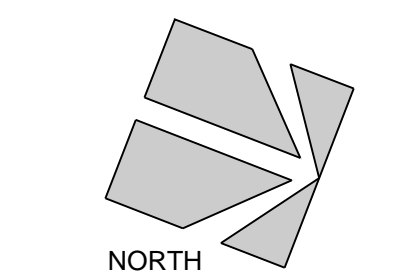
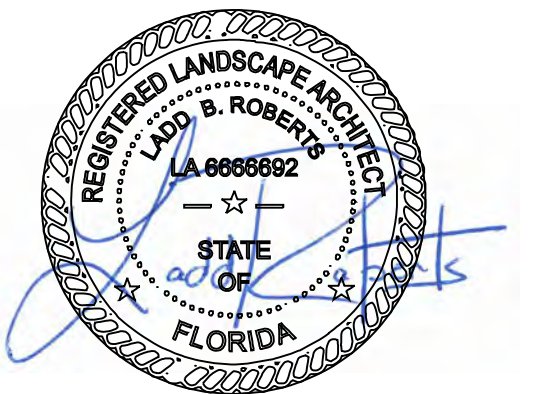


FLAGLER AVENUE MIXED-USE  
KEY WEST, FL 33040



SCALE: 1" = 10'-0"



FLAGLER AVE MIXED USE

DATE: 2.15.18

REVISIONS:		
No.	Date	Notes
1.	5.15.18	REVISED TABLE
2.	7.2.18	REVISED TABLE PER STAFF

CONSTRUCTION DOCUMENTS

SHEET NUMBER:

L-1

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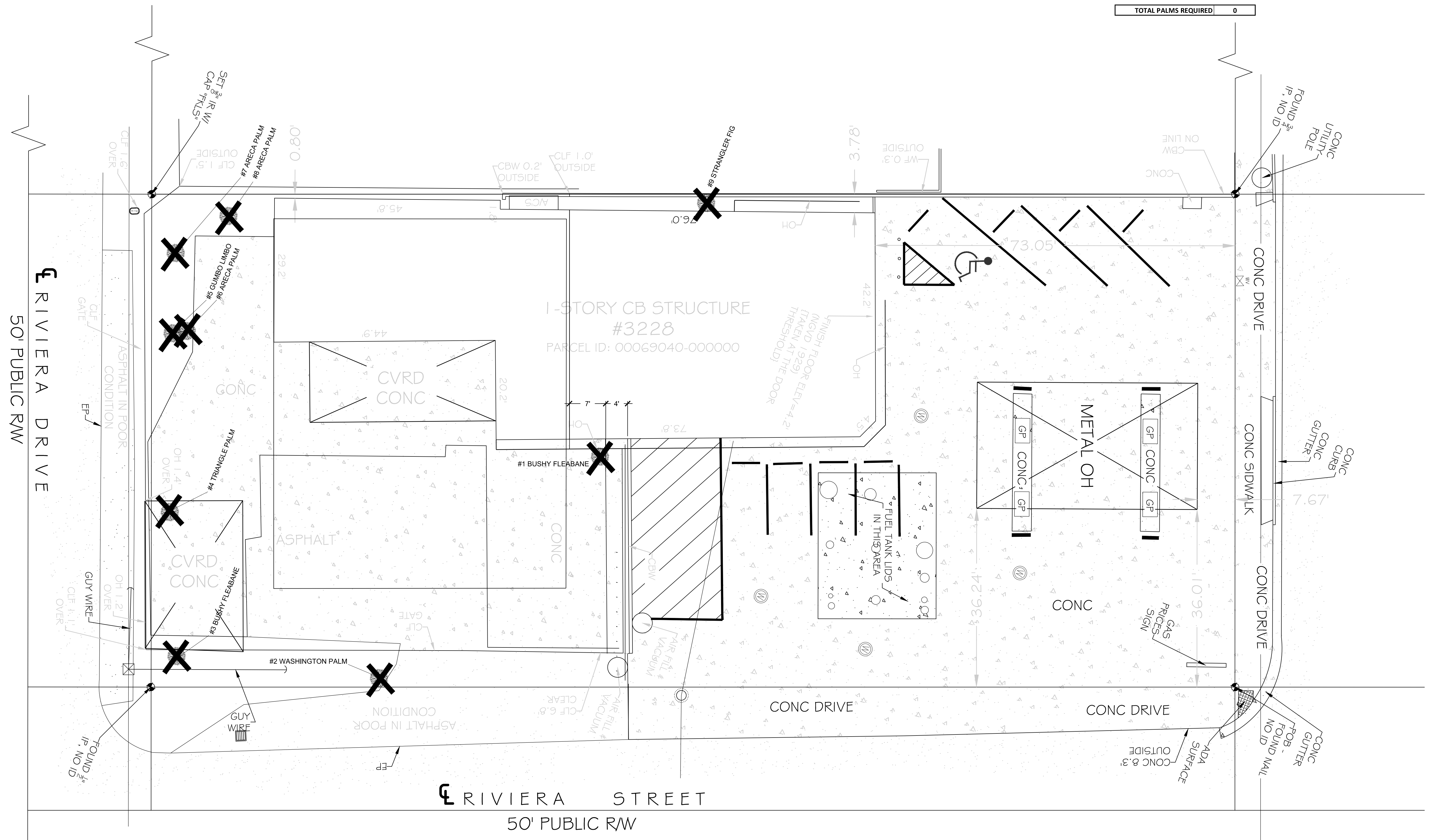


EXISTING TREE IMPACT SCHEDULE								CONDITION (Value%)					Value x DSH
TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	Remove	Location	Species	Condition	Mit. Req.	Total Value	Inches Required
1	Bushy Fleabane	Pluchea carolinensis	NN - shrub - volunteers not protected	na	24"	36"	X	0	0	0	n	0	
3	Bushy Fleabane	Pluchea carolinensis	NN - shrub - volunteers not protected	na	24"	36"	X	0	0	0	n	0	
5	Gumbo Limbo	Bursea simaruba	Native - Poor Condition	4"	8'	6'	X	80	100	70	y	83.33	3.3"
9	Stangler Fig	Ficus aurea	Native - Poor Condition - Shrub - not protected	2"	6'	3'	X	0	0	0	n	0	

TOTAL TREE MITIGATION INCHES REQUIRED 3.3"

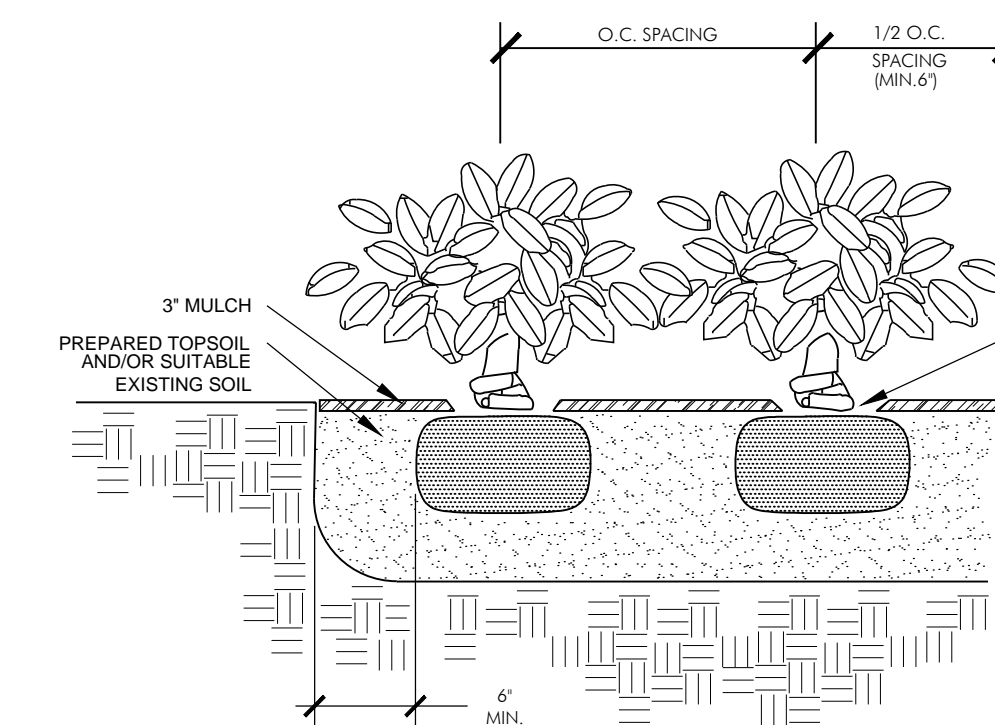
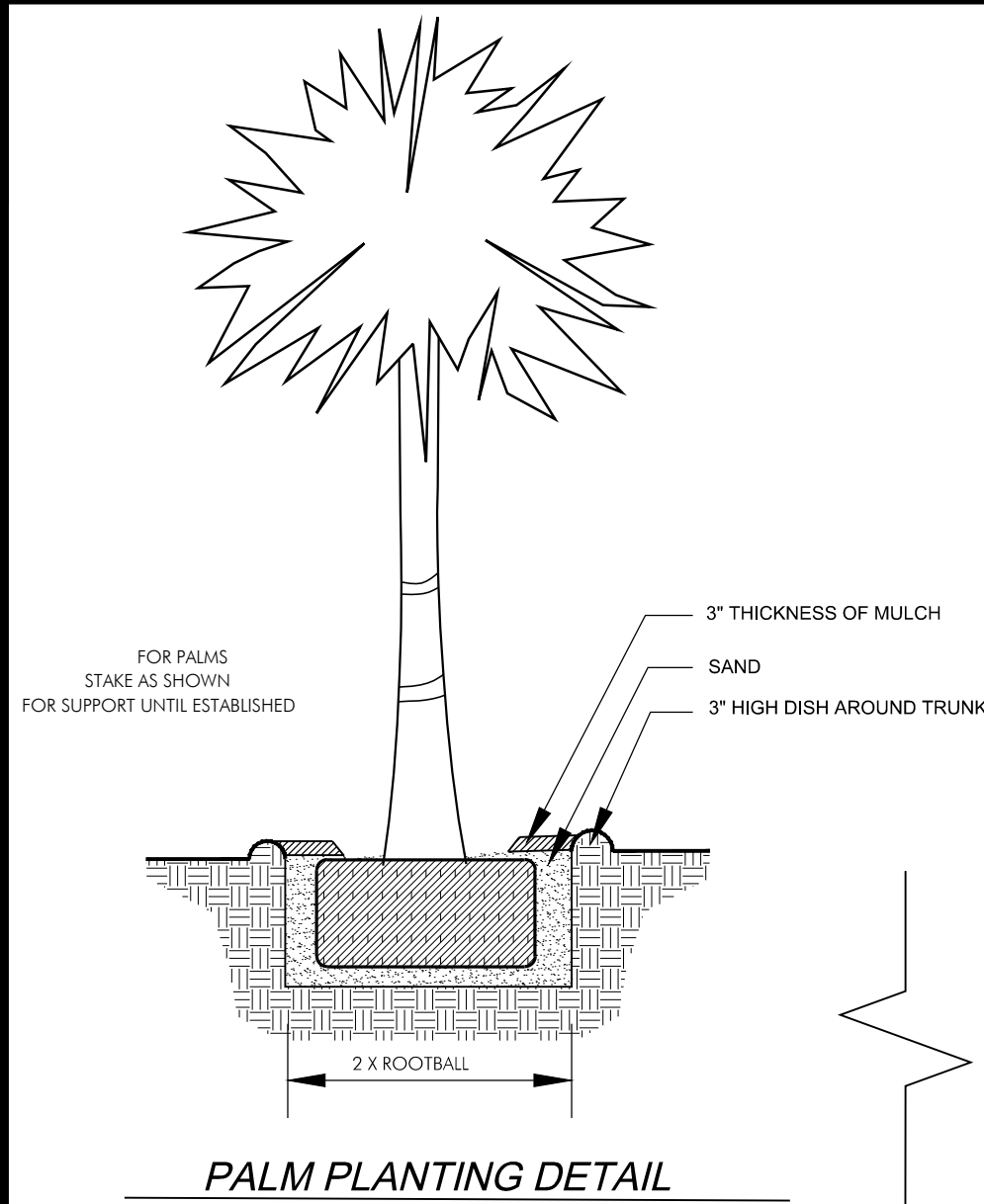
EXISTING PALM IMPACT SCHEDULE								CONDITION (%)		
PALM #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	Remove	Replacement Quantity	Mit. Req.	Total
2	Washington Palm	Washingtonia robusta	NN - not protected	12"	<10' hgt	10'	X	0	n	0
4	Triangle Palm	Dypsis decaryi	NN - not protected	12"	<10' hgt	8'	X	0	n	0
6	Areca Palm	Dypsis lutescens	NN - not protected	na	6'	4'	X	0	n	0
7	Areca Palm	Dypsis lutescens	NN - not protected	na	6'	4'	X	0	n	0
8	Areca Palm	Dypsis lutescens	NN - not protected	na	6'	4'	X	0	n	0

TOTAL PALMS REQUIRED 0



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### SHRUB PLANTING DETAIL

ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

### GENERAL NOTES:

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGNED TO MAXIMIZE WATER CONSERVATION. THIS SYSTEM SHALL BE CONNECTED TO WATER METER AND INSTALLED IN ACCORDANCE WITH GOVERNING CODE AND REQUIREMENTS. AN AS-BUILT OF THE INSTALLED SYSTEM SHALL BE PROVIDED UPON COMPLETION.

75% OF ALL CODE REQUIRED PLANTS SHALL BE NATIVE.

ALL TREES TO BE PROVIDED WITH BUBBLER.

ALL SHRUB RISERS TO BE POSITIONED AT THE BACK OF BEDS AWAY FROM PEDESTRIAN CIRCULATION.

COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR/OWNER.

WATER SOURCE: METERED WATER VERIFY ON SITE

PLANT SIZE TO TAKE PRECEDENCE OVER CONTAINER SIZE WHERE SPECIFIED.

COORDINATE ALL MATERIAL SUBSTITUTIONS WITH LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION.

COORDINATE ALL SITE/PLAN DISCREPANCIES WITH LANDSCAPE ARCHITECT.

VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.

SOIL GRADE ADJACENT TO HARDSCAPE TO BE 3" BELOW.

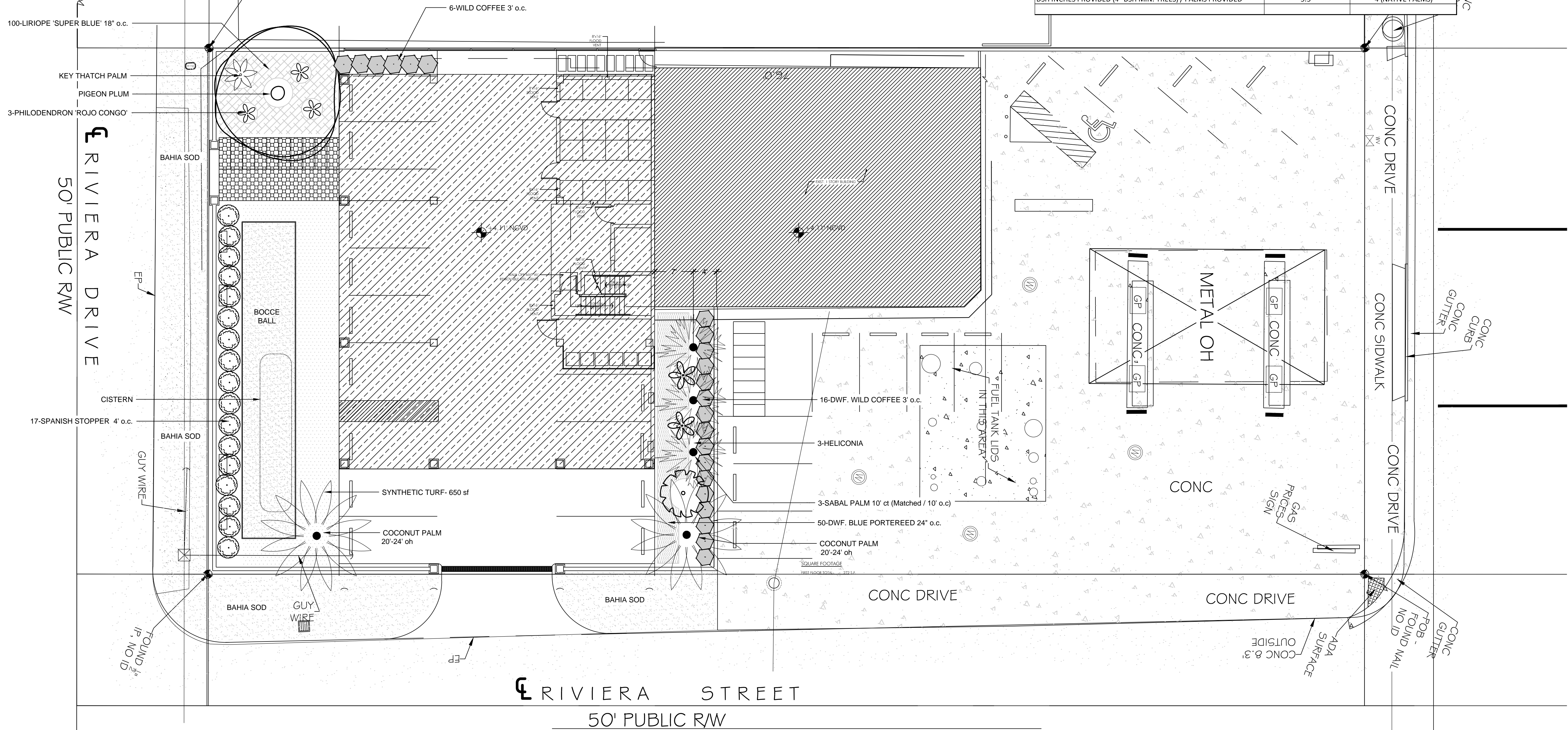
SYNTHETIC TURF TO MEET HARDSCAPE FLUSH

### PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
<b>PALMS</b>					
3	SABAL PALM	Sabal palmetto	10' clr. trnk. - per plan	FL #1	NATIVE
1	KEY THATCH PALM	Thrinax morrisii	4-6' o.h.	FL #1	NATIVE
2	COCONUT PALM	Cocos nucifera	20'-24' o.h.	FL #1	
<b>TREES</b>					
<b>CANOPY</b>					
1	PIGEON PLUM	Coccoloba diversifolia	4' cal., 12-14' o.h., 8-10' sprd.	FL #1	NATIVE
1	LIGNUM VITAE	Lignum vitae	1.5" cal. 6-8' o.h.	FL #1	NATIVE
<b>SHRUBS</b>					
17	SPANISH STOPPER	Eugenia foetida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
21	DWARF WILD COFFEE	Psychotria ligustrifolia	3 gal., 24" -36" hgt./sprd.	FL #1	NATIVE
50	DWF BLUE PORTERWEED	Stachytarpheta jamaicensis	1 gal., full, 24" o.c.	FL #1	NATIVE
3	PHILODENDRON ROJO CONGO	Philodendron 'Rojo Congo'	15 gal., 36" - 40" hgt./sprd.	FL #1	
100	LIRIOPE 'SUPER-BLUE'	Liriope 'Super-Blue'	1 gal., full - 18" o.c.	FL #1	
2	HELICONIA	Heliconia x caribea	15 gal., full	FL #1	
650 sf	SYNTHETIC TURF	As indicated around Bocce Ball Court			
1,800 sf	BAHIA SOD	ROW GRASS			

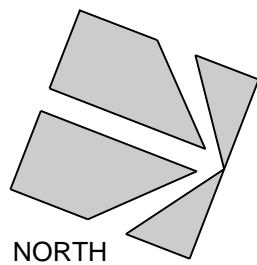
### GENERAL INFORMATION & TREE MITIGATION

ZONING	CL
GROSS SITE AREA	22,000 sf or .50 acres
BUILDING COVERAGE	SEE ARCHITECTURE
IMPERVIOUS SURFACE AREA	SEE CIVIL
<b>TREE MITIGATION CALCULATIONS</b>	
<b>TREES IMPACTED</b>	<b>TREE DSH INCHES</b>
PROTECTED TREES / PALMS IMPACTED	6"
MITIGATION REQUIRED	3.3"
DSH INCHES PROVIDED (4" DSH MIN. TREES) / PALMS PROVIDED	5.5"
	4 (NATIVE PALMS)

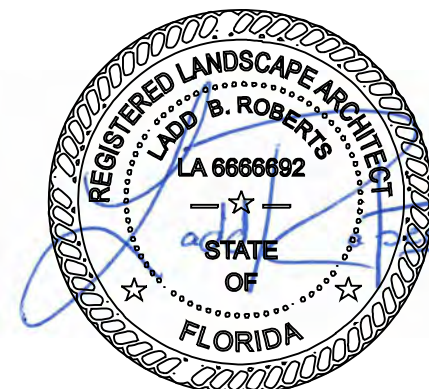


## FLAGLER AVENUE MIXED-USE

KEY WEST, FL 33040



SCALE: 1" = 10'-0"



## FLAGLER AVE MIXED USE

DATE: 2.15.18

### REVISIONS:

No.	Date	Notes
1.	5.15.18	REVISED CALC'S / PLANTING
2.	7.2.18	REVISED TABLE PER STAFF

## CONSTRUCTION DOCUMENTS

SHEET NUMBER:

L-2

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	Rain Bird 1806 12 Series MPR	10	180	20	1.05	10'
	Rain Bird 1806 12 Series MPR	2	90	20	0.53	10'
	Rain Bird 1806 12 Series MPR	1	270	20	1.58	10'
	Rain Bird 1806 15 Series MPR	4	180	20	1.50	12'
	Rain Bird 1812 15 Strip Series	3	CST	20	1.00	4'x30'
	Rain Bird 1812 15 Strip Series	4	EST	20	0.50	4'x15'
	Rain Bird 1812 12 Series MPR	8	180	20	1.05	10'
	Rain Bird 1812 12 Series MPR	4	90	20	0.53	10'
	Rain Bird 1812 15 Series MPR	2	180	20	1.50	12'
	Rain Bird 1812 15 Series MPR	4	90	20	0.75	12'
	Rain Bird 1804-1400 Flood	8	360	20	0.25	3'
	Rain Bird 1804-1400 Flood	6	360	20	0.50	3'

SYMBOL	MANUFACTURER/MODEL	QTY
	Rain Bird PGA Angle 1"	3
	Febco 825Y 1"	1
	Rain Bird ESP4ME	1
	Rain Bird RSD-BEx	1
	Water Meter 3/4"	1
	Irrigation Lateral Line: PVC Class 160 SDR 26	820 L.F.
	Irrigation Mainline: PVC Class 200 SDR 21 1 1/4"	60 L.F.
	Pipe Sleeve: PVC Schedule 40	160 L.F.

Valve Callout

Valve Number

Valve Flow

Valve Size

Irrigation water source is assumed to be a Meter through the F.K.A.A. (Contractor shall provide meter).

Irrigation Contractor shall be responsible for all applicable fees and permits.

Irrigation Contractor shall comply with all state and local codes and shall clarify any discrepancies on the plan prior to bidding.

All Pipe and Wire under paving shall be placed in Schedule 40 P.V.C. Sleeves for the full pavement coverage length and shall be at least 24" below grade.

Mainlines shall be buried to provide a minimum cover of 18", while all Lateral lines shall have a minimum of 12".

The Contractor should take care to reroute piping as necessary to avoid plant or tree roots.

All Piping downstream of Solenoid Valve to be PR-160 P.V.C.

MainLine, Valves, etc. may be shown out of position for graphic clarity. Drawing is diagrammatic only.

All Sprinklers shall be site adjusted to prevent water overthrow onto building surfaces, roadways, and walkways.

All Sprinklers shall be a minimum of 18" from any building.

Shrub body sprinklers may be substituted for Hi-Pops against building(s) at owners discretion.

Contractor shall verify with owners representative all controller programming, including monthly adjustments, prior to final inspection.

This system is diagrammatic to improve clarity. All mainline and lateral piping, electric valves and wiring are to be installed in landscape areas within property boundaries.

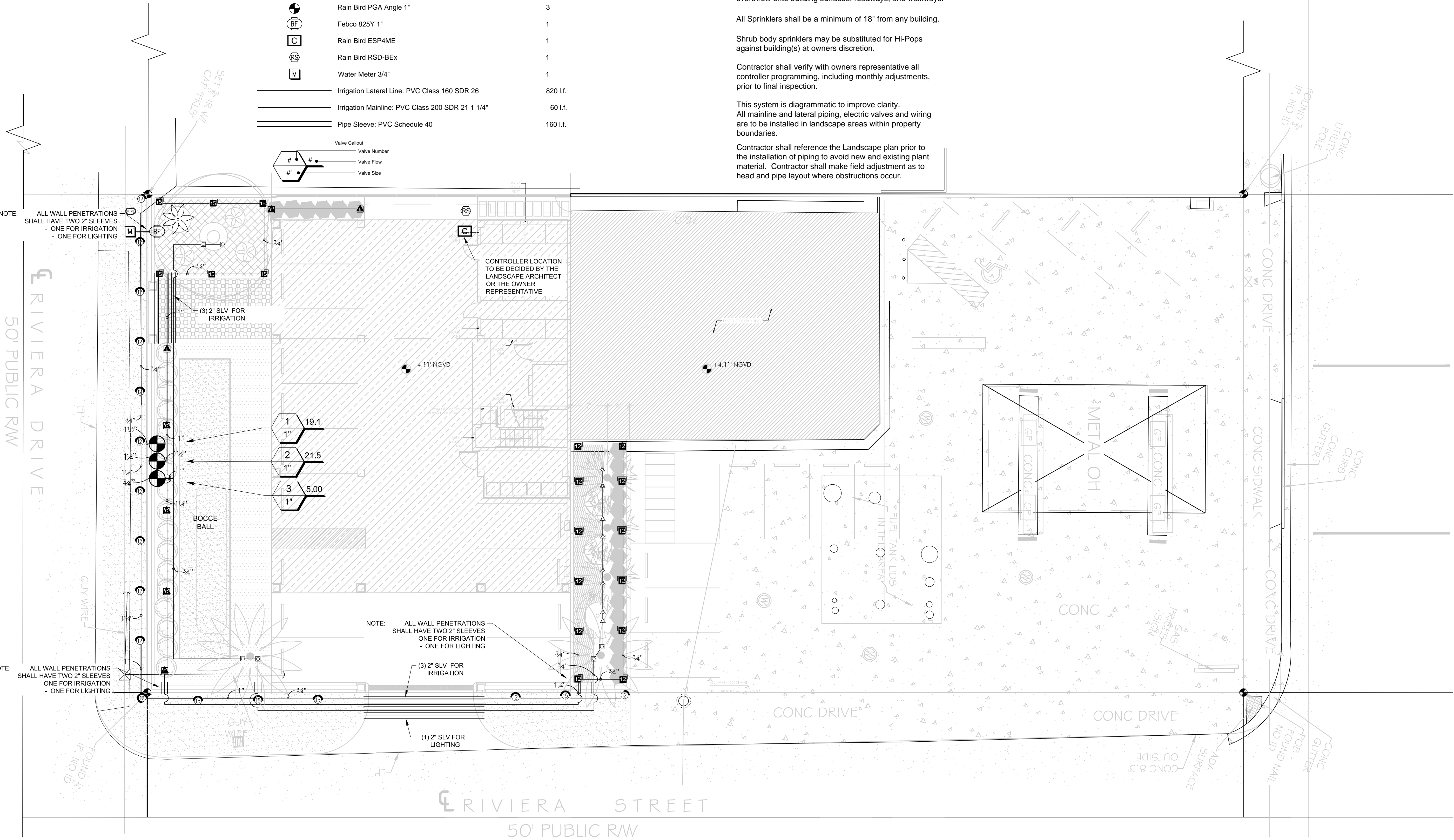
Contractor shall reference the Landscape plan prior to the installation of piping to avoid new and existing plant material. Contractor shall make field adjustment as to head and pipe layout where obstructions occur.

VALVE SCHEDULE

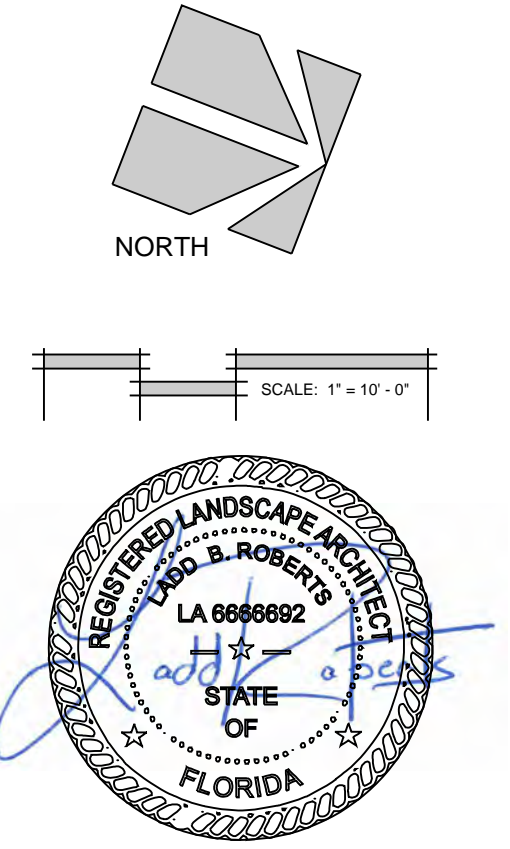
NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird PGA Angle	1"	Turf Spray	19.14	104.3	27.06	45	0.99 in/h
2	Rain Bird PGA Angle	1"	Shrub Spray	21.52	107.8	26.98	46.62	1.69 in/h
3	Rain Bird PGA Angle	1"	Bubbler	5.00	111.3	26.05	38.59	1.52 in/h
	Common Wire				55.0			

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PGA Angle	Turf Spray	0.99 in/h	1	61	1,168	583.8
2	Rain Bird PGA Angle	Shrub Spray	1.69 in/h	1	36	774.7	387.4
3	Rain Bird PGA Angle	Bubbler	1.52 in/h	1	40	200	100
	TOTALS:				137	2,142	1,071



FLAGLER AVENUE MIXED-USE  
KEY WEST, FL 33040



FLAGLER AVE MIXED USE

DATE: 5.15.18

REVISIONS:		
No.	Date	Notes
1.		
2.		

CONSTRUCTION DOCUMENTS

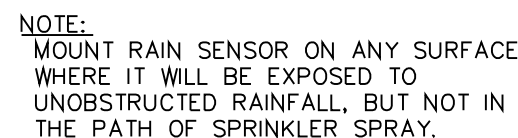
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L-3

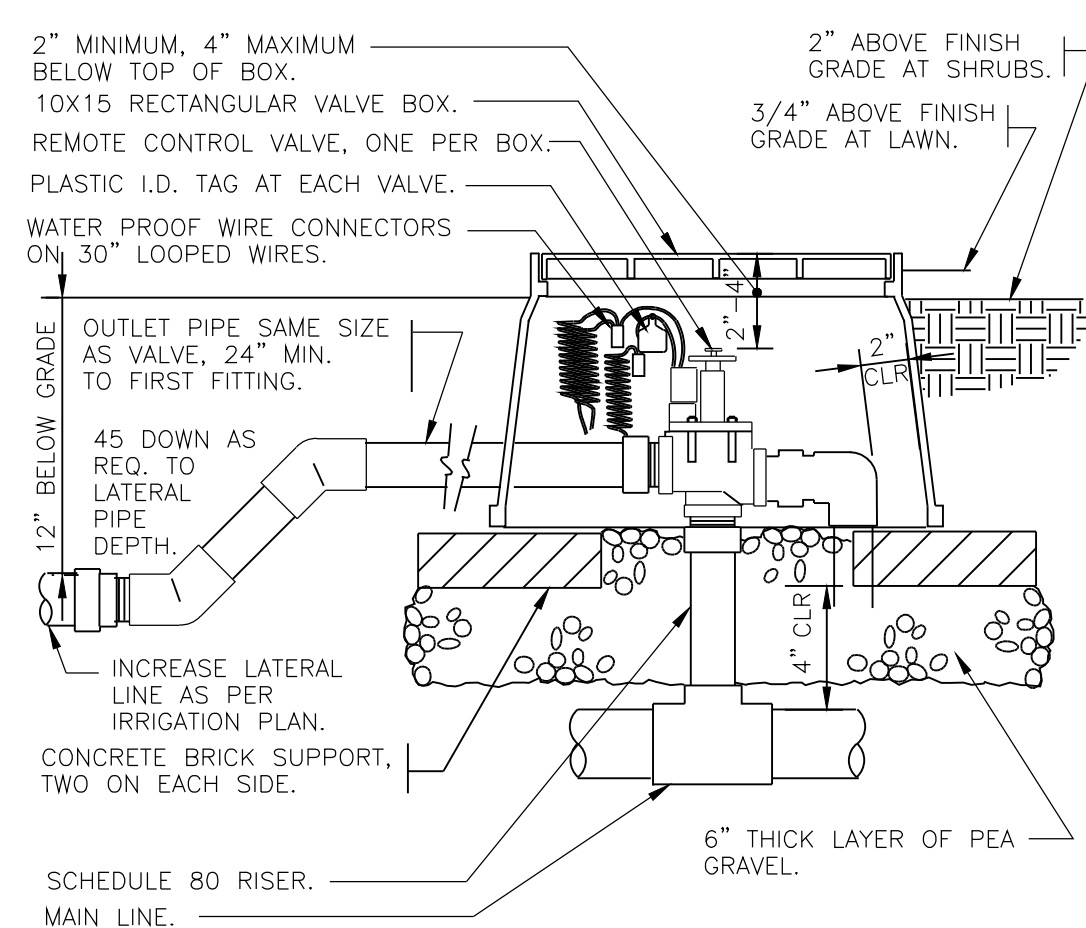
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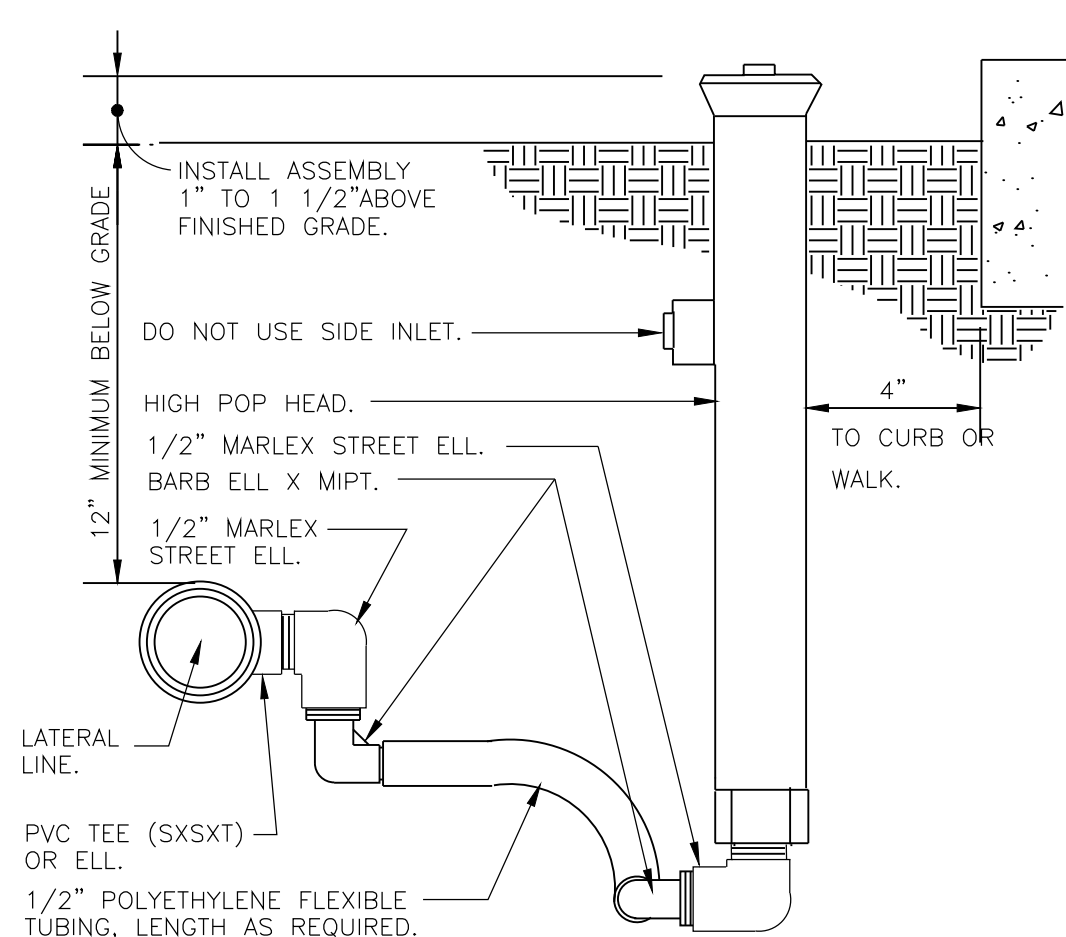




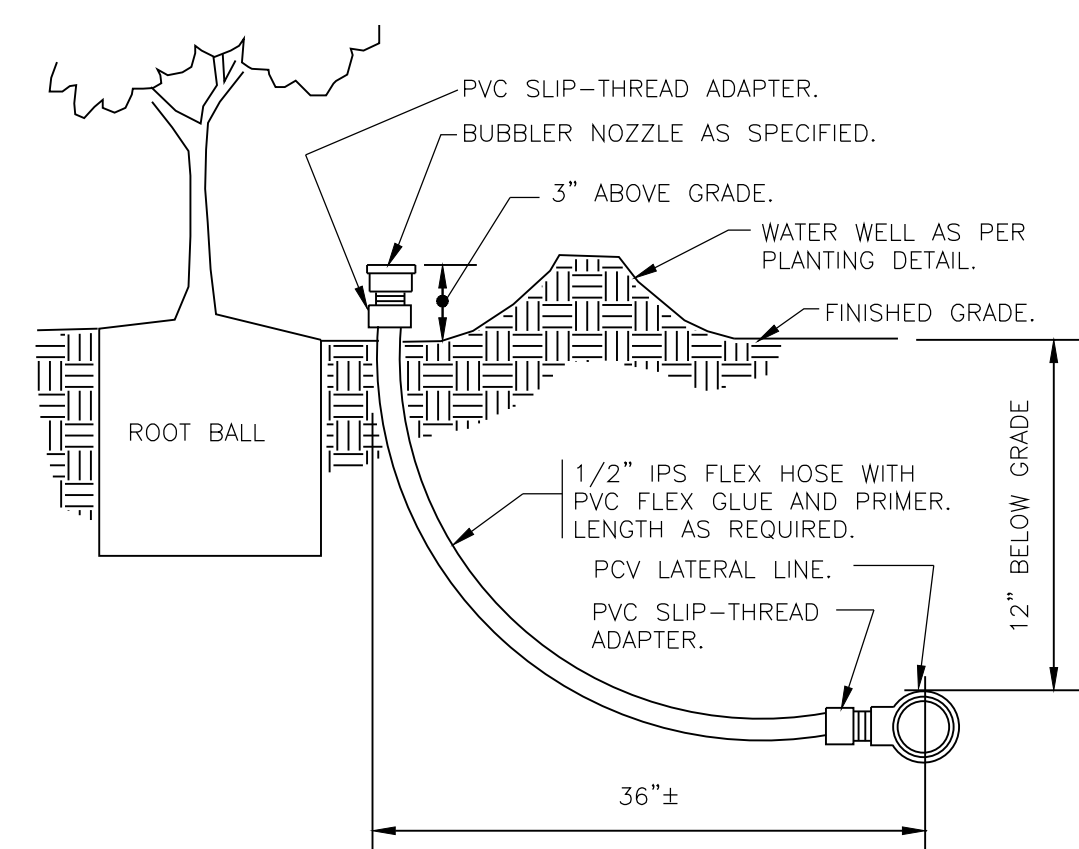
## 02 RAIN SENSOR



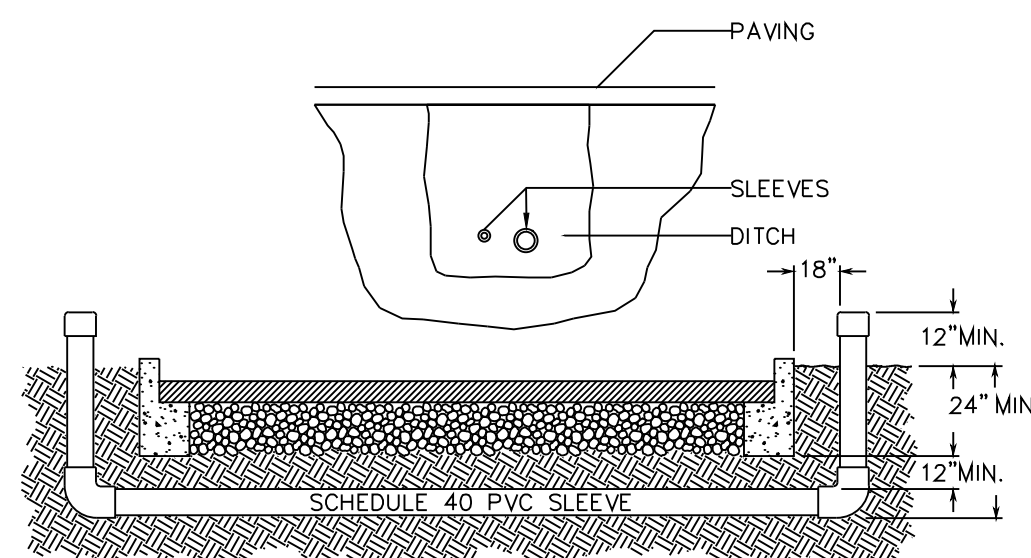
04 ELECTRIC REMOTE CONTROL VALVE  
N.T.S.



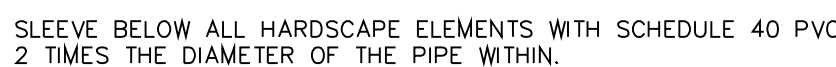
06 SHRUB SPRAY HIGHPOP W/FLEX ASSEMBLY  
N.T.S.



08 BUBBLER ON FLEX HOSE RISER  
N.T.S.



10 IRRIGATION SLEEVING  
N.T.S.



**NOTE:**

1. SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY.  
ALL MAINLINE AND LATERAL PIPING, ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPE AREAS AND WITHIN PROPERTY BOUNDARIES.
2. CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
3. CONTRACTOR TO MAKE FIELD ADJUSTMENTS TO HEAD AND PIPE LAAYOUT WHEN EXISTING OBSTRUCTIONS MAY OCCUR (SEE IRRIGATION NOTES AND SPECIFICATIONS).
4. THESE TIMINGS HAVE BEEN COMPILED USING THE MANUFACTURERS SPECIFICATIONS TO ACHIEVE 1.0 INCHES PRECIPITATION PER WEEK. PRECISE WATERING TIMES MUST BE SITE DETERMINED BASED ON SEASON, RAINFALL, ETC. PRECIPITATION RATES WILL ALSO VARY BASED ON THE ELEMENTS AND SEASONS.

DAYLIGHT SAVING TIME:

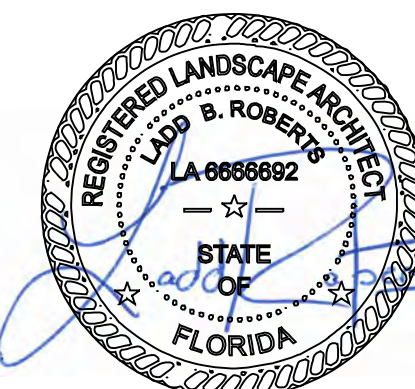
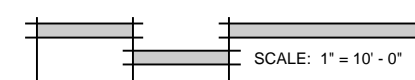
HOUSES WITH OOD NUMBERED ADDRESSES OR NO ADDRESS WILL WATER ON WEDNESDAY & SATURDAY.  
HOUSES WITH EVEN NUMBERED ADDRESSES WILL WATER ON THURSDAY & SUNDAY.  
NON RESIDENTIAL ADDRESSES WILL WATER ON TUESDAY & FRIDAY.

EASTERN STANDARD TIME:

HOUSES WITH OOD NUMBERED ADDRESSES OR NO ADDRESS WILL WATER ON SATURDAY.  
HOUSES WITH EVEN NUMBERED ADDRESSES WILL WATER ON SUNDAY.  
NON RESIDENTIAL ADDRESSES WILL WATER ON TUESDAY.

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NORTH



FLAGLER AVE MIXED USE

DATE: 5.15.18

REVISIONS:		
No.	Date	Notes
1.		
2.		

# CONSTRUCTION DOCUMENTS

SHEET NUMBER:

L-4

**JOB #: 18002    DRAWN BY: LBR**

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# STAFF REPORT

DATE: June 29, 2018

RE: **3228 Flagler Avenue (permit application # T18-9042)**

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

An application was received requesting Landscape Plan Approval with Tree Removal to include the removal of **(1) Gumbo Limbo tree**. The property is being redeveloped into 8 residential units. A site inspection was done and documented the following:

Tree Species: Gumbo Limbo (*Bursera simaruba*)

Tree #5















05/21/2018





Diameter: 4"

Location: 80%

Species: 100% (on protected tree list)

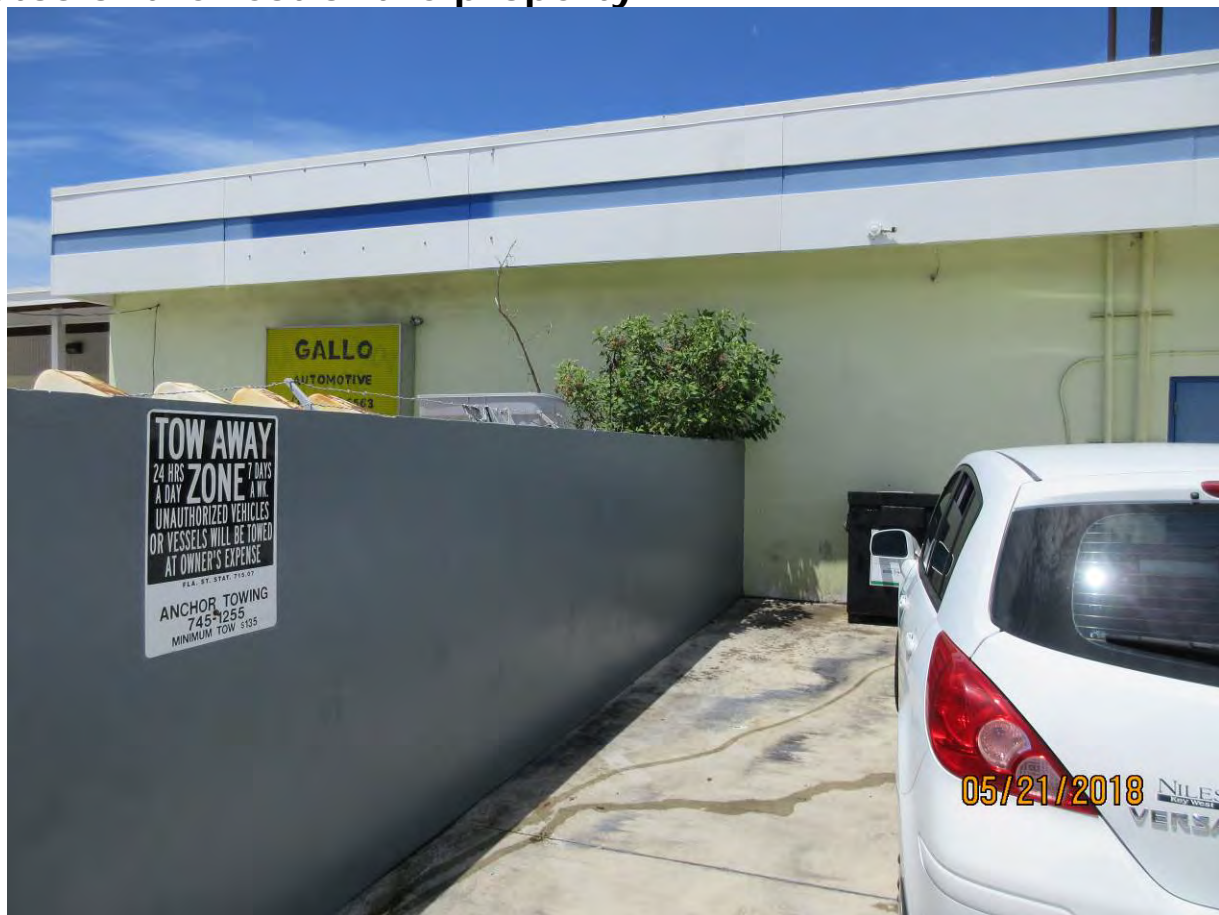
Condition: 70% (fair, young tree)

Total Average Value = 83%

**Value x Diameter = 3.3 replacement caliper inches**



## Photos of the rest of the property:



Tree #1









Tree #3



Tree #4



Tree #4







Tree #7 & #8











**Recommendation: Recommend approval of the Landscape plan to include the removal of (1) Gumbo Limbo tree at 3228 Flagler Avenue to be replaced with 3.3 caliper inches of dicot or fruit trees from approved list, FL#1, to be planted on site and incorporated into the landscape plan.**



# Application





Final Landscape  
w/ tree Removal

9042

## Tree Permit Application

Date: 5/23/18

Please Clearly Print All Information unless indicated otherwise.

<b>Tree Address</b>	<u>3228 Flagler Ave</u>
<b>Cross/Corner Street</b>	<u>Riviera Drive and Riviera Street</u>
<b>List Tree Name(s) and Quantity</b>	<u>See attached landscape plans</u>
<b>Species Type(s) check all that apply</b>	<input checked="" type="checkbox"/> Palm ( ) Flowering ( ) Fruit ( ) Shade ( ) Unsure
<b>Reason(s) for Application:</b>	
<input checked="" type="checkbox"/> REMOVE ( ) Tree Health ( ) Safety (X) Other/Explain below	<u>(1) ONE GUMBO LIMBO</u>
( ) TRANSPLANT ( ) New Location ( ) Same Property ( ) Other/Explain below	
( ) HEAVY MAINTENANCE ( ) Branch Removal ( ) Crown Cleaning/Thinning ( ) Crown Reduction	
<b>Additional Information and Explanation</b>	<u>See attached landscape plan for trees remaining on site and those to be removed and replaced for the redevelopment of the commercial site into 8 residential units.</u>
<b>Property Owner Name</b>	<u>Land 10031, LLC; Land 113 LLC; Land 1701; Land 2421</u>
<b>Property Owner eMail Address</b>	<u>Land 2780 LLC; Land 4027 LLC; Land 7009 LLC; Land</u>
<b>Property Owner Mailing Address</b>	<u>4900 W Hundred Rd 8351 LLC; Land 8601 LLC</u>
<b>Property Owner Mailing City</b>	<u>Chester</u> <b>State</b> <u>VA</u> <b>Zip</b> <u>23831-1623</u>
<b>Property Owner Phone Number</b>	<u>( ) - </u>
<b>Property Owner Signature</b>	
<b>Representative Name</b>	<u>Trepanier &amp; Associates, Inc.</u>
<b>Representative eMail Address</b>	<u>owen@owentrepanier.com</u>
<b>Representative Mailing Address</b>	<u>1421 1st street Unit 101</u>
<b>Representative Mailing City</b>	<u>Key West</u> <b>State</b> <u>FL</u> <b>Zip</b> <u>33040</u>
<b>Representative Phone Number</b>	<u>( 305 ) 293 - 8983</u>

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

PLA  
\$

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





## Tree Representation Authorization

Date: 5-17-18

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

**Please Clearly Print All Information unless indicated otherwise.**

Tree Address 3228 Flagler Ave

Land 10031 LLC; Land 7009 LLC; Land 2708 LLC; Land 1701 LLC; Land 4027 LLC; Land 2421 LLC; Land 8351 LLC; Land 8601 LLC; Land 113 LLC

Property Owner Name

Property Owner eMail Address

Property Owner Mailing Address

Property Owner Mailing City

Property Owner Phone Number

Property Owner Signature

4900 W Hundred RD

Chester

State VA

Zip 23831

(305) 293 - 8883

Representative Name

Representative eMail Address

Representative Mailing Address

Representative Mailing City

Representative Phone Number

Trepanier & Associates and Ladd Roberts of Land wise design

owen@owentrepanier.com

1421 1st Street unit 101

Key West

State FL

Zip 33040

(305) 293 - 8983

I John C. Any, hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there is any questions or need access to my property.

Property Owner Signature

The forgoing instrument was acknowledged before me on this 17<sup>th</sup> day May, 2018.

By (Print name of Affiant) John C. Any who is personally known to me or has produced as identification and who did take an oath.

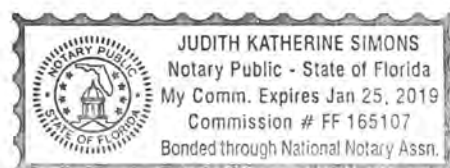
### NOTARY PUBLIC

Sign Name: Judith Katherine Simons

Print Name: Judith Katherine Simons

My Commission Expires: 1/25/19

Notary Public - State of Florida (seal)





## Karen DeMaria

---

**From:** Karen DeMaria  
**Sent:** Tuesday, June 19, 2018 3:02 PM  
**To:** 'Lori Thompson'  
**Subject:** RE: 3228 Flagler Ave

Yes, I have you on the agenda for Monday, July 9 for Landscape Plan approval. This is the first step on the development plan review process and is where approval of the removal of the gumbo limbo tree is important. We will also make sure that the full landscape plan is presented at this time. Once you have this approval you can be heard by the Planning Board then after you have planning board approval you will come back to the Tree Commission for Final Landscape Plan approval with tree removal approval. If there are no significant changes to the plan, the final approval might be able to be handled by my office since we will already have the landscape plan approval.

Sincerely,

Karen

**From:** Lori Thompson [mailto:lori@owentrepanier.com]  
**Sent:** Monday, June 18, 2018 4:20 PM  
**To:** Karen DeMaria <kdemaria@cityofkeywest-fl.gov>  
**Subject:** 3228 Flagler Ave

Hi Karen,  
Just following up to confirm that this project is still planned for the July 9<sup>th</sup> Tree Commission hearing.  
Thanks!

*Lori Thompson*

**Trepanier & Associates**

**[www.owentrepanier.com](http://www.owentrepanier.com)**

1421 First Street, Key West Florida 33040  
Phone: 305.293.8983 / FAX: 305.293.8748