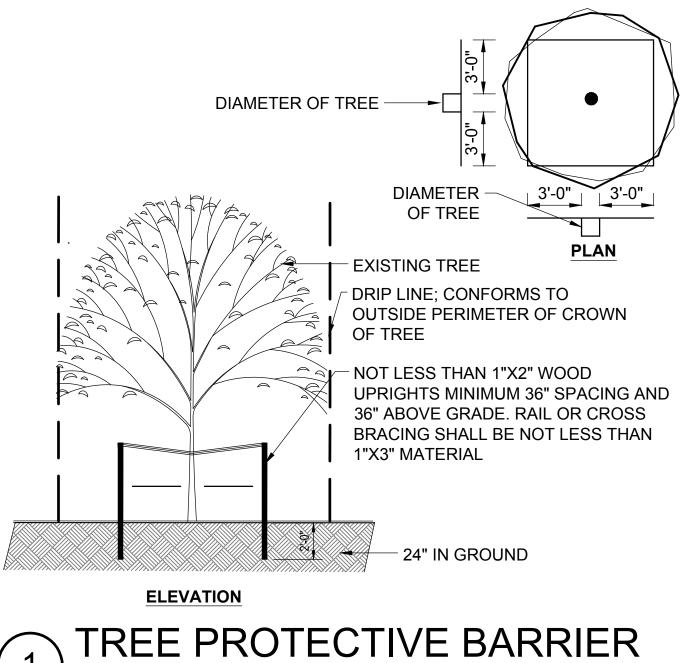


PALLETIZED SOD N/A N/A 5,977 SF CYNODON DACTYLON BERMUDA SOD 36" o.c. HEALTHY, VIGOROUS CLUMP, WELL ZAMIA PUMILA COONTIE 15" - 18" 15"-18" MIN. ROOTED AND ESTABLISHED IN POT, NO ENCIRCLING OF ROOTS IN CONTAINER, FLORIDA #1



0 0 0

FL LICENSE # LA 6667144

NILES BOLTON

ASSOCIATES

3060 Peachtree Rd. N.W.

Atlanta, GA 30305

www.nilesbolton.com

Description

This drawing, as an instrument of service, is and shall

remain the property of the Architects and shall not be reproduced, published or used in any way without the permision of the Architect.

T 404 365 7600 F 404 365 7610

Suite 600

PROJECT #: 116003

DRAWN BY: **CL**

CHECKED BY: CRF

SHEET TITLE Proposed Landscape Plan

SHEET NUMBER

 ALL EXISTING VEGETATION TO BE VERIFIED AND LOCATED ON SITE. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES. 2. 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.

MINIMUM NATIVE PLANTS: 70%

WIDTH OF REQUIRED LANDSCAPING:

TYPE OF PLANT MATERIAL

ONE CANOPY SHADE TREE

20 LINEAR FEET

80 UNITS

UNIT MEASUREMENT:

ONE SHRUB

REQUIRED UNITS: 80 SHOWN UNITS: 56*

YEAR AFTER PLANTING..

AREA OF SITE:

MINIMUM STANDARDS FOR LANDSCAPING ALONG RIGHT-OF-WAY:

0.5 TO < 1 ACRE: (0.6 ACRES / 28,756 SF)

ONE EVERGREEN OR ORNAMENTAL TREE

*LIMITS OF EXISTING BUILDING AND PAVING RESTRICT PLANTING AREA

SHOWN: +/- 92%

NUMBER OF PLANT UNITS

1 (10 UNITS)

4 (12 UNITS)

34 (34 UNITS)

TOTAL: 56 UNITS

NUMBER OF PLANT UNITS REQUIRED PER 100 LF OF PROPERTY LINE OR ROW:

3. 70% OF THE MINIMUM REQUIRED LANDSCAPING ARE NATIVE PLANT SPECIES. 4. 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. 5. 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.

6. ALL LANDSCAPING TO BE 100% IRRIGATED BY CISTERN COLLECTION. LAYOUT TO BE DESIGNED IN THE FIELD BASED ON CONCEPTUAL IRRIGATION LAYOUT.

7. GROUNDCOVER SHALL BE PROVIDED IN ORDER TO PROTECT EROSION. GROUNDCOVER CAN CONSIST OF SHRUBS. 8. ALL TREES SHALL BE A MINIMUM OF 12 FEET IN HEIGHT WITH A MINIMUM OF 6 FEET OF

CLEAR TRUNK SPACE IMMEDIATELY AFTER PLANTING. 9. 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

10. ALL PLANT MATERIALS SHALL BE OF A SPECIES ADAPTIVE TO THE FLORIDA KEYS AND SHALL CONFORM TO STANDARDS FOR FLORIDA NO.1 OR BETTER.

8' MIN. 6' - 8' SEE PLAN BURSERA SIMARUBA **GUMBO LIMBO** FLORIDA #1. FULL, UNIFORM, DENSE CROWN. WELL BRANCHED. DISEASE AND INSECT FREE. MULTI-TRUNKED; MIN. 3 CANES. CONOCARPUS ERECTUS BUTTONWOOD 7`-8`HT. 6` - 8` SEE PLAN FULL, UNIFORM, DENSE CROWN. WELL BRANCHED. DISEASE AND INSECT FREE. PLUMERIA ACUMINATA 1" - 1 1/2" 8`-10` 7` - 8` SEE PLAN STRONG CENTRAL LEADER, FULL, WHITE FRANGIPANI FG/BB UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT FREE, FLORIDA #1. DIG A HOLE ONLY AS DEEP AS THE ROOT BALL AND 2 TO 3 TIMES AS WIDE. SABAL PALMETTO CABBAGE PALMETTO 10`-12` CT N/A STRONG, CENTRAL LEADER, FULL, UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT ZANTHOXYLUM FAGARA 2 1/2" 10`-12` HT. 6` - 8` SEE PLAN STRONG, CENTRAL LEADER, FULL, UNIFORM, DENSE CROWN, WELL BRANCHED, DISEASE AND INSECT

COMMON NAME

QTY BOTANICAL NAME

ROOT/CONTAINER CALIPER HEIGHT SPREAD SPACING

BOTANICAL NAME ROOT/CONTAINER HEIGHT SPREAD SPACING CHRYSOBALANUS ICACO 'RED TIP' RED TIP COCOPLUM FULL, UNIFORM, DENSE CROWN, 6` - 8` 3`-5` WELL ROOTED IN POT. DISEASE AND INSECT FREE, LIGHTLY SHEARED FULL DENSE CROWN, WELL ROOTED CONOCARPUS ERECTUS `SERICEUS` SILVER BUTTONWOOD #5 6` - 8` 2` - 3` 4` O.C. IN POT, DISEASE AND INSECT FREE. TO BE MAINTAINED AS A HEDGE 6'-8' IN HEIGHT. EUGENIA RHOMBEA RED STOPPER 15 GAL. 6` - 8` 30" - 36" 5` O.C. FULL DENSE CROWN, WELL ROOTED IN POT, DISEASE AND INSECT FREE HELICONIA PSITTACORUM 'LADY DI LADY DI HELICONIA #5 FULL DENSE CROWN, WELL ROOTED 2`-5` 3`-5` 36"-48" IN POT, DISEASE AND INSECT FREE

PLUMBAGO AURICULATA FULL, UNIFORM, DENSE CROWN, PLUMBAGO 15" - 18" 18" - 24" 30" O.C.

WELL ROOTED IN POT, DISEASE AND INSECT FREE, MIN. ROOT BALL DIAMETER 9", MIN. 4 CANES, FLORIDA #1

STAFF REPORT

DATE: June 28, 2016

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

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

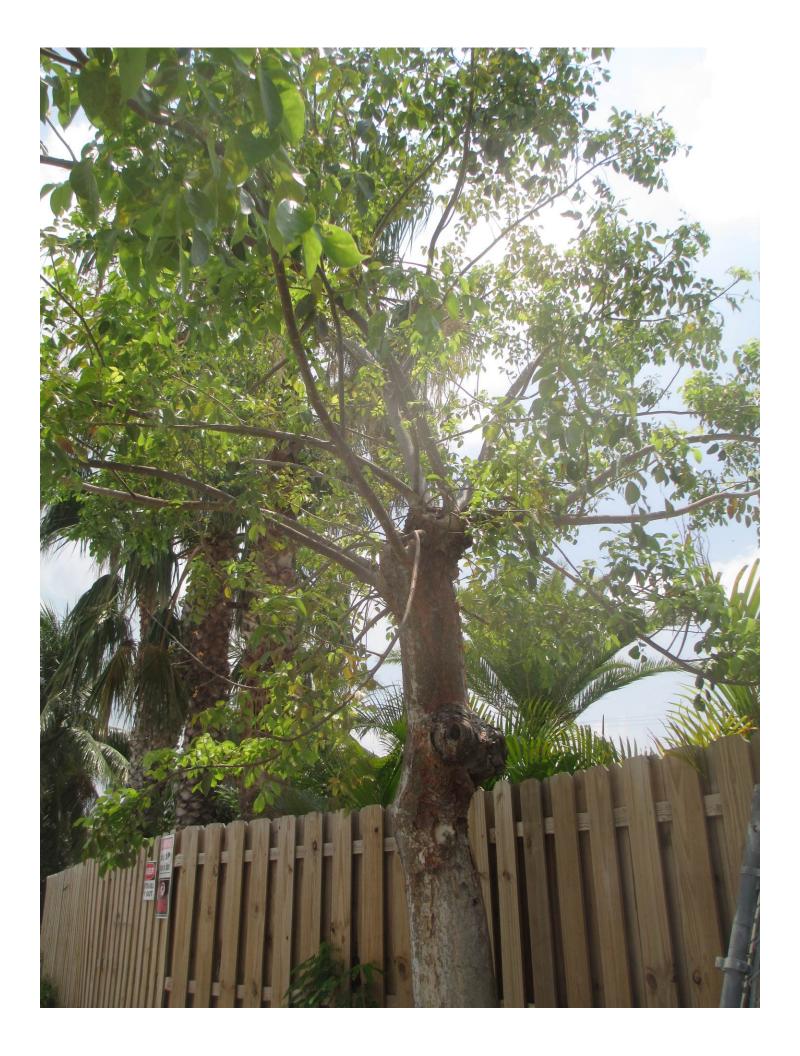
An application was received requesting the approval of a landscape plan for a Minor Development project to create workforce housing. During the review of the plan, a gumbo limbo tree that was planned to remain on the site near the property line, had its canopy completely removed by unknown persons. Therefore, 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 Plany The

Tree Permit Application

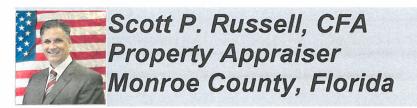
| Date:(2/28/2010 |
|----------------------------------------------------------------------------------------------------------|
| Please Clearly Print All Information unless indicated otherwise. |
| Tree Address 1185 20th Street |
| Cross/Corner Street 20+4 Street |
| List Tree Name(s) and Quantity See attached Landscape plan |
| Species Type(s) check all that apply () Palm () Flowering () Fruit () Shade () Unsure |
| Reason(s) for Application: Landscape Plandad 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 Lundscape slan as part of a minor |
| development application |
| Property Owner Name SB Key west owner VII, LP |
| Property Owner eMail Address grege Smith orape a. com |
| Property Owner Mailing Address 3953 Maple Ave Suite 300 |
| Property Owner Mailing City Dallas State Tx Zip 752/9 |
| Property Owner Phone Number (646) 432 - 8029 |
| Property Owner Signature Mer As Authorized Rep. |
| Representative Name Smith Ocopera Hauts |
| Representative eMail Address 138 Simonton Street grey@Smithoropera.com |
| Representative Mailing Address (38 Simonton Street |
| Representative Mailing City Key West State FC Zip 33040 |
| Representative Phone Number (305) 296 - 7227 |
| IOTE: A Tree Representation Authorization form must accompany this application if someone other than the |
| wner 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 landscope plan.

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

Updated: 02/22/2014



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

Website tested on IE8, IE9, & Firefox.

The offices of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property Appraiser will be closed With Mary Flot 10 of the Property With Mary 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 Yes Housing:

Section-Township-Range: 34-67-25

Property 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