



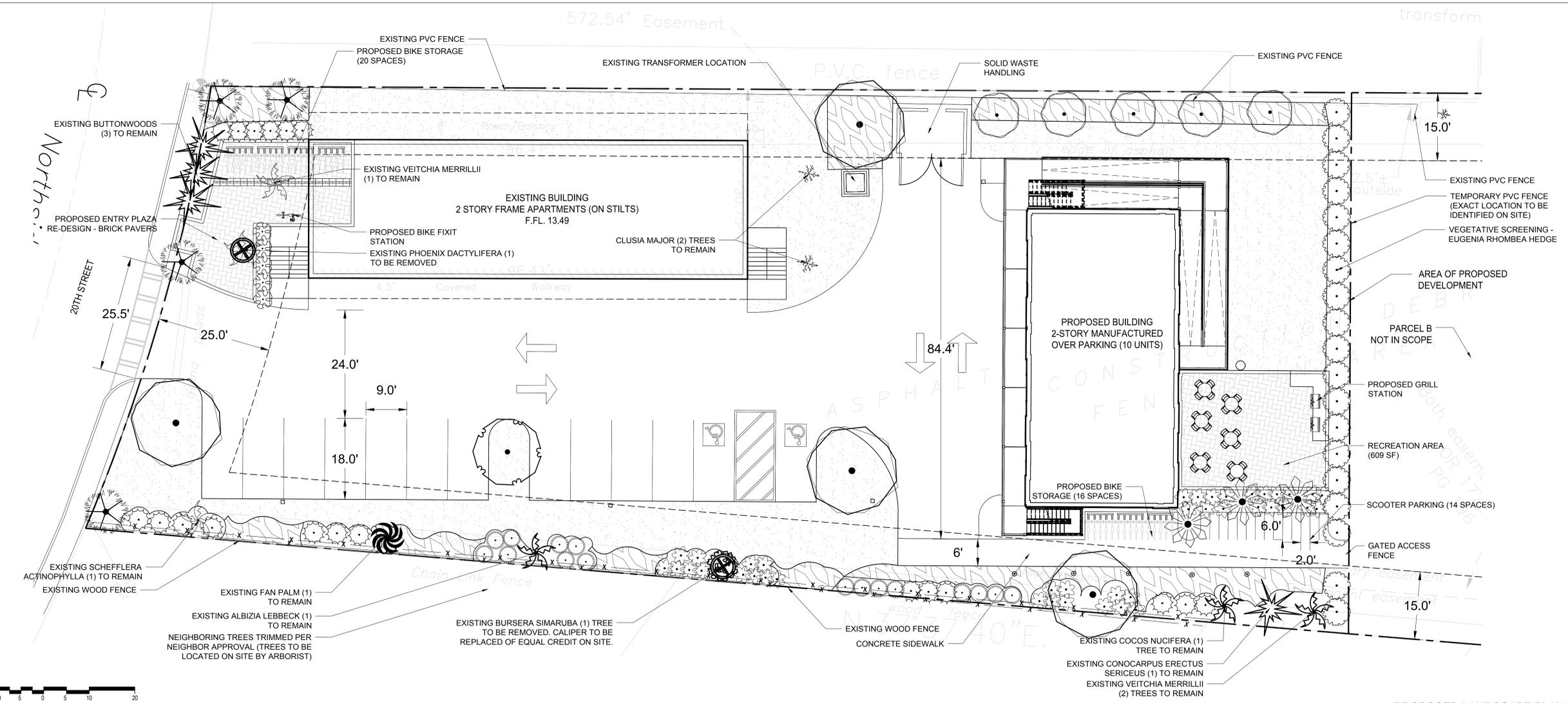
FL LICENSE # LA 6667144
 PROJECT #: 116003
 DRAWN BY: CL
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No.	Description	Date
1	DRC SET	05/16/16

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PROPOSED LANDSCAPE PLAN

SCALE: 1" = 10'-0"

MINIMUM LANDSCAPE AREA:
 TOTAL PAVED AREA: 13,747.42 SF
 REQUIRED LANDSCAPE AREA: 5,751.36 SF (20% OF BUILDING SITE AREA)
 PROPOSED LANDSCAPE AREA: 6,865.43 SF

MINIMUM NATIVE PLANTS: 70% SHOWN: +/- 92%

MINIMUM STANDARDS FOR LANDSCAPING ALONG RIGHT-OF-WAY:

AREA OF SITE: 0.5 TO < 1 ACRE: (0.6 ACRES / 28,756 SF)
 WIDTH OF REQUIRED LANDSCAPING: 20' LINEAR FEET
 NUMBER OF PLANT UNITS REQUIRED PER 100 LF OF PROPERTY LINE OR ROW: 80 UNITS

UNIT MEASUREMENT:

TYPE OF PLANT MATERIAL	NUMBER OF PLANT UNITS	SHOWN
ONE CANOPY SHADE TREE	10	1 (10 UNITS)
ONE EVERGREEN OR ORNAMENTAL TREE	3	4 (12 UNITS)
ONE SHRUB	1	34 (34 UNITS)
		TOTAL: 56 UNITS

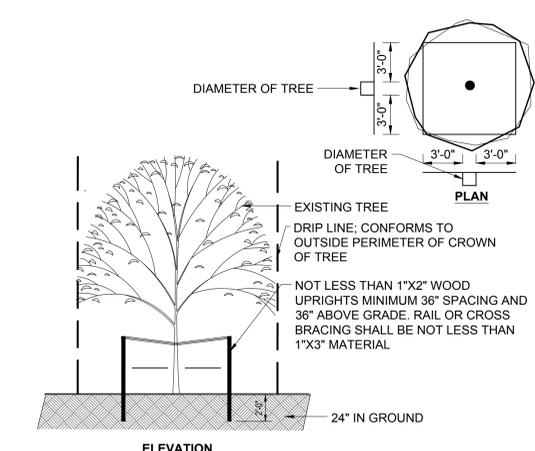
REQUIRED UNITS: 80
 SHOWN UNITS: 56

*LIMITS OF EXISTING BUILDING AND PAVING RESTRICT PLANTING AREA

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	CALIPER	HEIGHT	SPREAD	SPACING	REMARKS
	4	BURSERA SIMARUBA	GUMBO LIMBO	FG/BB	3"	8' MIN.	6' - 8'	SEE PLAN	FLORIDA #1. FULL UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE.
	1	CONOCARPUS ERECTUS	BUTTONWOOD	FG/BB	3"	7'-8' HT.	6' - 8'	SEE PLAN	MULTI-TRUNKED, MIN. 3 CANES, FULL UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE.
	3	PLUMERIA ACUMINATA	WHITE FRANGIPANI	FG/BB	1" - 1 1/2"	8'-10'	7' - 8'	SEE PLAN	STRONG CENTRAL LEADER, FULL UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE. FLORIDA #1. DID A HOLE ONLY AS DEEP AS THE ROOT BALL AND 2 TO 3 TIMES AS WIDE.
	4	SABAL PALMETTO	CABBAGE PALMETTO	FG/BB	N/A	10'-12' CT	N/A	SEE PLAN	STRONG, CENTRAL LEADER, FULL UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE.
	5	ZANTHOXYLUM FAGARA	WILD LIME	FG/BB	2 1/2"	10'-12' HT.	6' - 8'	SEE PLAN	STRONG CENTRAL LEADER, FULL UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT	SPREAD	SPACING	REMARKS	
	16	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	#5	6' - 8'	3'-5'	12'-15'		FULL UNIFORM, DENSE CROWN, WELL ROOTED IN POT, DISEASE AND INSECT FREE, LIGHTLY SHEARED
	19	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	#5	6' - 8'	2' - 3'	4' O.C.		FULL DENSE CROWN, WELL ROOTED IN POT, DISEASE AND INSECT FREE. TO BE MAINTAINED AS A HEDGE 6'-8' IN HEIGHT.
	19	EUGENIA RHOMBEA	RED STOPPER	15 GAL.	6' - 8'	30" - 36"	5' O.C.		FULL DENSE CROWN, WELL ROOTED IN POT, DISEASE AND INSECT FREE
	5	HELICONIA PSITTACORUM 'LADY DI'	LADY DI HELICONIA	#5	2'-5'	3'-5'	36"-48"		FULL DENSE CROWN, WELL ROOTED IN POT, DISEASE AND INSECT FREE
	40	PLUMBAGO AURICULATA	PLUMBAGO	#3	15" - 18"	18" - 24"	30" O.C.		FULL UNIFORM, DENSE CROWN, WELL ROOTED IN POT, DISEASE AND INSECT FREE, MIN. ROOT BALL DIAMETER 6" MIN. 4 CANES, FLORIDA #1

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT	SPREAD	SPACING	REMARKS
	5,977 SF	CYNODON DACTYLON	BERMUDA SOD	PALLETIZED SOD	N/A	N/A		
	194	ZAMIA PUMILA	COONTIE	#3	15" - 18"	15'-18" MIN.	36" o.c.	HEALTHY, VIGOROUS CLUMP, WELL ROOTED AND ESTABLISHED IN POT, NO ENCIRCLING OF ROOTS IN CONTAINER, FLORIDA #1



1 TREE PROTECTIVE BARRIER
 3/16" = 1'-0"

- NOTES:**
- ALL EXISTING VEGETATION TO BE VERIFIED AND LOCATED ON SITE. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES.
 - THE MINIMUM AREA OF A BUILDING SITE WHICH SHALL BE LANDSCAPED WITH TREES, INCLUDING CANOPY TREES, SHRUBS, AND GROUND COVER, AND OTHER LANDSCAPING SHALL BE A MINIMUM OF 20% OF THE BUILDING SITE AREA.
 - 70% OF THE MINIMUM REQUIRED LANDSCAPING ARE NATIVE PLANT SPECIES.
 - ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED FREE OF DEBRIS AND FREE OF TREE ABUSE. WHERE NEWLY INSTALLED PLANTS DO NOT SURVIVE, THEY SHALL BE REPLACED NO LATER THAN 30 DAYS FROM THE TIME THE PRIOR TREE EXPIRED.
 - ALL LANDSCAPING, PARTICULARLY TREES SHALL BE IRRIGATED REGULARLY ACCORDING TO A MAINTENANCE PLAN UNTIL THE PLANTS ARE ESTABLISHED AND SELF-SUSTAINING. THE MAINTENANCE PROGRAM SHALL REMAIN IN PLACE FOR AT LEAST 1 YEAR FROM THE TIME OF INSTALLATION. STREET TREES SHALL BE HAND WATERED OR SHALL UTILIZE GATOR BAGS.
 - ALL LANDSCAPING TO BE 100% IRRIGATED BY CISTERN COLLECTION. LAYOUT TO BE DESIGNED IN THE FIELD BASED ON CONCEPTUAL IRRIGATION LAYOUT.
 - GROUND COVER SHALL BE PROVIDED IN ORDER TO PROTECT EROSION. GROUND COVER CAN CONSIST OF SHRUBS.
 - ALL TREES SHALL BE A MINIMUM OF 12 FEET IN HEIGHT WITH A MINIMUM OF 6 FEET OF CLEAR TRUNK SPACE IMMEDIATELY AFTER PLANTING.
 - SHRUBS PLANTED FOR REQUIRED HEDGES SHALL HAVE MINIMUM HEIGHTS IMMEDIATELY AFTER PLANTING AS FOLLOWS: 2 FEET FOR 3 FOOT HIGH HEDGES, 2.5 FEET FOR 4 FOOT HIGH HEDGES, AND 3 FEET FOR 5 FOOT HIGH HEDGES. HEDGES SHALL REACH THE REQUIRED HEIGHT AND FORM A SOLID AND UNBROKEN VISUAL SCREEN WITHIN ONE YEAR AFTER PLANTING.
 - ALL PLANT MATERIALS SHALL BE OF A SPECIES ADAPTIVE TO THE FLORIDA KEYS AND SHALL CONFORM TO STANDARDS FOR FLORIDA NO.1 OR BETTER.

KEY WEST WORKFORCE HOUSING
 NORTH ROOSEVELT BLVD., KEY WEST, FL

SHEET TITLE
 Proposed Landscape Plan

SHEET NUMBER

L0.01

STAFF REPORT

DATE: June 28, 2016

RE: **1185 20th Street (permit application # T16-8027)**

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was received requesting the approval of a landscape plan for a Minor Development project to create workforce housing. During the review of the plan, a gumbo limbo tree that was planned to remain on the site near the property line, had its canopy completely removed by unknown persons. Therefore, the applicant is requesting removal of the tree with full replacement to be incorporated into the proposed landscape plan.

Tree Species: Gumbo Limbo (*Bursera simaruba*)

Photos taken June 15, 2016







Photos taken June 27, 2016





Diameter: 12.1"

The canopy of the tree had apparently been hacked before and the canopy observed was regrowth. Due to this recent hack "trim," it is not recommended that the tree remain to regrow as the canopy growth area has been too damaged. Any additional regrowth would be weak.

It is not known who cut the tree. The applicant is not aware of anyone doing any work in the area and the neighboring property owner claims they did not do any work to the tree.

The landscape plan does incorporate 70% native vegetation and does include over 12.1 caliper inches of replacement trees on the property.

Recommendation: Recommend approval of the Landscape Plan with Tree Removal to include the removal of (1) Gumbo Limbo to be replaced with 12.1 caliper inches of native dicot trees, FL#1 on the property.

Photos of the property:











Application



8027

Landscape Plan w/ Tree Removal

Tree Permit Application

Date: 6/28/2016

Please Clearly Print All Information unless indicated otherwise.

Tree Address 1185 20th Street
Cross/Corner Street 20th Street
List Tree Name(s) and Quantity See attached landscape plan
Species Type(s) check all that apply (x) Palm () Flowering (x) Fruit (x) Shade () Unsure
Reason(s) for Application: Landscape plan and mitigation
() REMOVE () Tree Health () Safety () Other/Explain below
() TRANSPLANT () New Location () Same Property () Other/Explain below
() HEAVY MAINTENANCE () Branch Removal () Crown Cleaning/Thinning () Crown Reduction
Other/Explain New landscape plan and mitigation of one Gumbo Limbo.
Reason for Request Landscape plan as part of a minor development application
Property Owner Name SB Key West Owner VII, LP
Property Owner eMail Address greg@smithoropera.com
Property Owner Mailing Address 3953 Maple Ave, Suite 300
Property Owner Mailing City Dallas State TX Zip 75219
Property Owner Phone Number (646) 432-8029
Property Owner Signature Mec - AS Authorized Rep.

Representative Name Smith | Oropera | Harkes
Representative eMail Address 138 Simonton Street greg@smithoropera.com
Representative Mailing Address 138 Simonton Street
Representative Mailing City Key West State FL Zip 33040
Representative Phone Number (305) 296-7227

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

Tree Representation Authorization form attached ()

<<<<< Sketch location of tree in this area including cross/corner Street >>>>>

Please identify tree(s) with colored tape

Per the attached landscape plan.

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.



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

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

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

The offices of the Property Appraiser will be closed Monday July 4th for Independence Day.

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1065471 Parcel ID: 00064950-000000

Ownership Details

Mailing Address:

SB KEY WEST OWNER VII LP
C/O ROCKPOINT GROUP LLC WOODLAND HALL AT OLD PARKLAND
3953 MAPLE AVE STE 300
DALLAS, TX 75219-3228

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION

Millage Group: 10KW

Affordable Housing: Yes

Section-Township-Range: 34-67-25

Property Location: 1185 20TH ST KEY WEST

Location: 3840 N ROOSEVELT BLVD KEY WEST

Legal Description: PT KW NO 1 A PARCEL OF LAND LYING SW OF NORTH ROOSEVELT BOULEVARD OR79-322/323 OR520-689 OR520-691 OR880-1977/1978 OR884-1974/1976 OR902-1211/1212 OR2250-2269/73 OR2427-279/85DEC/AFFORD/REST OR2793-56/61