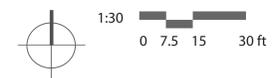
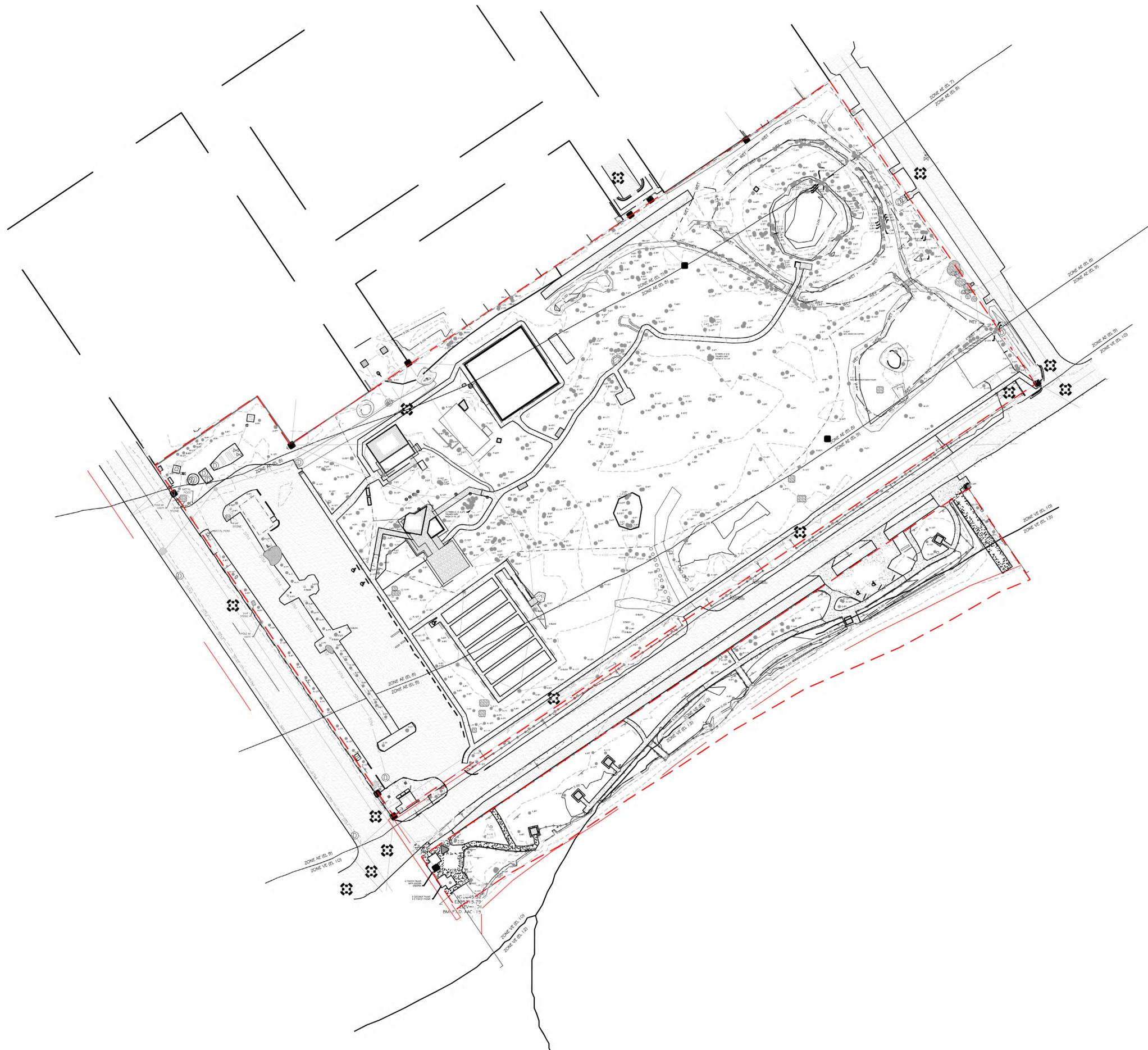




AERIAL



SURVEY





AE - ZONE OF HIGH FLOOD RISK

- PROPERTIES WITHIN THIS ZONE HAVE A 1% CHANCE OF FLOODING IN ANY YEAR AND ARE MORE THAN TWICE AS LIKELY TO BE DAMAGED BY A FLOOD AS BY FIRE

VE - ZONE OF HIGH FLOOD RISK

- PROPERTIES WITHIN THIS ZONE HAVE A 1% CHANCE OF FLOODING IN ANY YEAR AND FACE HAZARDS ASSOCIATED WITH COASTAL STORM WAVES
- POTENTIAL FLOODING REQUIRES STRUCTURES WITHIN THIS ZONE TO BE ELEVATED



SURVEY AND AERIAL





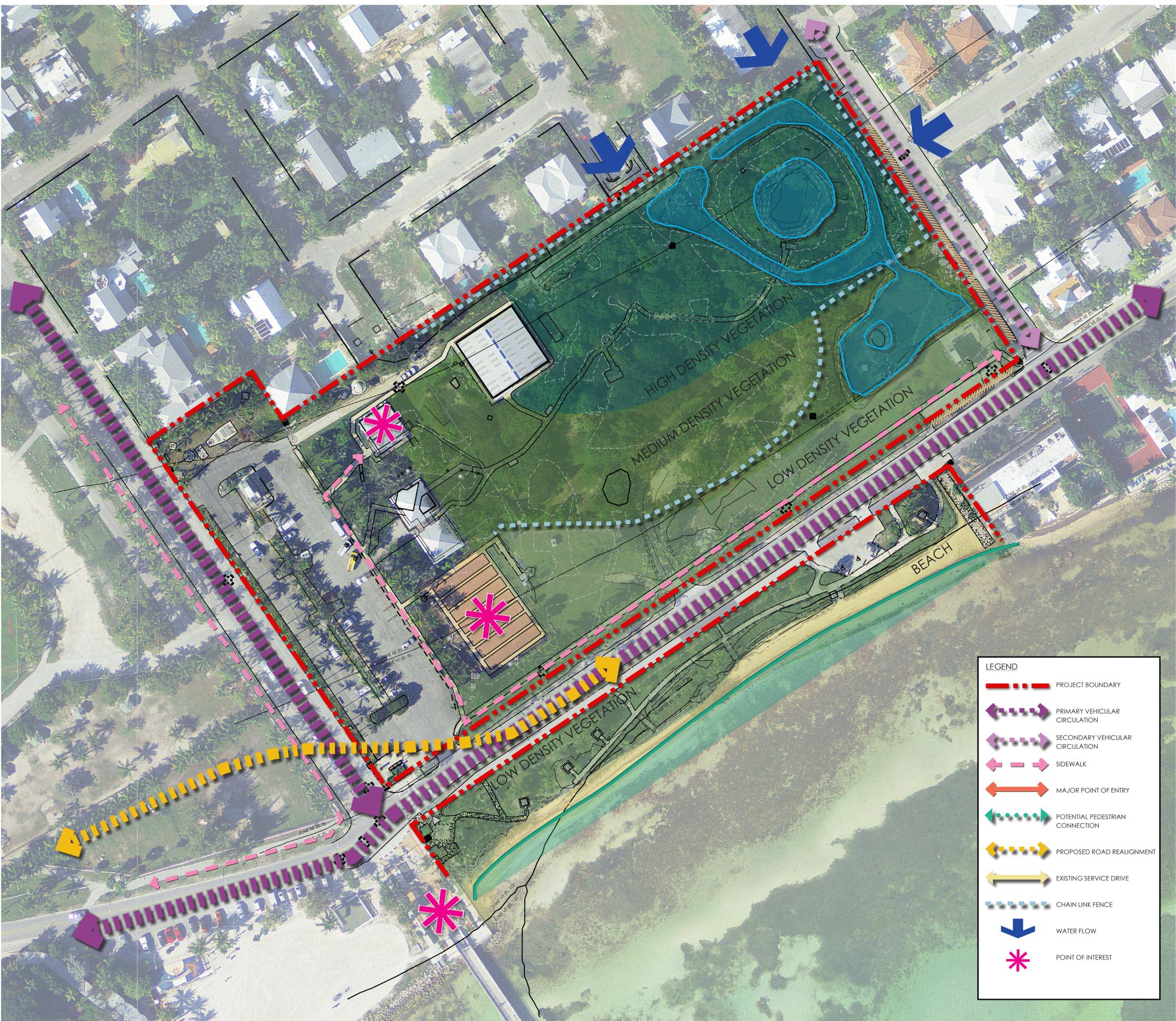
- 1 WHITE ST. PIER
 - AMENITY TO REMAIN UNIMPACTED BY STREET IMPROVEMENTS
 - OPPORTUNITY TO CREATE A VISUAL AND PHYSICAL CONNECTION TO INDIGENOUS PARK
- 2 KEY WEST AIDS MEMORIAL
 - AMENITY TO REMAIN UNIMPACTED BY STREET IMPROVEMENTS
 - OPPORTUNITY TO CREATE A VISUAL AND PHYSICAL CONNECTION TO INDIGENOUS PARK
- 3 PARKING LOT
 - WILL NEED TO BE RECONFIGURED ON THE SOUTH END DUE TO ATLANTIC BLVD. SHIFT
 - POTENTIAL NEED TO RESURFACE PARKING TO IMPROVE DRAINAGE
- 4 EXISTING GENERATOR AND INJECTION WELL
 - NEED TO VISUALLY SCREEN WHILE MAINTAINING ACCESS FOR MAINTENANCE
- 5 INTERACTION BETWEEN THE NEIGHBORHOOD AND PARK IMPROVEMENT
 - NEED TO CREATE A SAFE ENVIRONMENT FOR VISITORS AND THE NEIGHBORHOOD
- 6 HIGGS BEACH PARK (MONROE COUNTY PARK)
 - PROVIDES SPACE FOR RECREATIONAL ACTIVITIES
 - IN CONTRAST, INDIGENOUS PARK COULD HOST MORE PASSIVE ACTIVITIES DUE TO THE AMOUNT OF TREE COVER AND EXISTING USES
 - HIGGS BEACH MASTER PLAN TO BE CONSIDERED WITH INDIGENOUS PARK ELEMENTS
- 7 PEDESRIAN CONNECTION NEEDED BETWEEN INDIGENOUS PARK AND HIGGS BEACH PARK TO CREATE A SAFE POINT TO CROSS ATLANTIC BLVD.
- 8 KEY WEST WILDLIFE RESCUE CENTER
- 9 KEY WEST WILDLIFE RESCUE CENTER BIRD REHABILITATION CAGES
 - OPEN AIR BUILDING WITH A METAL ROOF
- 10 PROPOSED CISTERN
 - COLLECTS STORMWATER TO BE USED BY THE KEY WEST WILDLIFE RESCUE CENTER
- 11 SERVICE DRIVE ALONG NORTHERN PERIMETER OF PARK
 - CREATES A ZONE ADJACENT TO THE NEIGHBORHOOD WITH NO PLANTING
 - BORDERS OF PARK TO BE ADDRESSED FOR SAFETY
- 12 SERVICE DRIVE/BACK-OF-HOUSE FOR THE KEY WEST WILDLIFE RESCUE CENTER
 - NEED TO SCREEN FROM ADJACENT NEIGHBORHOOD
- 13 DRAINAGE FROM NEIGHBORHOOD AND SURROUNDING AREAS DRAIN INTO INDIGENOUS PARK
 - THE PARK FLOODS CONSIDERABLY ON THE NORTH AND EAST BOUNDARIES
 - IT IS ESPECIALLY IMPORTANT TO ADDRESS THE DRAINAGE IN THE PARK DESIGN TO CREATE USABLE PARK SPACE AND PROVIDE POSITIVE DRAINAGE
- 14 EXISTING POND WITH TURTLE HABITAT
 - CONNECTED TO THE KEY WEST WILDLIFE RESCUE CENTER BY A PEDESTRIAN WALKWAY
 - THE WILDLIFE RESCUE CENTER MAINTAINS POND
 - UNIQUE ELEMENT TO THE PARK AND COMMUNITY
- 15 EXISTING BOCCIE BALL COURTS
 - GOOD CONDITION
 - DRAINAGE ISSUES ARISE WHEN HEAVY RAIN IS PRESENT (WATER COLLECTS IN THE COURTS)
 - POTENTIAL NEED TO INCREASE COURT COUNTS FOR MORE PLAY AND PROVIDE OVERHEAD STRUCTURES FOR SHADE
- 16 PROPOSED REALIGNMENT OF ATLANTIC BOULEVARD
 - PROPOSED ALIGNMENT IS GENERATED FROM THE HIGGS BEACH MASTER PLAN
 - REALIGNMENT PROPOSED DUE TO EXISTING GRAVE SITES LOCATED TO THE EAST OF THE WEST MARTELLO FORT. POTENTIAL FOR MORE GRAVE SITES TO EXIST. MONROE COUNTY TO MOVE FORWARD WITH DESIGN, END OF 2013. IMPACTS OF REALIGNING ATLANTIC BLVD. COULD AFFECT ONLY PARKING OR HAVE A MORE EXTENSIVE IMPACT ON INDIGENOUS PARK AS A RESULT OF THE EXTENT TO WHICH GRAVES ARE DISCOVERED. NEEDS TO BE STUDIED FURTHER.
- 17 EXISTING CHAIN LINK FENCE AROUND THE PARK PROPERTY
 - PUBLIC ACCESS TO GATED AREA THROUGH THE KEY WEST WILDLIFE RESCUE CENTER
 - PUBLIC USE IS LIMITED WITH THE CURRENT PARK CONFIGURATION AND FENCE LOCATION
 - CITY USES THIS SPACE TO STORE MATERIALS
 - OPPORTUNITY TO OPEN THE PARK ON THREE SIDES BY REMOVING THE FENCE. SPECIAL CONSIDERATION FOR SECURITY WILL BE ADDRESSED IN THE PROPOSED DESIGN.
- 18 PARKING ALONG THE EAST BOUNDARY OF THE PARK IN THE GRASS AREA
 - POTENTIAL TO CREATE PERMANENT PARKING FOR PUBLIC USE
 - EDGE TREATMENT OF THE PARK IS IMPORTANT FOR NEIGHBORHOOD INTERACTION
- 19 SIDEWALK ALONG ATLANTIC BLVD. BRINGS PEDESTRIAN TRAFFIC ALONG THE SOUTHERN EDGE OF INDIGENOUS PARK AND WHITE ST. PIER
 - NEED TO BRING PEOPLE INTO PARK
- 20 ATLANTIC BLVD. IS A MAJOR EAST/WEST ROADWAY
 - RECEIVES TRAFFIC FROM THE SURROUNDING NEIGHBORHOODS AND PROVIDES A DIRECT LINK TO THE AIRPORT
 - THE ROAD CREATES A PHYSICAL BOUNDARY BETWEEN C.B. HARVEY REST BEACH AND INDIGENOUS PARK
 - PROVIDES TRAFFIC RELIEF TO KEY WEST
 - POTENTIAL TO CREATE A STRONG VISUAL AND PHYSICAL CONNECTION BETWEEN THE PARK AND BEACH THROUGH PAVING AND PLANTING STRATEGIES
- 21 C.B. HARVEY REST BEACH
 - LOSS OF BEACH DUE TO EROSION
 - POTENTIAL TO WIDEN THE BEACH FOR MORE PUBLIC USE (OUTSIDE THE SCOPE OF WORK)
 - POTENTIAL TO CREATE AN UPLAND BEACH AND BETTER CONNECTION TO INDIGENOUS PARK
- 22 HIGH WATER MARK
- 23 EXISTING GENERATOR TO BE KEPT IN PLACE
 - NEED TO VISUALLY SCREEN WHILE MAINTAINING ACCESS FOR MAINTENANCE

LEGEND

- PROJECT BOUNDARY
- PRIMARY VEHICULAR CIRCULATION
- SECONDARY VEHICULAR CIRCULATION
- SIDEWALK
- MAJOR POINT OF ENTRY
- POTENTIAL PEDESTRIAN CONNECTION
- PROPOSED ROAD REALIGNMENT
- EXISTING SERVICE DRIVE
- CHAIN LINK FENCE
- WATER FLOW
- POINT OF INTEREST



SITE INVENTORY & ANALYSIS



- HIGH DENSITY VEGETATION**
 - THE MOST DENSE VEGETATION WITHIN THE PARK
 - PROVIDES A UNIQUE ENVIRONMENT FOR KEY WEST
 - LARGE SCALE IMPROVEMENTS WILL BE MORE DIFFICULT

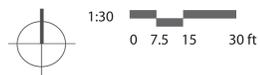
- MEDIUM DENSITY VEGETATION**
 - LARGE, BEAUTIFUL SPECIMEN TREES
 - GOOD ENVIRONMENT FOR PASSIVE ACTIVITIES AND PATHWAYS THROUGH SELECT AREAS

- LOW DENSITY VEGETATION**
 - SPARSE VEGETATION
 - MUCH MORE OPEN AND ALLOWS FOR MORE OPPORTUNITIES FOR IMPROVEMENTS
 - DIRECT TO THE BEACH

- STORMWATER RETENTION AREAS/LOW POINTS**

LEGEND

- PROJECT BOUNDARY
- PRIMARY VEHICULAR CIRCULATION
- SECONDARY VEHICULAR CIRCULATION
- SIDEWALK
- MAJOR POINT OF ENTRY
- POTENTIAL PEDESTRIAN CONNECTION
- PROPOSED ROAD REALIGNMENT
- EXISTING SERVICE DRIVE
- CHAIN LINK FENCE
- ↓ WATER FLOW
- ✳ POINT OF INTEREST



SITE ANALYSIS - VEGETATION ZONES





SITE PHOTOS



MITCHELL PLANNING & DESIGN

INNOVATIVE ENGINEERING
GROUP INC.

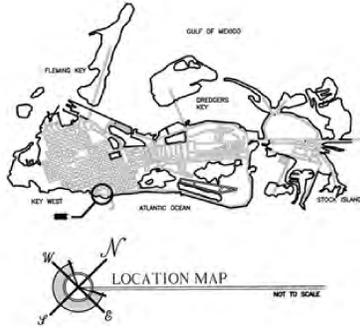
TRAFFIC TECH ENGINEERING

ISLAND SURVEYING INC.



HIGGS BEACH MASTER PLAN, MONROE COUNTY IN RELATION TO EXISTING INDIGENOUS PARK





- ① FITNESS TRAIL STOP
- ⊙ COVERED TABLE
- ⊠ SHADE STRUCTURE

ADDITIONAL IMPROVEMENTS POSSIBLE WITH RELOCATING ROAD NORTHWARD

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

CLARENCE HIGGS BEACH - MASTER PLAN
 KEY WEST, FLORIDA

WILLIAM P. HORN
 ARCHITECT, P.A.

815 EATON ST.
 KEY WEST,
 FLORIDA
 33040

TEL: (305) 296-8302
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LICENSE NO.
 AA 0003040

HIGGS BEACH
 KEY WEST, FL.



MITCHELL PLANNING & DESIGN

INNOVATIVE ENGINEERING GROUP INC.

TRAFFIC TECH ENGINEERING

ISLAND SURVEYING INC.



SEAL

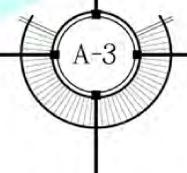
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DATE
 06-22-10

REVISIONS
 12-30-10

DRAWN BY
 EMA

PROJECT NUMBER
 1004



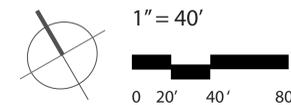
HIGGS BEACH MASTER PLAN
 MONROE COUNTY





LEGEND

- ① ATLANTIC BLVD. RELOCATED TO THE NORTH
- ② EXISTING BOCCE BALL COURTS
- ③ EXPANSION OF BOCCE BALL COURTS
- ④ DOG PARK (APPROX. 29,800 SF.)
- ⑤ PICKLE BALL COURTS
- ⑥ LAWN
- ⑦ PARK PLAZA WITH PAVILLIONS
- ⑧ RESTROOMS AND CONCESSION
- ⑨ BEACH PAVILLIONS
- ⑩ UPLAND BEACH
- ⑪ PARKING (+/- 57 SPACES)
- ⑫ EXPANDED POND (APPROX. 10,800 SF.)
- ⑬ BIKE/WALKING PATH
- ⑭ TURN AROUND AND ADDITIONAL PARKING (+/- 12 SPACES)
- ⑮ PEDESTRIAN WALKING PATHS

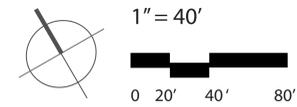


CONCEPT #1
RELOCATE ATLANTIC BLVD.



LEGEND

- ① PARKING (+/- 54 SPACES)
- ② DROP-OFF AREA
- ③ PARK PLAZA AND PAVILLION WITH RESTROOMS AND CONCESSION
- ④ EXISTING BOCCE BALL COURTS
- ⑤ EXPANSION OF BOCCE BALL COURTS
- ⑥ DOG PARK (APPROX. 60,900 SF.)
- ⑦ LAWN
- ⑧ BEACH PAVILLIONS
- ⑨ BEACH PLAZA
- ⑩ UPLAND BEACH
- ⑪ EXPANDED POND (APPROX. 10,800 SF.)
- ⑫ BIKE/WALKING PATH
- ⑬ TURN AROUND AND ADDITIONAL PARKING (+/- 12 SPACES)
- ⑭ PEDESTRIAN WALKING PATHS
- ⑮ STORAGE FOR BEACH CLEANING EQUIPMENT

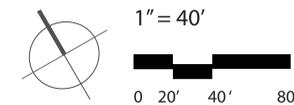


CONCEPT #2
ELIMINATE ATLANTIC BLVD.

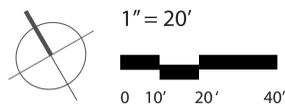


LEGEND

- ① ATLANTIC BLVD. NARROWED, AND INCLUDES TRAFFIC TABLES TO SLOW TRAFFIC
- ② IMPROVED EXISTING PARKING AREA (+/- 53 SPACES)
- ③ KEY WEST WILDLIFE CENTER WITH ADDITIONAL OFFICE SPACE OR LOCATION FOR POLICE ATHLETIC LEAGUE
- ④ EXISTING BOCCE BALL COURTS
- ⑤ EXPANSION OF BOCCE BALL COURTS
- ⑥ PICKLE BALL COURTS
- ⑦ RESTROOMS
- ⑧ DOG PARK (APPROX. 47,000 SF.)
- ⑨ PARK PLAZA AND PAVILLION
- ⑩ LAWN
- ⑪ PEDESTRIAN WALKING PATHS
- ⑫ BEACH PAVILLIONS
- ⑬ EXPANDED POND (APPROX. 7,573 SF.)
- ⑭ BIKE/WALKING PATH
- ⑮ ANGLED PARKING (+/- 20 SPACES)
- ⑯ SPEED TABLE
- ⑰ PEDESTRIAN CROSSWALK
- ⑱ STORAGE FOR BEACH CLEANING EQUIPMENT



CONCEPT #3
ATLANTIC BLVD. IN EXISTING LOCATION



LEGEND

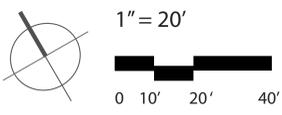
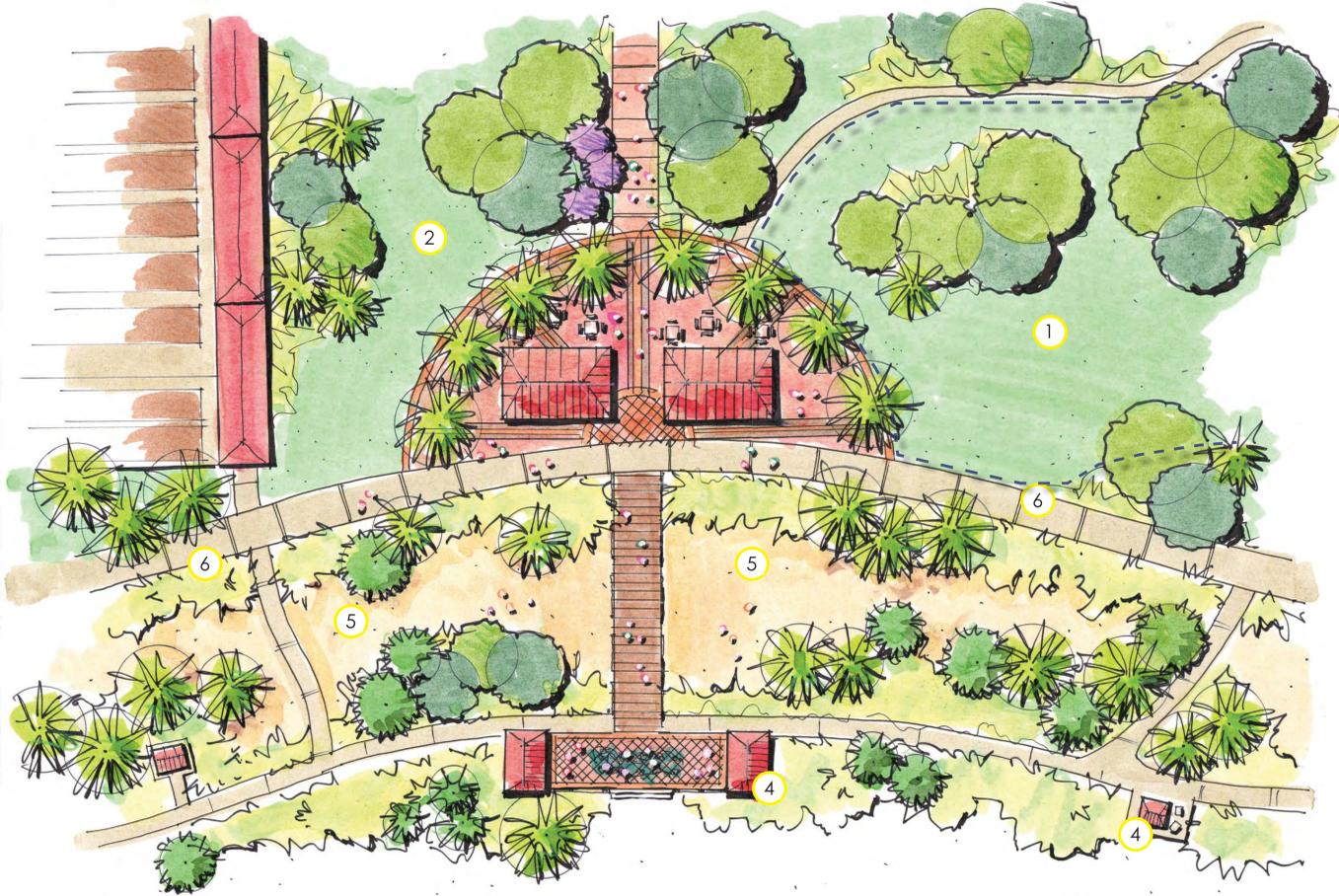
- ① PARKING
- ② DROP-OFF AREA
- ③ PARK PLAZA PAVILLION WITH RESTROOMS AND CONCESSION
- ④ EXISTING BOCCE BALL COURTS
- ⑤ EXPANSION OF BOCCE BALL COURTS
- ⑥ OPEN LAWN FOR EVENTS AND RECREATION
- ⑦ BIKE/WALKING PATH
- ⑧ PEDESTRIAN CONNECTION TO THE BEACH



ENLARGEMENT #1
EXPANDED BOCCE BALL COURTS AND PARK PLAZA

LEGEND

- ① DOG PARK
- ② OPEN LAWN FOR EVENTS AND RECREATION
- ③ PARK PLAZA PAVILLIONS WITH RESTROOMS AND CONCESSION
- ④ BEACH PAVILLIONS
- ⑤ UPLAND BEACH
- ⑥ BIKE/WALKING PATH



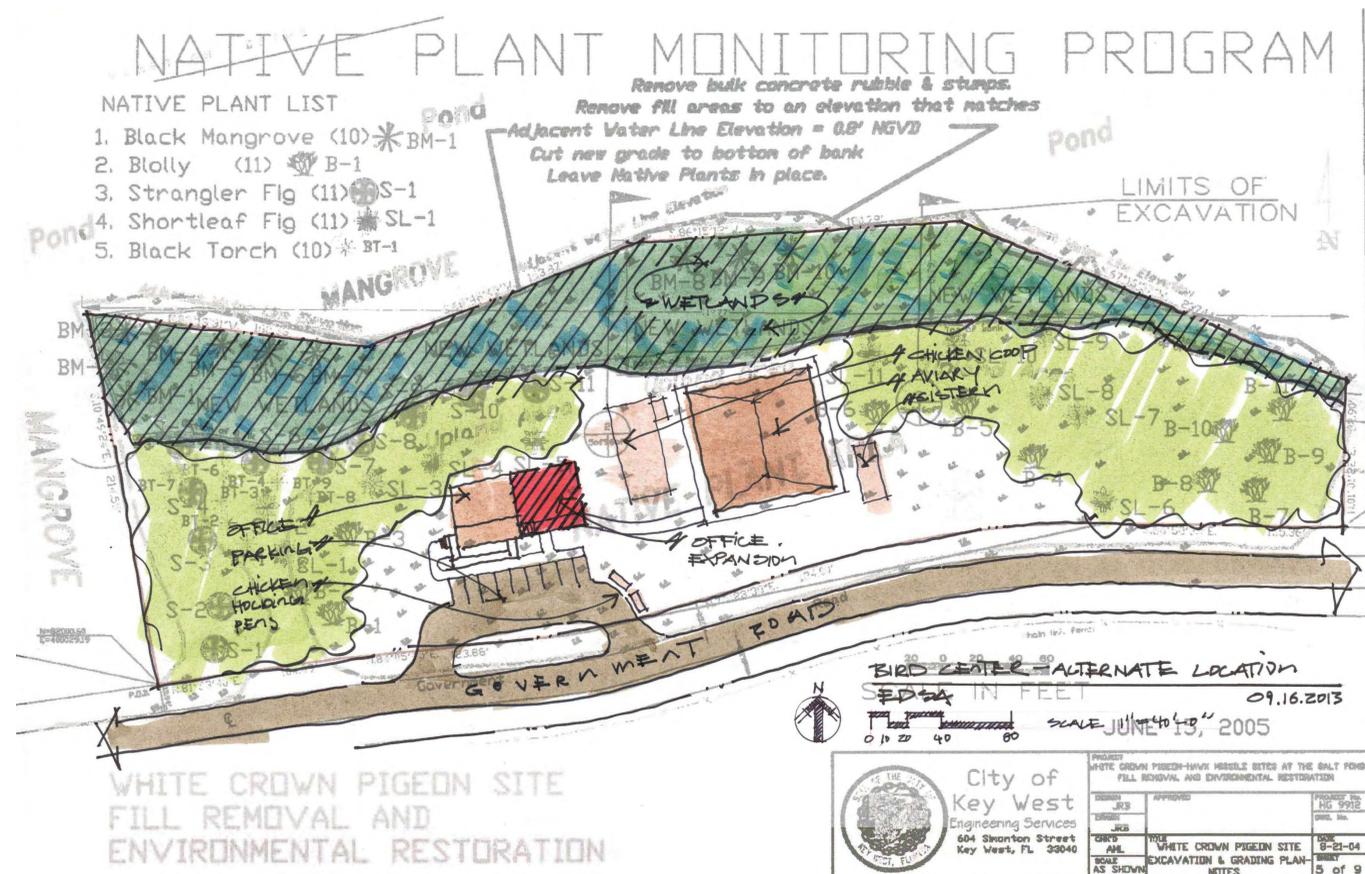
ENLARGEMENT #2
PARK PLAZA AND UPLAND BEACH





CHARACTER IMAGES





**ALTERNATE LOCATION FOR THE
KEY WEST WILDLIFE CENTER**

