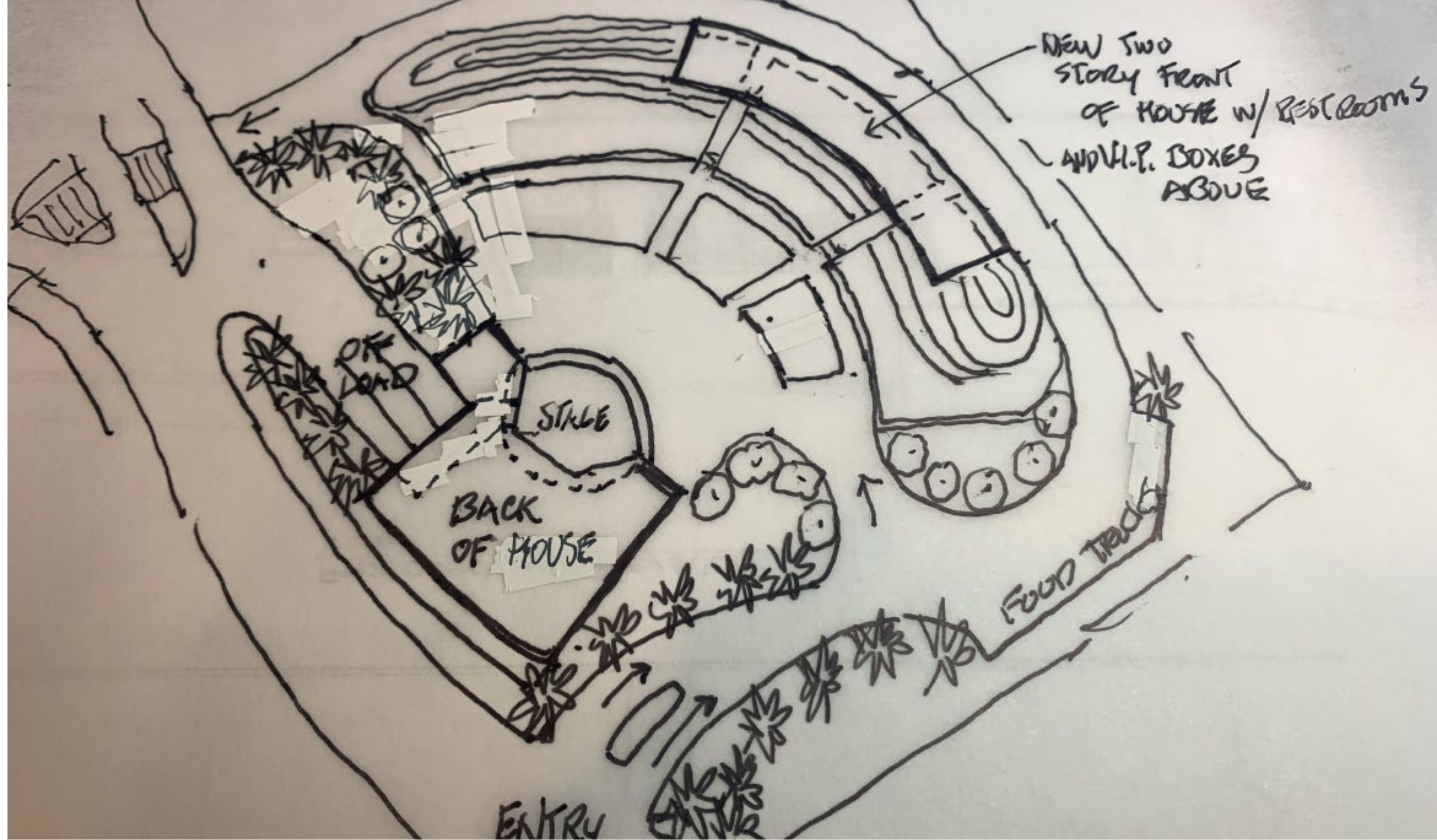
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Design Process + Final Master Plan

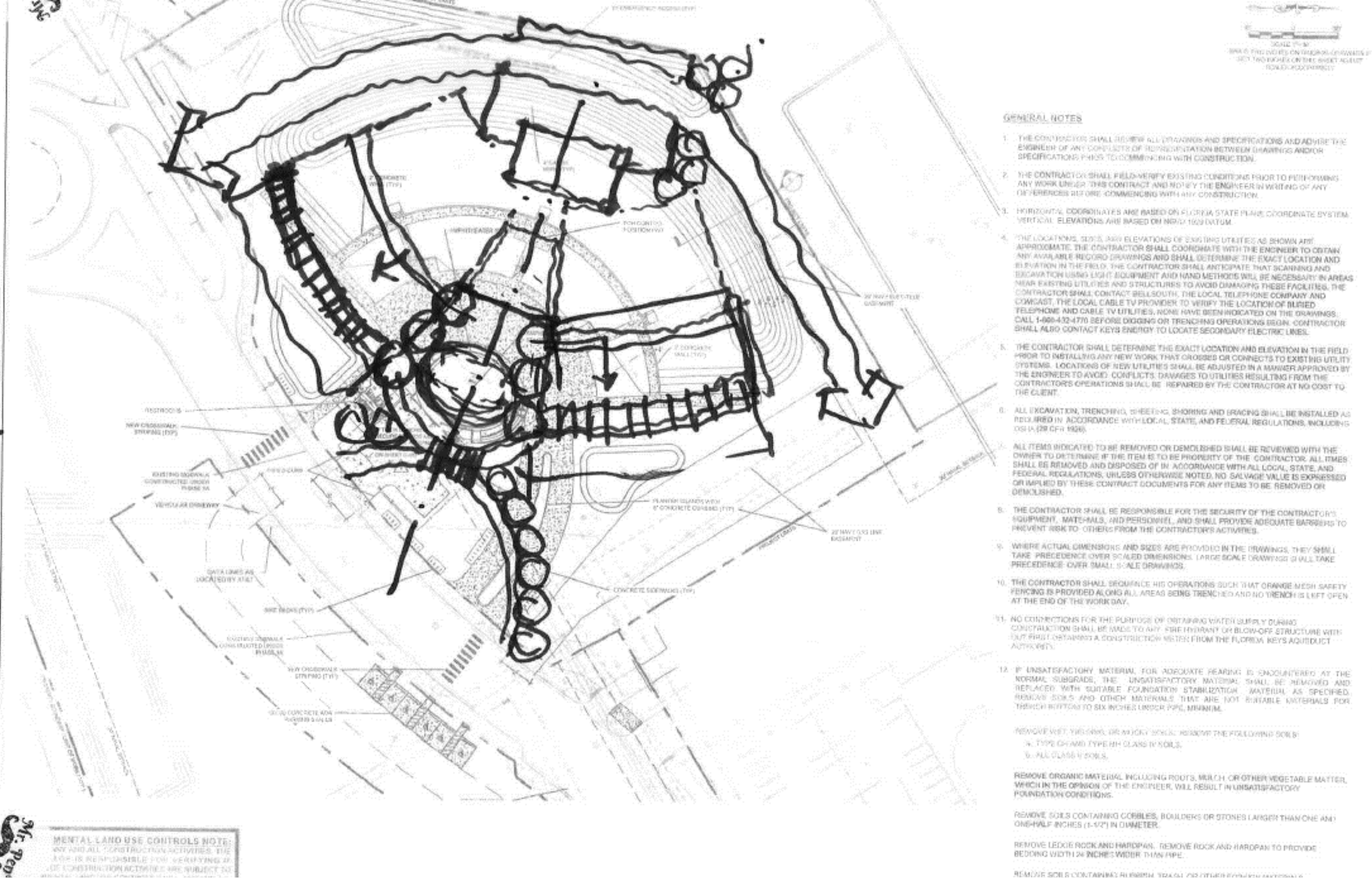


COFFEE BUTLER AMPHITHEATER

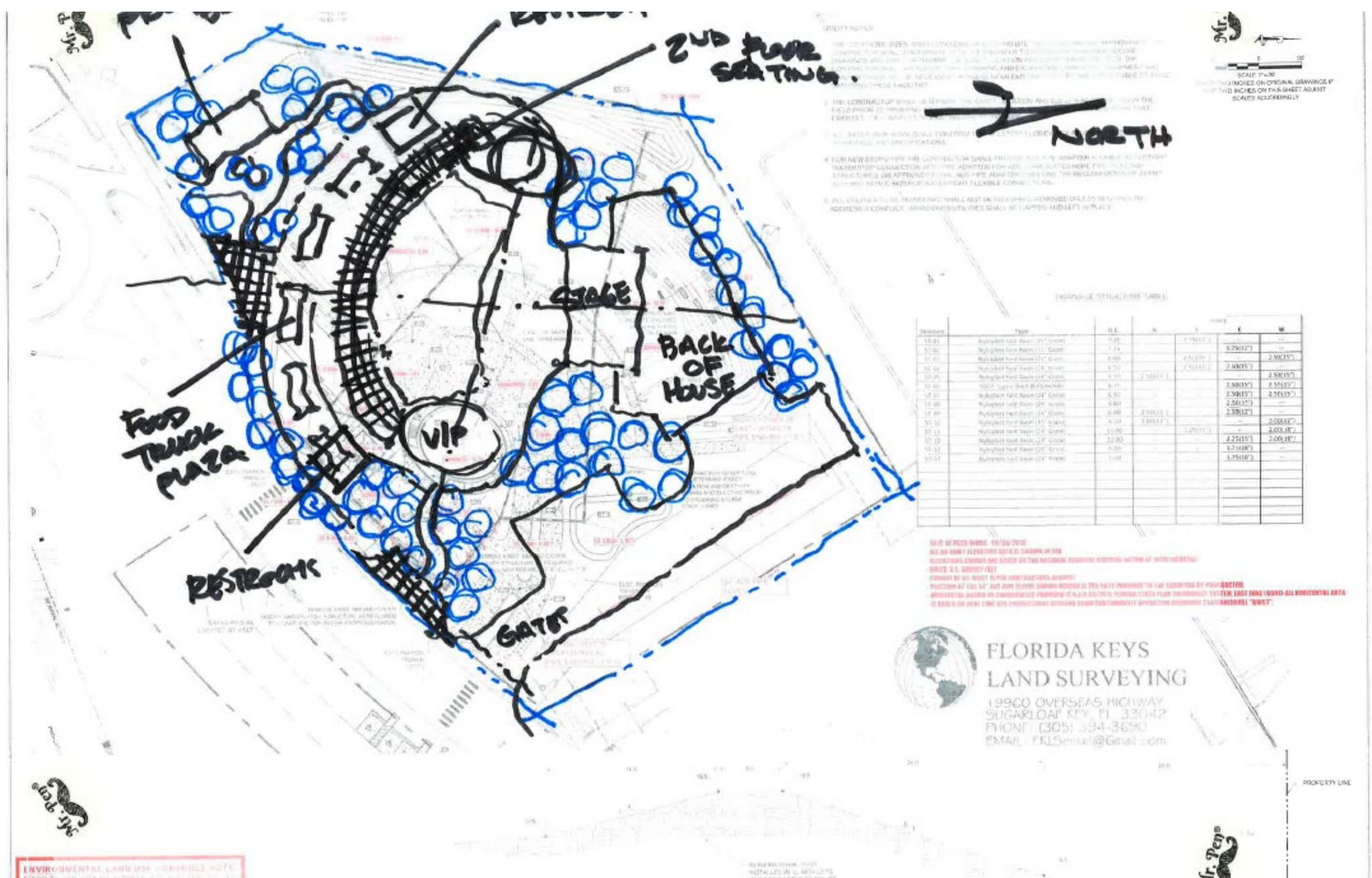
Key West, Florida



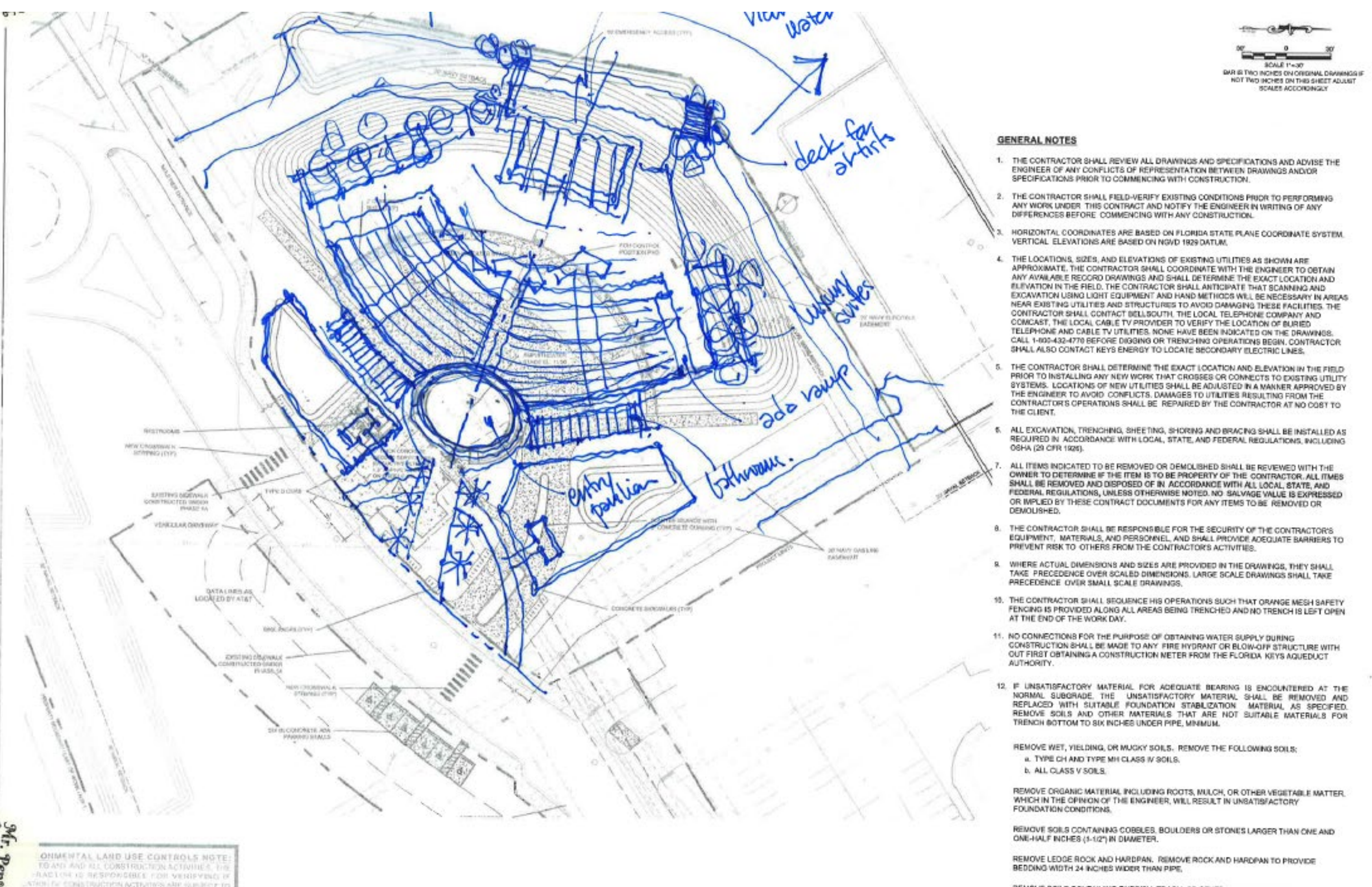
KEY WEST AMP — Team Kickoff
Sketch B | 11.21.23



KEY WEST AMP — Concept Sketch
Sketch C | 12.17.23



KEY WEST AMP — Team Kickoff
Sketch A | 11.21.23



COFFEE BUTLER AMPHITHEATER ENHANCEMENT OPPORTUNITIES

CONCEPTUAL DESIGN

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Initial Concept Sketches

06.04.2024

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Key West, Florida

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Concept A Summary

- Modify Existing Stage
- Add New Stage
- Add New Back of House
- Add New Front of House (VIP + Guest Services)
- Add New Raised Lawn Seating

Seating Summary: Approx. 4,510

- Lawn 4050 seats (-150 at stage; +200 on slope)
- Bleacher 360 seats (90 per section x 4 sections)
- VIP 100+/- people (12 suites x ~8 people per suite)

Concept B Summary

- Remove Existing Stage + Seating
- New Orientation
- Add New Stage
- Add New Back of House
- Add New Front of House (VIP + Guest Services)
- Add New Raised Lawn Seating

Seating Summary: Approx. 4,460

- Lawn 4000 seats
- Bleacher 360 seats (90 per section x 4 sections)
- VIP 100+/- people (12 suites x ~8 people per suite)



COFFEE BUTLER AMPHITHEATER ENHANCEMENT OPPORTUNITIES

CONCEPTUAL DESIGN

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Concept A and B

06.04.2024

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AMPHITHEATER
Key West, Florida

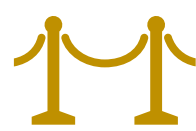



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Artist Bus Parking
(approx. 8-10 spaces)

Guest Access + Service Road (10')

VIP + Guest Services

-  **VIP Suites** (2nd Floor)
- Bleacher Seating** (Front, under roof)
- Restrooms** (1st Floor)
 
- Concessions** (1st Floor)


Back of House

- Truck + Trailer Parking**
- Artist's Outdoor Oasis**

Final Concept Summary

- Modify Existing Stage
- Add New Stage
- Add New Back of House
- Add New Front of House (VIP + Guest Services)
- Add New Raised Lawn Seating

Seating Summary: Approx. 4,510

- Lawn 4050 seats (-150 at stage; +200 on slope)
- Bleacher 360 seats (90 per section x 4 sections)
- VIP 100+/- people (12 suites x ~8 people per suite)

Main Entrance

Ticketing 





4 **Lawn Seating**
(slopes up for improved views of Gulf; retaining wall)

Main Amphitheater Patron Seating
(potentially with Covering)

Expanded Stage

5

VIP + Guest Services


- VIP Suites** (2nd Floor) 
- Bleacher Seating** (Front, under roof)
- Restrooms** (1st Floor)
 
- Concessions** (1st Floor)


Bleacher + VIP

3

Storage Zone
(screened with landscape)

Pre-Event Zone

- Food Truck Park** (with hook ups)

- The Front Porch Community Stage + Music History of Key West Exhibit**
(overlooking water feature)
Seating (as shown) 120+/-

2

1



COFFEE BUTLER AMPHITHEATER ENHANCEMENT OPPORTUNITIES

CONCEPTUAL DESIGN

City of Key West | Key West, Florida
ML+H Project No. 23.31.0

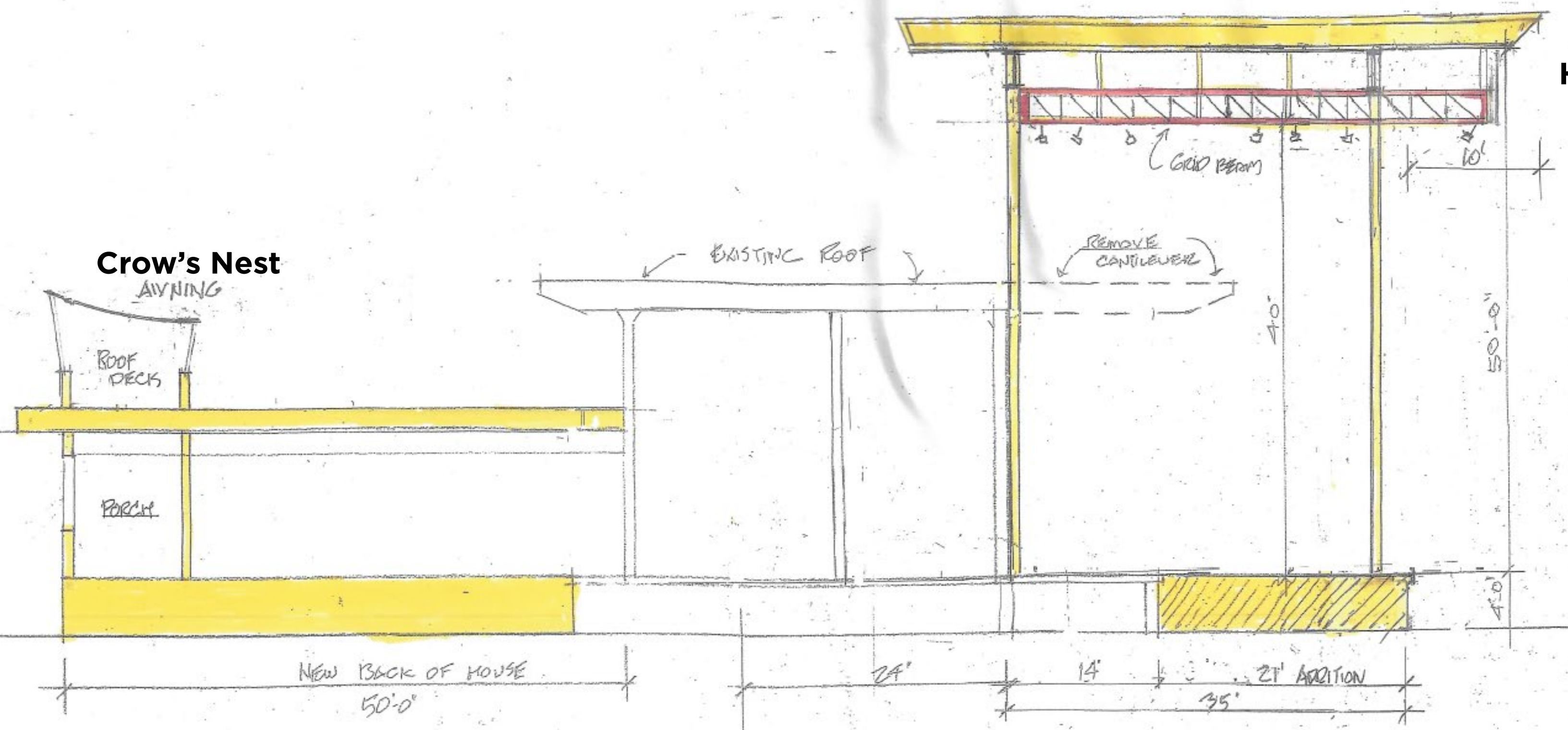
Final Master Plan

06.04.2024

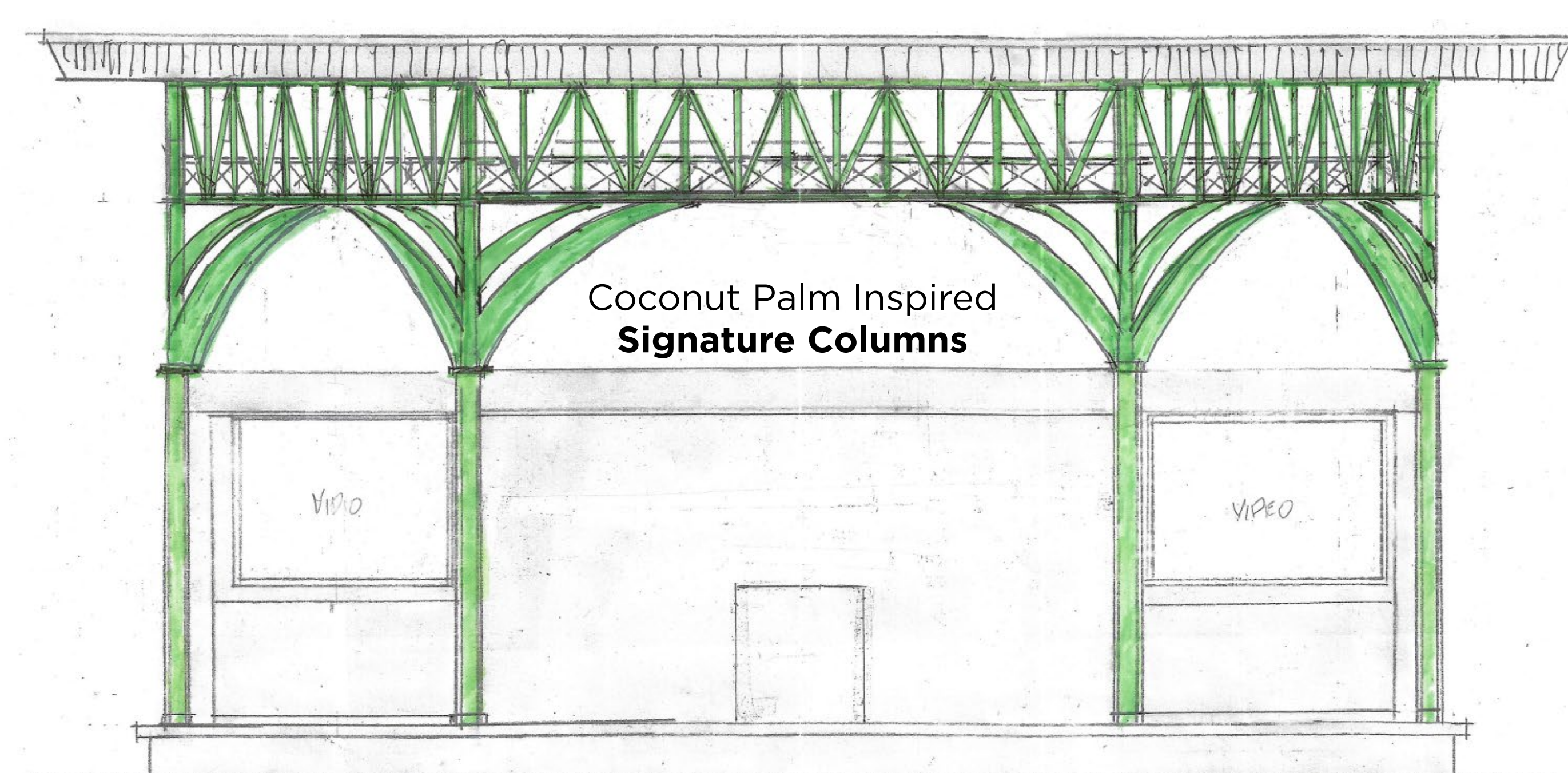
COFFEE BUTLER AMPHITHEATER
Key West, Florida

LES THOMAS ARCHITECT

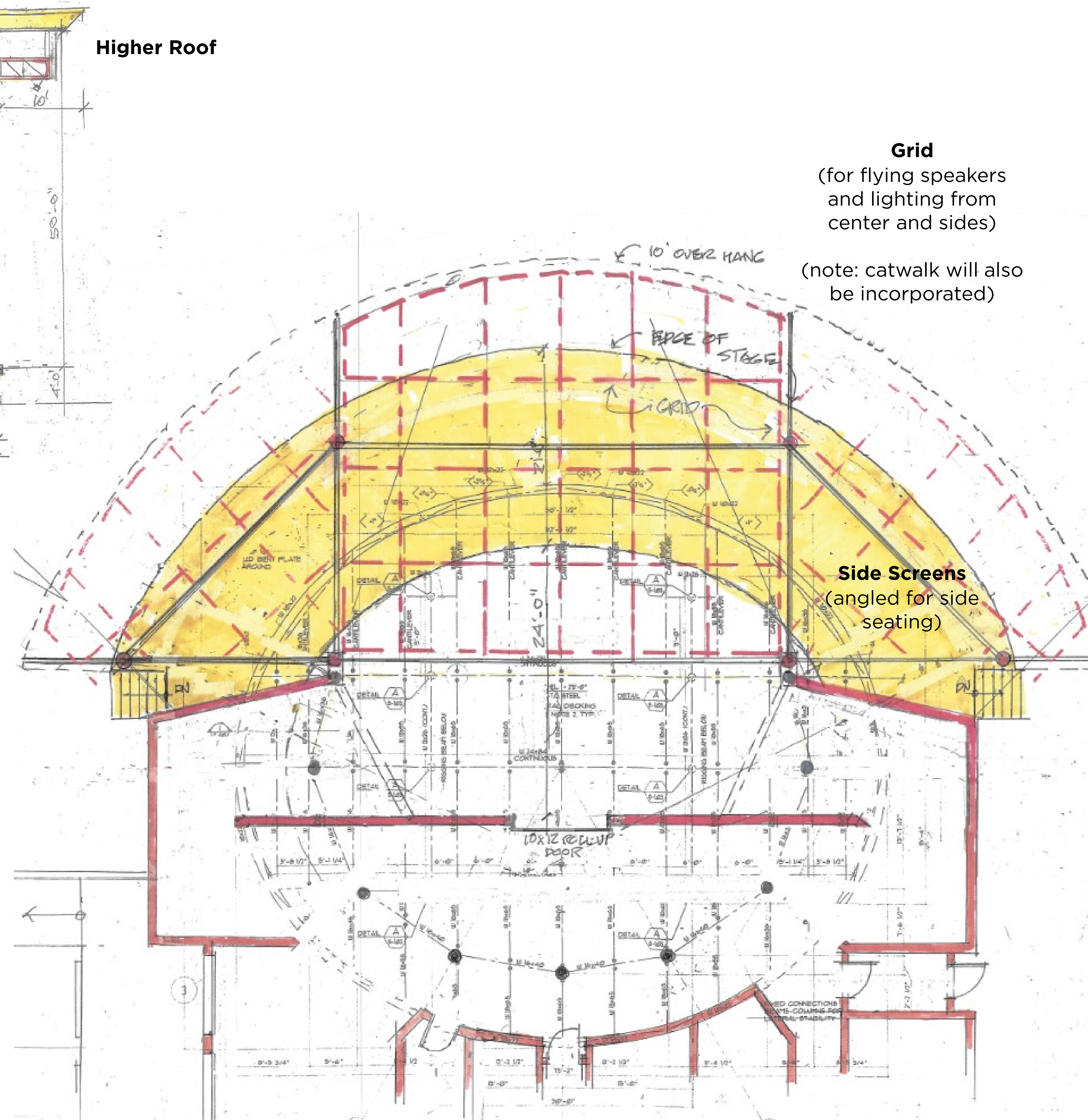
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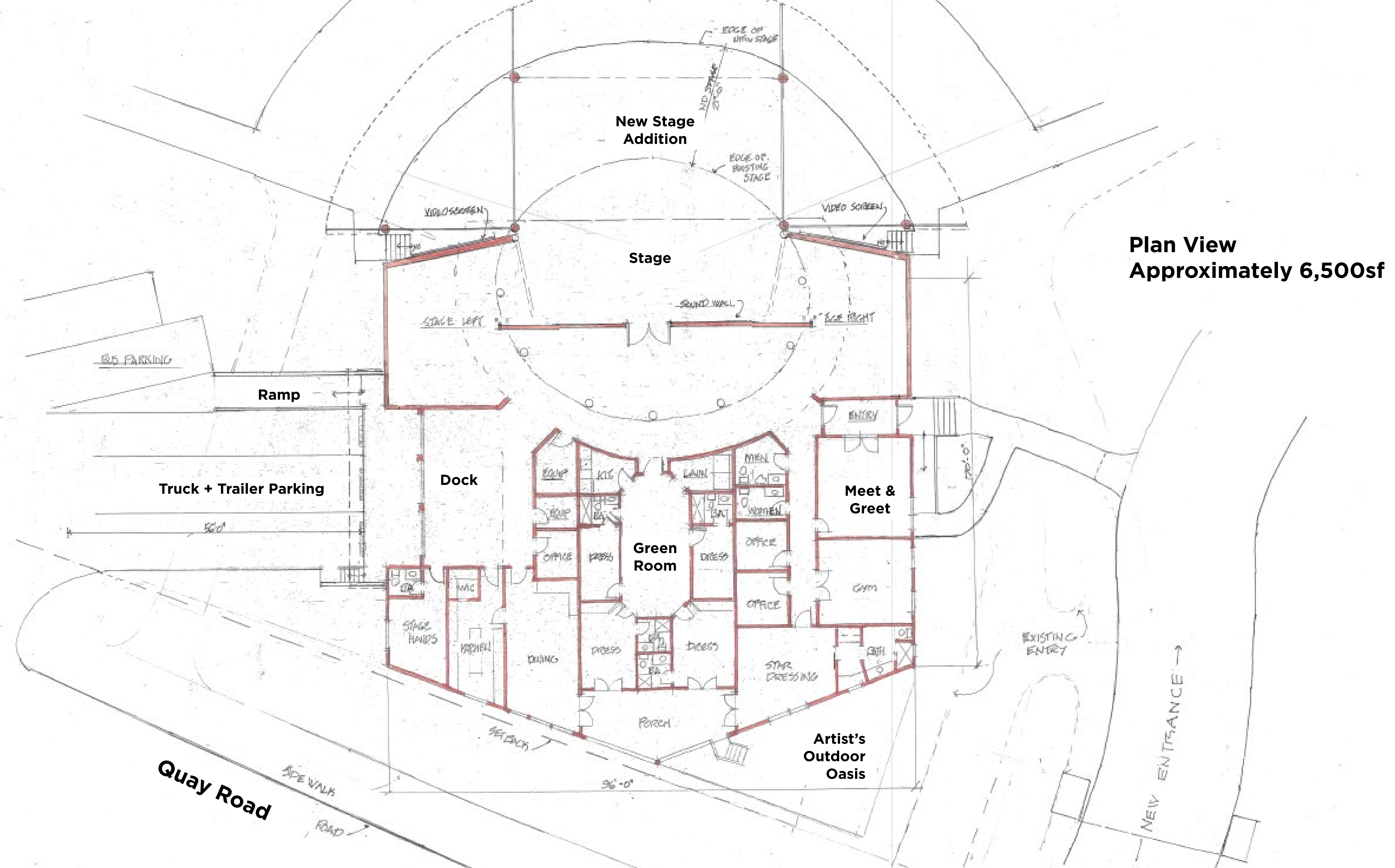
Section View



Front Elevation of Stage



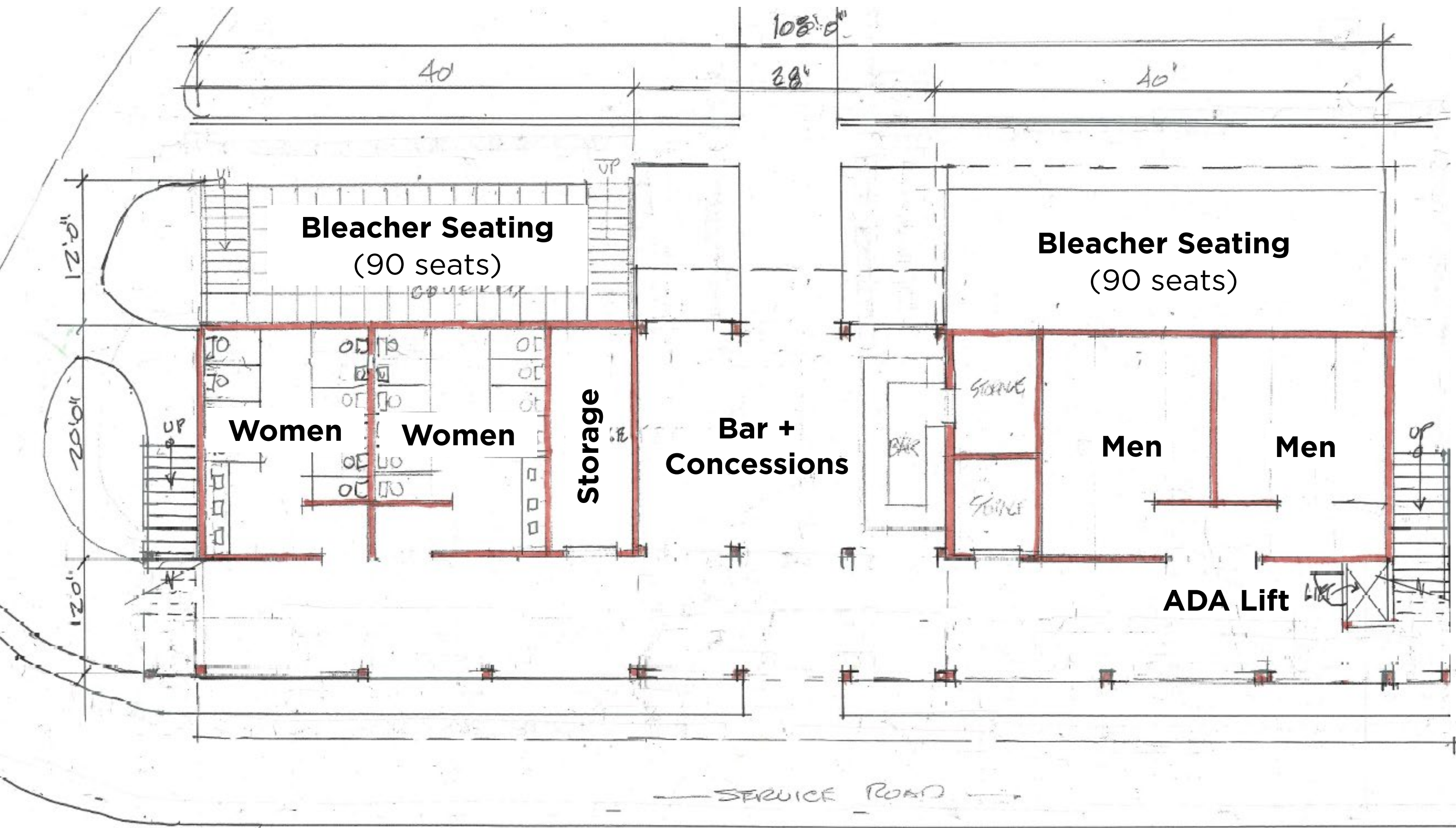
Plan View



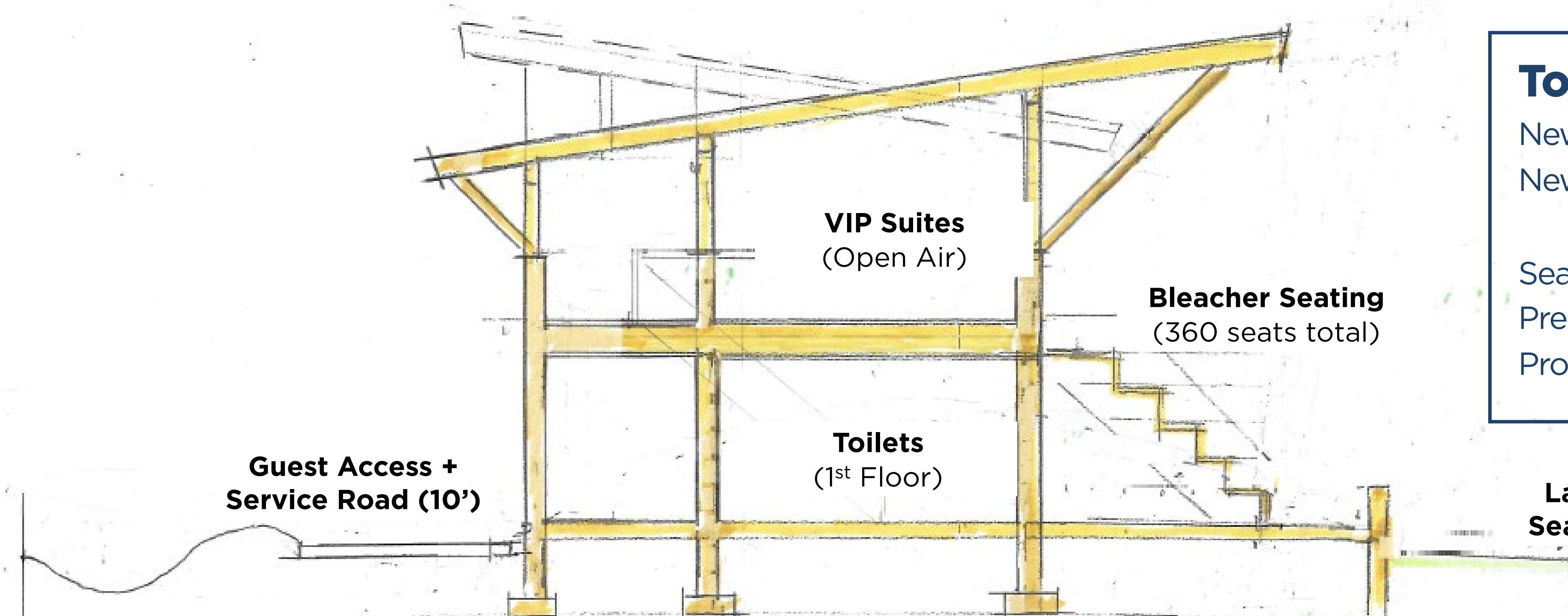
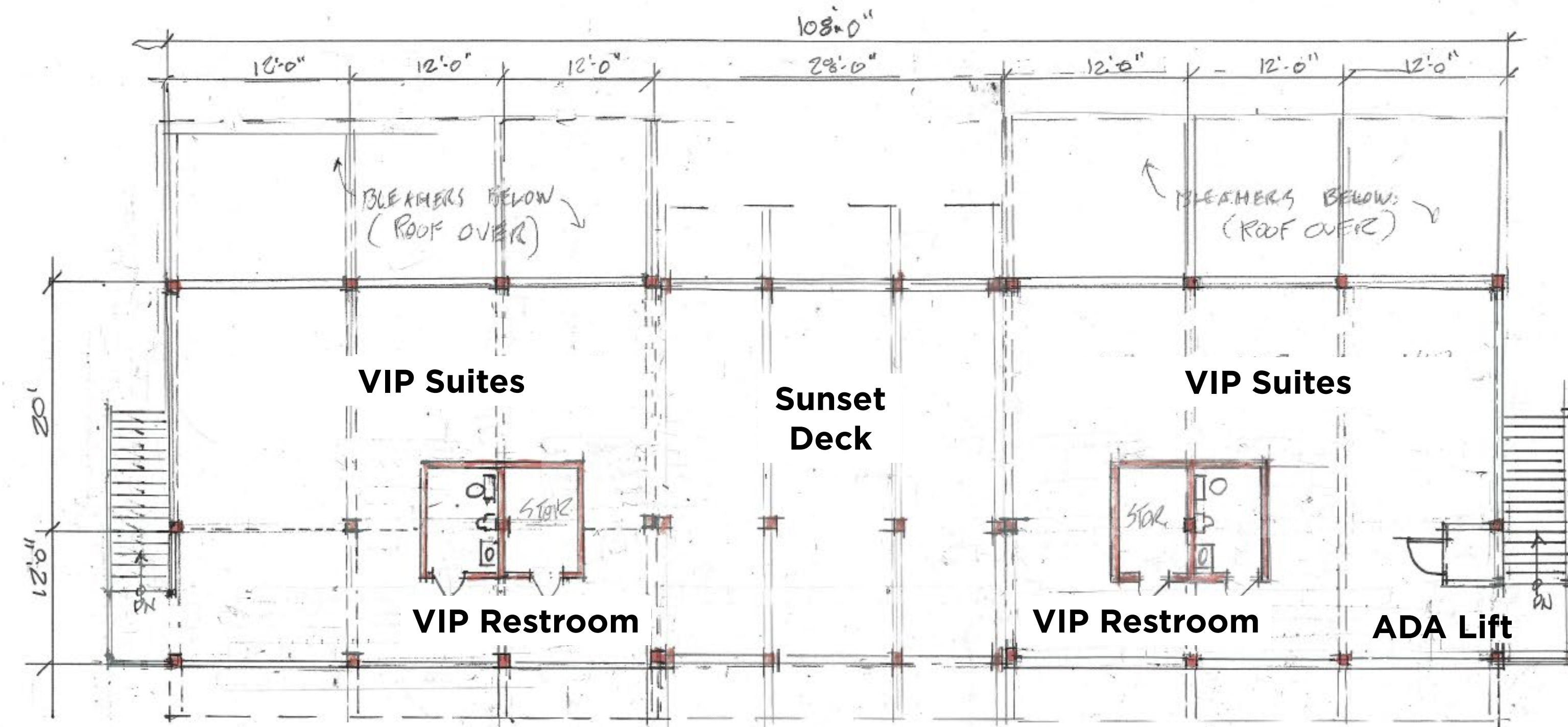
Plan View
Approximately 6,500sf



Plan View First Floor (Restrooms + Concessions)



Plan View Second Floor (VIP)



Toilet Facilities	
New Women's Fixtures	42 fixtures
New Men's Fixtures	42 fixtures
Seating Total	~4,500 seats
Preferred Ratio	1 fixture per 50 patrons
Provided Ratio	1 fixture per 53 patrons

Section View



COFFEE BUTLER AMPHITHEATER ENHANCEMENT OPPORTUNITIES

CONCEPTUAL DESIGN

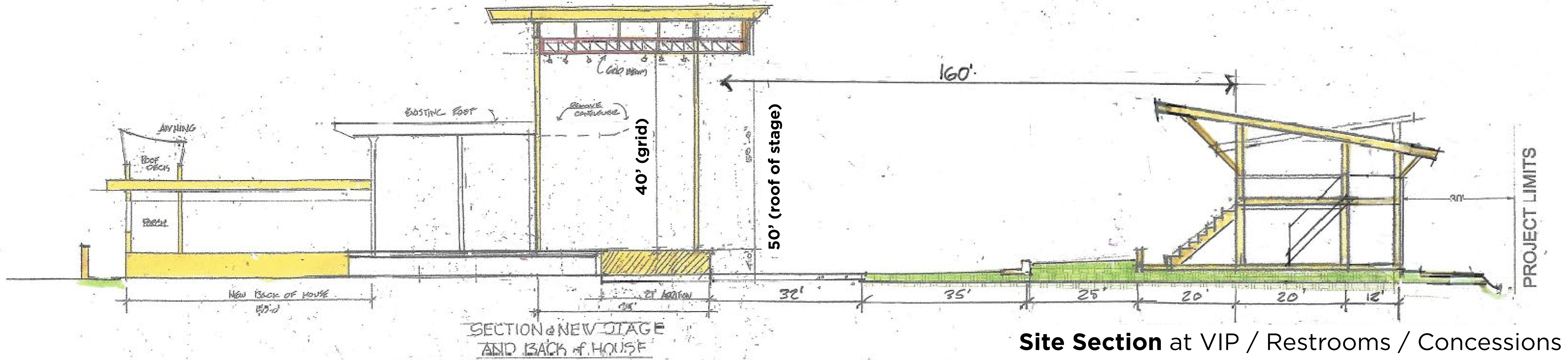
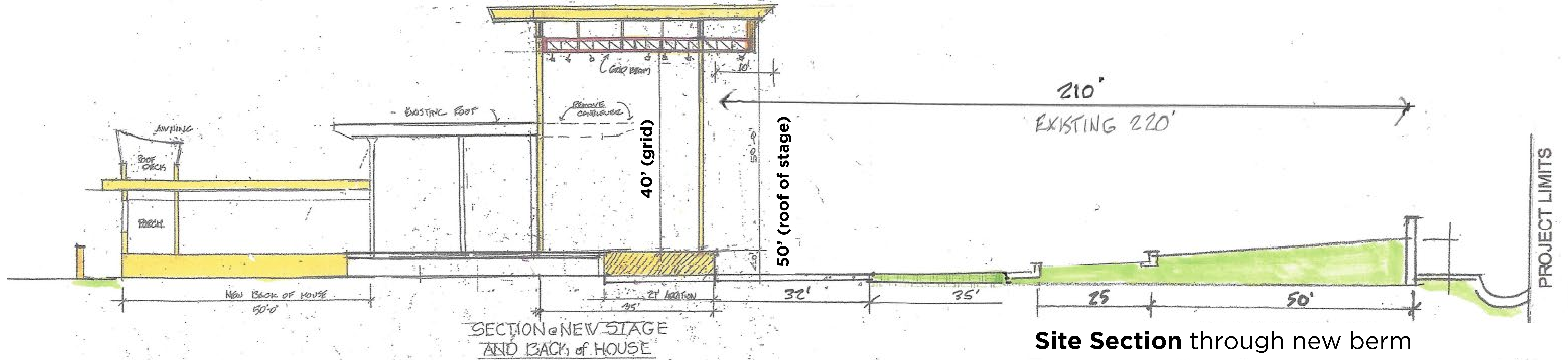
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VIP + Guest Services (New Front of House) 06.04.2024

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Key West, Florida

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CONCEPTUAL DESIGN

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Site Sections

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Island Grove
(coconut palms + Key West tropical landscape; this hides the bowl until "The Reveal")

Main Entry
(ticketing + security)

Guest Access + Service Road (10')



COFFEE BUTLER AMPHITHEATER ENHANCEMENT OPPORTUNITIES

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1

Entrance to the Amphitheater

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The Front Porch
(Community Stage +
music history exhibit of
Key West)

**Food Trucks +
Pre Event Zone**

Seating Area
120-250 people for
Community Stage

Island Grove
(coconut palms + Key
West tropical landscape;
this hides the bowl until
“The Reveal”)

Guest Access + Service Road (10')



COFFEE BUTLER AMPHITHEATER ENHANCEMENT OPPORTUNITIES

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2

Pre-Event Space + Food Trucks

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Food Trucks +
Pre Event Zone

The Reveal
(Main Entry to
Seating Bowl)

VIP Suites
(Open Air)

Restroom Entrances
(1st Floor)

Guest Access + Service Road (10')



COFFEE BUTLER AMPHITHEATER ENHANCEMENT OPPORTUNITIES

CONCEPTUAL DESIGN

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3

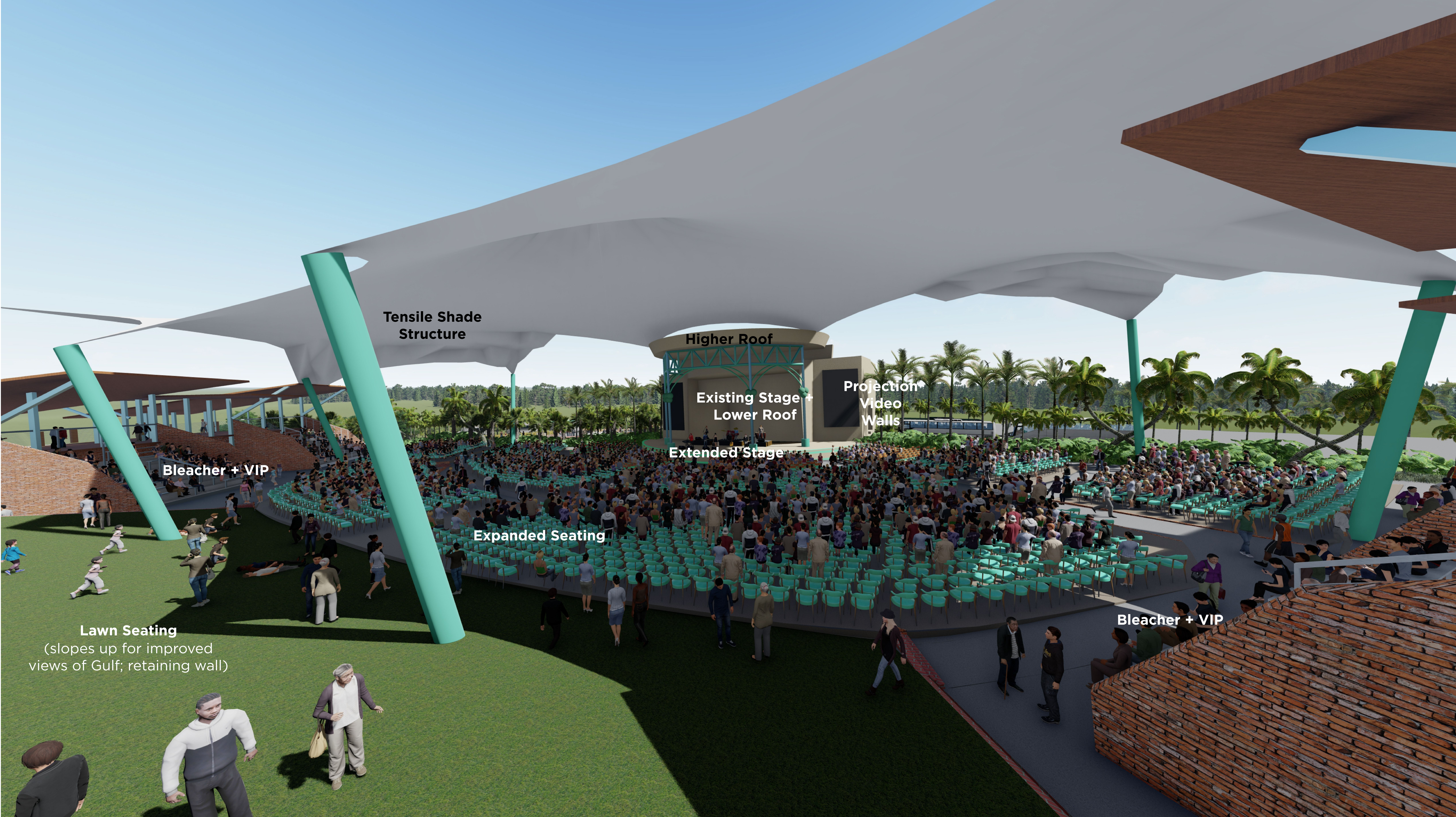
The Reveal + VIP Seating

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Bleacher + VIP

Tensile Shade Structure

Higher Roof

Existing Stage + Lower Roof

Projection Video Walls

Extended Stage

Expanded Seating

Bleacher + VIP

Lawn Seating

(slopes up for improved views of Gulf; retaining wall)



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4 Seating Bowl

06.04.2024

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Sunset Deck
(Open Air)

VIP Suites
(Open Air)

Concessions +
Restrooms

Bleacher Seating

Lawn Seating
(slopes up for improved
views of Gulf; retaining wall)

Expanded Seating

Front Seating
(existing)

Sunset Deck
(Open Air)

VIP Suites
(Open Air)

Bleacher Seating

Concessions +
Restrooms



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5

Sunset View for the Artists

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Design Questions & Feedback



COFFEE BUTLER AMPHITHEATER

Key West, Florida

Estimate of Probable Costs

MAIN AMPHITHEATER	Per Area Totals
Main Amphitheater Seating Bowl Modifications	\$ 3,860,406.25
Main Amphitheater Covering	\$ 9,039,000.00
Structures: VIP + Guest Services	\$ 5,953,669.09
Structures: Expanded Stage	\$ 2,711,700.00
Structures: Back of House	\$ 5,839,796.60
Furniture & Equipment: Back of House	\$ 1,280,525.00
SITE EXPERIENCE	
Pre-Event + Circulation	\$ 1,218,156.51
Site: Back of House	\$ 328,260.32
Stormwater	\$ 393,738.84
	\$ 30,625,252.61



COFFEE BUTLER AMPHITHEATER

Key West, Florida

Notes on OPCC

- 2 years of market escalation included in the estimate
- A limited furniture & equipment allowance for the back of house is included.
- Estimate is based on a preliminary



Google Earth



800 ft



COFFEE BUTLER AMPHITHEATER ENHANCEMENT OPPORTUNITIES

CONCEPTUAL DESIGN

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Final Master Plan with Context

06.04.2024

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Key West, Florida

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