

**PLANNING BOARD
RESOLUTION NO. 2022-032**

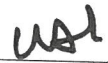
A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING A MAJOR DEVELOPMENT PLAN AT 255 TRUMBO ROAD (RE# 00001720-000200) FOR CONSTRUCTION OF A TWENTY-FOUR (24) UNIT AFFORDABLE HOUSING DEVELOPMENT AND A ONE-STORY NONRESIDENTIAL STRUCTURE WITH A BUILDING AREA OF APPROXIMATELY 889 SF. ON PROPERTY LOCATED IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – KEY WEST BIGHT (HRCC-2) ZONING DISTRICT; PURSUANT TO SECTION 108-91(A)(2), OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA, PROVIDING FOR AN EFFECTIVE DATE


WHEREAS, Section 108-91(A)(2)(a) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the Historic Residential Commercial Core – Key West Bight Zoning District, a Major Development Plan is required for the construction of permanent residential developments with five or more units; and

WHEREAS, the proposed use of the property consisting of a multiple-family residential dwelling and a water-related nonresidential use are permitted uses within the Historic Residential Commercial Core – Key West Bight (HRCC-2) zoning district pursuant to Code Section 122-717; and

WHEREAS, Code Section 108-196(a) require the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

WHEREAS, this matter came before and was approved by the Planning Board at a duly





Chairman
Planning Director

noticed public hearing on May 19th, 2022; and

WHEREAS, the Planning Board finds that the granting of a Major Development Plan is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.


Section 2. The Major Development Plan for the construction of a twenty-four (24) unit multiple-family residential dwelling and an 889 square foot, one-story structure for a nonresidential water-related use on property located at 255 Trumbo Road (RE# 00001720-000200) in the Historic Residential Commercial Core – Key West Bight (HRCC-2) zoning district pursuant to Sections 108-91(A)(2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated April 21, 2022, is hereby approved with the following conditions:


General Conditions:

1. The proposed construction shall be in substantial compliance with the site plans signed, sealed, and dated 4/21/2022 by Gavin Wade Scarborough. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted and dated. Development plan modifications that do not rise to the status of minor or major plan modifications

may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted for review and approval to the Planning Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(C.).

2. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
3. The City of Key West pump station along Trumbo Road shall remain accessible for maintenance.
4. In the HRCC-2 zoning district, the Code requires, “. . . only water-related uses shall be located between the 30-foot setback and the 100-foot setback from the mean high water or the bulkhead.”; *Water-related uses* means activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses and/or provide supportive services to persons using a duly permitted marina.
5. All Brazilian pepper trees, an invasive exotic plant species, currently on the site will be removed. Due to the seed source being in the soil, the property maintenance plan must include a statement regarding continual maintenance of the property to remove any invasive exotic plant species including Brazilian Pepper (*Schinus terebinthifolia*), Lead tree (*Leucaena leucocephala*), and


Chairman


Planning Director

Australian Pine (*Casuarina equisetifolia*).

6. Plans need to show clearly curbing or parking stops being placed in the parking area to protect landscaped areas.

Conditions prior to the City Commission hearing:

8. The applicant must obtain a Certificate of Appropriateness from the Historic Architectural Review Committee (HARC).

Conditions prior to issuance of a building permit:

9. The applicant shall provide a Life Safety Plan, consistent with any local, state or federal laws, for review and approval by the City's Fire Department.
10. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.
11. Residential development is subject to the 2019 "Keys Overnight Temporary Shelter (KOTS) and Essential Governmental Employee Housing Interlocal Agreement" between the City of Key West and Monroe County. The proposed project will comply with the terms of this agreement, and with the affordable housing requirements of Section 122-720 and the City's Workforce Housing ordinance.

Conditions prior to issuance of a Certificate of Occupancy:

12. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

Section 3. This resolution does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 4. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 5. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.



Chairman



Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 19th day of May 2022.

Authenticated by the Chair of the Planning Board and the Planning Director.



Sam Holland, Planning Board Chair

6/21/22

Date

Attest:



Katie P. Halloran, Planning Director

6/21/2022

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

6-22-22

Date

 Chairman
 Planning Director

ARCHITECTURE SHEETS

PROJECT DATA	A0.0
SITE PLAN	A0.1
LIFE SAFETY PLAN FIRST FLOOR	A1.1
LIFE SAFETY PLAN SECOND FLOOR	A1.2
EXTERIOR ELEVATIONS	A2.1
CONTEXT SITE PLAN	A2.2

CIVIL ENGINEERING SHEETS

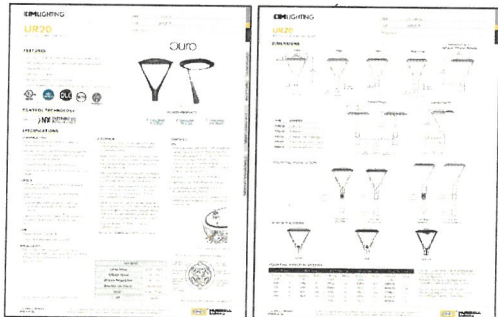
EROSION CONTROL PLAN	C-100
CONCEPTUAL GRADING AND DRAINAGE PLAN	C-200

LANDSCAPE SHEETS

LANDSCAPE PLAN	L3.00
PLANT SCHEDULE AND DETAILS	L3.01



Mailbox Spec



Site Lighting

NARRATIVE OF REVISION 2, DATED 04-21-2022

- 5 PARKING SPACES ADDED. VALUES ON TABLE ADJUSTED TO MATCH.
- ASPHALT PAVING CHANGED TO BRICK PAVERS (50% IMPERVIOUS) AT PARKING SPACES. VALUES ON TABLE ADJUSTED TO MATCH.
- CONTEXT SITE PLAN (SHEET A2.3) ADDED TO DRAWING SET.
- NON-RESIDENTIAL BUILDING RAISED ABOVE FLOOD AND REDESIGNED. SIDEWALK ADJUSTED ACCORDINGLY. VALUES ON TABLE ADJUSTED TO MATCH.

PROJECT SCOPE OF WORK

A 24 UNIT RESIDENTIAL BUILDING, SINGLE STORY NON-RESIDENTIAL BUILDING, AND SITE IMPROVEMENTS DESIGNED AND TO BE BUILT IN COMPLIANCE WITH SEVENTH EDITION 2020 FLORIDA BUILDING CODE.

APPLICABLE BUILDING CODES:

FAIR HOUSING ACT
FLORIDA BUILDING CODE, 11TH EDITION (2020) BUILDING
FLORIDA BUILDING CODE, 11TH EDITION (2020) ACCESSIBILITY
FLORIDA BUILDING CODE, 11TH EDITION (2020) ENERGY CONSERVATION
FLORIDA BUILDING CODE, 11TH EDITION (2020) MECHANICAL
FLORIDA BUILDING CODE, 11TH EDITION (2020) PLUMBING
FLORIDA FIRE PREVENTION CODE
NFPA 70: NATIONAL ELECTRICAL CODE

BUILDING

BUILDING NOTES	PROPOSED USE OF SPACE	PROPOSED USE OF SPACE
OCCUPANCY	R-2 (APARTMENTS)	B (OFFICE)
USE	RESIDENTIAL	BUSINESS
TYPE OF CONSTRUCTION	TYPE III-B PER TABLE 506.2 PER TABLE 504.4	TYPE III-B 15,000 SF PER FLOOR ALLOWABLE 3 STORY ALLOWABLE
FIRE RESISTANCE RATINGS PER TABLE 601	2 HOUR EXTERIOR BEARING WALL NO RATINGS AT OTHER BUILDING ELEMENTS	2 HOUR EXTERIOR BEARING WALL NO RATINGS AT OTHER BUILDING ELEMENTS
AUTOMATIC SPRINKLER SYSTEM PER 903.3.1	SPRINKLERS PROVIDED	SPRINKLERS NOT REQUIRED
EXISTING BUILDING SF EXISTING BUILDING STORIES	23,358 SF (1185 SF PER FLOOR) 2 STORY	536 SF 1 STORY

AREA SUMMARY - RESIDENTIAL BUILDING

	BUILDING (ENCLOSED)	BUILDING (UN-ENCLOSED)	TOTAL
LEVEL 1	1543 SF	1679 SF	3222 SF
LEVEL 2	1543 SF	1485 SF	3028 SF
TOTAL	3086 SF	3164 SF	6250 SF

AREA SUMMARY - NON-RESIDENTIAL BUILDING

	BUILDING (ENCLOSED)	BUILDING (UN-ENCLOSED)	TOTAL
LEVEL 1	186 SF	8 SF	194 SF

PARKING SUMMARY

33 SURFACE PARKING SPACES TOTAL:
16 RESIDENTIAL PARKING SPACES
1 ACCESSIBLE PARKING SPACE
16 SPACES TOTAL (1 PER CHILLED UNIT)
7 NON-RESIDENTIAL PARKING SPACES
1 ACCESSIBLE PARKING SPACE
8 SPACES TOTAL (1 PER 500 SF)
8 BICYCLE SPACES

TRUMBO VILLAGE MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT FLORIDA BUILDING CODE 2020, BUILDING FROM TABLE 1004.5			
	FLOOR AREA (SF)	SF PER OCCUPANT	# OF OCCUPANTS
INTERIOR BUILDING AREAS			
RESIDENTIAL	0.967	200 GROSS	49.9
FIRST FLOOR OCCUPANTS			49.9
TOTAL STAIR EXIT WIDTH REQUIRED	IN INCHES	0.3 (14.80)	
TOTAL OTHER EXIT WIDTH REQUIRED	IN INCHES	0.2 (9.967)	
SECOND FLOOR	0.967	200 GROSS	49.9
SECOND FLOOR OCCUPANTS			49.9
TOTAL STAIR EXIT WIDTH REQUIRED	IN INCHES	0.3 (14.80)	
TOTAL OTHER EXIT WIDTH REQUIRED	IN INCHES	0.2 (9.967)	
TOTAL OCCUPANTS			100

CAPACITY OF MEANS OF EGRESS FLORIDA BUILDING CODE 2020, BUILDING FROM SECTION 1005.1 AND TABLE 1020.2				
AREA	OCCUPANT LOAD	EGRESS COMPONENT	REQUIRED	PROVIDED
FIRST FLOOR	49.9	MIN. NUMBER OF EXITS	2	2
		CORRIDOR (INCHES)	44	60"
		CAPACITY (INCHES)	10.0	36"
		STAIRS (INCHES)	19.0	(2) 48"
SECOND FLOOR	49.9	MIN. NUMBER OF EXITS	2	2
		CORRIDOR (INCHES)	44	60"
		CAPACITY (INCHES)	10.0	36"
		STAIRS (INCHES)	19.0	(2) 48"

255 Truman Road UNIT MATRIX				
UNIT TYPE	INTERIOR AREA (SF)	15' FIK	200' FIK	STAIRS
1 BEDROOM	650	2	3	G
1 BEDROOM	650	2	3	F
2 BEDROOM	813	2	2	F
2 BEDROOM	850	2	2	A
2 BEDROOM	915	2	2	A
UNIT TOTALS		12	12	24



date:
12/02/2021
revision:
02/11/2022
04/21/2022

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Trumbo Village
255 Truman Road
Key West, FL

THOMAS E. POPE, P.E.
POPE-SCARBROUGH-ARCHITECTS
(305) 296-3611
610 White St. Key West, FL

255 Trumbo Road		
zoning		MPCC-2
Flood Zone		AF-1
Design Flood Elevation (DFE)	DFE + 1.2'	0.0' HAVT
Design Flood Elevation (DFE)		2.30' HAVT
Site Area		49,000
Site Area (Ac)		1.14
Max Lot Coverage	50%	24,500.0
Existing Lot Coverage	0.0%	12,712
Proposed Lot Coverage	25.7%	12,712.0
Max Impervious Area	40%	19,600.0
Existing Impervious Area	0.0%	0.0
Proposed Impervious Area	56.1%	27,773.0
Min Open Space Ratio	0.5%	2,450.0
Existing Open Space	0.0%	0.0
Proposed Open Space	0.3%	1,949.0
Max Height		35'
Setbacks		
Front		10'
Side (Street)		5'
Side		5'
Rear		15'

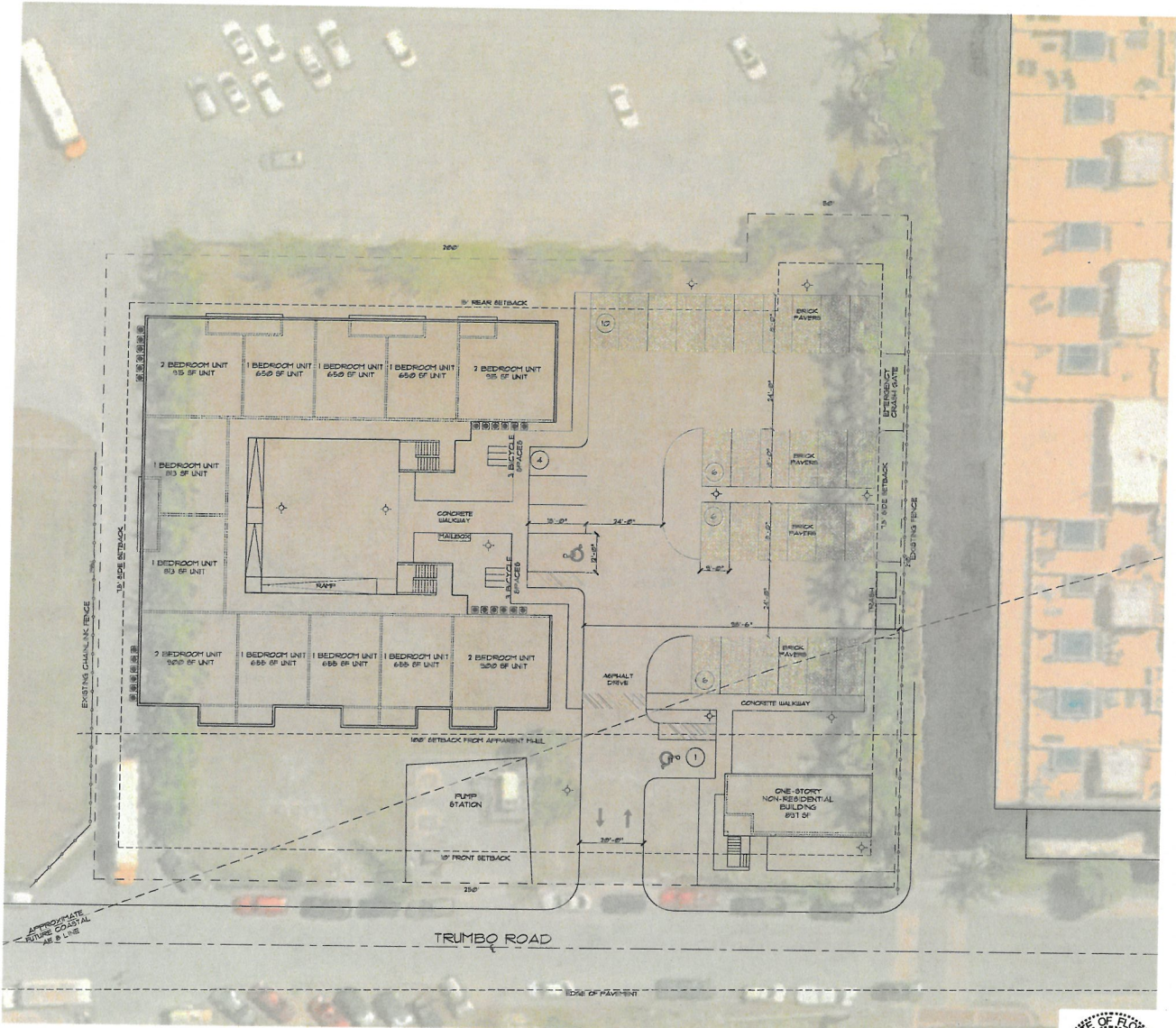
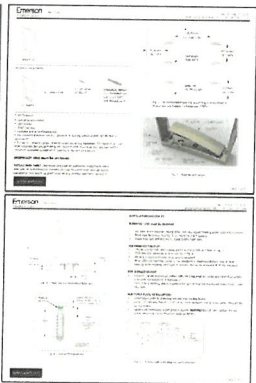
BUILDING AREAS (LOT COVERAGE)		EXISTING SF	PROPOSED SF
Any Building - 24 Units			11,813
Non-Residential Building			697
Total Lot Coverage (SF)			12,712
Lot Coverage (%)		0.0%	25.7%
SITE AREAS (IMPERVIOUS AREA)		EXISTING SF	PROPOSED SF
Asphalt Concrete		1,471	1,471
Paved Driveway			472
Driveways			2,275
Asphalt Paving		3,372	5,510
Concrete Paving (50% impervious)			2,268
Walkways			25
Total Impervious Area (SF)		4,843	27,773
Impervious Area (%)		0.0%	56.1%
SITE AREAS (OPEN SPACE)		EXISTING SF	PROPOSED SF
Impervious Areas		4,843	27,773
Permeable Paving (50% impervious)			2,268
Open Space (SF)		44,657	19,499
Open Space Ratio		0.90	0.39

100' Setback Area		11,813.0
Min Open Space Ratio (Within 100' Setback)	0.50	5,906.5
Existing Open Space	3,322.00	0.00
Proposed Open Space	4,254.00	0.64

SITE AREAS (OPEN SPACE) WITHIN 100' SETBACK		EXISTING SF	PROPOSED SF
Non-Residential Building			697
Paved Driveway		1,471	1,471
Driveways			22
Asphalt Paving		693	1,245
Sidewalk			99.1
Sub Totals		3,161	4,354
Open Space (SF)		3,332	7,425
Open Space Ratio		0.80	0.64



Bike Rack



NARRATIVE OF REVISION 2, DATED 04-21-2022
 1. 5 PARKING SPACES ADDED. VALUES ON TABLE ADJUSTED TO MATCH.
 2. ASPHALT PAVING CHANGED TO BRICK PAVING (50% IMPERVIOUS) AT PARKING SPACES. VALUES ON TABLE ADJUSTED TO MATCH.
 3. CONTEXT SITE PLAN (SHEET A23) ADDED TO DRAWING SET.
 4. NON-RESIDENTIAL BUILDING RAISED ABOVE FLOOD AND REDESIGNED. SIDEWALK ADJUSTED ACCORDINGLY. VALUES ON TABLE ADJUSTED TO MATCH.

Site Plan

1/8" = 1' - 0"



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 04/21/2022

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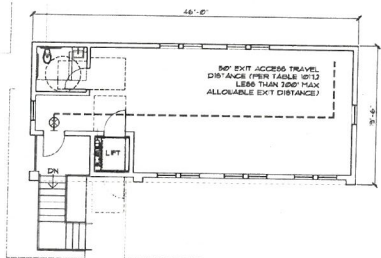
Trumbo Village
 255 Trumbo Road
 Key West, FL

THOMAS E. POPE, P.A.
 POPE-SCARBROUGH-ARCHITECTS
 (305) 296 3611
 610 White St. Key West, FL

LIFE SAFETY NOTES
BUILDING EQUIPPED WITH FIRE SPRINKLERS
FBC 2010 TABLE 907.2
OCCUPANCY TYPE R-2 250 FT TO EXIT (MAX ALLOWED)
HVAC FIRE DAMPERS TO BE INSTALLED AT ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES
CORRIDOR 1 DETENING WALLS TO HAVE ONE HOUR FIRE RATING (MINIMUM REQUIRED)
ALL BEDROOMS TO HAVE SMOKE DETECTORS
REFER TO FLOOR PLANS AND ELEVATIONS FOR ALL SMOKE DETECTOR & FIRE ALARM LOCATIONS

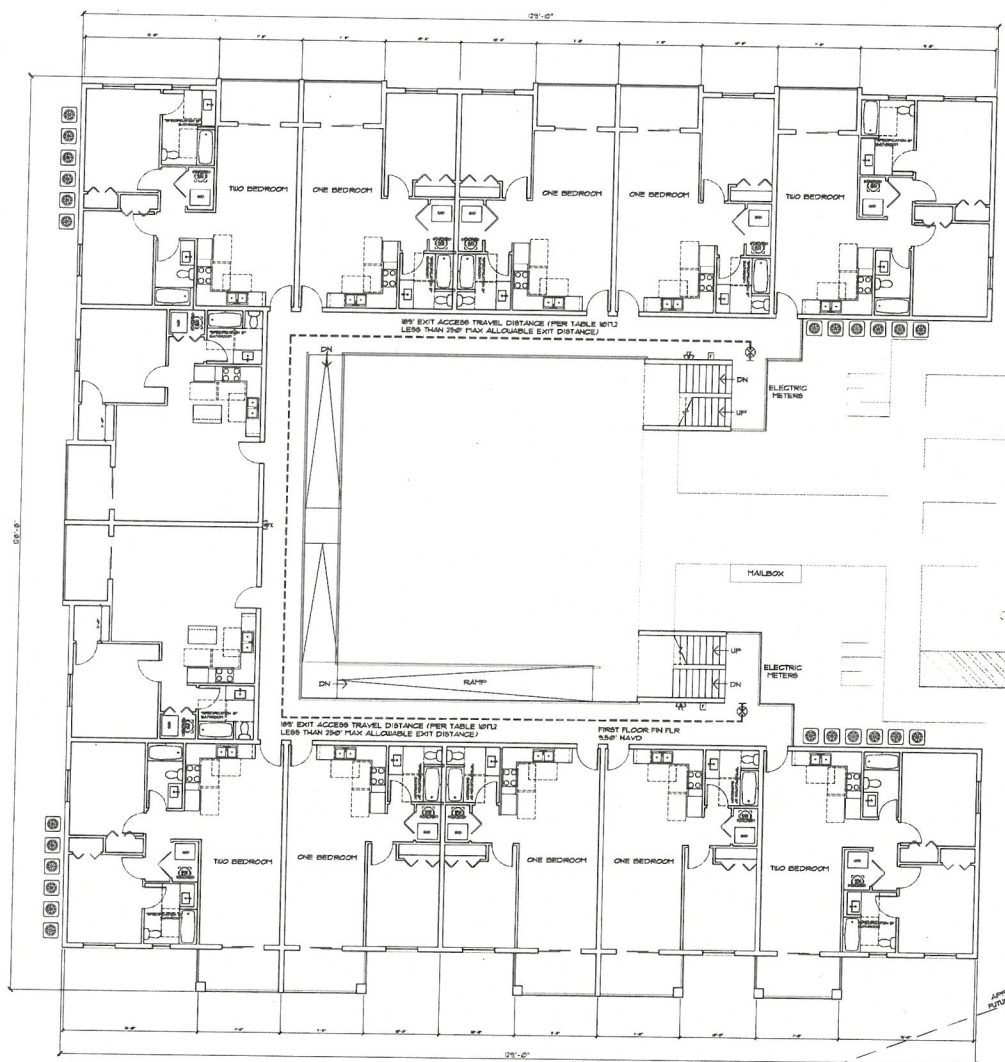
LEGEND
REFER TO SHEET A3.0 FOR WALL DETAILS
TWO HOUR FIRE SEPARATION
EXIT PASSAGE
WALL TYPE

LIFE SAFETY SYMBOLS
SMOKE DETECTOR
MANUAL PULL STATION
HORN W/ STROBE
FIRE EXTINGUISHER
CARBON DETECTOR
EXIT SIGN



Floor Plan

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3. CONTEXT SITE PLAN (SHEET A2.3) ADDED TO DRAWING SET.
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First Floor Plan



Trumbo Village
255 Trumbo Road
Key West, FL

THOMAS E. POPE, P.A.
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(305) 296 3011
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02/11/2022
04/21/2022

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LIFE SAFETY NOTES

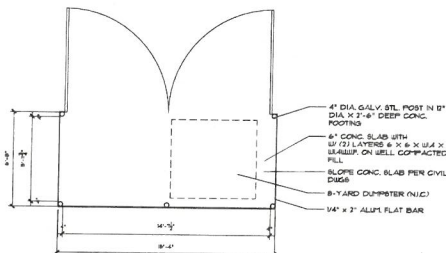
BUILDING EQUIPPED WITH FIRE SPRINKLERS
FSC 2010 TABLE 6012
OCCUPANCY TYPE R-2 150 FT TO EXIT (MAX ALLOWED)
HVAC FIRE DAMPERS TO BE INSTALLED AT ALL
PENETRATIONS THROUGH FIRE RATED ASSEMBLIES
CORRIDOR 4 DEMISING WALLS TO HAVE ONE
HOUR FIRE RATING (MINIMUM REQUIRED)
ALL BEDROOMS TO HAVE SMOKE DETECTORS.
REFER TO FLOOR PLANS AND ELEVATIONS FOR ALL
SMOKE DETECTOR & FIRE ALARM LOCATIONS

LEGEND

REFER TO SHEET A3.0
FOR WALL DETAILS
TWO HOUR FIRE SEPARATION
EXIT PASSAGE
WALL TYPE

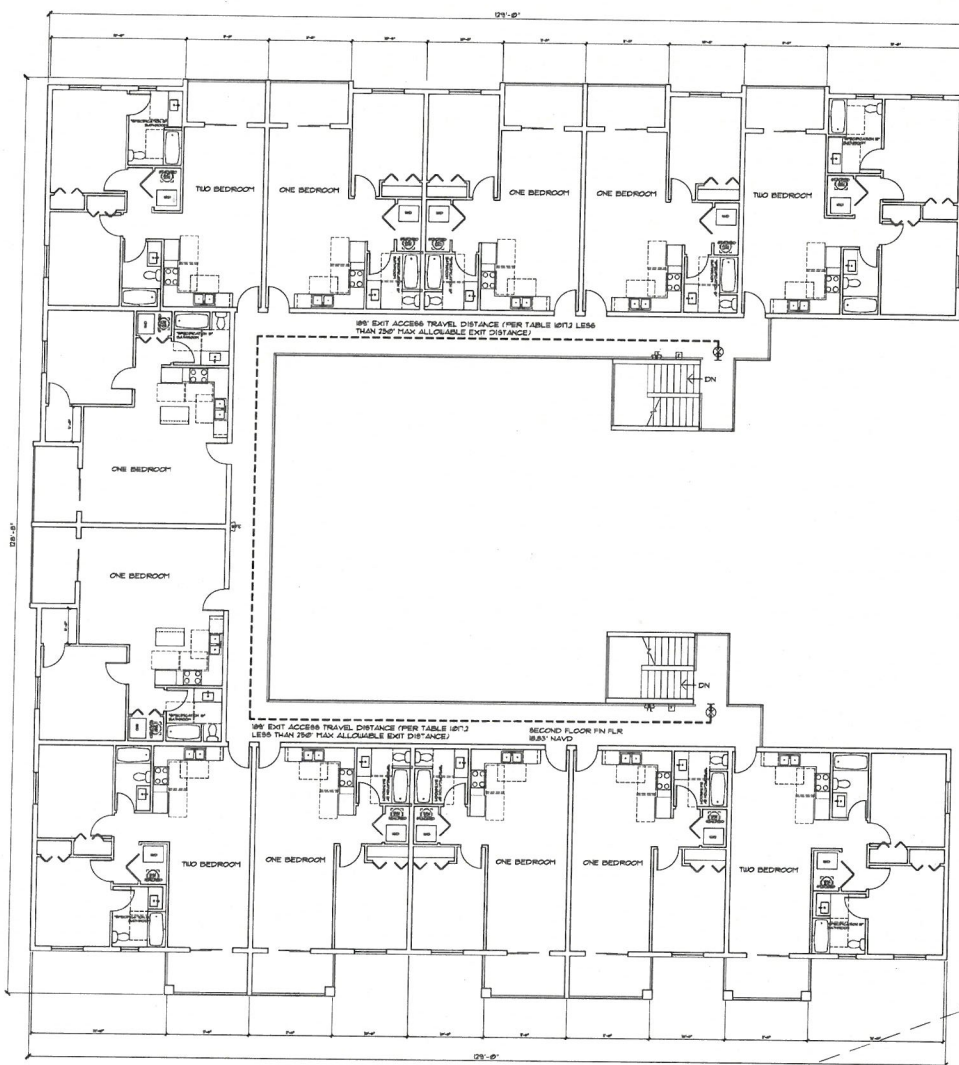
LIFE SAFETY SYMBOLS

SMOKE DETECTOR
MANUAL PULL STATION
HORN W/ STROBE
FIRE EXTINGUISHER
FE
CARBON DETECTOR
EXIT SIGN



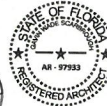
Trash Enclosure

10'0\"/>



Second Floor Plan

10'0\"/>

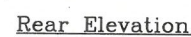


Trumbo Village
255 Trumbo Road
Key West, FL

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NARRATIVE OF REVISION 2, DATED 04-21-2022

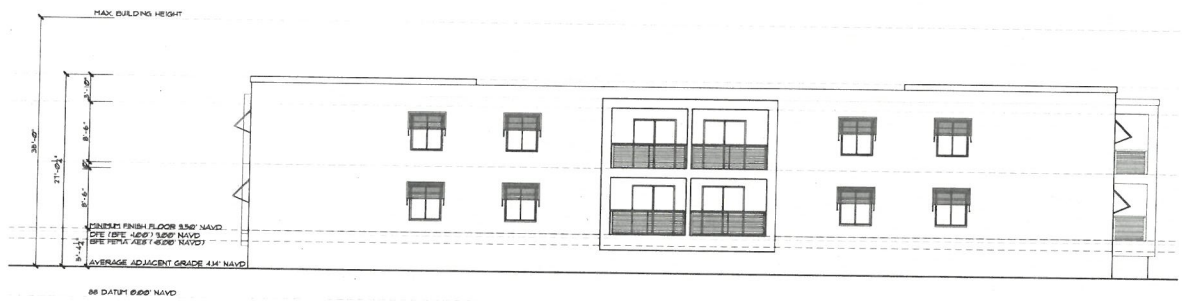
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3. CONTEXT SITE PLAN (SHEET A2.3) ADDED TO DESIGN SET.
4. NON-RESIDENTIAL BUILDING RAISED ABOVE FLOOD AND REDESIGNED. SIDEWALK ADJUSTED ACCORDINGLY. VALUES ON TABLE ADJUSTED TO MATCH.



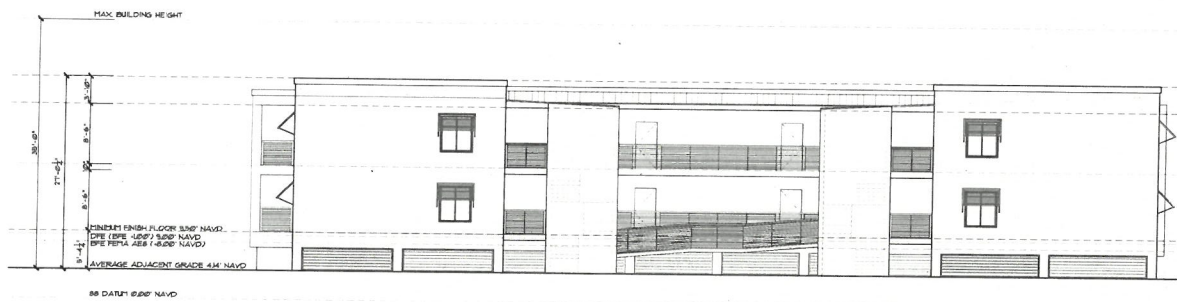
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(305) 296 3611 610 White St., Key West FL

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Side Elevation



Parking Side Elevation

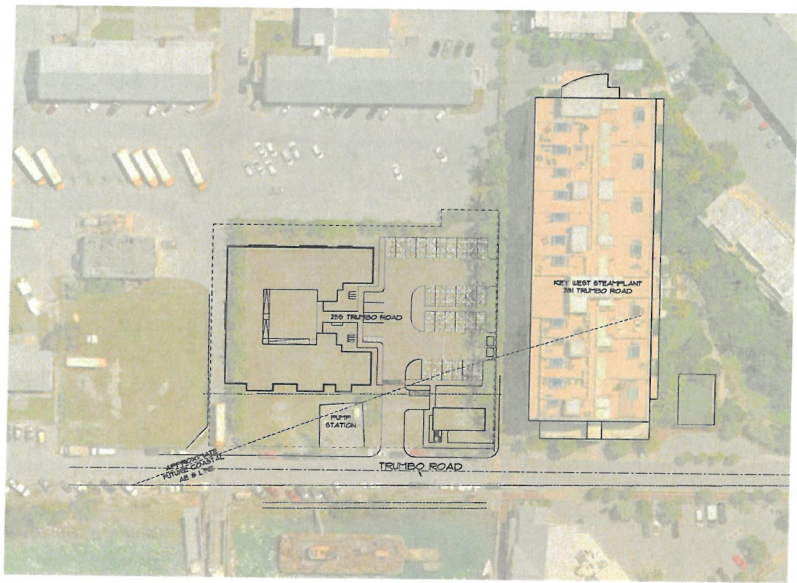


Trumbo Village
255 Trumbo Road
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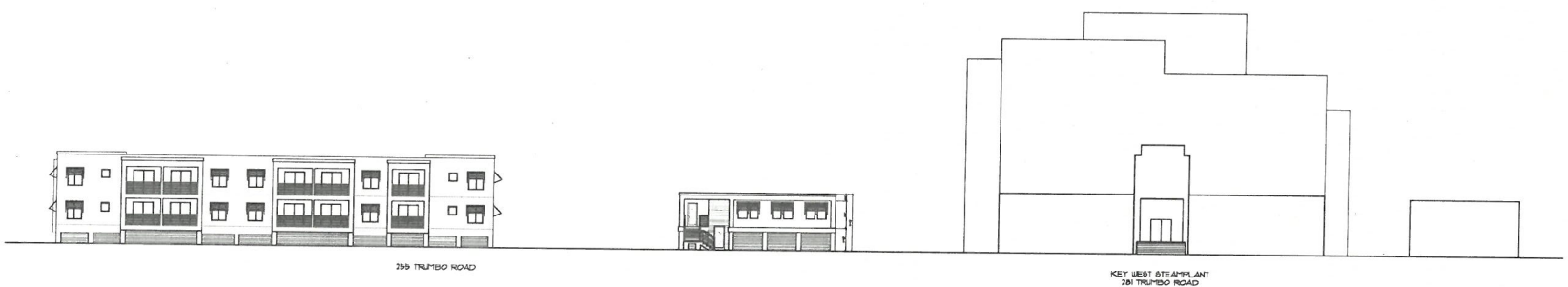
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Site Plan

1" = 50' - 0"



Trumbo Road Elevation

1/8" = 1' - 0"

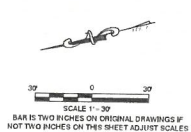


Trumbo Village
255 Trumbo Road Key West, FL

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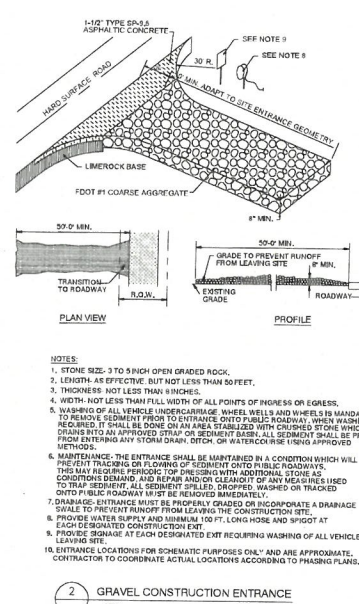
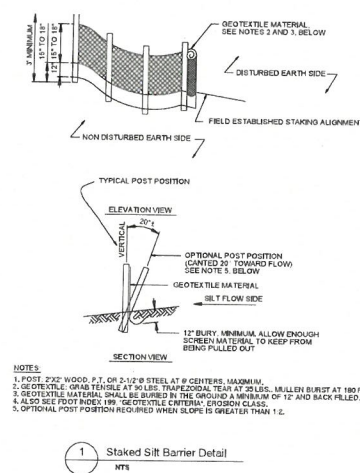
CIVIL ENGINEERING - PLANNING - PERMITTING - CONSTRUCTION MANAGEMENT



**PEREZ ENGINEERING
& DEVELOPMENT, INC.**
CERTIFICATE OF AUTHORIZATION No. 0797

New York Office
1110 East Main Street, Suite 202
Rochester, NY 14609
Tel. (416) 231-9548

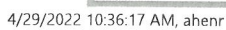
1. EROSION, SEDIMENT AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION UNTIL A STABLE SURFACE CONDITION EXISTS. THE CONTRACTOR SHALL MINIMIZE THE EXPOSED AREA AT ANY POINT DURING CONSTRUCTION AS MUCH AS PRACTICAL.
2. FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH SECTION 985. FDOT SPECIFICATION.
3. CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS. EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND OF GRASS IS PLANTED ONSITE.
4. BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FDOT INDEX NO. 103.
5. SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
6. PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCK ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURED DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
7. EROSION CONTROL SHALL MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER, FILTER SOCK AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.
8. DURING CONSTRUCTION, THE CONTRACTOR SHALL, AT THE REQUEST OF THE OWNER OR AS NECESSARY MODIFY, RELOCATE THE ENVIRO-FENCE AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.
9. DURING CONSTRUCTION, THE CONTRACTOR WILL PROVIDE TEMPORARY SEEDING AND MULCHING FOR AREA THAT HAVE BEEN CLEARED (INCLUDING AREAS OF CONCRETE AND PAVEMENT REPAIRS) AND NOT REWORKED WITHIN 7 CALENDAR DAYS DURING THE WET SEASON (APRIL THROUGH SEPTEMBER AND 14 CALENDAR DAYS DURING THE DRY SEASON (OCTOBER THROUGH MARCH). ALSO, ALL SIDE SLOPES SHALL BE SOODED OR SEEDED AND MULCHED WITHIN 7 DAYS DURING WET SEASON AND 14 DAYS DURING THE DRY SEASON.
10. ALL SURFACE WATER DISCHARGE FROM SITE INCLUDING DEWATERING DISCHARGE SHALL MEET STATE WATER QUALITY STANDARDS (LESS THAN 29 NTU ABOVE BACKGROUND) PRIOR TO REACHING ANY WATERS OF THE STATE INCLUDING WETLAND.
11. IN THE EVENT THAT THE EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THESE PLANS PROVE NOT TO BE EFFECTIVE, ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. ANY ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE APPROVED BY THE CITY AND SPVMD COMPLIANCE PERSONNEL PRIOR TO PLACEMENT.

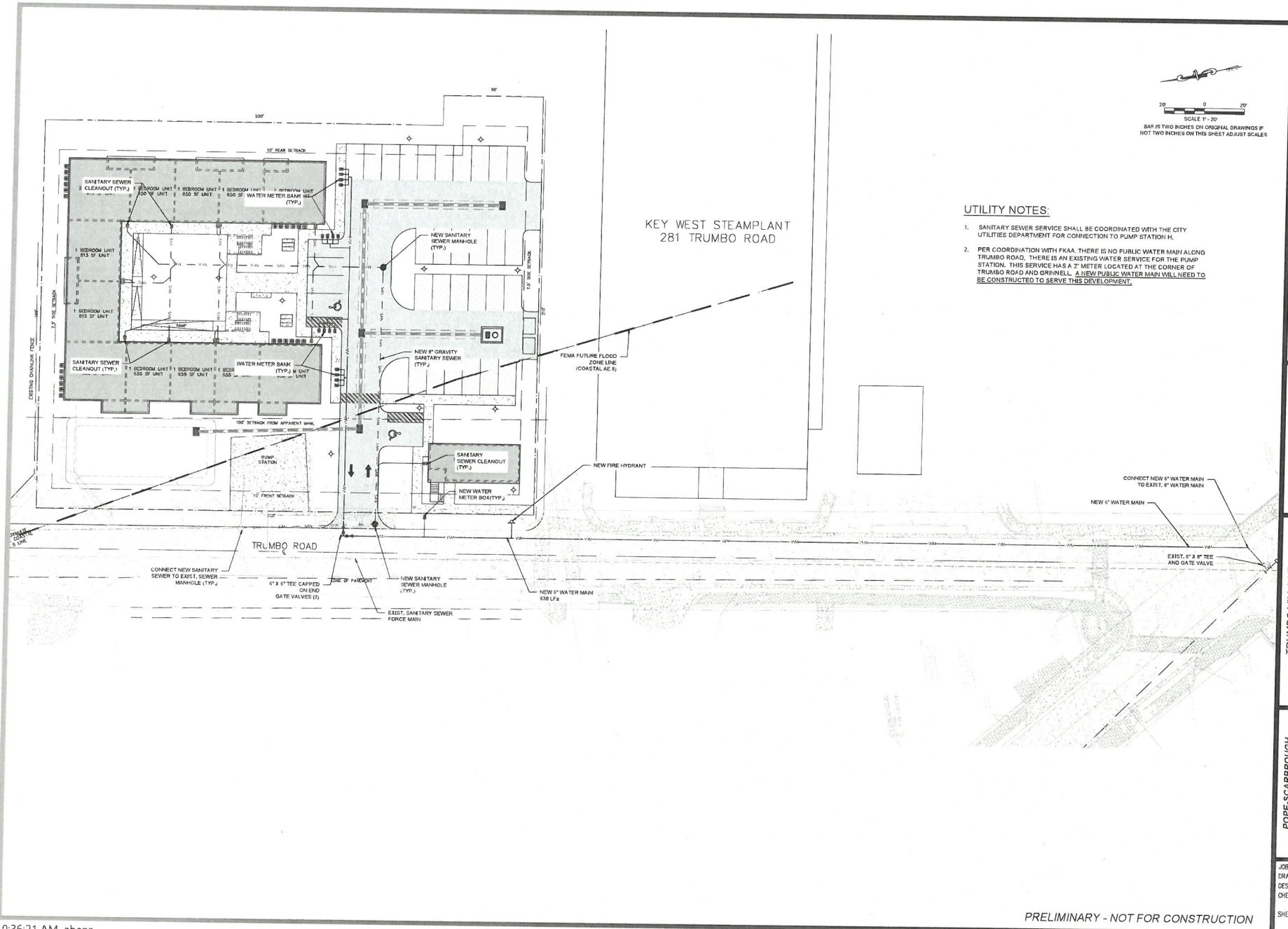
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2 GRAVEL CONSTRUCTION ENTRANCE

PRELIMINARY - NOT FOR CONSTRUCTION

JOB NO.	211052
DRAWN	AEP
DESIGNED	AEP
CHECKED	AEP
POPE-SCARBROUGH	
610 WHITE STREET	
KEY WEST, FL. 33040	
TRUMBO VILLAGE	
255 TRUMBO ROAD	
KEY WEST, FL. 33040	
EROSION CONTROL PLAN	
REVISIONS:	
1	
2	
3	
4	
5	
6	





TREE PROTECTION AND PRESERVATION NOTES

1. Protect designated existing trees scheduled to remain against:
 - Unnecessary cutting, breaking, or skinning of roots
 - Skimming and bruising of bark
 - Smothering of trees by stockpiling construction or excavation materials within protection barrier
2. Protection barriers (tree barricades) shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment within the barricade.
3. For all trees to be preserved, see Tree Protection and Barricade Elevation detail.
4. No grade changes shall be made within the protective barrier zones without prior approval.
5. The method of protection is to make certain that 50% of the area under the canopy dripline remains undisturbed (no grade change or root cut) and there shall be no disturbance to the root plate.
6. General contractor shall be responsible for the replacement and mitigation costs of trees damaged beyond repair that have been identified as protected and preserved. If trees are harmed through lack of protection or through negligence on the part of the contractor, the contractor shall bear the burden of the cost of repair or replacement.
7. Root pruning shall be done by or under supervision of an ISA certified arborist, and meet or exceed ANSI A300 or approved tree care industry standards. A certified arborist must be onsite during the entirety of root pruning.
8. No root pruning shall be done within a distance of 3x the diameter the tree unless authorized by the arborist.
9. No more than 30% of the trees roots may be pruned.
10. A pruning trench shall be cleared in a way that exposes the roots while leaving them intact. Use hand tools or an air knife. Limits of trench to be determined by the arborist.
11. All roots outside of the protective barricade to be removed during the development shall be severed clean using a sharp tool to provide a clean cut. Roots shall be left with clean smooth ends and no ragged edges and a two-inch layer of mulch shall be applied over the surface of exposed roots during development within one hour of damage or exposure.
12. After pruning, tree roots shall be covered and kept moist. Fill pruning trench with topsoil and water daily for a period determined by the arborist.

TRANSPLANTING CRITERIA

1. All trees and palms to be transplanted are listed on the tree inventory sheet and shown on the proposed landscape plans.
2. If transplanted materials are not immediately installed in their final location, they will be held on site. The contractor will set up a holding area and ensure trees and palms are stored in an upright manner and braced appropriately. All root balls will be covered with an organic layer of mulch and soil. Root balls will be kept moist and checked regularly for moisture content. A temporary overhead misting system will be installed to keep canopy and plan buds moist to reduce plants from shocking.
3. Pruning of trees and palms to be transplanted will be in accordance with the Florida Grades and Standards Manual's most recent addition.
4. Trees and palms will be root pruned a minimum of 6 weeks prior to moving or as industry standard and Florida Grades and Standards dictate.

EXISTING TREE SURVEY

Tree No.	Type	DBH (in.)	
1	Green Buttonwood	10	S
2	Royal Palm	> 20 ft	S
3	Green Buttonwood	10	S
4	Green Buttonwood	11	R
5	Royal Palm	> 20 ft	T
6	Green Buttonwood	12	R
7	Green Buttonwood	11	R
8	DEAD Royal Palm	DEAD	R
9	Green Buttonwood	9	R
10	Green Buttonwood	9	R
11	Royal Palm	> 20 ft	T
12	Green Buttonwood	15	R
13	Green Buttonwood	11	R
14	DEAD Royal Palm	DEAD	R
15	Green Buttonwood	10	R
16	Green Buttonwood	8	R
17	Royal Palm	> 20 ft	T
18	Green Buttonwood	15	R
19	Green Buttonwood	11	R
20	DEAD Royal Palm	DEAD	R
21	Green Buttonwood	12	R
22	Green Buttonwood	8	R
23	Green Buttonwood	9	R
24	Green Buttonwood	10	R
25	DEAD Royal Palm	DEAD	R
26	Green Buttonwood	10	R
27	Green Buttonwood	12	R
28	Royal Palm	> 20 ft	T

Tree No.	Type	DBH (in.)	
29	Green Buttonwood	9	R
30	Green Buttonwood	13	S
31	DEAD Royal Palm	DEAD	R
32	Green Buttonwood	13	R
33	Green Buttonwood	12	S
34	Green Buttonwood	16	S
35	Green Buttonwood	11	S
36	Young Sabal Palm	5 ft	S
37	Green Buttonwood	9	S
38	Green Buttonwood	9	S
39	Green Buttonwood	9	S
40	Green Buttonwood	9	S
41	Green Buttonwood	6	S
42	Green Buttonwood	8	S
43	Royal Palm	> 20 ft	S
44	Royal Palm	> 20 ft	S
45	Royal Palm	> 20 ft	T
46	Royal Palm	> 20 ft	T
47	Royal Palm	> 20 ft	T
48	Royal Palm	> 20 ft	T
49	Royal Palm	> 20 ft	T
50	Royal Palm	> 20 ft	S
51	Royal Palm	> 20 ft	S
52	Royal Palm	> 20 ft	S
53	Green Buttonwood	18	S
54	Green Buttonwood	15	S
55	Fiddlewood	2	S
56	Fiddlewood	2	R
57	Gumbo Limbo	2.5	R

REMOVE / REPLACEMENT SUMMARY CHART

200 Cal. Inches Removed
304 Cal. Provided (19 - 4" cal. Gumbo Limbo x4)
24 Cal. Provided (12 - 2" cal. Pigeon Plum x1)



NOT FOR CONSTRUCTION

LEGEND

TREE PROTECTION BARRIER

R = REMOVE
T = TRANSPLANT
S = SAVE

ALL INVASIVE SPECIES SHALL BE REMOVED FROM SITE

COMMUNITY SOLUTIONS

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398

CERTIFICATE OF AUTHORIZATION: 88861

PROJECT
TRUMBO VILLAGE
385 TRUMBO ROAD
KISSIMEE, FL

CLIENT
POPE-SCARBROUGH
ARCHITECTS
1800 W. WINDY STREET
KISSIMEE, FL 34741

OWNER

CONSULTANTS

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/14/2024
2	ISSUED FOR CONSTRUCTION	07/18/2024

PROJECT NUMBER: R2101453.00

DATE: 12/20/24

SCALE: 1/8" = 1'-0"

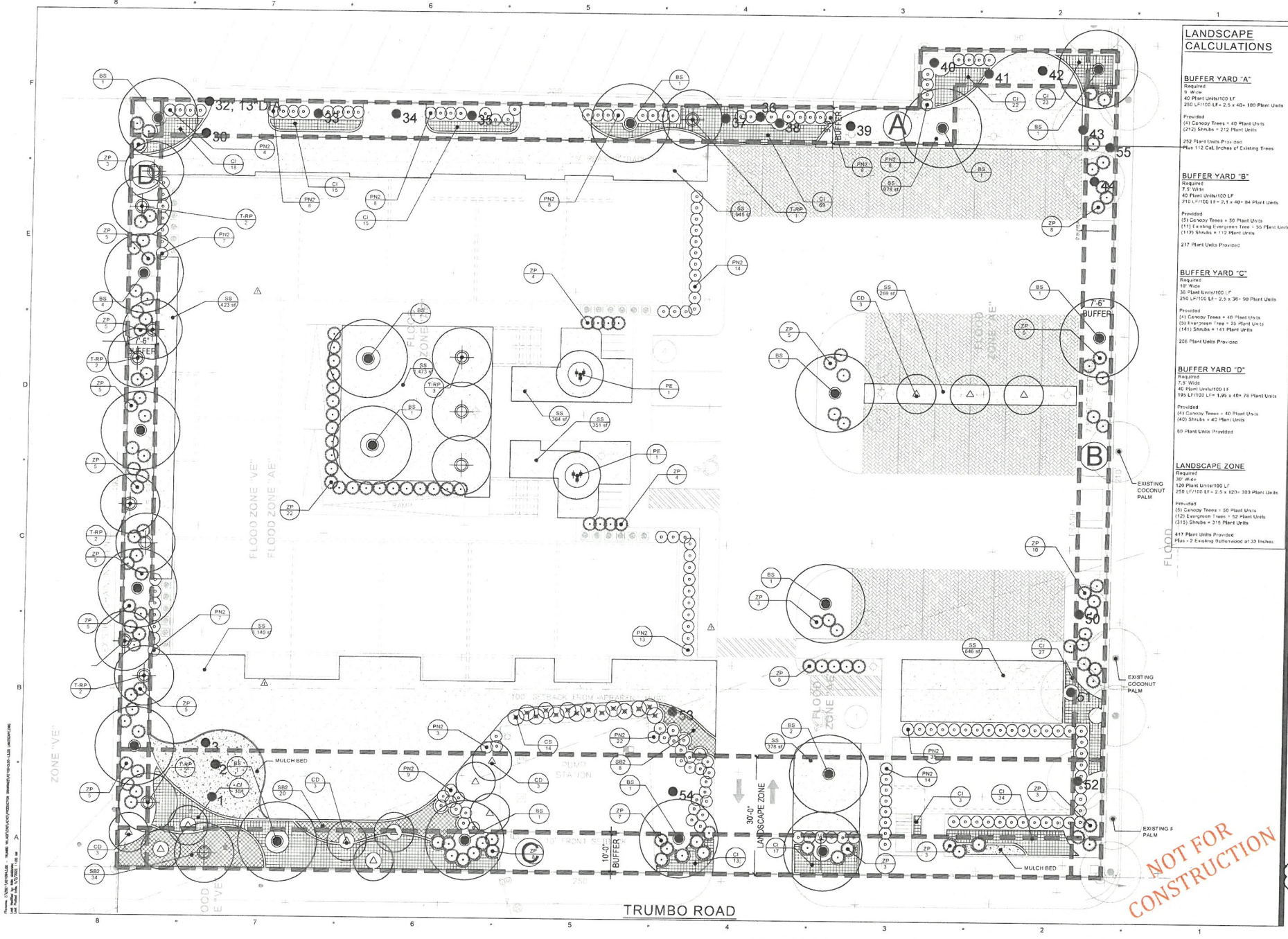
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CHECKED BY: KJ

DRAWING SCALE AND NORTH ARROW

SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER
L0.00



LANDSCAPE CALCULATIONS

BUFFER YARD 'A'
Required:
9' W.C.
40 Plant Units/100 LF
250 LF/100 LF = 2.5 x 40 = 100 Plant Units
Provided:
(3) Canopy Trees = 40 Plant Units
(212) Shrubs = 212 Plant Units
252 Plant Units Provided
Plan - 1/2 CAL. Inches of Existing Trees

BUFFER YARD 'B'
Required:
7'5" W.C.
40 Plant Units/100 LF
210 LF/100 LF = 2.1 x 40 = 84 Plant Units
Provided:
(5) Canopy Trees = 50 Plant Units
(111) Existing Evergreen Trees = 50 Plant Units
(119) Shrubs = 119 Plant Units
217 Plant Units Provided

BUFFER YARD 'C'
Required:
10' W.C.
36 Plant Units/100 LF
295 LF/100 LF = 2.95 x 36 = 106 Plant Units
Provided:
(14) Canopy Trees = 40 Plant Units
(9) Evergreen Trees = 20 Plant Units
(141) Shrubs = 141 Plant Units
206 Plant Units Provided

BUFFER YARD 'D'
Required:
3' W.C.
40 Plant Units/100 LF
195 LF/100 LF = 1.95 x 40 = 78 Plant Units
Provided:
(14) Canopy Trees = 40 Plant Units
(40) Shrubs = 40 Plant Units
80 Plant Units Provided

LANDSCAPE ZONE
Required:
3' W.C.
120 Plant Units/100 LF
250 LF/100 LF = 2.5 x 120 = 300 Plant Units
Provided:
(5) Canopy Trees = 50 Plant Units
(12) Evergreen Trees = 52 Plant Units
(135) Shrubs = 315 Plant Units
437 Plant Units Provided
Plan - 2 Existing Redwood of 30 Inches

COMMUNITY SOLUTIONS GOLF

A GRI Consultant, Inc. Service Group
618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398
CERTIFICATE OF AUTHORIZATION: 889601

PROJECT
TRUMBO VILLAGE
260 TRUMBO ROAD
KEY WEST, FL

CLIENT
POPE-SCARBROUGH ARCHITECTS
810 WHITE STREET
KEY WEST, FL
305.358.9114

OWNER

CONSULTANTS



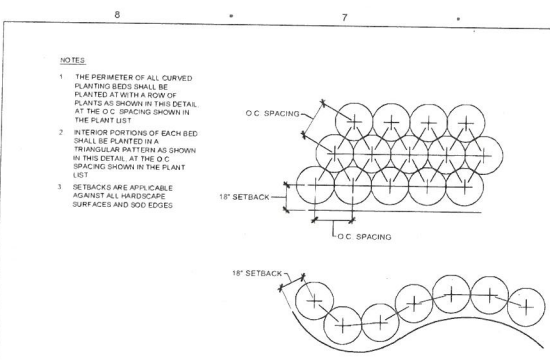
ISSUED FOR:	DATE:
SOURCE	01/08/19
REVISED COMMENTS	04/09/19
THE COMMISSION	17 FEB 20
REVISED COMMENTS	28 APR 22

PROJECT NUMBER R210943.00
DATE: 12/18/21
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DRAWN BY: M
CHECKED BY: RD

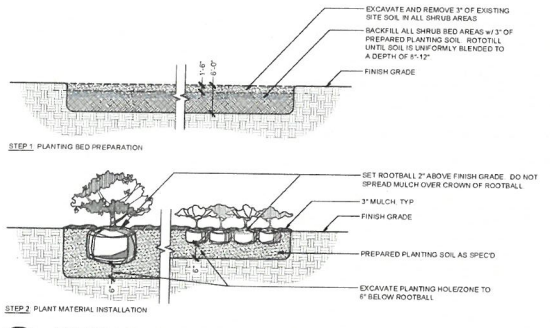
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GRAPHIC SCALE
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SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L3.00

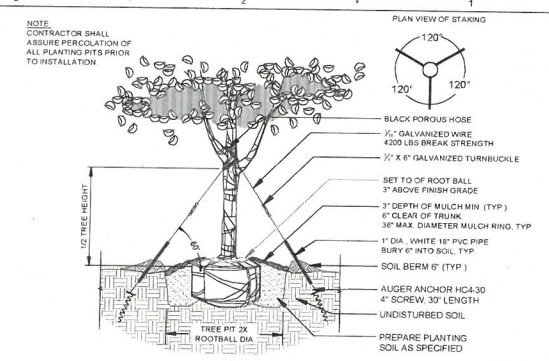
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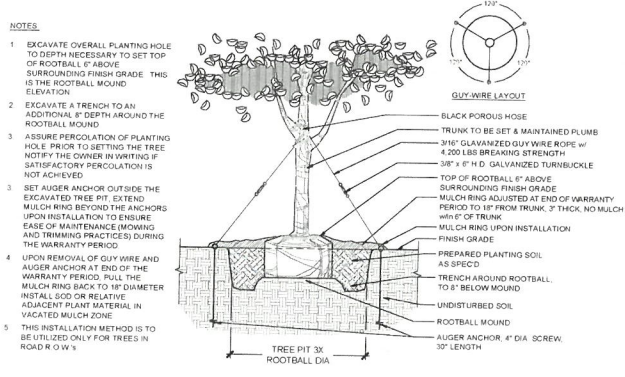
1 SHRUB AND GROUND COVER LAYOUT
N.T.S.



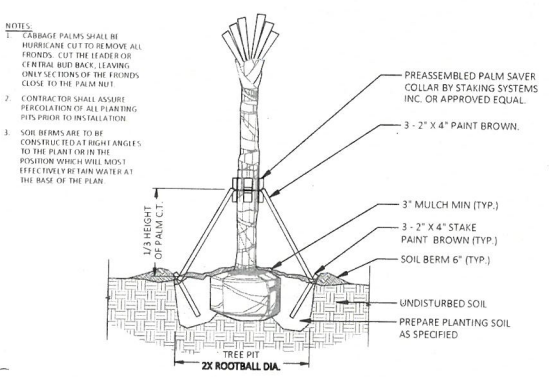
2 SHRUB AND GROUND COVER DETAIL
N.T.S.



3 TREE PLANTING DETAIL (15-45 GAL)
N.T.S.



4 TREE PLANTING DETAIL (65-300 GAL)
N.T.S.



5 PALM PLANTING DETAIL
N.T.S.

PLANT SCHEDULE					
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	19	Bursera simaruba / Gumbo Limbo	65 GAL	14'-16" HT	4" CAL
	12	Coccoloba diversifolia / Pigeon Plum	45 GAL	SINGLE STD 12" HT	2" CAL
	2	Psychosperma elegans / Alexander Palm	25 GAL	Tape	6-10' HT
	14	Roystonea borinquena / Transplant Royal Palm	Transplanted		
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	
	14	Conocarpus erectus / Silver Buttonwood	7 GAL	3' HT, FULL	
	168	Psychotria nervosa / Wild Coffee	3 GAL	18"-24" CA	
	133	Symplocos pumila / Coonote	7 gal	3' HT, FULL	
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	390	Coccoloba diversifolia / Pigeon Plum	3 GAL	18" HT	24" c.c.
	62	St. Augustine Grass	3 GAL	24"-30" (max)	30" c.c.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	9,967 sf	St. Augustine Grass	400		

COMMUNITY SOLUTIONS
A GAI Companies, Inc. Service Group
616 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398
CERTIFICATE OF AUTHORIZATION: 089981

PROJECT:
TRUMBO VILLAGE
206 TRUMBO ROAD
KEY WEST, FL

CLIENT:
POPE-SCARBROUGH
ARCHITECTS
610 W. 11th STREET
KEY WEST, FL
304-266-3914

OWNER:

CONSULTANTS:

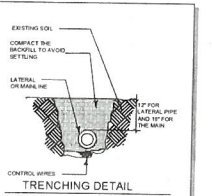
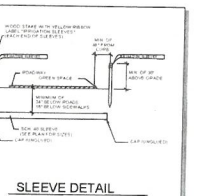
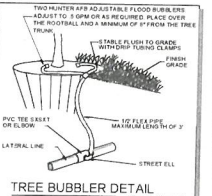
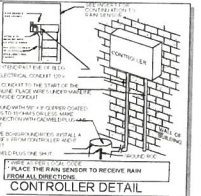
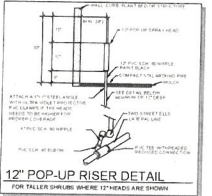
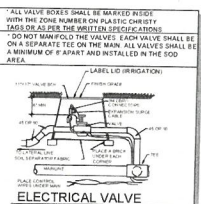
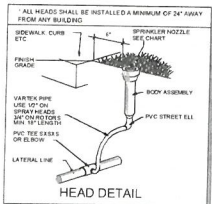
REGISTRATION:

REVISIONS:

REVISION	DATE	BY	APP
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PROJECT NUMBER: R210943.00
DATE: 12/15/21
SCALE: SCALE AS NOTED
DRAWN BY: JLD
CHECKED BY: KLD
DRAWING SCALE AND NORTH ARROW:

SHEET TITLE:
PLANT SCHEDULE & DETAILS
SHEET NUMBER:
L3.01



GENERAL NOTES

1. REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
2. ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
3. ALL POP-UP ROTATOR AND SPRAYS SHALL BE INSTALLED USING AN 1/2" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE. USE VEELOCITY 170 FOR A BURIED RISER OR RED HOT CORPUS BLUE GUESS ON ALL CONNECTIONS.
4. ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND SLOPS. THROTTLE ALL VALVES ON SLOPS LINES TO PREVENT FLOODING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID FLOODING.
5. SLOP RISERS SHALL BE PAINTED BLACK OR A COLOR CHOSEN BY THE OWNER'S REPRESENTATIVE AND SHALL BE STAKED WITH A STEEL LANGLE AND 2 EQUIVED WITH STAINLESS STEEL CLAMP. LEAVE THE BOTTOM 12" OF THE PIPE PULLED ON RECLAIMED SYSTEM.
6. ALL CONTROL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES USING 1/4" DRY WIRE. CONNECTORS AND SEALANT WITH WIRE NUTS.
7. THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN. PROVIDE THE OWNER A PDF OF THE AS-BUILT PLAN.
8. ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.
9. BURNING PIPING OUTSIDE THE PROPERTY LINE OR BURNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREA OR INSIDE A 24" SLOPE.
10. ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. MINIMUM OF 24" FROM ANY TREE OR SHRUB. THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 12" POP-UP HIGHER WHERE BLOCKED BY TALL SHRUBS.
11. THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
12. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS.
13. ELECTRICAL SERVICE LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE S.D. PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.
14. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SIZES OF HEADS. THE CONTRACTOR SHALL NOT SCALE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOIL IN THESE AREAS.
15. BEFORE BEGINNING DESIGN, CALL 1-800-474-7770 (JUNKINNE STATE ONE CALL CENTER).
16. INSTALL THREE EXTRA CONTROL WIRES TO EACH TERMINATION OF THE MAIN. ALL CONTROL WIRES SHALL BE INSTALLED INSIDE OF SCH. 40 1/2" PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.

NOZZLE CHART

LETTER	SPECS	COLOR	GPM	SPACING	RADIUS	ZONE LABELS
A	MP2000	RED	1.4	12"	30'	1
B	MP CORNER	TURBOGLASS	45	14"	CORNER 180°	2
C	MP CORNER	TURBOGLASS	18	14"	CORNER 90°	3
D	MP2000	BLACK	24	16"	HALF 180°	4
E	MP2000	BLACK	40	18"	QUARTER 90°	5
F	MP2000	COPPER	22	18" X 15"	END STRAP	6
G	MP2000	BLACK	22	18"	END STRAP	7
H	MP2000	BLACK	22	18"	END STRAP	8
I	MP2000	BLACK	22	18"	END STRAP	9
J	MP2000	BLACK	22	18"	END STRAP	10
K	MP2000	BLACK	22	18"	END STRAP	11
L	MP2000	BLACK	22	18"	END STRAP	12
M	MP2000	BLACK	22	18"	END STRAP	13
N	MP2000	BLACK	22	18"	END STRAP	14
O	MP2000	BLACK	22	18"	END STRAP	15
P	MP2000	BLACK	22	18"	END STRAP	16

THE NOZZLES LISTED SHOW THE TYPE OF MP ROTATOR NOZZLE THAT SHOULD BE USED. THE CONTRACTOR SHOULD INSTALL CORRECT NOZZLE IN EACH HEAD AS SHOWN BY THE LETTER BEHIND THE HEAD ON THE PLAN. DO NOT USE MP2000 SERIES NOZZLES. THE GPM DISTANCE AND NOZZLE ON THE NOZZLE CHART ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST ALL NOZZLES TO PROVIDE THE 100% COVERAGE, BUT LIMIT OVERFLOW ON TO BUILDINGS, WALLS, PAVEMENT, ETC. THE HEADS SHALL BE SPACED AS PER THE PLAN. SCALE THE PLAN FOR DISTANCE. DO NOT ASSUME THAT ALL HEADS ARE SPACED AS PER CONVENTIONAL. SPRAY HEADS THE PRECIPITATION RATE FOR THESE NOZZLES IS LESS THAN A CONVENTIONAL SPRAY NOZZLE. FOLLOW THE ZONE CHART FOR AN APPROXIMATE RUN TIME FOR EACH ZONE BUT SET THE RUN TIME ON THE CONTROLLER BASED ON THE SPECIFIC SITE CONDITIONS. SOURCE: SUBSTITUTED WITH STANDARD NOZZLES.

ZONE CHART

ZONE	PLANT	IRRIGATION	WATER	PRECIP.	APPLIC.	GPM	MINUTE	TOTAL
1	TREE	BUBBLER	LOW	1.5	0.5	11	10	110
2	SCD	SPRAY	HIGH	0.75	1.5	19	60	1,140
3	PLANT	SPRAY	MEDIUM	0.75	1.0	18	40	720
4	SCD	NOTCH	HIGH	0.5	1.5	21	30	1,890
5	PLANT	SPRAY	MEDIUM	0.75	1.0	18	40	720
6	PLANT	SPRAY	MEDIUM	0.75	1.0	21	40	840
7	PLANT	SPRAY	HIGH	0.75	1.5	16	60	960
8	SCD	SPRAY	MEDIUM	0.75	1.0	25	40	1,000
9	PLANT	SPRAY	HIGH	0.75	1.5	21	60	1,260
10	SCD	SPRAY	MEDIUM	0.75	1.5	25	60	1,500
11	PLANT	SPRAY	HIGH	0.75	1.5	13	60	780
12	SCD	SPRAY	MEDIUM	0.75	1.0	7	60	420
13	PLANT	SPRAY	MEDIUM	0.75	1.0	13	60	780
14	SCD	SPRAY	HIGH	0.75	1.5	18	60	1,080
15	SCD	SPRAY	HIGH	0.75	1.5	18	60	1,080
16	PLANT	SPRAY	MEDIUM	0.75	1.0	8	40	320
TOTAL GPM PER RUN CYCLE						375	600	14,250
TOTAL GPM PER WEEK						28,440	14,250	

THE RUN TIMES SHOWN FOR THE ZONE IS FOR ONE RUN CYCLE AND WILL PROVIDE HALF THE REQUIRED AMOUNT OF WATER NEEDED PER WEEK. TWO RUN CYCLES PER WEEK ARE REQUIRED TO PROVIDE THE TOTAL WEAKLY REQUIREMENT. ALL RUN TIMES SHALL BE SET TO FOLLOW THE CURRENT WATER MANAGEMENT DISTRICT REGULATIONS AND REDUCES TO ONLY ONE RUN TIME PER WEEK WHEN RESTRICTED BY DAYLIGHT. CONTRACTOR SHALL BE RESPONSIBLE TO SET THE RUN TIMES BASED ON THE SPECIFIC SITE CONDITIONS AND PLANT REQUIREMENTS. THIS SHALL INCLUDE, BUT NOT LIMITED TO, SOIL TYPE, DRAINAGE, SLOPES, SUN EXPOSURE AND THE ESTABLISHMENT PERIOD. THE TOTAL GPM REQUIRED PER YEAR WILL BE LESS THAN THE PEAK DEMAND PER WEEK TIMES 52 WEEKS, BASED ON THE RUN TIMES BEING REDUCED BY SENSORS AND A REDUCED WATER DEMAND IN THE WINTER MONTHS.

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OWNER

CONSULTANTS



DESIGNED FOR

ISSUED FOR

PER COMMENTS

DATE

SCALE

DRAWN BY

CHECKED BY

DRAWING SCALE AND NORTH ARROW

SHEET TITLE

IRRIGATION DETAILS

SHEET NUMBER

L4.01

NOT FOR
CONSTRUCTION