

MEMORANDUM

DATE: March 5, 2025

RE: **3200 N Roosevelt Blvd (#TP2024-0012)**
(Final Landscape Plan Review)

FROM: Mckenzie Fraley, City of Key West Urban Forestry Manager

A request was made for Final Landscape Plan approval for the above referenced property, for a development plan project to improve the walkability and appearance of the center, and to raise the buildings above flood elevation. This will include the reduction of the total commercial floor area by approximately 9100sqft, an increase in the green space/ landscaping by approximately 100,000sqft, and an increase in the parking spaces by 54 spaces.

The project received Conceptual Landscape plan approval with tree removal at the January 21, 2025 Tree Commission meeting (TP2024-00012) to include the removal of (112) Buttonwoods, (9) Yellow Tabebuia trees, (8) Gumbo Limbos, (75) Sabal palms, (5) Washingtonian palms, and (2) Date palms. The landscape plan includes the planting of (116) Gumbo Limbos, (94) Green Buttonwood trees, (25) Shortleaf Fig trees, (11) Strangler Fig trees, (37) Jamaican Dogwood trees, (2) Mastic trees, (78) Wild Tamarinds, (60) Sea Grape, (26) Pigeon Plum, (31) Blolly trees, (43) Satinleaf, (10) Spicewood, (10) Cinnamon Bark, (16) Spanish Stoppers, and (16) Simpson Stoppers for a total of 3,449 caliper inches of mitigation credit and the planting of (19) Coconut Palms, (60) Royal Palms, (67) Sabal Palms, and (59) Thatch Palms for a mitigation credit of 506 palms. The Tree Commission also gave approval of the review and a memo into the file for final landscape plan approval by the Urban Forestry Manager if no significant changes occur to the landscape plan during the review process.

Eighteen (18) coconut palms along the northern property line of the property are to remain and be protected. No excavation of soil or installation of more than 4 inches of fill within 10 ft of the base of the trees is authorized.

The Planning Board approved the development plan on February 20, 2025.

No significant changes have been made to the landscape plan since Tree Commission approval therefore, the landscape and irrigation plans dated November 6, 2024, from Smith Hawks PL is approved.

CONDITIONS:

1. A tree removal application must be submitted prior to finalization of building permits, for issuance of the tree removal permit.
2. No excavation of soil or installation of more than 4 inches of fill within 10 ft of the base of the trees is authorized. Tree protection must be installed and maintained during the construction process.



Mckenzie Fraley
Urban Forestry Manager
305-809-3768
Tree@cityofkeywest-fl.gov



THE CITY OF KEY WEST
Tree Commission
Post Office Box 1409
Key West, FL 33041-1409
Telephone: 305-809-3725

March 5, 2025

Real Sub LLC
PO Box 32018
Lakeland, FL 33802

RE: Final Landscape Plan Approval – 3200 N Roosevelt Blvd

To Whom It May Concern:

Regarding a request for approval of the Final Landscape Plan for property located at 3200 N Roosevelt Blvd. Review of the file indicates that the recently submitted landscape plans are consistent with the approved Tree Commission conceptual landscape plan from the January 21, 2025 Tree Commission meeting. Therefore, the landscape plan received February 26, 2025, dated November 6, 2024 is approved for Final Landscape Plan approval with conditions. Below are the two conditions related to the approval:

1. The permits to remove these trees and palms will not be issued until demolition and/or building permits have been submitted to the building department. At the same time, an application must be submitted to the Urban Forestry Manager for processing.
2. Eighteen (18) coconut palms along the northern property line of the property are to remain and be protected.
3. No excavation of soil or installation of more than 4 inches of fill within 10 ft of the base of the trees is authorized. Tree protection must be installed and maintained during the construction process.

If you have any questions, please call the office at (305) 809-3768.

Sincerely,

A handwritten signature in black ink, appearing to read "Mckenzie Fraley", is written over a horizontal line. The signature is fluid and cursive.

Mckenzie Fraley
Urban Forestry Program Manager, City of Key West
tree@cityofkeywest-fl.gov

cc: Smith Hawks, PL



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FOR THE FIRM:
 PAOLO TERRERA
 LA 6892710

PROJECT TITLE:
CONCH REPUBLIC SHOPPES

3316 NORTH ROOSEVELT BLVD.
 KEY WEST, FL 33040

Parcel ID: 00066120-00000
 REAL SUB LLC
 PO Box 32018
 Lakeland, FL 33802

NO. DATE REVISIONS BY

PROJECT INFORMATION:
 PROJECT NUMBER: 2022-7000.07

DATE: 08/29/22

DRAWN BY: P.F.

CHECKED BY: N.H.O.

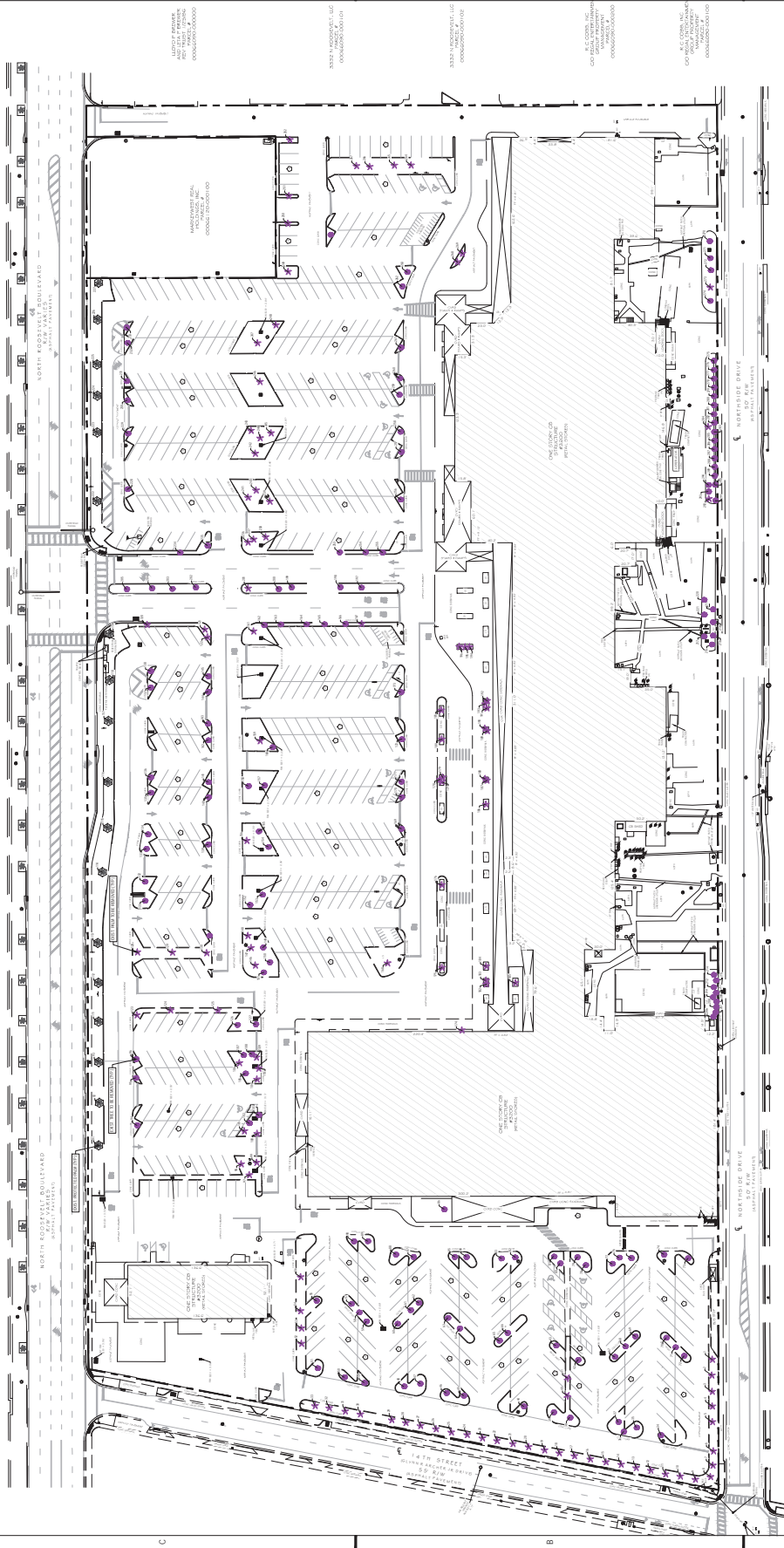
APPROVED BY: P.F.

SCALE: AS SHOWN

SHEET TITLE:
 TREE DISPOSITION PLAN

SHEET NUMBER

L-1.0



TREE DISPOSITION PLAN
 SCALE: 1" = 50'

INDEX OF DRAWINGS

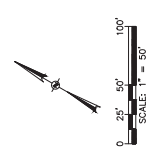
DWG. NO.	TITLE
L-1.0	TREE DISPOSITION PLAN
L-1.1	TREE TABLE AND NOTES
L-1.2	TREE TABLE
L-2.0	OVERALL PLANTING PLAN (CANOPY)
L-2.1	OVERALL PLANTING PLAN (UNDERSTORY)
L-2.2	LANDSCAPE REQUIREMENTS AND PLANTING SCHEDULE
L-2.3	PLANTING DETAILS
L-3.0	OVERALL IRRIGATION PLAN
L-3.1	IRRIGATION SCHEDULES, NOTES AND DETAILS

SYMBOL LEGEND

- EXISTING VEGETATION TO BE PROTECTED
 - EXISTING VEGETATION TO BE RELOCATED
 - EXISTING VEGETATION TO BE REMOVED
 - EXISTING VEGETATION NOT IN SCOPE
- NOTE: SEE TREE TABLE FOR ALL EXISTING VEGETATION DATA PENDING SURVEY COMPLETION.

TREE BARRIER NOTES

1. TREE BARRIERS SHOWN ON PLAN ARE DIAGRAMMATIC ONLY. CONTRACTOR SHALL COORDINATE EXACT DIMENSIONS AND PLACEMENTS IN FIELD.
2. CONTRACTOR SHALL PROVIDE 4" x 6" BARRIERS AROUND TREES LESS THAN 18" DBH, AND 10" x 12" BARRIERS AROUND TREES 18" DBH OR GREATER.
3. REFER TO TREE PROTECTION DETAILS ON SHEET L-1.1.



Call 811 or visit sunshine811.com two full business days before any excavation to locate buried facilities located and marked. Check positive response codes below you dig!

SITE PLAN SUBMITTAL - 08/12/2024 PRELIMINARY - NOT FOR CONSTRUCTION



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 FOR THE FIRM
 ARCHITECTURE
 LA 68278

PROJECT TITLE
CONCH REPUBLIC SHOPPES

3316 NORTH ROOSEVELT BLVD.
 KEY WEST, FL 33040

Parcel ID: 0068170-00000
 REAL SUB LLC
 PO Box 37018
 Lakeland, FL 33802

ISSUE BY
 NO. DATE REVISIONS

PROJECT INFORMATION
 PROJECT NUMBER: 2022-7000-07

DATE: 08/29/22
 DRAWN BY: P.F.
 CHECKED BY: N.H.O.
 APPROVED BY: P.F.
 SCALE: AS SHOWN

TREE TABLE
 SHEET TITLE

SHEET NUMBER

L-1.2

TREE TABLE

#	Scientific Name	Common Name	Size	Unit	Listing	Disposition
241	Phoenix palmetto	lady palm	4.00	C.L.	Remove	Remove
242	Phoenix palmetto	lady palm	15.00	C.L.	Remove	Remove
243	Phoenix palmetto	lady palm	6.00	C.L.	Remove	Remove
244	Phoenix palmetto	lady palm	4.50	DSH	Remove	Remove
245	Phoenix palmetto	lady palm	5.00	C.L.	Remove	Remove
246	Phoenix palmetto	lady palm	5.00	C.L.	Remove	Remove
247	Phoenix palmetto	lady palm	10.50	DSH	Remove	Remove
248	Phoenix palmetto	lady palm	14.00	C.L.	Remove	Remove
249	Phoenix palmetto	lady palm	11.50	C.L.	Remove	Remove
250	Phoenix palmetto	lady palm	11.50	C.L.	Remove	Remove
251	Phoenix palmetto	lady palm	11.50	C.L.	Remove	Remove
252	Phoenix palmetto	lady palm	5.00	DSH	Remove	Remove
253	Phoenix palmetto	lady palm	5.00	DSH	Remove	Remove
254	Phoenix palmetto	lady palm	5.00	DSH	Remove	Remove
255	Phoenix palmetto	lady palm	7.00	DSH	Remove	Remove
256	Phoenix palmetto	lady palm	4.75	DSH	Remove	Remove
257	Phoenix palmetto	lady palm	7.50	DSH	Remove	Remove
258	Phoenix palmetto	lady palm	4.50	DSH	Remove	Remove
259	Phoenix palmetto	lady palm	7.50	DSH	Remove	Remove
260	Phoenix palmetto	lady palm	7.50	DSH	Remove	Remove
261	Phoenix palmetto	lady palm	7.50	DSH	Remove	Remove
262	Phoenix palmetto	lady palm	7.50	DSH	Remove	Remove
263	Phoenix palmetto	lady palm	14.00	C.L.	Remove	Remove
264	Phoenix palmetto	lady palm	11.50	C.L.	Remove	Remove
265	Phoenix palmetto	lady palm	13.50	C.L.	Remove	Remove
266	Phoenix palmetto	lady palm	7.75	DSH	Remove	Remove
267	Phoenix palmetto	lady palm	4.50	DSH	Remove	Remove
268	Phoenix palmetto	lady palm	5.00	DSH	Remove	Remove
269	Phoenix palmetto	lady palm	5.00	DSH	Remove	Remove
270	Phoenix palmetto	lady palm	5.00	DSH	Remove	Remove
271	Phoenix palmetto	lady palm	5.75	DSH	Remove	Remove
272	Phoenix palmetto	lady palm	5.00	DSH	Remove	Remove
273	Phoenix palmetto	lady palm	14.00	C.L.	Remove	Remove
274	Phoenix palmetto	lady palm	5.00	DSH	Remove	Remove
275	Phoenix palmetto	lady palm	5.00	DSH	Remove	Remove
276	Phoenix palmetto	lady palm	3.50	DSH	Remove	Remove
277	Phoenix palmetto	lady palm	3.00	DSH	Remove	Remove
278	Phoenix palmetto	lady palm	3.00	DSH	Remove	Remove
279	Phoenix palmetto	lady palm	12.00	C.L.	Remove	Remove
280	Phoenix palmetto	lady palm	3.75	DSH	Remove	Remove
281	Phoenix palmetto	lady palm	3.75	DSH	Remove	Remove
282	Phoenix palmetto	lady palm	4.35	DSH	Remove	Remove
283	Phoenix palmetto	lady palm	3.75	DSH	Remove	Remove
284	Phoenix palmetto	lady palm	4.75	DSH	Remove	Remove
285	Phoenix palmetto	lady palm	3.75	DSH	Remove	Remove
286	Phoenix palmetto	lady palm	3.75	DSH	Remove	Remove
287	Phoenix palmetto	lady palm	3.75	DSH	Remove	Remove
288	Phoenix palmetto	lady palm	3.75	DSH	Remove	Remove
289	Phoenix palmetto	lady palm	3.75	DSH	Remove	Remove
290	Phoenix palmetto	lady palm	3.75	DSH	Remove	Remove
291	Phoenix palmetto	lady palm	3.75	DSH	Remove	Remove
292	Phoenix palmetto	lady palm	3.75	DSH	Remove	Remove
293	Phoenix palmetto	lady palm	3.75	DSH	Remove	Remove
294	Phoenix palmetto	lady palm	3.75	DSH	Remove	Remove

SUMMARY

167 Total Trees Existing: 832 DSH (Inches)
 3 Total Trees to be Preserved: 0 DSH (Inches)
 0 Total Trees to be Removed: 0 DSH (Inches)

137 Total Palms Existing: 1,431 C.L. (Inch)
 137 Total Palms to be Preserved: 1,431 C.L. (Inch)
 137 Total Palms to be Removed: 238 C.L. (Inch)

TREE TABLE

#	Scientific Name	Common Name	Size	Unit	Listing	Disposition
161	Phoenix palmetto	lady palm	8.00	C.L.	Remove	Remove
162	Phoenix palmetto	lady palm	8.00	C.L.	Remove	Remove
163	Phoenix palmetto	lady palm	5.00	DSH	Remove	Remove
164	Phoenix palmetto	lady palm	4.00	DSH	Remove	Remove
165	Phoenix palmetto	lady palm	5.25	DSH	Remove	Remove
166	Phoenix palmetto	lady palm	10.50	C.L.	Remove	Remove
167	Phoenix palmetto	lady palm	13.00	C.L.	Remove	Remove
168	Phoenix palmetto	lady palm	4.50	DSH	Remove	Remove
169	Phoenix palmetto	lady palm	3.00	DSH	Remove	Remove
170	Phoenix palmetto	lady palm	3.00	DSH	Remove	Remove
171	Phoenix palmetto	lady palm	8.75	DSH	Remove	Remove
172	Phoenix palmetto	lady palm	8.00	C.L.	Remove	Remove
173	Phoenix palmetto	lady palm	8.00	C.L.	Remove	Remove
174	Phoenix palmetto	lady palm	8.00	C.L.	Remove	Remove
175	Phoenix palmetto	lady palm	5.50	C.L.	Remove	Remove
176	Phoenix palmetto	lady palm	7.50	C.L.	Remove	Remove
177	Phoenix palmetto	lady palm	7.50	C.L.	Remove	Remove
178	Phoenix palmetto	lady palm	7.00	C.L.	Remove	Remove
179	Phoenix palmetto	lady palm	8.50	C.L.	Remove	Remove
180	Phoenix palmetto	lady palm	8.50	C.L.	Remove	Remove
181	Phoenix palmetto	lady palm	7.50	C.L.	Remove	Remove
182	Phoenix palmetto	lady palm	7.50	C.L.	Remove	Remove
183	Phoenix palmetto	lady palm	7.50	C.L.	Remove	Remove
184	Phoenix palmetto	lady palm	11.50	C.L.	Remove	Remove
185	Phoenix palmetto	lady palm	8.00	C.L.	Remove	Remove
186	Phoenix palmetto	lady palm	8.00	C.L.	Remove	Remove
187	Phoenix palmetto	lady palm	8.00	C.L.	Remove	Remove
188	Phoenix palmetto	lady palm	6.50	C.L.	Remove	Remove
189	Phoenix palmetto	lady palm	7.50	C.L.	Remove	Remove
190	Phoenix palmetto	lady palm	7.50	C.L.	Remove	Remove
191	Phoenix palmetto	lady palm	7.50	C.L.	Remove	Remove
192	Phoenix palmetto	lady palm	7.50	C.L.	Remove	Remove
193	Phoenix palmetto	lady palm	8.00	C.L.	Remove	Remove
194	Phoenix palmetto	lady palm	7.50	C.L.	Remove	Remove
195	Phoenix palmetto	lady palm	7.50	C.L.	Remove	Remove
196	Phoenix palmetto	lady palm	8.50	C.L.	Remove	Remove
197	Phoenix palmetto	lady palm	8.00	DSH	Remove	Remove
198	Phoenix palmetto	lady palm	5.50	DSH	Remove	Remove
199	Phoenix palmetto	lady palm	5.00	DSH	Remove	Remove
200	Phoenix palmetto	lady palm	5.00	DSH	Remove	Remove
201	Phoenix palmetto	lady palm	7.00	C.L.	Remove	Remove
202	Phoenix palmetto	lady palm	4.50	DSH	Remove	Remove
203	Phoenix palmetto	lady palm	8.25	DSH	Remove	Remove
204	Phoenix palmetto	lady palm	3.50	DSH	Remove	Remove
205	Phoenix palmetto	lady palm	4.00	DSH	Remove	Remove
206	Phoenix palmetto	lady palm	4.00	DSH	Remove	Remove
207	Phoenix palmetto	lady palm	3.75	DSH	Remove	Remove
208	Phoenix palmetto	lady palm	3.50	DSH	Remove	Remove
209	Phoenix palmetto	lady palm	4.00	DSH	Remove	Remove
210	Phoenix palmetto	lady palm	4.75	DSH	Remove	Remove
211	Phoenix palmetto	lady palm	3.50	DSH	Remove	Remove
212	Phoenix palmetto	lady palm	3.50	DSH	Remove	Remove
213	Phoenix palmetto	lady palm	6.25	DSH	Remove	Remove
214	Phoenix palmetto	lady palm	6.25	DSH	Remove	Remove
215	Phoenix palmetto	lady palm	6.25	DSH	Remove	Remove
216	Phoenix palmetto	lady palm	5.00	DSH	Remove	Remove
217	Phoenix palmetto	lady palm	5.00	DSH	Remove	Remove
218	Phoenix palmetto	lady palm	4.50	DSH	Remove	Remove
219	Phoenix palmetto	lady palm	4.50	DSH	Remove	Remove
220	Phoenix palmetto	lady palm	3.50	DSH	Remove	Remove
221	Phoenix palmetto	lady palm	10.50	C.L.	Remove	Remove
222	Phoenix palmetto	lady palm	11.00	C.L.	Remove	Remove
223	Phoenix palmetto	lady palm	11.00	C.L.	Remove	Remove
224	Phoenix palmetto	lady palm	11.50	C.L.	Remove	Remove
225	Phoenix palmetto	lady palm	11.00	C.L.	Remove	Remove
226	Phoenix palmetto	lady palm	11.00	C.L.	Remove	Remove
227	Phoenix palmetto	lady palm	4.75	DSH	Remove	Remove
228	Phoenix palmetto	lady palm	4.75	DSH	Remove	Remove
229	Phoenix palmetto	lady palm	3.50	DSH	Remove	Remove
230	Phoenix palmetto	lady palm	3.50	DSH	Remove	Remove
231	Phoenix palmetto	lady palm	3.50	DSH	Remove	Remove
232	Phoenix palmetto	lady palm	3.75	DSH	Remove	Remove
233	Phoenix palmetto	lady palm	3.50	DSH	Remove	Remove
234	Phoenix palmetto	lady palm	5.50	DSH	Remove	Remove
235	Phoenix palmetto	lady palm	8.50	DSH	Remove	Remove
236	Phoenix palmetto	lady palm	7.50	DSH	Remove	Remove
237	Phoenix palmetto	lady palm	5.00	C.L.	Remove	Remove
238	Phoenix palmetto	lady palm	5.00	C.L.	Remove	Remove
239	Phoenix palmetto	lady palm	5.00	DSH	Remove	Remove
240	Phoenix palmetto	lady palm	4.75	DSH	Remove	Remove

SUMMARY

167 Total Trees Existing: 832 DSH (Inches)
 3 Total Trees to be Preserved: 0 DSH (Inches)
 0 Total Trees to be Removed: 0 DSH (Inches)

137 Total Palms Existing: 1,431 C.L. (Inch)
 137 Total Palms to be Preserved: 1,431 C.L. (Inch)
 137 Total Palms to be Removed: 238 C.L. (Inch)

1. REFER TO ARCHITECT'S REPORT FOR ADDITIONAL INFORMATION.
 2. TREE MEASUREMENTS ARE IN FEET UNLESS OTHERWISE NOTED.
 3. ROUND TREE CALIBER UP TO NEXT WHOLE INCH.



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FOR THE FIRM:
 PAOLO FERRERA
 LICENSE NO. 15100048

PROJECT TITLE:
CONCH REPUBLIC SHOPPES

3316 NORTH ROOSEVELT BLVD.
 KEY WEST, FL 33040

Parcel ID: 00069120-00000
 REAL SUB LLC
 PO Box 32018
 Lakeland, FL 33802

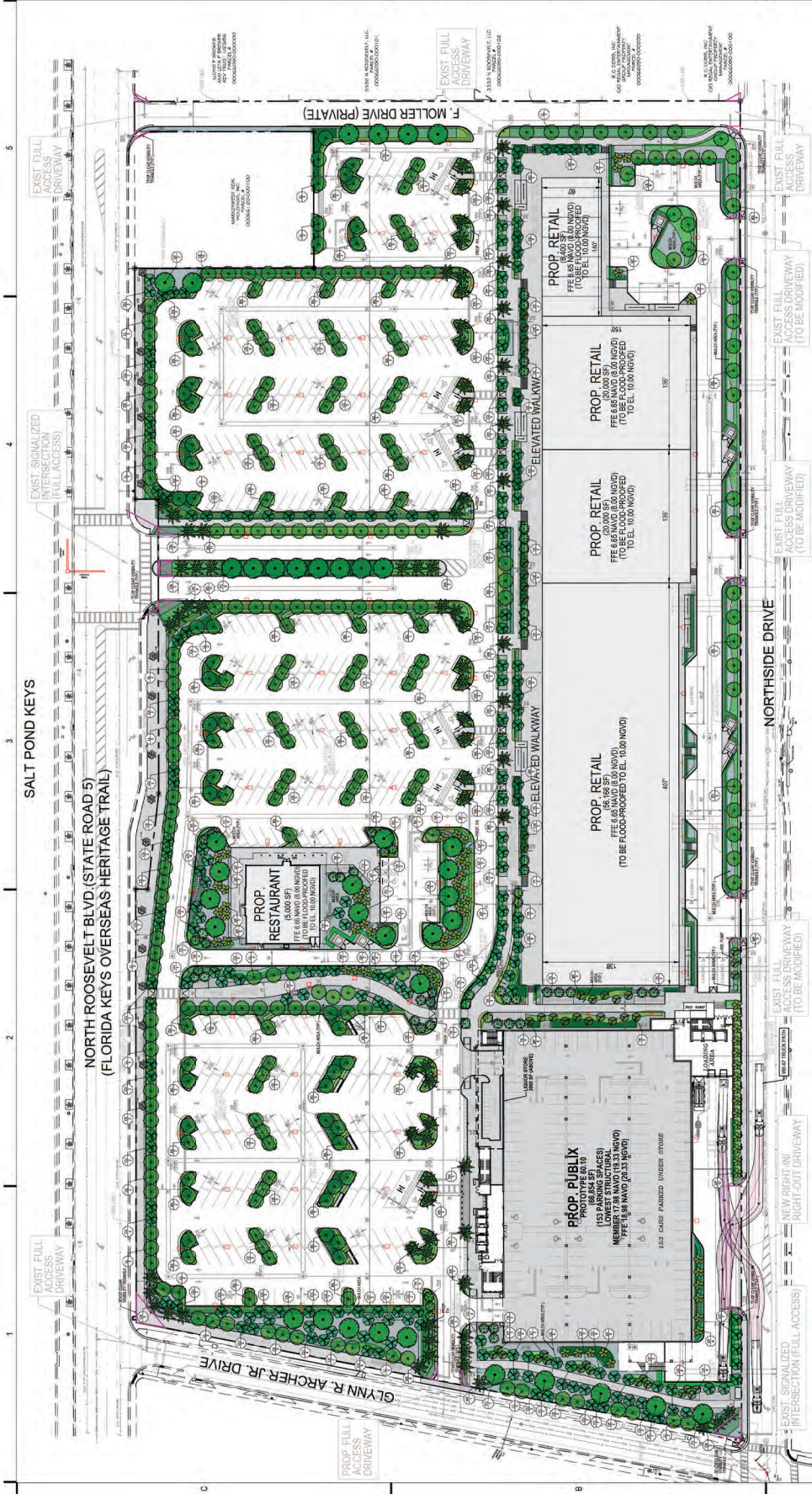
ISSUE: BY
 NO. DATE REVISIONS BY
 102224 DRC COMMENTS

PROJECT INFORMATION
 PROJECT NUMBER: 2022-7000.07
 DATE: 08/29/22
 DRAWN BY: P.F.
 CHECKED BY: N.H.O.
 APPROVED BY: P.F.
 SCALE: AS SHOWN

SHEET TITLE:
OVERALL PLANTING PLAN (CANOPY)

SHEET NUMBER:
L-2.0

SITE PLAN SUBMITTAL - 08/12/2024 PRELIMINARY - NOT FOR CONSTRUCTION



OVERALL PLANTING PLAN (CANOPY)
 SCALE: 1" = 50'

- PLANTING NOTES**
- ALL TREE SPECIES AND PLANTING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES HAVING JURISDICTION, INCLUDING MINOR COUNTY, CITY OF KEY WEST, AND LATEST AMENDMENTS THEREOF.
 - PROTECTIVE WEED BARRIERS SHALL BE PROVIDED IN DOWN-LANE WITH ALL CITY AND COUNTY SPECIFICATIONS. CONTRACTOR SHALL PROTECT ALL EXISTING PAVEMENTS, FENCINGS, VEGETATION, SOIL UTILITIES, AND UTILITIES DURING PROCESS OF WORK, AND SHALL RESTORE OR REPLACE ALL SUCH UTILITIES DAMAGED DURING PROCESS OF WORK TO MATCH EXISTING.
 - SEE SURVEY FOR ADDITIONAL SITE INFORMATION.
 - REFER TO SPECIFICATIONS FOR ADDITIONAL CONTRACTOR REQUIREMENTS.
 - CONTRACTOR SHALL PROTECT ALL EXISTING PAVEMENTS, FENCINGS, VEGETATION, SOIL UTILITIES, AND UTILITIES DURING PROCESS OF WORK, AND SHALL RESTORE OR REPLACE ALL SUCH UTILITIES DAMAGED DURING PROCESS OF WORK TO MATCH EXISTING.
 - PROTECTIVE WEED BARRIERS SHALL BE PROVIDED IN DOWN-LANE WITH ALL CITY AND COUNTY SPECIFICATIONS. CONTRACTOR SHALL PROTECT ALL EXISTING PAVEMENTS, FENCINGS, VEGETATION, SOIL UTILITIES, AND UTILITIES DURING PROCESS OF WORK, AND SHALL RESTORE OR REPLACE ALL SUCH UTILITIES DAMAGED DURING PROCESS OF WORK TO MATCH EXISTING.
 - CONTRACTOR SHALL VERIFY TREE SPECIES AND SIZE BEFORE PLANTING. CONTRACTOR SHALL COORDINATE WITH PROPOSED SITE IMPROVEMENTS CONTRACTOR SHALL PROVIDE ROOT BARRIERS FROM DAMAGE DURING PROCESS OF WORK, AND SHALL RESTORE OR REPLACE ALL SUCH UTILITIES DAMAGED DURING PROCESS OF WORK TO MATCH EXISTING.
 - ALL EXISTING LANDSCAPE SHALL BE MAINTAINED IN THE SOFT COPY THAT IS ATTACHED TO WORK AREAS SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE PROTECTIVE WEED BARRIERS TO PROTECT ALL EXISTING LANDSCAPE THAT IS TO BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE PROTECTIVE WEED BARRIERS TO PROTECT ALL EXISTING LANDSCAPE THAT IS TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
 - ALL LANDSCAPE WORK SHALL BE COORDINATED WITH OTHER DISCIPLINES AS REQUIRED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE PROTECTIVE WEED BARRIERS TO PROTECT ALL EXISTING LANDSCAPE THAT IS TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
 - NO STRUCTURE OR PLANTING SHALL BE LOCATED IN HEIGHT WITHIN SAFETY BIGHT TRUNKS. SEWERAGE SHALL BE LOCATED TOWARD STREET TREE REQUIREMENTS.
 - NO STRUCTURE OR PLANTING SHALL BE LOCATED IN HEIGHT WITHIN SAFETY BIGHT TRUNKS. SEWERAGE SHALL BE LOCATED TOWARD STREET TREE REQUIREMENTS.

SOIL NOTE

THE REQUIRED SOIL COMBINATION FOR THE PROPOSED PLANTING SHALL BE AS FOLLOWS:
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SYMBOL LEGEND

- EXISTING VEGETATION TO BE PROTECTED WITH TREE BARRIERS AND PRUNED AS REQUIRED FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- RELOCATED VEGETATION.
- EXISTING VEGETATION NOT IN SCOPE.
- PROPOSED TREES.
- PROPOSED PALMS.
- PROPOSED SHRUBS/GROUND COVERS.

SOIL NOTE

THE REQUIRED SOIL COMBINATION FOR THE PROPOSED PLANTING SHALL BE AS FOLLOWS:
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 1. THE REQUIRED SOIL COMBINATION FOR THE PROPOSED PLANTING SHALL BE AS FOLLOWS:

sunshine811
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 USING ELECTRONIC TOOLS.
 FOR THE FIRM:
 PAOLO FERRERA
 LICENSE NO. 1160004

PROJECT TITLE:
CONCH REPUBLIC SHOPPES

3316 NORTH ROOSEVELT BLVD.
 KEY WEST, FL 33040

Parcel ID: 00069120-000000
 REAL SUB LLC
 PO Box 32018
 Lakeland, FL 33802

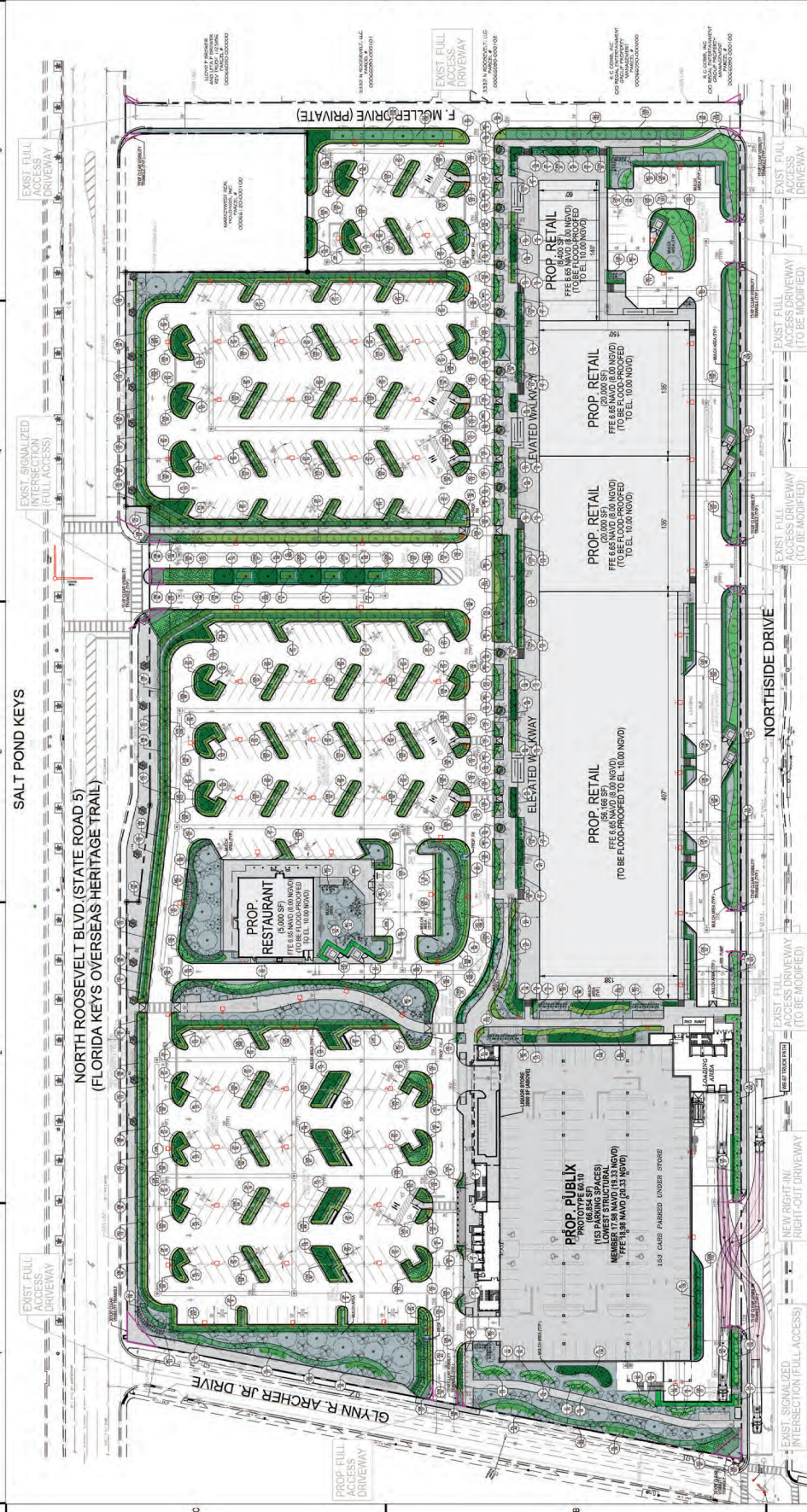
ISSUE: BY
 NO. DATE REVISIONS BY
 102224 DRC COMMENTS

PROJECT INFORMATION
 PROJECT NUMBER: 2022-7000.07
 DATE: 08/29/22
 DRAWN BY: P.F.
 CHECKED BY: N.H.O.
 APPROVED BY: P.F.
 SCALE: AS SHOWN

SHEET TITLE:
**OVERALL PLANTING PLAN
 (UNDERSTORY)**

SHEET NUMBER:
L-2.1

SITE PLAN SUBMITTAL - 08/12/2024 PRELIMINARY - NOT FOR CONSTRUCTION



SYMBOL LEGEND

- EXISTING VEGETATION TO BE PROTECTED WITH TREE BARRIERS AND PRUNED AS REQUIRED FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- RELOCATED VEGETATION.
- EXISTING VEGETATION NOT IN SCOPE.
- PROPOSED TREES.
- PROPOSED PALMS.
- PROPOSED SHRUBS/GROUND COVERS.

SOIL NOTE

1. THE REQUIRED SOIL COMBINATION FOR THE PROPOSED PLANTING AREAS SHALL BE AS FOLLOWS: TOP 6" OF SOIL SHALL BE A MINIMUM OF 10% ORGANIC MATTER AND 10% SAND. SOILS WITH A PH LESS THAN 5.5 SHALL BE AMENDED TO A PH OF 5.5-6.5.

OVERALL PLANTING PLAN (UNDERSTORY)
 SCALE: 1" = 50'

PLANTING NOTES

1. ALL TREE SPECIES AND PLANTING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES HAVING JURISDICTION, INCLUDING MINOR COUNTY, CITY OF KEY WEST, AND LATEST AMENDMENTS THEREOF.
2. CONTRACTOR SHALL VERIFY THE EXISTING VEGETATION AND RECORD THE LOCATION, SPECIES, SIZE, AND HEALTH OF ALL EXISTING TREES AND SHRUBS. CONTRACTOR SHALL PROVIDE A VEGETATION SURVEY REPORT TO THE ARCHITECT AND CONSIDERABLE RESOURCES AND STANDARDS FOR LANDSCAPE PLANTING FOR GRACE NUMBER 108187.
3. SEE SURVEY FOR ADDITIONAL SITE INFORMATION.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL CONTRACTOR REQUIREMENTS.
5. CONTRACTOR SHALL PROTECT ALL EXISTING PAVEMENTS, FENCINGS, VEGETATION, SOIL UTILITIES, AND UTILITIES DURING PROCESS OF WORK, AND SHALL RESTORE OR REPLACE ALL SUCH UTILITIES DAMAGED DURING PROCESS OF WORK TO MATCH EXISTING.
6. PROTECTIVE WEED BARRIERS SHALL BE PROVIDED IN DOWN-LANES WITH ALL CITY AND COUNTY SPECIFICATIONS. CONTRACTOR SHALL VERIFY ALL EXISTING WEED BARRIERS ARE AS REQUIRED OR COORDINATE WITH PROPOSED SITE IMPROVEMENTS. CONTRACTOR SHALL PROVIDE FOOT BARRIERS FROM DAMAGE DURING PROCESS OF WORK, AND SHALL RESTORE OR REPLACE ALL SUCH UTILITIES DAMAGED DURING PROCESS OF WORK TO MATCH EXISTING.
7. CONTRACTOR SHALL VERIFY ALL EXISTING WEED BARRIERS ARE AS REQUIRED OR COORDINATE WITH PROPOSED SITE IMPROVEMENTS. CONTRACTOR SHALL PROVIDE FOOT BARRIERS FROM DAMAGE DURING PROCESS OF WORK, AND SHALL RESTORE OR REPLACE ALL SUCH UTILITIES DAMAGED DURING PROCESS OF WORK TO MATCH EXISTING.
8. ALL EXISTING WEED BARRIERS SHALL BE PROVIDED IN DOWN-LANES WITH ALL CITY AND COUNTY SPECIFICATIONS. CONTRACTOR SHALL VERIFY ALL EXISTING WEED BARRIERS ARE AS REQUIRED OR COORDINATE WITH PROPOSED SITE IMPROVEMENTS. CONTRACTOR SHALL PROVIDE FOOT BARRIERS FROM DAMAGE DURING PROCESS OF WORK, AND SHALL RESTORE OR REPLACE ALL SUCH UTILITIES DAMAGED DURING PROCESS OF WORK TO MATCH EXISTING.
9. ALL LANDSCAPE WORK SHALL BE COORDINATED WITH OTHER DISCIPLINES AS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS. CONTRACTOR SHALL VERIFY ALL EXISTING WEED BARRIERS ARE AS REQUIRED OR COORDINATE WITH PROPOSED SITE IMPROVEMENTS. CONTRACTOR SHALL PROVIDE FOOT BARRIERS FROM DAMAGE DURING PROCESS OF WORK, AND SHALL RESTORE OR REPLACE ALL SUCH UTILITIES DAMAGED DURING PROCESS OF WORK TO MATCH EXISTING.
10. ALL TREE SPECIES AND PLANTING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES HAVING JURISDICTION, INCLUDING MINOR COUNTY, CITY OF KEY WEST, AND LATEST AMENDMENTS THEREOF.
11. CONTRACTOR SHALL VERIFY THE EXISTING VEGETATION AND RECORD THE LOCATION, SPECIES, SIZE, AND HEALTH OF ALL EXISTING TREES AND SHRUBS. CONTRACTOR SHALL PROVIDE A VEGETATION SURVEY REPORT TO THE ARCHITECT AND CONSIDERABLE RESOURCES AND STANDARDS FOR LANDSCAPE PLANTING FOR GRACE NUMBER 108187.
12. ALL PROPOSED LANDSCAPE AREAS SHALL BE FREE FROM ANY EXISTING SUB-SURFACE STRUCTURAL OR OTHER OBSTRUCTIONS. CONTRACTOR SHALL VERIFY ALL EXISTING SUB-SURFACE STRUCTURAL OR OTHER OBSTRUCTIONS AND REMOVE OR RELOCATE AS NECESSARY. CONTRACTOR SHALL PROVIDE A SUB-SURFACE SURVEY REPORT TO THE ARCHITECT AND CONSIDERABLE RESOURCES AND STANDARDS FOR LANDSCAPE PLANTING FOR GRACE NUMBER 108187.
13. ALL EXISTING SUB-SURFACE STRUCTURAL OR OTHER OBSTRUCTIONS SHALL BE REMOVED FROM THE SITE WHEN IDENTIFIED. THE LIST OF REMOVED OBSTRUCTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL PROVIDE A SUB-SURFACE SURVEY REPORT TO THE ARCHITECT AND CONSIDERABLE RESOURCES AND STANDARDS FOR LANDSCAPE PLANTING FOR GRACE NUMBER 108187.
14. PROVIDE A SUFFICIENT LAYER OF NATIVE FLORIDA SHELL MULCH FOR ALL PLANTING AREAS. THE MULCH SHALL BE 2" THICK AND SHALL BE APPLIED TO THE ENTIRE PLANTING AREA. CONTRACTOR SHALL PROVIDE A SUB-SURFACE SURVEY REPORT TO THE ARCHITECT AND CONSIDERABLE RESOURCES AND STANDARDS FOR LANDSCAPE PLANTING FOR GRACE NUMBER 108187.
15. NO STRUCTURE OR PLANTING SHALL BE LOCATED IN HEIGHT WITHIN SAFETY BIGHT FRANKLES. CONTRACTOR SHALL VERIFY ALL EXISTING WEED BARRIERS ARE AS REQUIRED OR COORDINATE WITH PROPOSED SITE IMPROVEMENTS. CONTRACTOR SHALL PROVIDE FOOT BARRIERS FROM DAMAGE DURING PROCESS OF WORK, AND SHALL RESTORE OR REPLACE ALL SUCH UTILITIES DAMAGED DURING PROCESS OF WORK TO MATCH EXISTING.

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FOR THE FIRM:
 PAOLO TERRERA
 LA-069270

PROJECT TITLE:
CONCH REPUBLIC SHOPPES

3316 NORTH ROOSEVELT BLVD.
 KEY WEST, FL 33040

Parcel ID.: 00866120-00000
 REAL SUB LLC
 PO Box 32018
 Lakeland, FL 33802

ISSUE:
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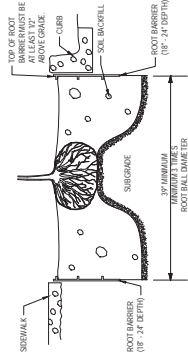
PROJECT INFORMATION:
 PROJECT NUMBER: 2022-7000.07
 DATE: 08/29/22

DRAWN BY: P.F.
 CHECKED BY: N.H.O.
 APPROVED BY: P.F.
 SCALE: AS SHOWN

SHEET TITLE:
 PLANTING DETAILS

SHEET NUMBER:
 L-2.3

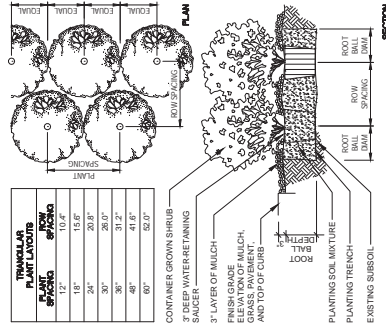
SITE PLAN SUBMITTAL - 08/12/2024 PRELIMINARY - NOT FOR CONSTRUCTION



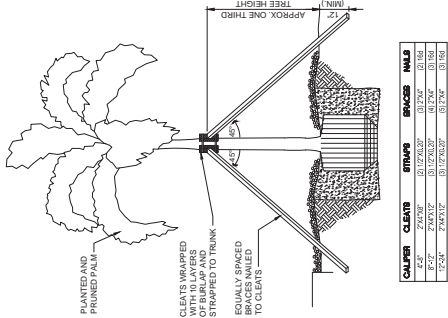
ROOT BARRIER DETAIL
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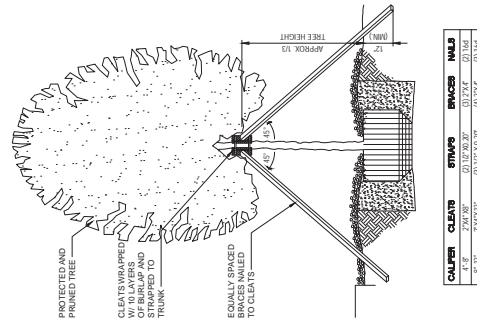
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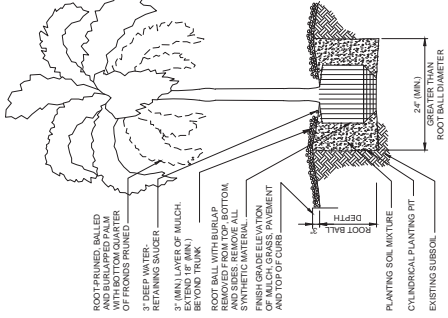
SHRUB PLANTING DETAIL
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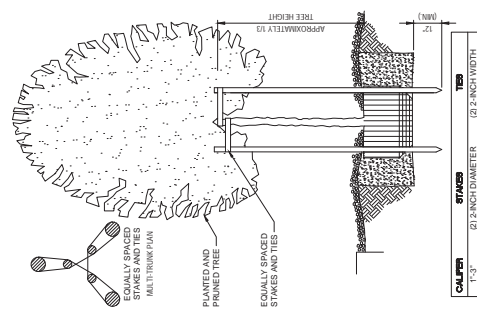
PALM BRACING DETAIL
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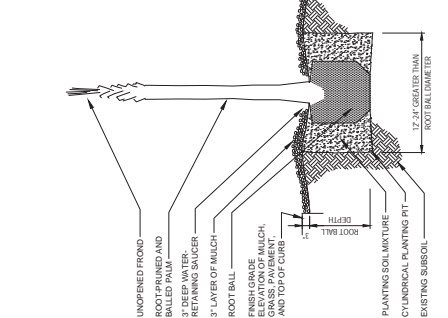
TREE BRACING DETAIL
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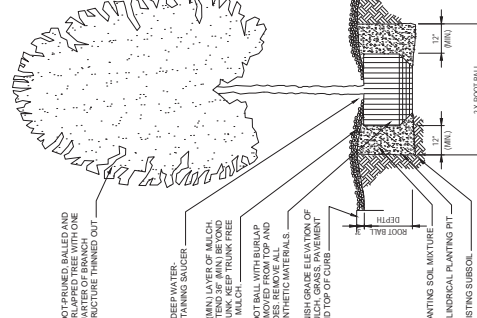
PALM PLANTING DETAIL
 N.T.S.



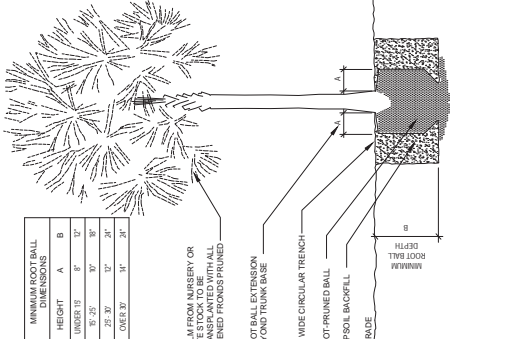
TREE STAKING DETAIL
 N.T.S.



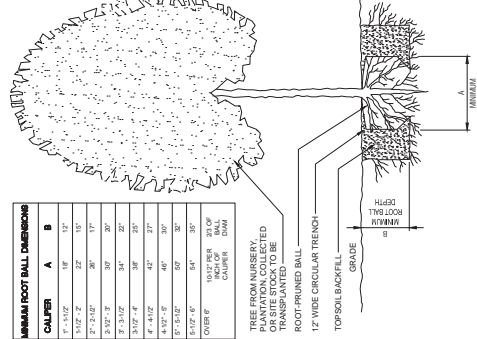
SABAL PALM PLANTING DETAIL
 N.T.S.



TREE PLANTING DETAIL
 N.T.S.



SABAL PALM DIGGING DETAIL
 N.T.S.



TREE DIGGING DETAIL
 N.T.S.

