

Memorandum

December 26, 2010

To: Heather Carruthers
Carol Schreck
Bill Horn

Fr: Rick Ekhoﬀ

Re: Higgs Beach Meeting

At the request of County Mayor Carruthers, a meeting was held on December 22, 2010 for the purposes of discussing Master Plan Issues relating to Higgs Beach. Richard Hatch and Rick Ekhoﬀ were in attendance representing the interests a number of concerned citizens (Higgs Beach Preservation Association) that have been in discussions with County Mayor Carruthers and others over the past months. All in attendance were the following:

Mayor Heather Carruthers
Mayor Craig Cates
Carol Schreck
Michael Behmke
Bill Horn
Richard Hatch
Rick Ekhoﬀ

Items discussed were as follows:

1. Bill Horn walked everyone through the latest master plan and discussed a little of the history behind its current status;
2. The latest master plan showed omitting the round-a-bout at the intersection of White Street and Atlantic Boulevard in lieu of a more conventional three way stop configuration. Atlantic Boulevard has been shifted to the north as previously proposed in order to avoid the African Graves site;
3. After some general discussion, Richard and Rick stated that the group they are representing has agreed to support the relocation of Atlantic Boulevard as long as certain sensitivities were addressed in the overall master plan. Richard and Rick than voiced the following concerns with the Master Plan:

a. General Concerns:

- i. Thought that the overall plan was too congested and lacked adequate passive green space that could be used for unstructured activities;
- ii. Master Plan needed to strengthen the importance of the “gateway” element at White Street and Atlantic Boulevard intersection;
- iii. Concern that the park was becoming too tourist focused and losing its unique place within the community as a “locals park”;
- iv. Concern that the master plan was trying to appease too many specific use groups and was therefore becoming too cluttered and over developed;
- v. Concern that the master plan does not support the ethos of the Key West character and culture;
- vi. Concern that the master plan does not adequately address the potential and inevitable impact upon the surrounding neighborhoods and streets;
- vii. Concern that the master plan does not adequately address the needs of the existing businesses (Salute’s and Key West Garden Club) in the area.
- viii. Concern as to the sequencing and overall scheduling of the work and the proposed phased construction;
- ix. Concern as to the maintenance and security of the park both current and future.

b. **Specific Concerns:**

i. **Dog Park:**

The current master plan showed the small dog park on the corner of White Street and Casa Marina Court and the large dog park on the corner of White Street and Atlantic Boulevard. There were four basic concerns voiced:

• Locating the small dog park on the corner of White Street and Casa Marina poised a potential noise issue for adjacent residences;

1) The small dog park and large dog park needed to be adjacent to one another for practical purposes.

After discussing this issue in length, it is now proposed to locate both parks on the corner of White Street and Atlantic Boulevard and to run its length along Atlantic Boulevard. It was also discussed to be sensitive to the “gateway” importance of this intersection as well as the pedestrian experience along this edge of the park. Bill will show a setback of the dog park fence at this location as well as make note that the fencing needs to have a higher aesthetic character than chain link.

ii. **Multi-Purpose Field:**

The current master plan shows a “Multi-Purpose Field” of approximately 175’ x 290’ along White Street. Richard and Rick noted that their group has heard that

this area was going to be designated as a soccer practice field. This was confirmed by Michael Behmke and Bill Horn.

Richard and Rick expressed their group's extreme opposition to this usage for a number of reasons including:

- 1) They did not think this park was the appropriate location for a soccer practice field;
- 2) Once again, it dedicated open green space to a specific use rather than general community passive space;
- 3) This use would further provide a parking demand that could not be met on site and therefore would place undue pressure on Casa Marina Court and other neighborhood/residential streets;
- 4) In order to assure that soccer balls did not go out onto White Street, there would be a need to construction a tall fence along the sidewalk. Both the aesthetics and scale of this wall would be in direct contrast to the desired pedestrian experienced along this edge of the park;
- 5) The noise associated with this use is totally out of character to the existing neighborhoods and would be a detriment to adjacent residences.

Richard and Rick were adamant that this space should not be used for any regularly scheduled or organized athletic events. It should be dedicated green space that can be used by the community in general. Michael Behmke stated that the City does not have enough soccer fields to meet their demand and that if this space became available, he thought it should be considered. Mayor Cates stated that he was aware of other soccer fields being built in the City. Richard and Rick stated that this issue was of extreme significance to their group and will want some assurance written into the allowable usages of the park to that effect.

Note: Because of the relocation of the small dog park to the Atlantic Boulevard edge of the park, additional green space will be designated at the corner of White Street and Casa Marina Court.

iii. White Street Parking Lot:

The current master plan shows a parking lot along White Street. Richard and Rick stated the group's opposition to this lot for the following reasons:

- 1) It is too close to adjacent residential areas and has the potential to become a "hang out" after hours;
- 2) A parking lot in this location is too far removed from other park activities and would be of better benefit if located along Atlantic Boulevard.

After discussion, it was agreed to relocate this lot along Atlantic Boulevard.

iv. Heritage Trail Center:

The current master plan shows an approximately 2,000 square foot structure to be constructed at the center of the park along Atlantic Boulevard. Richard and Rick voiced the group's concern over this structure for the following reasons:

- 1) Questioned the need for a structure at all;
- 2) Expressed concern over the proposed size of the structure and its imposing scale within the park;
- 3) Expressed a concern that this structure will be used for tourist bus and trolley drop-off;
- 4) Expressed the concern that this structure will be used for concessions.

Heather and Bill discussed the intent of the Heritage Trail Center. They stated that it would be the culmination of the Heritage Trail and is only intended to be a venue to display exhibits relating to the significance of the trail. It would not house offices for the sheriff's department since the preference is to have them patrolling the park opposed to sitting in an office. Concessions will not be allowed within the facility and tourist buses and trolleys will not be allowed to use the designated drop off point. They are willing to place these restrictions within the master plan.

They stated that the size shown on the current master plan was based upon incorporating a covered pavilion in addition to the space required for the Heritage Trail display. They also stated that they envisioned the Heritage Trail Center to be an enclosed structure with showers and restrooms. Richard and Rick questioned the need for an enclosed structure with showers and restrooms when those amenities are already located on the beach.

After further discussion, Heather agreed to reduce the size of the proposed center to approximately 1/3 its current size.

The issue still remains as to the need for an enclosed structure and restroom and showers when these facilities are already located on the beach.

v. Tennis and Pickle Ball Courts:

The current master plan shows 7 courts instead of the current 6. It is proposed that two of those would be Pickle Ball Courts. In addition, the current master plan shows two of the new courts to be separated to the south of the existing tennis courts in response to the Grinnell Street park entrance.

Richard and Rick expressed the group's concerns over expanding the courts to the east for the following reasons:

- 1) Adding courts contributed to the already existing noise of the tennis courts that has been expressed by some area residence;
- 2) Adding courts took away from the potential of passive green space.

After discussion, it was suggested to relocate the pickle ball courts to the area that currently is being used for parking to the west of the existing tennis courts. In addition, there would be no courts to the east of the Grinnell Street park entrance. This would result in 5 tennis courts in lieu of the existing 6.

vi. Parking Lot Proximity to Casa Marina Court Residence:

The current master plan shows a parking lot along Atlantic Boulevard to the west of the proposed Heritage Trail Center. Richard and Rick voiced concern that this parking area would be adequately screened and buffered so that it would not be aesthetically adverse to the residences along Casa Marina Court. After discussion, Bill Horn was directed by Heather to show a planting buffer in this area and to be sensitive to this issue.

vii. Salute's:

Richard voiced concern that the functions of the restaurant in regards to entrance and parking access were not adequately addressed.

Bill Horn pointed out that the master plan lacked specific detail and that these would be further developed to address Richard's concerns.

viii. Park Edge Along Casa Marina Court:

Richard and Rick stated that Casa Marina Court and the surrounding neighborhood will be directly affected by any modification to the existing park and that it is the group's desire to address these issue now rather than later. The concerns include:

1)Fencing along Casa Marina (to fence or not to fence);

Heather stated that they would be willing to show the master plan with or without a fence along Casa Marina. Bill Horn is waiting for direction from our group. It was discussed that if the group supports a fence, than it should be something more aesthetic than a chain link fence.

2)Entry points at Grinnell and Whalton Streets;

In the event that there is a fence along Casa Marina, Heather stated that they would be willing to show the master plan with or without entries into the park at Grinnell and Whalton Streets. In addition, the current master plan shows two equipment storage buildings and a service entrance at the Whalton Street location. Richard and Rick stated that this is not an appropriate location for storage buildings and Heather agreed to incorporate this need into the Heritage Visitor Center structure. Mayor Cates was asked if these storage buildings could instead be located to Indigenous Park. He stated that there is room but was non committal on the issue.

3)Overflow parking along Casa Marina and other nearby neighborhood streets;

Richard and Rick stated that it was a given that certain park activities if allowed, would generate parking needs that would not be able to be met with the parking being proposed for the park. It is a given that Casa Marina and other adjacent neighborhood streets will become a parking lot when the parking associated with the park is full. That is one reason that a soccer field or other type of regularly scheduled organized sport activity is adamantly opposed by their group.

4) Noise from park activities:

Single family residences are directly adjacent to the park and any increase in noise generated by park activities will have an adverse effect upon the owner's rights to enjoy their homes. This is another reason why a soccer practice field or other type of regularly scheduled organized sport activity is adamantly opposed by their group.

5) Visual impact:

One of the desirable amenities to residences along Casa Marina is that they are afforded a view of the beach and ocean. One of the potential concerns is that they and only they will have to look at the visual aesthetics of the park every day from their homes. This will only be a negative if the park is not properly designed and appropriate buffering and screening is not adequately and sensitively provided. One of the biggest areas of concern is the parking lot discussed in item b/vi above.

6) Vagrants and overall security.

Richard and Rick pointed out that another large concern of the group was security and safety, particularly at night. They pointed out that there must be some plan and funding in place to police the park at all times, including at night. They realize that this issue is not necessarily a part of the master plan process but to not have this issue addressed now would be short sighted and with negative consequences.

ix. Lights:

Richard and Rick were assured that there would not be lights added for tennis courts, parking lots or green space. Bill Horn stated that there may be some low profile lighting along the walks. This restriction must be addressed in the written restrictions associated with the proposed master plan.

x. Parking Meters:

The issue of paid parking was not discussed at this meeting. We are assuming, based upon past comments from Heather, that parking meters will not be added.

xi. Astro City (Kid's Playground):

The proposed master plan shows Astro City being relocated to the beach side of Atlantic Boulevard. The reasons given for proposing this move were as follows:

- 1) Funding would be available immediately to replace the existing old equipment if located on the south side of the street;
- 2) No restrooms are currently located on the north side near the playground and the parents have to cross the street with their kids to use the existing ones on the beach.

Richard and Rick pointed out the following concerns:

- 1) Having the playground activities too close to the beach for both safety concerns of the kids and noise considerations for others using the beach;
- 2) The overall aesthetics of the playground equipment including the fence surrounding the play area;
- 3) The practicality of a "water feature";
- 4) The need to build designated restrooms for the playground when one of the primary reasons for moving Astro City to the beach side was because of not wanting to cross Atlantic Bld. to get to the existing restrooms. Why not just use the existing restrooms and omit the need for another structure.

xii. Schedule:

The last item discussed was schedule. Heather stated that money for the road relocation would not be available until sometime in 2014/2015. In addition, there were still some hurdles in regards to removing the tower structure. Heather stated that she is dealing with these issues but could not commit as to when they would be resolved. It was stated that the master plan reflected a 10 year build-out projection.

One action on which the county would like to immediately move forward is the relocation of the play ground. It was stated that funds could be made available within a few months to purchase and construct a new playground. It would be the county's intent to construct the new playground on the property where the concrete picnic pavilions are currently located.

Richard and Rick asked the question as to what would be done with the current playground when the new one is built. It was stated that the old equipment and fencing would be removed.

Richard and Rick voiced a concern that the vagrants have already moved across the street into the park and that there was a concern that without the activity of the playground in that area, that the vagrant activity would increase. Heather stated that her budget only allowed for onsite security 5 hours per day.

I know that our group would like to see a plan as to how the temporary playground will be layed out. It was stated at the meeting that the intentions are not to take any of the current parking to the north of the concrete picnic pavilions and we have assumed that the playground would not infringe upon current beach area. If that is the case, the area associated with the current picnic pavilions is a fraction of Astro City's current size.

The meeting ended after a little over 2 hours of discussion. Bill Horn stated that he would be making changes to the master plan that would reflect the items discussed and that he had to have this done no later than January 2nd in order to make their presentation to the county in late January.

Richard and Rick stated that they would take the results of the meeting back to their group and get back to Heather as soon as they have their meeting. ***(Note: The Higgs Beach Preservation Association has scheduled a meeting for this week to review the issues discussed at the December 22nd meeting. In addition, it would be our intentions to reach a consensus as to our next course of actions. After that meeting, someone from our group will be contacting County Mayor Carruther's.)***

Bill: If possible, it would be extremely helpful and greatly appreciated if you could send me a copy of your revised master plan and the area proposed for the initial Astro City relocation so that it could be shared with the members of our group as soon as possible.

The above constitutes my understanding of items discussed. Please let me know if anyone takes exception or would like to add or modify any item. Also, I have only sent this memo to Heather, Bill and Carol. Please forward to Michael and Mayor Cates since I do not have their email address.

On behalf of our entire group, we appreciate your time and understanding of our concerns.

End of Memo

SUGGESTED DESIGN MODIFICATION FOR HIGGS BEACH REDEVELOPMENT, TO EMPHASIZE KEY WEST AFRICAN CEMETERY

*Dinizulu Gene Tinnie
December, 2010*

The proposed Master Plan Design for Higgs Beach includes a rerouting of Atlantic Boulevard west of White Street. Among several other advantages, this rerouting will allow for the existing pavement to be removed and further Ground Penetrating Radar (GPR) investigation of the site in order to identify additional burials, which may be supposed to lie beneath the street, since burials have been located on both sides.

The redesign includes a traffic circle which provides a dramatic ending of White Street, bringing more importance to the White Street Pier and the AIDS Memorial. The design creates a fortuitous synergy between the AIDS Memorial and the African Cemetery, and the traffic circle offers an opportunity to highlight the Cemetery as well with a nearly symmetrical walking and bicycle path which creates a strong sight line from the circle to the existing African Cemetery memorial monument (to which two vertical elements, an obelisk/sundial and a shrine structure are to be added).

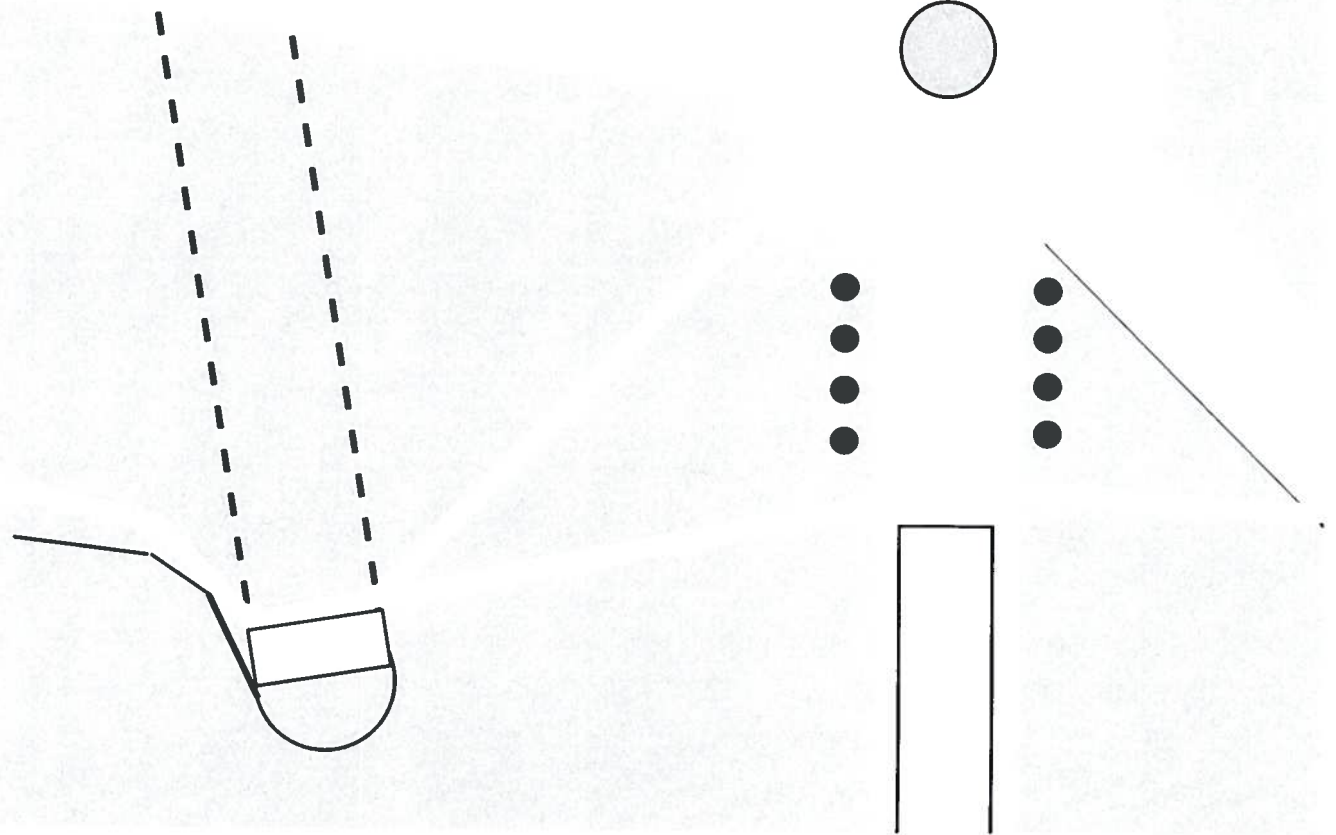
The rerouting of Atlantic Boulevard will make the memorial monument less immediate and readily accessible to passing traffic, but this can be remedied to some extent by creating a roughly perpendicular view corridor from the Boulevard to the monument, in addition to the aforementioned walking/bike path to the circle.

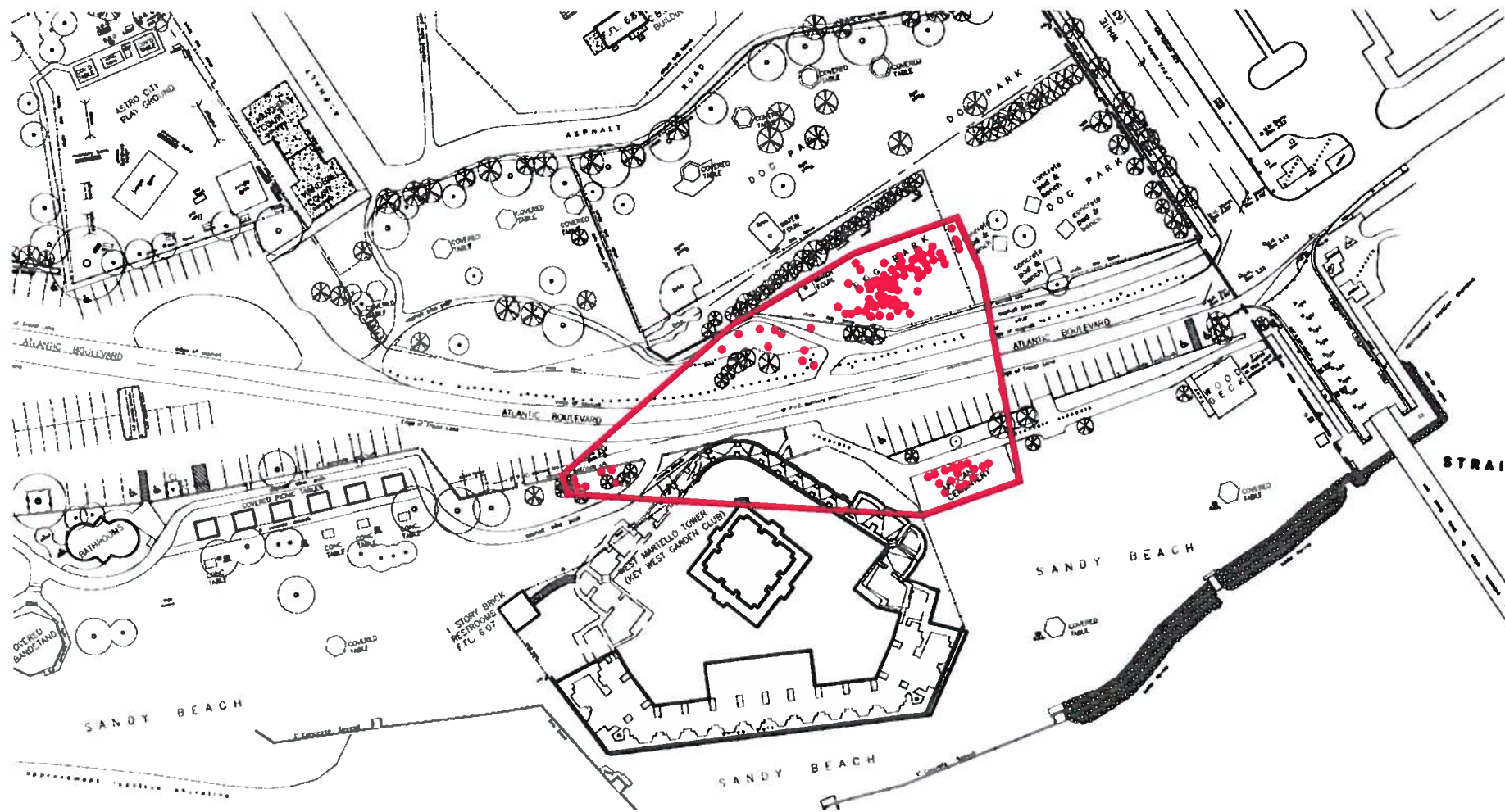
Attached are the following illustrations:

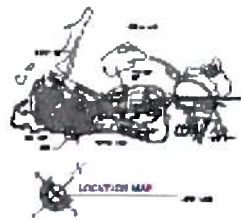
- 1) Rough Sketch of the basic concept;
- 2) Map of the site (as it presently exists) showing the locations of burials discovered by Dr. Larry Conyers' GPR survey, from Mr. Corey Malcom of Mel Fisher Maritime museum, and a rough perimeter outline of the cemetery area based on these data;
- 3) Master Plan Design Concept by architect William Horn, with this perimeter superimposed;
- 4) Detail of Design with perimeter superimposed;
-) Suggested modifications of the Design to emphasize the African Cemetery.

**KEY WEST
AFRICAN CEMETERY**

Rough Sketch of
Alternative Design Concept,
integrating proposed traffic
circle and rerouting of
Atlantic Boulevard with the
African Cemetery Memorial
Monument, and boundaries of
burials discovered by GPR
survey.







WILLIAM P. BOES
ARCHITECT, P.A.

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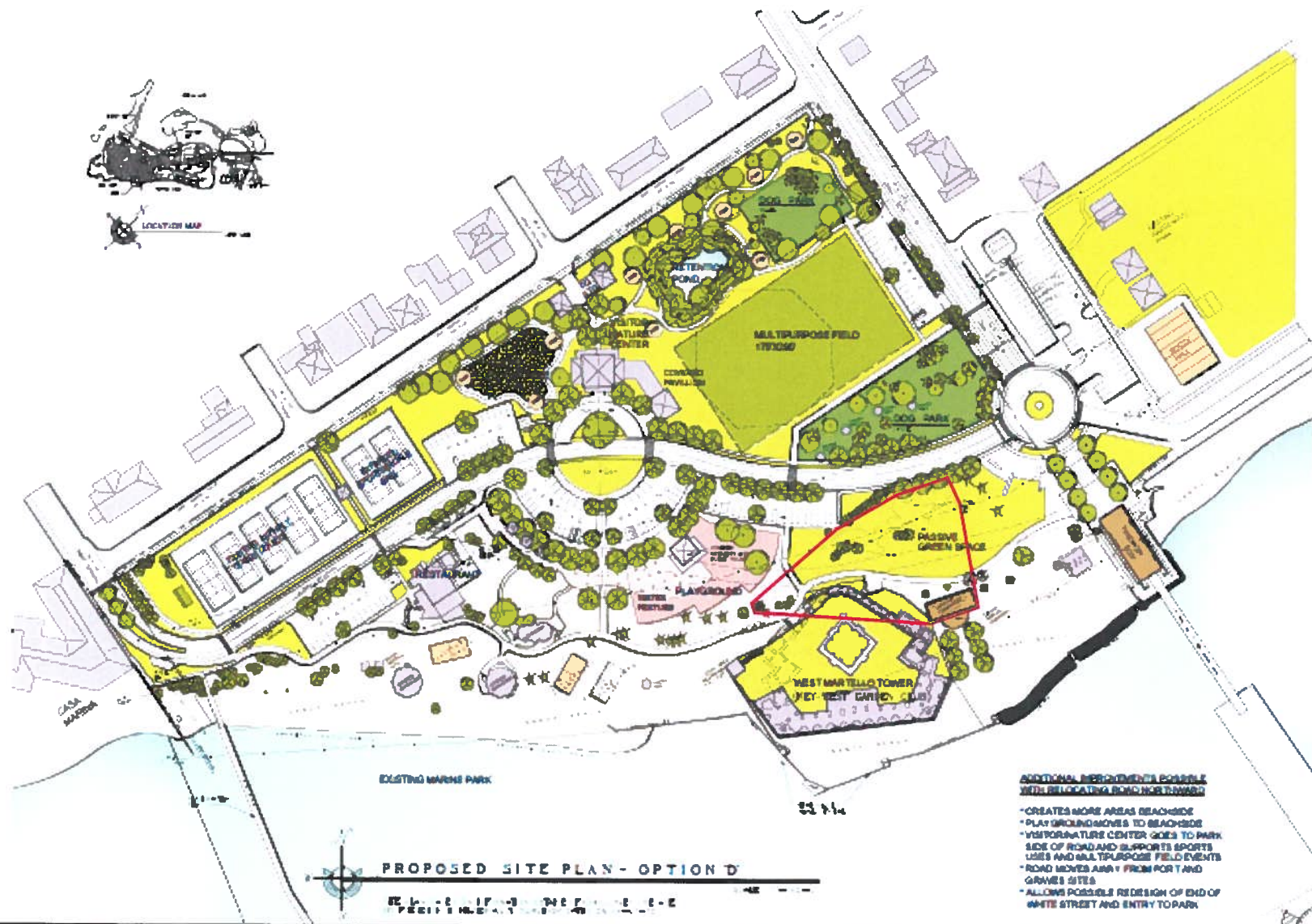
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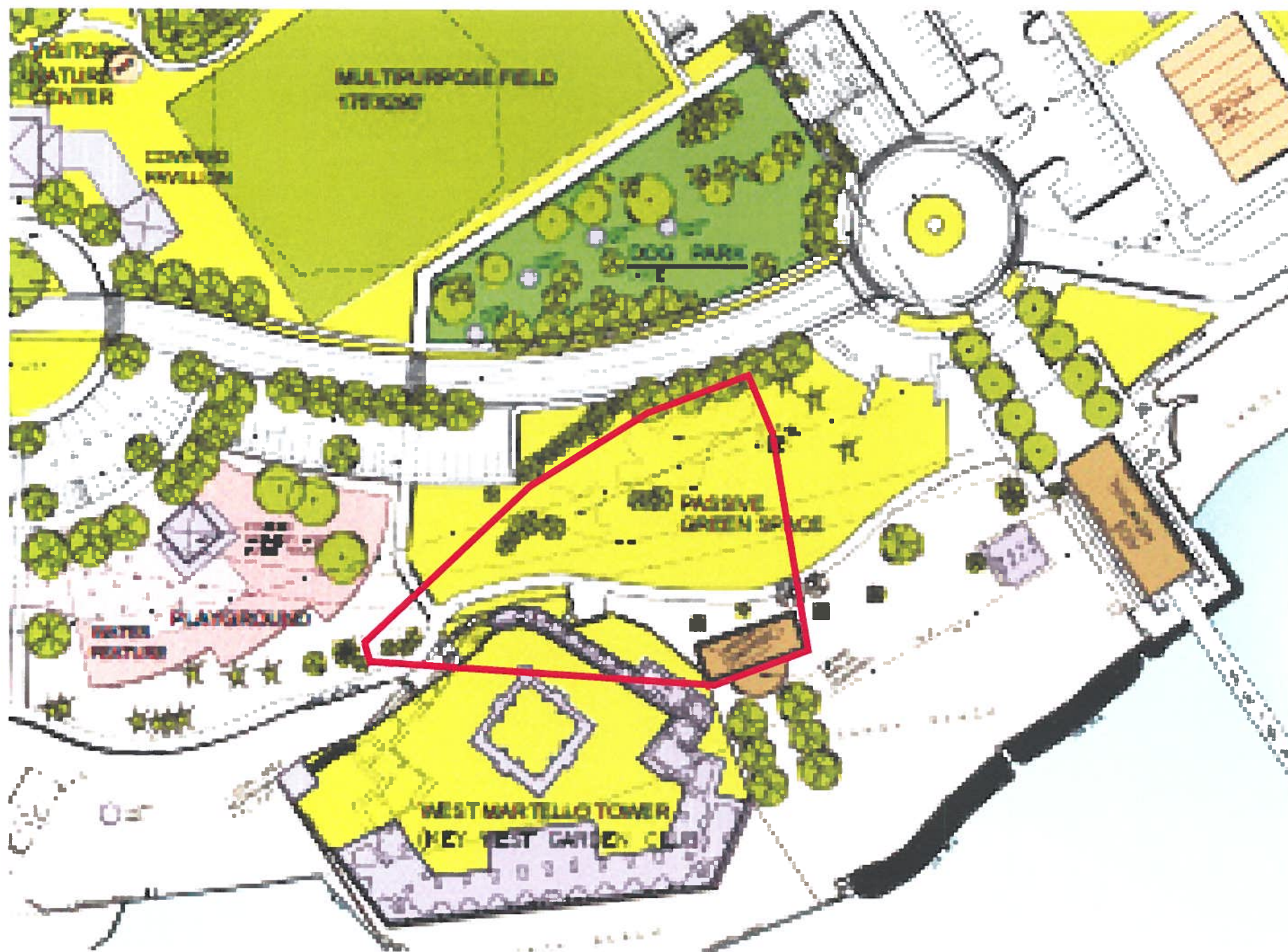


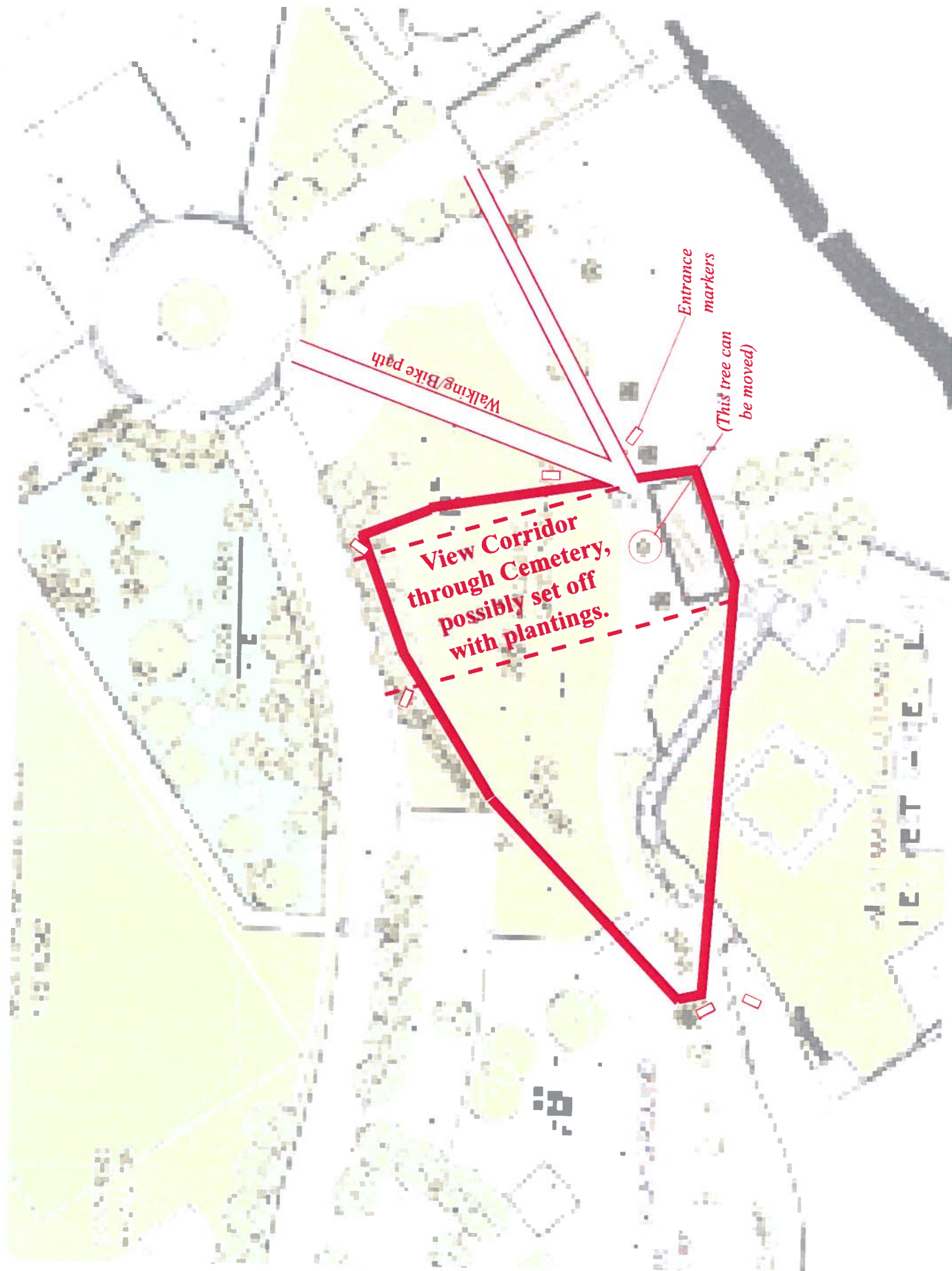
ADDITIONAL REVISIONS POSSIBLE
WITH RELOCATING ROAD NORTHWARD

- CREATES MORE AREAS BEACHSIDE
- PLAYGROUND MOVES TO BEACHSIDE
- VISTOR NATURE CENTER GOES TO PARK SIDE OF ROAD AND SUPPORTS SPORTS USES AND MULTIPURPOSE FIELD EVENTS
- ROAD MOVES AWAY FROM PORT AND GRAVES SITES
- ALLOWS POSSIBLE REDESIGN OF END OF WHITE STREET AND ENTRY TO PARK

CLARENCE HIGGS BEACH - MASTER PLAN
KEY WEST, FLORIDA







Walking/Bike path

Entrance markers

(This tree can be moved)

View Corridor through Cemetery, possibly set off with plantings.

Subject: Meeting with "Friends of Higgs Beach" Board

Date: April 7, 2010

Location: Harvey Government Center

Attendees: Commissioner Carruthers, Carol Schreck, Commissioner Johnston
Dent Pierce, Jerry Barnett, Amy Kimbal-Murley, Bill Horn
Evelia Medina and Friends of Higgs Beach Board

Discussion Items:

1. This was the 1st meeting for the new Master Plan and its purpose was to inform architect of the past work that the Board has done and discuss all of the issues concerning moving forward with improvements to the park.
2. Michael Bemke went over how this board was developed and all of the park work up to now. He presented a list formulated by the "Friends of Higgs Beach" that prioritized all of the improvements and items wanted for the park.
3. Major Issues:
 - a. The tower will hopefully be relocated off site, should know by the end of April
 - b. Architect needs to coordinate with Casa Marina, City on Atlantic Blvd & Indigenous Park work taking place, Overseas Heritage Trail integration
 - c. Look into Duck Pond, find out if it has to stay, wetland status?
 - d. Reviewed road relocation or removal issues & possibilities. This is a controversial issue
 - e. West Martello is ok as is, no new uses anticipated
 - f. Restaurant on site is improving w/ new owner and improvements will be desirable
 - g. Want environmental improvements to all
 - h. Need additional vendor opportunities (simple/inexpensive food items) support rental expansion
 - i. Emphasize Marine Park
 - j. No beach expansion desired
 - k. Improve playground, coordinate w/ playground vendor Leather & Ass.
 - l. Think of park as a destination
 - m. Do not duplicate what is happening at Truman Waterfront
 - n. Remember this is a beach
 - o. Resolve safety issues of road
 - p. African burial grounds might need to be expand after further archeological work is complete
 - q. Group meets every 2nd, 3:30@ Gato Bldg, 1 st. floor
 - r. Bill Horn discussed initial schedule of six months for Master Plan process, then six months to go through City Planning approval process
4. Issues Discussed
 - a. Think of this place as a destination
 - b. Duck Pond – Wetlands? SFWMD?
 - c. Coordinate Atlantic Blvd work with Michael Ingram

- d. Coordinate w/ Overseas Heritage Trail – Visitor Nature Center Possible?
- e. Drainage Work at Indigenous Park – see how they are solving it
- f. Amy KM outreach to public for ideas?
- g. Coordinate w/Casa Marina
- h. Trust for Public Lands did analysis on parks
- i. AIDS Memorial wall
- j. Road – explore moving and /or closing
- k. Tower – should know if can move by end of April
- l. Playground improve/redo – coordinate with company
- m. Additional vendors is possible – food, tennis, sport center, bikes
- n. Underground theme park – play up
- o. Want environmental features & improvements
- p. No beach expansion desired
- q. Save priority list to review
- r. Improve restaurant as much as possible, it is a 150 seat restaurant – roof top dining?
- s. Fort ok as is

Subject: Meeting with Higgs Beach Neighbors

Date: April 14, 2010

Location: Janice Nicowski Residence, 1003 Casa Marina Court

Attendees: Carol Schreck, Jerry Barnett, Michael Bemke, Bill Horn, Janice Nicowski and numerous neighbors

1. Janice discussed past Master Plan and developments of park and issues of past
2. Bill Horn outlined upcoming public meetings and process of Master Plan. Is just getting started and wants neighbors input
3. Michael Bemke reviewed past Master Plan & how its failure was mostly because of desire to close road through park. Reviewed Higgs Beach Wish List that the "Friends of Higgs Beach" created and what has happened in the last few years at the park & with Friends of Higgs Beach
4. Jerry Barnett explained where the funding for the Master Plan and future improvements are coming from
5. Carol Schreck (Commissioner Carruthers aide) answered numerous questions and discussed the Overseas Heritage Trail ending at park and possible new visitors center at park. She also discussed the good possibilities of the tower being relocated off the park property
6. Every person was able to introduce themselves, say where they lived and for how long and discuss their concerns & desires for the park. Concerns ranged from some people not wanting any change to some who wanted change. Most did not want too much change. Changes wanted were drainage improvements, new fencing, improve landscaping and expand greenspace, improve/expand playground, relocate maintenance area, away from residential area, keep noise down, and improve park safety. The items most people did not want was to not have the road close through the park, no amphitheater, keep the two bandstands, no new buildings – some were okay with possible new visitor center being over towards White Street.

Subject: Meeting with Richard Hatch

Date: April 15, 2010

Location: Salute Restaurant, Higgs Beach

Attendees: Bill Horn, Richard Hatch

1. Toured the restaurant building
2. Numerous improvements by owner relayed
 - a. Addition for new coolers
 - b. Unisex handicap toilets
 - c. A/C systems for all toilets and storage room
 - d. New canvas canopy over side service area for food pickup and new handicap entryway & seating area
3. Existing conditions of building
 - a. Below flood building with numerous floor levels
 - b. Low roof over seating area
 - c. Regular toilet rooms have very small entryways
 - d. Garbage area too small
 - e. Electric service inadequate (2 or 3 services), needs to be revised to one and convert capacity for loads needed
 - f. A/C only in toilet areas. Has other units for bar and kitchen area but can't use because electric service is not big enough
 - g. Water line comes from Casa Marina Court, alot of exposed lines, needs attention – recent work was repaired w/exposed lines
 - h. Sewer line by garbage (?)
 - i. Grease trap is under counter and small
 - j. Handicap access is convoluted. Ideally you would make dining and floor at same height as bar area (raise dining floor) but then you would have to raise roof cannot get to toilets from dining area and have to go outside and back in bar entry
 - k. Kitchen is cramped but okay, hood looks ok, needs a/c
 - l. Addition to building is used by beach vendor
 - m. Beach vendor has two shacks on beach for vending and has possible third location possible in lease towards Fort

Subject: Meeting with City Staff

Date: April 28, 2010

Location: City Planning Department

Attendees: Amy Kimbal-Murley, Nicole Malo, Enid Torregrosa, Diane Nicklaus and Gary Bowman, Bill Horn, Barbara Mitchell and Allen Perez

1. We discussed that we are trying to meet with all parties to go over the process of the Master Plan and that we are gathering information and concerns from all at this point.
2. Discussed the direction the plan is heading and issues involved
3. Enid had concerns with the extent of African Burial grounds. The second phase of the analysis will hopefully determine the extent of any graves. Did not like the road up against the Fort. Was going to look into the historical possibilities of the radio tower building
4. Amy wanted something to develop at the end of White Street and entry to our park, suggested a turn around to help this intersection, she wanted the road to remain going through park, but bringing it up and away from beach. Links to Indigenous Park is important (and Overseas Heritage Trail) She spent a lot of time discussing options for the road, parking and two entry areas to park. She wanted us to have an informal meeting with the DRC early in process. She wanted Bill to coordinate with Greg Valdez on park coordination. Discussed that City has no present vision for improvements to Indigenous Park.

Subject: Meeting with Casa Marina

Date: May 12, 2010

Location: Casa Marina Resort

Attendees: Bill Horn, Kevin W. Speidel, General Manager

1. Went to Kevin's office and discussed upcoming Master Plan schedule and direction.
2. Discussed how we need to improve the road through the park and the entranceways into park for safety and appearance
3. Kevin was happy that the corner of Reynolds Street and Atlantic BLvd will get improvements. He says the guests of his hotel that look out over this area and don't like what they see. He doesn't like the parking along Reynolds Street (too close to guest room balconies). He would like to see more landscaping at the corner and less parking. The rooms on the corner are his most expensive rooms.
4. He was happy with all the other possible directions that the Master Plan was heading towards.

Subject: Meeting with Higgs Beach Planning Committee

Date: May 14, 2010

Location: Gato Building

Attendees: Carol Schreck, Jerry Barnett, Maggie Gutierrez, Bill Horn, Richard Hatch, Dent Pierce, Evelia Medina, Teri Johnston, Tom Coward, Gene Tinnie, Norma Jean Sawyer, Jon Allen, Michael B. Ingram, Roger McVeigh, Liz young, Sam Holland, Candace Wittaker, Sue Sullivan

Agenda: I. Friends of Higgs Beach BOD Activities
II. Update – Whistling Duck/ FAA Tower/ Muck Testing/Special Projects/ Heritage Trail/Security
III. Architect Selection Process
IV. Master Plan Process – Public Input Meetings/time line, Wish List
V. Calls to Actions – Please go back to your constituent groups
VI. AIDS Memorial/Discussion

Notes from Mr. Horn

1. Introduction of Design Team
2. Master Plan Process
 - a. Phase I, Phase II Overview
 - b. Phase I
 - Schedule
 - Neighbors Meetings, Higgs Beach Board
 - Survey Status
 - 1st Public Meeting
 - Agenda
3. Issues
 - a. Wish List Edit?
 - b. Road
4. Take off Amphitheater, clothing optional beach and skate park
5. Dent went over where he areas filled areas in the park also, his family installed all the roads around the tower
6. Went over AIDS Memorial expansion

Subject: Meeting with Corey Malcom

Date: May 21, 2010

Location: Janice Bill Horn's Office, Eaton Street, Key West

Attendees: Bill Horn, Cory Malcom and Gene Tinnie

1. Original Key West Cemetery
 - a. 1826 -34 +/-
 - b. It then moved to west, then to current location
2. African Cemetery
 - a. 1860's
3. Fort built
 - a. 1862 +/-
 - b. Graves (bones) moved to pit within 100 yards of original shoreline
4. Railroad
 - a. Built prior to Fort from Ft. Taylor to West Martello and onto East Martello

Subject: Meeting with Higgs Beach Committee

Date: August 13, 2010

Location: Gato Building

Attendees: Not listed

1. Removal of tennis court for pedestrian access questioned by Michael Bemke
2. Corey Malcom
 - a. University Of Denver did previous radar (Cost \$2,500)
 - b. \$5-\$10,000 to do additional work
 - c. Ladd to check into other options for radar work
3. Look into access to Fort on side
4. Issue w/Garden Club and African Memorial on fenced area
5. Visitor/Nature Center
 - a. Possible to have Sheriff sub station within and possibly have KW police man it
6. Talk to City on maintenance area
7. Could provide area for "paid bricks" as revenue source

Subject: Meeting Diane Sylvia, PhD,
Date: December 14, 2010
Location: City Offices
Attendees: Diane Sylvia, Bill Horn

1. Dianne is Executive Director of the Historic Florida Keys Foundation
She is basically our connection to the state for the Florida Keys.
2. I gave her the report on the radar and copies of the drawing showing the grave locations.
3. Discussed with her the issue of the existing road going over potential graves sites and asked if she thought that moving the road out of that area was a good idea and strongly agreed that the road should be relocated out of that area. If you do not know her, she also has a degree in Archeology and has worked with Corey on many projects. I gave her this information because I think we are required to notify the state on finds like this. She will be coordinating with Corey after reading the report.

Subject: Meeting with Mayor Cates and Mayor Carruthers

Date: December 16, 2010

Location: Gato Building

Attendees: Mayor Carruthers, Mayor Cates, Bill Horn

1. Met today to update Mayor Cates on our progress to date and to go over the neighbor issues that have just recently come up.
2. Reviewed all of the drawings from the first public meeting up to now. Discussed that some neighbors are having concerns with the paid parking, moving the road and the visitors/nature center.
3. Paid parking is not something that anyone seems to be supporting at this point and it will not be moving forward.
4. Went over what the nature/visitors center is and how it is tied into the overseas heritage trail and that if some of the neighbors have concerns that it will become a tourist trap we can have condition placed on it that would not allow things like tour busses to stop there, sales of tickets or trinkets or other items that will limit use.
5. We discussed the road being relocated for numerous safety reasons and because of the graves under part of the road.
6. Agreed that it will be good to revise the roundabout to be similar to the sketch that Bill Horn did that shows Atlantic Boulevard going more continuous (with a stop sign) and making White street have an Island to give it a different appearance. This will encourage people to continue along Atlantic Boulevard and keep traffic out of the residential neighborhood.
7. Both Mayors want to be at the next neighborhood meeting which should be next week.

Subject: Meeting with Neighbors

Date: December 22, 2010

Location: Gato Building

Attendees: Michael Bemke, Carol Schreck, Mayor Carruthers, Mayor Cates, Richard Hatch, Rick Erhoff, Bill Horn

Reviewed concerns of neighbors in an effort to integrate into master plan. Will revise the master plan to address the following concerns:

1. Highlight the restaurants existing entryway.
2. Add more parking closer to restaurant.
3. Keep tennis courts as is but add two pickle ball courts to the west side where parking is now, remove one tennis court to the east side, maintain pedestrian axis walkway as shown on plan from Grinnel Street and add the parking that was lost on the west side to the east side (this also adds more parking closer to the restaurant). This shift in courts moves the noise from the pickle ball courts further away from the neighbors.
4. Remove dashed line indicating a soccer field to keep the green space looking more like a green area and not a soccer field.
5. Move small dog park away from neighbors (north east corner) and back near the large dog park. Large dog park enlarges up into green area to the north some to keep its size.
6. Relocate parking that was added off of White Street back down to the east of the Visitors/Nature Center off of Atlantic Boulevard.
7. Will have 4' high fencing around playground and dog parks and a 6' high fence between open green area off White Street where kids might be playing soccer and add trees just inside the fence also. The neighbors will decide if they want fencing along Casa Marina Court.
8. Moving the maintenance sheds from the Casa Marina Court "entry" (some of it depends on neighbor's fence wishes)
9. Remove "bandstand" from visitor Nature Center.

Subject: Pre-application Meeting with Key West Development Review Committee

Date: August 26, 2010

Location: Key West City Hall

Attendees: Amy Kimbal-Murley, Elizabeth Ignaffo, John Woodson, Enid Torregrosa, Diane Nicklaus, Alen Averette, Nicole Malo, Bill Horn, Barbara Mitchell, Allen Perez and the general public

1. Nicole Malo introduced the project to the board. Bill Horn presented Option A, B and C and described activities completed to date.
2. Mr. Gene Tinnie spoke from the public in favor of the project. Mentioned the need for the additional radar survey and that Cory Malcom from Mel Fisher was working on a cost estimate for the radar survey.
3. City staff commented on the plan presented
 - a. Engineering: discussed the ERP process, water conservation would be important, and the requirements for submittal for development approval
 - b. HARC: methodology for radar process, need to monitor during construction, supported moving the road away from the Fort. Wants investigation into the current pillars that are located around the perimeter of the park (historic?)
 - c. Bicycle & ADA: supported current plan, too early to discuss ADA issues, need to consider White Street safety issues – pedestrian crossing, stop signs?
 - d. Building: FEMA issues with buildings, desire to extend pier at the end of Reynolds Street
 - e. Fire: supported the plan
 - f. FKAA: submitted letter for the record discussing water availability and size of meters. Coordination letter included.
 - g. FKEC: 8-to 10 month design timeframe for relocation of power source, Coordination letter included
 - h. Planning: possibility for shared maintenance and recycle activity with City, possible to coordinate with City Indigenous Park, road relocation, timing for user groups, wastewater and storm water issues, legal non-conformities in the park (i.e. restaurant), small vendors/concessions are okay, may need variance for landscape buffers to maintain safety standards, Australian Pines are nuisance plant, will need to comply with concurrency requirements, coordinate with pedestrian and bicycle activities (Overseas Heritage Trail)

**DEVELOPMENT REVIEW COMMITTEE
MEETING AGENDA**

**Thursday, August 26, 2010, 2:00 P.M.
City Commission Chamber
Old City Hall, 510 Greene Street**



1. **Roll Call**
2. **Approval of Agenda**
3. **Approval of Minutes**
 - a. **June 24, 2010**
 - b. **July 22, 2010**
4. **New Business**
 - a. **Pre-Application Discussion – Higgs Beach and Adjacent Park Area (RE# 00058800-000000, 00058790-000100, 00058790-000000)** – A review of the draft conceptual Master Plan proposed by Monroe County.
 - b. **Vacation of City Property (RE# 00022001-000000)** - An application for Vacation of City Right-of-Way for a platted alleyway between White Street and Ashe Street accessed via Angela Street per Section 90 Article VII of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
 - c. **Variances - 630 Elizabeth Street (RE# 00011970-000000)** - An application for Variances to building coverage, impervious surface ratio and all setback requirements in the Historic High Density Residential zoning district per Section 122-630 (4), (5), & (6) as required when the reconstruction exceeds 66% of the assessed or appraised value of the structure per Section 122-28 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
 - d. **Variances - 803 Emma Street (RE# 00014650-000000)** - An application for Variances to building coverage, impervious surface ratio and all setback requirements in the Historic High Density Residential zoning district per Section 122-630 (4), (5), & (6) to accommodate an addition to the structure and as required when reconstruction exceeds 50% of the assessed or appraised value of the structure per Section 122-28 (d) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
 - e. **Easement – 1009 Catherine Street (RE# 00031880-000000)** – A request for an easement in the HMDR zoning district per Section 2-938 of the Code of Ordinances of the City of Key West, Florida.
 - f. **Conditional Use – 729 Thomas Street (RE# 00013260-000000)** – A conditional use request for the addition of 495 square feet of outdoor consumption area, and the addition of 91 seats, a combination of which are proposed indoors and outdoors in the HNC-3 zoning district per Section 122-63 (e) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
5. **Discussion Items**
6. **Adjournment**

Interested parties may appear at the public meeting and be heard with respect to the proposed items. Copies of the applications are available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm. Applications can also be viewed online at www.keywestcity.com.

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

Please note that one or more City Commission, Planning Board and/or HARC members may be present at this meeting.