

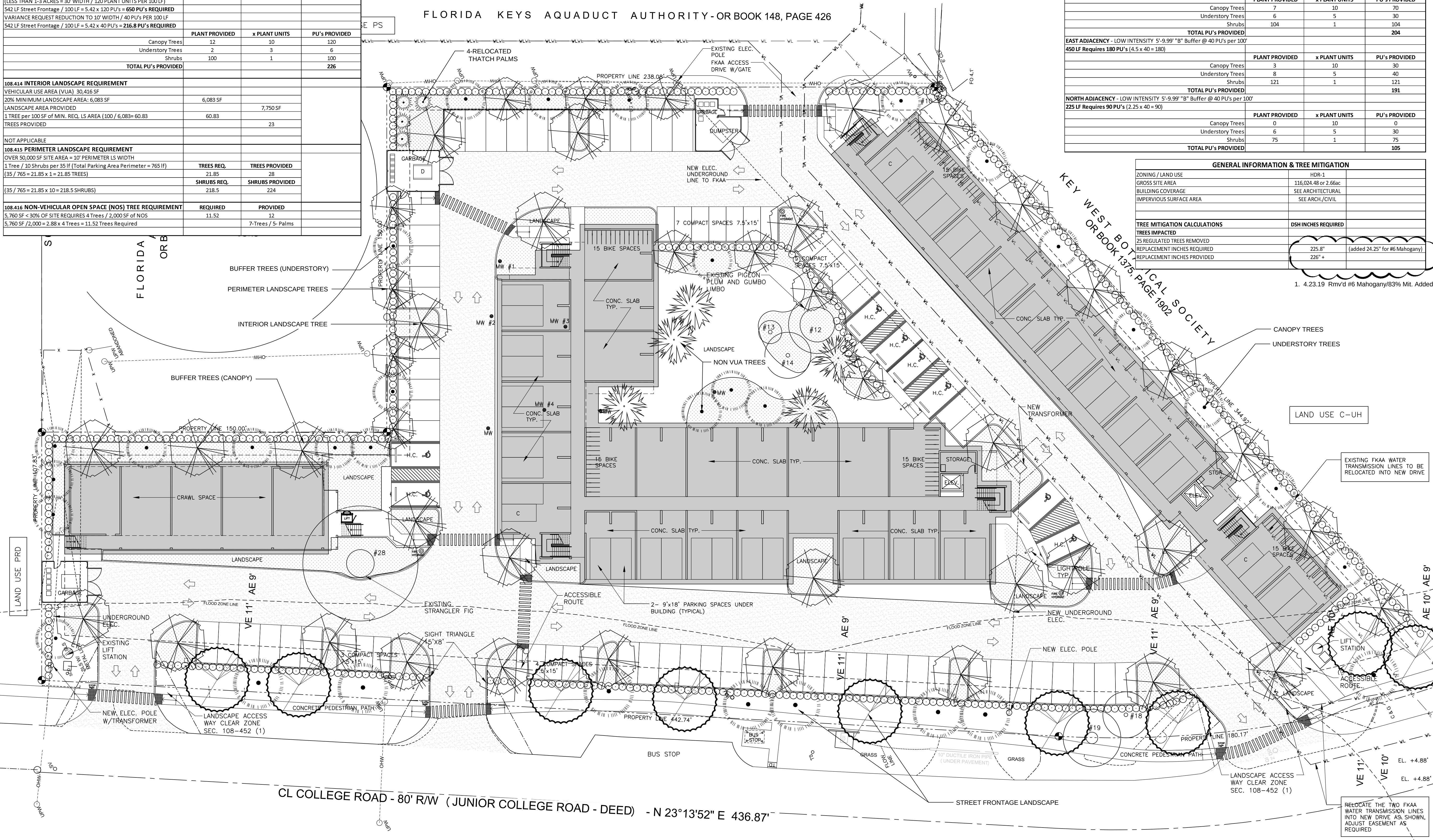
LANDSCAPE CALCULATIONS - Chapter 108.412 to 108.416			
108.412(a) MINIMUM LANDSCAPE AREA	REQUIRED	PROVIDED	
MINIMUM LANDSCAPE 20% OF BLDG. SITE AREA	20% / 23,204.9 SF	27% / 31,370SF	
GROSS SITE AREA: 116,024.48 SF or 2.66 ACRES			
108.412(b) MINIMUM NATIVE PLANT REQUIREMENT 70%	PROVIDED	PERCENTAGE	
NATIVE PLANTS (70% Minimum)	X	70%	
EXOTIC PLANTS (30% Maximum)	X	30%	
108.413 MINIMUM STREET FRONTAGE LANDSCAPING ALONG ROW			
(LESS THAN 1-3 ACRES = 30' WIDTH / 120 PLANT UNITS PER 100 LF)			
542 LF Street Frontage / 100 LF = 5.42 x 120 PU's = 650 PU's REQUIRED			
VARIANCE REQUEST REDUCTION TO 10' WIDTH / 40 PU's PER 100 LF			
542 LF Street Frontage / 100 LF = 5.42 x 40 PU's = 216.8 PU's REQUIRED			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	12	10	120
Understory Trees	2	3	6
Shrubs	100	1	100
TOTAL PU's PROVIDED			226
108.414 INTERIOR LANDSCAPE REQUIREMENT			
VEHICULAR USE AREA (VUA) 30,416 SF			
20% MINIMUM LANDSCAPE AREA: 6,083 SF	6,083 SF		
LANDSCAPE AREA PROVIDED		7,750 SF	
1 TREE per 100 SF of MIN. REQ. LS AREA (100 / 6,083 = 60.83)	60.83		
TREES PROVIDED		23	
NOT APPLICABLE			
108.415 PERIMETER LANDSCAPE REQUIREMENT			
OVER 50,000 SF SITE AREA = 10' PERIMETER LS WIDTH			
1 Tree / 10 Shrubs per 35 lf (Total Parking Area Perimeter = 765 lf)			
(35 / 765 = 21.85 x 1 = 21.85 TREES)	21.85	28	
	SHRUBS REQ.	SHRUBS PROVIDED	
(35 / 765 = 21.85 x 10 = 218.5 SHRUBS)	218.5	224	
108.416 NON-VEHICULAR OPEN SPACE (NOS) TREE REQUIREMENT	REQUIRED	PROVIDED	
5,760 SF < 30% OF SITE REQUIRES 4 Trees / 2,000 SF of NOS	11.52	12	
5,760 SF / 2,000 = 2.88 x 4 Trees = 11.52 Trees Required		7-Trees / 5- Palms	

FLORIDA KEYS AQUADUCT AUTHORITY - OR BOOK 148, PAGE 426

LANDSCAPE CALCULATIONS - Chapter 108.346 to 108.347			
108.346 OPEN SPACE	REQUIRED	PROVIDED	
RESIDENTIAL USE = 35% REQ. OF TOTAL SITE AREA (116,024)	35% / 40,608.4 SF	27.03% / 31,370 SF	
(Referenced from Architectural Drawings)			
108.347 REQUIRED SCREENING			
WEST ADJACENCY = Street Frontage			
SOUTH ADJACENCY - LOW INTENSITY 5'-9.99" "B" Buffer @ 40 PU's per 100'			
345 LF Requires 138 PU's (3.45 x 40 = 138)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	7	10	70
Understory Trees	6	5	30
Shrubs	104	1	104
TOTAL PU's PROVIDED			204
EAST ADJACENCY - LOW INTENSITY 5'-9.99" "B" Buffer @ 40 PU's per 100'			
450 LF Requires 180 PU's (4.5 x 40 = 180)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	3	10	30
Understory Trees	8	5	40
Shrubs	121	1	121
TOTAL PU's PROVIDED			191
NORTH ADJACENCY - LOW INTENSITY 5'-9.99" "B" Buffer @ 40 PU's per 100'			
225 LF Requires 90 PU's (2.25 x 40 = 90)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	0	10	0
Understory Trees	6	5	30
Shrubs	75	1	75
TOTAL PU's PROVIDED			105

GENERAL INFORMATION & TREE MITIGATION		
ZONING / LAND USE	HDR-1	
GROSS SITE AREA	116,024.48 or 2.66ac	
BUILDING COVERAGE	SEE ARCHITECTURAL	
IMPERVIOUS SURFACE AREA	SEE ARCH./CIVIL	
TREE MITIGATION CALCULATIONS	DSH INCHES REQUIRED	
TREES IMPACTED		
25 REGULATED TREES REMOVED		
REPLACEMENT INCHES REQUIRED	225.8"	(added 24.25" for #6 Mahogany)
REPLACEMENT INCHES PROVIDED	226" +	

1. 4.23.19 Rmnvd #6 Mahogany/83% Mit. Added



COLLEGE
ROAD
AFFORDABLE
HOUSING

STOCK ISLAND, FL 33040

NORTH

CONCEPT DOCUMENTS

LANDSCAPE PLAN

DATE: 4.23.19

REVISIONS:

No.	Date	Notes
1.	4.23.19	Rmnvd #6 Mahogany/83% Mit. Added
2.		
3.		
4.		

SHEET NUMBER:
L-1

JOB #: 19003 DRAWN BY: LBR

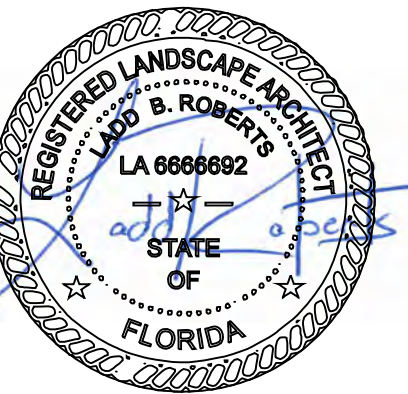
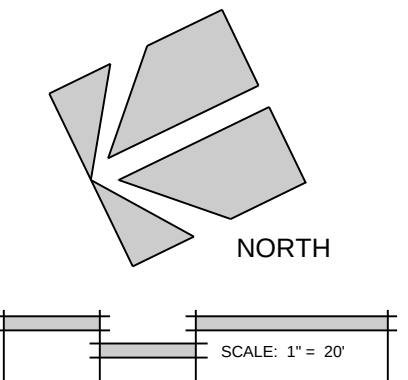
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LANDWISE
DESIGN

1030 SAN MARCO BLVD. SUITE 101 - JACKSONVILLE, FL 32207 904.343.4284

COLLEGE ROAD AFFORDABLE HOUSING

STOCK ISLAND, FL 33040



CONCEPT DOCUMENTS

PLANT SCHEDULE & DETAILS

DATE: 4.23.19

REVISIONS:		
No.	Date	Notes
1.	5.6.19	Rmv'd Redundant Tables / Adj Qty's
2.		
3.		
4.		

SHEET NUMBER: L-2

JOB #: 19003 DRAWN BY: LBR
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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

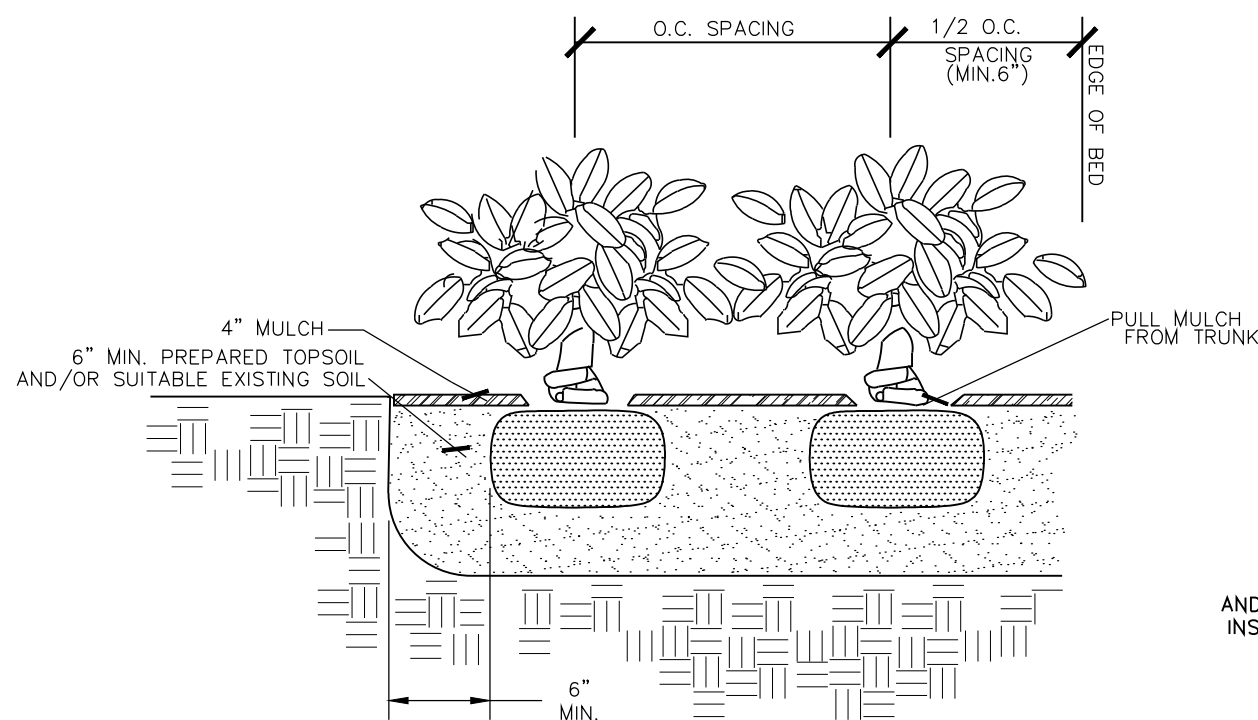
PLANT SIZE TO TAKE PRECEDENCE OVER CONTAINER SIZE WHERE SPECIFIED.

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

COORDINATE ALL SITE/PLAN DISCREPANCIES WITH LANDSCAPE ARCHITECT.

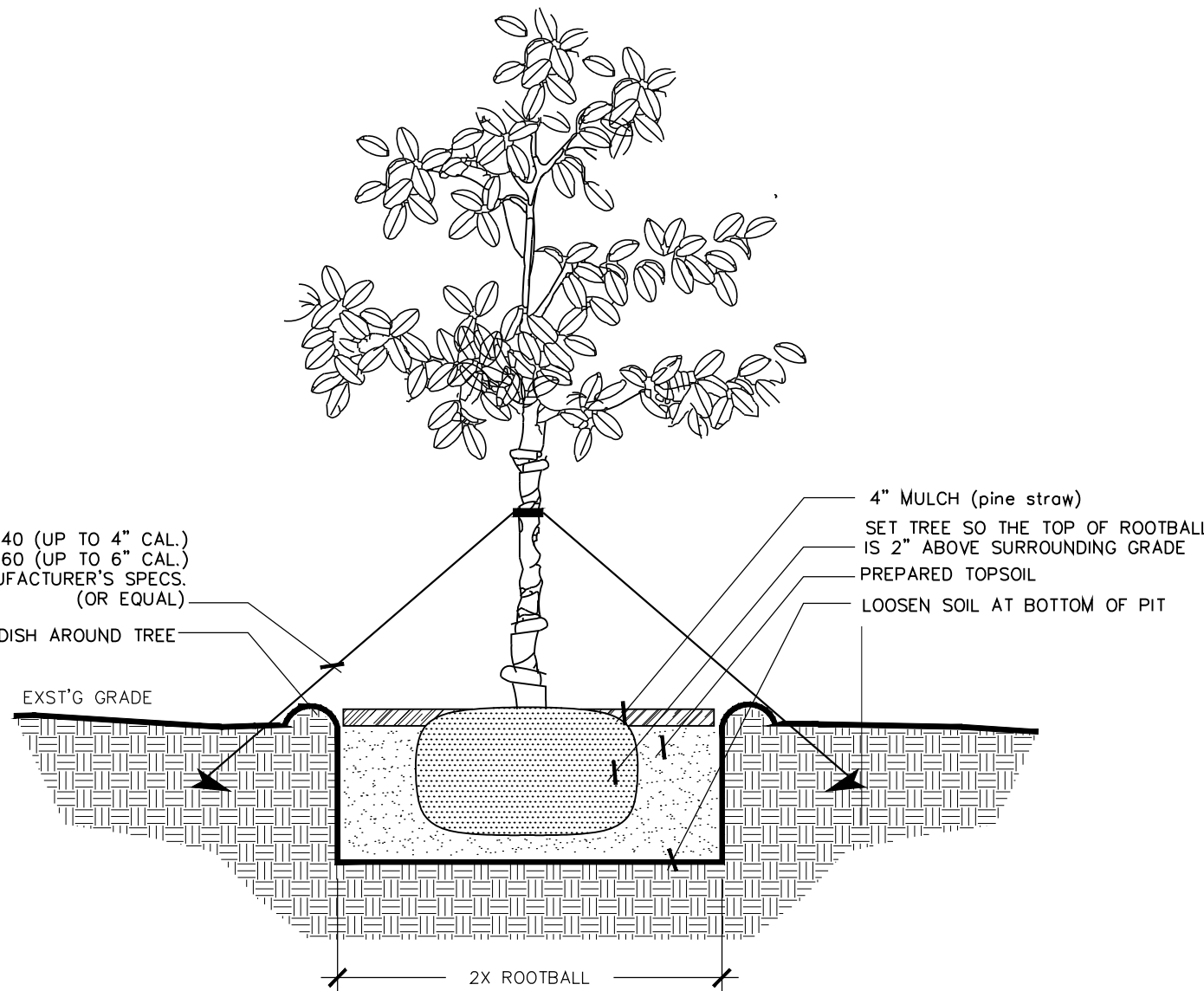
VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.

SOIL GRADE ADJACENT TO HARDSCAPE TO BE 3" BELOW.



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.



TREE PLANTING DETAIL

ALL TREES 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.

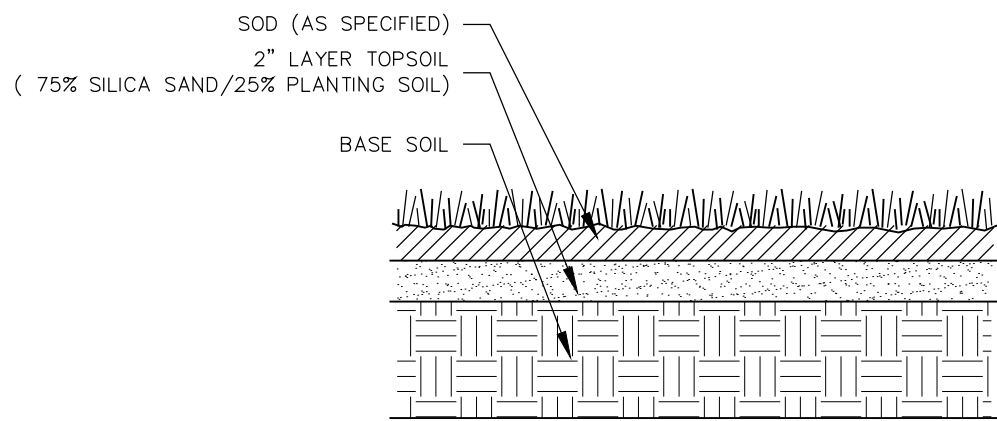
THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISH GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL, DO NOT MULCH ON TOP OF ROOTBALL.

GENERAL NOTES:

100% OF THE PLANT MATERIAL USED TO SATISFY LANDSCAPING REQUIREMENTS SHALL BE NATIVE and IN ACCORDANCE WITH SECTION 114-105.

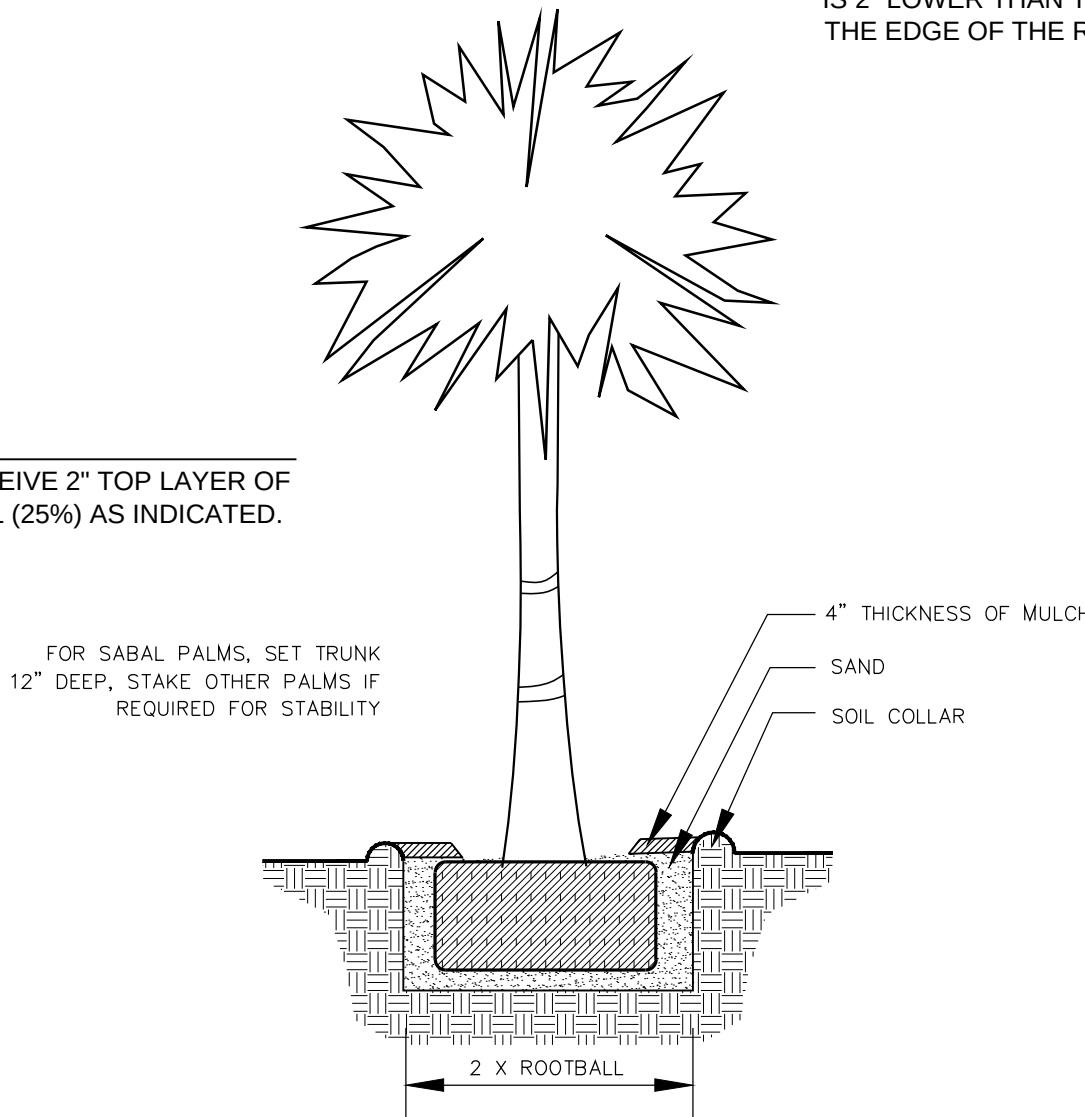
100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGNED IN COMPLIANCE WITH CoKW CODE.

ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF 6" OF PLANTING SOIL AND MULCHED TO A DEPTH OF 4". ALL TREES SHALL BE PROPERLY GUYED OR STAKED AT TIME OF PLANTING.



SODDING DETAIL

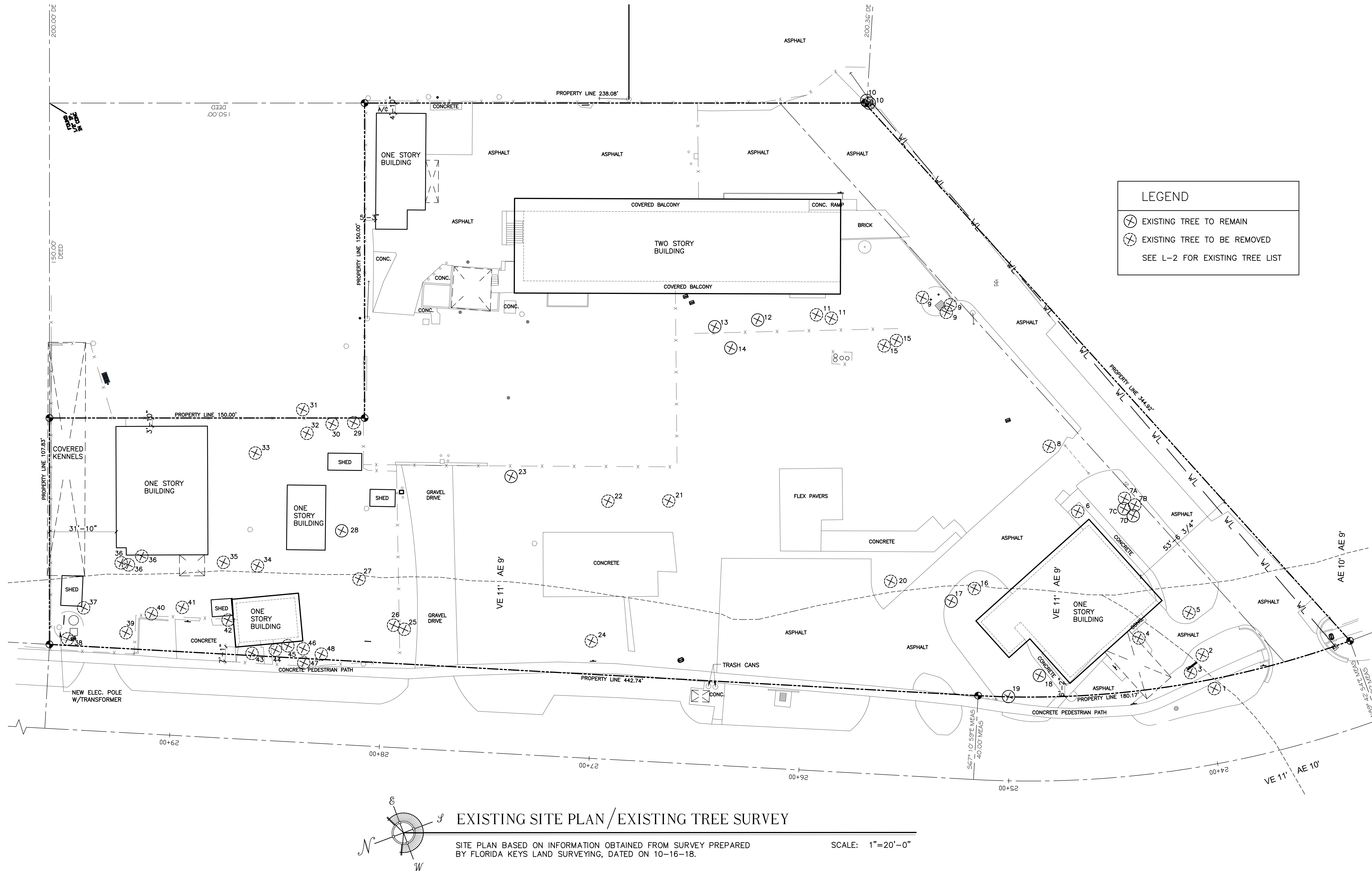
ALL AREAS TO BE SODDED TO RECEIVE 2" TOP LAYER OF SILICA SAND (75%) /PLANTING SOIL (25%) AS INDICATED.



PALM PLANTING DETAIL

Conceptual Planting Palette

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
PALMS						SHRUBS					
5 - Provided	SABAL PALM	Sabal palmetto	12'-18' clr. trnk.			750 - Provided	SPANISH STOPPER	Eugenia foetida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	KEY THATCH PALM	Thrinax morrisii	4'-6' o.h.	FL #1	NATIVE		WILD COFFEE	Psychotria nervosa	3 gal., 24"-36" hgt./sprd.	FL #1	NATIVE
	FLA. THATCH PALM	Thrinax radiata	6" o.h.	FL #1	NATIVE		FICUS 'GREEN ISLAND'	Ficus 'Green Island'	3 gal. 14"-18" sprd/hgt.	FL #1	
	SAW PALMETTO	Serona repens 'Silver'	15 gal. 3' o.h.	FL #1			LOCUSTBERRY	Brysonima lucida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	BUCCANEER PALM	Pseudophoenix sargentii	30 gal. 6'-8' o.h.	FL #1	NATIVE		JAMAICA CAPER	Capparis cynophallophora	7 gal., 36" - 40" hgt./sprd.	FL #1	NATIVE
	ROYAL PALM	Roystonea elata	8' to 12' grey wood, Fat Trunks	FL #1	NATIVE		FIREBUSH	Hamelia patens	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
							DWARF FIREBUSH	Hamelia patens 'compacta'	3 gal., full	FL #1	NATIVE
							SPARTINA	Spartina bakerii	3 gal., full	FL #1	NATIVE
TREES						GROUNDCOVER					
CANOPY	55 - Provided					3,750 - Provided					
	SPANISH LIME	Melicoccus bijugatus	3" cal., 12-14' o.h.	FL #1			MUHLI GRASS	Muhlenbergia capillaris	1 gal., full	FL #1	NATIVE
	MAHOGANY	Sweetenia mahogani	4" cal., 14-16' o.h.	FL #1	NATIVE		WART FERN	Microsorium scolopendrum	3 gal., full	FL #1	NATIVE
	WILD TAMARIND	Lysiloma latissilium	4" cal., 12-14' o.h.	FL #1	NATIVE		GOLDEN CREEPER	Ernodea littoralis	1 gal., full	FL #1	NATIVE
	PIDGON PLUM	Coccoloba diversifolia	3" cal., 12-14' o.h.	FL #1	NATIVE		SILVER LOVE GRASS	Eragrostis eliotti	1 gal., full	FL #1	NATIVE
	GUMBO LIMBO	Bursera simaruba	4" cal., 14-16' o.h.	FL #1	NATIVE		SPIDER LILY	Hymenocallis latifolia	1 gal., full	FL #1	NATIVE
	GREEN BUTTONWOOD	Conocarpus erectus	4" cal., 12-14' o.h.	FL #1	NATIVE		TICKSEED	Coreopsis ssp 'Dwarf'	1 gal., full	FL #1	NATIVE
	SILVER BUTTONWOOD	Silver buttonwood	2" cal. 10'-12' o.h.	FL #1	NATIVE						
	PARADISE TREE	Simarouba glauca	3" cal., 12-14' o.h.	FL #1	NATIVE						
	CINNAMON BARK	Canella Winterana	1.5" cal. 6'-8' o.h.	FL #1	NATIVE						
	ROYAL POINCIANA	Delonix regia	3" cal. 12'-14" o.h.	FL #1	NATIVE						
UNDERSTORY											
	33- Provided										
	LIGNUM VITAE	Guaiacum sanctum	1.5" cal. 6'-8' o.h.	FL #1	NATIVE						
	CRABWOOD	Gymnathes lucida	1.5" cal. 6'-8' o.h.	FL #1	NATIVE						
	SATINWOOD	Zanthoxylum flavum	1.5" cal. 6'-8' o.h.	FL #1	NATIVE						
	SIMPSON STOPPER	Myrianthes fragrans	1.5" cal. 6-8' o.h.	FL #1	NATIVE						
	RED STOPPER	Eugenia rhombea	1" cal. 5-6 o.h.	FL #1	NATIVE						



WILLIAM P. HORN
ARCHITECT, P.A.

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LICENSE NO.
AA 0003040

COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5228 & 5230
College Road
STOCK ISLAND, FLORIDA.

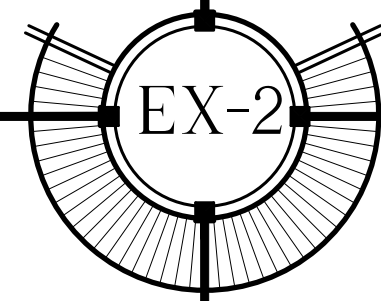
SEAL

DATE
03-15-19 DRC
03-20-19 TREE COMMISSION
04-05-19 DEMO SUBMISSION
04-15-19 PL. BD. SUBMISSION
04-23-19 TREE CONCEPTUAL

REVISIONS

DRAWN BY
JW

PROJECT
NUMBER
1508



COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
STOCK ISLAND, FLORIDA

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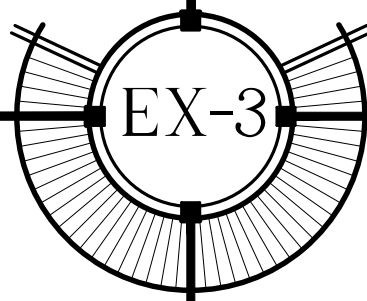
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Tree #	Common Name	Scientific Name	TC Status	Size	Project Status	Condition
1	Pink Tabebuia	Tabebuia heterophylla	NPR	18.1" dbh	Remove-NPR	Good, double trunk, along ROW
2	Silver Buttonwood	Conocarpus erectus	Protected	19.1" dbh	Remove-TC	Fair, low multitrunked
3	Pink Tabebuia	Tabebuia heterophylla	NPR	1.5" dbh	Remove-NPR	Good
4	Coconut Palm	Cocos nucifera	Protected	10 ft tall	Remove-TC	very close to building, transplant?
5	Jamaican Dogwood	Piscidia piscipula	Protected	3.5" dbh	Remove-TC	Poor
6	Mahogany	Swietenia mahagoni	Protected	29.2" dbh	Remove-TC	within purposed work area
7a	African Tulip Clump	Spathodea campanulata	Regulated	22.6" dbh	Remove-TC	Fair-4 trunks in one rootball with Mahogany #7b-Canopy in utility lines growing in African Tulip rootball-clump
7b	Mahogany	Swietenia mahagoni	Protected	5" dbh	Remove-TC	#7a-canopy in utility lines
7c	Thatch Palm Clump	Thrinax sp.	Protected		Transplant	3 trunks
7d	Thatch Palm	Thrinax sp.	Protected		Transplant	1 trunk
7e	African Tulip	Spathodea campanulata	Regulated	6.3" dbh	Remove-TC	Fair to poor
8a	Jamaican Dogwood	Piscidia piscipula	Protected	21.9" dbh	Remove-TC	Poor
8b	Brazilian Pepper	Schinus terebinthifolia	NPR	20.7" dbh	Remove-NPR	Invasive
9c	Mahogany	Swietenia mahagoni	Protected	20.7" dbh	Remove-TC	Poor-growing in Jamaican Dogwood and Brazilian pepper rootballs
9a	Silver Buttonwood Clump	Conocarpus erectus	Protected	7" dbh	Remove-TC	Poor-Multi trunked, overgrown shrub
9b	Silver Buttonwood Clump	Conocarpus erectus	Protected	9.5" dbh	Remove-TC	Poor-Multi trunked, overgrown shrub
9c	Silver Buttonwood Clump	Conocarpus erectus	Protected	16" dbh	Remove-TC	Poor-Multi trunked, overgrown shrub
9d	Jamaica Caper	Cynophallaphora	Protected	20" dbh	Remove-TC	Fair-multi trunked large overground hedge
10a	Thatch Palm Clump	Thrinax sp.	Protected		Remain	Good-in corner, out of proposed work area

10b	Blolly	Guapira discolor	Protected		Remain	Good-in corner, out of proposed work area
11a	Alexander Palm	Archontophoenix alexandriae	Regulated	plus 10 ft	Remove-TC	
11b	Banana Plants	Musa sp.	NPR		Remove-NPR	
12a	Dead Tree	NA	NPR		NA	Dead
12b	Limber Caper	Capparis flexuosa	Protected	9" dbh	Remain	Good-overgrown shrub
12c	Gumbo Limbo	Bursera simaruba	Protected	10" dbh	Remain	Fair-multi trunked, poor structure
12d	Pigeon Plum	Coccoloba diversifolia	Protected	10.5" dbh	Remain	Good-multi trunked
13	Thatch Palm Clump	Thrinax sp.	Protected		Remain	Good-3 Clumps (4 trunks)
14	Gumbo Limbo	Bursera simaruba	Protected	17.5" dbh	Remain	Good Fair-canopy heavily impacted by hurricane
15a	Mahogany	Swietenia mahagoni	Protected	31.8" dbh	Remove-TC	
15b	Banana Plants	Musa sp.	NPR		Remove-NPR	
16	Pink Tabebuia	Tabebuia heterophylla	NPR	9.5" dbh	Remove-NPR	Fair to good-transplant?
17	Thatch Palm	Thrinax sp.	Protected	6 ft tall	Transplant	Good
18	Pink Tabebuia	Tabebuia heterophylla	NPR	9.5" dbh	Remain	Fair-surface root and strong lean
19	Pink Tabebuia	Tabebuia heterophylla	Regulated	26.1" dbh	Remain	Fair-close to sidewalk
20	Tropical Almond	Terminalia catappa	Regulated	36.9" dbh	Remove-TC	Fair-multi trunked, poor structure
21	Coconut Palm	Cocos nucifera	Protected	25 ft tall	Remove-TC	Fair-strong trunk lean
22a	Bottlebrush	Callistemon sp.	Regulated	37.8" dbh	Remove-TC	Fair to poor-multi trunked
22b	Gumbo Limbo	Bursera simaruba	Protected	5" dbh	Remove-TC	Fair-poor structure
23	Thatch Palm	Thrinax sp.	Protected	6 ft tall	Transplant	Good-growing with a clump including hibiscus and Brazilian Pepper (NPR)
24	Pink Tabebuia	Tabebuia heterophylla	Regulated	26.7" dbh	Remove-TC	Poor-multi trunked, focus growing in it
25a	Silver Buttonwood	Conocarpus erectus	Protected	9" dbh	Remove-TC	Fair-overgrown shrubs
25b	Silver Buttonwood	Conocarpus erectus	Protected	25" dbh	Remove-TC	Fair-overgrown shrubs
25c	Silver Buttonwood	Conocarpus erectus	Protected	4" dbh	Remove-TC	Fair-overgrown shrubs
25d	Bougainvillea	Bougainvillea sp.	NPR		Remove-NPR	Poor
26	Tropical Almond	Terminalia catappa	NPR	11.4"	Remove-NPR	Fair to good
27	Coconut Palm	Cocos nucifera	Protected	30 ft tall	Remove-TC	Poor-heavy lean
28	Strangler Fig	Ficus aurea	Protected	?	Remain	Fair-very large diameter

29	Tropical Almond	Terminalia catappa	NPR	20.7" dbh	Remove-NPR	Fair to poor
30	Tropical Almond	Terminalia catappa	NPR	7.6" dbh	Remove-NPR	Poor
31	Banana Plants	Musa sp.	NPR		Remove-NPR	
32	Tropical Almond	Terminalia catappa	NPR	7.6" dbh	Remove-NPR	Poor-canopy cut off-resprouts
33	Tropical Almond	Terminalia catappa	NPR	21.9" dbh	Remove-NPR	Good
34	Tropical Almond	Terminalia catappa	Regulated	28.9" dbh	Remove-TC	Poor
35	Tropical Almond	Terminalia catappa	NPR	9.8" dbh	Remove-NPR	Fair to poor
36a	Ficus Benjamin	Ficus benjaminia	NPR	NA	Remove-NPR	Poor
36b	African Tulip	Spathodea campanulata	Regulated	7.9" dbh	Remove-TC	Fair-double trunk
36c	African Tulip	Spathodea campanulata	NPR	3.1" dbh	Remove-NPR	Poor-stump that has resprouted
36d	African Tulip	Spathodea campanulata	Regulated	7.3" dbh	Remove-TC	Poor
37	Fiddlewood	Citharexylum fruticosum	Protected	5.7"	Remove-TC	Fair
38	Tropical Almond	Terminalia catappa	NPR	10.1" dbh	Remove-NPR	Fair-canopy one sided
39	Tropical Almond	Terminalia catappa	NPR	14" dbh	Remove-NPR	Fair
40	Clump	Terminalia catappa	NPR	NA	Remove-NPR	
41	Royal Palm	Roystonea elata	Protected	30 ft tall	Remove-TC	Good
42	Ornamental Shrubs and Banana Trees	NA	NPR	NA	Remove-NPR	
43	Simpson Stopper Shrubs, Bougainvillea, & Other Ornamental Shrubs	NA	NPR	NA	Remove-NPR	Maintained as shrubs
44	Jatropha	Jatropha sp.	Regulated	7.6"	Remove-TC	Poor-crack in main trunk
45	Numerous Simpson Stoppers	NA	NPR	NA	Remove-NPR	Maintained as shrubs
46	Silver Buttonwood	Conocarpus erectus	Protected	7.6" dbh	Remove-TC	Fair
47	Umbrella Tree	Schefflera actinophylla	NPR	NA	Remove-NPR	
48	Silver Buttonwood	Conocarpus erectus	Protected	7.2"	Remove-TC	Fair

COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
STOCK ISLAND, FLORIDA



STAFF REPORT

DATE: May 9, 2019

RE: **5220, 5224, 5228, & 5230 College Road
(permit application # T2019-0192)**

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

An application was received for Conceptual Landscape Plan Approval with Tree Removal. A staff report was created on March 29, 2019 for an application to remove and transplant trees and palms on this property in preparation for demolition of existing structures and on May 9, 2019 regarding the additional removal of (1) Mahogany tree in relation to the development of a workforce housing project (Tree #6). The May 9, 2019 report is attached.

The property consists of a total of 2.66 acres of land and formally housed the Easter Seals and Mosquito Control buildings and the SPCA facility. Surrounding the property is the Key West Botanical Garden to the south, FKAA water storage tanks to the east (rear of the property) and the golf course to the northeast. College Road runs along the west side of the property.

Authorization given by the Tree Commission on March 29, 2019, requires the planting of 201.6 caliper inches of approved dicot trees and 5 native palms as well as the transplantation of (4) Thatch palm root balls.

The City Code of Ordinances requires review of all development plans from the Tree Commission and/or Urban Forester prior to review by the Planning board. The Conceptual Landscape Plan submitted appears to incorporate all the required tree removal replacements and is over 70% native vegetation. Once approval has been received from the Planning Board, a final landscape plan with details regarding species numbers and location must be submitted and reviewed by the Tree Commission prior to review by the City Commission.

Recommendation: Recommend approval of the Conceptual Landscape Plan With Tree Removal at 5220, 5224, 5228, & 5230 College Road to include the approval of the removal of (1) Mahogany tree (Tree #6) with the additional replacement of 24.2 caliper inches of approved trees for a total of 225.8 caliper inches of

**native dicot and/or fruit trees from the approved list, FL#1, and 5-
native palms, 4 ft tall each palm to be planted onsite with the
transplanting of (4) Thatch Palms, all to be incorporated into the
landscape plan.**



STAFF REPORT

DATE: May 9, 2019

RE: **5220, 52224, 5228, &5230 College Road**
(permit application # T2019-0192)

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

An application was received requesting Conceptual Landscape Plan Approval with tree removal to include the removal of **(1) Mahogany tree**. A site inspection was done and documented the following:

Tree Species: Mahogany (Swietenia mahagoni)











08/06/2018

Diameter: 29.2"

Location: 80%

Species: 100% (on protected tree list)

Condition: 70% (good to fair, some structural issues)

Total Average Value = 83%

Value x Diameter = 24.2 replacement caliper inches

At the April 9, 2019 Tree Commission meeting, approval was given to remove and transplant other trees on the property. At that time, this tree was slated to remain and be preserved during the development. During final architectural and construction meetings with other departments and FCAA, it was determined that this mahogany tree needed to be removed (Tree #6). The FCAA will be digging a large trench for a new pipeline to the storage tanks to remain behind this complex which will impact the root system of the tree and other requirements with the building location will severely impact the canopy and future growth of the tree (constrict).

Application



2019-0192

Tree Permit Application

Date: Revised 04/23/19

Please Clearly Print All Information unless indicated otherwise.

Tree Address 5220, 5224, 5228, & 5230 College Rd
Cross/Corner Street NA
List Tree Name(s) and Quantity Please see attached plans
Species Type(s) check all that apply ☐ Palm ☐ Flowering ☐ Fruit ☐ Shade ☐ Unsure
Reason(s) for Application:

☐ **REMOVE** ☐ Tree Health ☐ Safety ☒ Other/Explain below
☐ **TRANSPLANT** ☐ New Location ☐ Same Property ☐ Other/Explain below
☐ **HEAVY MAINTENANCE** ☐ Branch Removal ☐ Crown Cleaning/Thinning ☐ Crown Reduction

Additional Information and Explanation Seeking landscape approval as depicted on the plans.
Remove Tree No. 6 (Mahogany) and replace with requisite
No. of caliper inches.

Property Owner Name City of Key West
Property Owner eMail Address aballiu@cityofkeywest-fl.gov
Property Owner Mailing Address PO Box 1490
Property Owner Mailing City Key West **State** FL **Zip** 33040
Property Owner Phone Number (305) 809 - 3879
Property Owner Signature _____

Representative Name William Horn Architect, P.A.
Representative eMail Address william@wphornarchitect.com
Representative Mailing Address 915 Eaton St.
Representative Mailing City Key West **State** FL **Zip** 33040
Representative Phone Number (305) 296 - 8302

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

Please see associated plans

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: 4/17/2014

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 5220, 5224, 5228, 5230 College Rd.
Property Owner Name City of Key West James K. Scholl
Property Owner eMail Address jscholl@cityofkeywest-fl.gov
Property Owner Mailing Address 1300 White St.
Property Owner Mailing City Key West State FL Zip 33040
Property Owner Phone Number (305) 809-3888
Property Owner Signature JKScholl 17 APR 2014
Representative Name William P. Horn Architect, P.A.
Representative eMail Address william@wp Hornarchitect.com
Representative Mailing Address 915 Gaton St.
Representative Mailing City Key West State FL Zip 33040
Representative Phone Number (305) 296-8302

I James K. Scholl, 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 are any questions or need access to my property.

Property Owner Signature JKScholl

The foregoing instrument was acknowledged before me on this 18TH day APRIL.

By (Print name of Affiant) JIM K Scholl who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Maria G. Ratcliff Notary Public - State of Florida (seal)

Print Name: Maria G. Ratcliff

My Commission Expires: March 22, 2013



Karen DeMaria

From: Joseph Scarpelli <joe@wphornarchitect.com>
Sent: Tuesday, April 23, 2019 4:21 PM
To: Karen DeMaria; Ladd Roberts
Cc: William P Horn; Albiona Balliu
Subject: RE: College Road LS Conceptual (Code) 4.23.19 (minor revisions)
Attachments: College Rd - Tree Commission Submission - 04.23.2019.pdf; Tree Permit Application - PRT rev 04-23-19.pdf

Karen here is updated application along with a full tree commission submission package. This is so we have the removal of the #6 mahogany included in the concept. I have included Ladd's most up to date drawings that he already sent to you with the package.

Thanks,

Joseph Scarpelli, RA
Project Manager



From: Karen DeMaria [mailto:kdemaria@cityofkeywest-fl.gov]
Sent: Tuesday, April 23, 2019 3:04 PM
To: Ladd Roberts; Joseph Scarpelli
Cc: William P Horn; Albiona Balliu
Subject: RE: College Road LS Conceptual (Code) 4.23.19 (minor revisions)

Received.

Sincerely,

Karen

From: Ladd Roberts <lroberts@landwisedesign.com>
Sent: Tuesday, April 23, 2019 2:54 PM
To: Joseph Scarpelli <joe@wphornarchitect.com>
Cc: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>; William P Horn <wphorn@aol.com>
Subject: RE: College Road LS Conceptual (Code) 4.23.19 (minor revisions)

Team,

Attached is the re(revised) TC LS drawings for your use.

Karen DeMaria

From: Ladd Roberts <lroberts@landwisedesign.com>
Sent: Tuesday, April 23, 2019 2:54 PM
To: Joseph Scarpelli
Cc: Karen DeMaria; William P Horn
Subject: RE: College Road LS Conceptual (Code) 4.23.19 (minor revisions)
Attachments: LWD College Road TC#1 (conceptual) 4.23.19 v1.1.pdf

Team,

Attached is the re(revised) TC LS drawings for your use.

I have removed Tree #6/Mahogany and used a mitigation calculation of 83% which equals 24.3" of replacement to mitigate. Karen, I used 75%/100%/75% values for Location/Species/Condition, I hope this is acceptable.....Let me know.

Ladd B. Roberts, RLA | 904-343-4194



1936 SAN MARCO BLVD – SUITE 101 – JACKSONVILLE - FL 32207

The information contained in this transmission may be confidential and/or privileged. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or modification of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender to report the error and delete all copies of this message.

From: Joseph Scarpelli [mailto:joe@wphornarchitect.com]
Sent: Tuesday, April 23, 2019 1:58 PM
To: Ladd Roberts <lroberts@landwisedesign.com>
Cc: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>; William P Horn <wphorn@aol.com>
Subject: Re: College Road LS Conceptual (Code) 4.23.19 (minor revisions)

Ladd, we have decided to remove the #6 tree, mahogany, near building C. It is the one that is too close to the building. Can you please revise your plan as such? Also please add required calipers required for removal, preferably mahogany. Thanks sorry for late notice but we need to get it settled today if possible.

Sent from my iPhone

On Apr 23, 2019, at 1:42 PM, Ladd Roberts <lroberts@landwisedesign.com> wrote:

Karen,

Attached is the modified drawing for Tree Commission. I removed the mitigation trees and added R. Poinciana to the plant schedule.

Any questions or if I need to modify anything else please let me know.

Best regards,

Ladd B. Roberts, RLA | 904-343-4194



2019-0192

Tree Permit Application

Date: 04/22/19

Please Clearly Print All Information unless indicated otherwise.

Tree Address 5220, 5224, 5228, & 5230 College Rd
Cross/Corner Street NA
List Tree Name(s) and Quantity Please see attached plans
Species Type(s) check all that apply () Palm () Flowering () Fruit () Shade () Unsure
Reason(s) for Application:

() REMOVE () Tree Health () Safety () Other/Explain below
() TRANSPLANT () New Location () Same Property () Other/Explain below
() HEAVY MAINTENANCE () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation Seeking landscape approval as depicted on the plans.
Conceptual Landscape Plan Approval

Property Owner Name City of Key West
Property Owner eMail Address aballiu@cityofkeywest-fl.gov
Property Owner Mailing Address PO Box 1490
Property Owner Mailing City Key West **State** FL **Zip** 33040
Property Owner Phone Number (305) 809 - 3879
Property Owner Signature

Representative Name William Horn Architect, P.A.
Representative eMail Address william@wphornarchitect.com
Representative Mailing Address 915 Eaton St.
Representative Mailing City Key West **State** FL **Zip** 33040
Representative Phone Number (305) 296 - 8302

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.

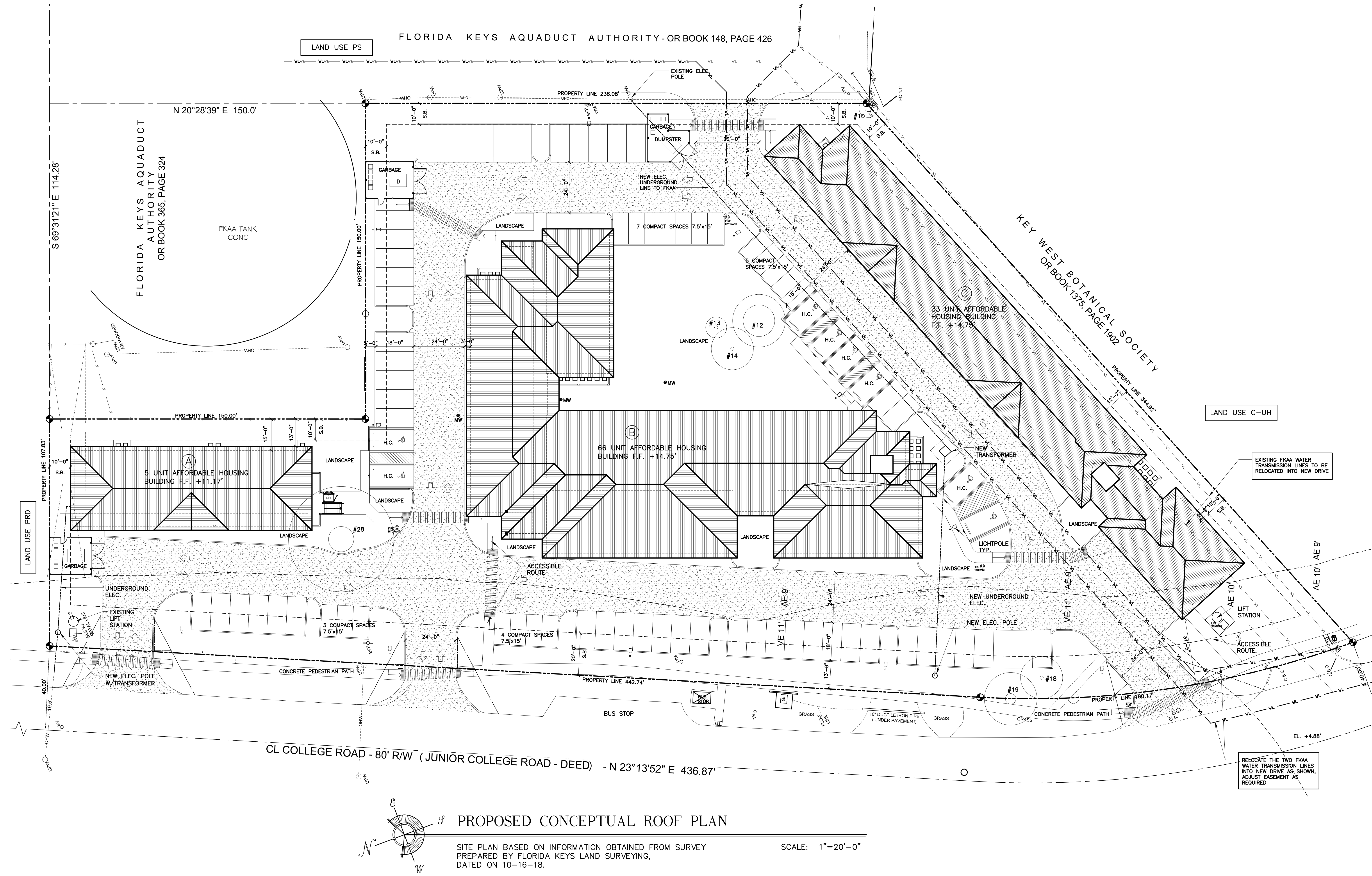
Tree Representation Authorization form attached ()

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

Please identify tree(s) with colored tape

Please see associated plans

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



LAND USE PRD

LAND USE PS

LAND USE C-UH

PROPOSED CONCEPTUAL ROOF PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING,
DATED ON 10-16-18.

SCALE: 1"=20'-0"

COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
STOCK ISLAND, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5228 & 5230
College Road
STOCK ISLAND, FLORIDA.

SEAL

DATE

03-15-19 DRC
03-20-19 TREE COMMISSION
04-05-19 DEMO SUBMISSION
04-15-19 PL. BD. SUBMISSION
04-23-19 TREE CONCEPTUAL

REVISIONS

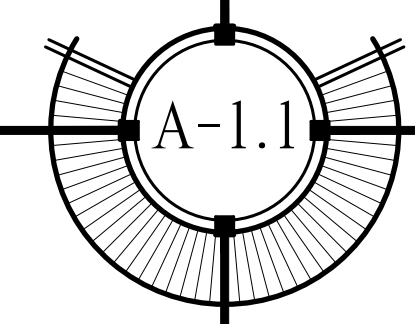
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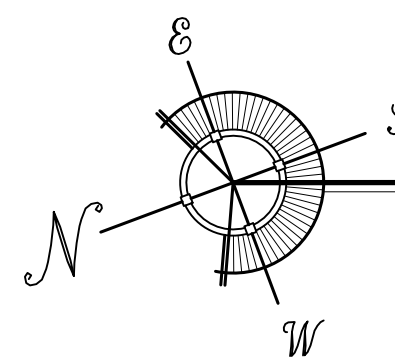
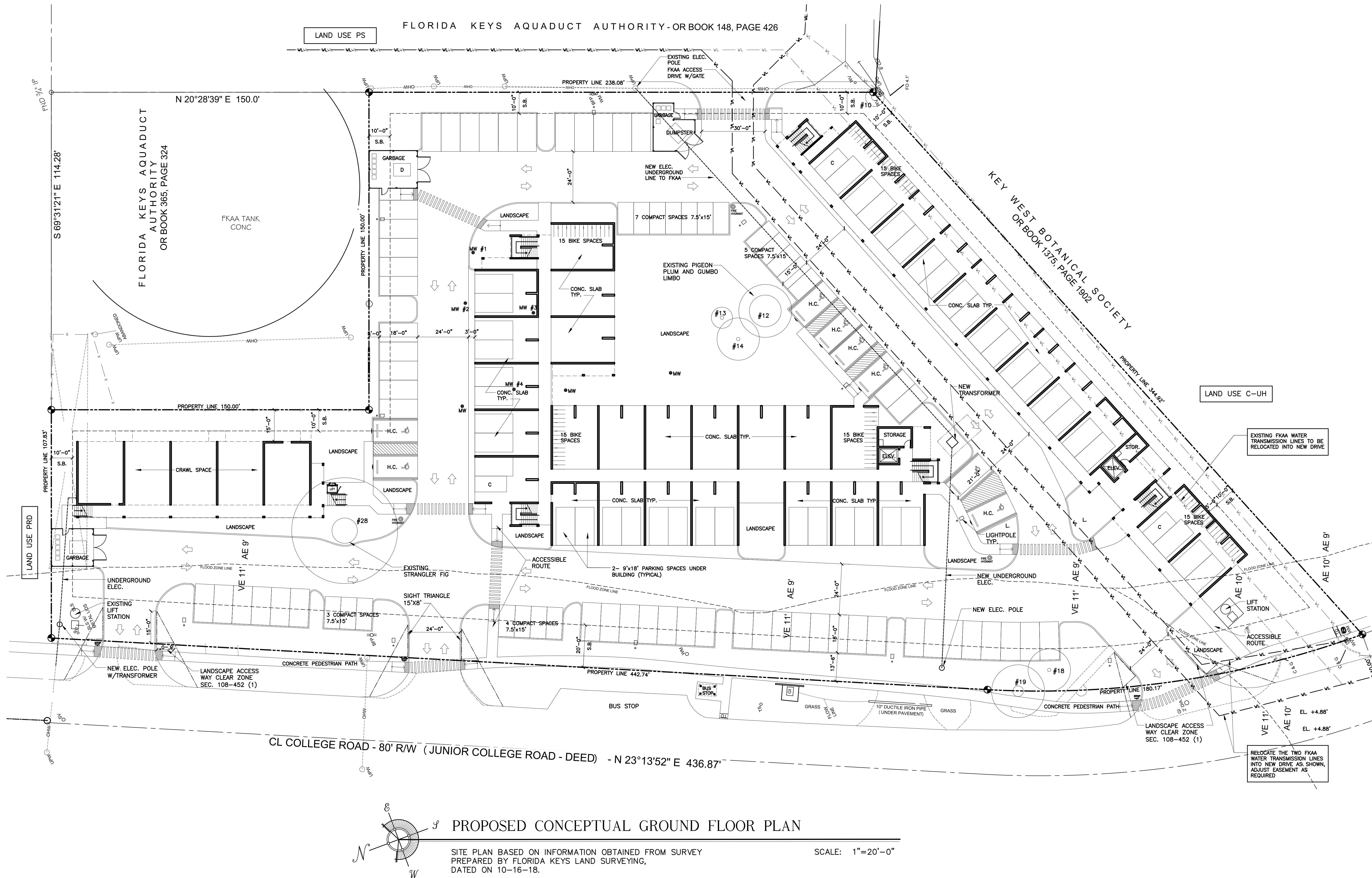
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PROJECT

NUMBER

1808





PROPOSED CONCEPTUAL GROUND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING,
DATED ON 10-16-18.

SCALE: 1"=20'-0"

COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
STOCK ISLAND, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5228 & 5230
College Road
STOCK ISLAND, FLORIDA.

SEAL

DATE

03-15-19 DRC
03-20-19 TREE COMMISSION
04-05-19 DEMO SUBMISSION
04-15-19 PL. BD. SUBMISSION
04-23-19 TREE CONCEPTUAL

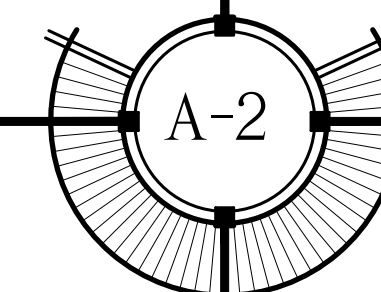
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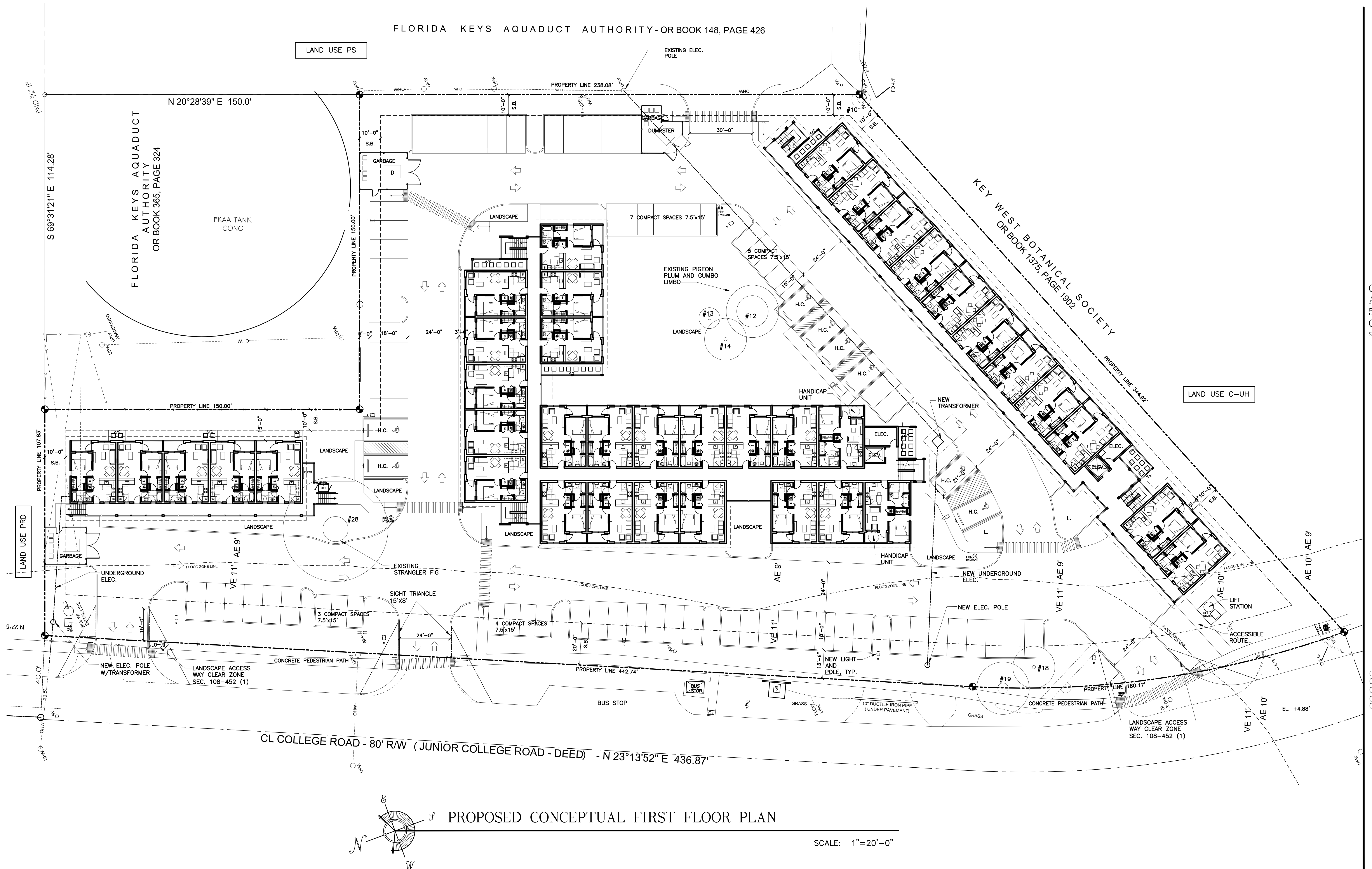
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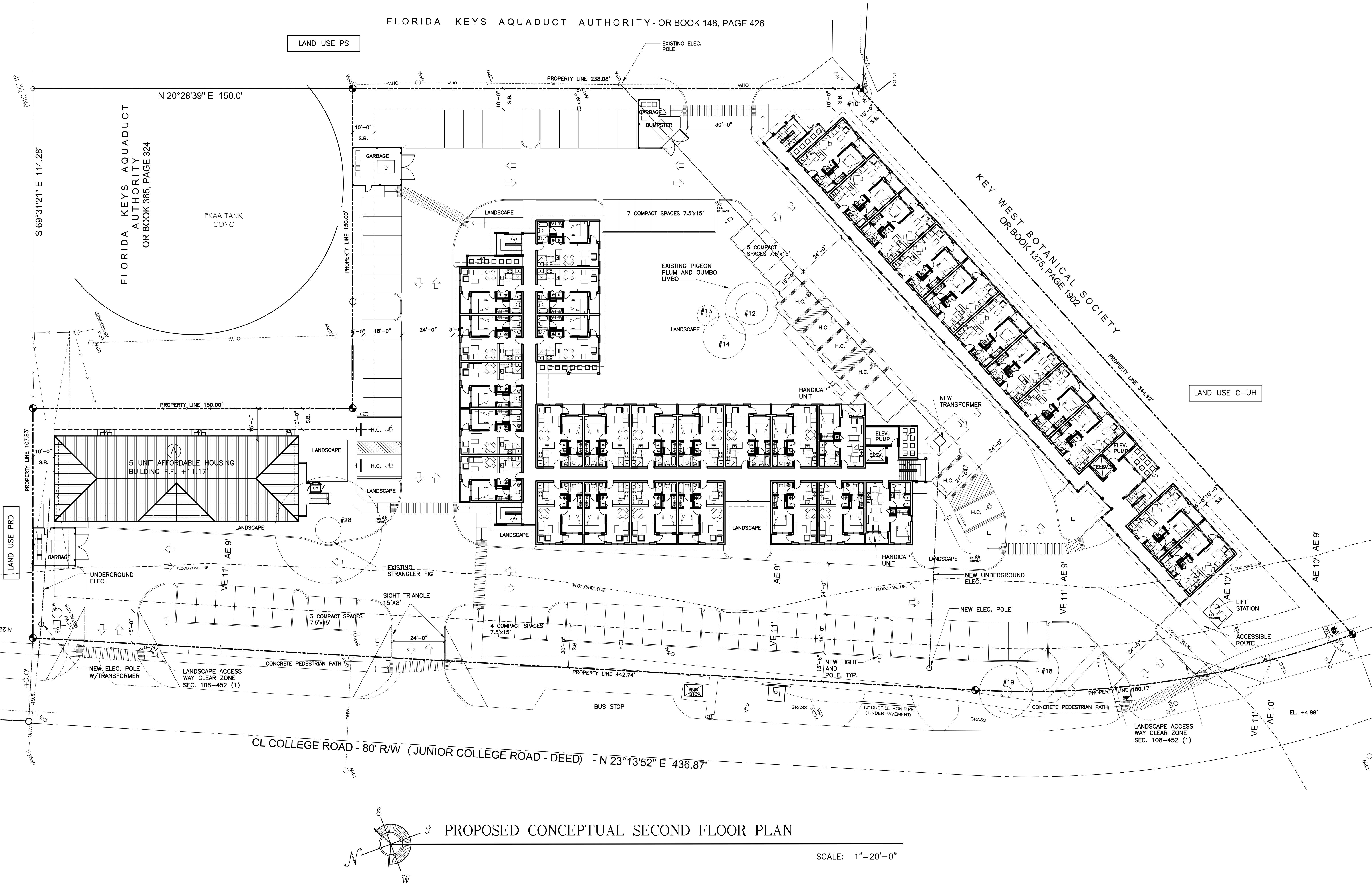
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PROJECT
NUMBER

1508







FLORIDA KEYS AQUADUCT AUTHORITY - OR BOOK 148, PAGE 426

LAND USE PS

LAND USE C-UH

PROPOSED CONCEPTUAL SECOND FLOOR PLAN

SCALE: 1"=20'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5228 & 5230
College Road
STOCK ISLAND, FLORIDA.

SEAL

DATE

03-15-19 DRC
03-20-19 TREE COMMISSION
04-05-19 DEMO SUBMISSION
04-15-19 PL. BD. SUBMISSION
04-23-19 TREE CONCEPTUAL

REVISIONS

DRAWN BY

JW

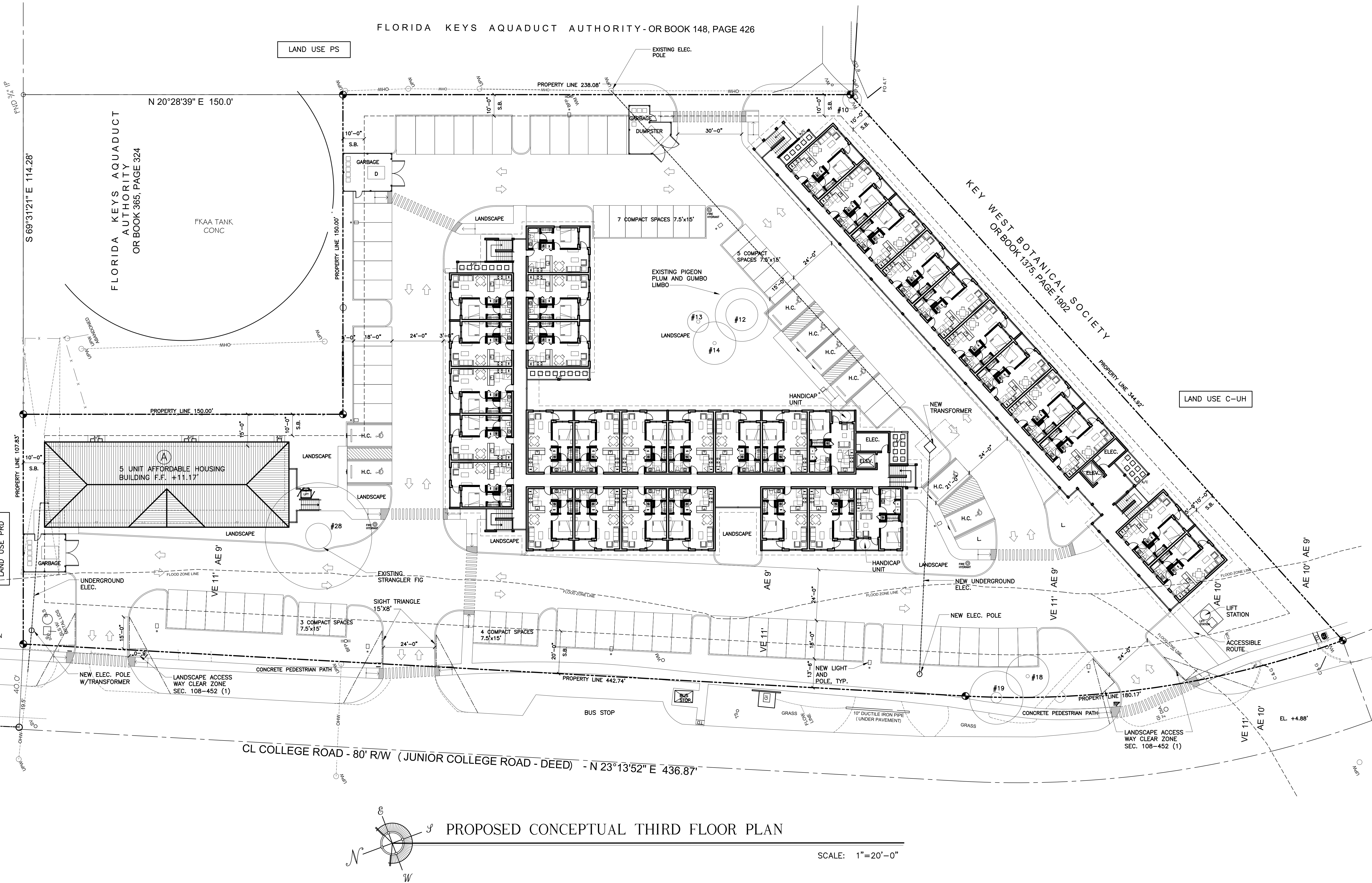
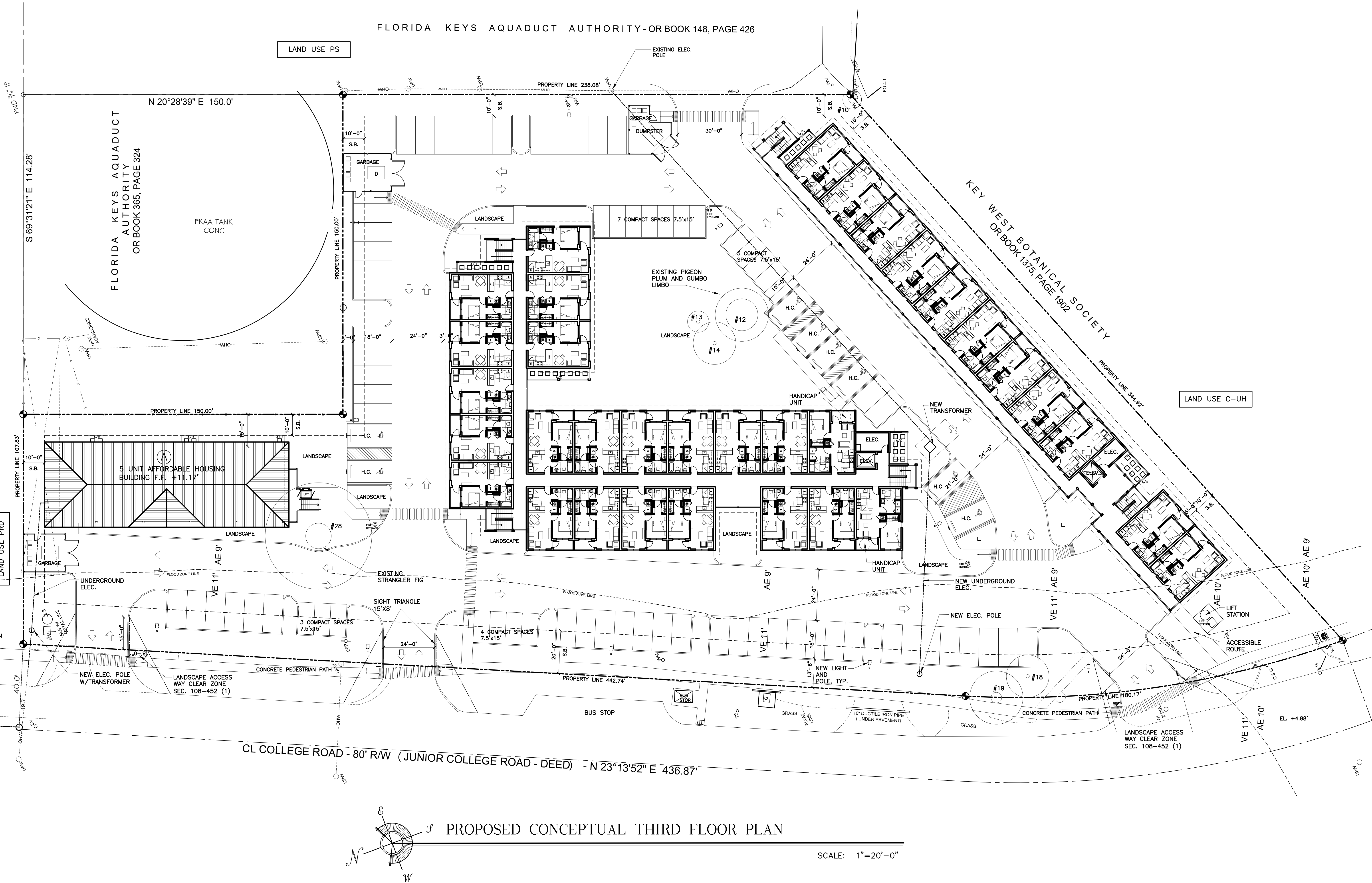
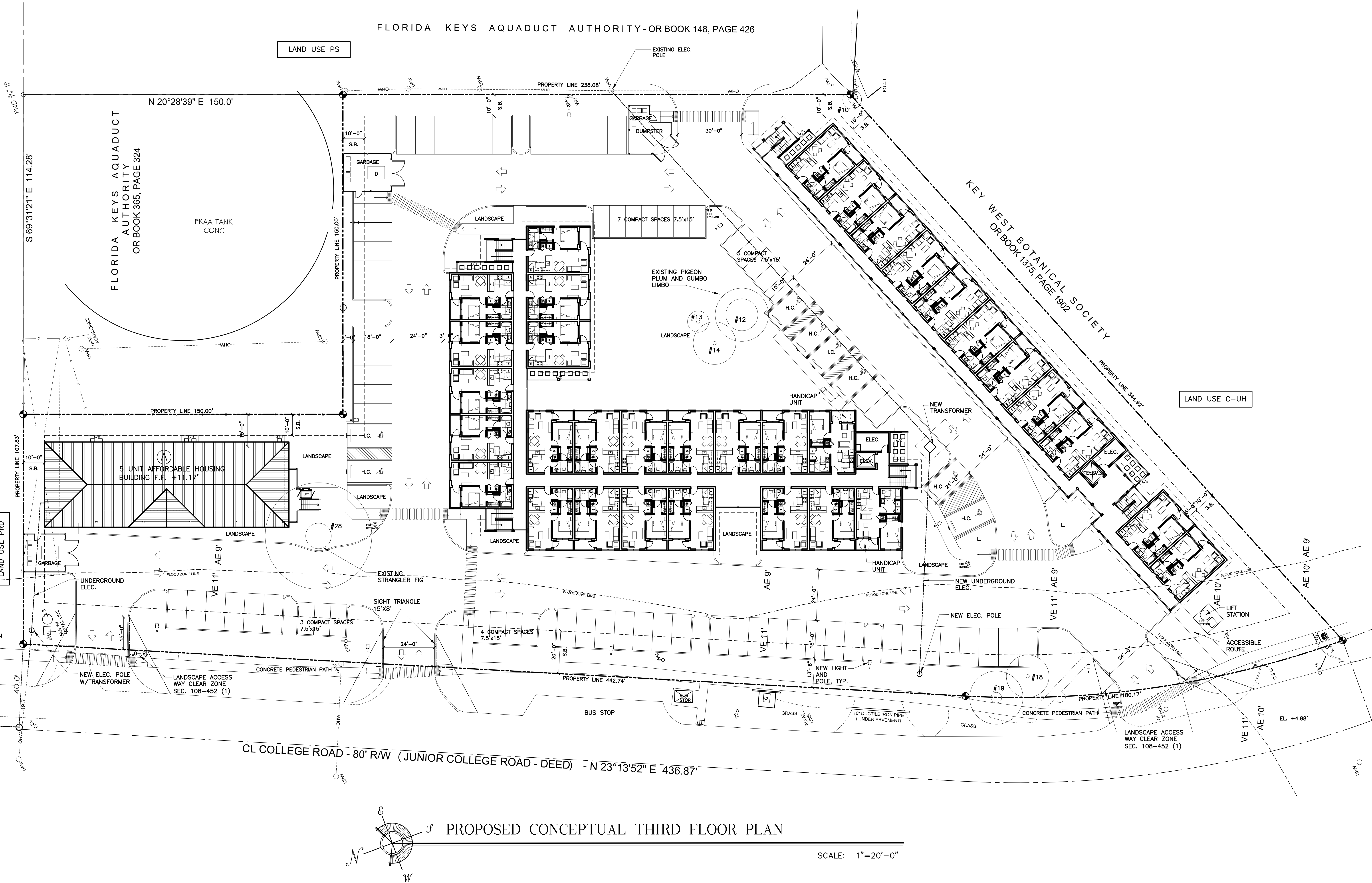
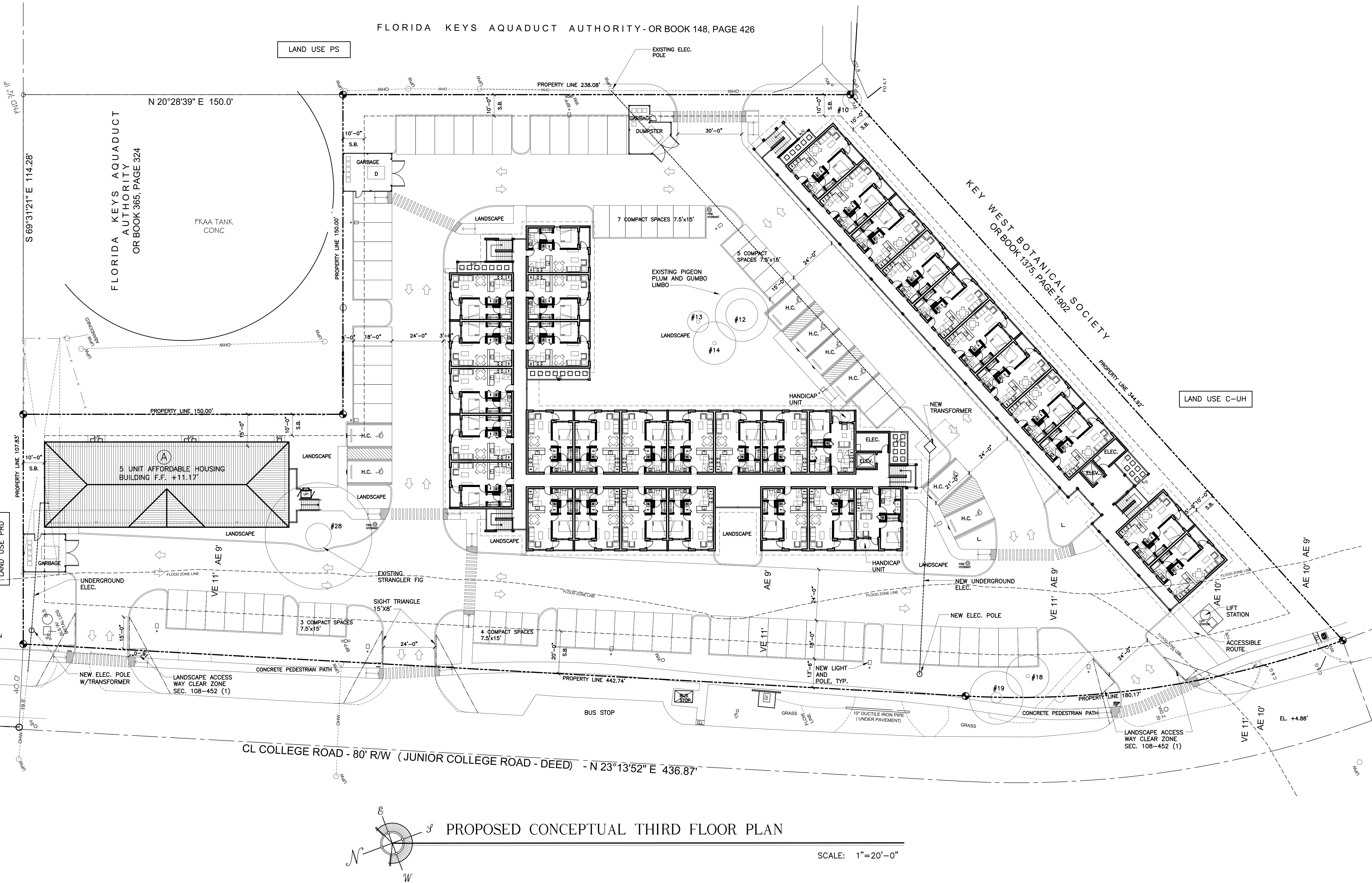
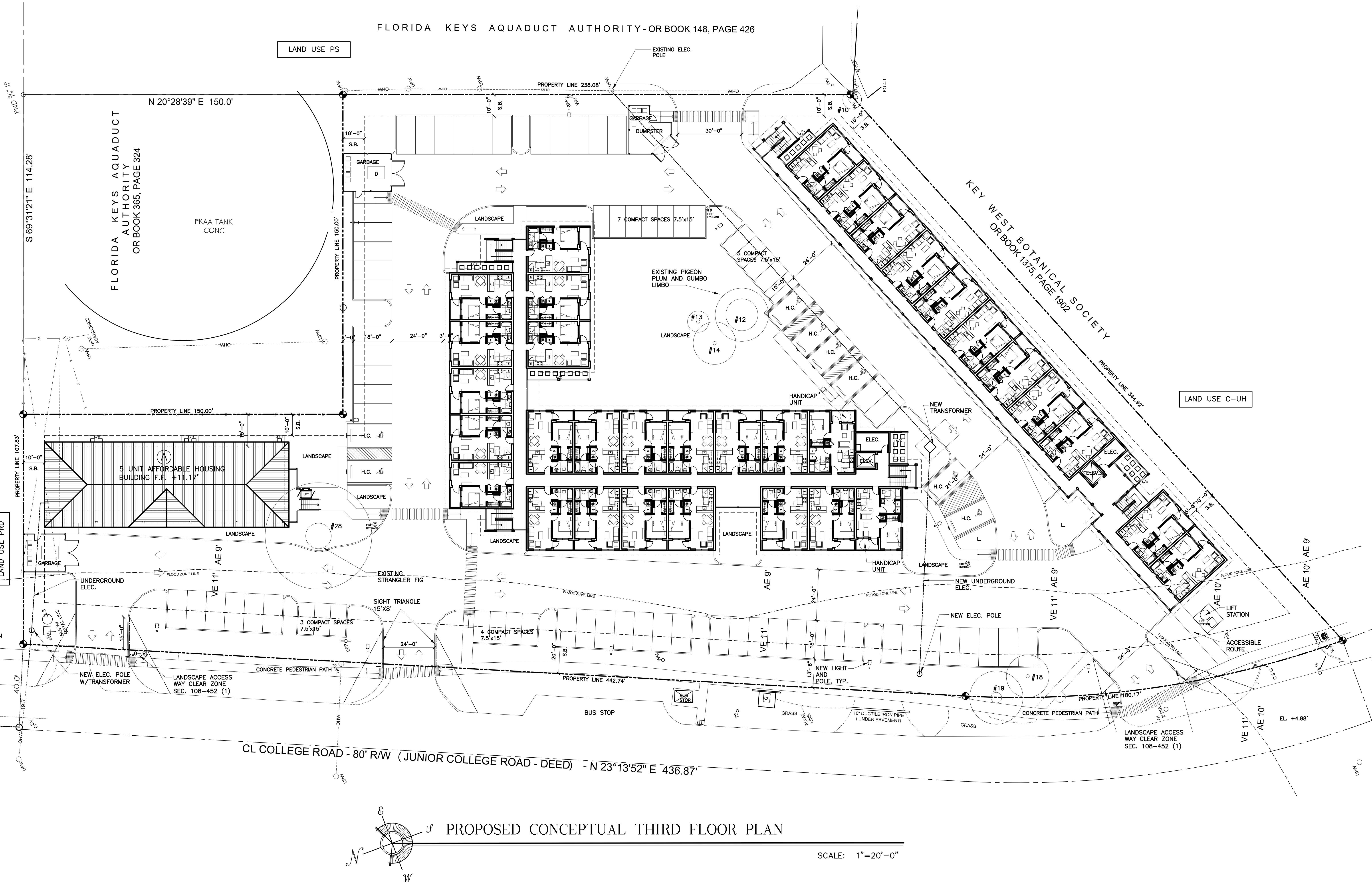
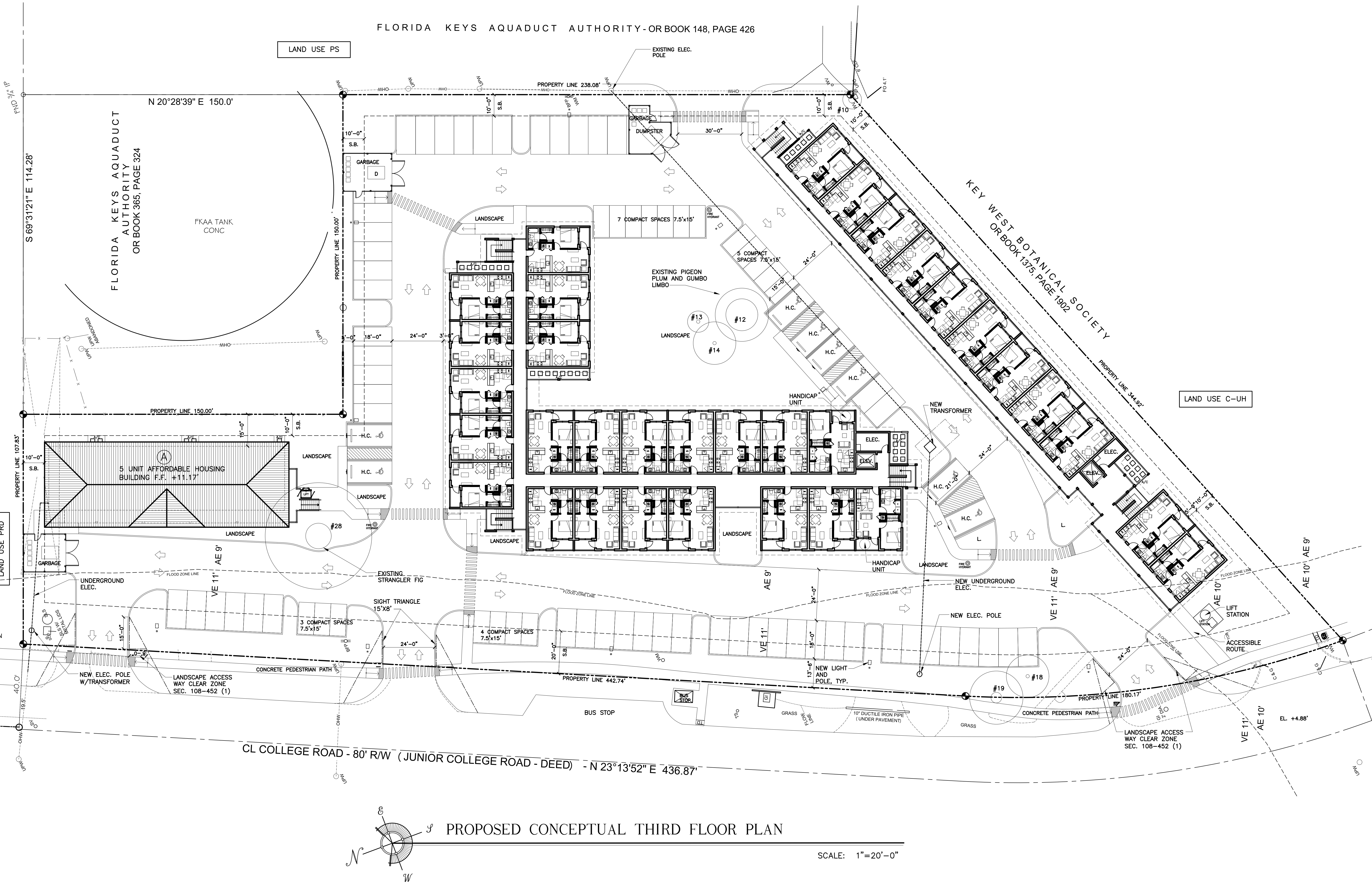
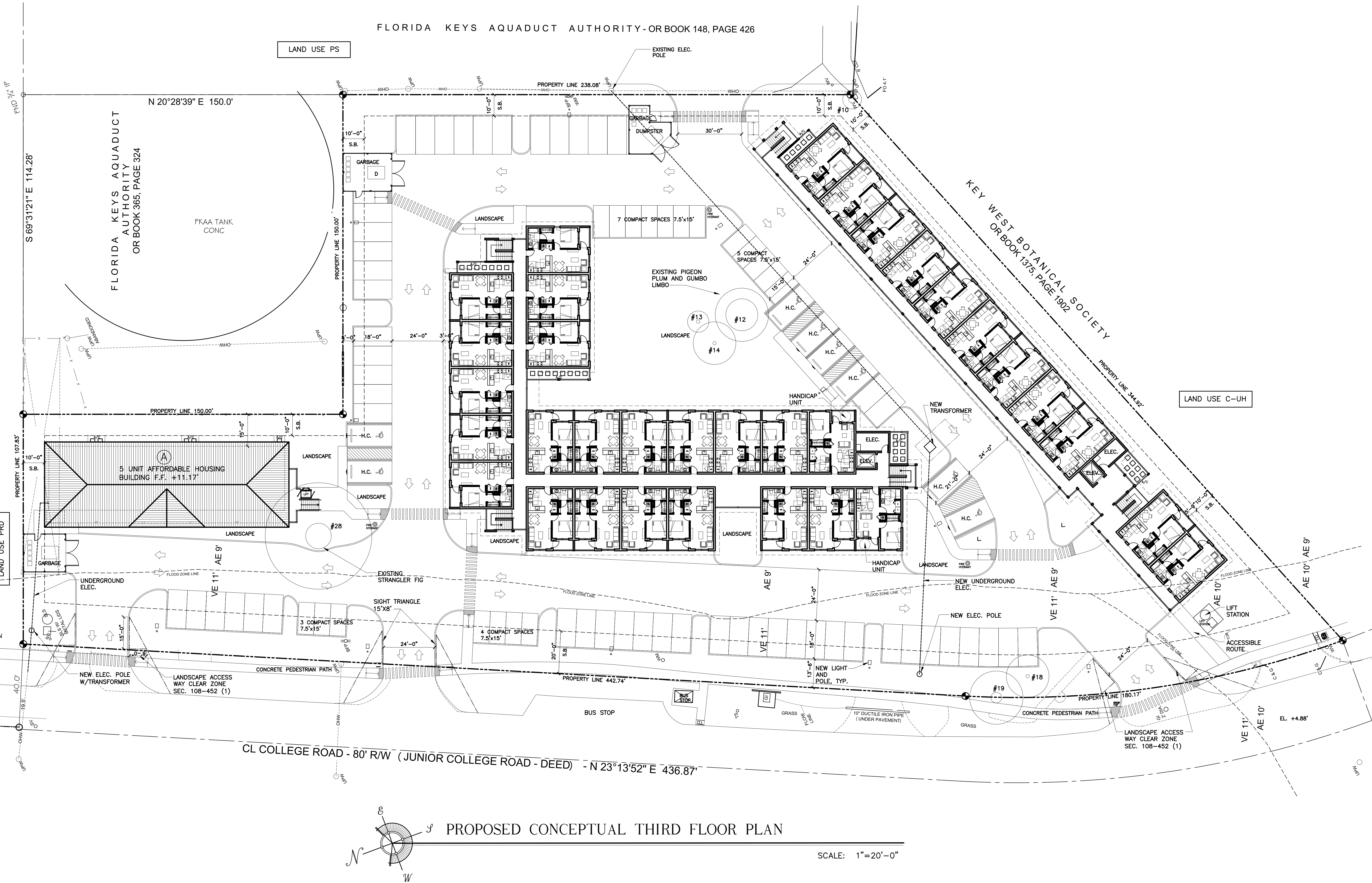
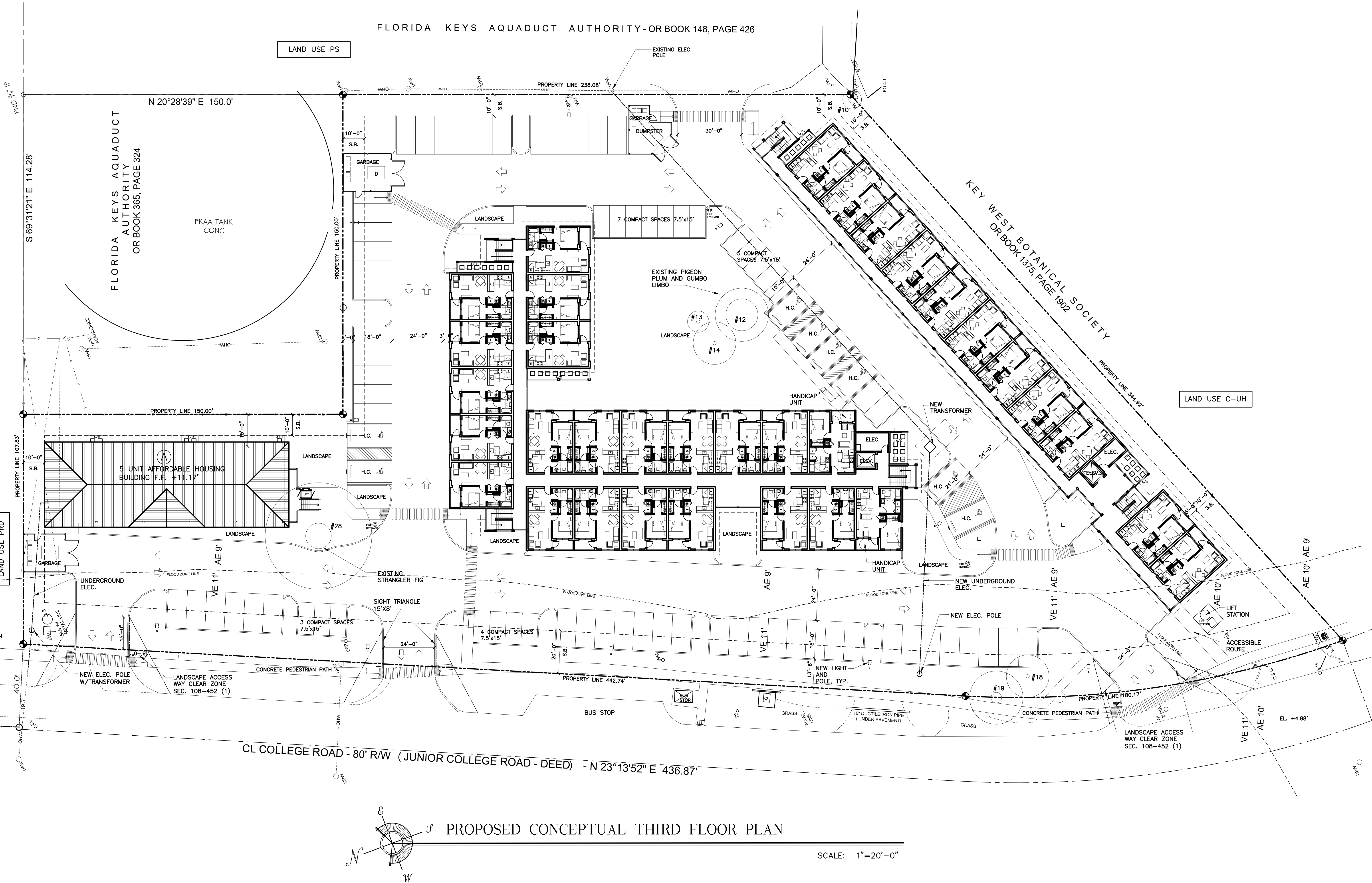
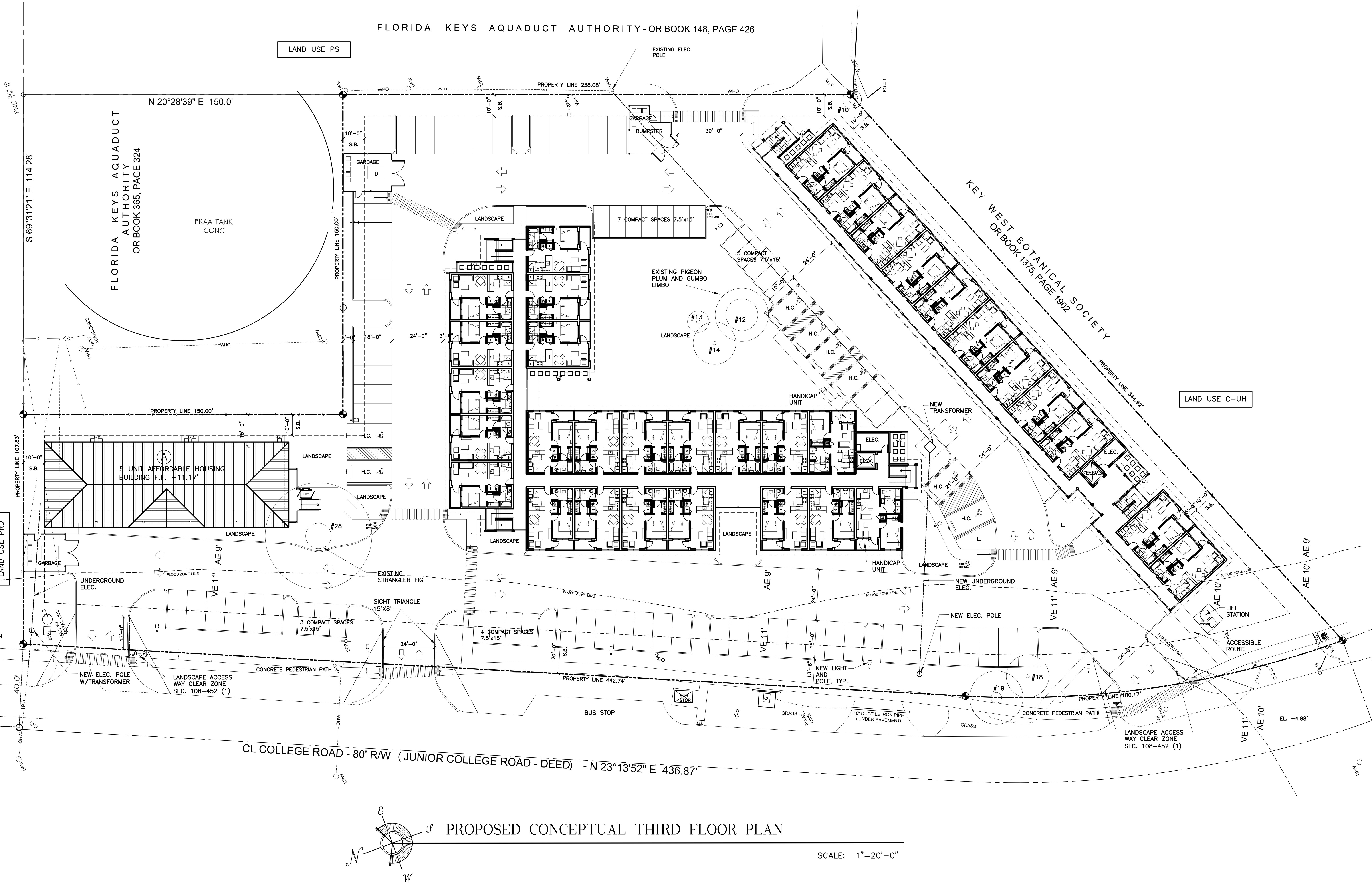
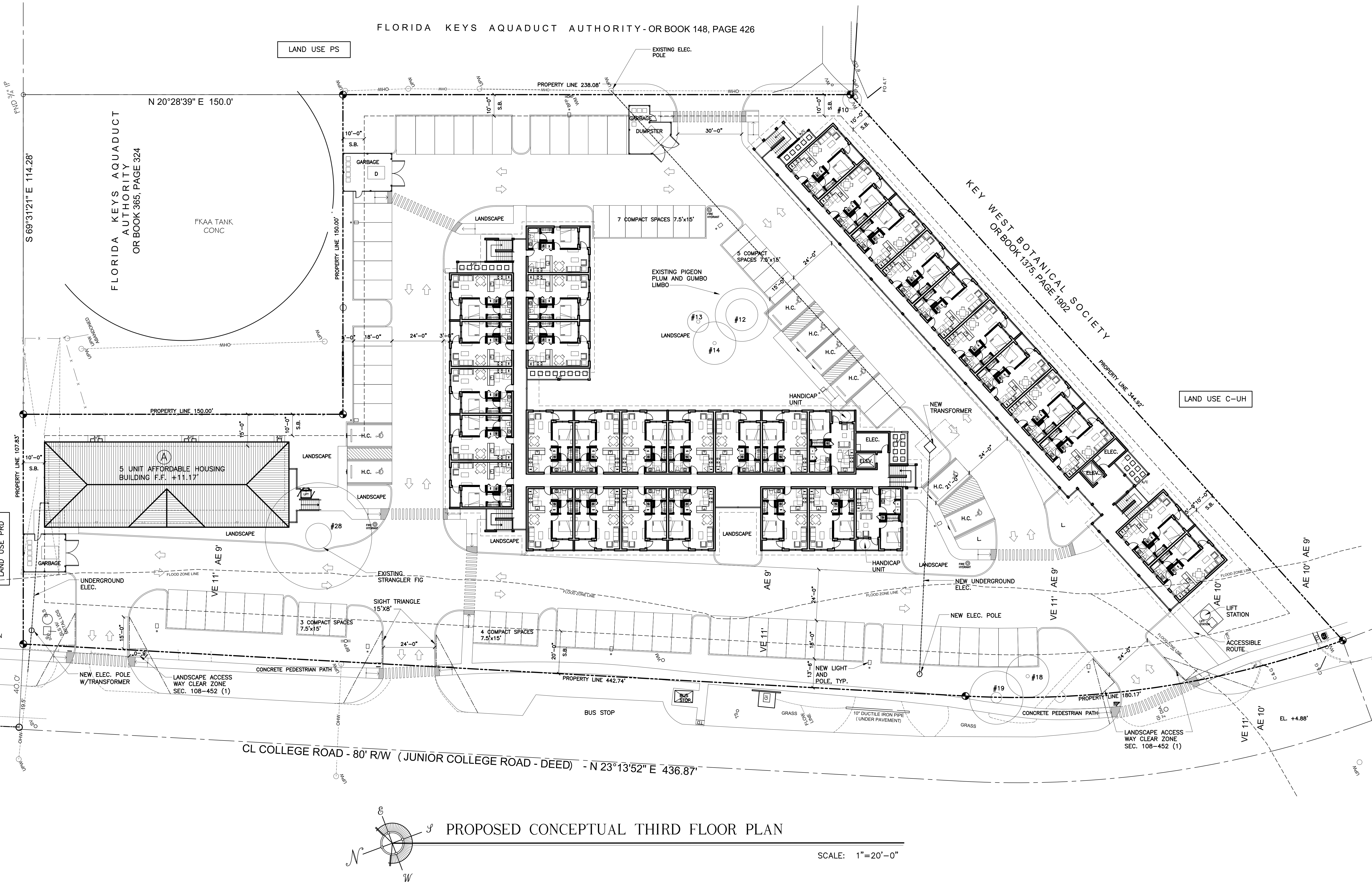
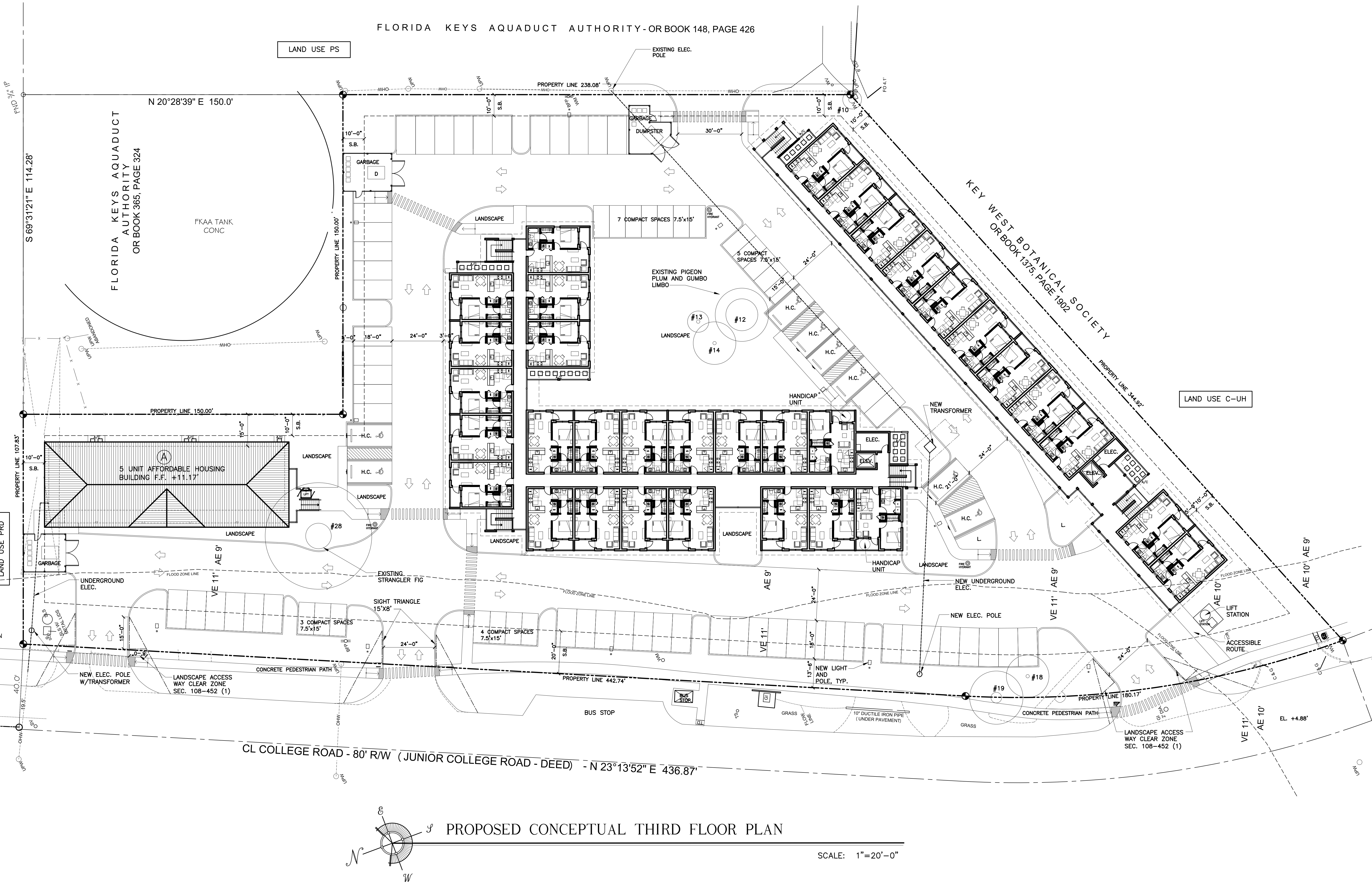
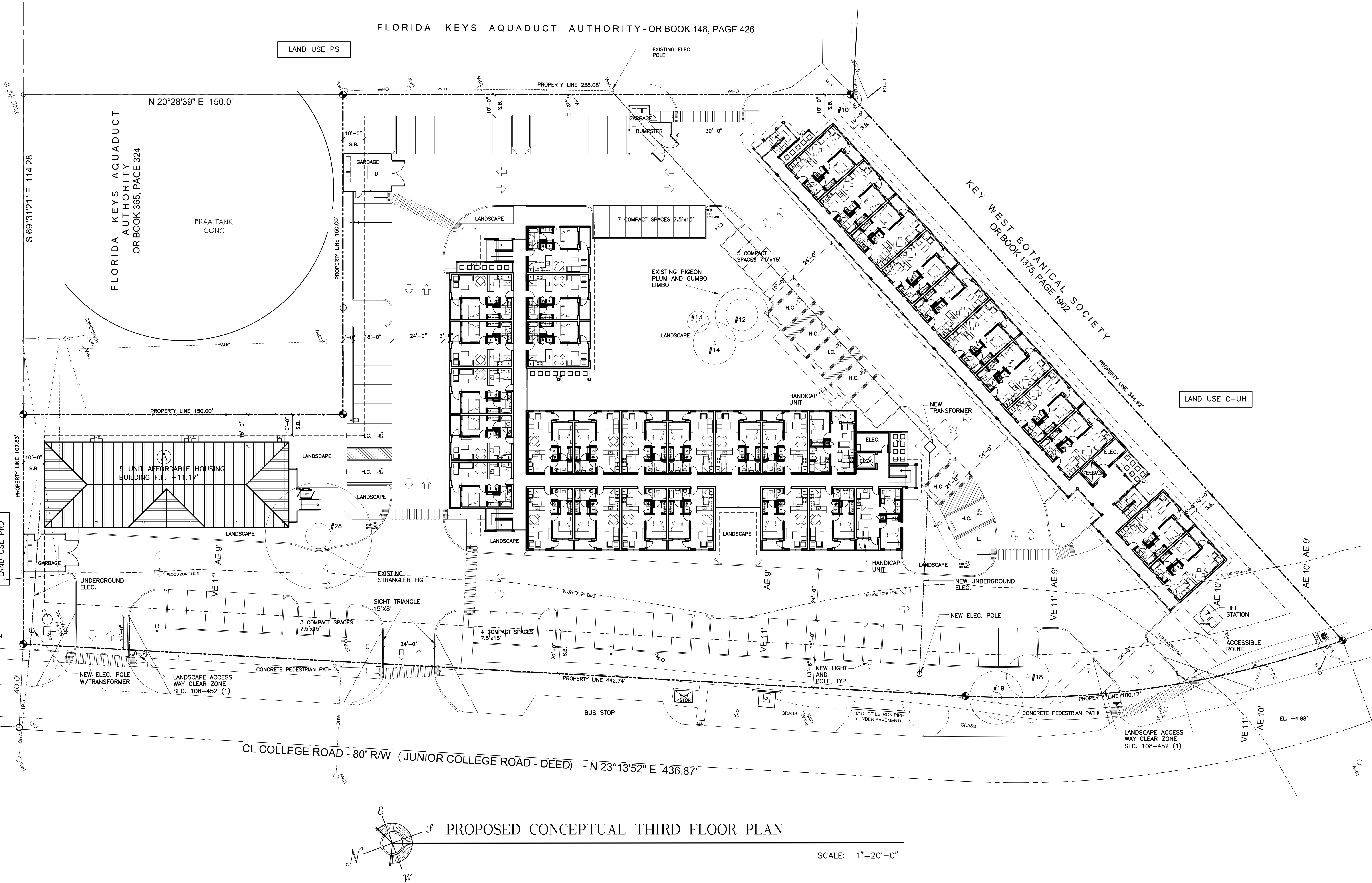
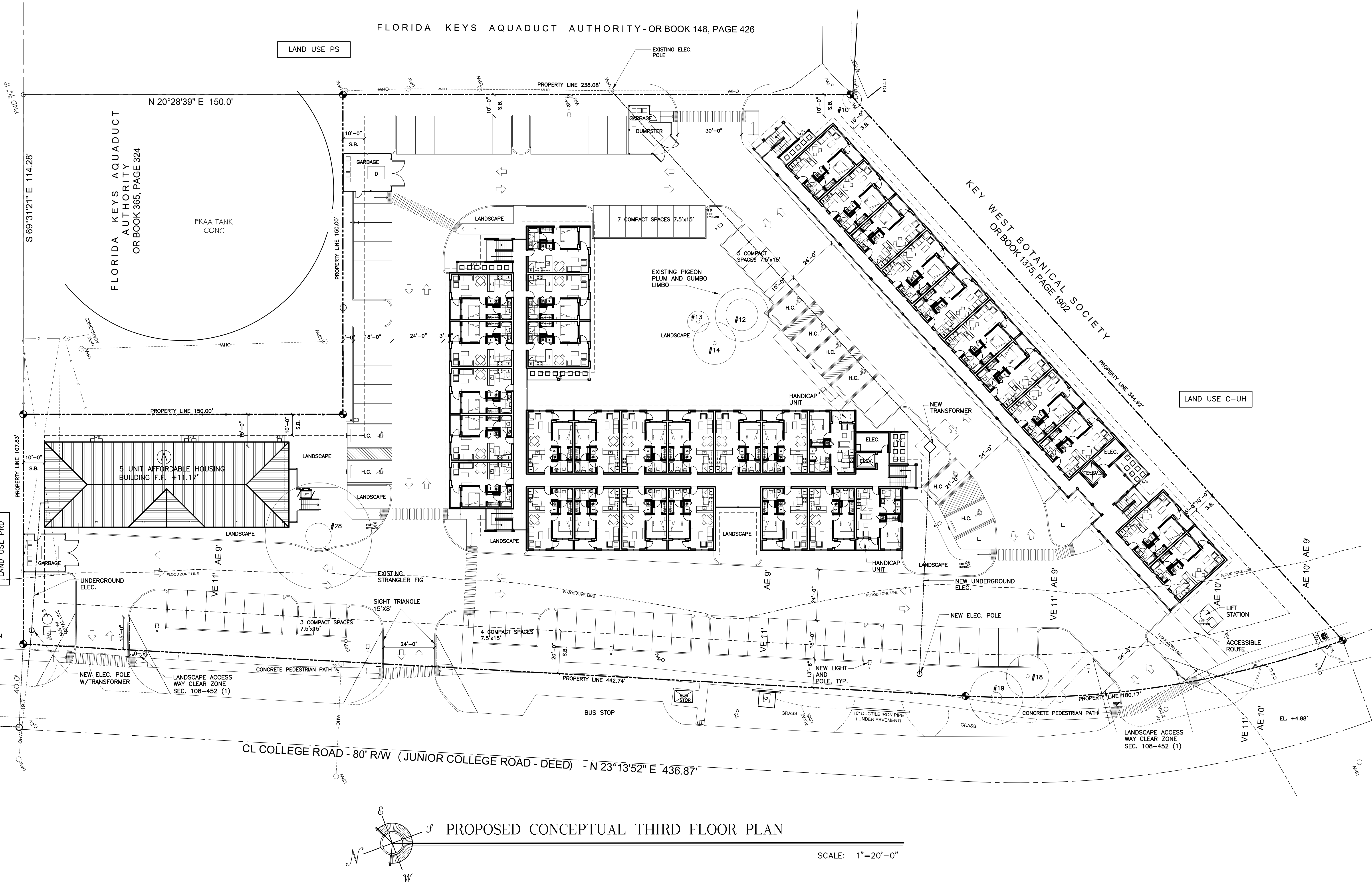
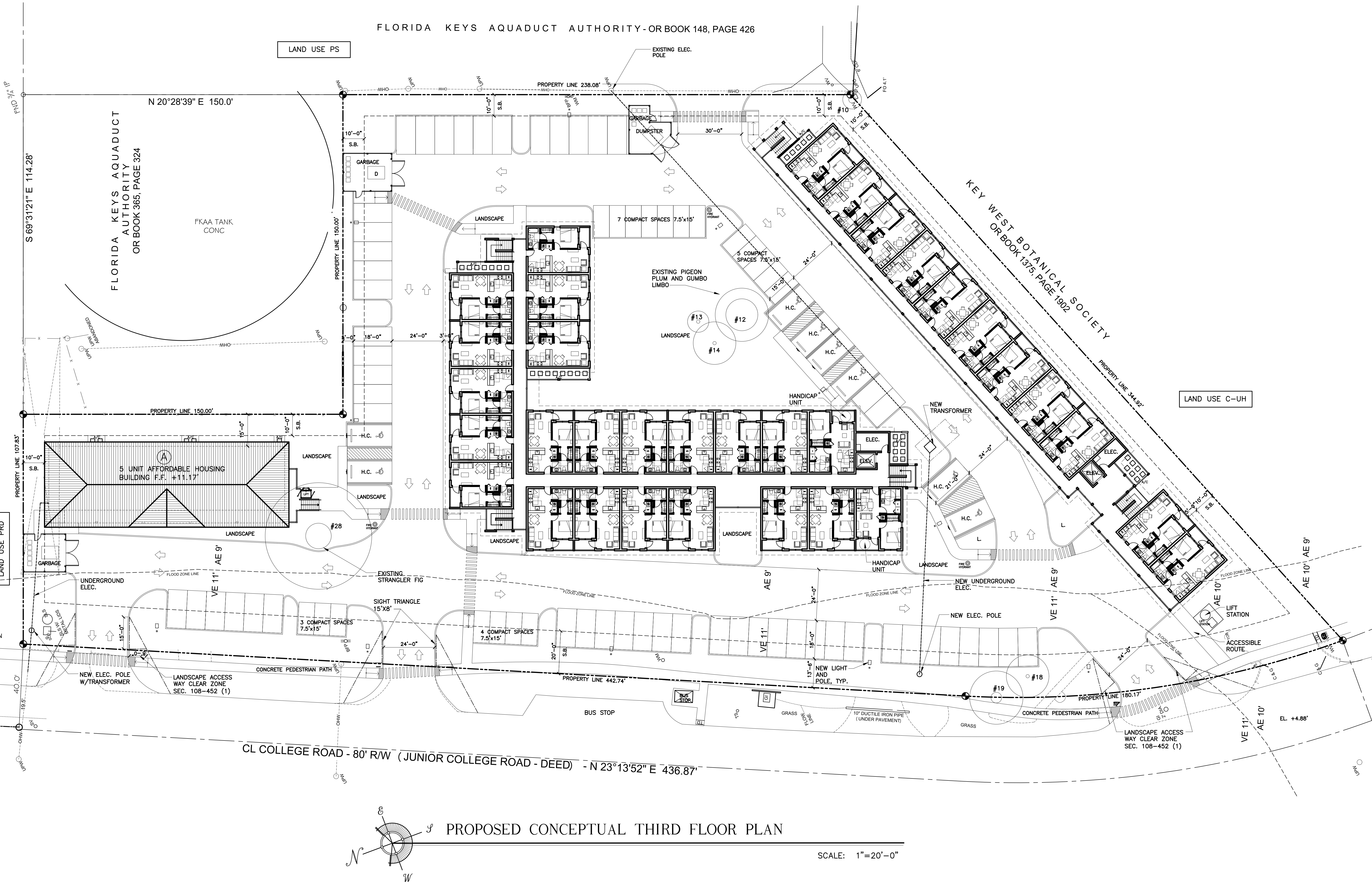
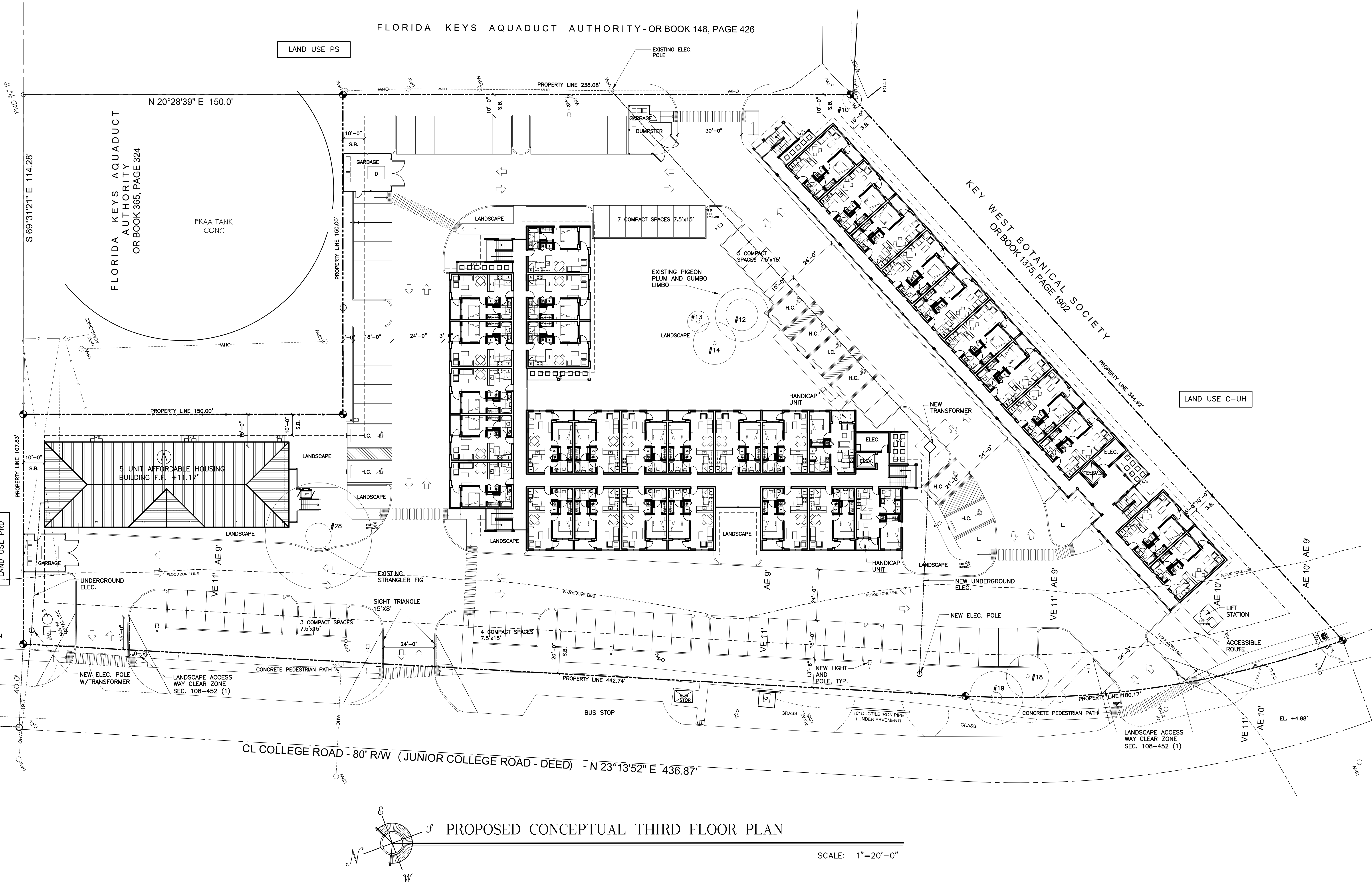
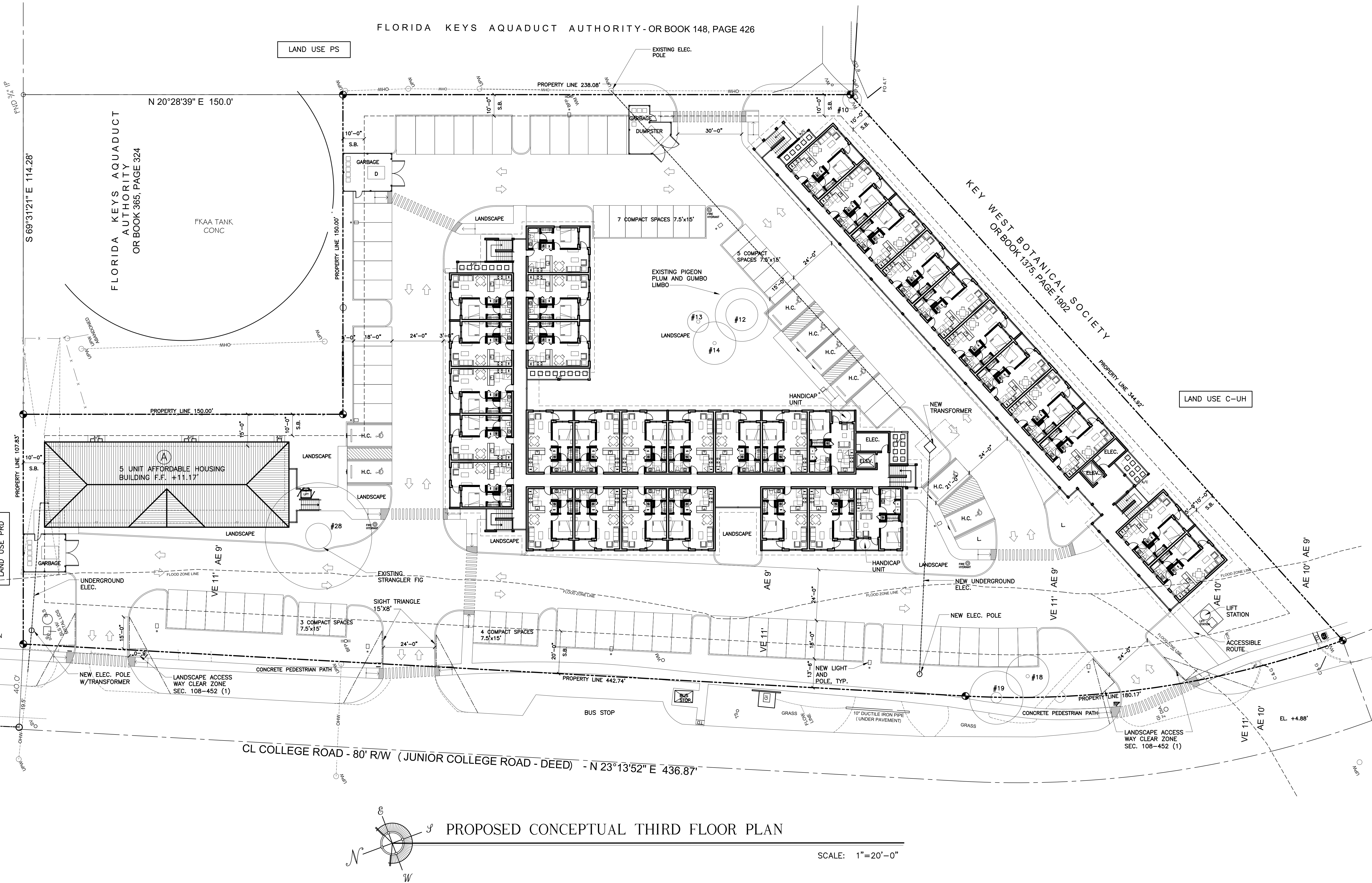
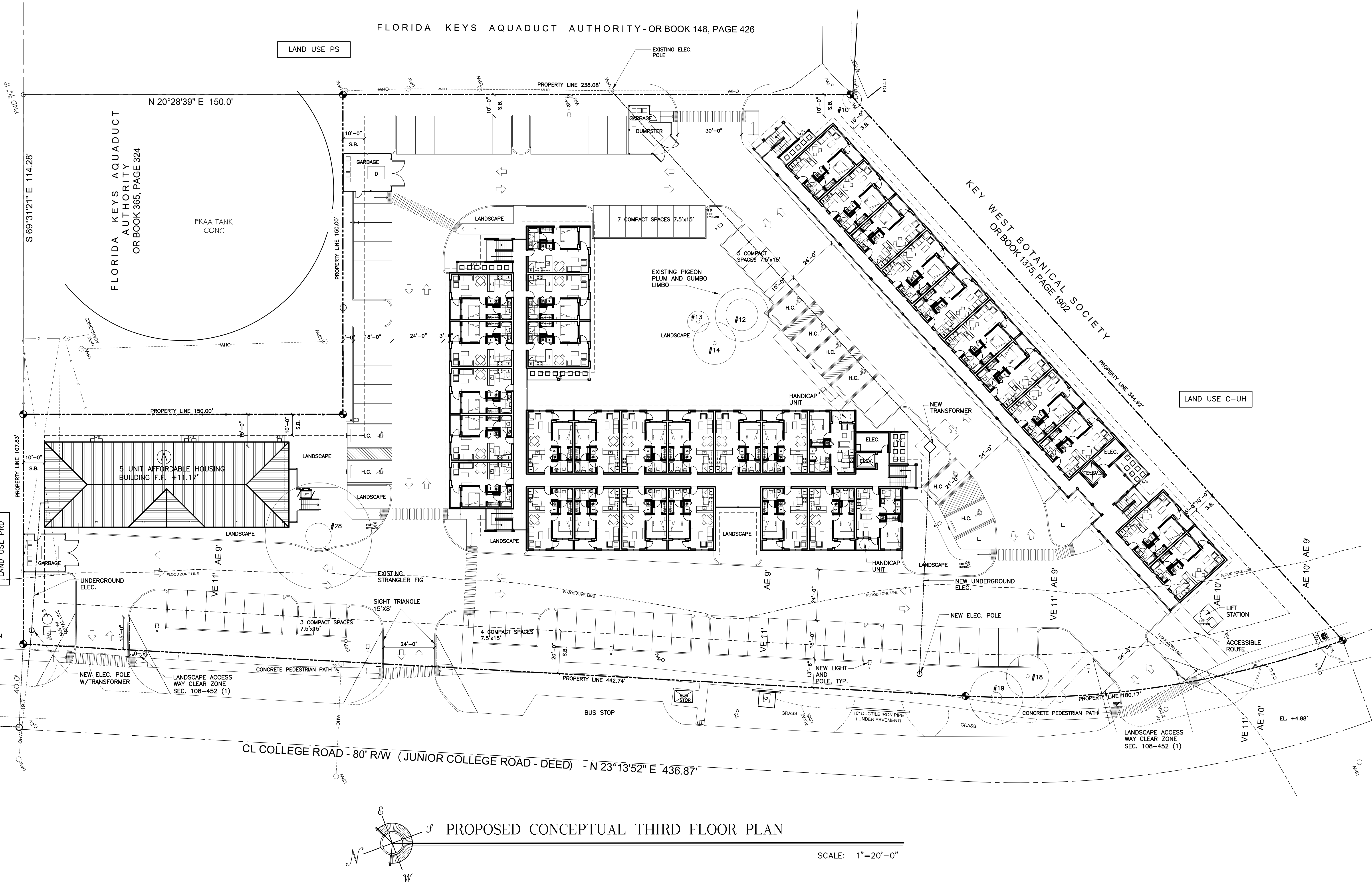
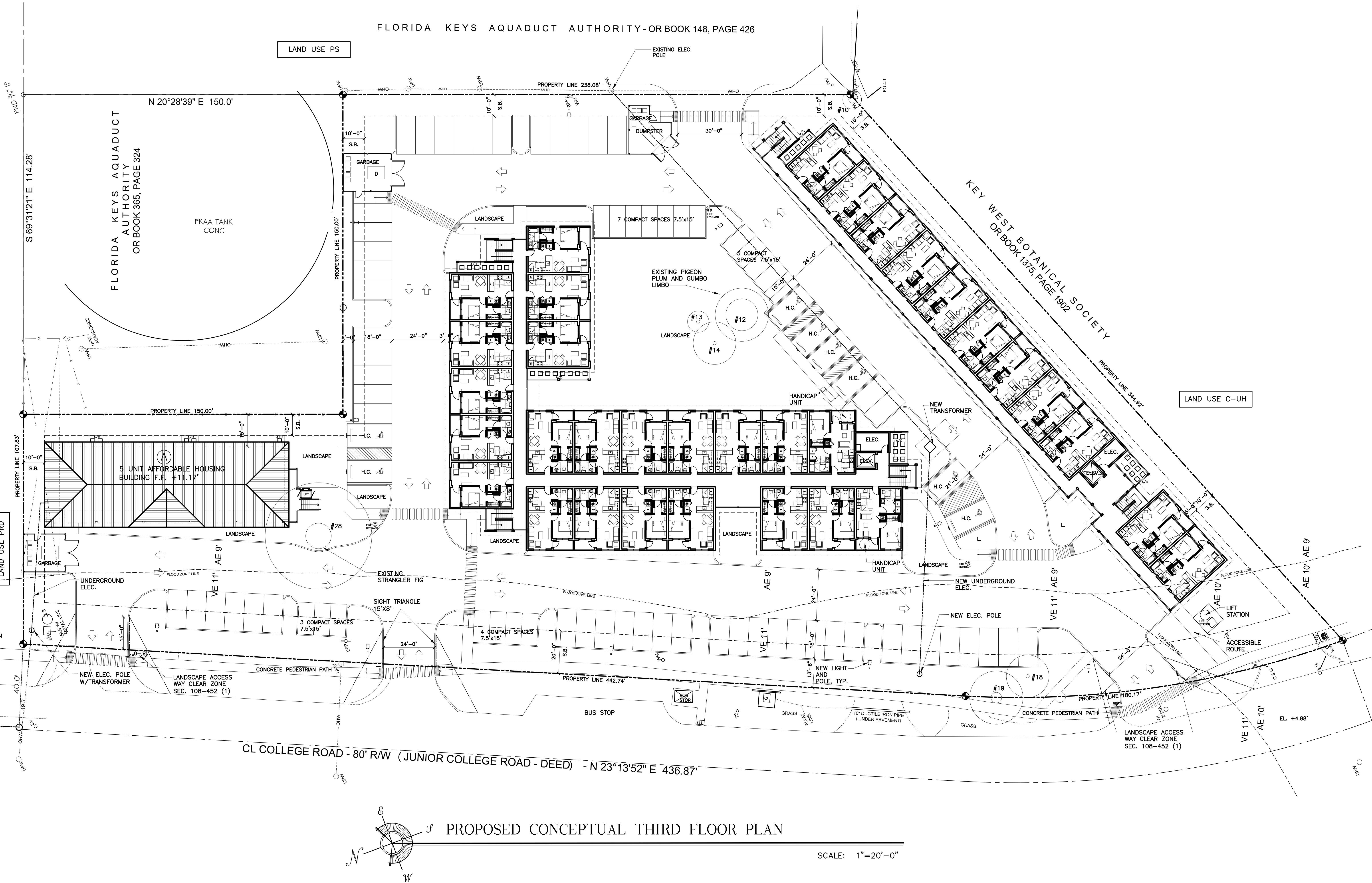
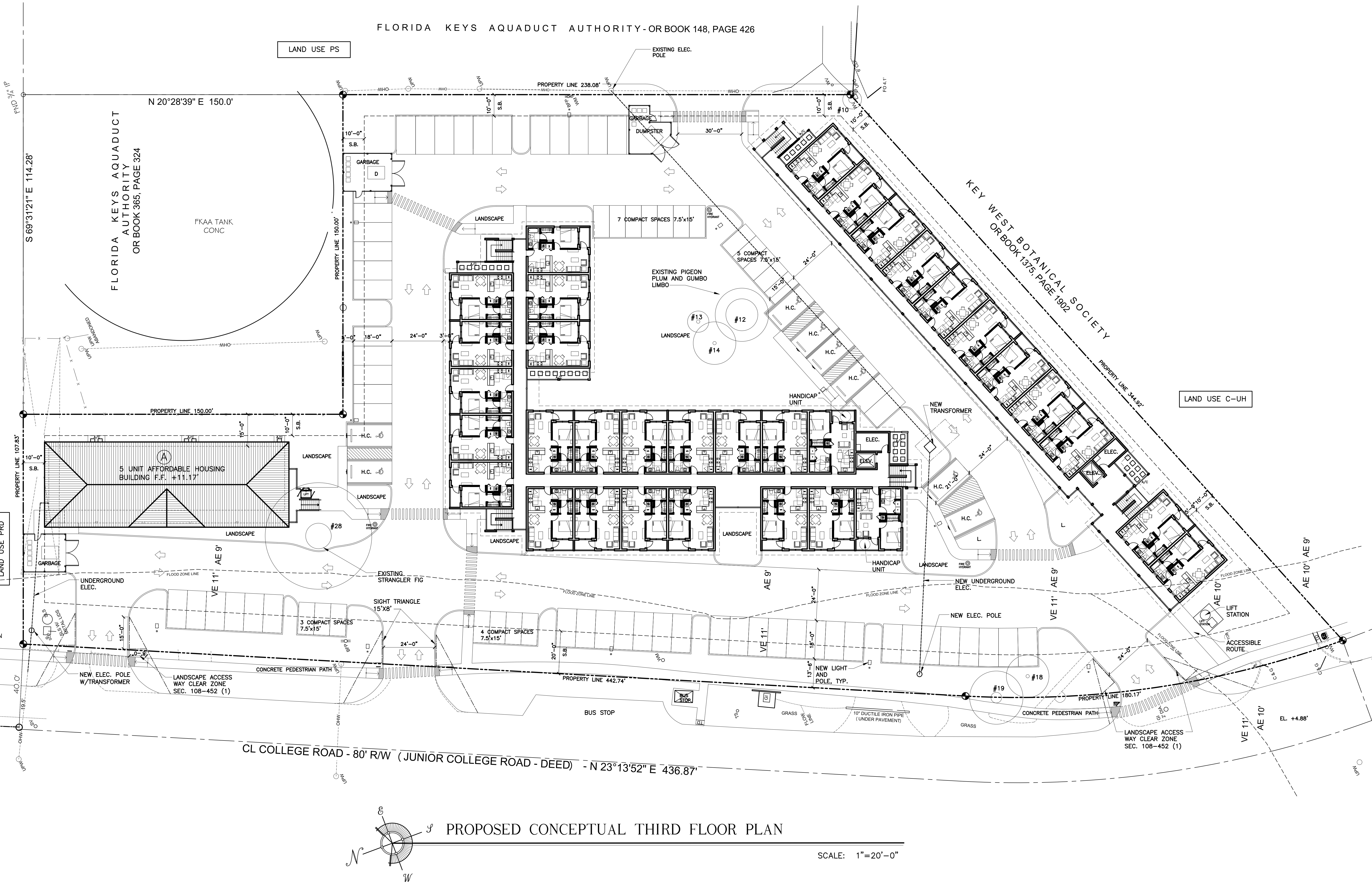
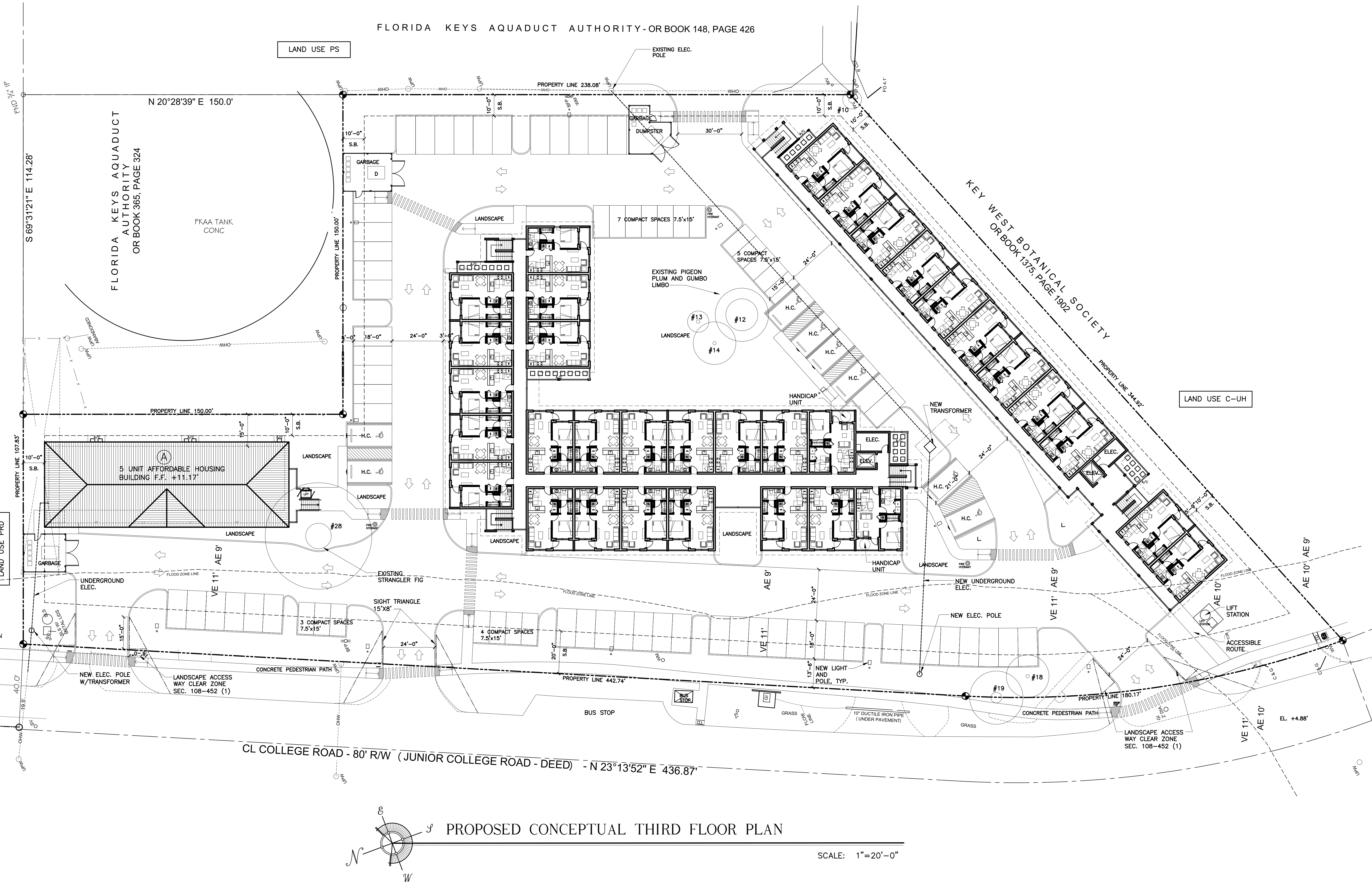
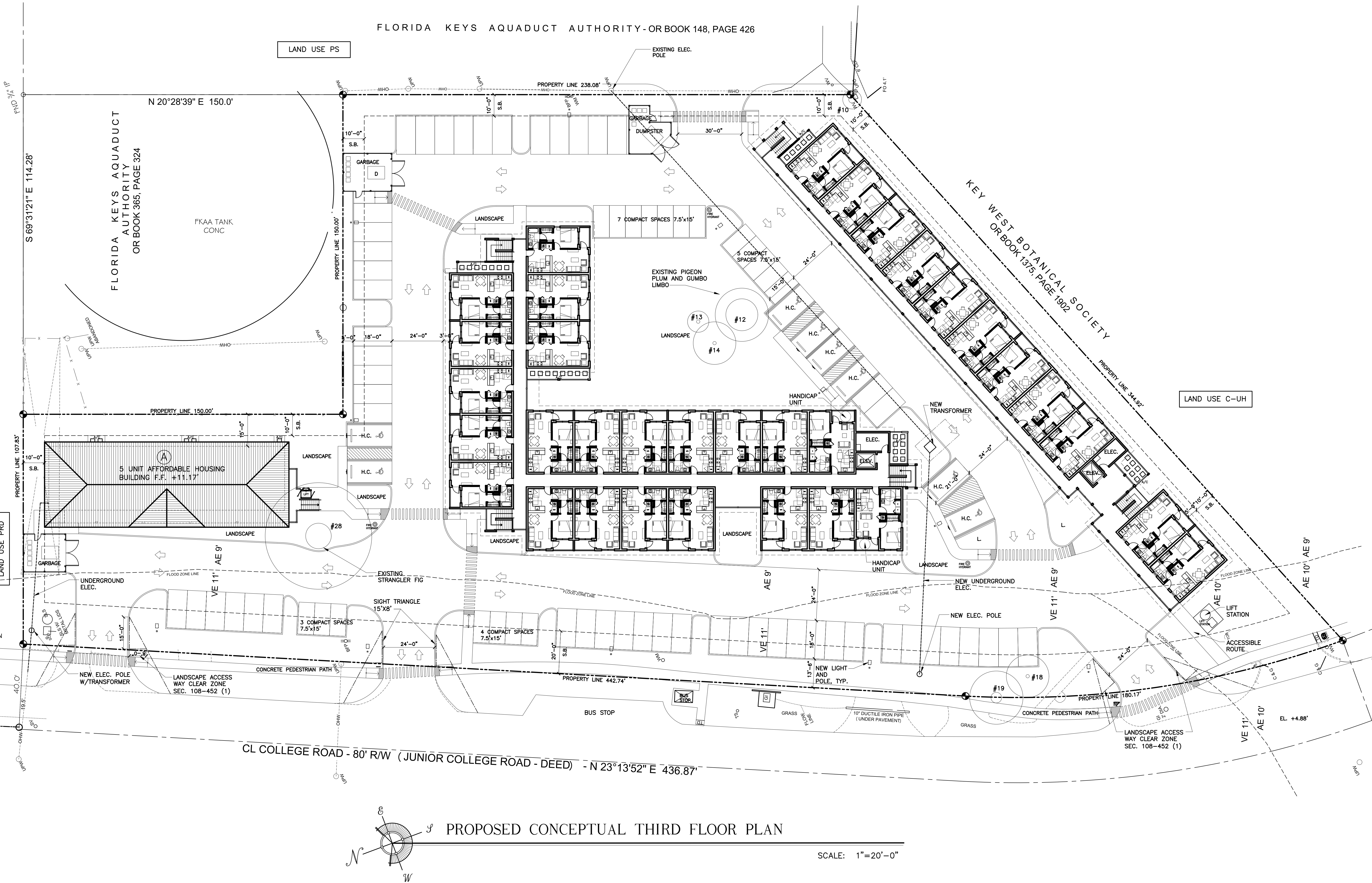
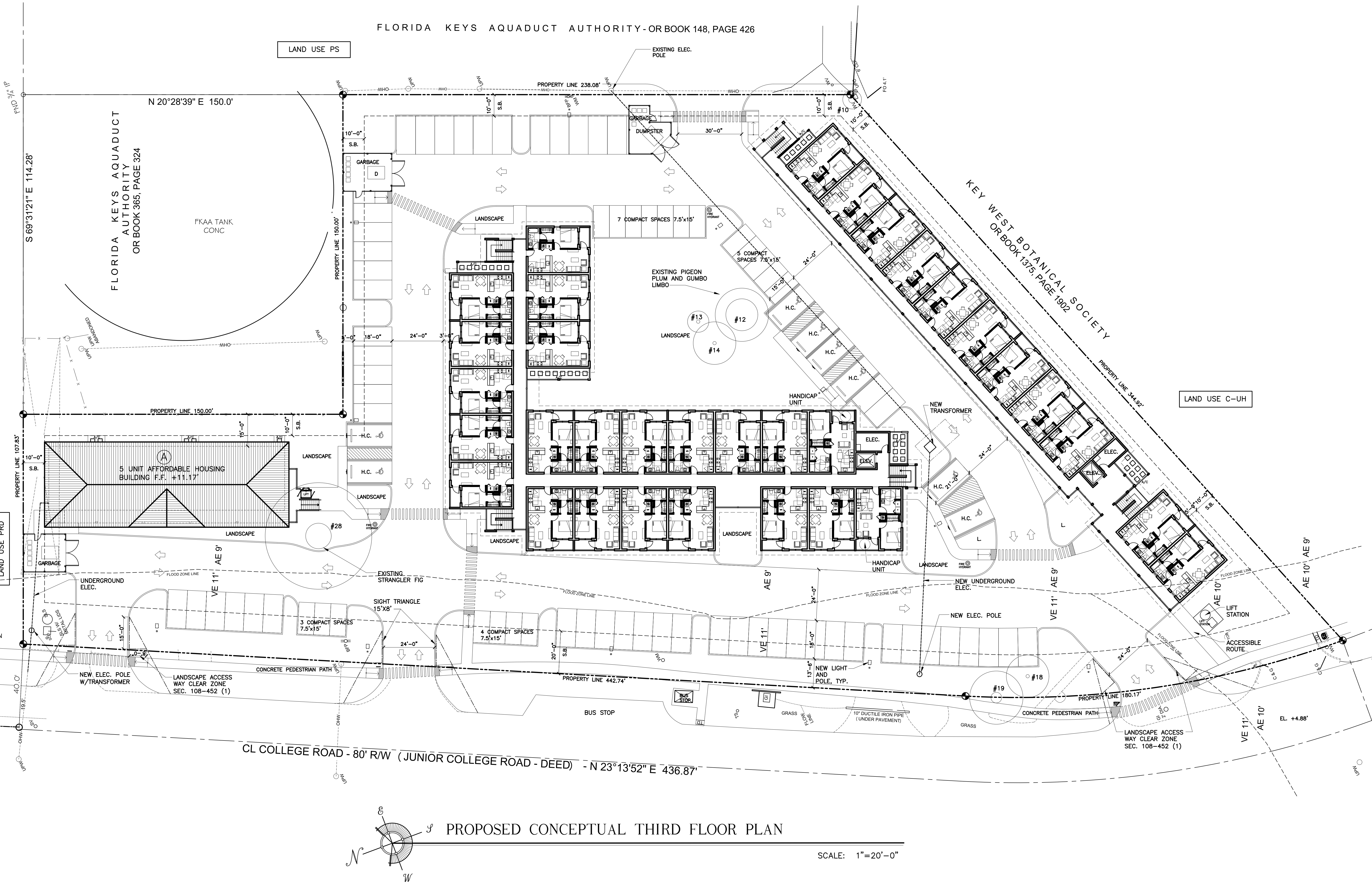
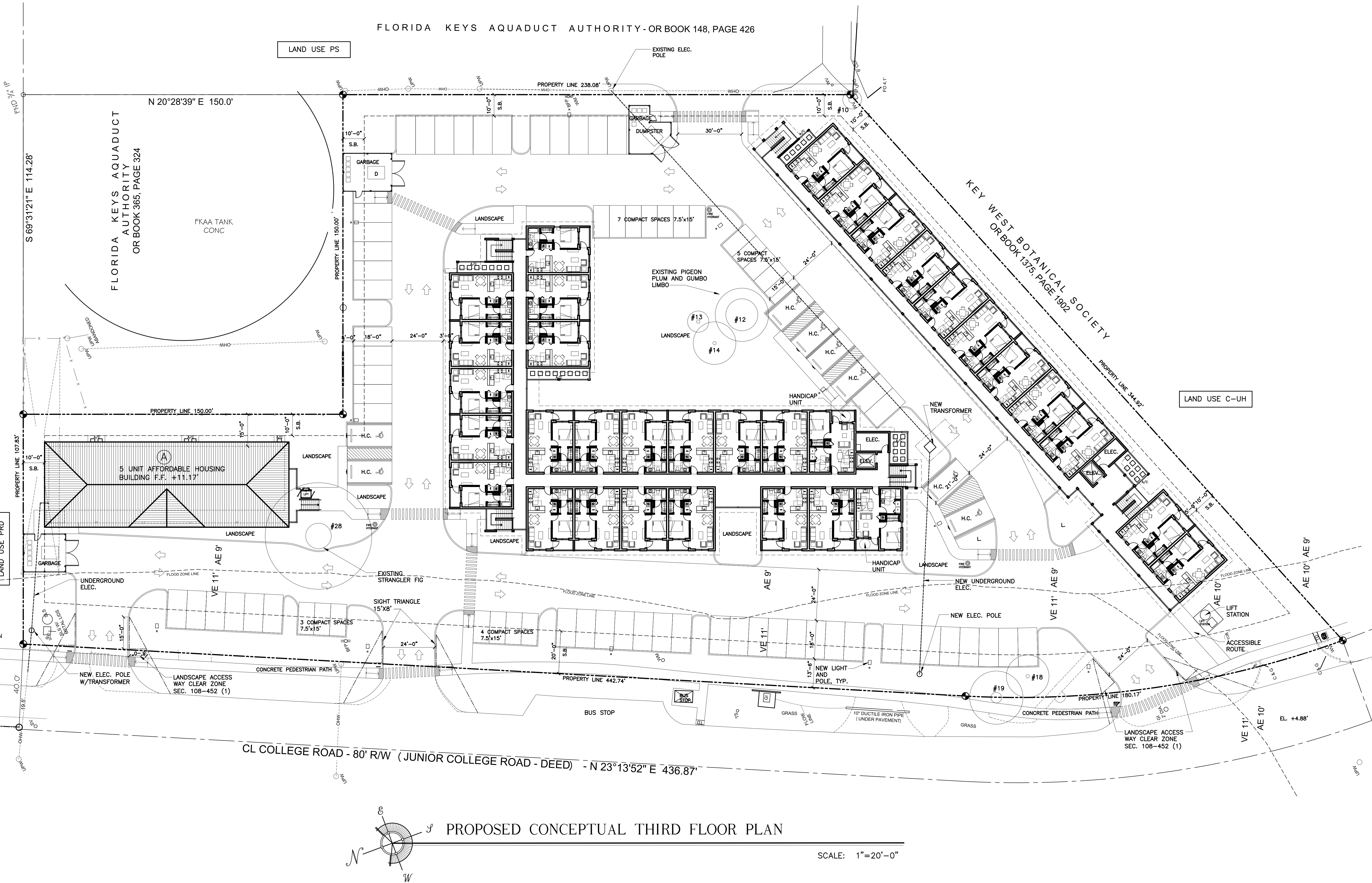
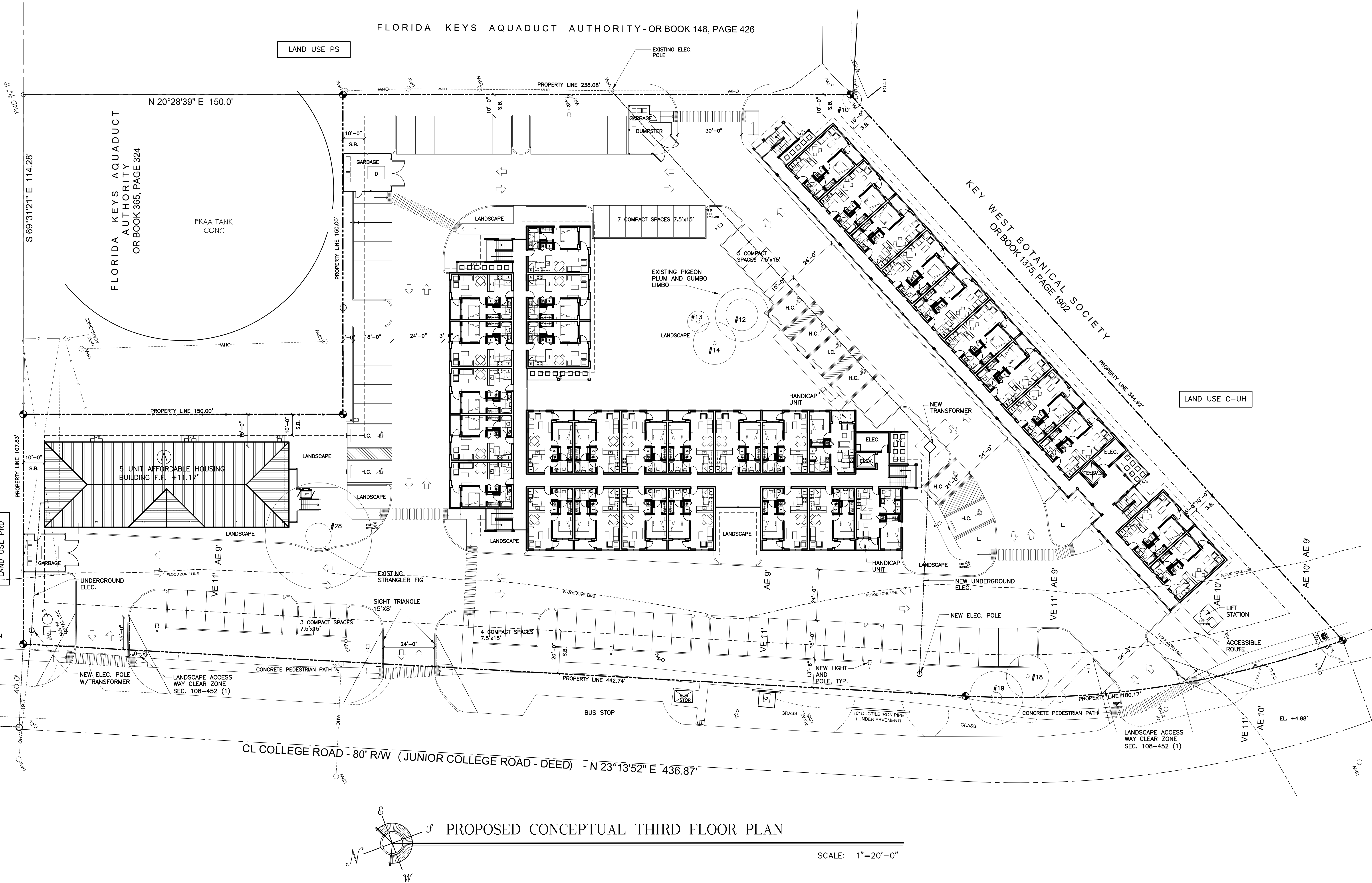
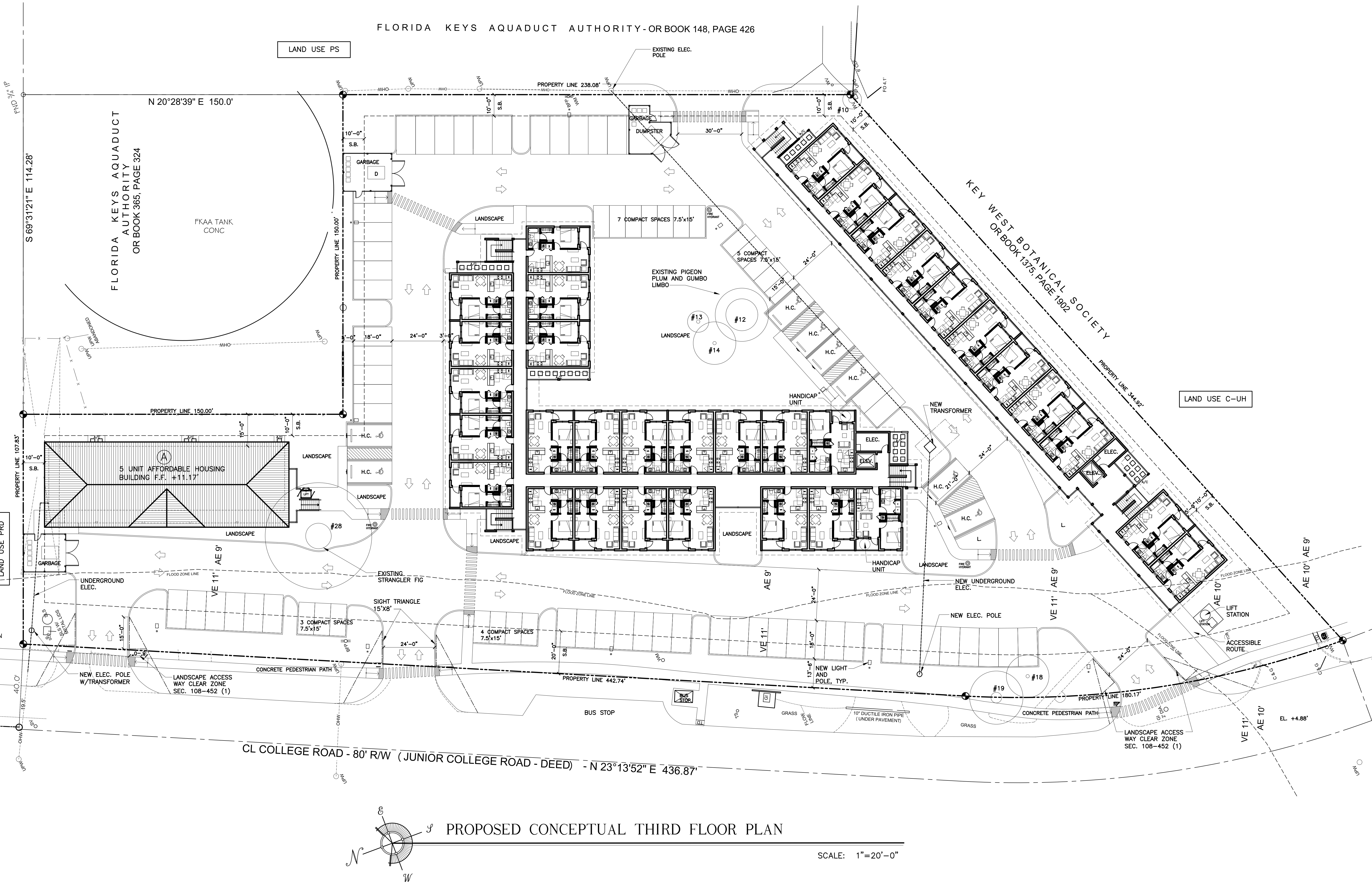
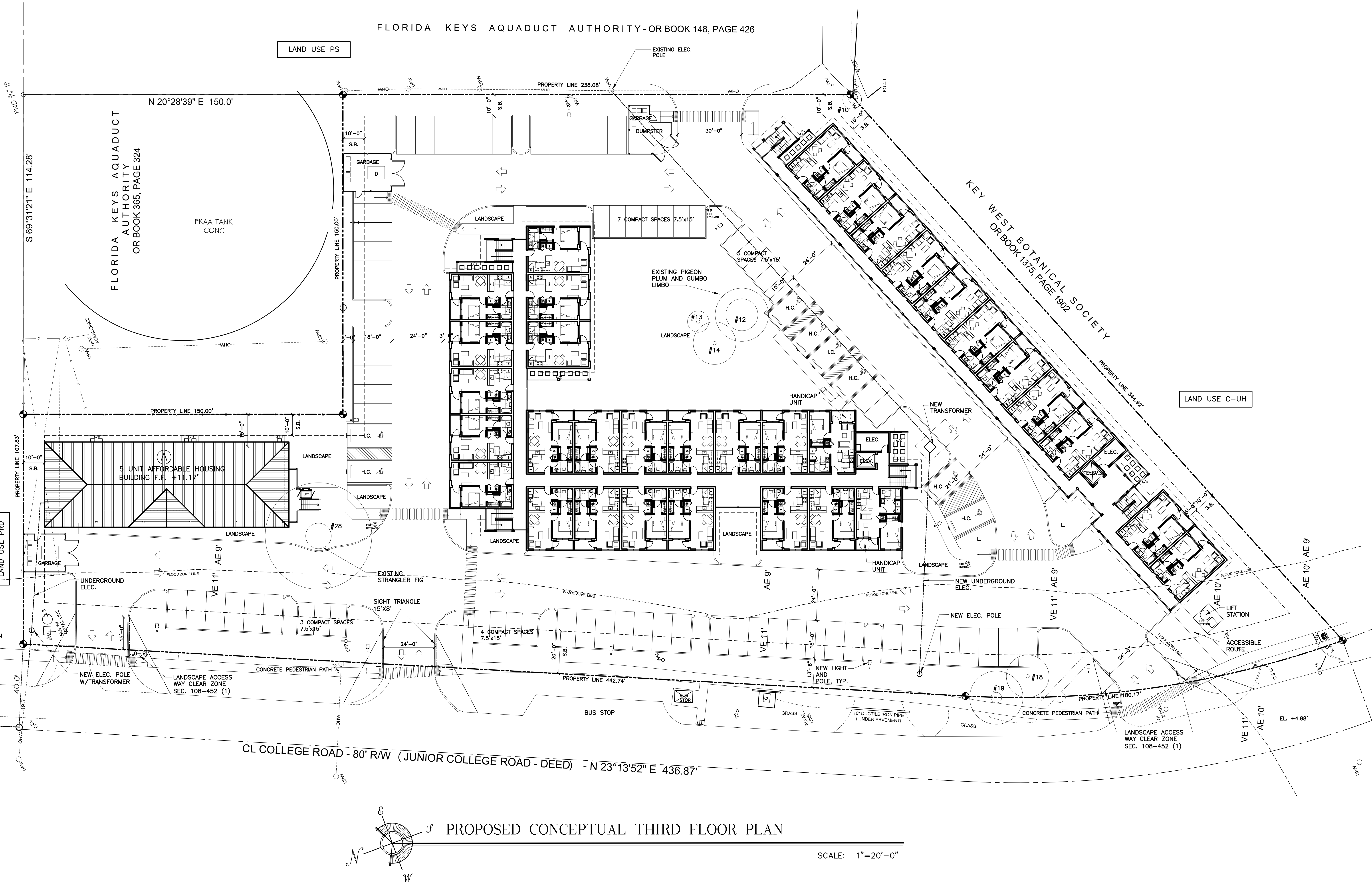
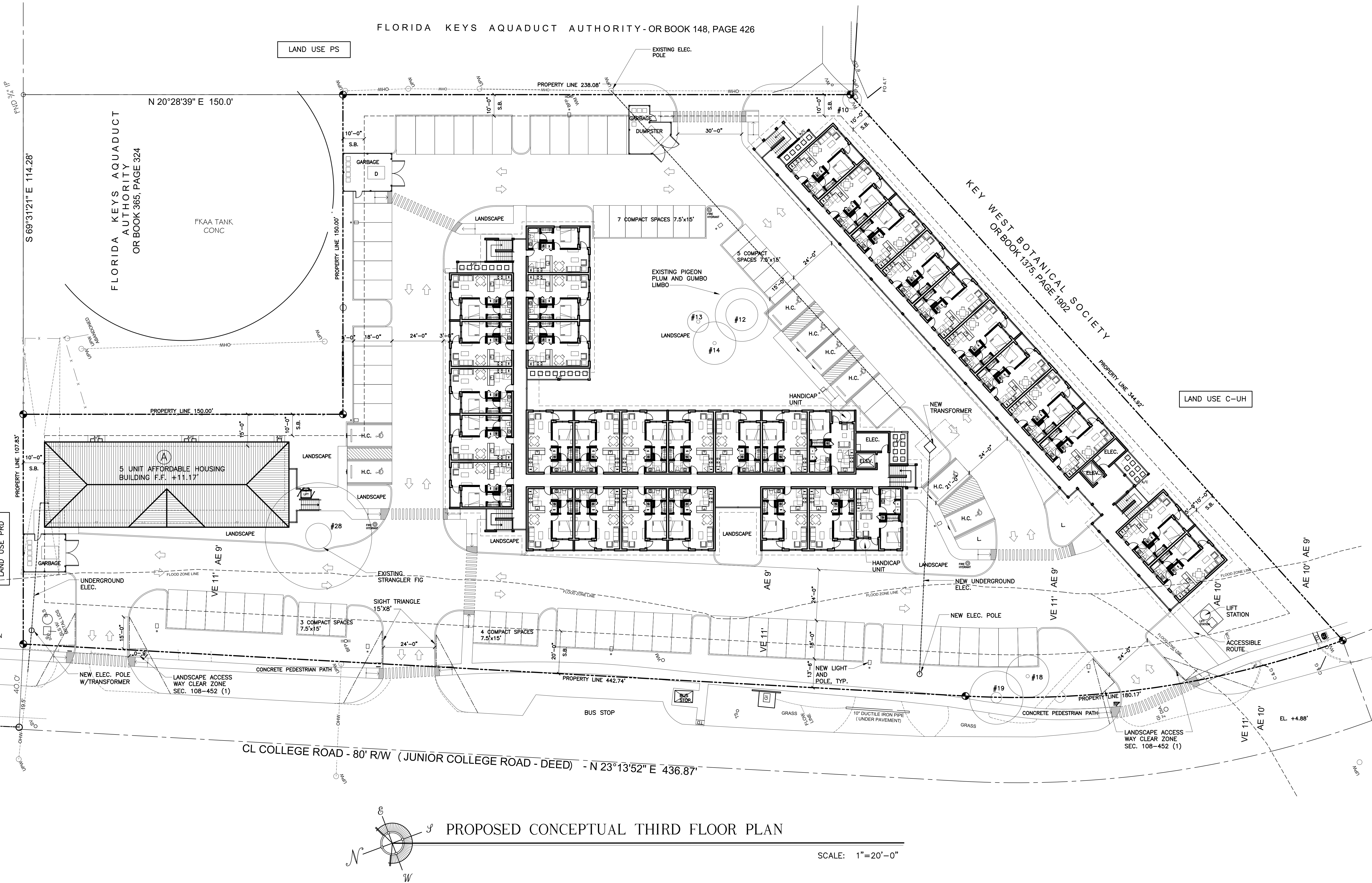
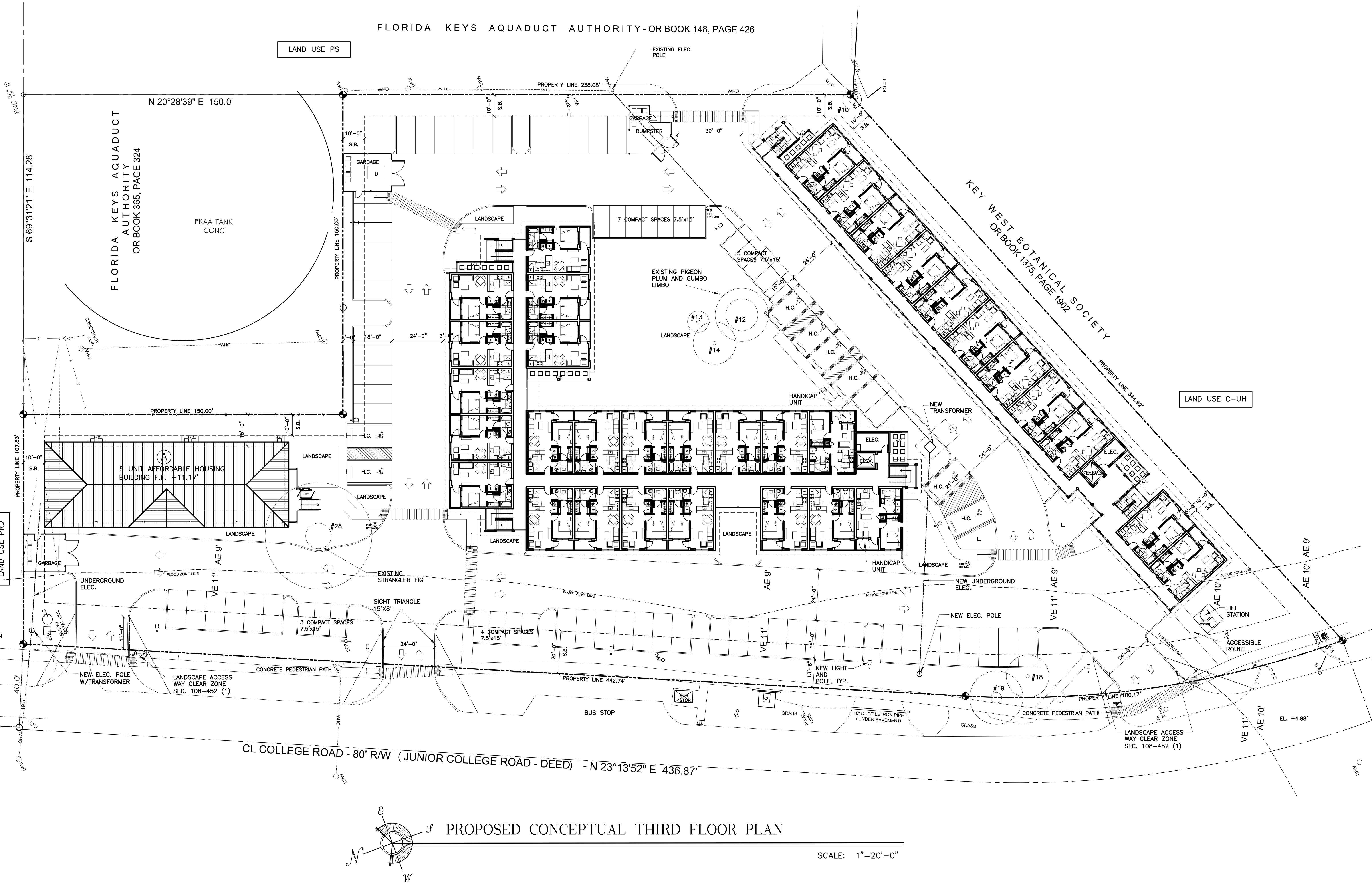
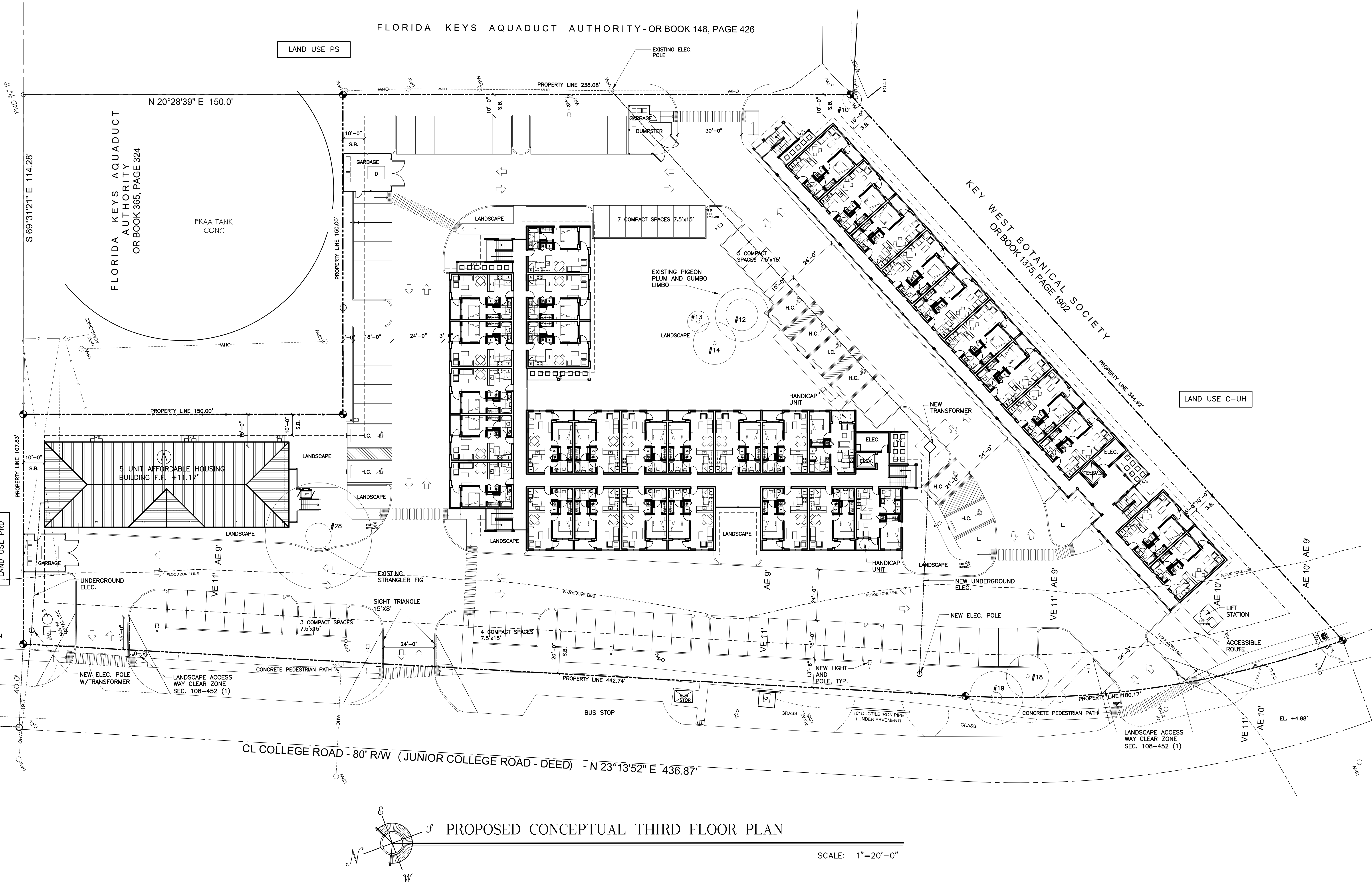
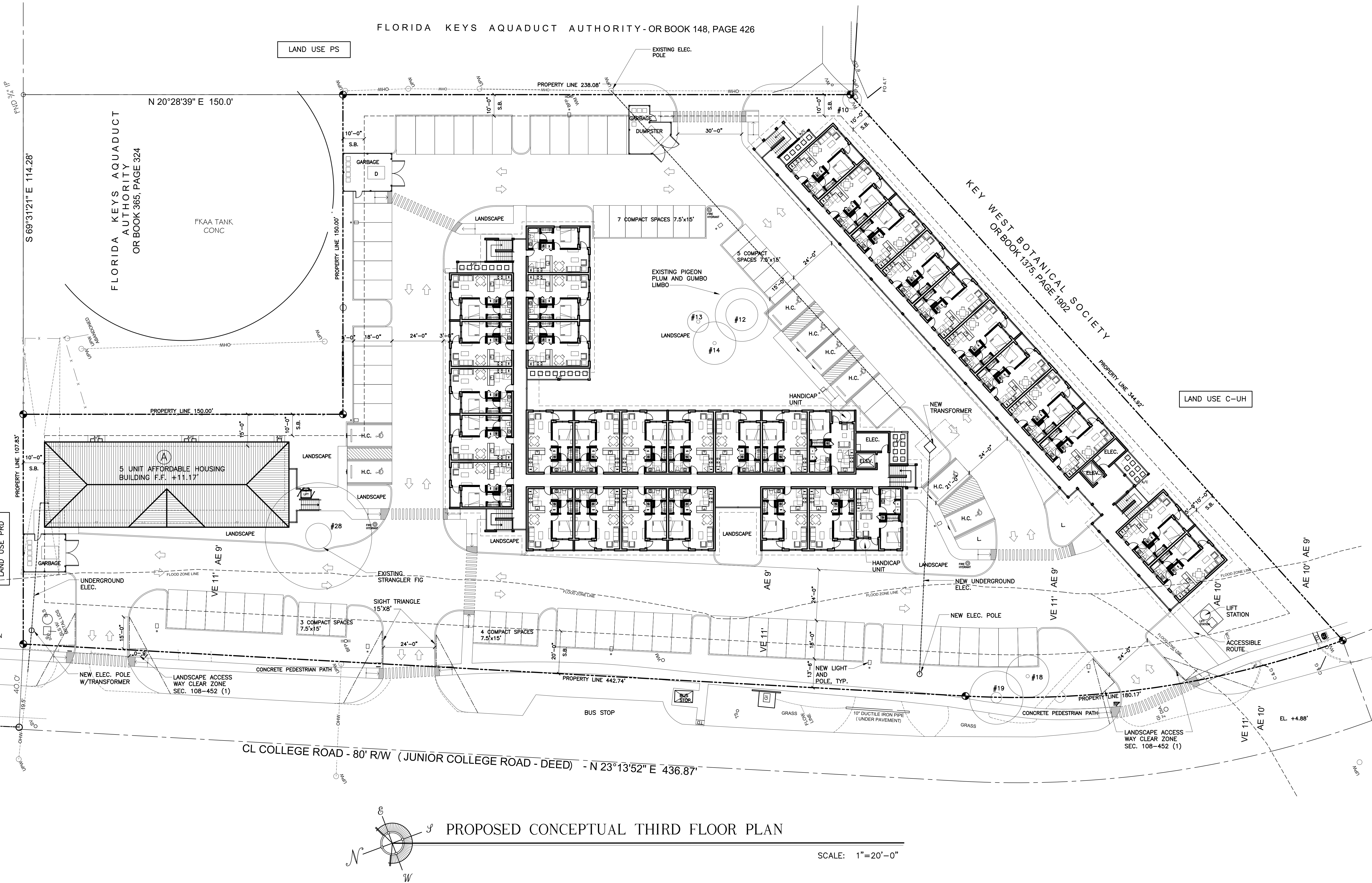
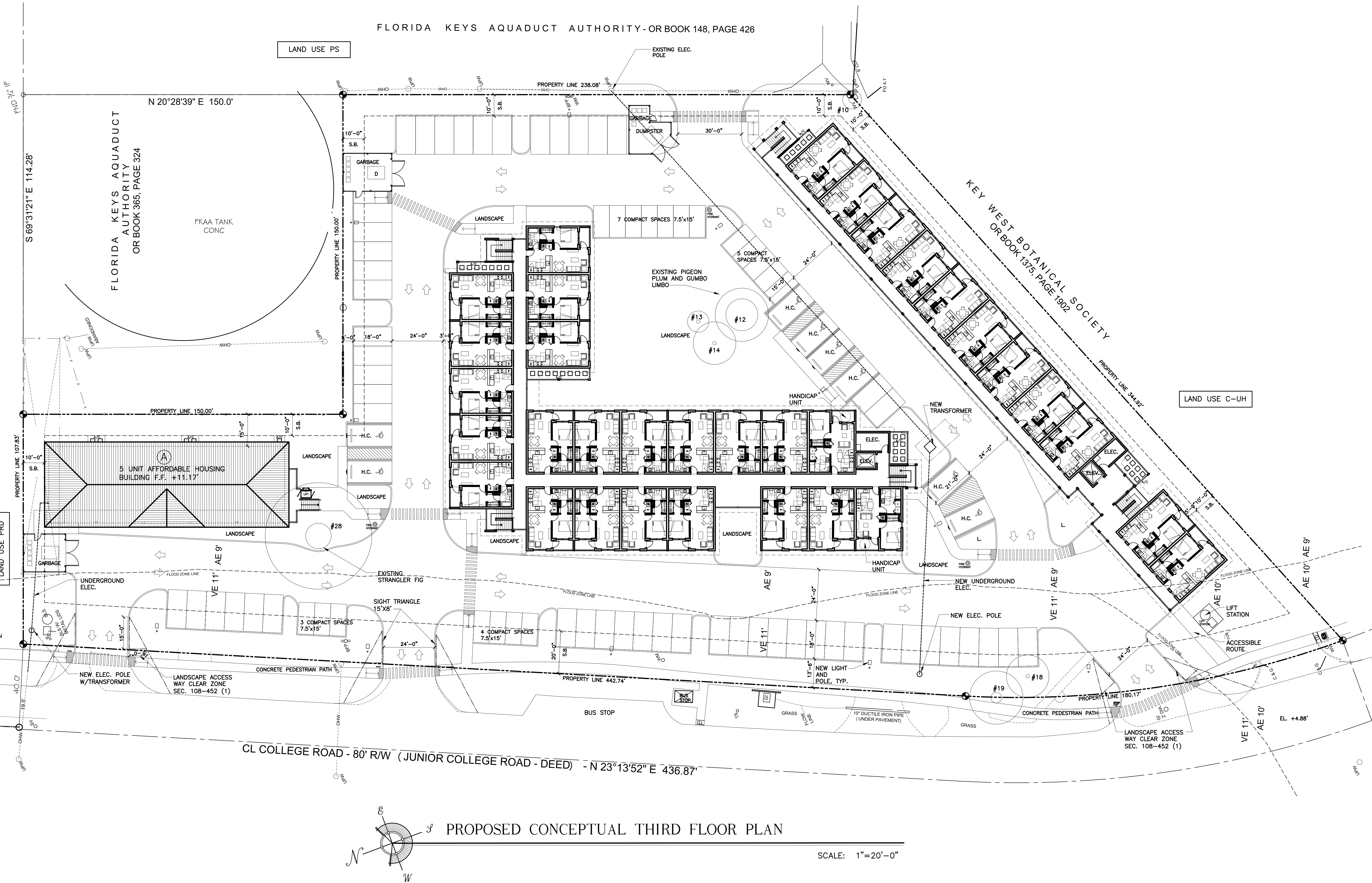
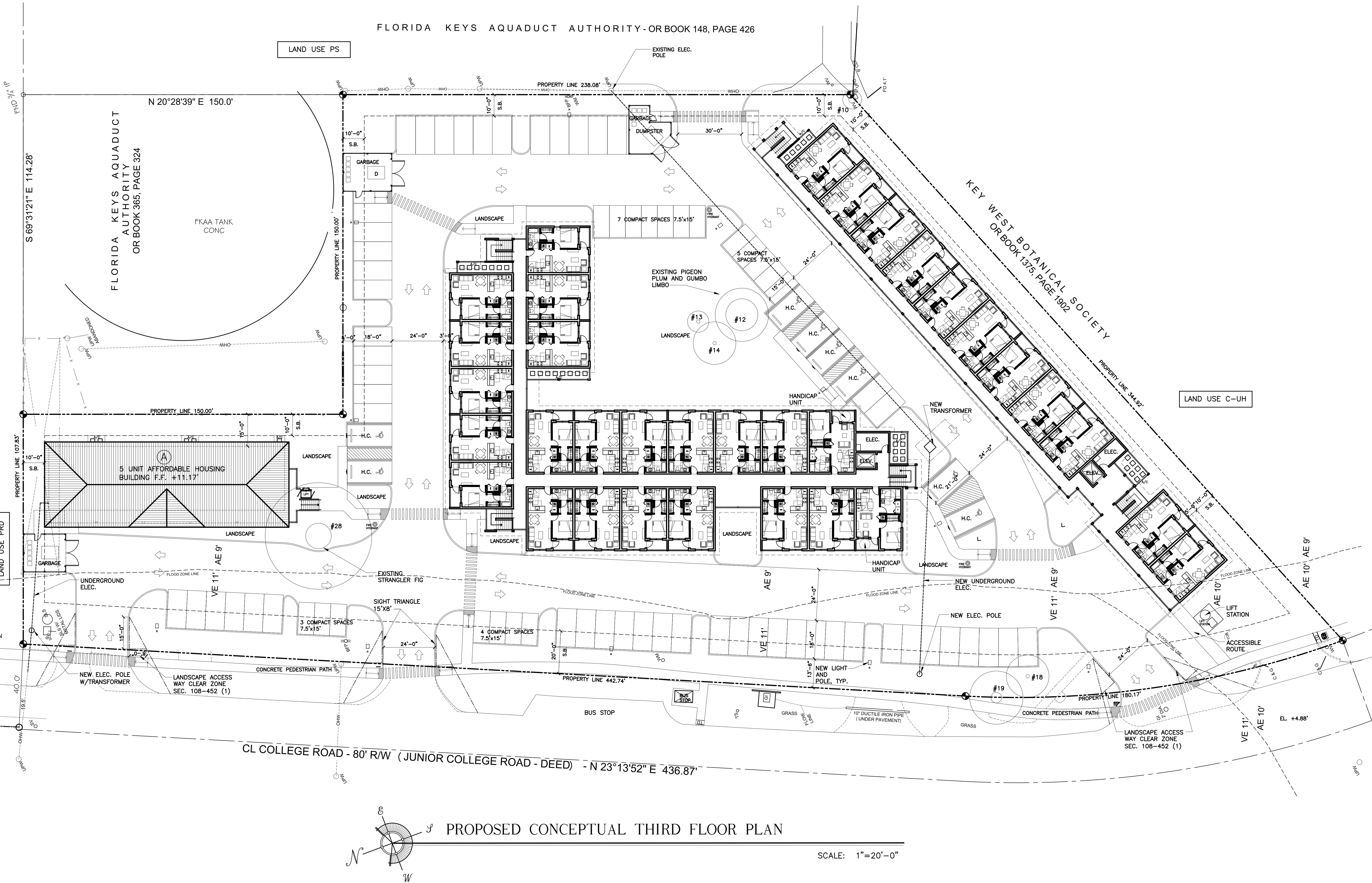
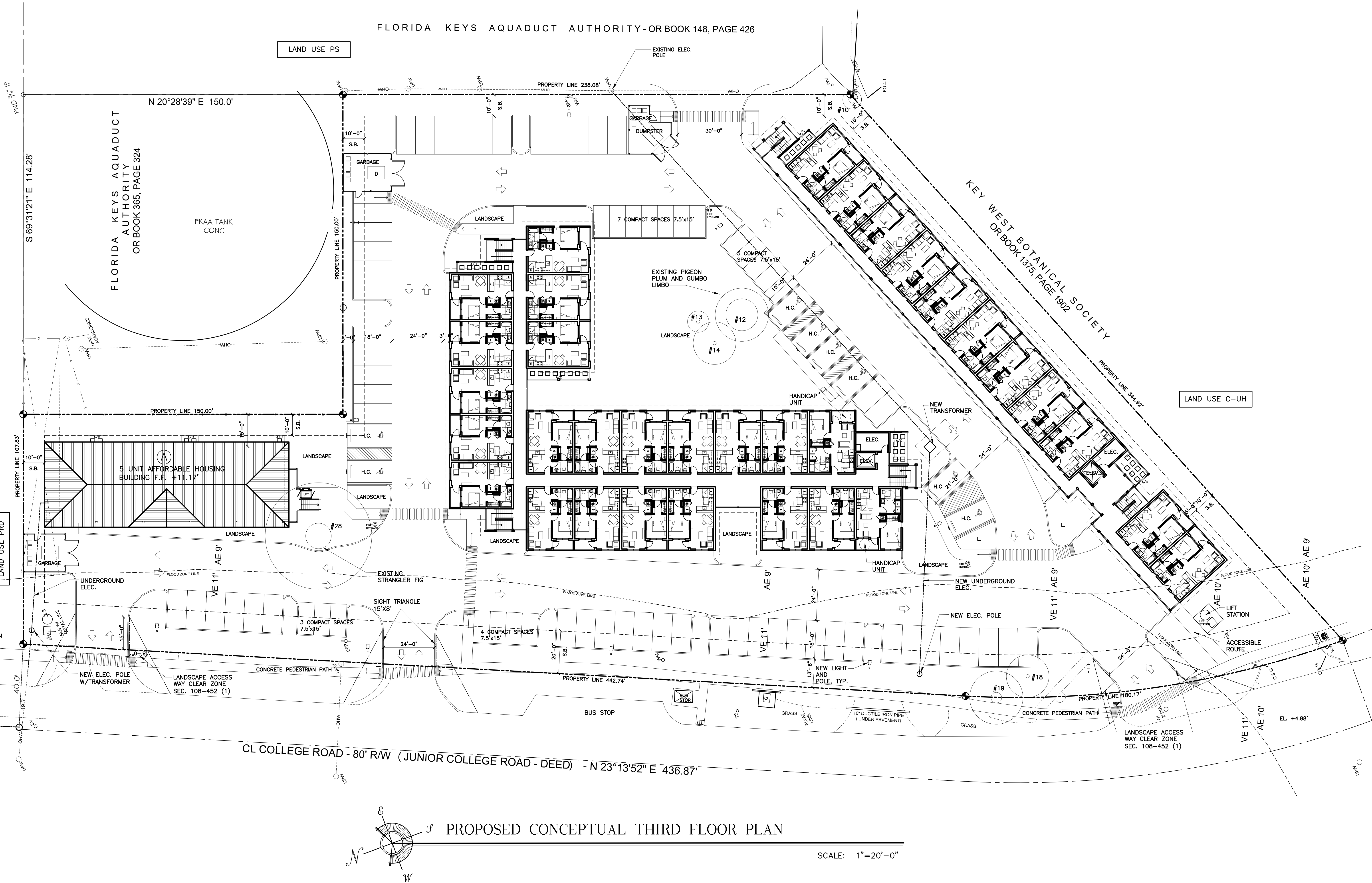
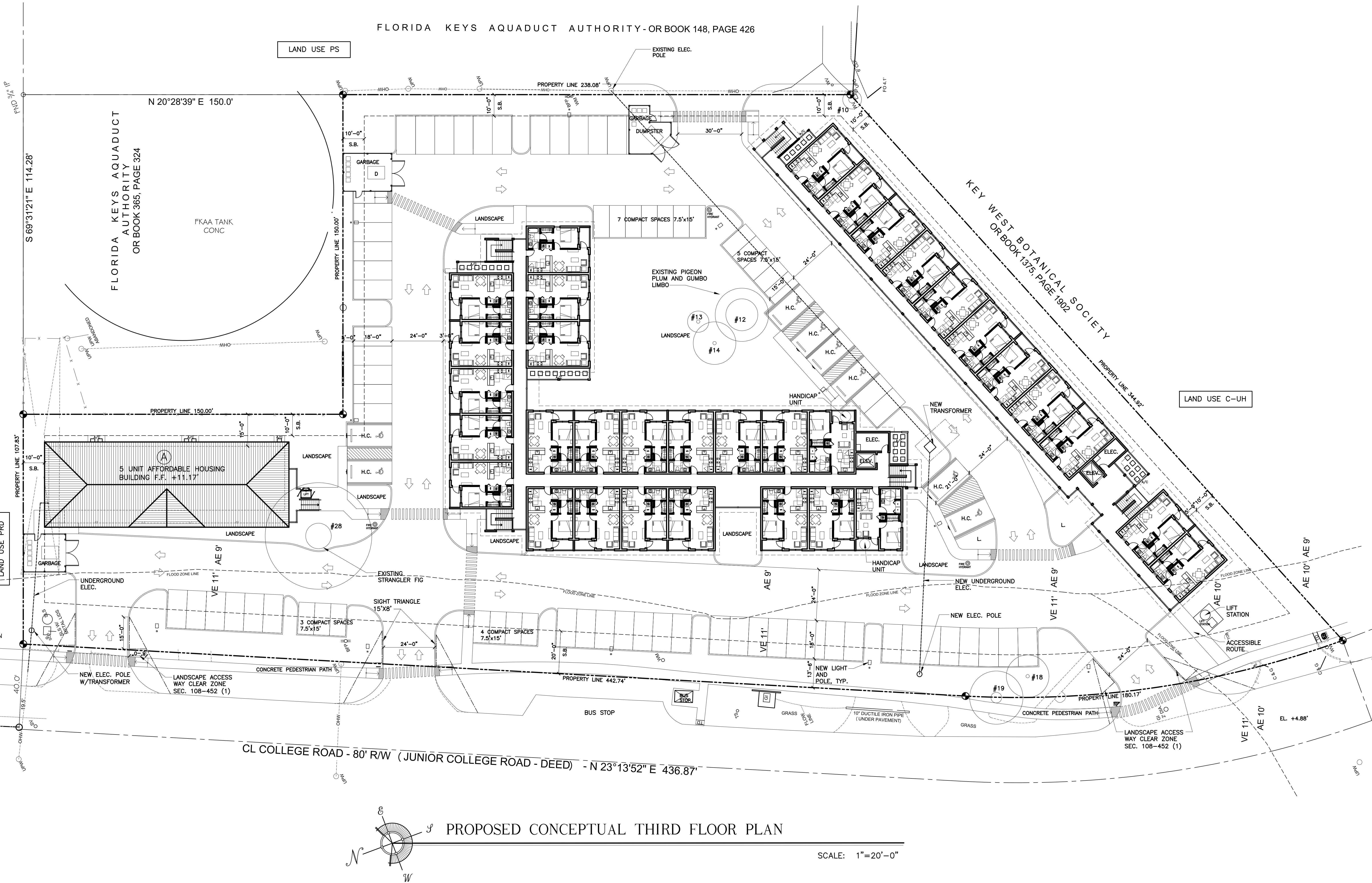
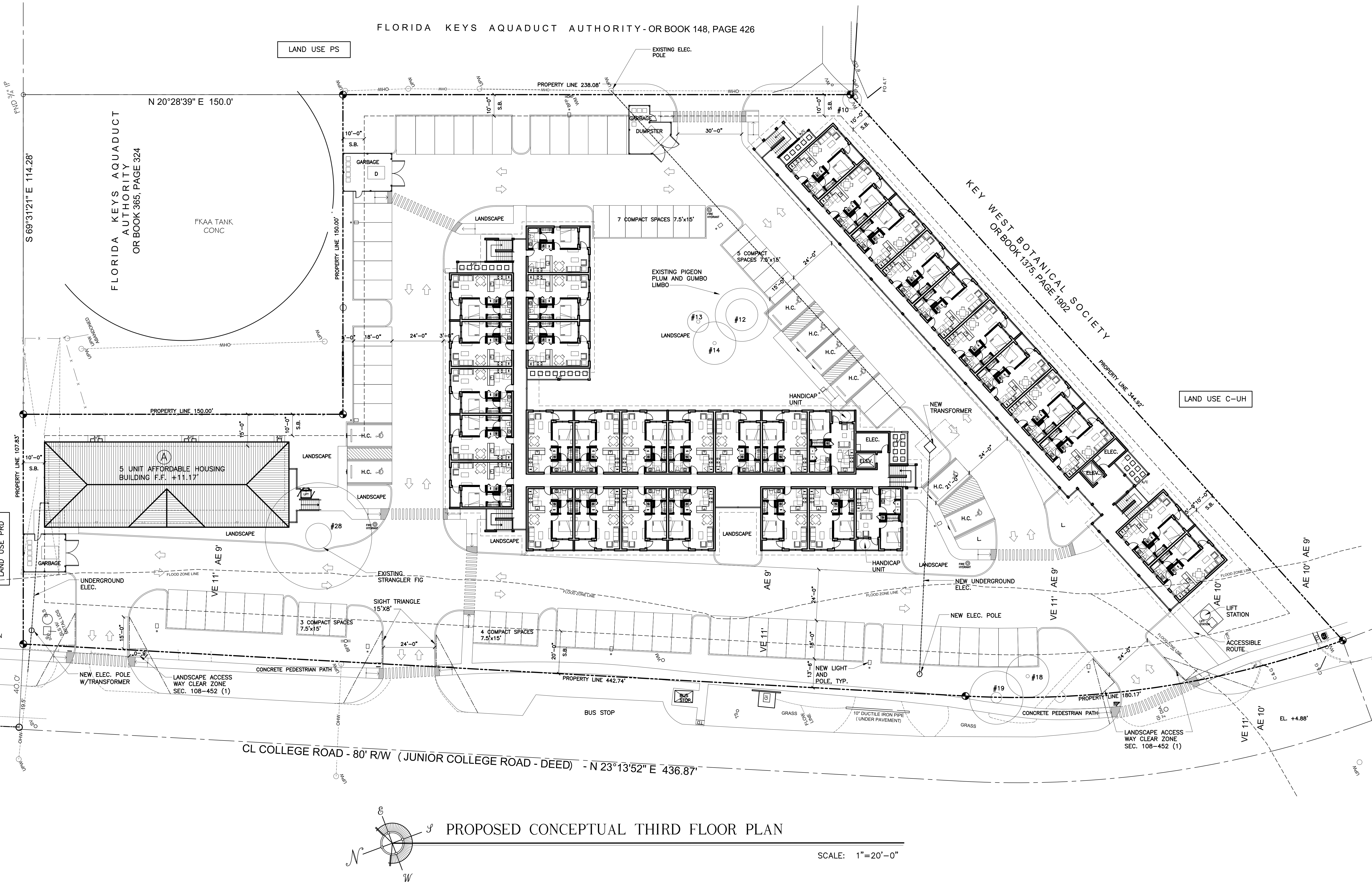
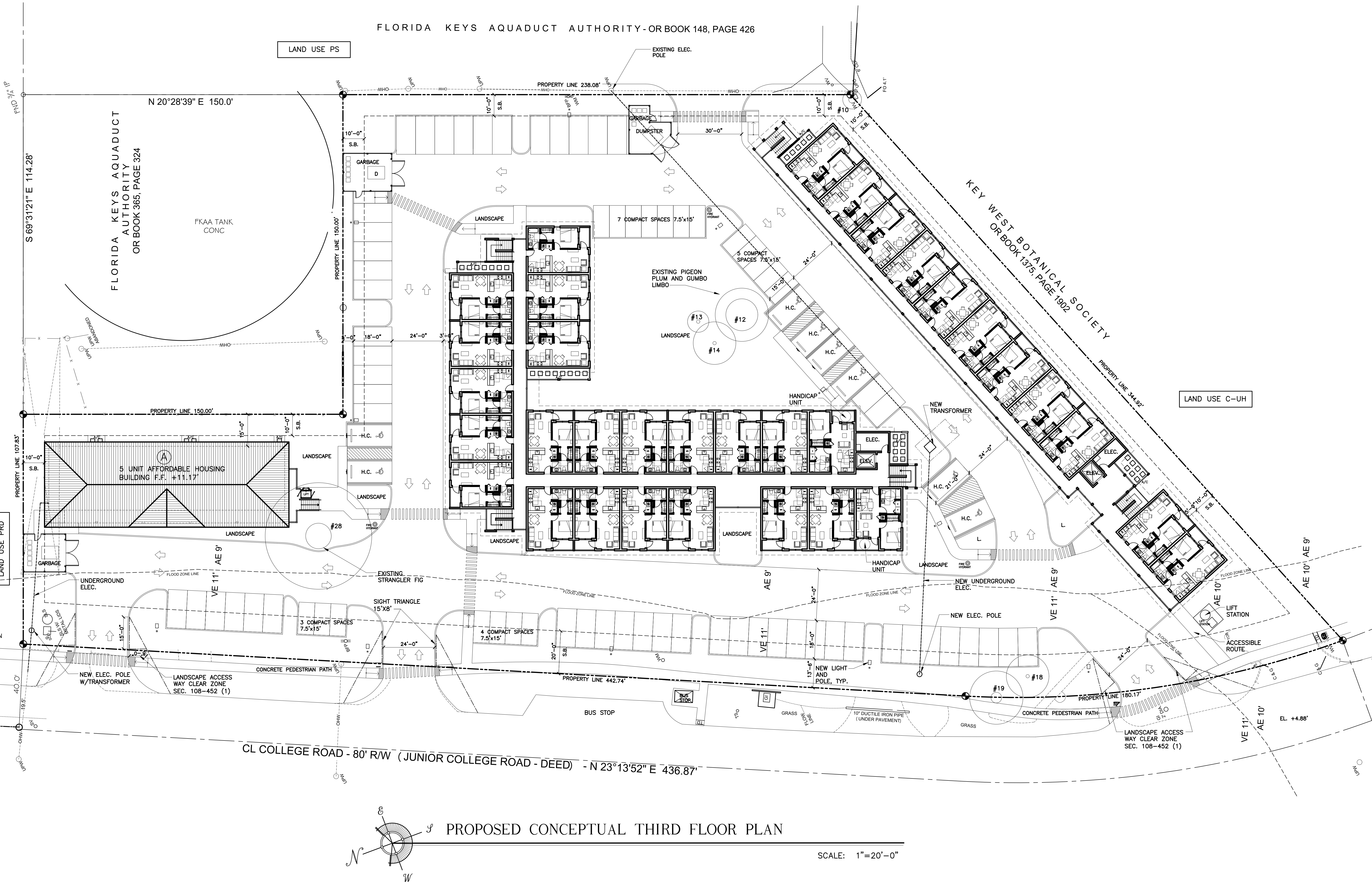
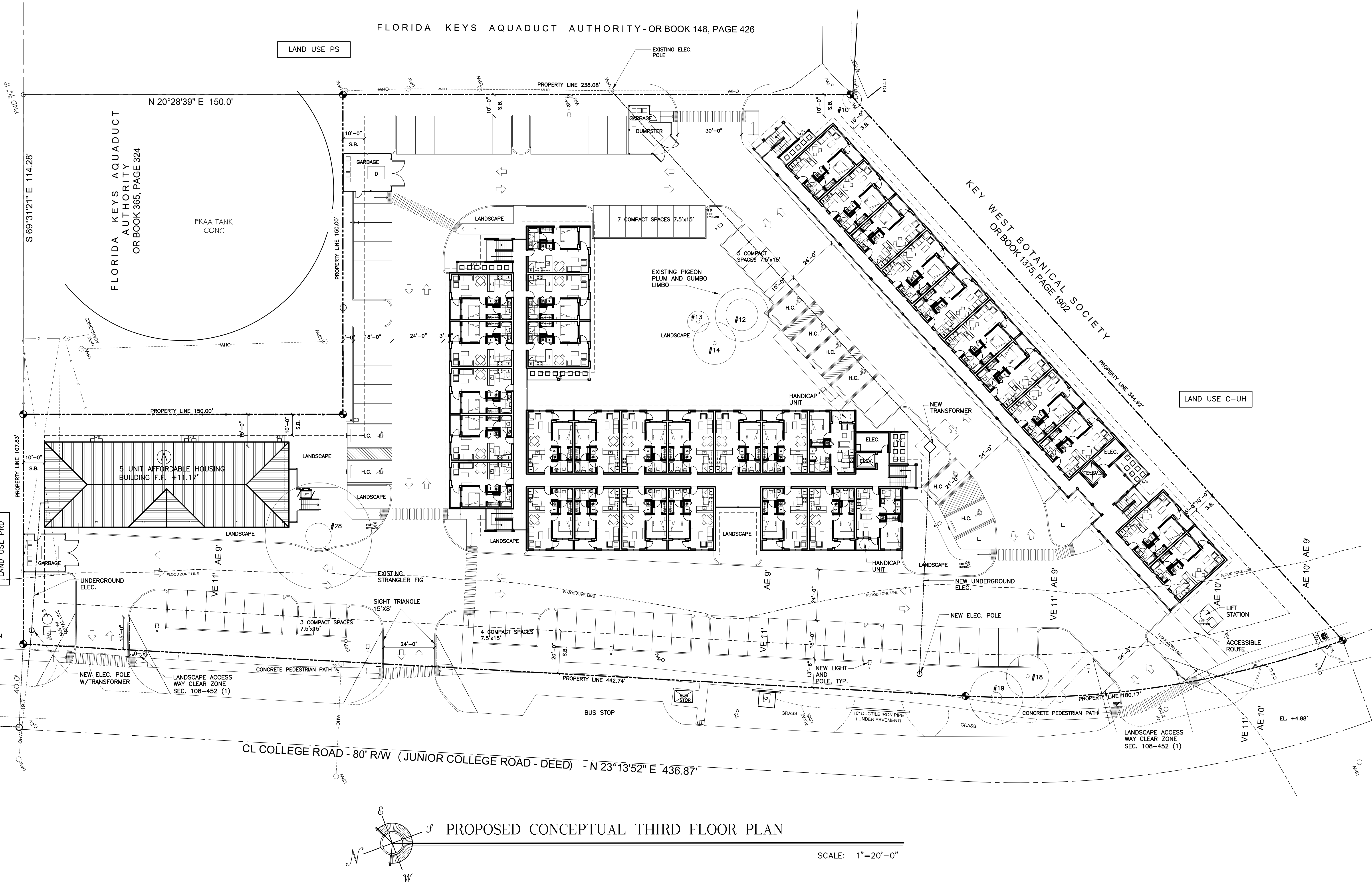
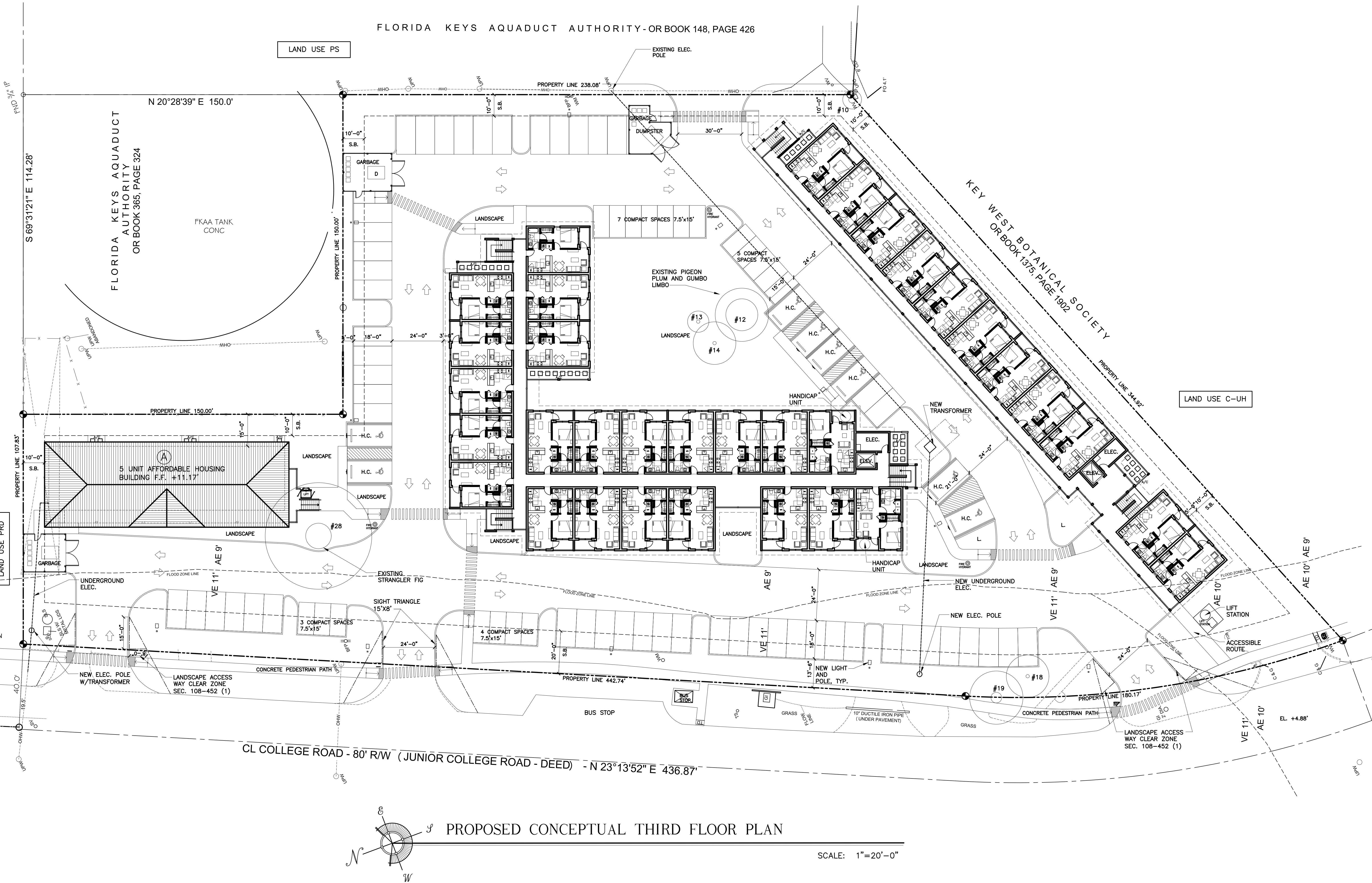
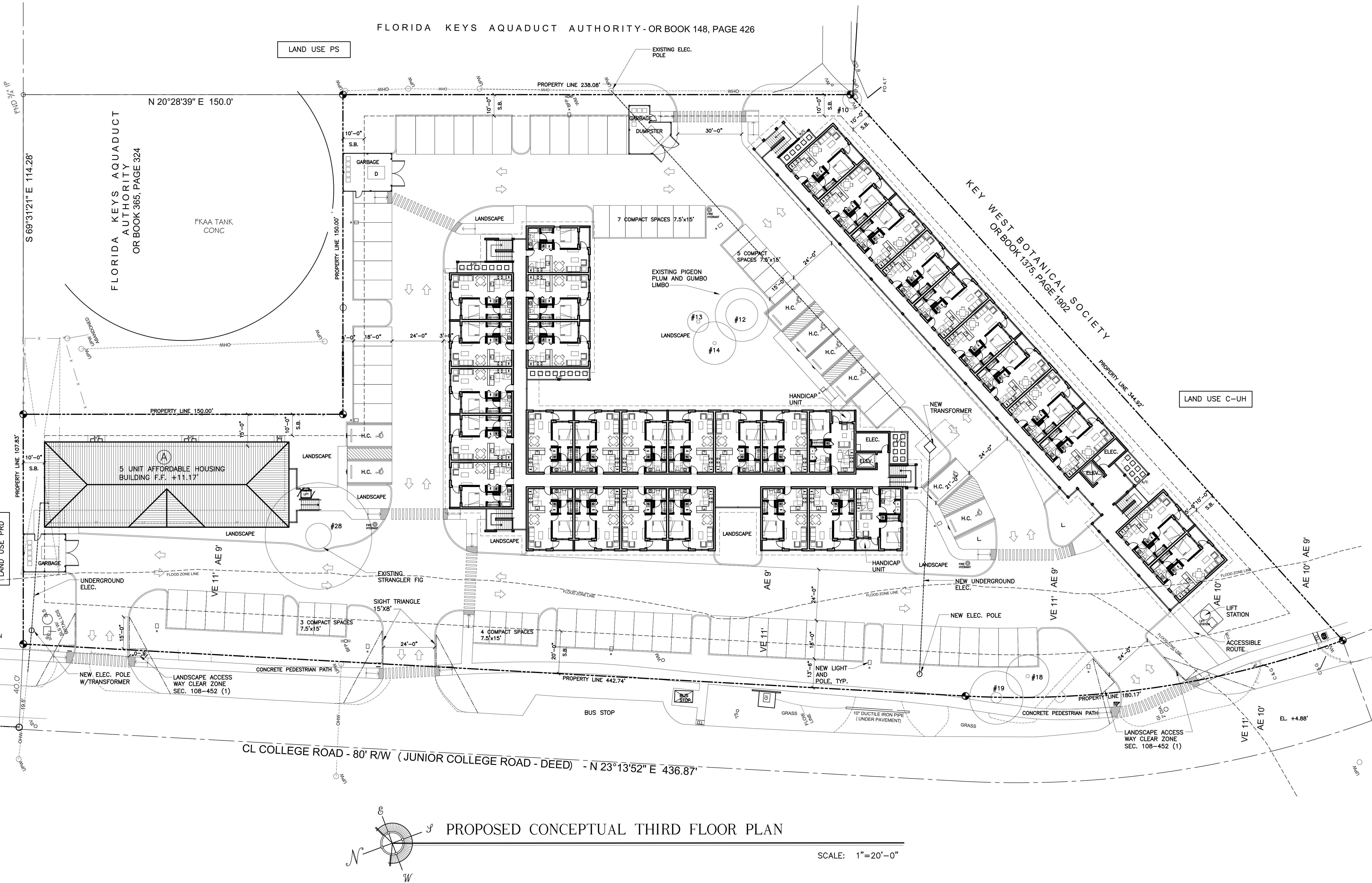
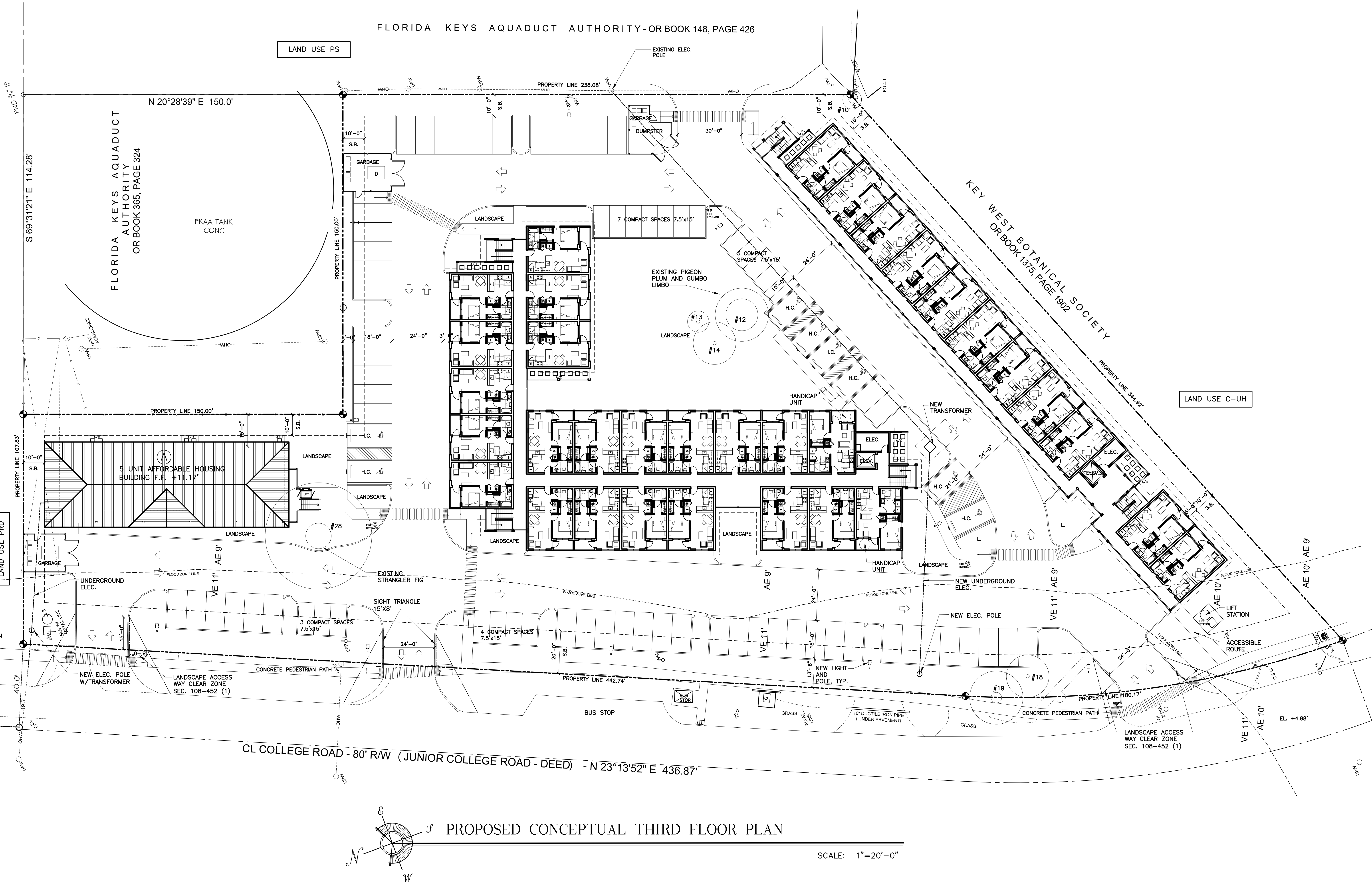
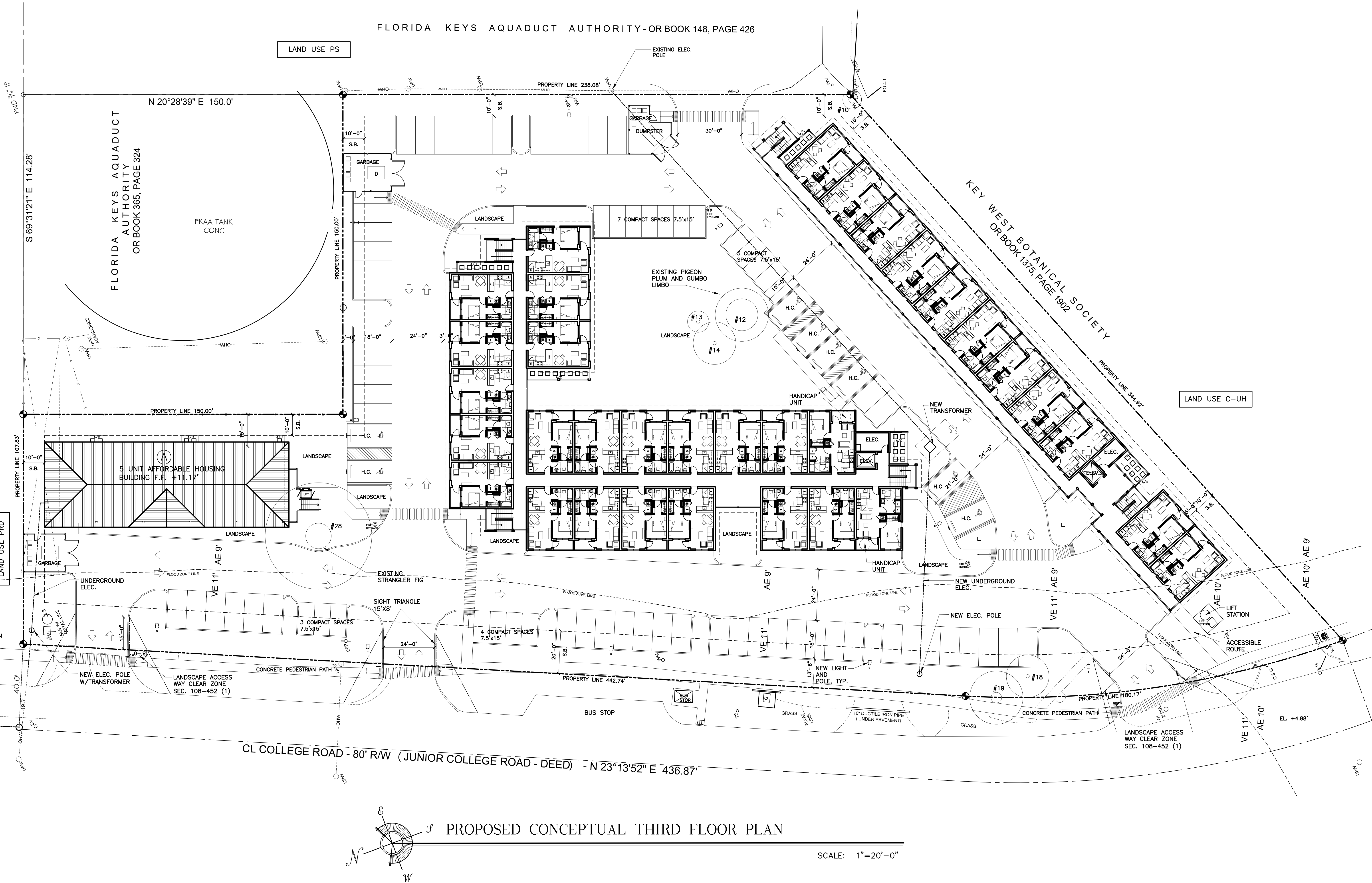
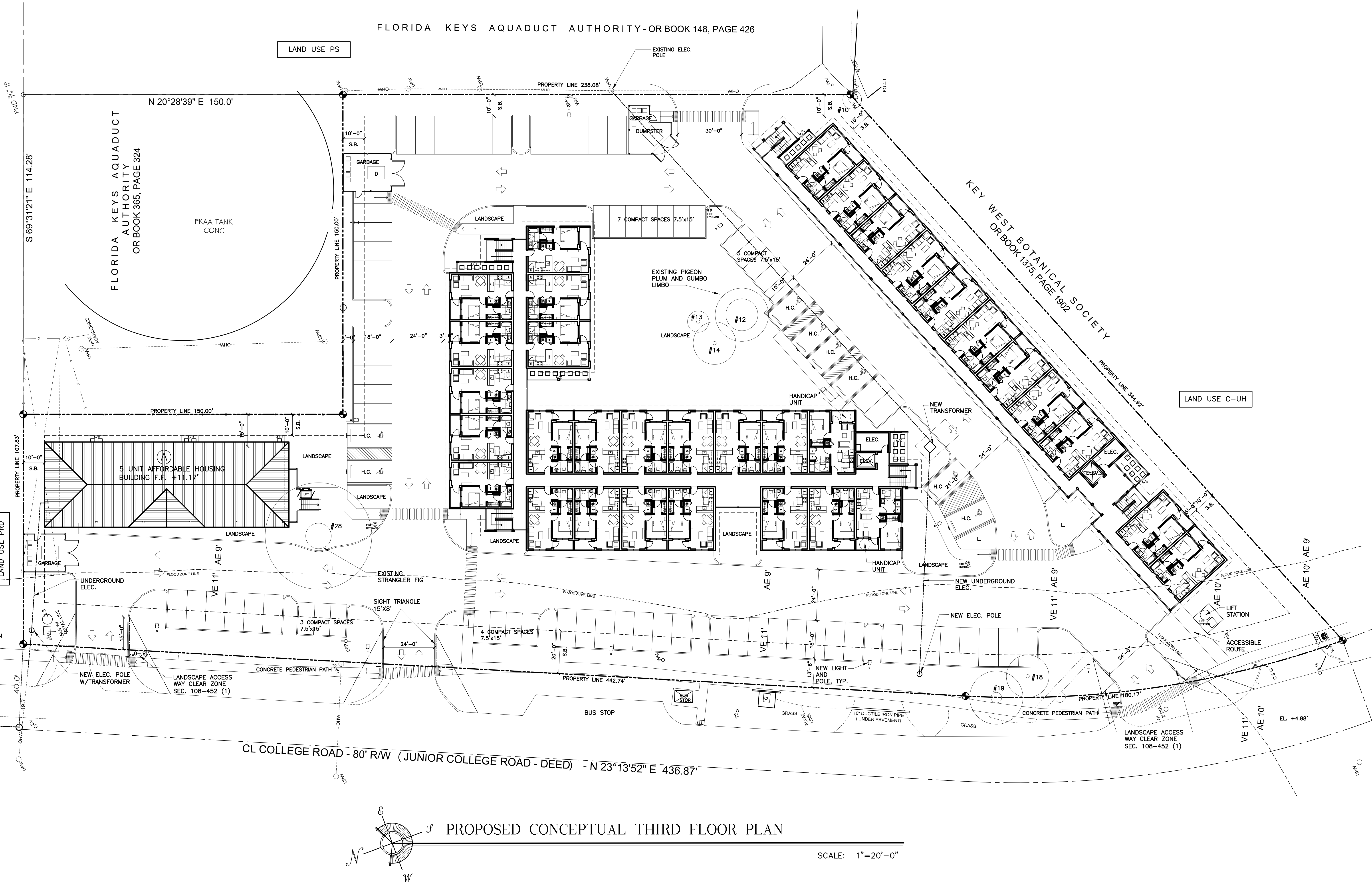
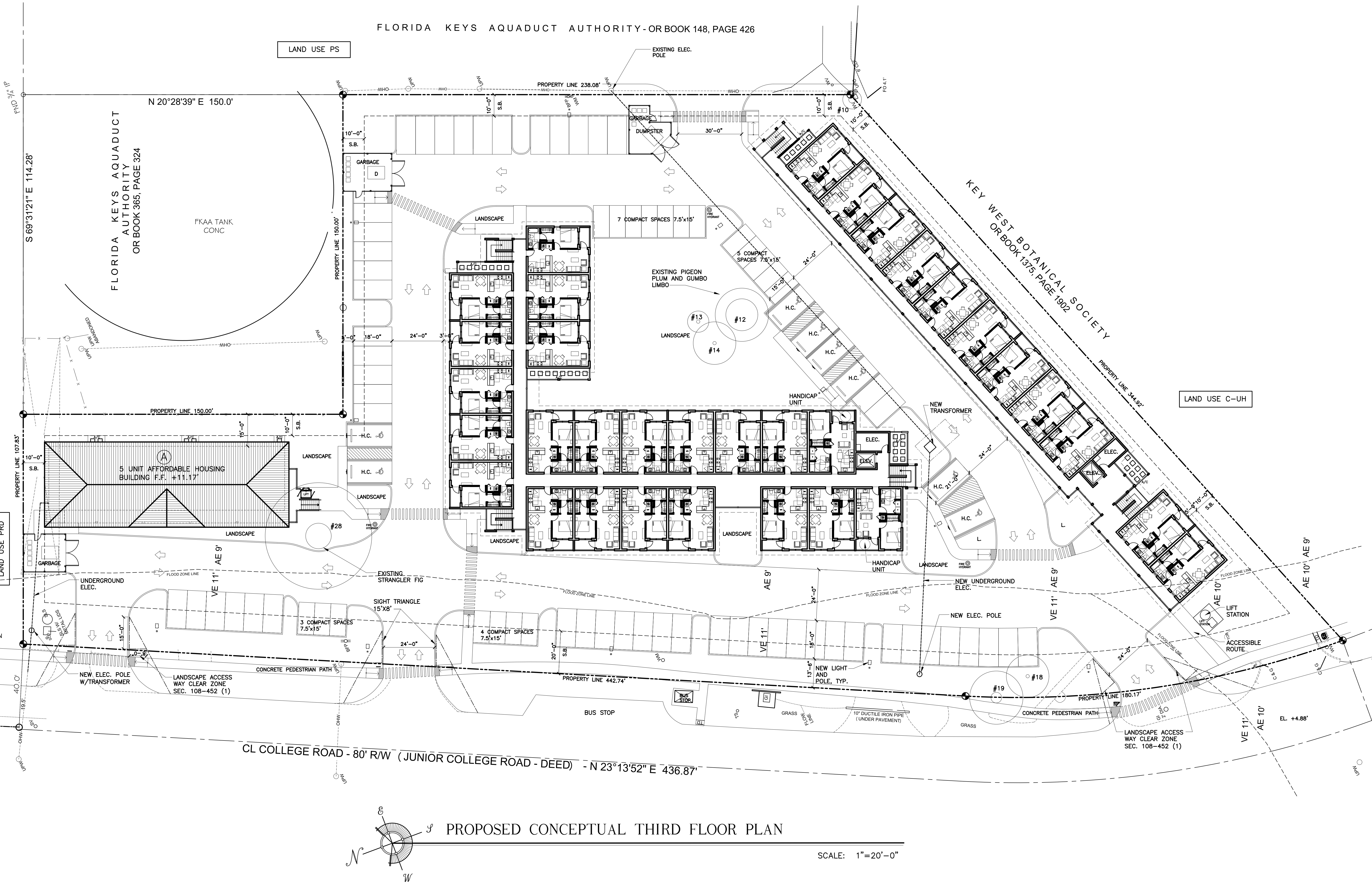
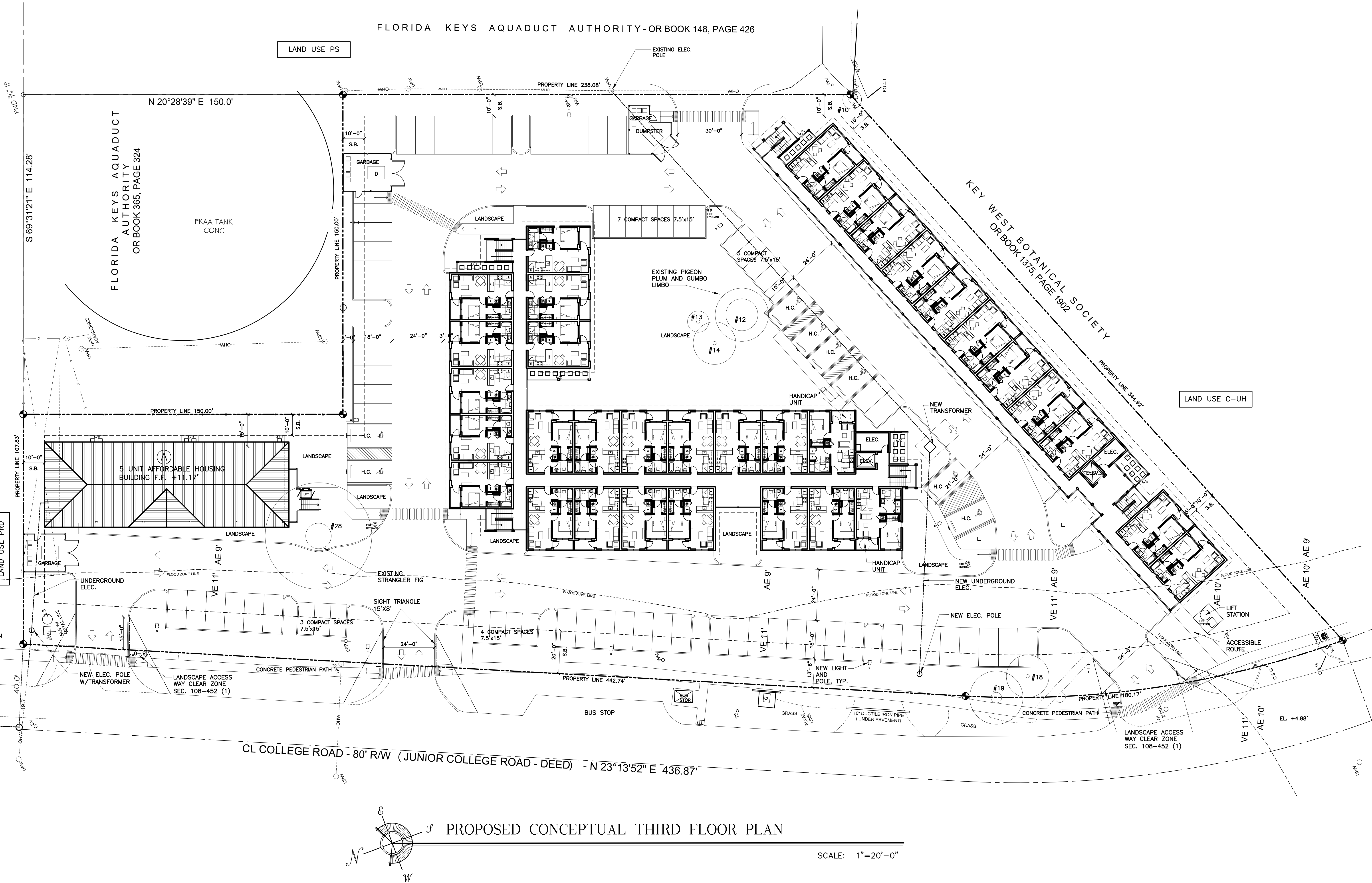
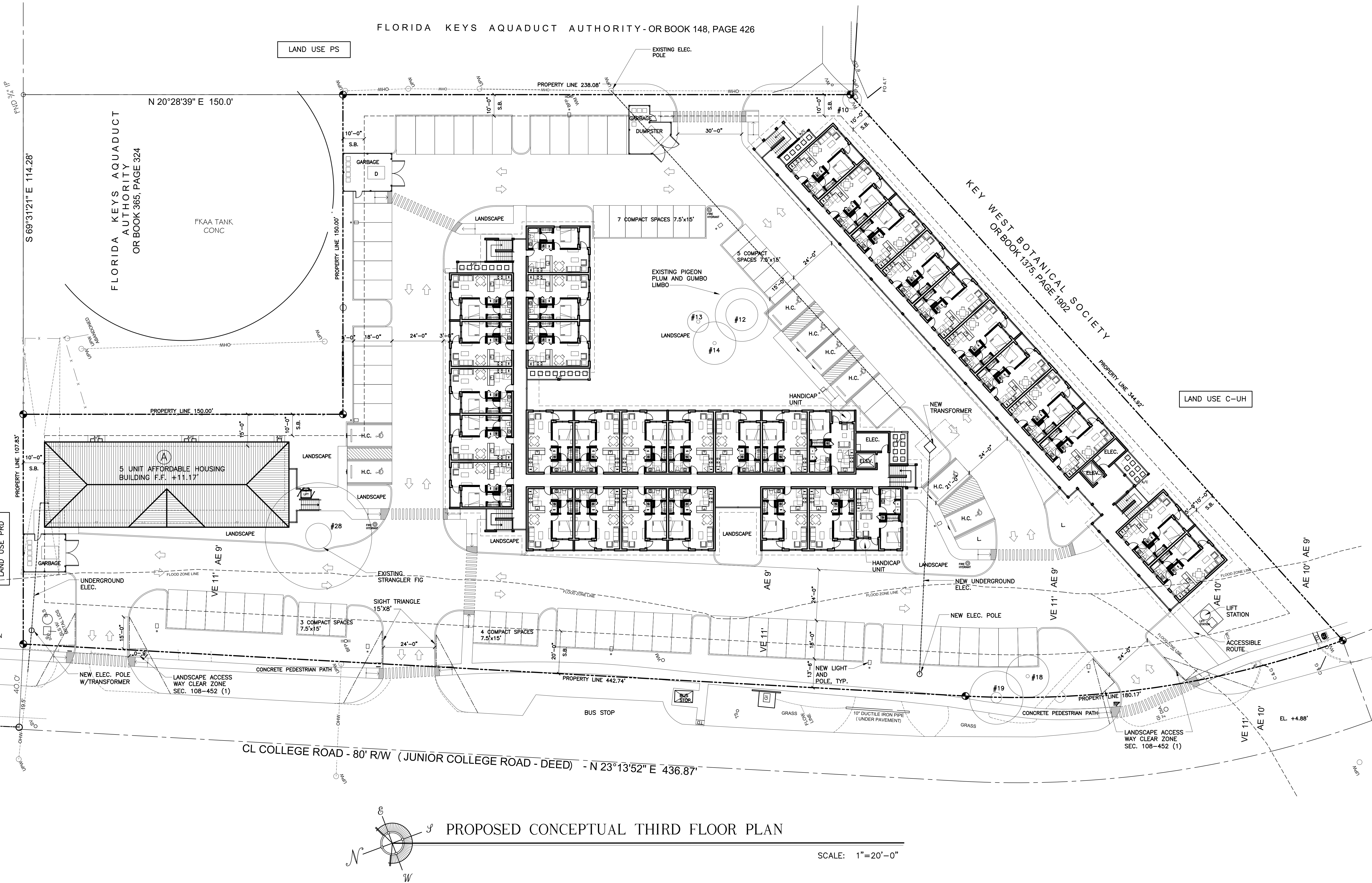
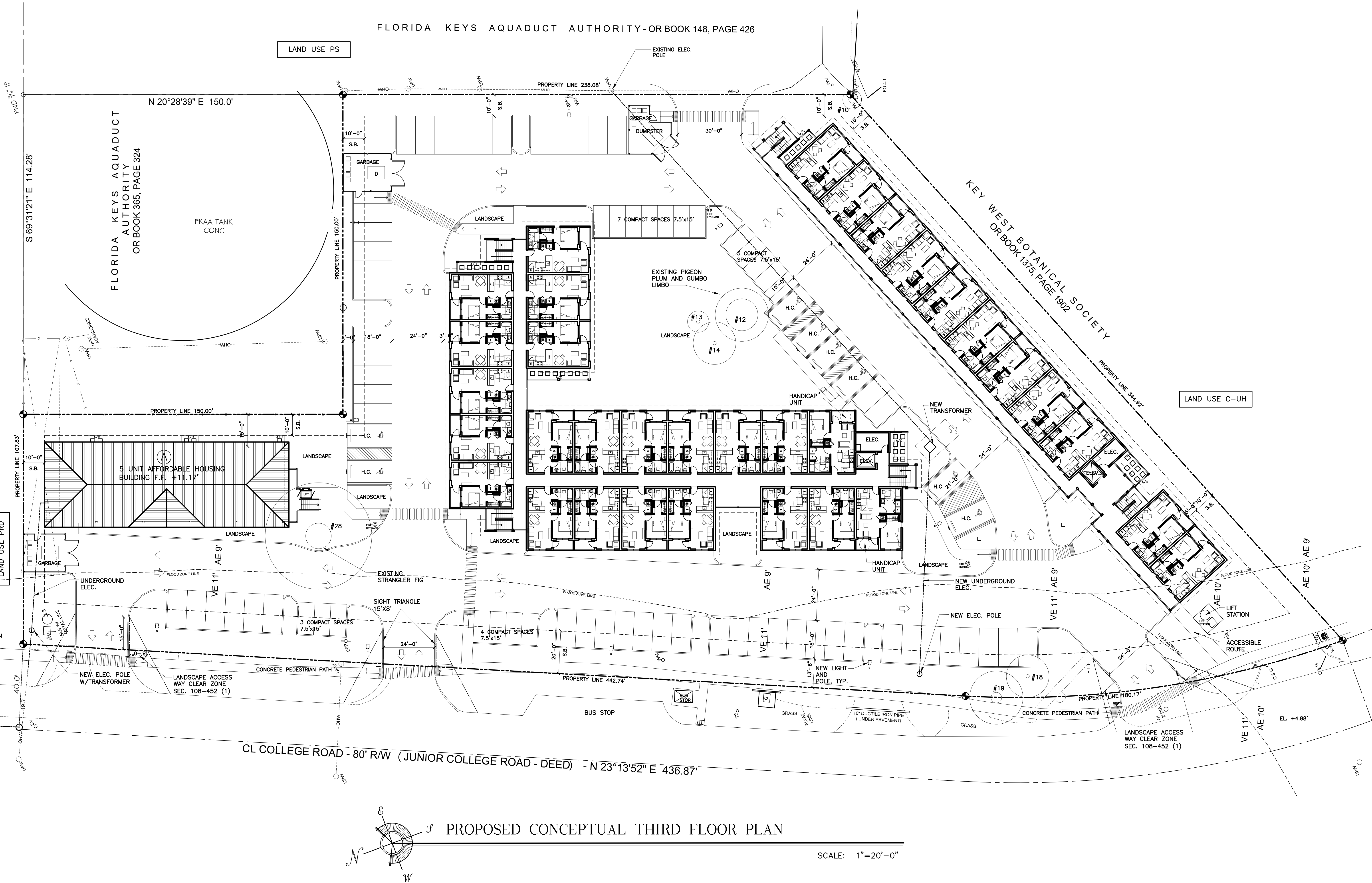
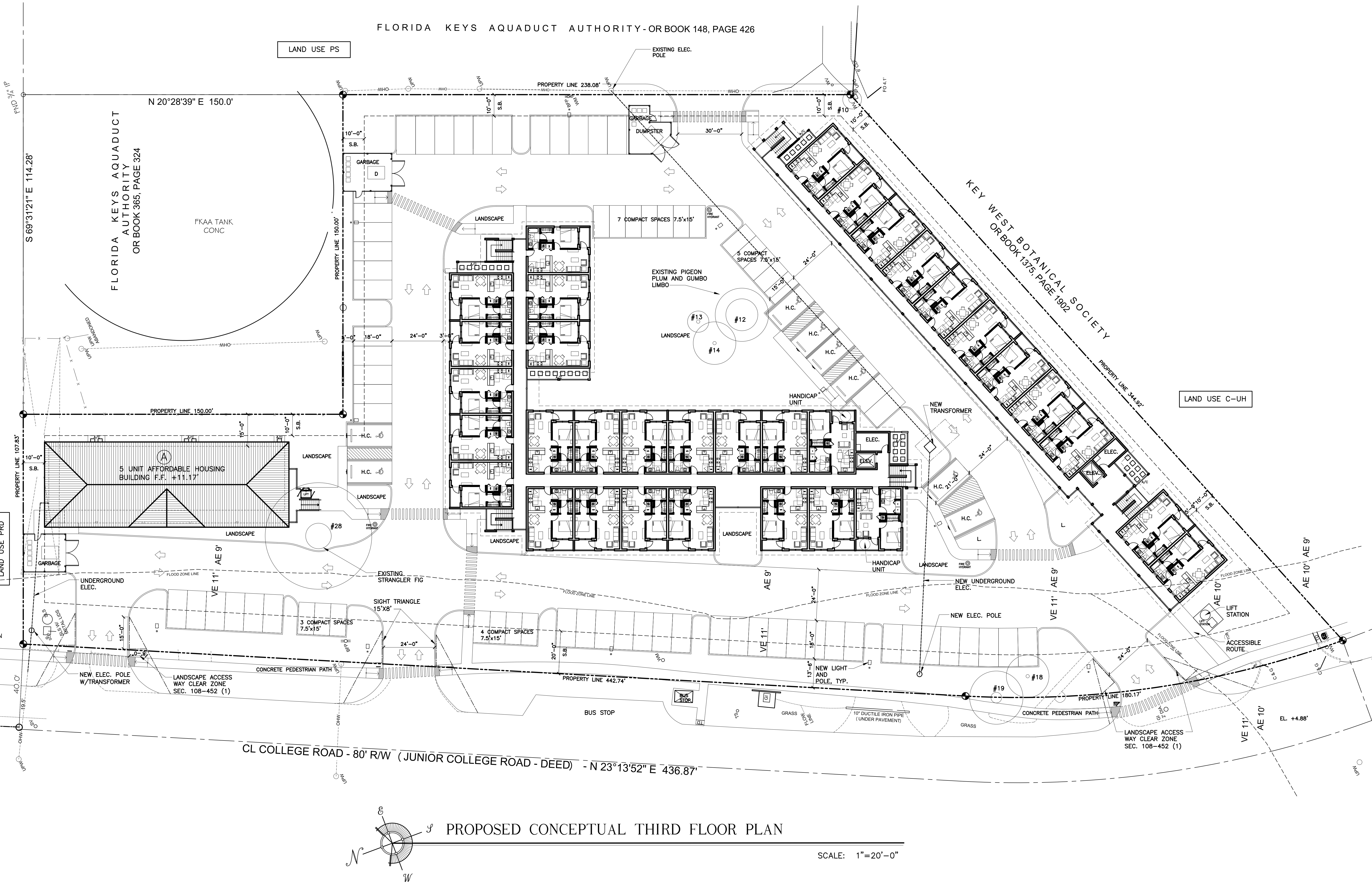
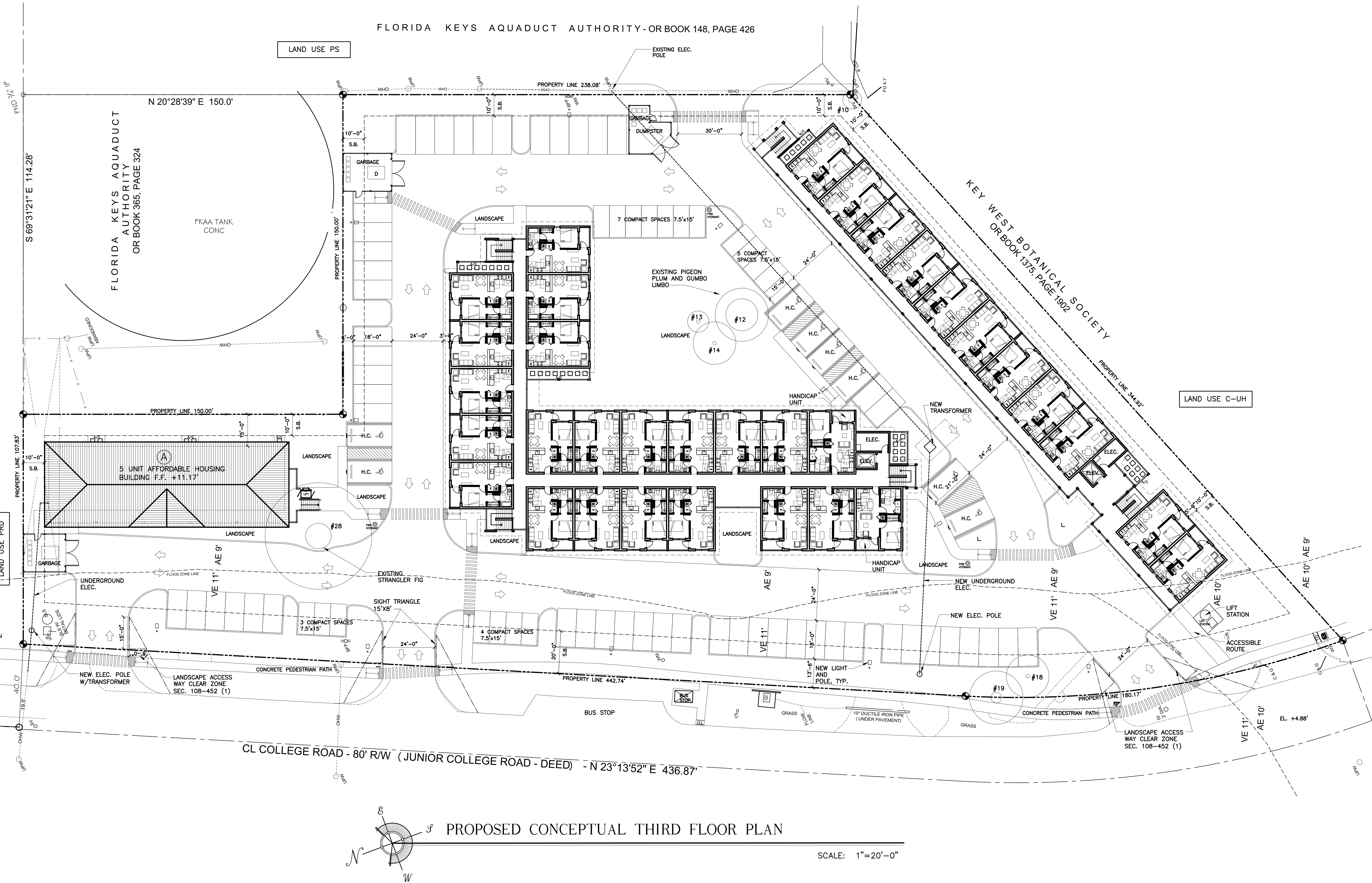
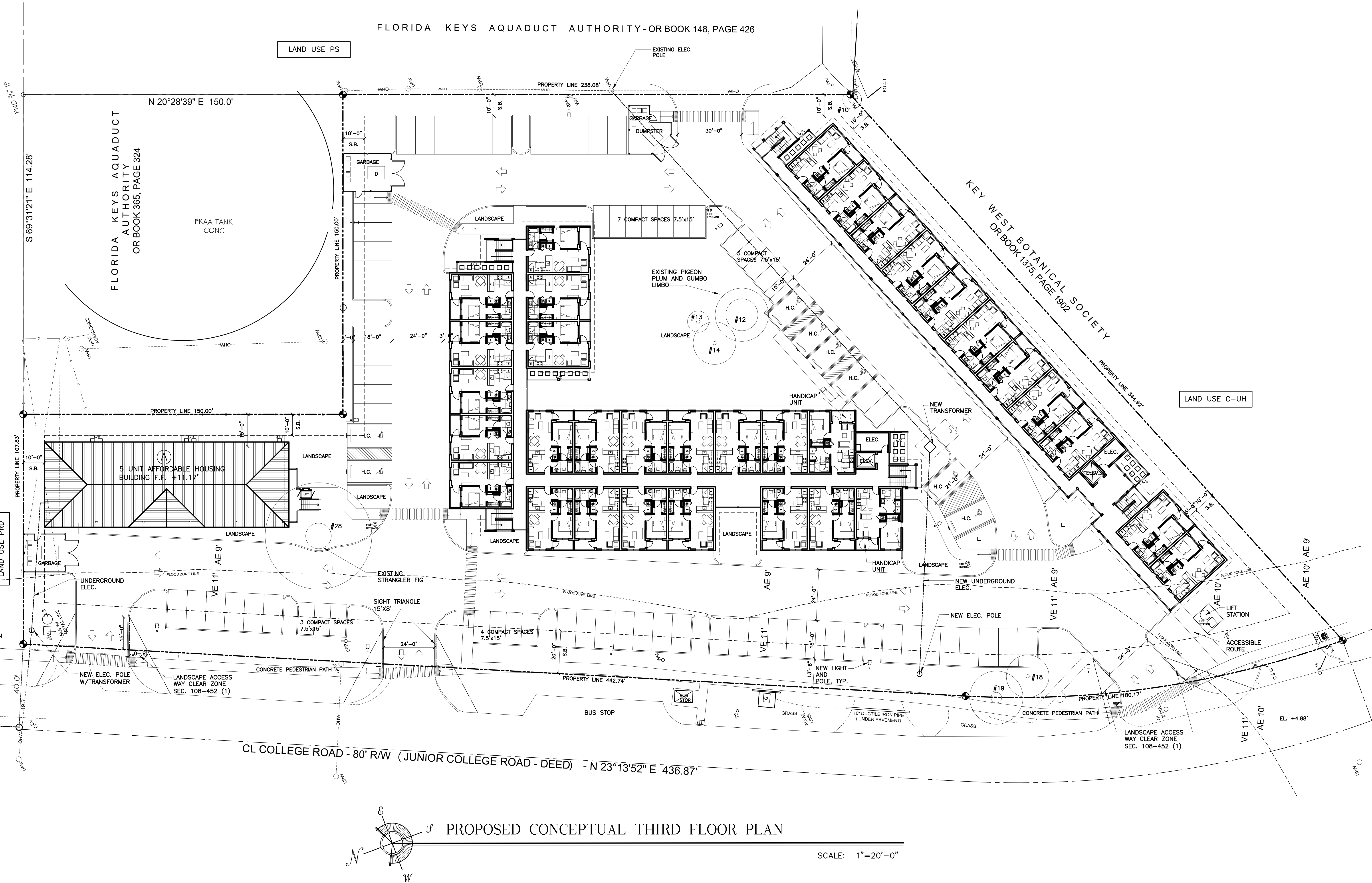
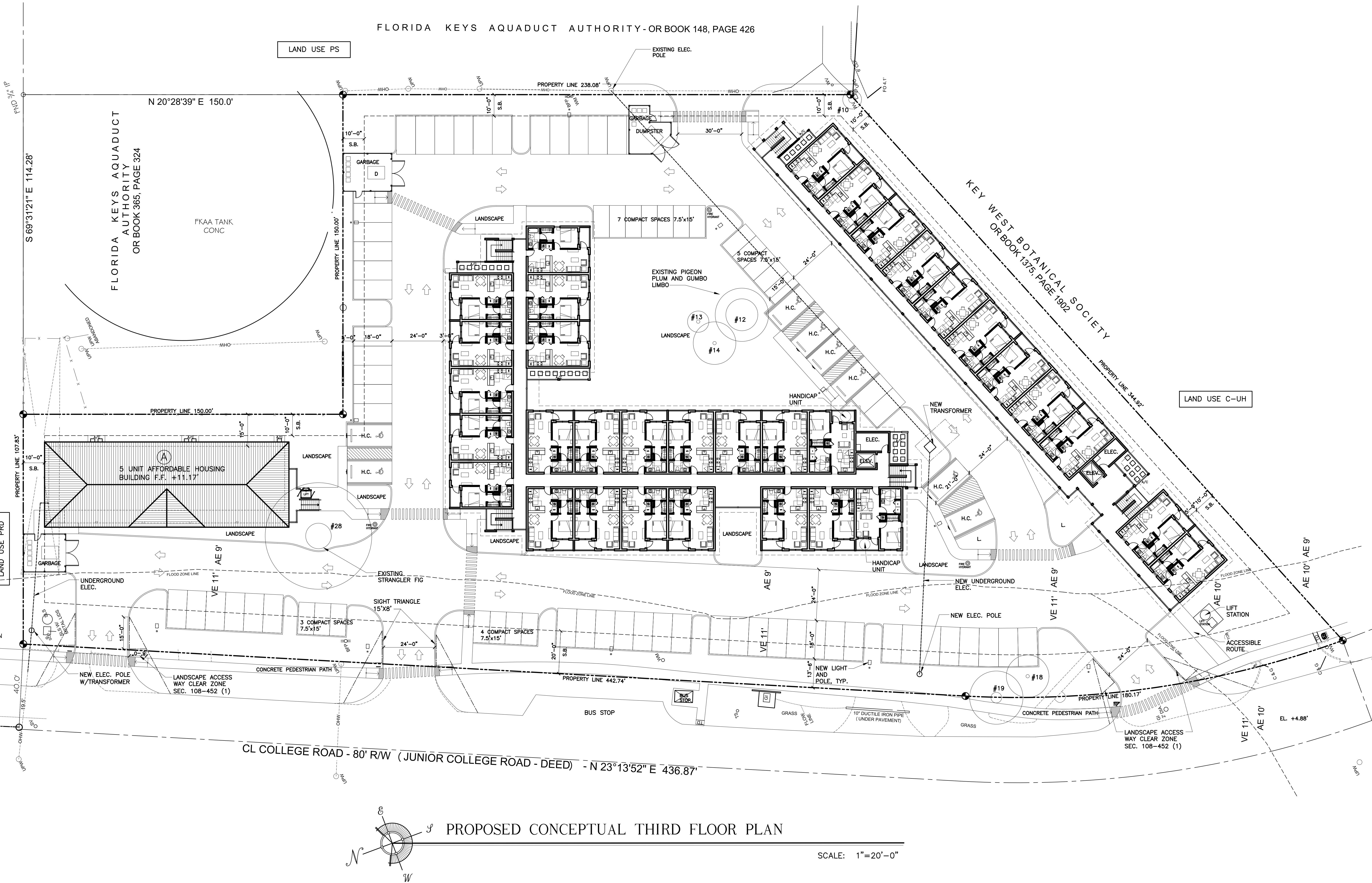
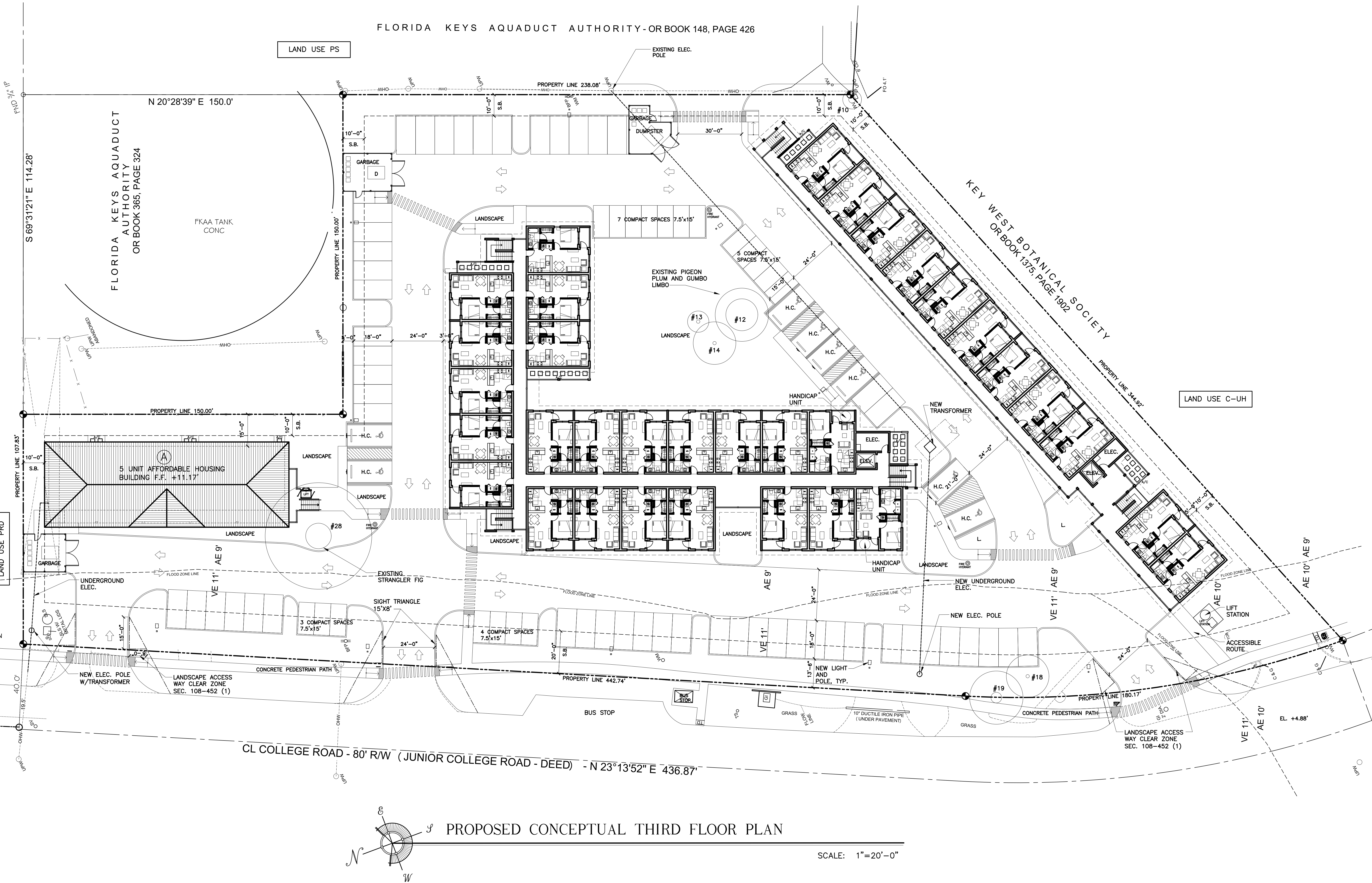
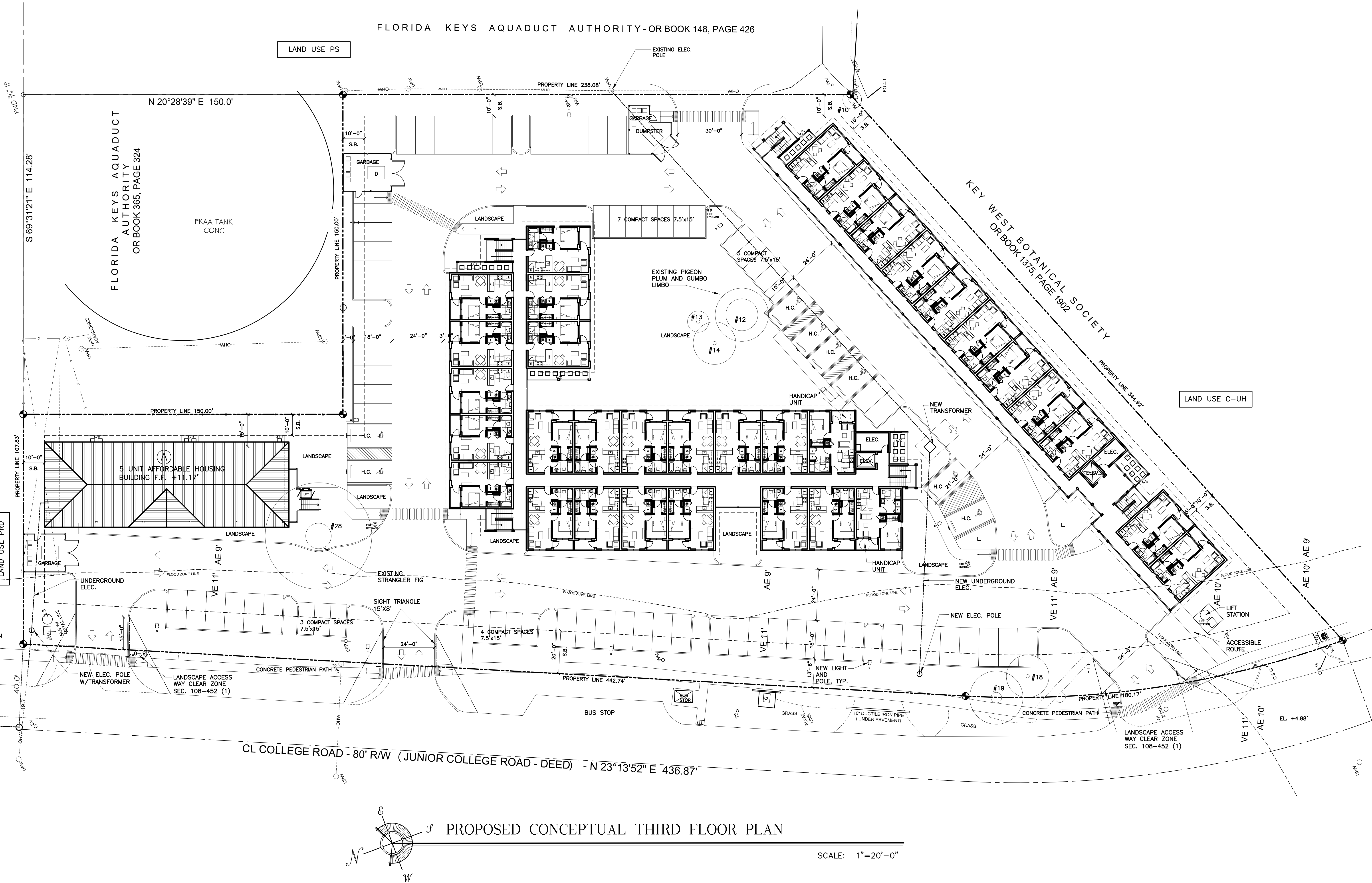
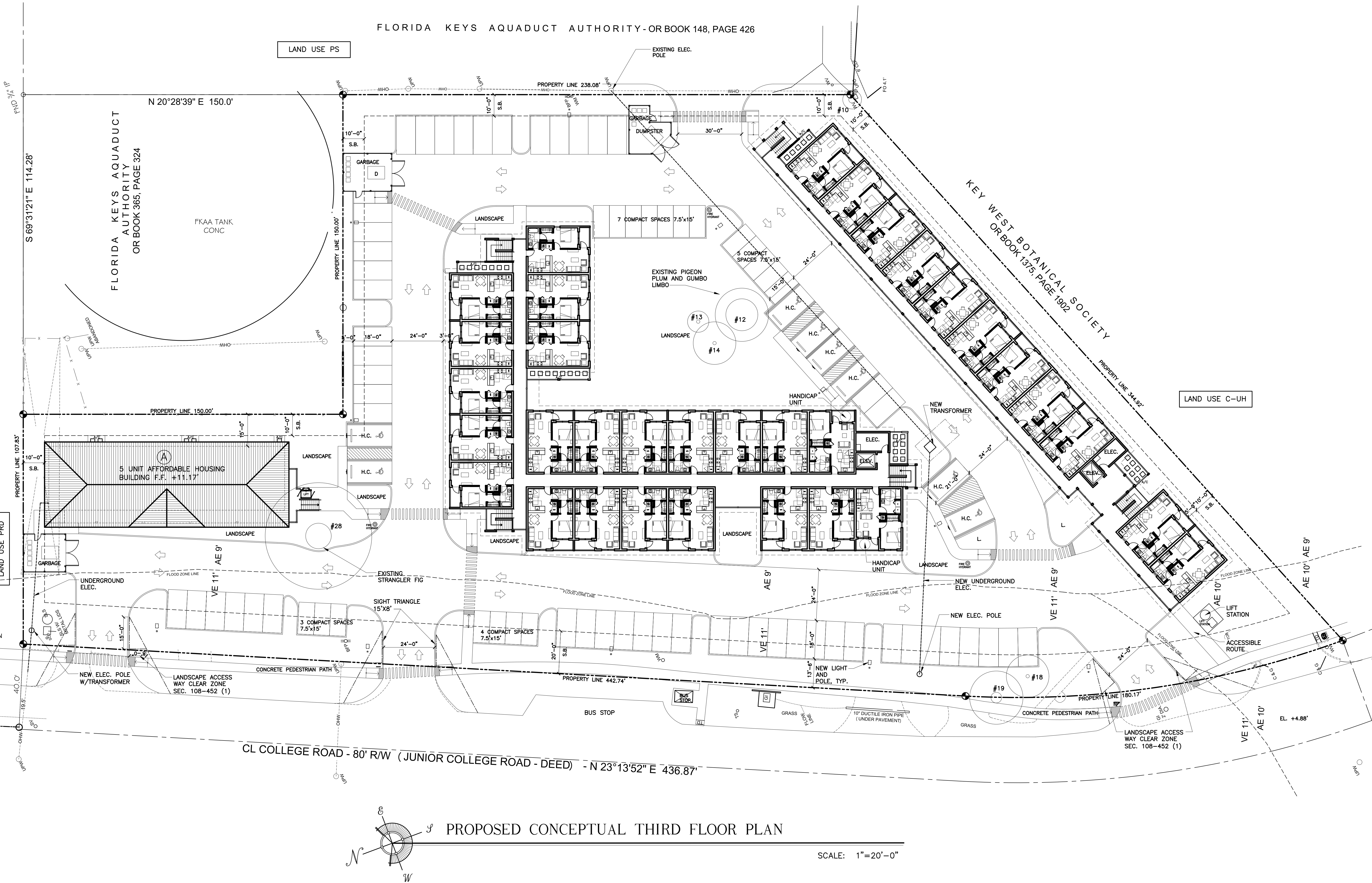
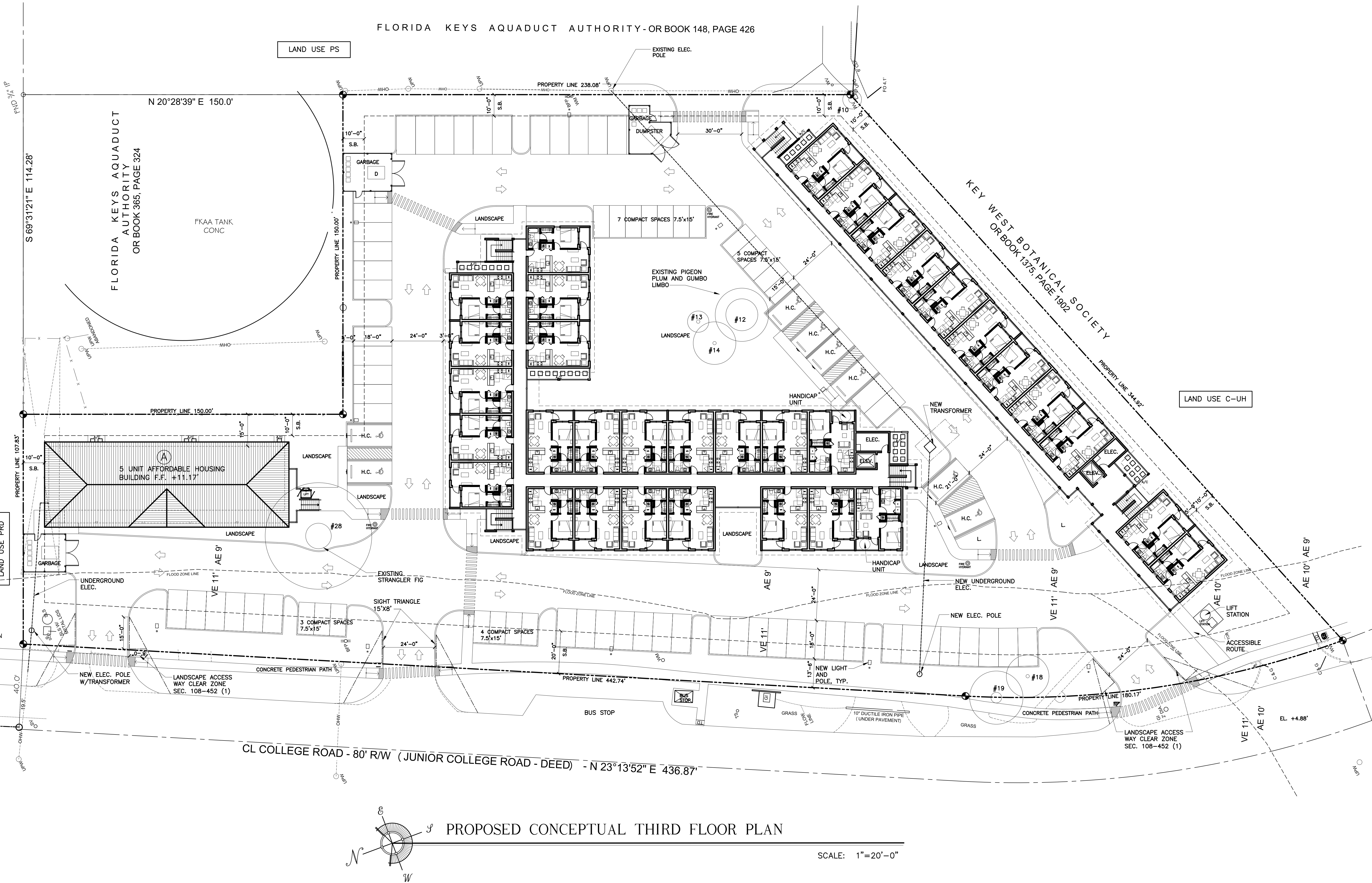
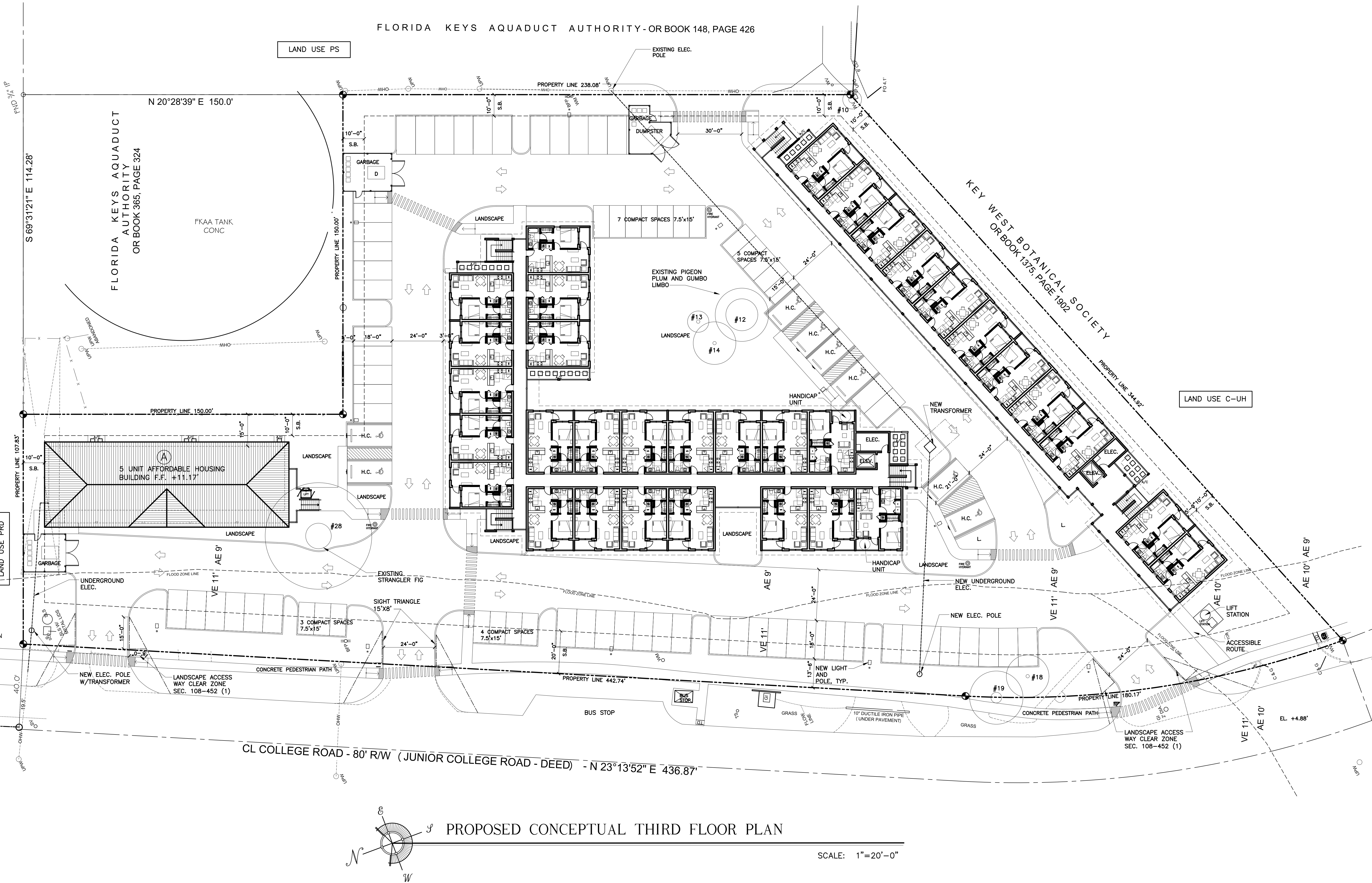
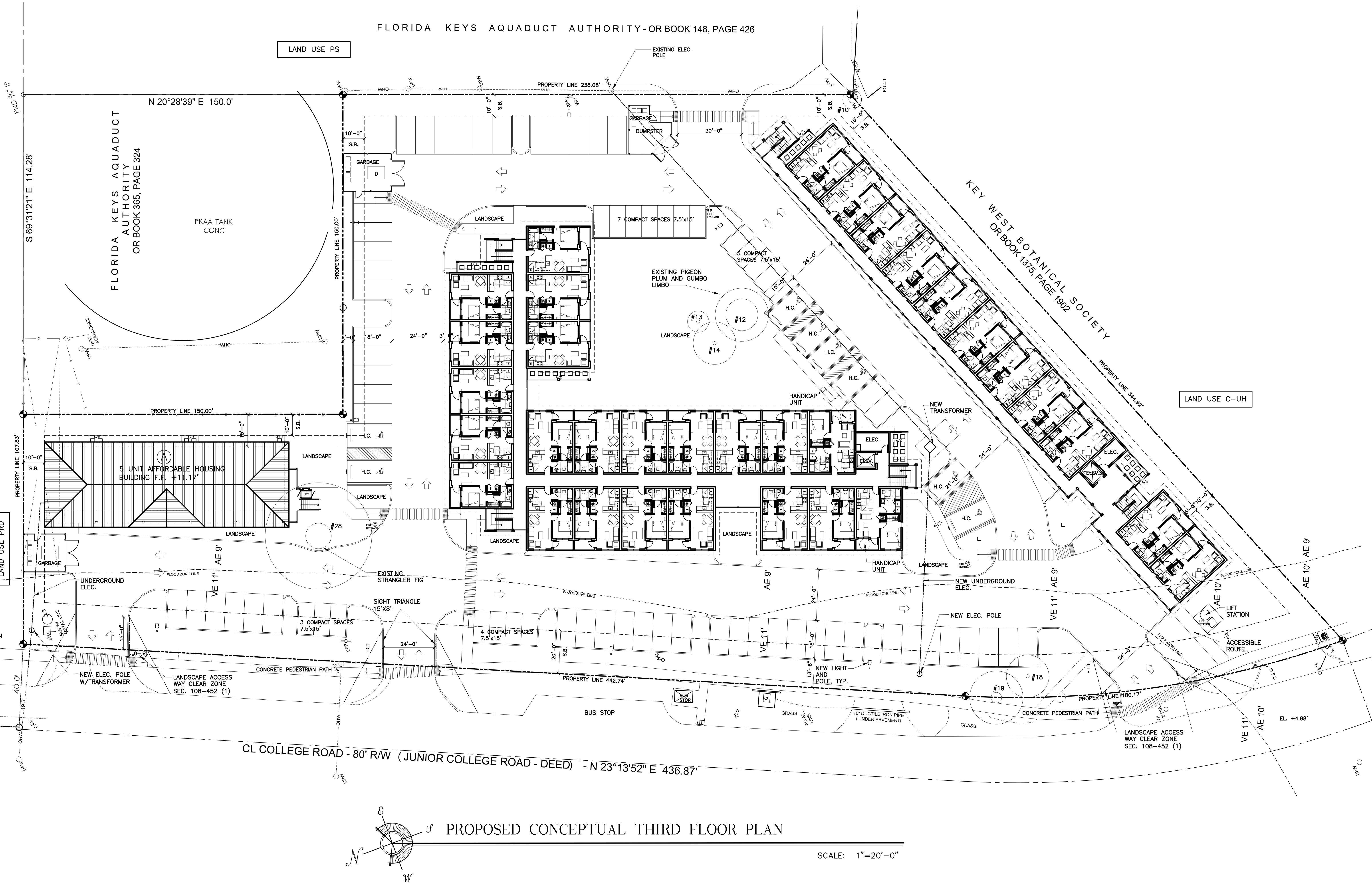
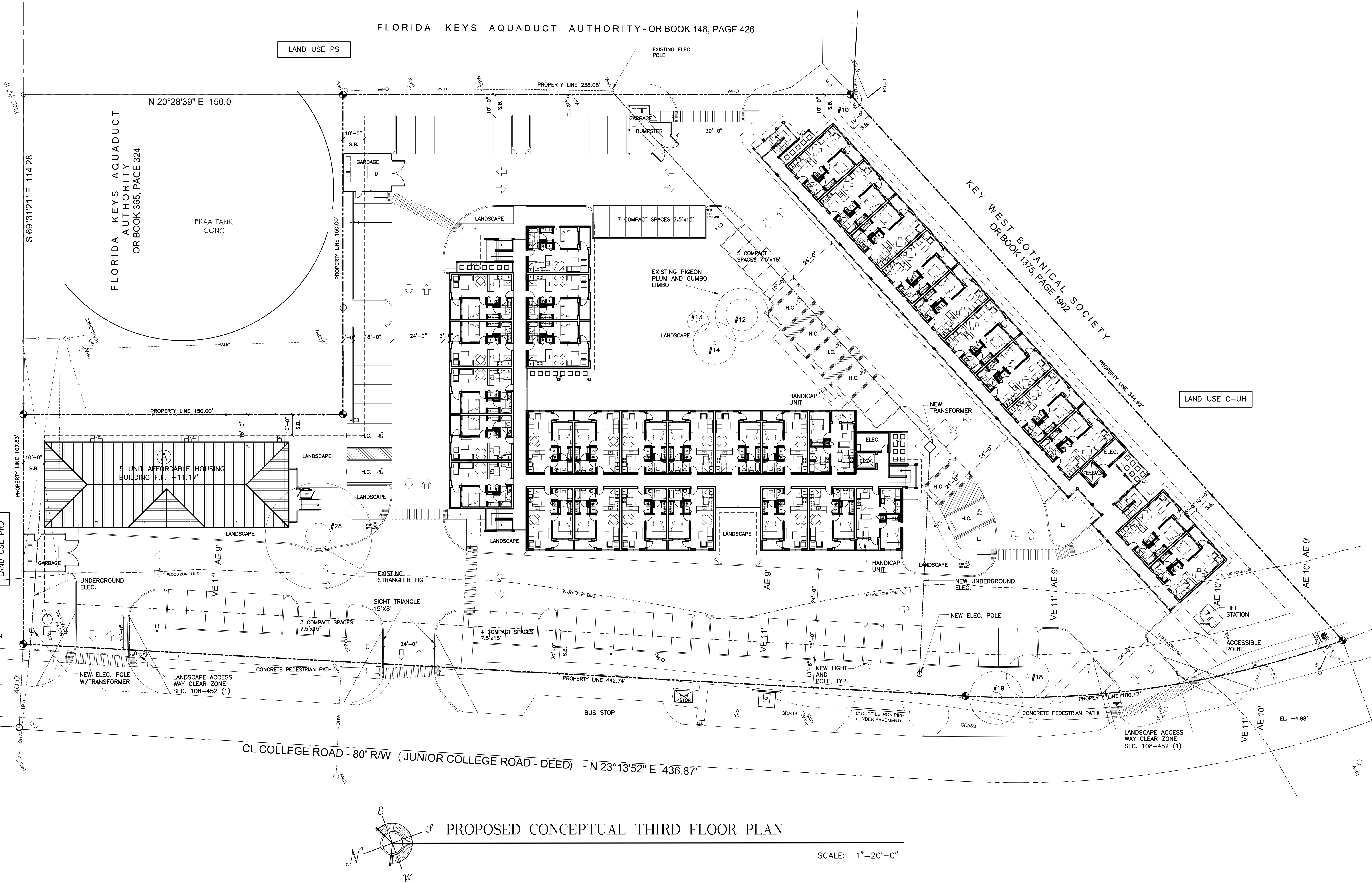
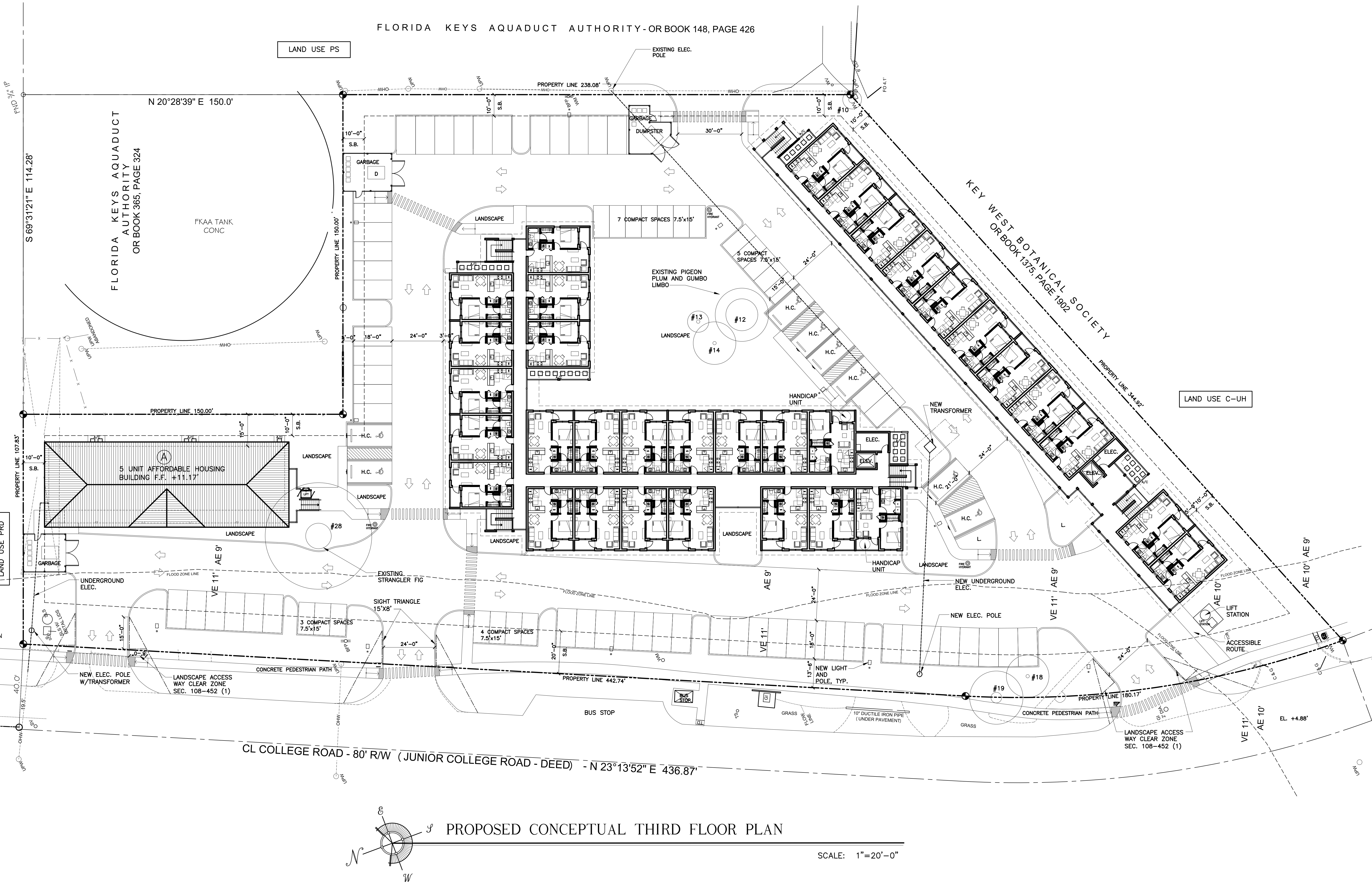
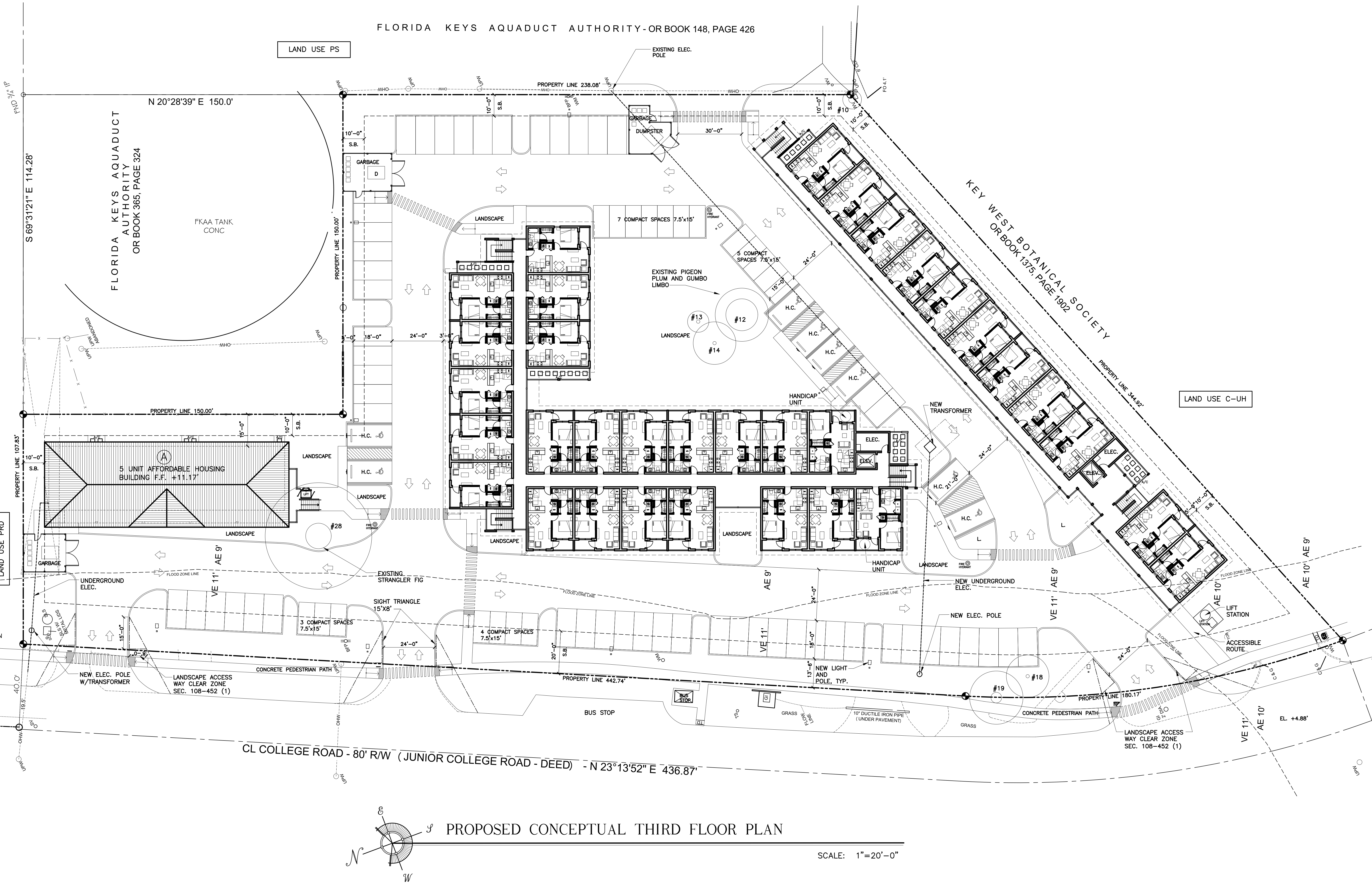
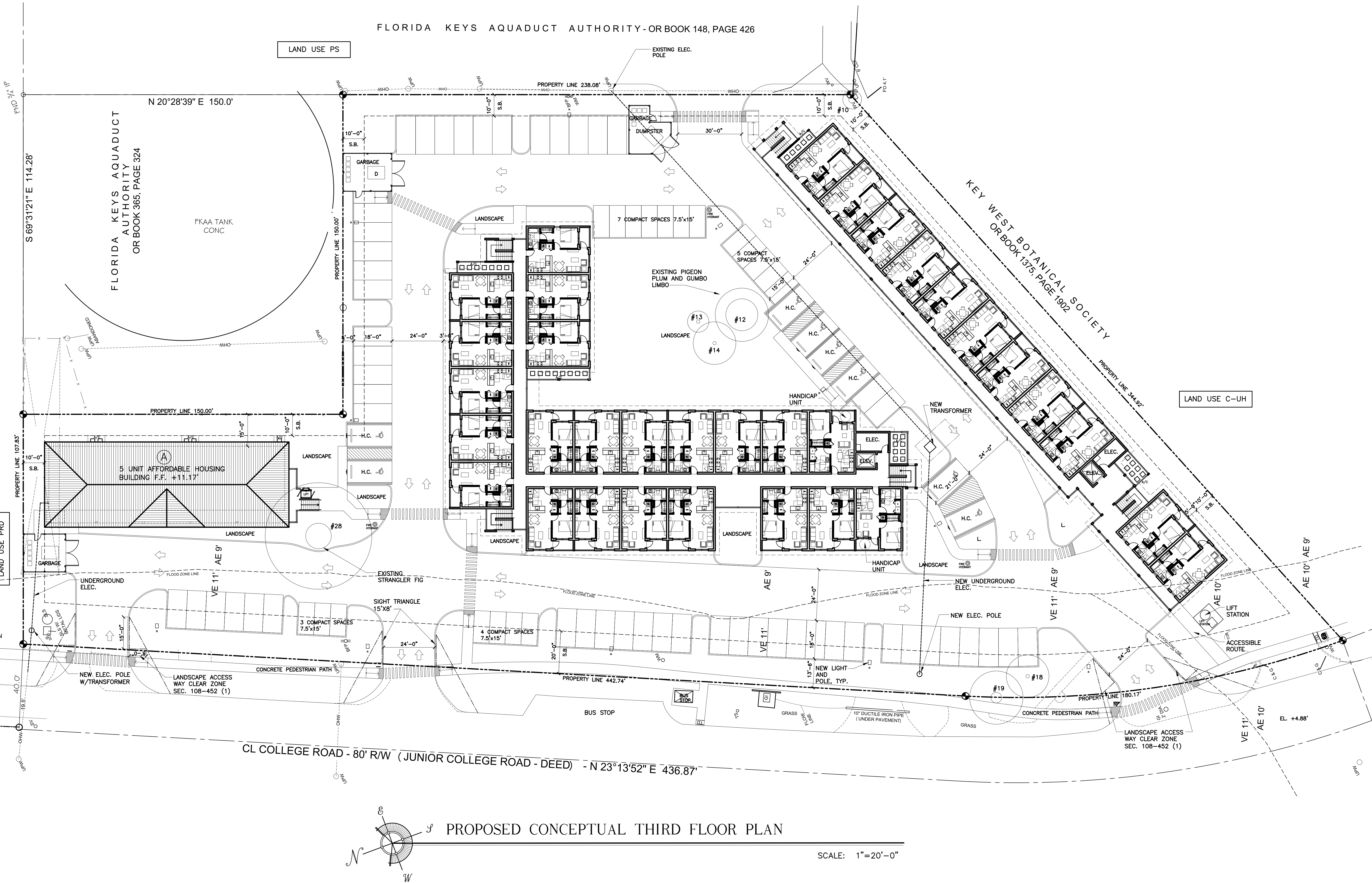
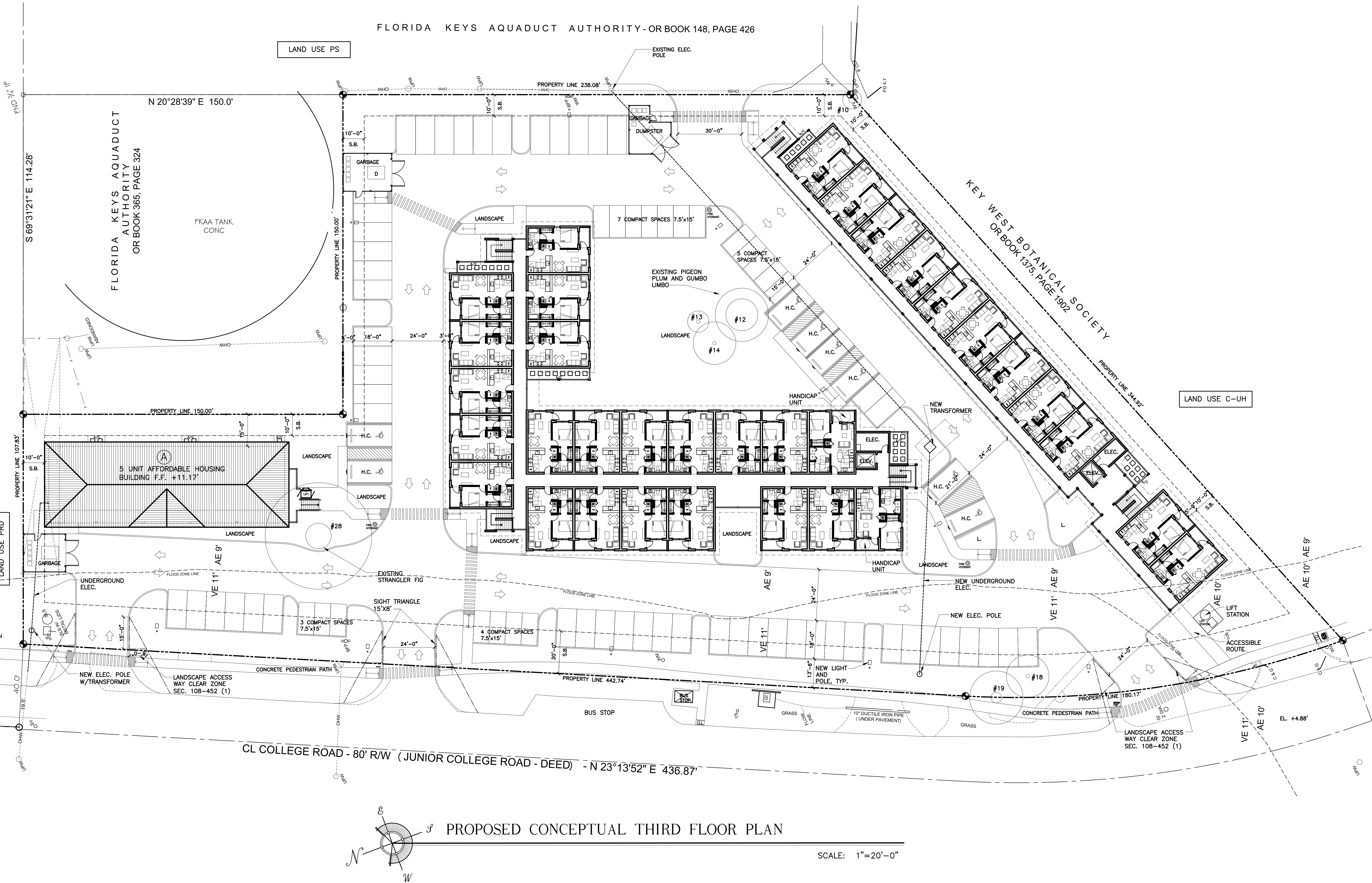
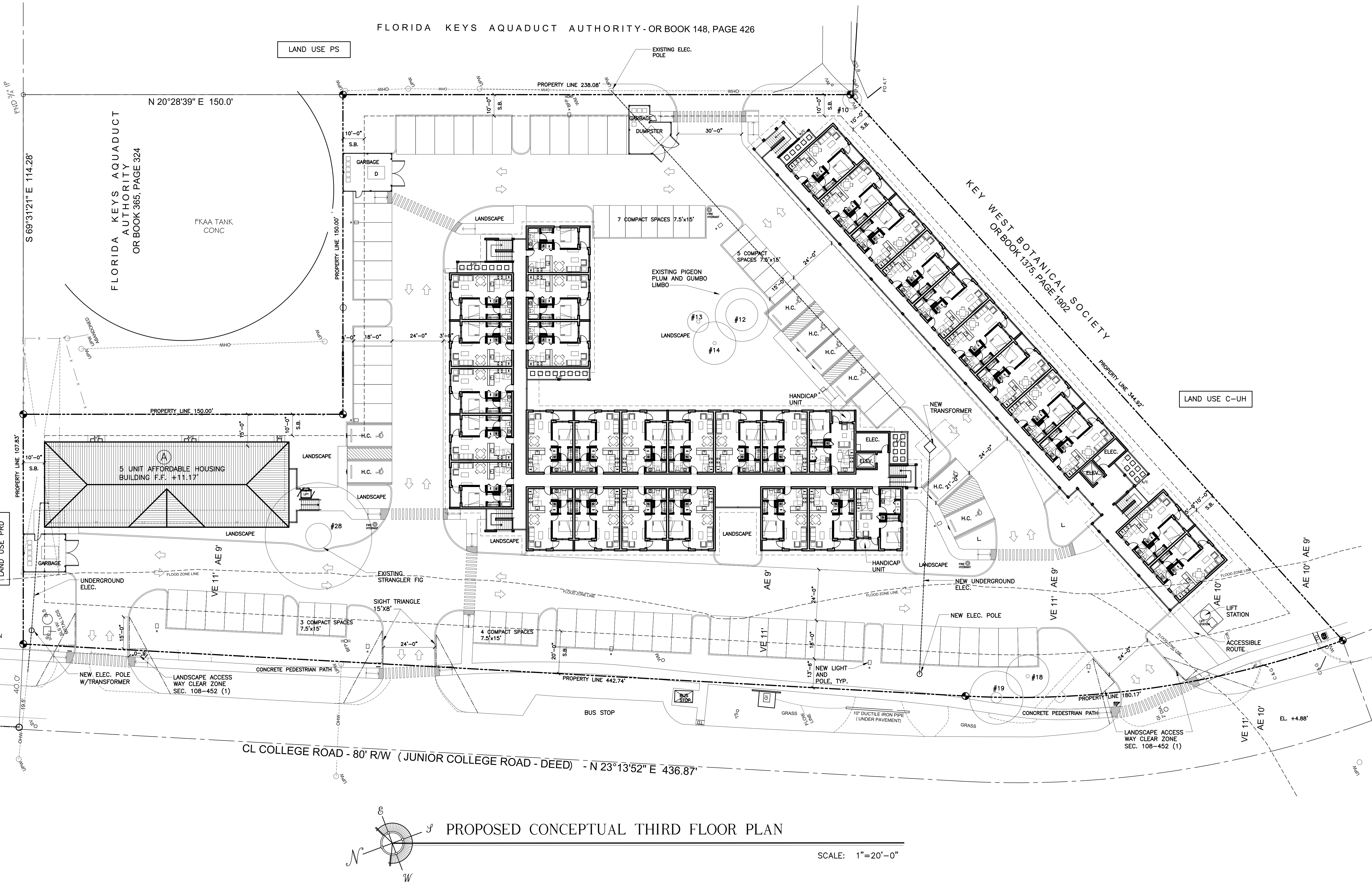
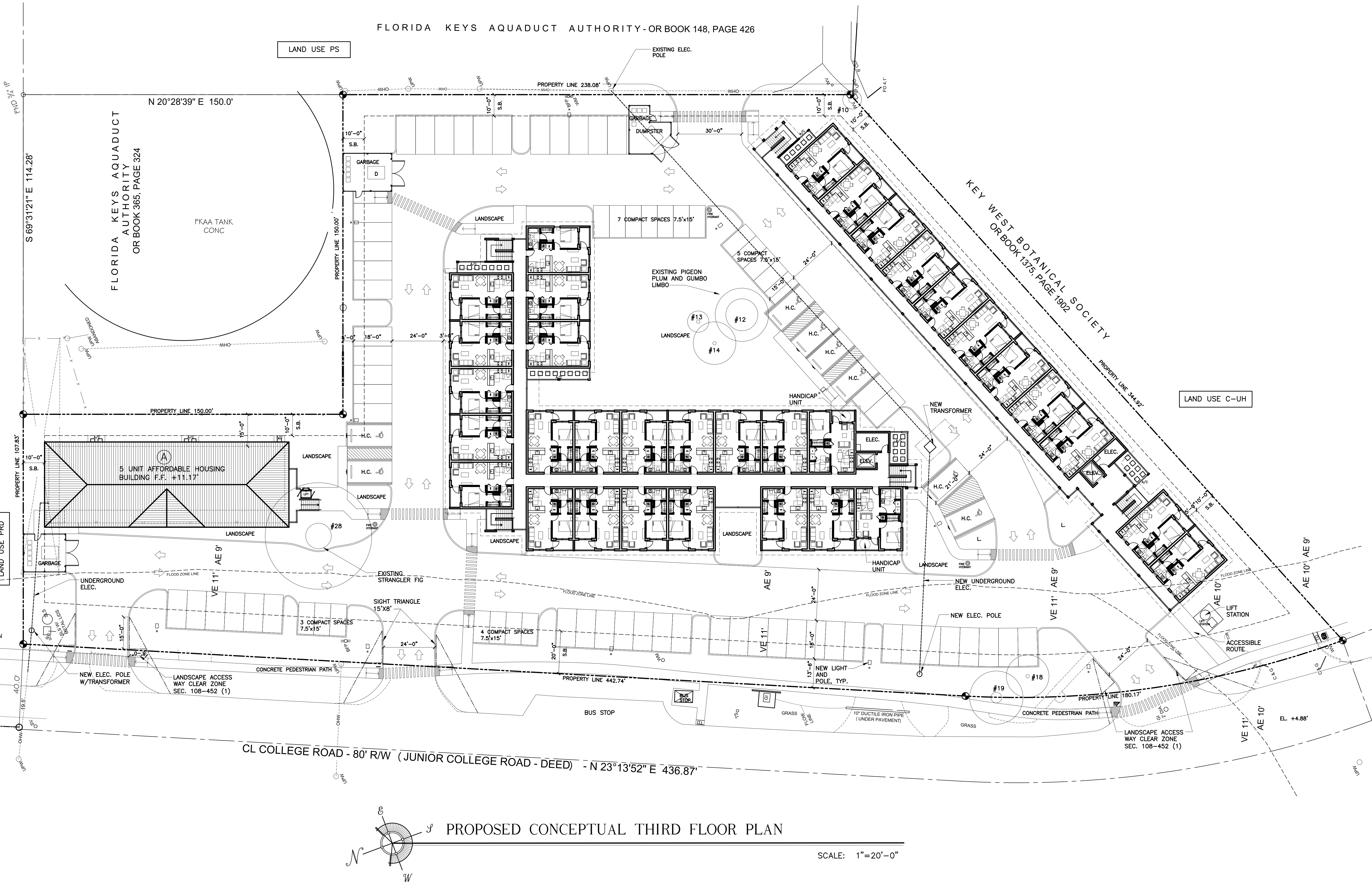
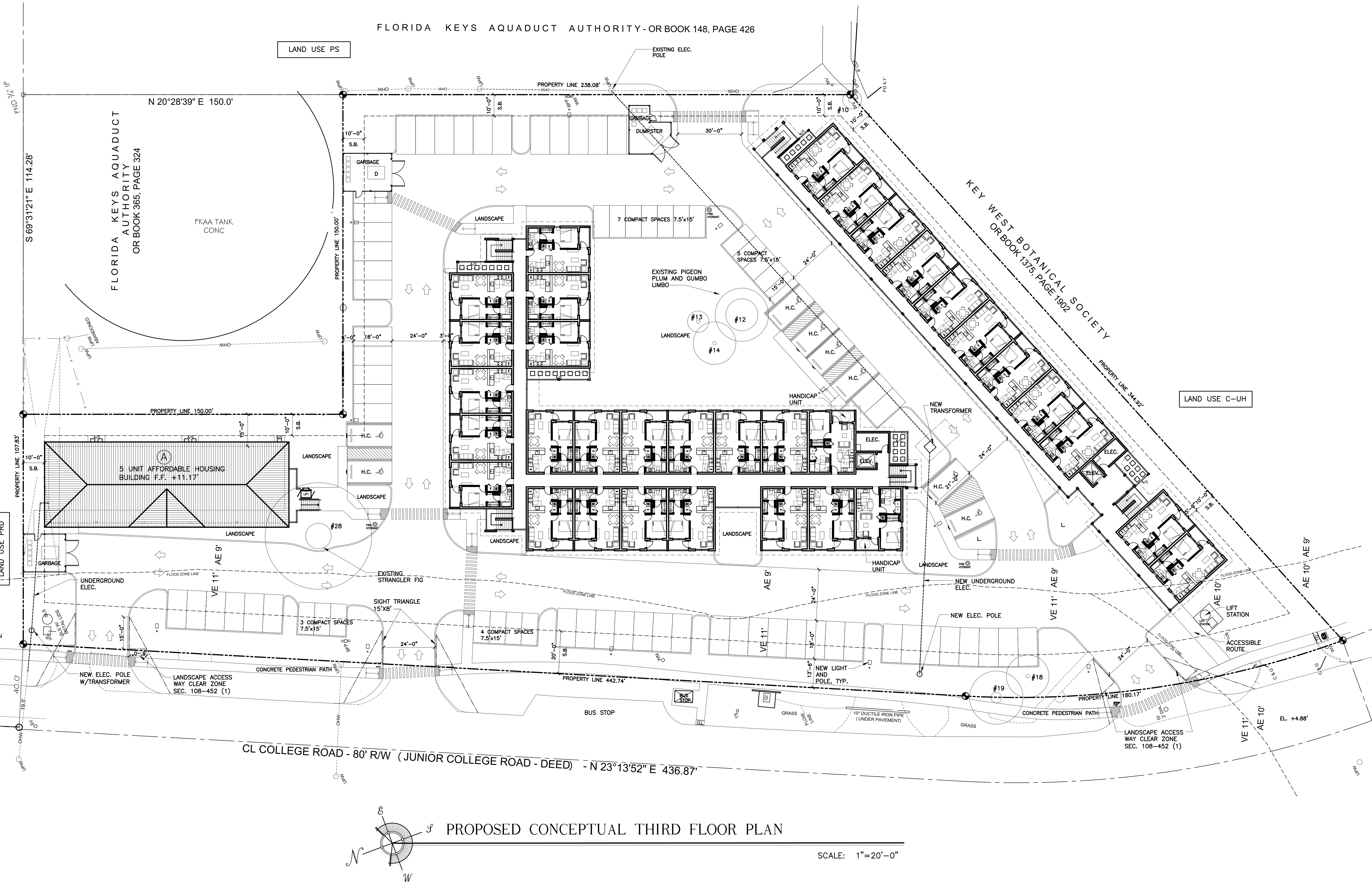
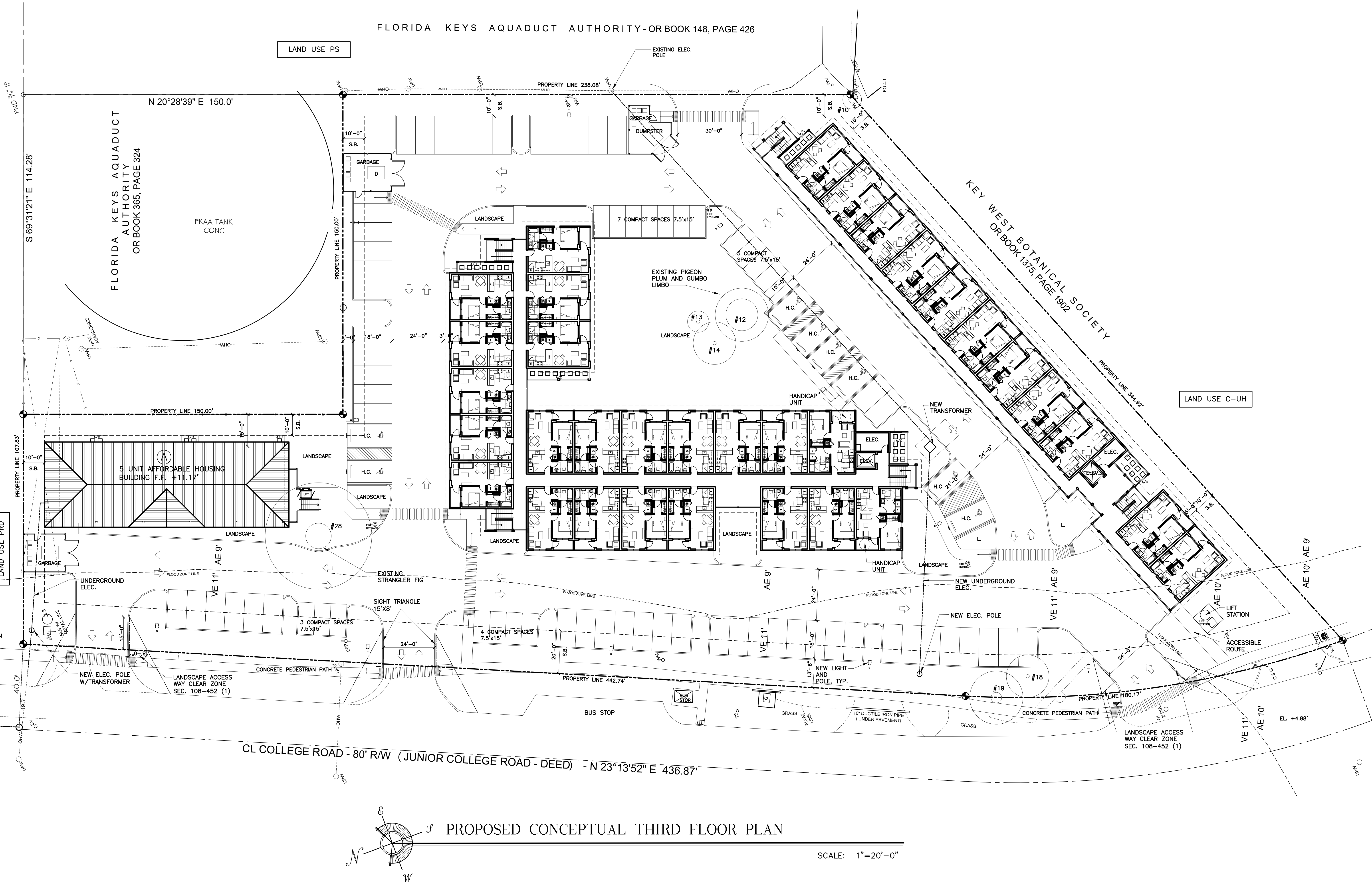
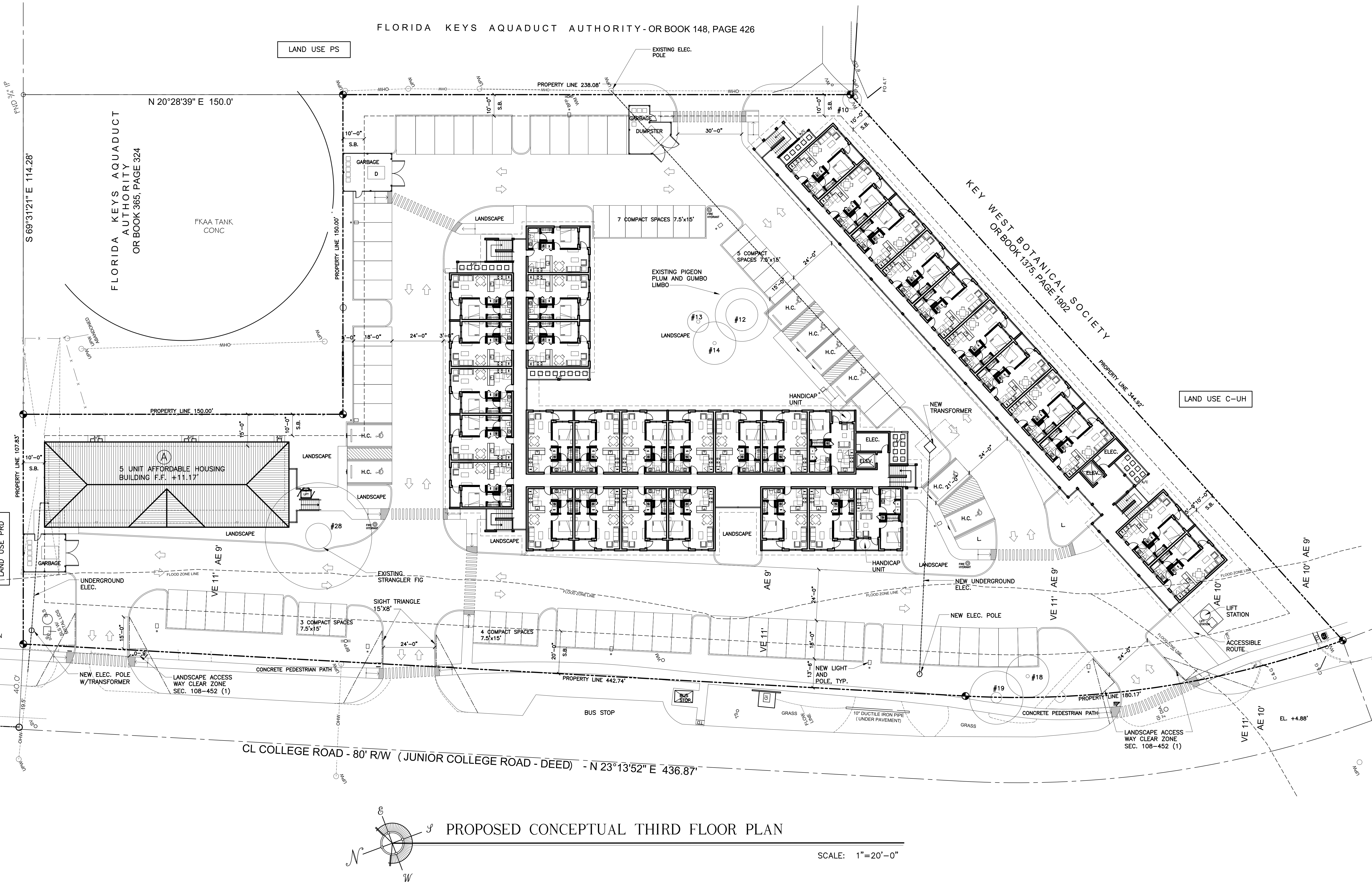
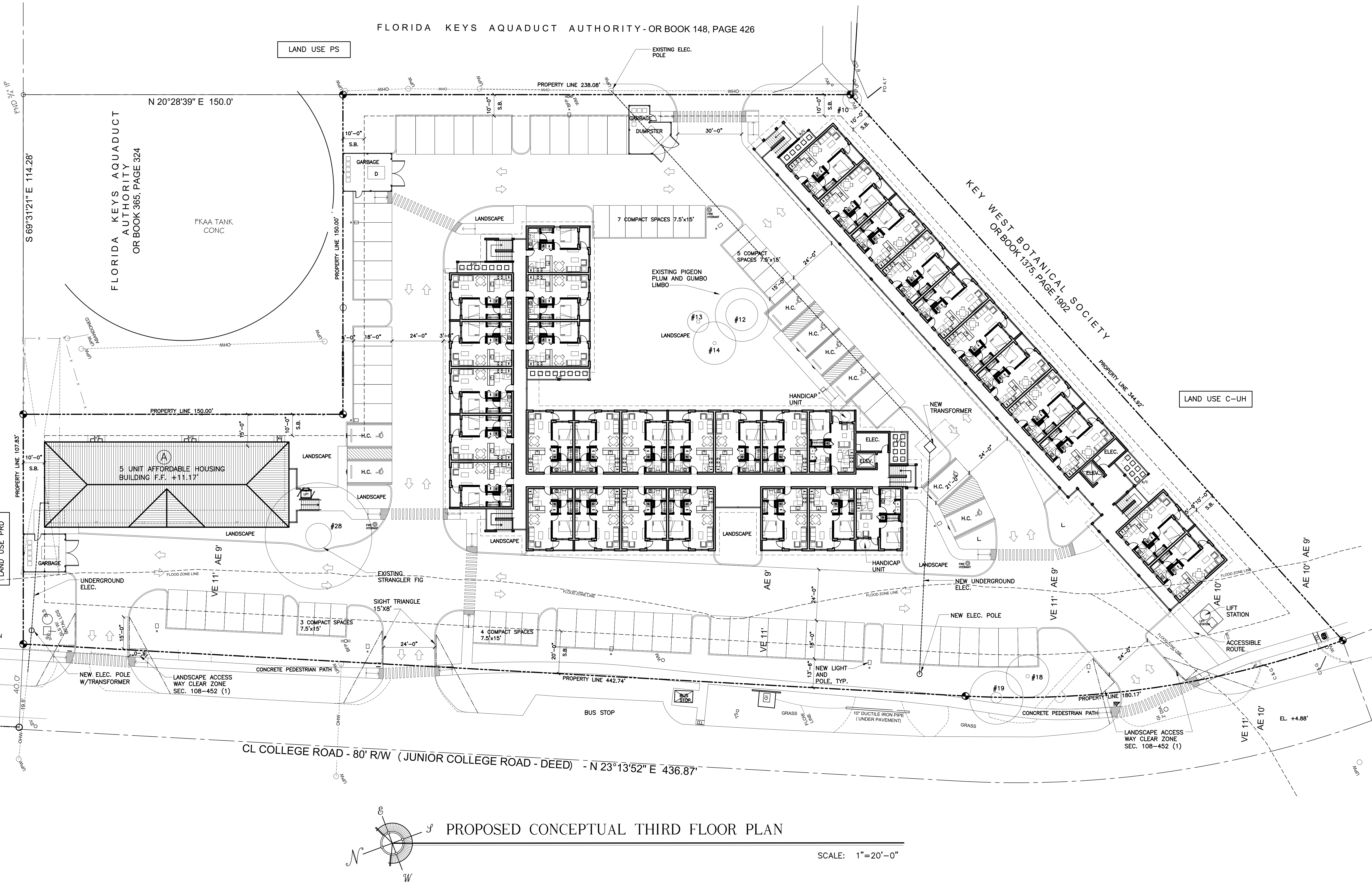
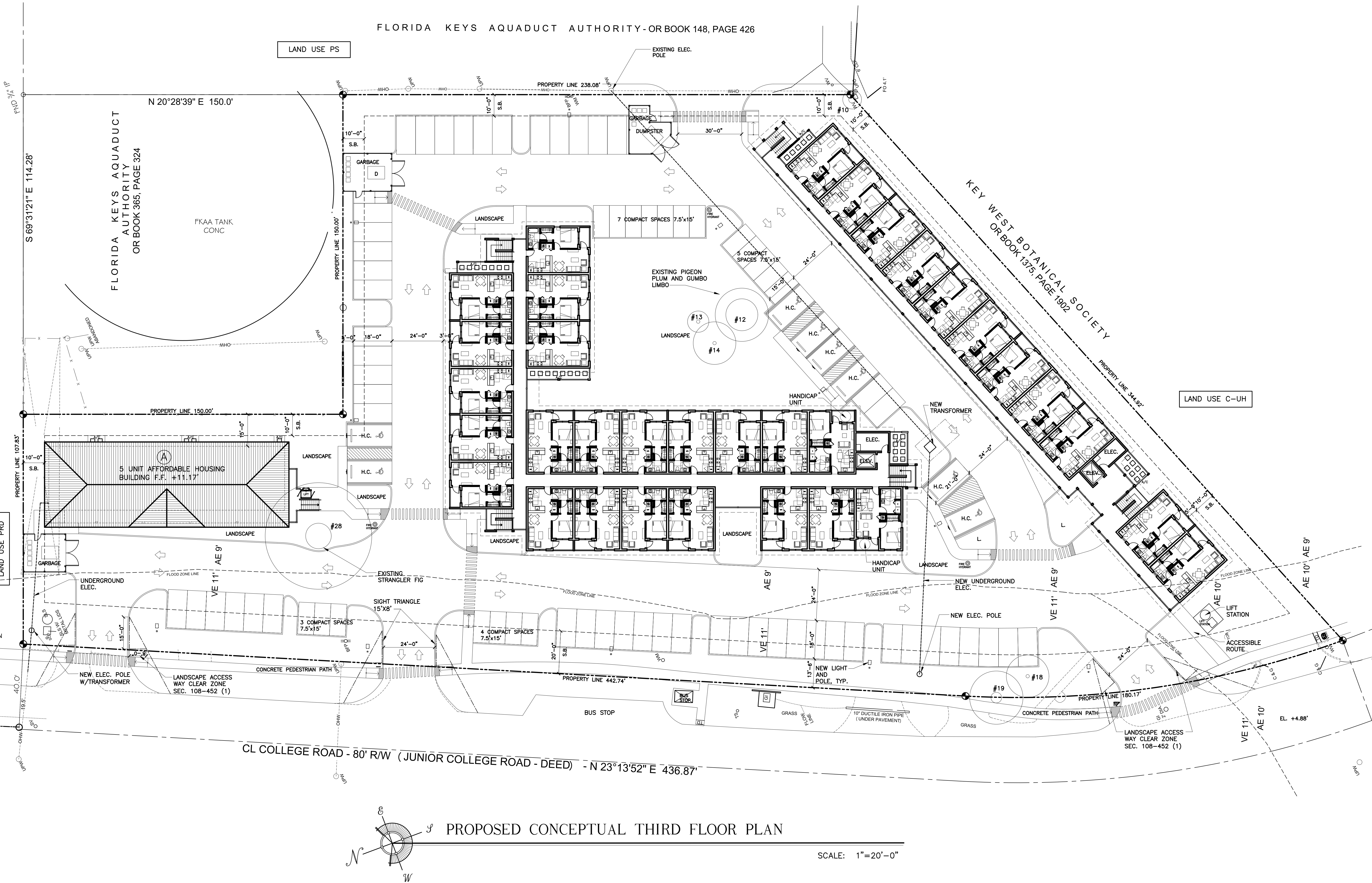
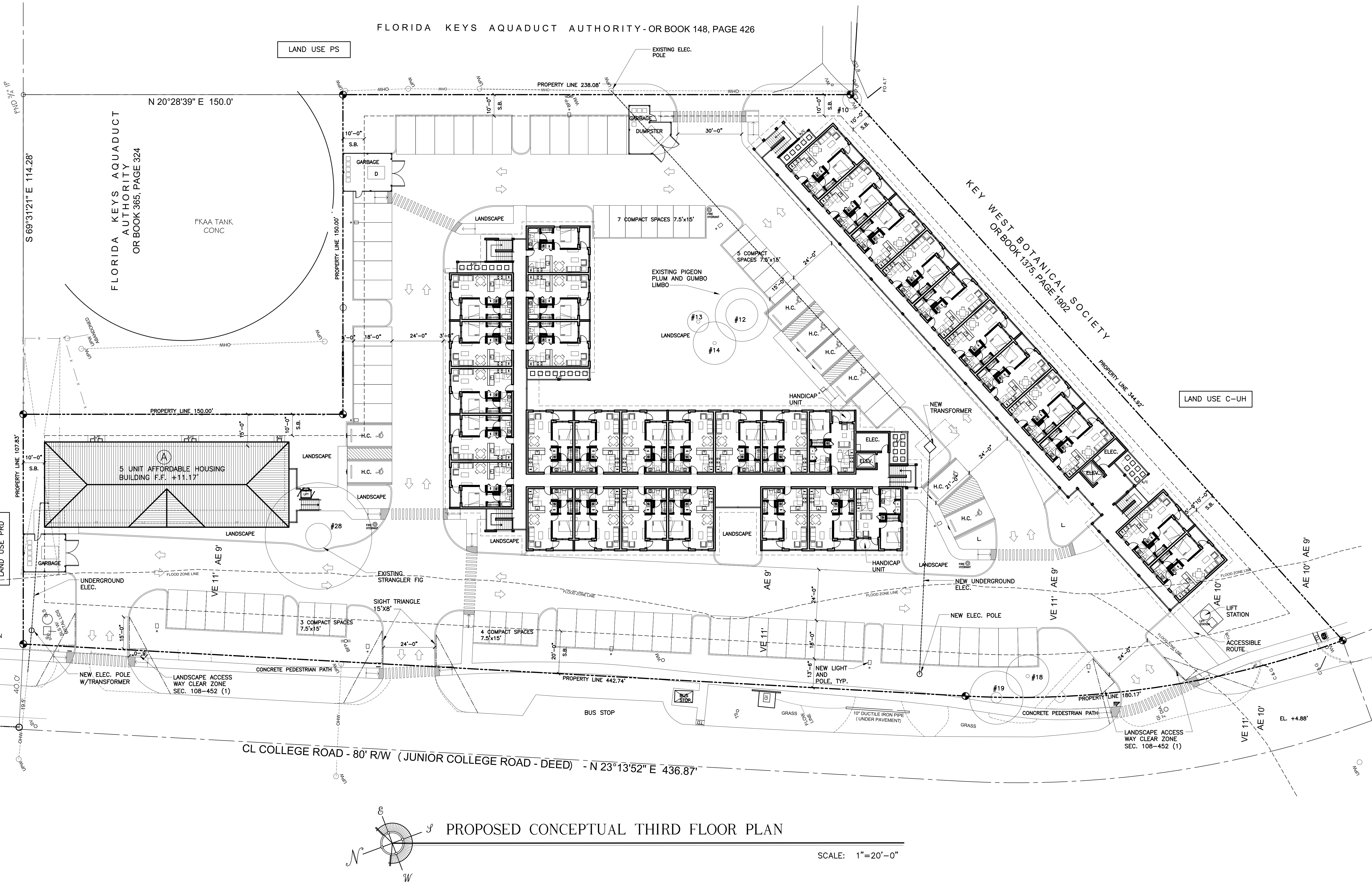
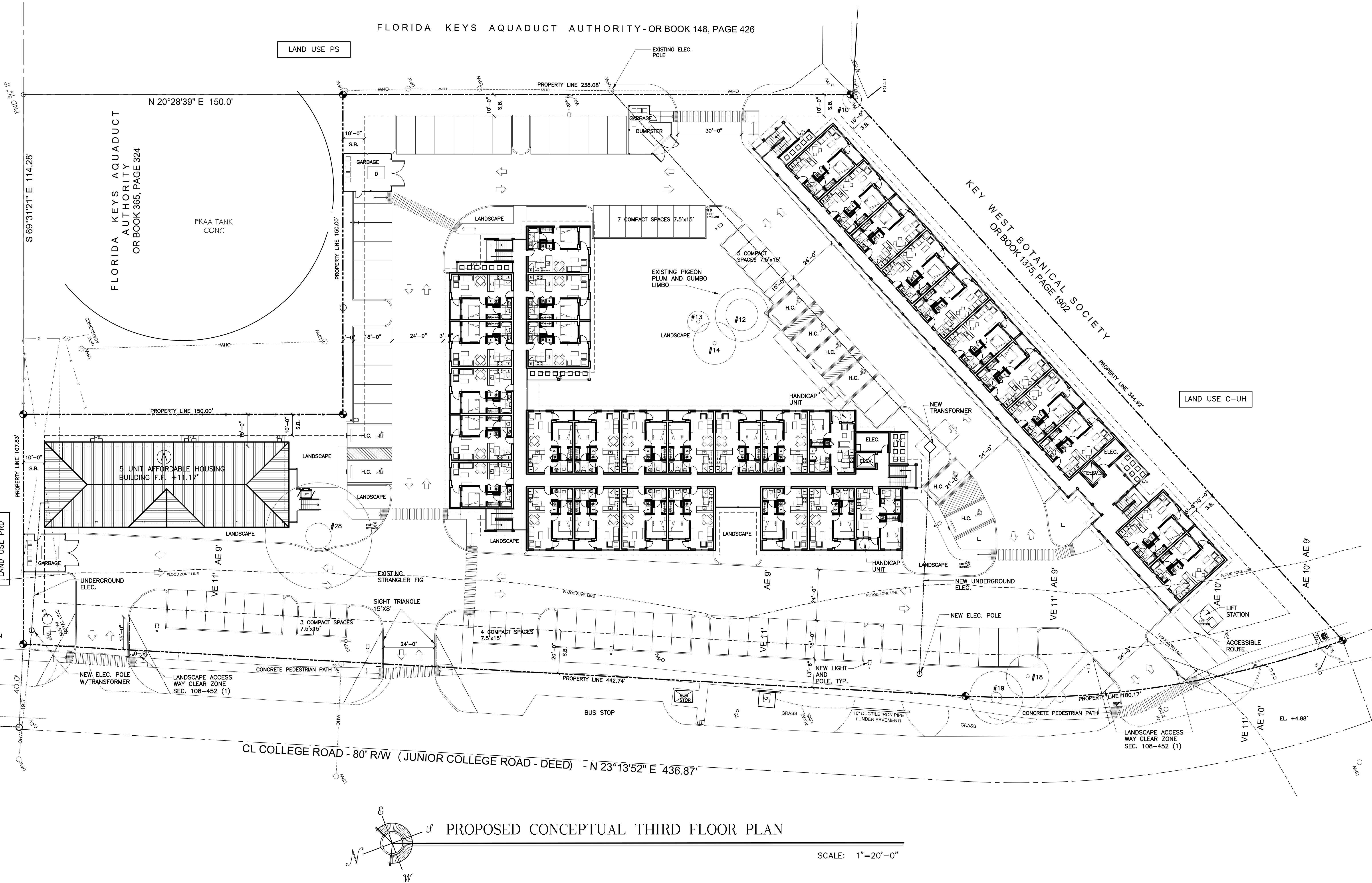
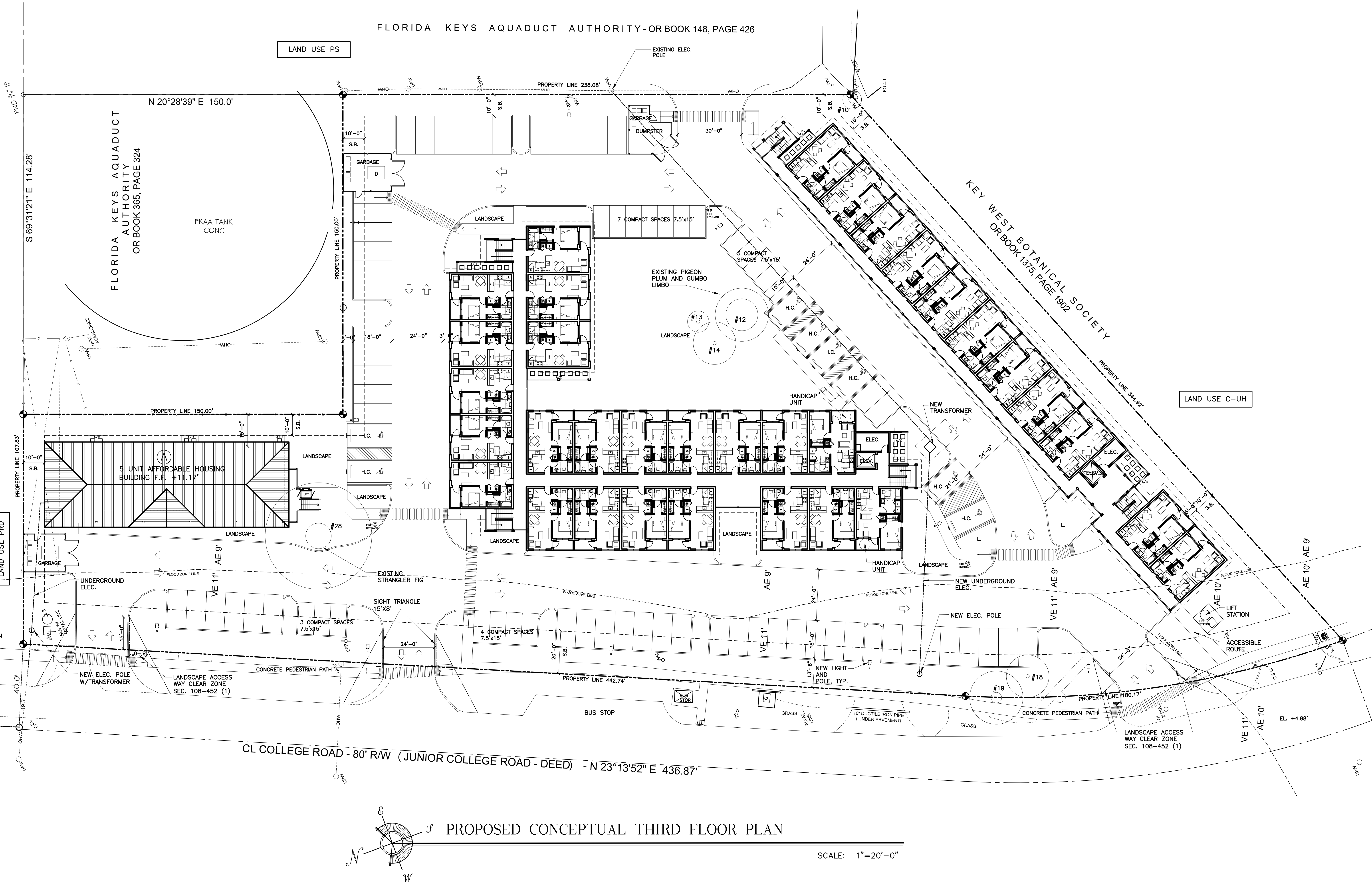
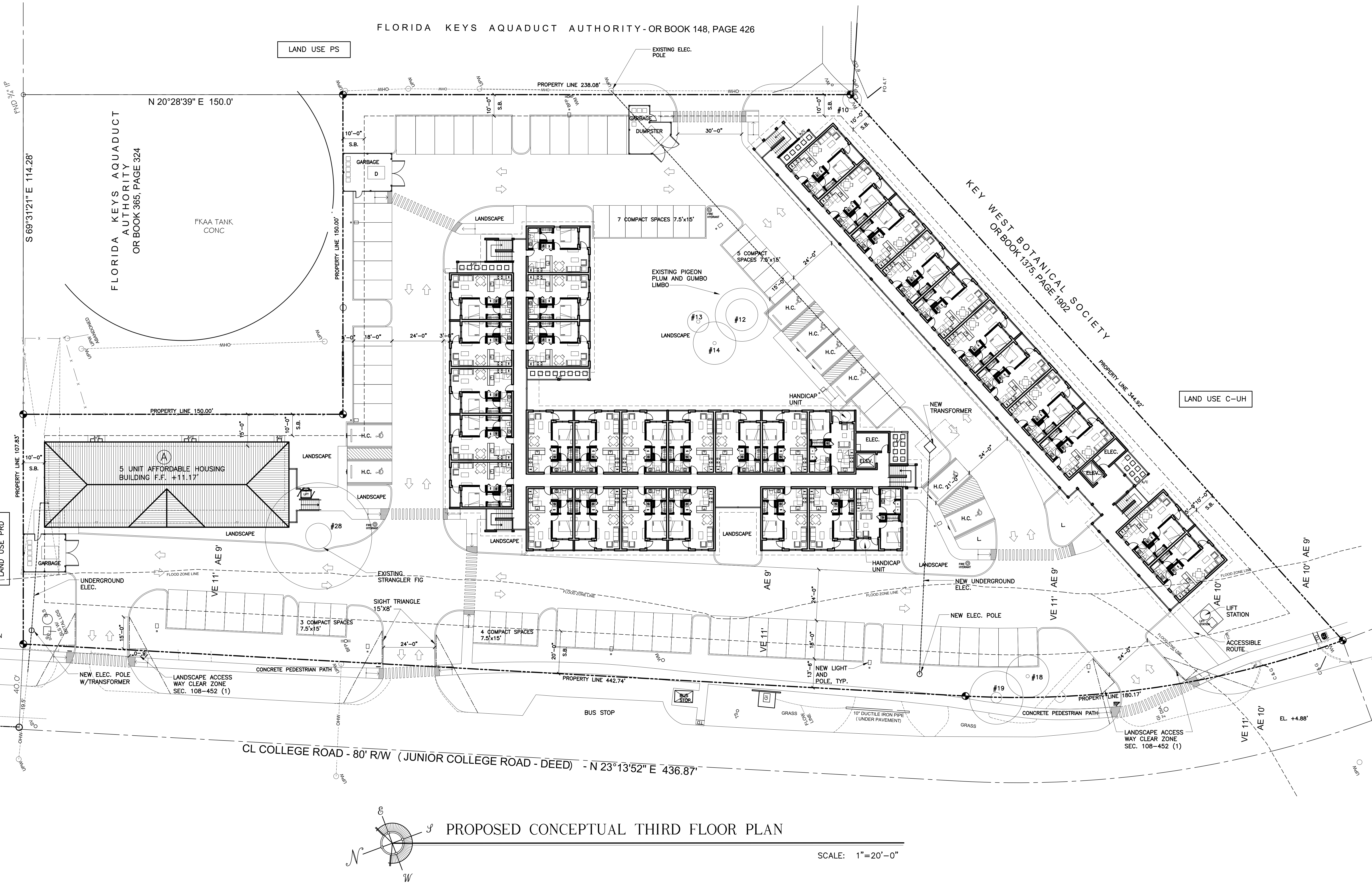
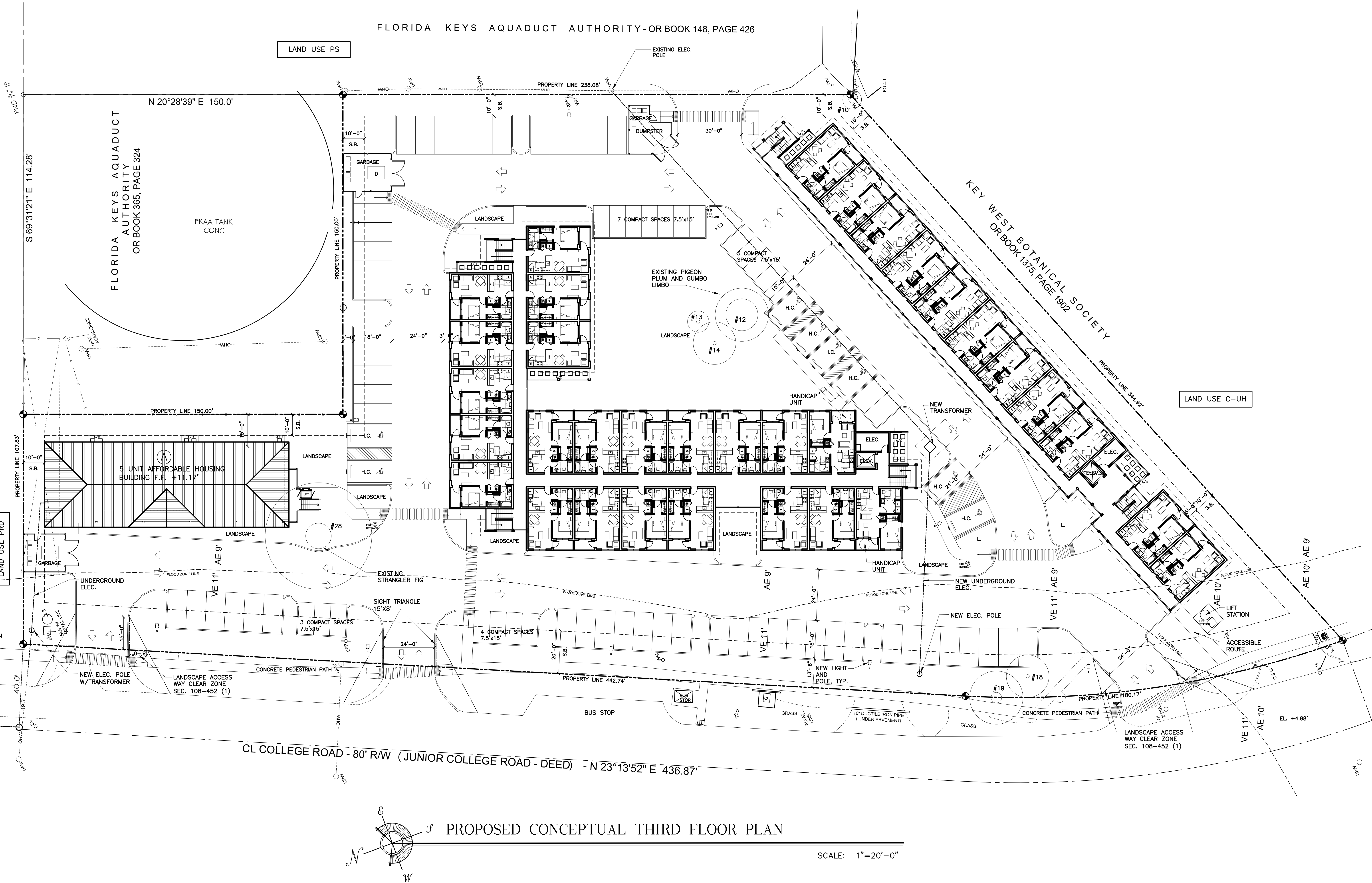
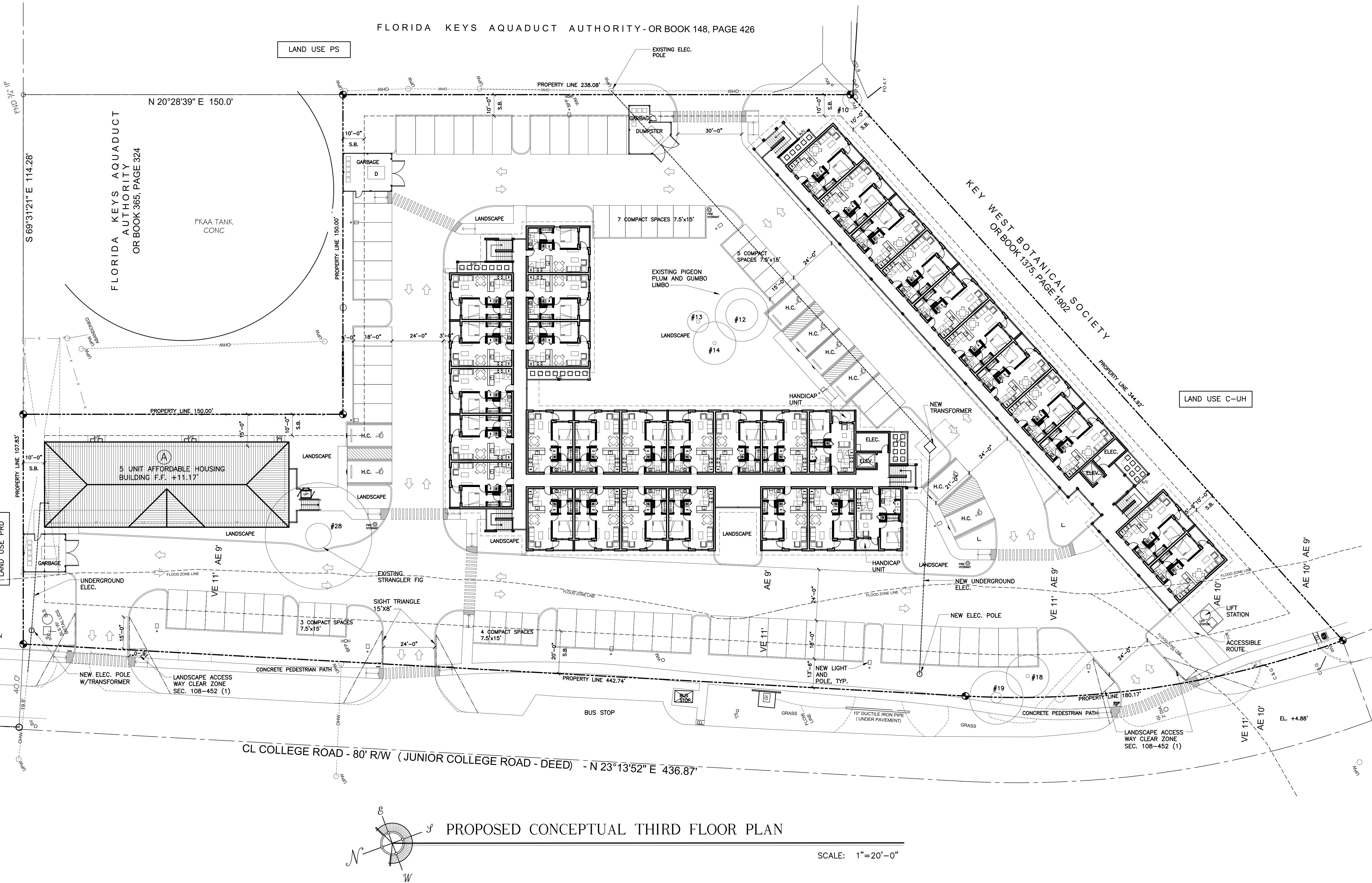
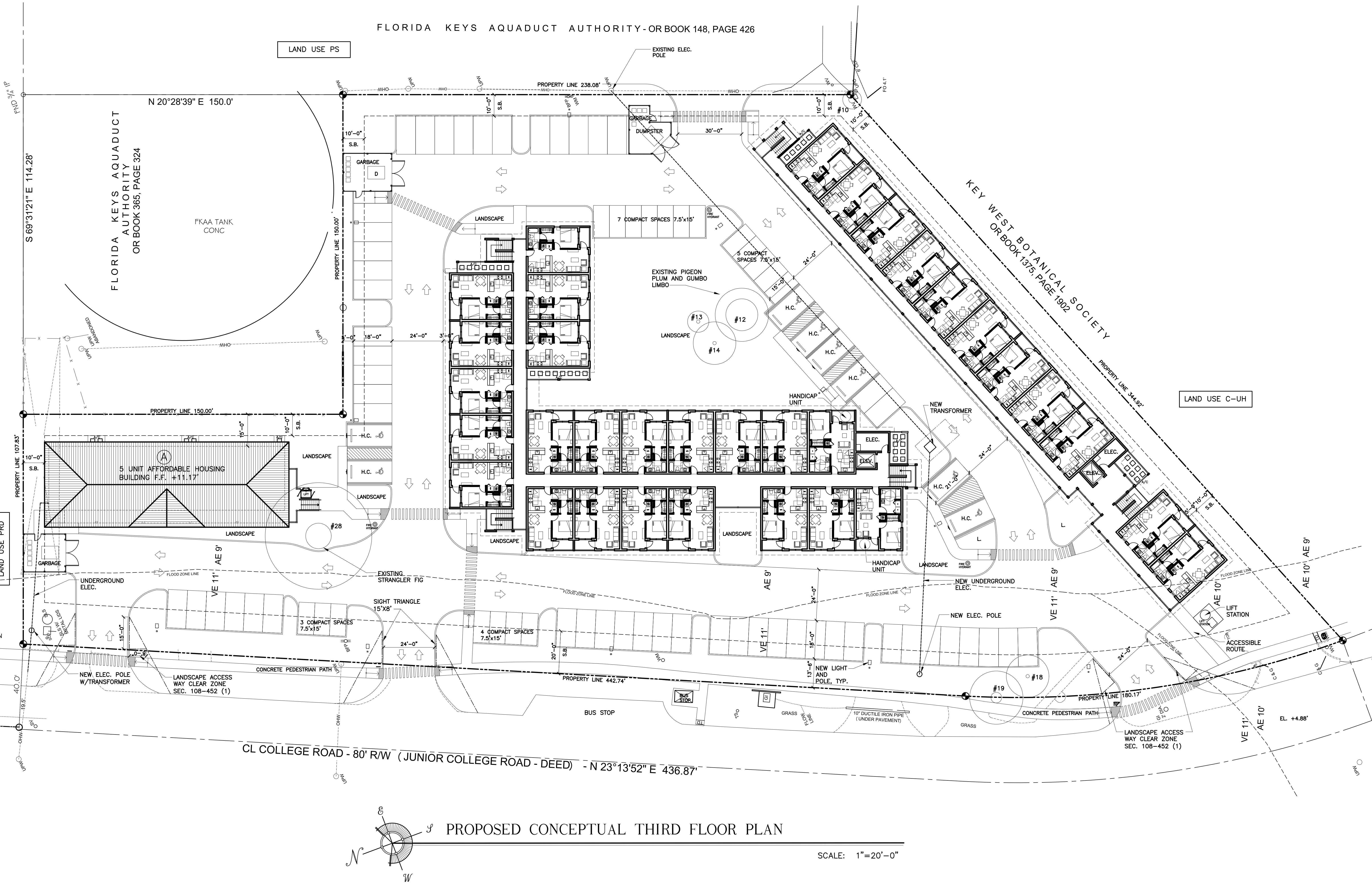
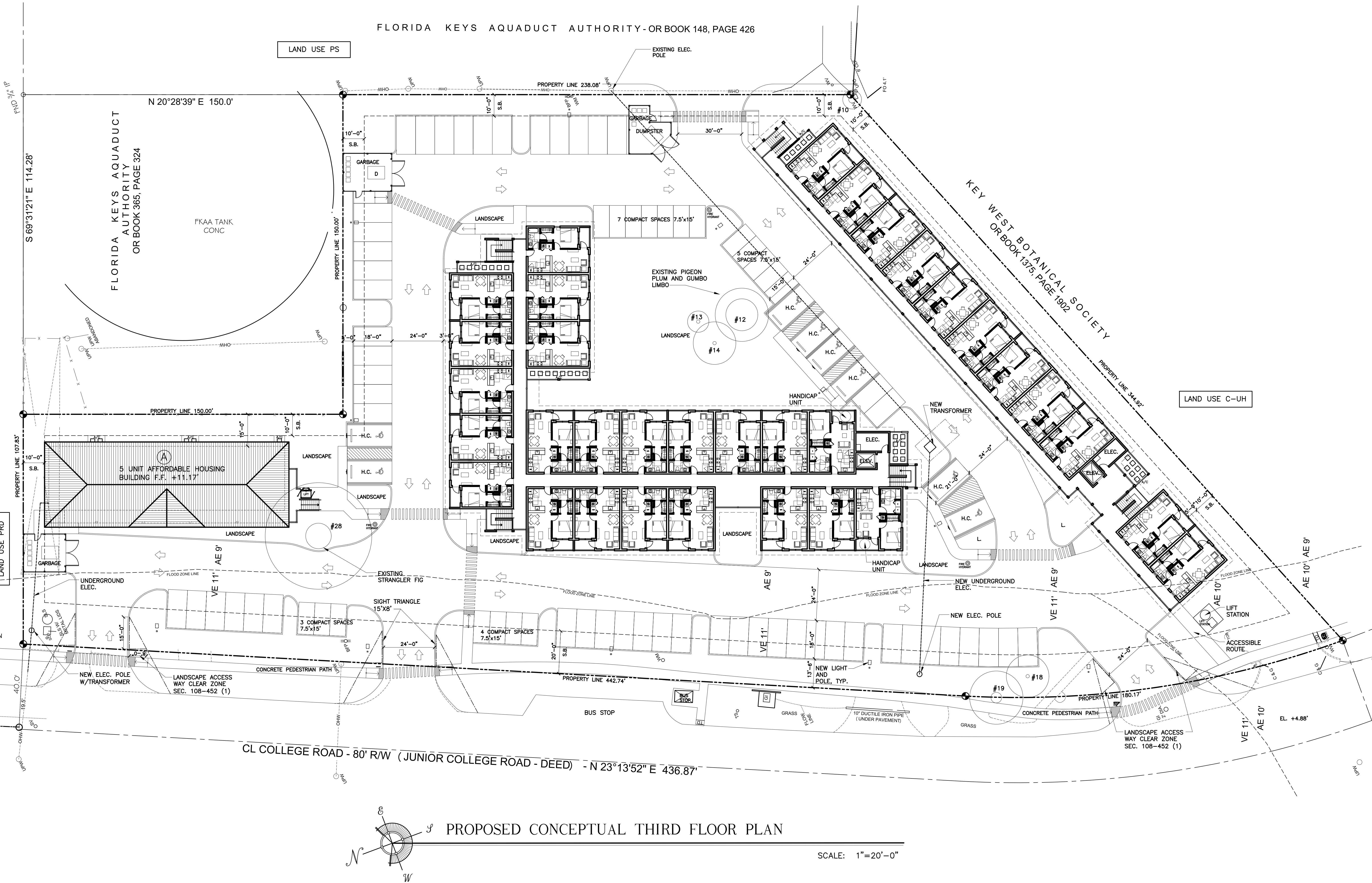
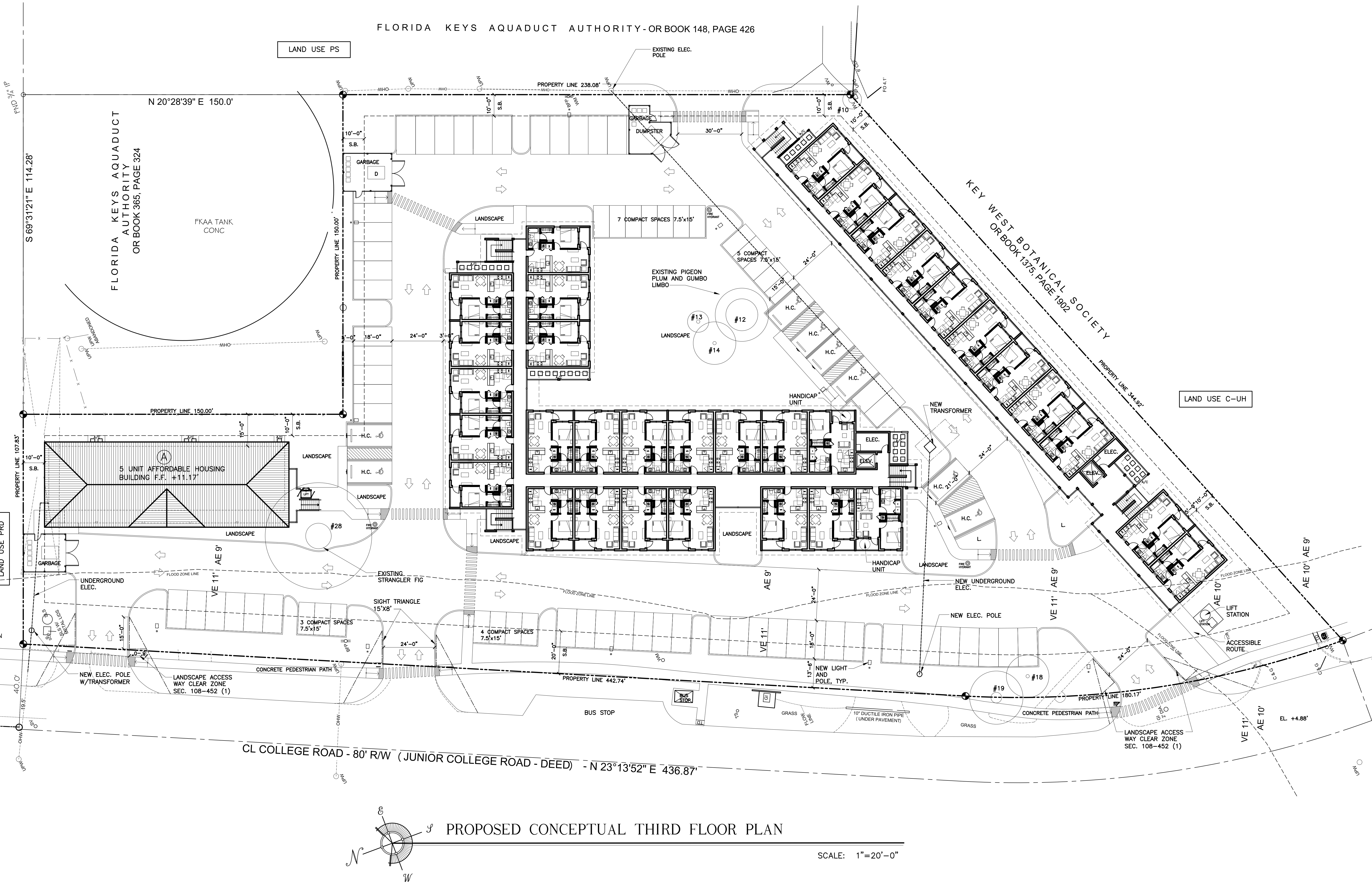
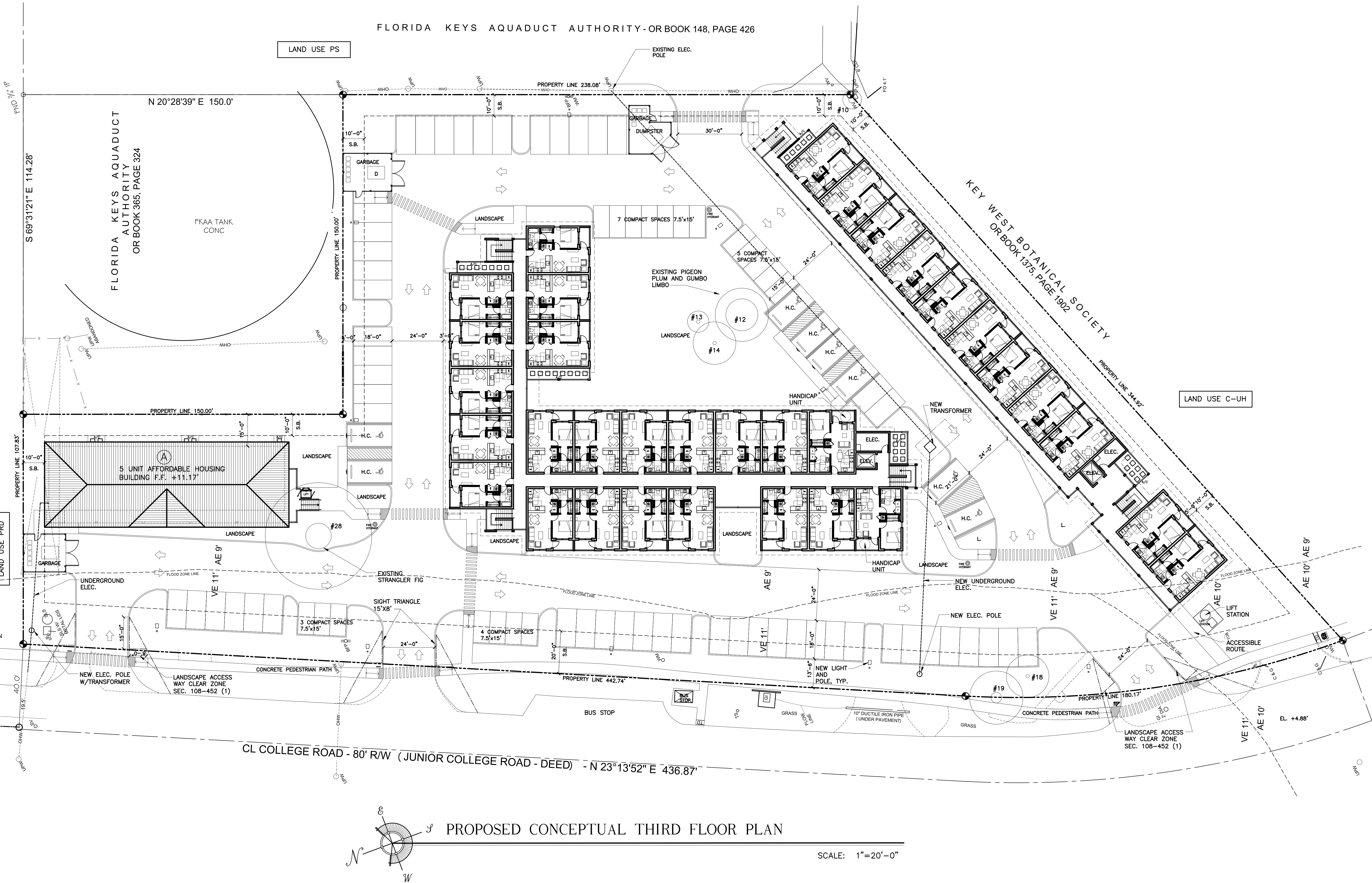
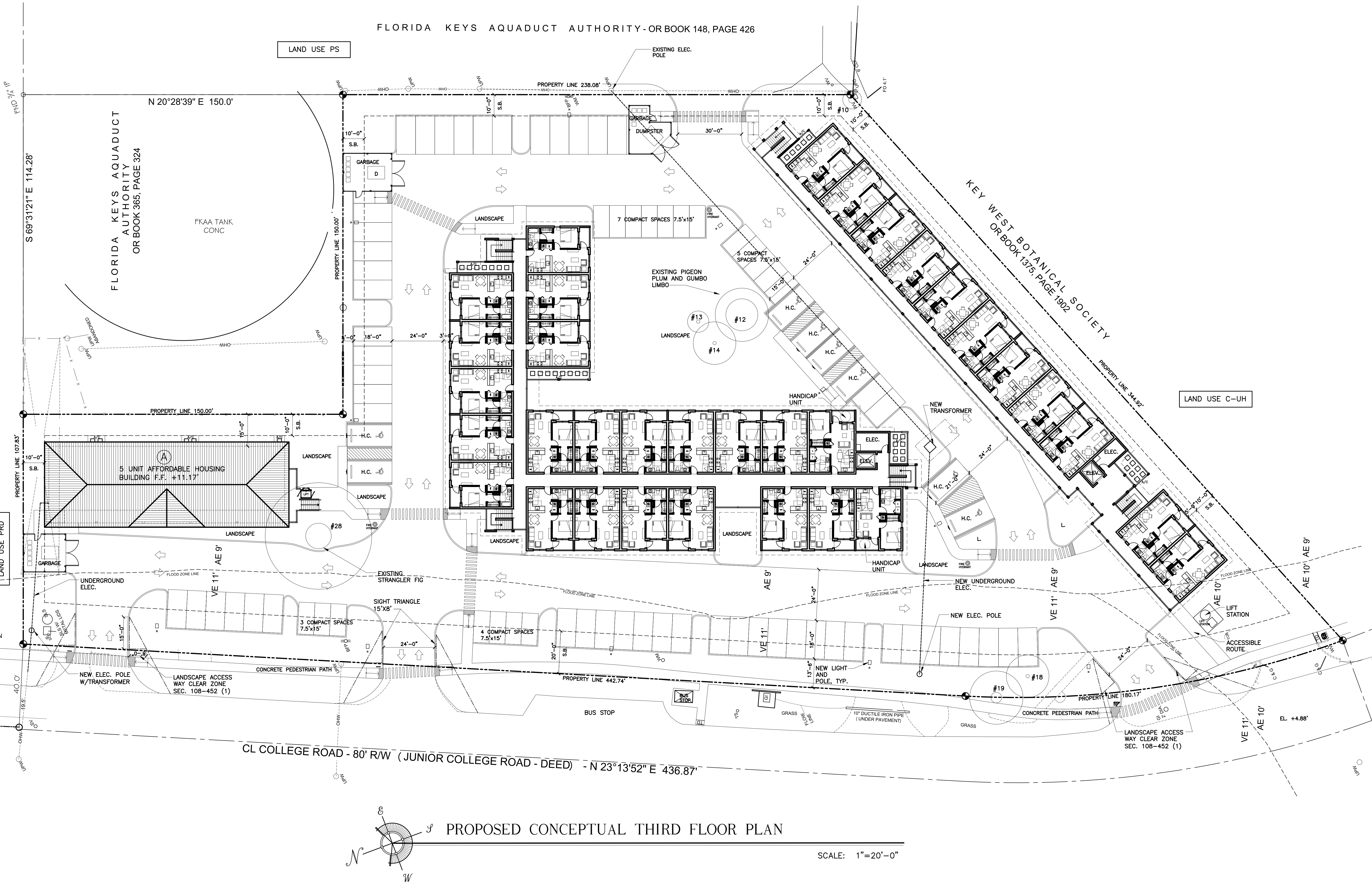
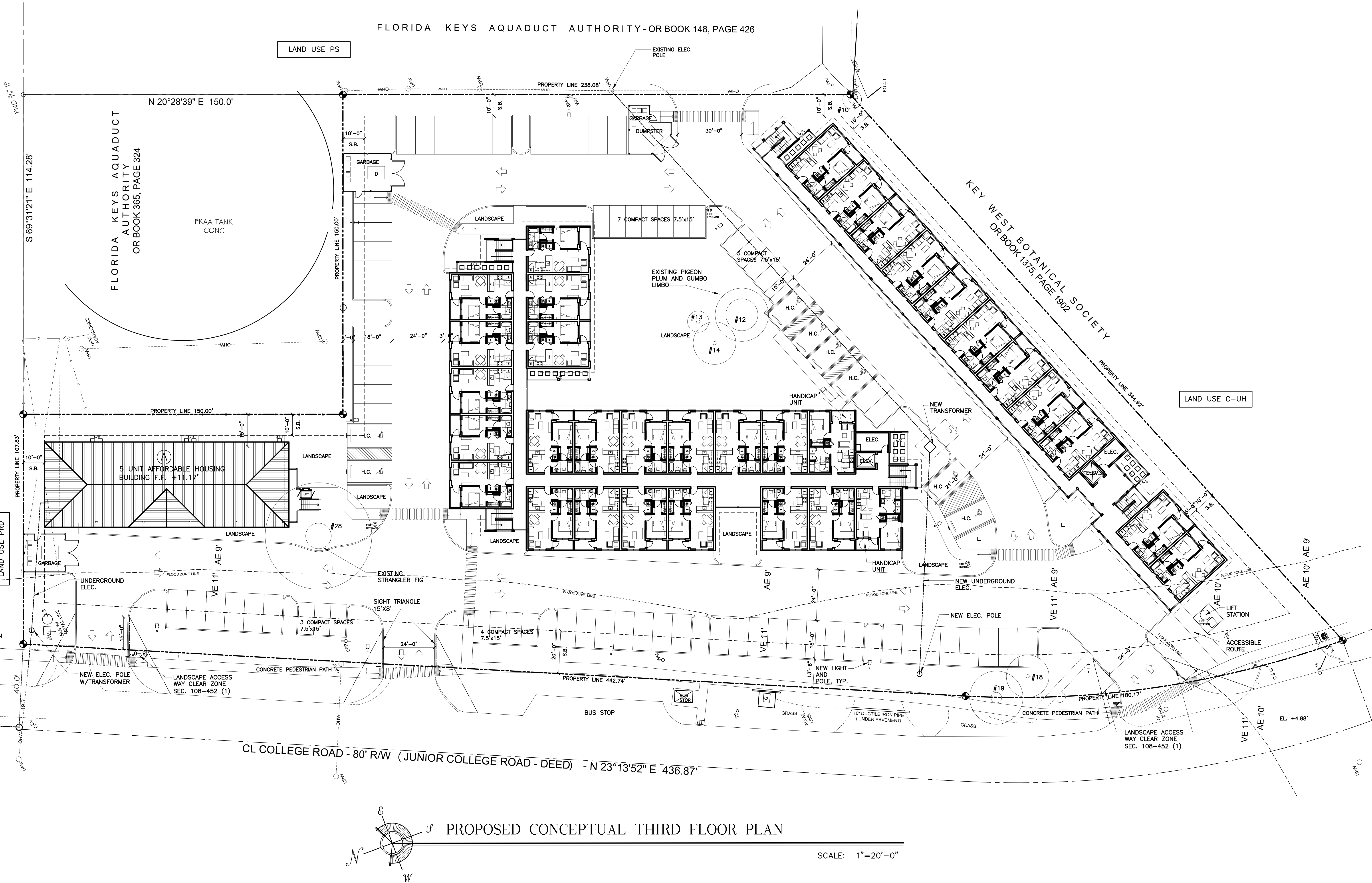
PROJECT

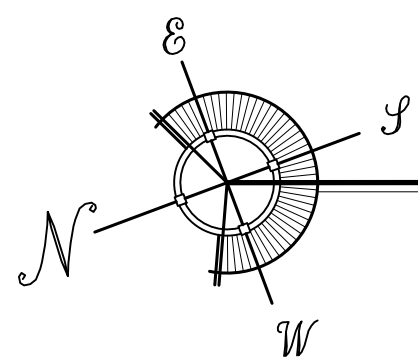
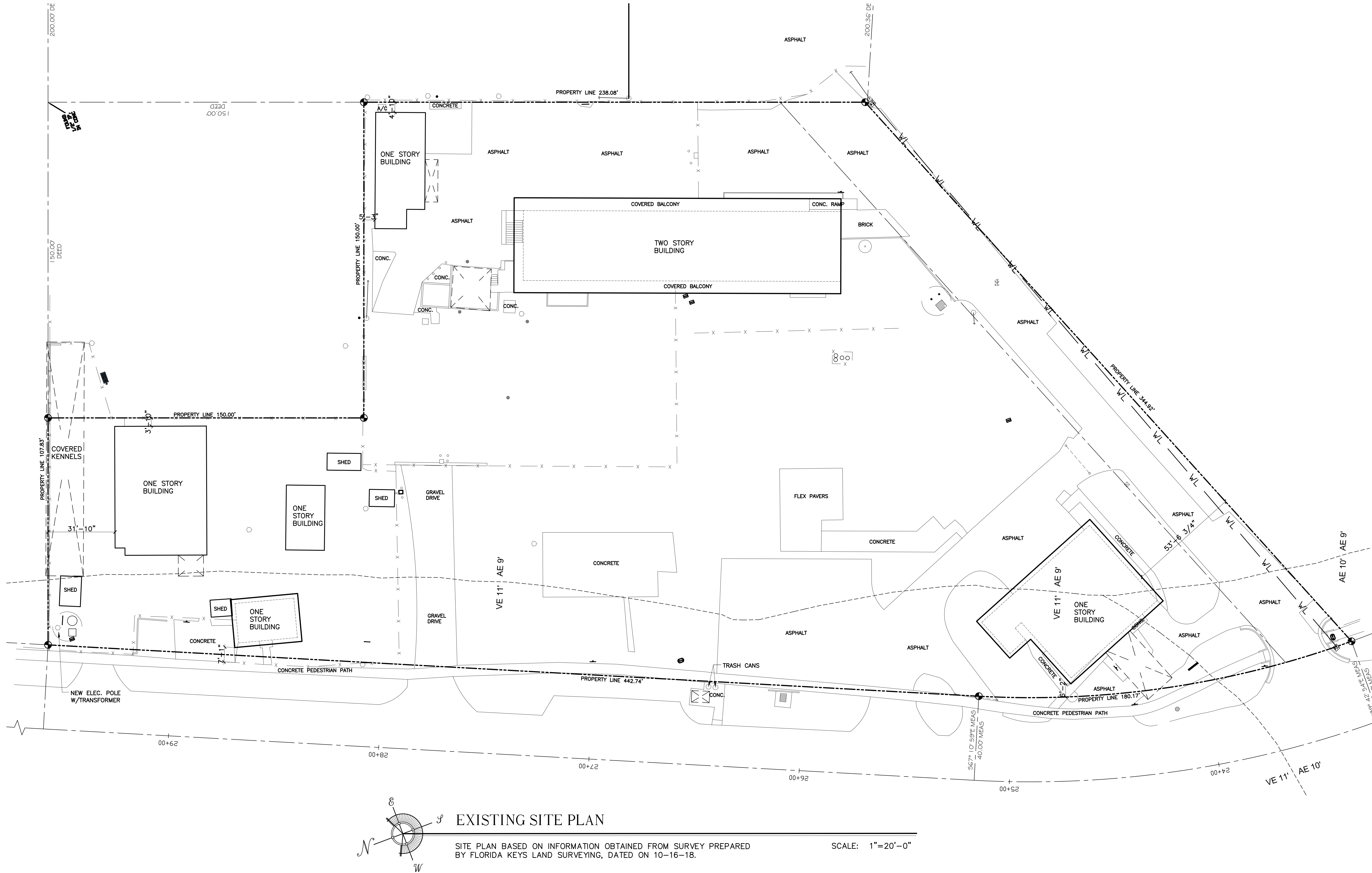
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A-3.1

COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
STOCK ISLAND, FLORIDA





EXISTING SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED
BY FLORIDA KEYS LAND SURVEYING, DATED ON 10-16-18.

SCALE: 1"=20'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

COLLEGE ROAD
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College Road
STOCK ISLAND, FLORIDA.

SEAL

DATE

03-15-19 DRC
03-20-19 TREE COMMISSION
04-05-19 DEMO SUBMISSION
04-15-19 PL. BD. SUBMISSION
04-23-19 TREE CONCEPTUAL

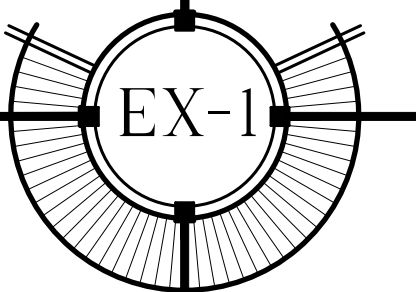
REVISIONS

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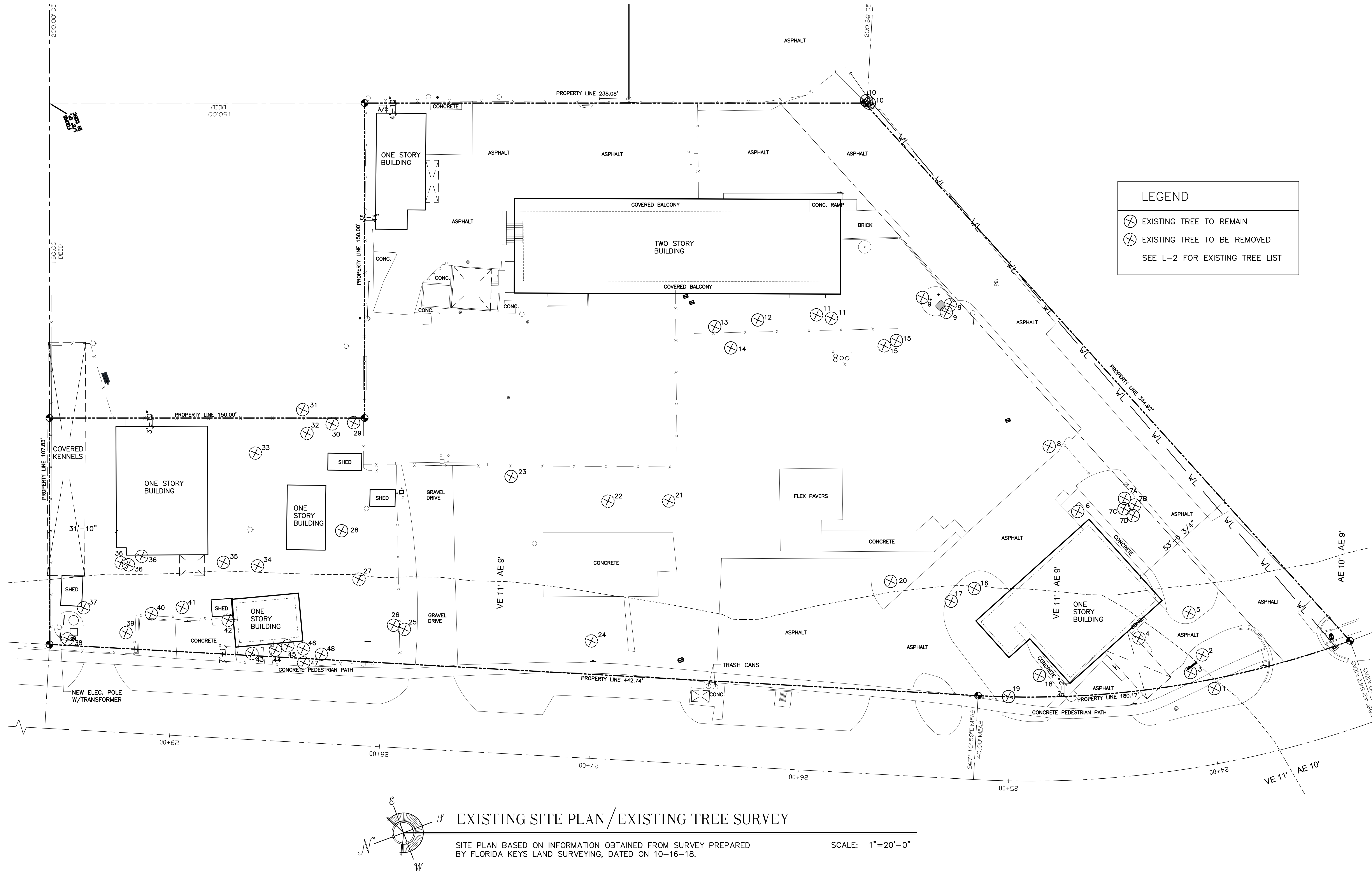
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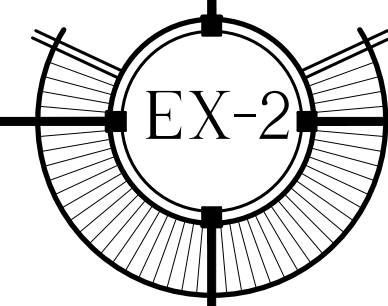
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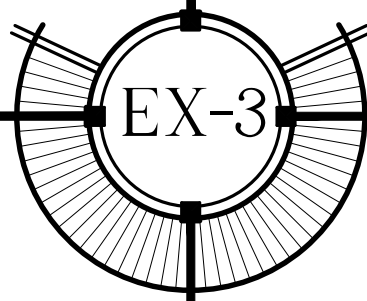
1808

Tree #	Common Name	Scientific Name	TC Status	Size	Project Status	Condition
1	Pink Tabebuia	Tabebuia heterophylla	NPR	18.1" dbh	Remove-NPR	Good, double trunk, along ROW
2	Silver Buttonwood	Conocarpus erectus	Protected	19.1" dbh	Remove-TC	Fair, low multitrunked
3	Pink Tabebuia	Tabebuia heterophylla	NPR	1.5" dbh	Remove-NPR	Good
4	Coconut Palm	Cocos nucifera	Protected	10 ft tall	Remove-TC	very close to building, transplant?
5	Jamaican Dogwood	Piscidia piscipula	Protected	3.5" dbh	Remove-TC	Poor
6	Mahogany	Swietenia mahagoni	Protected	29.2" dbh	Remove-TC	within purposed work area
7a	African Tulip Clump	Spathodea campanulata	Regulated	22.6" dbh	Remove-TC	Fair-4 trunks in one rootball with Mahogany #7b-Canopy in utility lines growing in African Tulip rootball-clump
7b	Mahogany	Swietenia mahagoni	Protected	5" dbh	Remove-TC	#7a-canopy in utility lines
7c	Thatch Palm Clump	Thrinax sp.	Protected		Transplant	3 trunks
7d	Thatch Palm	Thrinax sp.	Protected		Transplant	1 trunk
7e	African Tulip	Spathodea campanulata	Regulated	6.3" dbh	Remove-TC	Fair to poor
8a	Jamaican Dogwood	Piscidia piscipula	Protected	21.9" dbh	Remove-TC	Poor
8b	Brazilian Pepper	Schinus terebinthifolia	NPR	20.7" dbh	Remove-NPR	Invasive
9c	Mahogany	Swietenia mahagoni	Protected	20.7" dbh	Remove-TC	Poor-growing in Jamaican Dogwood and Brazilian pepper rootballs
9a	Silver Buttonwood Clump	Conocarpus erectus	Protected	7" dbh	Remove-TC	Poor-Multi trunked, overgrown shrub
9b	Silver Buttonwood Clump	Conocarpus erectus	Protected	9.5" dbh	Remove-TC	Poor-Multi trunked, overgrown shrub
9c	Silver Buttonwood Clump	Conocarpus erectus	Protected	16" dbh	Remove-TC	Poor-Multi trunked, overgrown shrub
9d	Jamaica Caper	Cynophallaphora	Protected	20" dbh	Remove-TC	Fair-multi trunked large overground hedge
10a	Thatch Palm Clump	Thrinax sp.	Protected		Remain	Good-in corner, out of proposed work area

10b	Blolly	Guapira discolor	Protected		Remain	Good-in corner, out of proposed work area
11a	Alexander Palm	Archontophoenix alexandriae	Regulated	plus 10 ft	Remove-TC	
11b	Banana Plants	Musa sp.	NPR		Remove-NPR	
12a	Dead Tree	NA	NPR		NA	Dead
12b	Limber Caper	Capparis flexuosa	Protected	9" dbh	Remain	Good-overgrown shrub
12c	Gumbo Limbo	Bursera simaruba	Protected	10" dbh	Remain	Fair-multi trunked, poor structure
12d	Pigeon Plum	Coccoloba diversifolia	Protected	10.5" dbh	Remain	Good-multi trunked
13	Thatch Palm Clump	Thrinax sp.	Protected		Remain	Good-3 Clumps (4 trunks)
14	Gumbo Limbo	Bursera simaruba	Protected	17.5" dbh	Remain	Good Fair-canopy heavily impacted by hurricane
15a	Mahogany	Swietenia mahagoni	Protected	31.8" dbh	Remove-TC	
15b	Banana Plants	Musa sp.	NPR		Remove-NPR	
16	Pink Tabebuia	Tabebuia heterophylla	NPR	9.5" dbh	Remove-NPR	Fair to good-transplant?
17	Thatch Palm	Thrinax sp.	Protected	6 ft tall	Transplant	Good
18	Pink Tabebuia	Tabebuia heterophylla	NPR	9.5" dbh	Remain	Fair-surface root and strong lean
19	Pink Tabebuia	Tabebuia heterophylla	Regulated	26.1" dbh	Remain	Fair-close to sidewalk
20	Tropical Almond	Terminalia catappa	Regulated	36.9" dbh	Remove-TC	Fair-multi trunked, poor structure
21	Coconut Palm	Cocos nucifera	Protected	25 ft tall	Remove-TC	Fair-strong trunk lean
22a	Bottlebrush	Callistemon sp.	Regulated	37.8" dbh	Remove-TC	Fair to poor-multi trunked
22b	Gumbo Limbo	Bursera simaruba	Protected	5" dbh	Remove-TC	Fair-poor structure
23	Thatch Palm	Thrinax sp.	Protected	6 ft tall	Transplant	Good-growing with a clump including hibiscus and Brazilian Pepper (NPR)
24	Pink Tabebuia	Tabebuia heterophylla	Regulated	26.7" dbh	Remove-TC	Poor-multi trunked, focus growing in it
25a	Silver Buttonwood	Conocarpus erectus	Protected	9" dbh	Remove-TC	Fair-overgrown shrubs
25b	Silver Buttonwood	Conocarpus erectus	Protected	25" dbh	Remove-TC	Fair-overgrown shrubs
25c	Silver Buttonwood	Conocarpus erectus	Protected	4" dbh	Remove-TC	Fair-overgrown shrubs
25d	Bougainvillea	Bougainvillea sp.	NPR		Remove-NPR	Poor
26	Tropical Almond	Terminalia catappa	NPR	11.4"	Remove-NPR	Fair to good
27	Coconut Palm	Cocos nucifera	Protected	30 ft tall	Remove-TC	Poor-heavy lean
28	Strangler Fig	Ficus aurea	Protected	?	Remain	Fair-very large diameter

29	Tropical Almond	Terminalia catappa	NPR	20.7" dbh	Remove-NPR	Fair to poor
30	Tropical Almond	Terminalia catappa	NPR	7.6" dbh	Remove-NPR	Poor
31	Banana Plants	Musa sp.	NPR		Remove-NPR	
32	Tropical Almond	Terminalia catappa	NPR	7.6" dbh	Remove-NPR	Poor-canopy cut off-resprouts
33	Tropical Almond	Terminalia catappa	NPR	21.9" dbh	Remove-NPR	Good
34	Tropical Almond	Terminalia catappa	Regulated	28.9" dbh	Remove-TC	Poor
35	Tropical Almond	Terminalia catappa	NPR	9.8" dbh	Remove-NPR	Fair to poor
36a	Ficus Benjamin	Ficus benjamina	NPR	NA	Remove-NPR	Poor
36b	African Tulip	Spathodea campanulata	Regulated	7.9" dbh	Remove-TC	Fair-double trunk
36c	African Tulip	Spathodea campanulata	NPR	3.1" dbh	Remove-NPR	Poor-stump that has resprouted
36d	African Tulip	Spathodea campanulata	Regulated	7.3" dbh	Remove-TC	Poor
37	Fiddlewood	Citharexylum fruticosum	Protected	5.7"	Remove-TC	Fair
38	Tropical Almond	Terminalia catappa	NPR	10.1" dbh	Remove-NPR	Fair-canopy one sided
39	Tropical Almond	Terminalia catappa	NPR	14" dbh	Remove-NPR	Fair
40	Clump	Terminalia catappa	NPR	NA	Remove-NPR	
41	Royal Palm	Roystonea elata	Protected	30 ft tall	Remove-TC	Good
42	Ornamental Shrubs and Banana Trees	NA	NPR	NA	Remove-NPR	
43	Simpson Stopper Shrubs, Bougainvillea, & Other Ornamental Shrubs	NA	NPR	NA	Remove-NPR	Maintained as shrubs
44	Jatropha	Jatropha sp.	Regulated	7.6"	Remove-TC	Poor-crack in main trunk
45	Numerous Simpson Stoppers	NA	NPR	NA	Remove-NPR	Maintained as shrubs
46	Silver Buttonwood	Conocarpus erectus	Protected	7.6" dbh	Remove-TC	Fair
47	Umbrella Tree	Schefflera actinophylla	NPR	NA	Remove-NPR	
48	Silver Buttonwood	Conocarpus erectus	Protected	7.2"	Remove-TC	Fair

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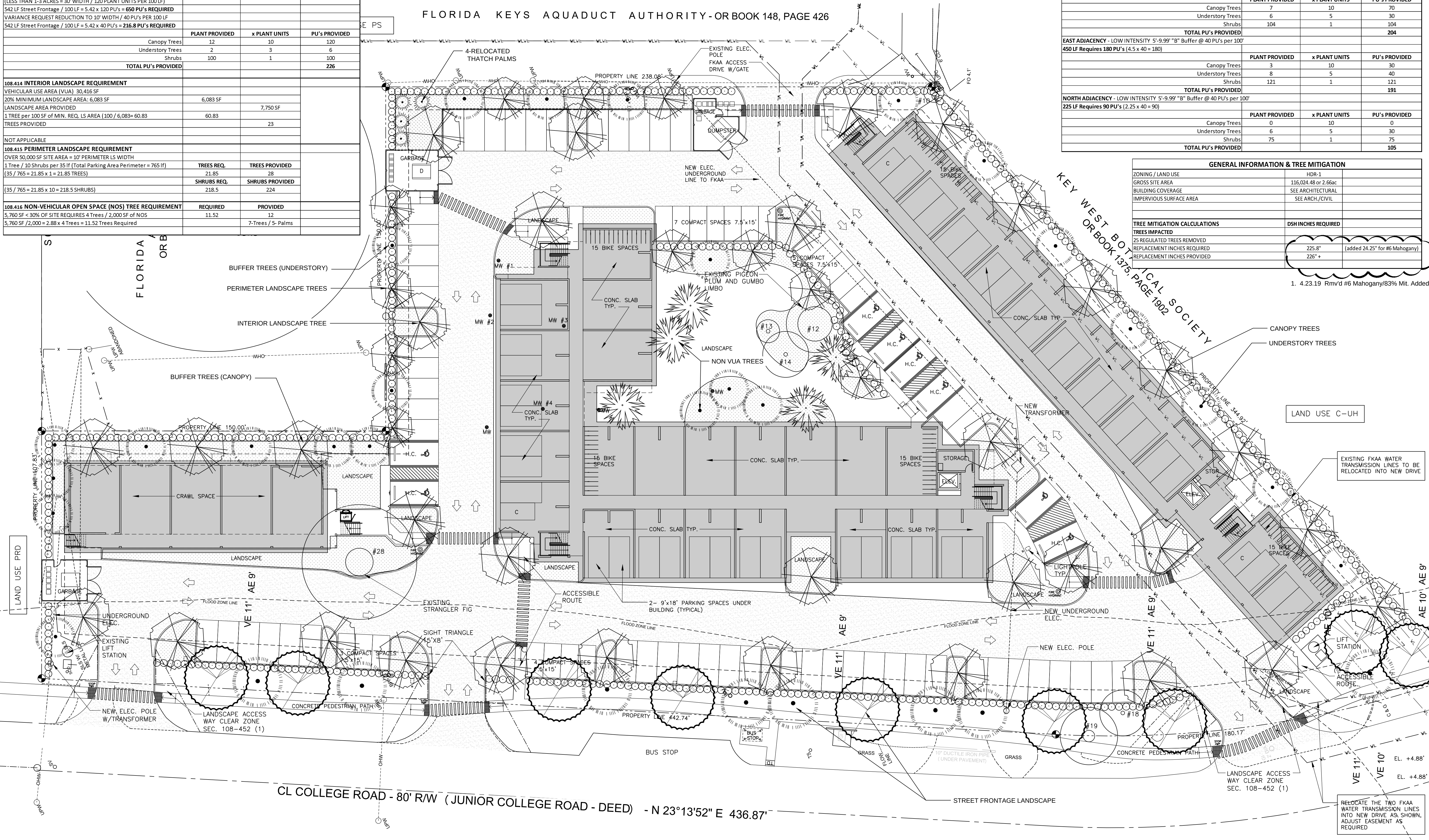
LANDSCAPE CALCULATIONS - Chapter 108.412 to 108.416			
108.412(a) MINIMUM LANDSCAPE AREA	REQUIRED	PROVIDED	
MINIMUM LANDSCAPE 20% OF BLDG. SITE AREA	20% / 23,204.9 SF	27% / 31,370SF	
GROSS SITE AREA: 116,024.48 SF or 2.66 ACRES			
108.412(b) MINIMUM NATIVE PLANT REQUIREMENT 70%	PROVIDED	PERCENTAGE	
NATIVE PLANTS (70% Minimum)	X	70%	
EXOTIC PLANTS (30% Maximum)	X	30%	
108.413 MINIMUM STREET FRONTAGE LANDSCAPING ALONG ROW			
(LESS THAN 1-3 ACRES = 30' WIDTH / 120 PLANT UNITS PER 100 LF)			
542 LF Street Frontage / 100 LF = 5.42 x 120 PU's = 650 PU's REQUIRED			
VARIANCE REQUEST REDUCTION TO 10' WIDTH / 40 PU's PER 100 LF			
542 LF Street Frontage / 100 LF = 5.42 x 40 PU's = 216.8 PU's REQUIRED			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	12	10	120
Understory Trees	2	3	6
Shrubs	100	1	100
TOTAL PU's PROVIDED			226
108.414 INTERIOR LANDSCAPE REQUIREMENT			
VEHICULAR USE AREA (VUA) 30,416 SF			
20% MINIMUM LANDSCAPE AREA: 6,083 SF	6,083 SF		
LANDSCAPE AREA PROVIDED		7,750 SF	
1 Tree per 100 SF of MIN. REQ. LS AREA (100 / 6,083 = 60.83 TREES PROVIDED)	60.83	23	
NOT APPLICABLE			
108.415 PERIMETER LANDSCAPE REQUIREMENT			
OVER 50,000 SF SITE AREA = 10' PERIMETER LS WIDTH			
1 Tree / 10 Shrubs per 35 lf (Total Parking Area Perimeter = 765 lf)			
(35 / 765 = 21.85 x 1 = 21.85 TREES)	TREES REQ.	TREES PROVIDED	
	21.85	28	
(35 / 765 = 21.85 x 10 = 218.5 SHRUBS)	SHRUBS REQ.	SHRUBS PROVIDED	
	218.5	224	
108.416 NON-VEHICULAR OPEN SPACE (NOS) TREE REQUIREMENT	REQUIRED	PROVIDED	
5,760 SF < 30% OF SITE REQUIRES 4 Trees / 2,000 SF of NOS	11.52	12	
5,760 SF / 2,000 = 2.88 x 4 Trees = 11.52 Trees Required		7-Trees / 5- Palms	

FLORIDA KEYS AQUADUCT AUTHORITY - OR BOOK 148, PAGE 426

LANDSCAPE CALCULATIONS - Chapter 108.346 to 108.347			
108.346 OPEN SPACE	REQUIRED	PROVIDED	
RESIDENTIAL USE = 35% REQ. OF TOTAL SITE AREA (116,024)	35% / 40,608.4 SF	27.03% / 31,370 SF	
(Referenced from Architectural Drawings)			
108.347 REQUIRED SCREENING			
WEST ADJACENCY = Street Frontage			
SOUTH ADJACENCY - LOW INTENSITY 5'-9.99" "B" Buffer @ 40 PU's per 100'			
345 LF Requires 138 PU's (3.45 x 40 = 138)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	7	10	70
Understory Trees	6	5	30
Shrubs	104	1	104
TOTAL PU's PROVIDED			204
EAST ADJACENCY - LOW INTENSITY 5'-9.99" "B" Buffer @ 40 PU's per 100'			
450 LF Requires 180 PU's (4.5 x 40 = 180)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	3	10	30
Understory Trees	8	5	40
Shrubs	121	1	121
TOTAL PU's PROVIDED			191
NORTH ADJACENCY - LOW INTENSITY 5'-9.99" "B" Buffer @ 40 PU's per 100'			
225 LF Requires 90 PU's (2.25 x 40 = 90)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	0	10	0
Understory Trees	6	5	30
Shrubs	75	1	75
TOTAL PU's PROVIDED			105

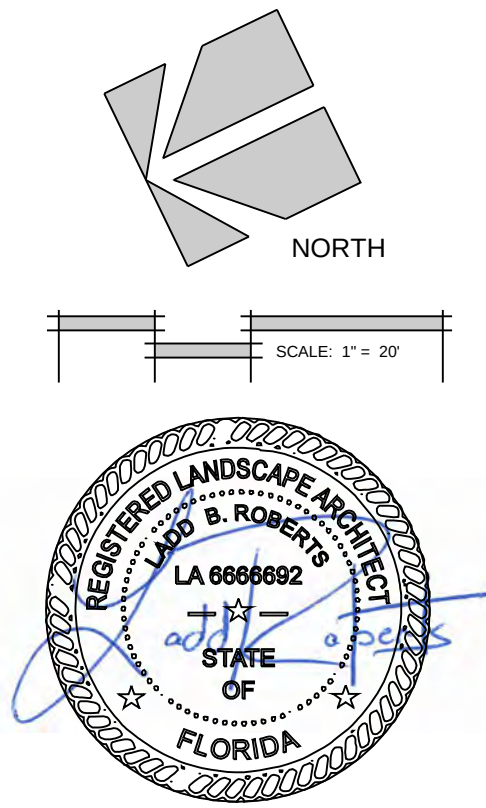
GENERAL INFORMATION & TREE MITIGATION		
ZONING / LAND USE	HDR-1	
GROSS SITE AREA	116,024.48 or 2.66ac	
BUILDING COVERAGE	SEE ARCHITECTURAL	
IMPERVIOUS SURFACE AREA	SEE ARCH./CIVIL	
TREE MITIGATION CALCULATIONS	DSH INCHES REQUIRED	
TREES IMPACTED		
25 REGULATED TREES REMOVED		
REPLACEMENT INCHES REQUIRED	225.8"	(added 24.25" for #6 Mahogany)
REPLACEMENT INCHES PROVIDED	226" +	

1. 4.23.19 Rmvd #6 Mahogany/83% Mit. Added



CONCEPT PLAN

COLLEGE ROAD AFFORDABLE HOUSING STOCK ISLAND, FL 33040



CONCEPT DOCUMENTS

LANDSCAPE PLAN

REVISIONS:		
No.	Date	Notes
1.	4.23.19	Rmvd #6 Mahogany/83% Mit. Added
2.		
3.		
4.		

SHEET NUMBER: L-1
JOB #: 19003 DRAWN BY: LBR
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LANDSCAPE CALCULATIONS - Chapter 108.412 to 108.416			
108.412(a) MINIMUM LANDSCAPE AREA	REQUIRED	PROVIDED	
MINIMUM LANDSCAPE 20% OF BLDG. SITE AREA	20% / 23,204.9 SF	27% / 31,370SF	
GROSS SITE AREA: 116,024.48 SF or 2.66 ACRES			
108.412(b) MINIMUM NATIVE PLANT REQUIREMENT 70%	PROVIDED	PERCENTAGE	
NATIVE PLANTS (70% Minimum)	X	70%	
EXOTIC PLANTS (30% Maximum)	X	30%	
108.413 MINIMUM STREET FRONTAGE LANDSCAPING ALONG ROW			
(LESS THAN 1-3 ACRES = 30' WIDTH / 120 PLANT UNITS PER 100 LF)			
542 LF Street Frontage / .100 LF = 5.42 x 120 PU's = 650 PU's REQUIRED			
VARIANCE REQUEST REDUCTION TO 10' WIDTH / 40 PU's PER 100 LF			
542 LF Street Frontage / .100 LF = 5.42 x 40 PU's = 216.8 PU's REQUIRED			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
	Canopy Trees	12	120
	Understory Trees	2	6
	Shrubs	100	100
	TOTAL PU's PROVIDED		226
108.414 INTERIOR LANDSCAPE REQUIREMENT			
VEHICULAR USE AREA (VUA) 30,416 SF			
20% MINIMUM LANDSCAPE AREA: 6,083 SF	6,083 SF		
LANDSCAPE AREA PROVIDED			7,750 SF
1 TREE per 100 SF of MIN. REQ. LS AREA (100 / 6,083= 60.83	60.83		
TREES PROVIDED		23	
NOT APPLICABLE			
108.415 PERIMETER LANDSCAPE REQUIREMENT			
OVER 50,000 SF SITE AREA = 10' PERIMETER LS WIDTH			
1 Tree / 10 Shrubs per 35 lf (Total Parking Area Perimeter = 765 lf)	TREES REQ.	TREES PROVIDED	
(35 / 765 = 21.85 x 1 = 21.85 TREES)	21.85	28	
	SHRUBS REQ.	SHRUBS PROVIDED	
(35 / 765 = 21.85 x 10 = 218.5 SHRUBS)	218.5	224	
108.416 NON-VEHICULAR OPEN SPACE (NOS) TREE REQUIREMENT	REQUIRED	PROVIDED	
5,760 SF < 30% OF SITE REQUIRES 4 Trees / 2,000 SF of NOS	11.52	12	
5,760 SF / 2,000 = 2.88 x 4 Trees = 11.52 Trees Required		7-Trees / 5- Palms	

LANDSCAPE CALCULATIONS - Chapter 108.346 to 108.347			
108.346 OPEN SPACE	REQUIRED	PROVIDED	
RESIDENTIAL USE = 35% REQ. OF TOTAL SITE AREA (116,024)	35% / 40,608.4 SF	27.03% / 31,370 SF	
(Referenced from Architectural Drawings)			
108.347 REQUIRED SCREENING			
WEST ADJACENCY = Street Frontage			
SOUTH ADJACENCY - LOW INTENSITY 5'-9.99" "B" Buffer @ 40 PU's per 100'			
345 LF Requires 138 PU's (3.45 x 40 = 138)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
	Canopy Trees	7	70
	Understory Trees	6	30
	Shrubs	104	104
	TOTAL PU's PROVIDED		204
EAST ADJACENCY - LOW INTENSITY 5'-9.99" "B" Buffer @ 40 PU's per 100'			
450 LF Requires 180 PU's (4.5 x 40 = 180)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
	Canopy Trees	3	30
	Understory Trees	8	40
	Shrubs	121	121
	TOTAL PU's PROVIDED		191
NORTH ADJACENCY - LOW INTENSITY 5'-9.99" "B" Buffer @ 40 PU's per 100'			
225 LF Requires 90 PU's (2.25 x 40 = 90)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
	Canopy Trees	0	0
	Understory Trees	6	30
	Shrubs	75	75
	TOTAL PU's PROVIDED		105

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.

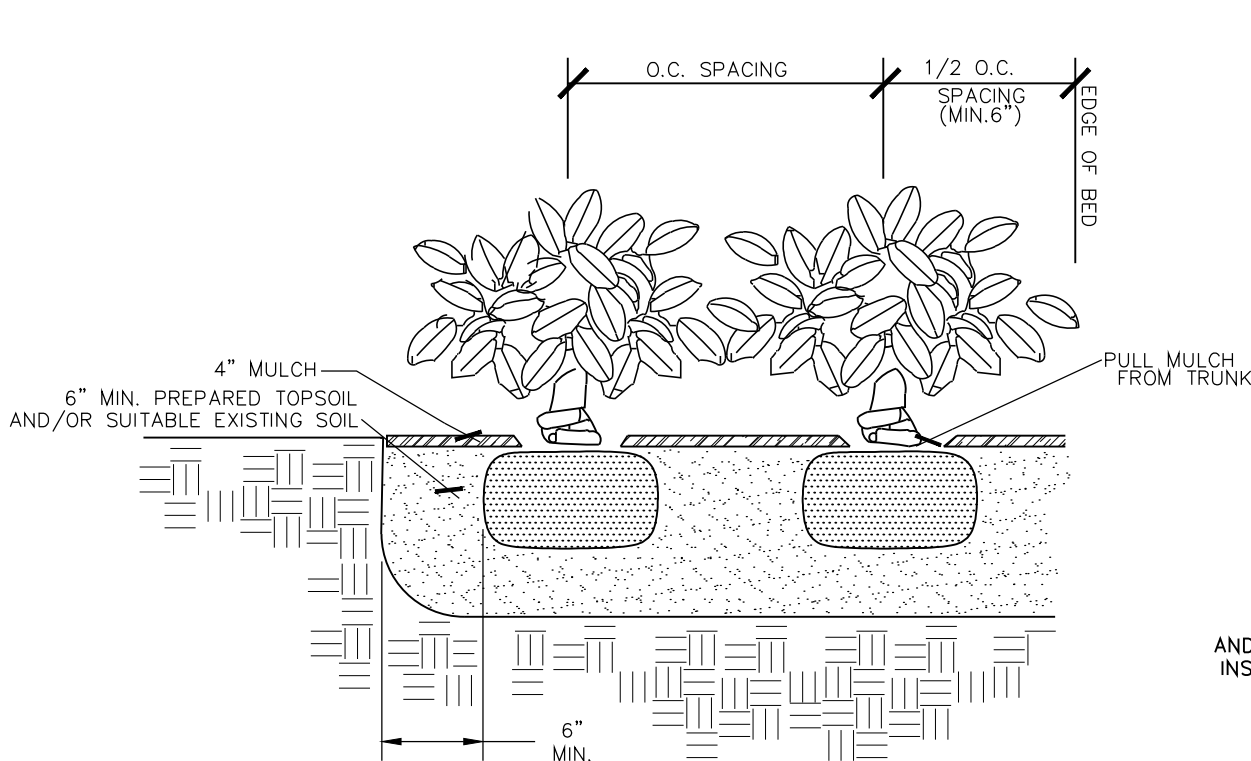
COORDINATE ALL MATERIAL SUBSTITUTIONS WITH LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION.

COORDINATE ALL SITE/PLAN DISCREPANCIES WITH LANDSCAPE ARCHITECT.

VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.

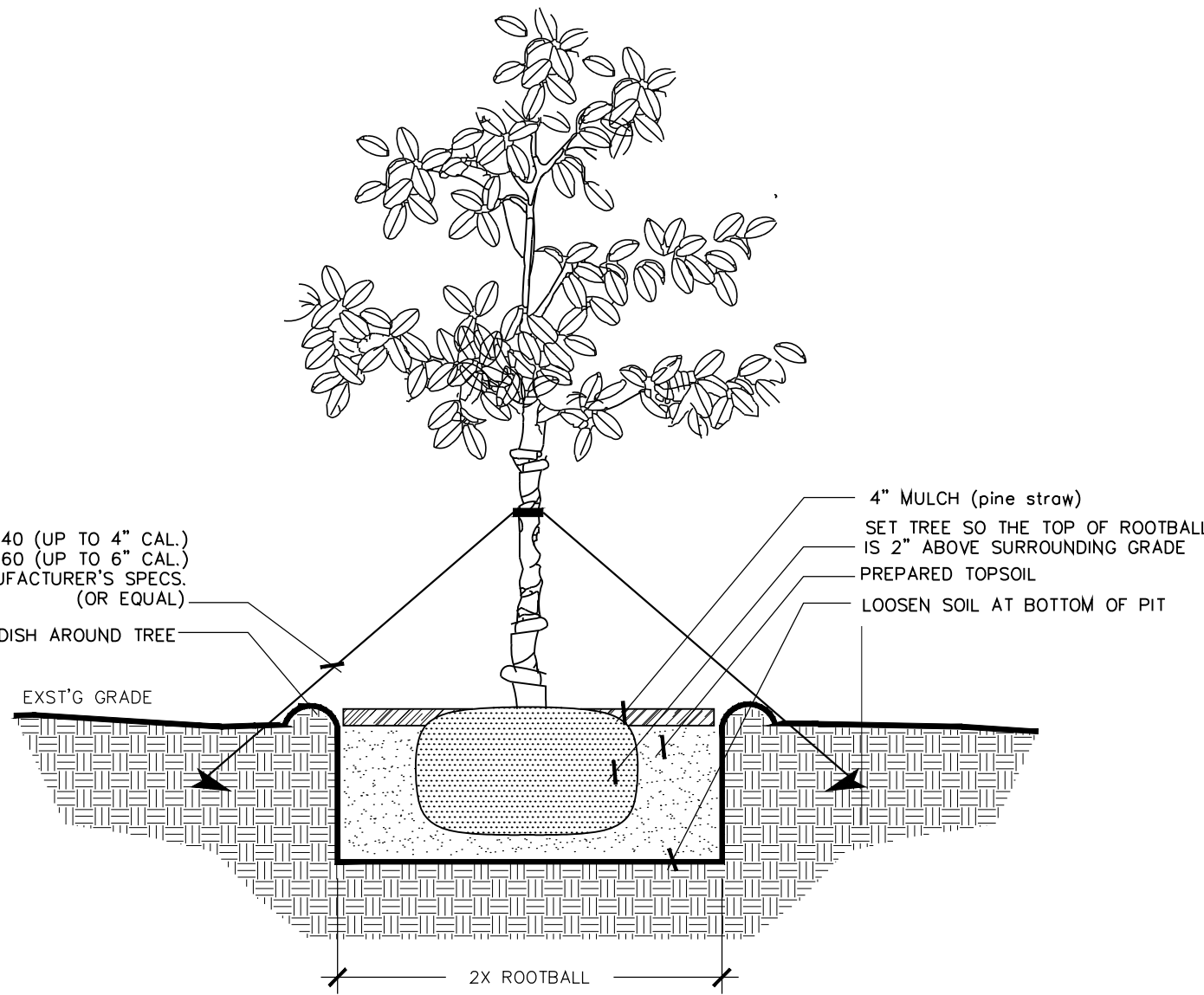
SOIL GRADE ADJACENT TO HARDSCAPE TO BE 3" BELOW.

GENERAL INFORMATION & TREE MITIGATION		
ZONING / LAND USE	HDR-1	
GROSS SITE AREA	116,024.48 or 2.66ac	
BUILDING COVERAGE	SEE ARCHITECTURAL	PS
IMPERVIOUS SURFACE AREA	SEE ARCH./CIVIL	
TREE MITIGATION CALCULATIONS	DSH INCHES REQUIRED	
TREES IMPACTED		
25 REGULATED TREES REMOVED		
REPLACEMENT INCHES REQUIRED	201.6"	(53) 4" TREES NEEDED
REPLACEMENT INCHES PROVIDED	12"	



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.



TREE PLANTING DETAIL

ALL TREES 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.

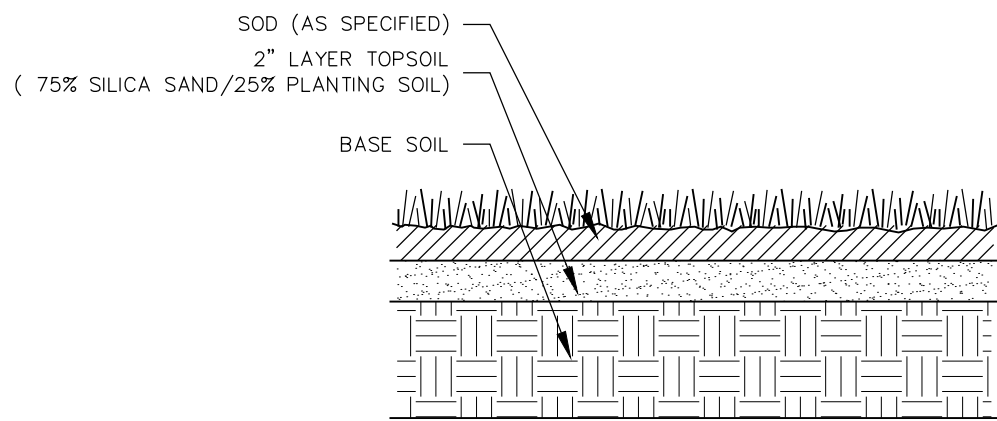
THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISH GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL, DO NOT MULCH ON TOP OF ROOTBALL.

GENERAL NOTES:

100% OF THE PLANT MATERIAL USED TO SATISFY LANDSCAPING REQUIREMENTS SHALL BE NATIVE and IN ACCORDANCE WITH SECTION 114-105.

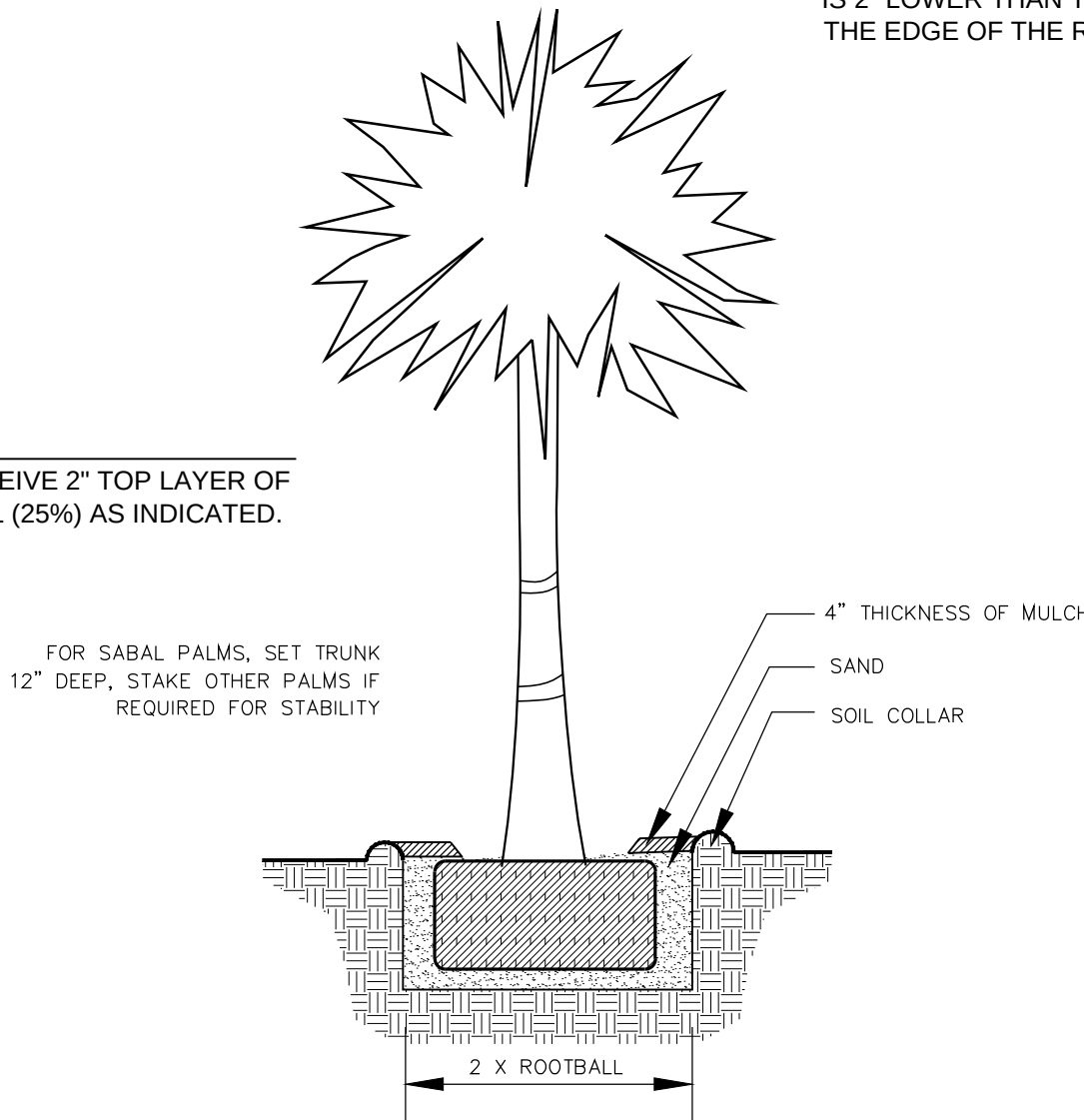
100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGNED IN COMPLIANCE WITH CoKW CODE.

ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF 6" OF PLANTING SOIL AND MULCHED TO A DEPTH OF 4". ALL TREES SHALL BE PROPERLY GUYED OR STAKED AT TIME OF PLANTING.



SODDING DETAIL

ALL AREAS TO BE SODDED TO RECEIVE 2" TOP LAYER OF SILICA SAND (75%) /PLANTING SOIL (25%) AS INDICATED.



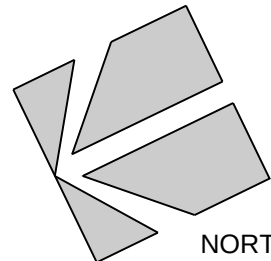
PALM PLANTING DETAIL

Conceptual Planting Palette

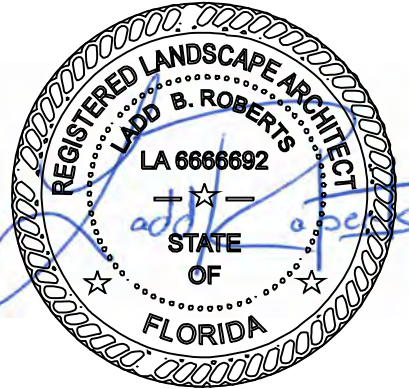
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
PALMS						SHRUBS					
5 - Provided	SABAL PALM	Sabal palmetto	12'-18' clir. trnk.			624 - Provided	SPANISH STOPPER	Eugenia foetida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	KEY THATCH PALM	Thrinax morrisii	4'-6' o.h.	FL #1	NATIVE		WILD COFFEE	Psychotria nervosa	3 gal., 24"-36" hgt./sprd.	FL #1	NATIVE
	FLA. THATCH PALM	Thrinax radiata	6" o.h.	FL #1	NATIVE		FICUS 'GREEN ISLAND'	Ficus 'Green Island'	3 gal. 14"-18" sprd/hgt.	FL #1	
	SAW PALMETTO	Serona repens 'Silver'	15 gal. 3' o.h.	FL #1			LOCUSTBERRY	Brysonima lucida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	BUCCANEER PALM	Pseudophoenix sargentii	30 gal. 6'-8' o.h.	FL #1	NATIVE		JAMAICA CAPER	Capparis cynophallophora	7 gal., 36" - 40" hgt./sprd.	FL #1	NATIVE
	ROYAL PALM	Roystonea elata	8' to 12' grey wood, Fat Trunks	FL #1	NATIVE		FIREBUSH	Hamelia patens	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
							DWARF FIREBUSH	Hamelia patens 'compacta'	3 gal., full	FL #1	NATIVE
							SPARTINA	Spartina bakerii	3 gal., full	FL #1	NATIVE
TREES						GROUNDCOVER					
CANOPY	55 - Provided					5,500 - Provided	MUHL Y GRASS	Muhlenbergia capillaris	1 gal., full	FL #1	NATIVE
	SPANISH LIME	Melicoccus bijugatus	3" cal., 12-14' o.h.	FL #1			WART FERN	Microsorium scolopendrum	3 gal., full	FL #1	NATIVE
	MAHOGANY	Sweitenia mahogani	4" cal., 14-16' o.h.,	FL #1	NATIVE		GOLDEN CREEPER	Ernodea littoralis	1 gal., full	FL #1	NATIVE
	WILD TAMARIND	Lysiloma latisiliquum	4" cal., 12-14' o.h.,	FL #1	NATIVE		SILVER LOVE GRASS	Eragrostis eliotti	1 gal., full	FL #1	NATIVE
	PIDGION PLUM	Coccoloba diversifolia	3" cal., 12-14' o.h	FL #1	NATIVE		SPIDER LILY	Hymenocallis latifolia	1 gal., full	FL #1	NATIVE
	GUMBO LIMBO	Bursera simaruba	4" cal., 14-16' o.h.	FL #1	NATIVE		TICKSEED	Coreopsis ssp 'Dwarf'	1 gal., full	FL #1	NATIVE
	GREEN BUTTONWOOD	Conocarpus erectus	4" cal., 12-14' o.h.	FL #1	NATIVE						
	SILVER BUTTONWOOD	Silver buttonwood	2" cal. 10'-12' o.h.	FL #1	NATIVE		ST. AUGUSTINE SOD or Preferred Species				
	PARADISE TREE	Simarouba glauca	3" cal., 12-14' o.h.	FL #1	NATIVE						
	CINNAMON BARK	Canella Winterana	1.5" cal. 6'-8' o.h.	FL #1	NATIVE						
	ROYAL POINCIANA	Delonix regia	3" cal. 12'-14" o.h.	FL #1	NATIVE						
UNDERSTORY											
	33- Provided										
	LIGNUM VITAE	Guaiacum sanctum	1.5" cal. 6'-8' o.h.	FL #1	NATIVE						
	CRABWOOD	Gymnathes lucida	1.5" cal. 6'-8' o.h.	FL #1	NATIVE		RELOCATED KEY THATCH PALM	Thrinax sp.	4'-6' o.h.	FL #1	NATIVE
	SATINWOOD	Zanthoxylum flavum	1.5" cal. 6'-8' o.h.	FL #1	NATIVE						
	SIMPSON STOPPER	Myrianthes fragrans	1.5" cal. 6-8' o.h.	FL #1	NATIVE						
	RED STOPPER	Eugenia rhombea	1" cal. 5-6 o.h.	FL #1	NATIVE						

COLLEGE ROAD AFFORDABLE HOUSING

STOCK ISLAND, FL 33040



SCALE: 1" = 20'



CONCEPT DOCUMENTS

PLANT SCHEDULE & DETAILS

DATE: 4.23.19

REVISIONS:

No.	Date	Notes
1.		
2.		
3.		
4.		

SHEET NUMBER:

L-2

JOB #: 19003 DRAWN BY: LBR

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