



MINIMUM LANDSCAPE AREA:

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

MINIMUM STANDARDS FOR LANDSCAPING ALONG RIGHT-OF-WAY

UNIT MEASUREMENT:	
<u>TYPE OF PLANT MATERIAL</u>	<u>NUMBER OF PLANT UNITS</u>
ONE CANOPY SHADE TREE	10
ONE EVERGREEN OR ORNAMENTAL TREE	3
ONE SHRUB	1










REQUIRED UNITS: 80  
SHOWN UNITS: 56






\*LIMITS OF EXISTING BUILDING AND PAVING RESTRICT PLANTING AREA



NOTES:

1. 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.
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 THE 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 PLANT UTILIZE GATOR BAGS.
6. ALL LANDSCAPING TO BE 100% IRRIGATED BY CISTERN COLLECTION. LAAYOUT TO BE DESIGNED IN THE FIELD BASED ON CONCEPTUAL IRRIGATION LAYOUT.
7. GROUND COVER SHALL BE PROVIDED IN ORDER TO PROTECT EROSION. GROUND COVER SHALL 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 SMOOTH AND UNBROKEN VISUAL SCREEN WITHIN ONE YEAR OF PLANTING.
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.

## PLANT SCHEDULE

	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. DIG 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
	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT	SPREAD	SPACING	REMARKS	
SHRUBS	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.

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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 ENCRINGLING OF ROOTS IN CONTAINER, FLORIDA #1



① TREE PROTECTIVE BARRIER

$$3/16'' = 1'-0''$$
[illegible]

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 permission of the Architect.

## 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 20<sup>th</sup> 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 ☒ Palm ☐ Flowering ☒ Fruit ☒ 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 / Hawks  
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** 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