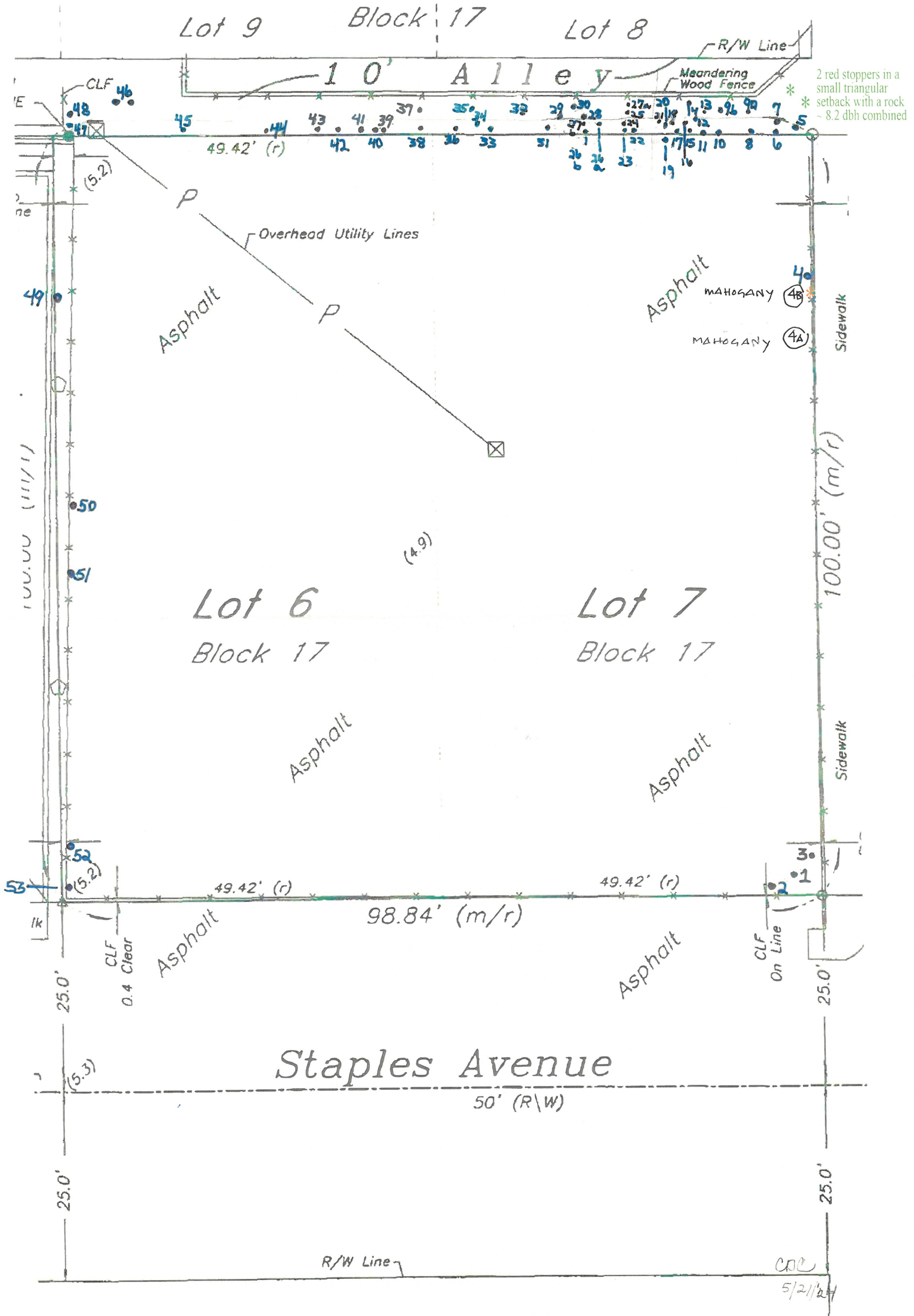
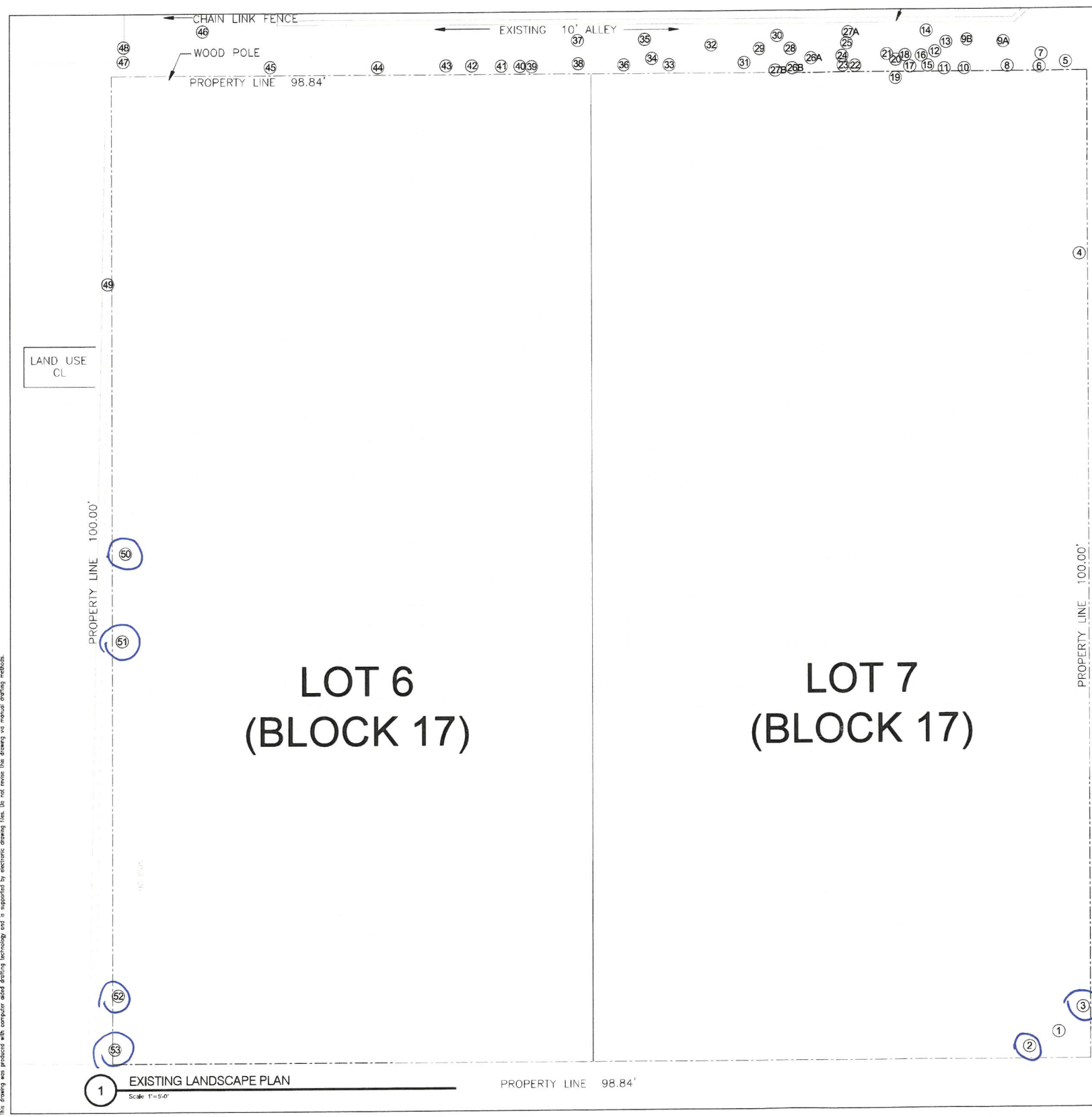


Boundary July  
KEY WES



C:\USERS\EMILIA.URIBE - GA CONSULTANTS\PROJECTS\1414FIRSTSTREET\LANDSCAPE\_SHEETS\DWG  
 This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing via manual drafting methods.



1 EXISTING LANDSCAPE PLAN

PROPERTY LINE 98.84'

Scale: 1"=5'-0"

2 EXISTING LANDSCAPE PLANT LIST

PLANT	Native/ NON- Native	Height/Width Approx	Diameter	Condition/Notes
1 Mahogany Swietenia mahagoni	N	20-30 x 20-30	18.8"	Poor multiple codom/all included
2 Gumbo Limbo Bursera simaruba	N	7-7.5' x 2'	1.5"	Fair seedling
3 Jamaica Dogwood Placida placida	N	5-6' x 4-5'	1"	Poor multiple regrowth from stump
4 Mahogany Swietenia mahagoni	N	6.5-7' x 1-2'	1"	Fair seedling
5 Gumbo Limbo Bursera simaruba	N	14-18' x 20-25'	9.7"	Fair leaning NE
6 Strangler Fig Ficus aurea	N	6.5' x 4-5'	6.2"	Poor multiple regrowth topped
7 Silver Buttonwood Conocarpus erectus var. sericeus	N	7-8' x 8-10'	7.1"	Fair leaning NE under utility lines
8 Silver Buttonwood Conocarpus erectus var. sericeus	N	15-18' x 10'	3.25"	Poor topped embedded fence under utility lines
9a Jamaica Caper Capparis flexuosa	N	6-8' x 3-5'	1"	Fair behind wire fence multi stem
9b Jamaica Caper Capparis flexuosa	N	6-8' x 3-5'	1"	Fair behind wire fence multi stem
10 Silver Buttonwood Conocarpus erectus var. sericeus	N	15-18' x 10'	8.5"	Poor under utility lines multiple stem one-sided growing over Conex
11 Silver Buttonwood Conocarpus erectus var. sericeus	N	14' x 5-8'	4"	Poor topped one stem from stump under utilities
12 Mahogany Swietenia mahagoni	N	18-12' x 3'	1"	Poor seedling widgling
13 Jamaica Caper Capparis flexuosa	N	7-8' x 1-2'	1"	Fair behind fence
14 Jamaica Dogwood Placida placida	N	20'-25'x18'-10'	5"	Fair codom growing in utilities Behind wire fence
15 Silver Buttonwood Conocarpus erectus var. sericeus	N	14'-16' x 5-8'	3"	Poor small live branch through fence
16 False Joewood Jacquinia arborea	NN	6-7' x 4-5'	2"	Invasive through fence
17 Gumbo Limbo Bursera simaruba	N	10-12' x 4-6'	1.5"	Poor seedling through fence/top dead
18 Silver Buttonwood Conocarpus erectus var. sericeus	N	12-18' x 6-10'	5"	Poor 2 live stems

19 Florida Thatch Thrinax radiata	N	4'		Good seedling
20 False Joewood Jacquinia arborea	NN	4-5' x 1.5'	1"	Invasive topped
21 False Joewood Jacquinia arborea	NN	5' x 2'	1"	Invasive topped
22 Mahogany Swietenia mahagoni	N	12-15' x 5'	2.5"	Fair large seedling w/ dogleg leaning
23 False Joewood Jacquinia arborea	NN	5' x 2-4'	1.25"	Invasive
24 False Joewood Jacquinia arborea	NN	4.5' x 2-3'	1"	Invasive
25 False Joewood Jacquinia arborea	NN	6-8' x 4-6'	1"	Invasive behind wire fence
26a False Joewood Jacquinia arborea	NN	3' x 1-2'	1"	Invasive
26b False Joewood Jacquinia arborea	NN	3' x 2'	1"	Invasive
27a False Joewood Jacquinia arborea	NN	10-12' x 6-8'	3"	Invasive behind wire fence
27b False Joewood Jacquinia arborea	NN	4.5' x 2'	2"	Invasive topped
28 False Joewood Jacquinia arborea	NN	5-6' x 1-2'	1.5"	Invasive behind wire fence
29 False Joewood Jacquinia arborea	NN	6-8' x 3-4'	1.5"	Invasive behind wire fence
30 False Joewood Jacquinia arborea	NN	6' x 2'	1.5"	Invasive behind wire fence
31 False Joewood Jacquinia arborea	NN	6-8' x 1'	1.5"	Invasive
32 Jamaica Caper Capparis flexuosa	N	12-15' x 6-8'	7"	Fair behind wire fence leaning/tag on fence multi stem
33 Silver Buttonwood Conocarpus erectus var. sericeus	N	7-8' x 2-3'	2.25"	Poor topped branches through wire fence
34 False Joewood Jacquinia arborea	NN	3.5' x 2'	1"	Invasive
35 Jamaica Dogwood Placida placida	N	30-35' x 20-25'	12"	Fair behind wire fence slight lean E & NE in utilities
36 Mahogany Swietenia mahagoni	N	7-8' x 1-2'	2"	Poor topped @ 5' tag growth
37 Florida Thatch Thrinax radiata	N	4'		Good behind fence seedling
38 Pigeon Plum Coccoloba diversifolia	N	7-8' x 3-4'	8"	Poor topped mostly dead
39 Wild Lime Zanthoxylum fagara	N	20-25' x 15-20'	10"	Fair multi trunked in utilities
40 Jamaica Caper Capparis flexuosa	N	8' x 1'	2"	Fair interspersed with W. Lime
41 Pigeon Plum Coccoloba diversifolia	N	10' x 7'	3"	Poor interspersed with W. Lime
42 Lignum vitae Guaiacum sanctum	N	8' x 7'	2.5"	Fair interspersed with W. Lime
43 Wild Lime Zanthoxylum fagara	N	20-25' x 20'	10"	Fair in utilities

44 Wild Lime Zanthoxylum fagara	N	10-15' x 5-6'	2"	Fair in utilities
45 Wild Lime Zanthoxylum fagara	N	20-25' x 15-18'	5.5"	Poor stems through fence in utilities
46 Old Montgomery Palm Vechia montgomeryana	NN	20-25' wood	30-40"	Fair behind wire fence above and in utilities tag on wire fence
47 Red Stopper Eugenia rhombica	N	10-12' x 5-6'	3.5"	Fair behind wire fence
48 Red Stopper Eugenia rhombica	N	10-12' x 5-6'	2.5"	Poor behind #17 mostly horizontal wire fence and debris laying on limbs and trunk
49 Sabal Palm Sabal palmetto	N	8-10' wood	as 15-20"	Good outside fence/west
50 Strangler Fig Ficus aurea	N	4' x 1'	2"	Poor through fence seedling topped
51 Gumbo Limbo Bursera simaruba	N	5' x 1'	2"	Poor through fence seedling topped
52 Mahogany Swietenia mahagoni	N	7-8' x 1'	1"	Poor seedling through fence
53 Gumbo Limbo Bursera simaruba	N	2.5' x 5'	2"	Poor through fence seedling topped

Notes: Property contains multiple seedlings less than 1" of Jamaica Dogwood, Gumbo Limbo, Mahogany, Sabal palm, Pink Tabebuia, and False Joewood. False Joewood greater than 1" was inventoried due to their abundance though a permit is not required for removal or protection.

KEITH OROPEZA, PLA  
 P.O. BOX 547201  
 ORLANDO, FL 32854  
 (407) 222-6583

PROJECT  
 1414 FIRST STREET -  
 NEW BUILDING  
 KEY WEST, FLORIDA  
 DRC SUBMITTAL

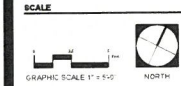
CONSULTANTS

REVISIONS:

DR	DATE	DESCRIPTION
DR	01/22/2024	

PROJECT NUMBER: XX  
 DATE: 01/22/2024  
 DRAWN: KOU,T  
 CHECKED: J,T  
 APPROVED:

REGISTRATION  
 SEAL  
 KEITH OROPEZA, PLA 1023

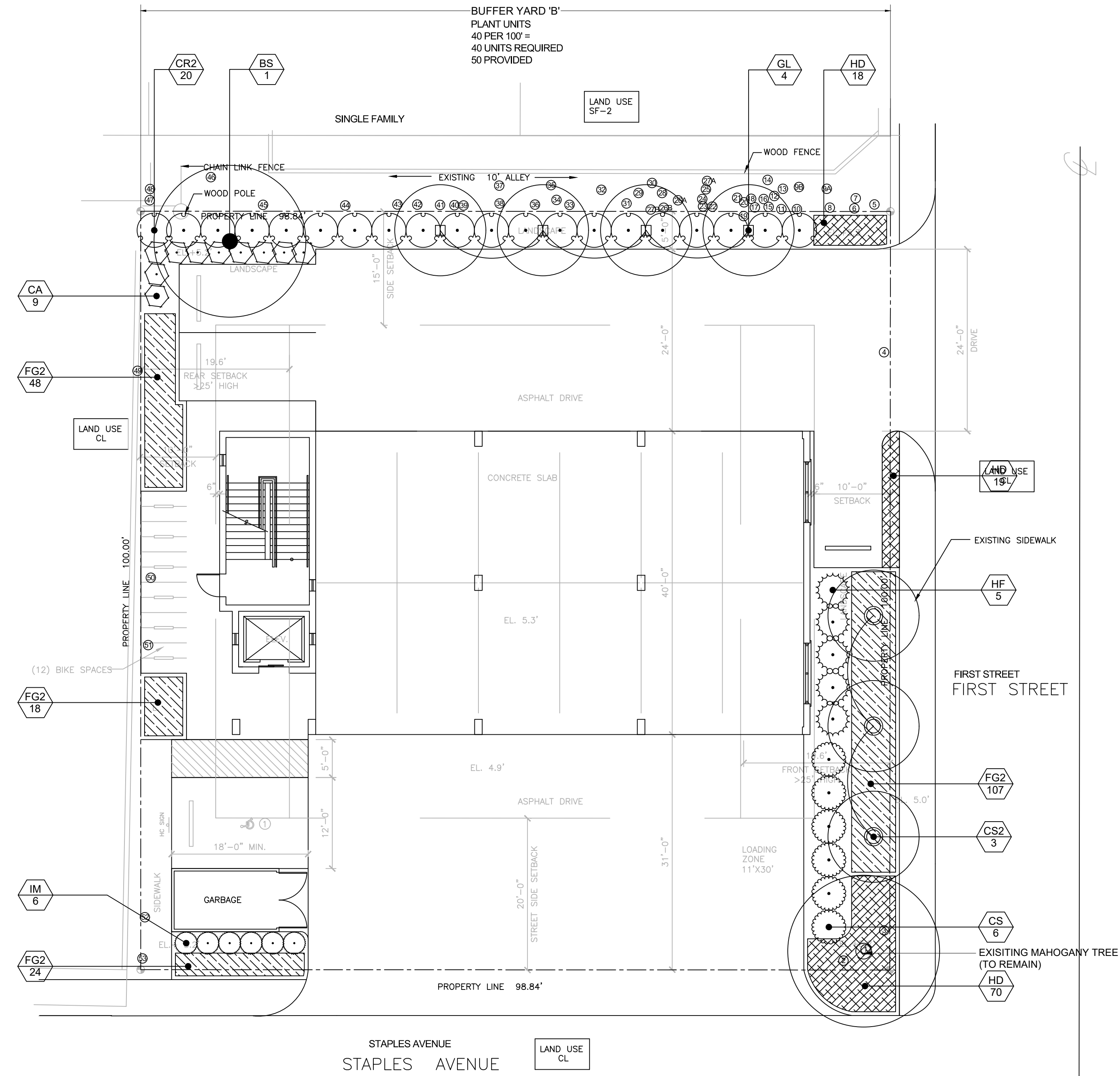


SHEET TITLE  
 EXISTING LANDSCAPE PLAN

SHEET NUMBER

EX-01

C:\USERS\TEMP\1\ONE\DRIVE - GA CONSULTANTS, INC\DESKTOP\PROJECTS\A-1\1\1\1\1\LANDSCAPE SHEETS.DWG  
 This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing via manual drafting methods.



**1** PROPOSED LANDSCAPE PLAN  
 Scale: 1"=10'-0"

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	
<b>TREES</b>						
	BS	1	Bursera simaruba / Gumbo Limbo	---	14'-16' HT., 3" CAL.	
	CS2	3	Conocarpus erectus f. sericeus / Silver Buttonwood	-	6' HT. X 12' SPRD., 3" CAL.	
	GL	4	Gymnanthes lucida / Crabwood	---	10'-12' HT., 2" CAL.	
<b>SHRUBS</b>						
	CA	10	Chrysobalanus icaco 'Green Tip' / Green Tip Coco Plum	3 gal.		
	CR2	20	Clusia rosea 'Pitch Apple' / Balsam Apple	7 gal.		
	CS	6	Conocarpus erectus f. sericeus / Silver Buttonwood	7 gal.		
	HF	5	Hamelia patens / Firebush	3 gal.		
	IM	6	Ixora x 'Mau' / Maui Ixora	7 GAL.		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING
<b>SHRUB AREAS</b>						
	FG2	197	Ficus microcarpa 'Green Island' / Green Island Indian Laurel Fig	3 gal.		18" o.c.
	HD	107	Helianthus debilis / Dune Sunflower	3 gal.		18" o.c.

**2** PROPOSED LANDSCAPE PLANT LIST

KEITH OROPEZA, PLA  
 P.O. BOX 547201  
 ORLANDO, FL 32854  
 (407) 222-9583

PROJECT  
**1414 FIRST STREET -  
 NEW BUILDING**  
 KEY WEST, FLORIDA

DRC SUBMITTAL

CONSULTANTS

REVISIONS:

NO.	DESCRIPTION	DATE
1	DRC SUBMITTAL	01/22/2024

PROJECT NUMBER XX  
 DATE: 01/22/2024  
 DRAWN: KO/JLT  
 CHECKED: JLT  
 APPROVED:  
 REGISTRATION  
 SEAL  
 KEITH OROPEZA, PLA 1023

SCALE  
  
 GRAPHIC SCALE 1" = 10'-0" NORTH

SHEET TITLE  
**LANDSCAPE PLAN &  
 LANDSCAPE PLANT LIST**

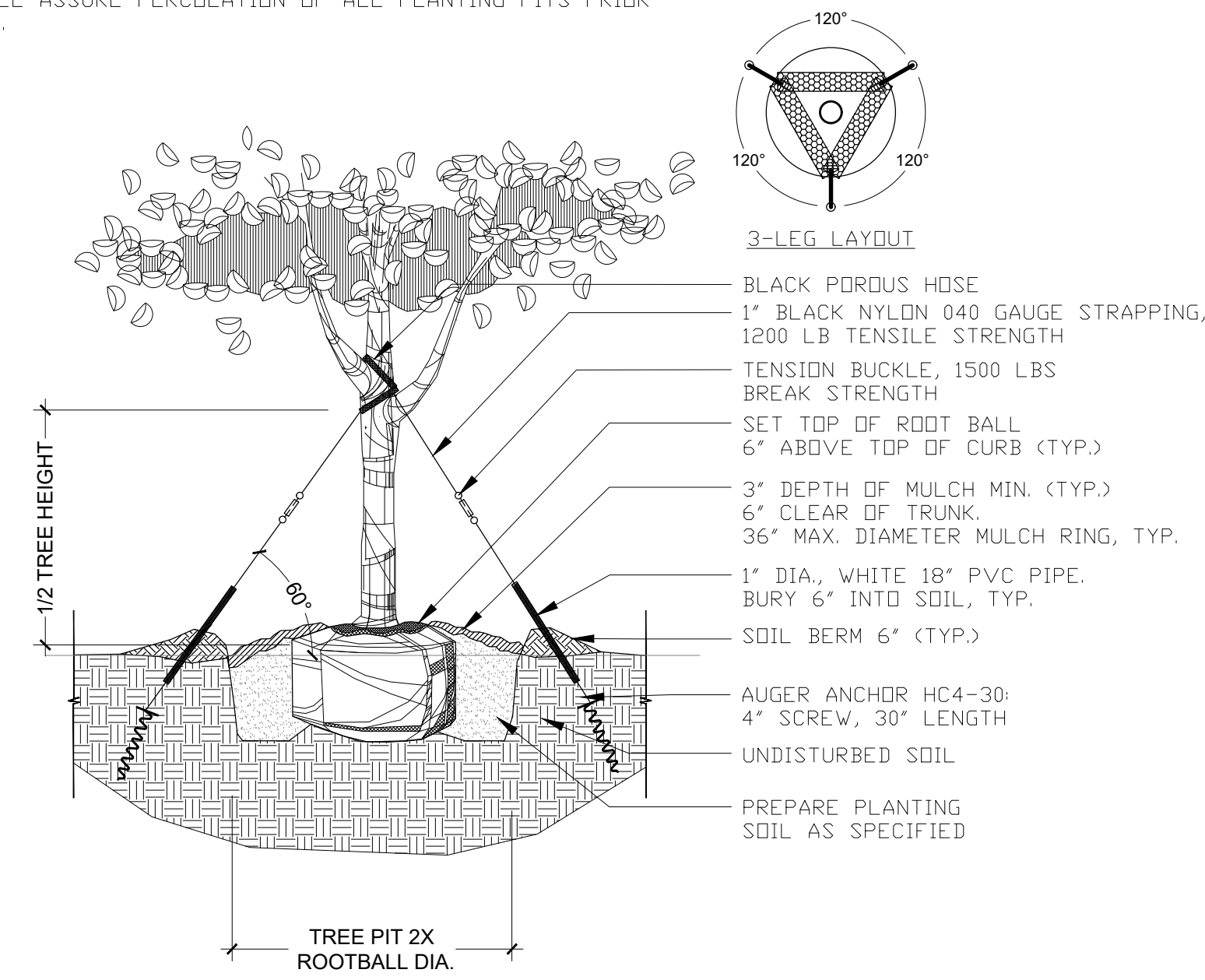
SHEET NUMBER  
**LA-01**

# GENERAL NOTES

- SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE AND FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS, RAMPS, AND PLANTING AREAS.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
- LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS PRIOR TO INITIATING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY DAMAGE TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- THE OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
- ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
- REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
- THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. DURING THE COURSE OF THIS WORK, EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HRS MINIMUM PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES.
- ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS, AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.

NOTES:

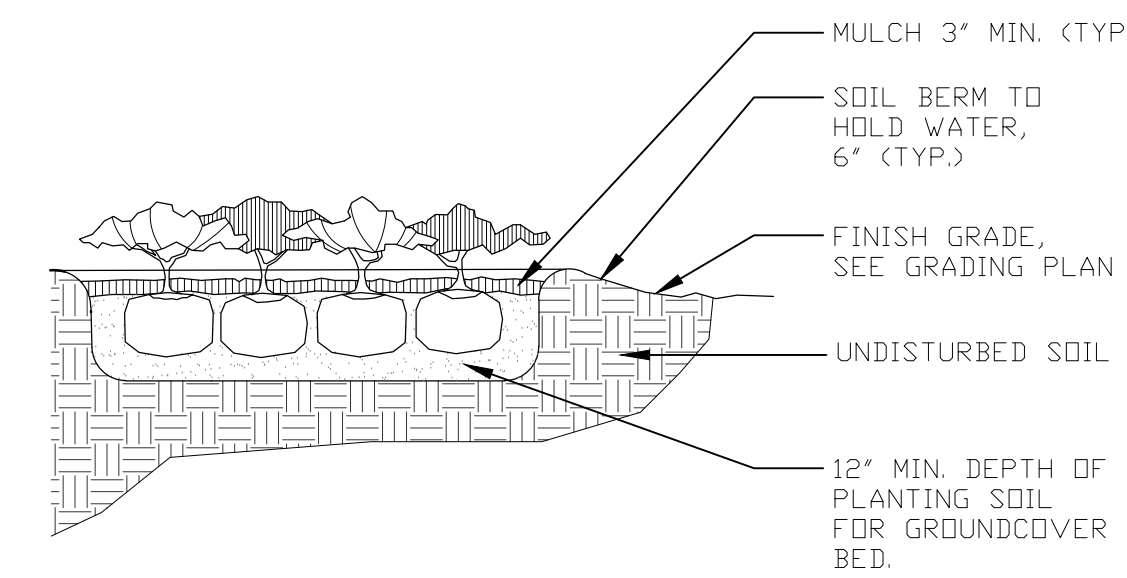
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



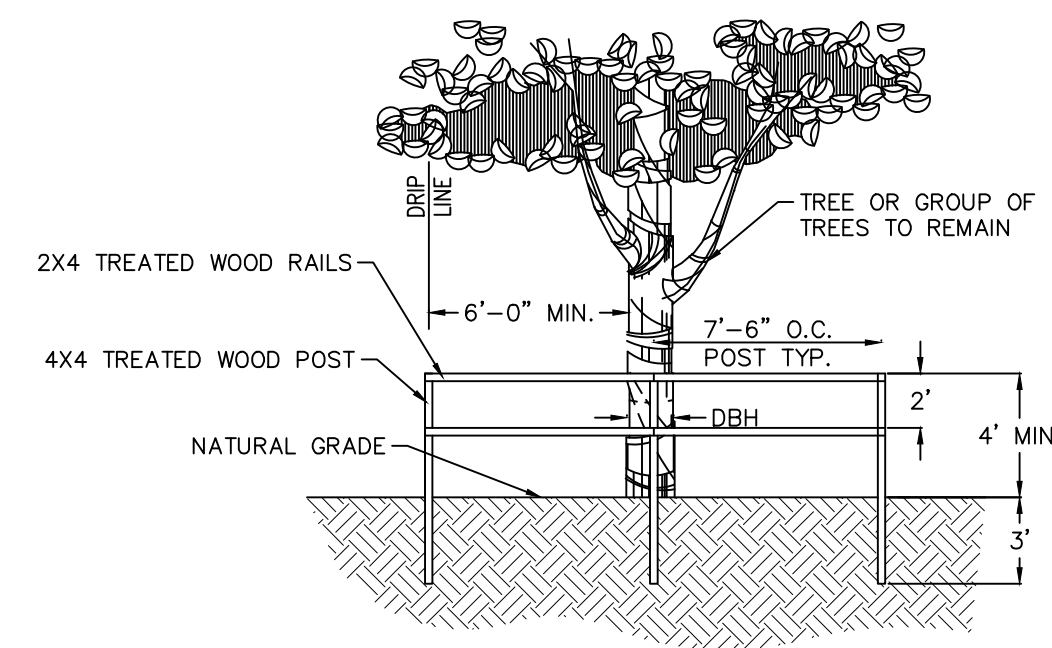
1 TREE PLANTING DETAIL  
Scale: 1"=1'-0"

NOTES:

- WHEN GROUNDCOVER IS USED IN MASS, PREPARE ENTIRE BED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL AS SPECIFIED.
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



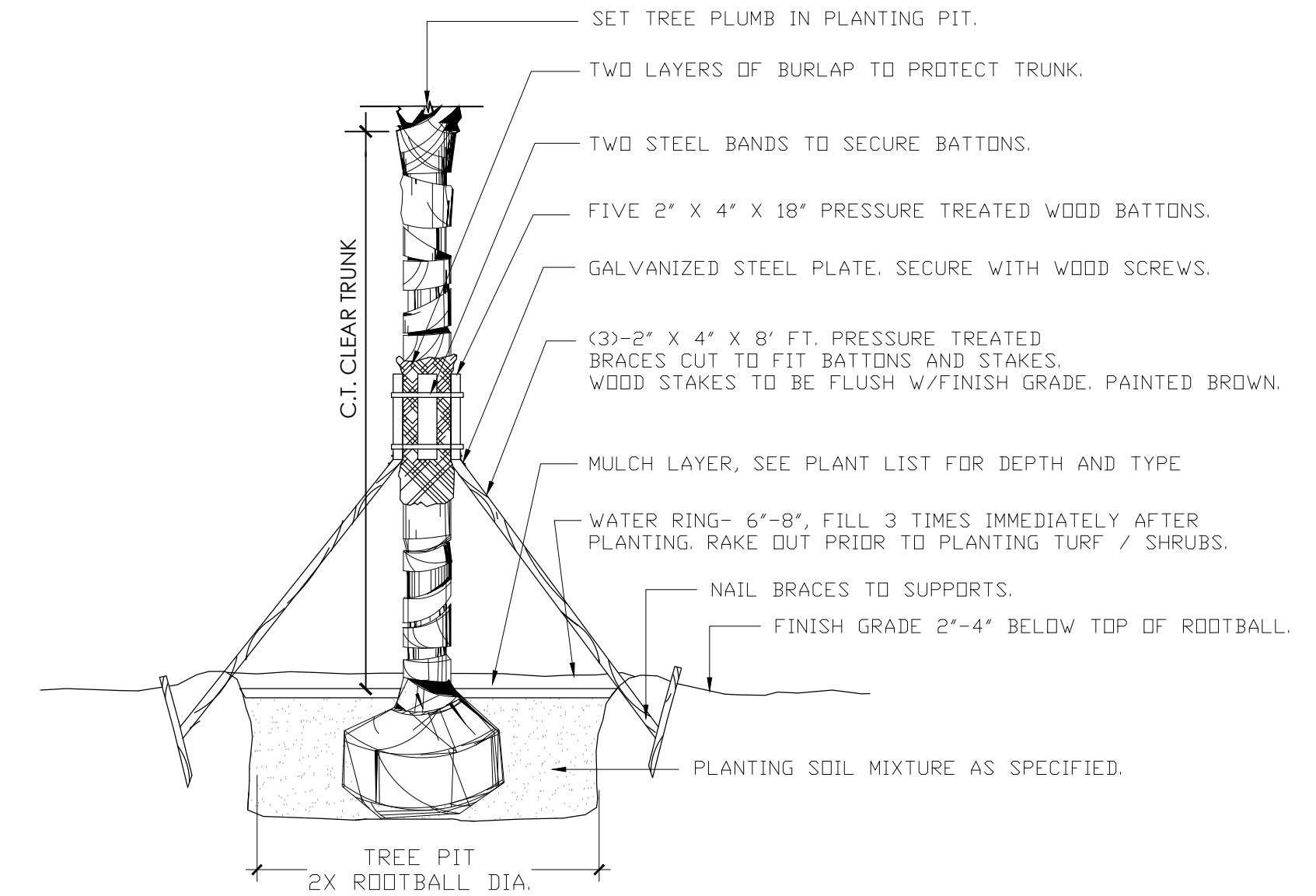
3 SHRUB AND GROUNDCOVER DETAIL  
Scale: NTS



5 TREE PROTECTION  
Scale: NTS

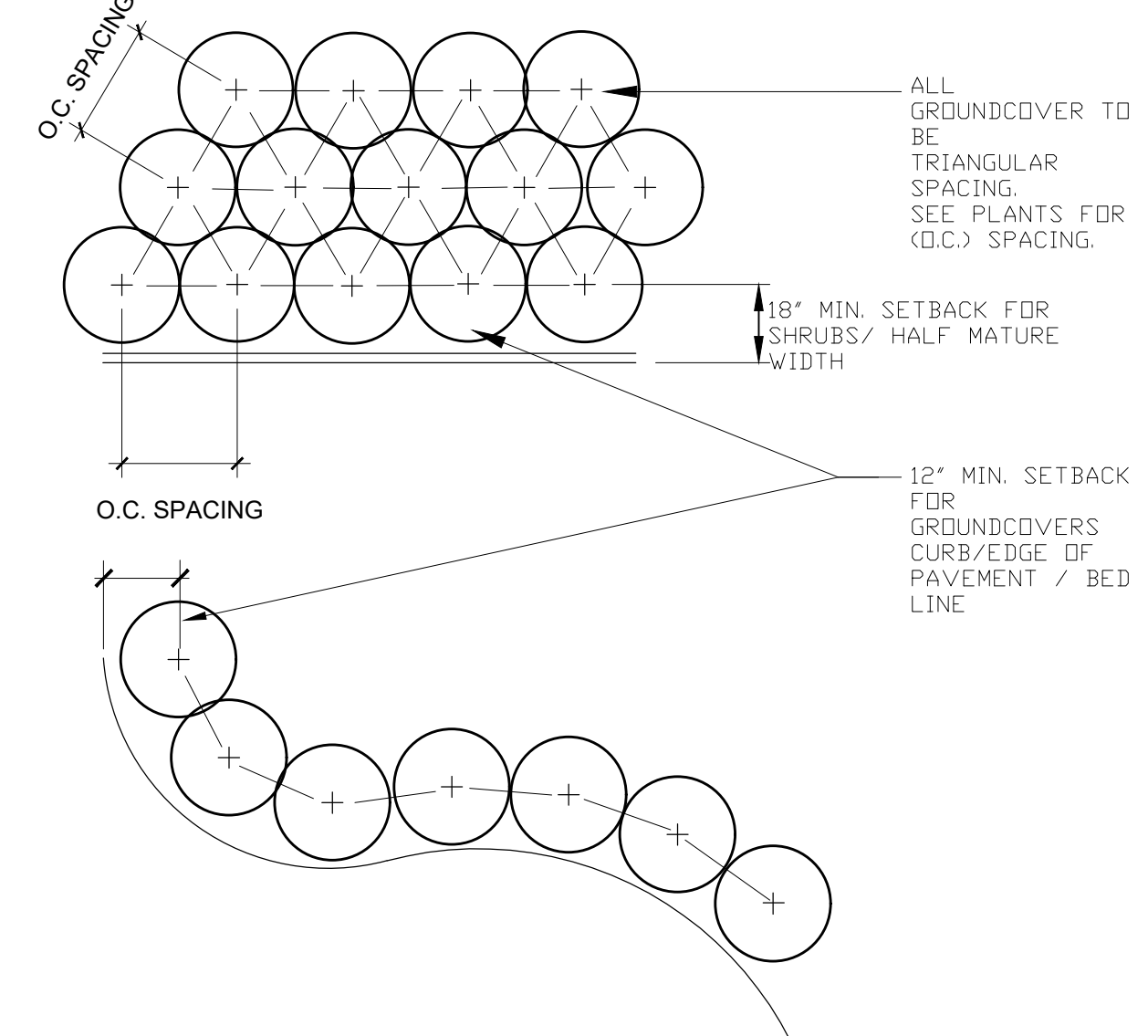
NOTES:

- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



2 PALM PLANTING DETAIL  
Scale: NTS

- THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF GROUNDCOVER AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



4 SHRUB AND GROUNDCOVER SPACING  
Scale: NTS

REVISIONS:	
DRC SUBMITTAL	01/22/2024

PROJECT NUMBER	XX
DATE:	01/22/2024
DRAWN:	KO/JLT
CHECKED:	JLT
APPROVED:	
REGISTRATION	
SEAL	
KEITH OROPEZA, PLA 1023	

SCALE

SHEET TITLE  
LANDSCAPE NOTES &  
DETAILS

SHEET NUMBER

LA-02

**DATE:** July 18, 2024

**RE:** 1817 Staples Avenue/1414 First Street (permit application # T2024-0004)

**FROM:** Amy Dismukes

An application was received requesting the removal of

- (1) Strangler fig ,
- (3) Gumbo limbo,
- (1) Jamaican dogwood and
- (4) Mahogany trees.

A site inspection was done and documented the following.

**TREE SPECIES:** Strangler fig (*Tabebuia heterophylla*),  
Gumbo limbo (*Bursera simaruba*),  
Jamaican dogwood (*Piscidia piscipula*) and  
Mahogany (*Swietenia mahagoni*) trees



View of property from the Staples (approaching the entrance).  
Alternate views are provided once at the gate.



View of property from 1st Street.



View of property from the business complex to the left of the lot.





View of the back of the property.

**TREE SPECIES: Strangler fig (*Ficus aurea*) (#50)**



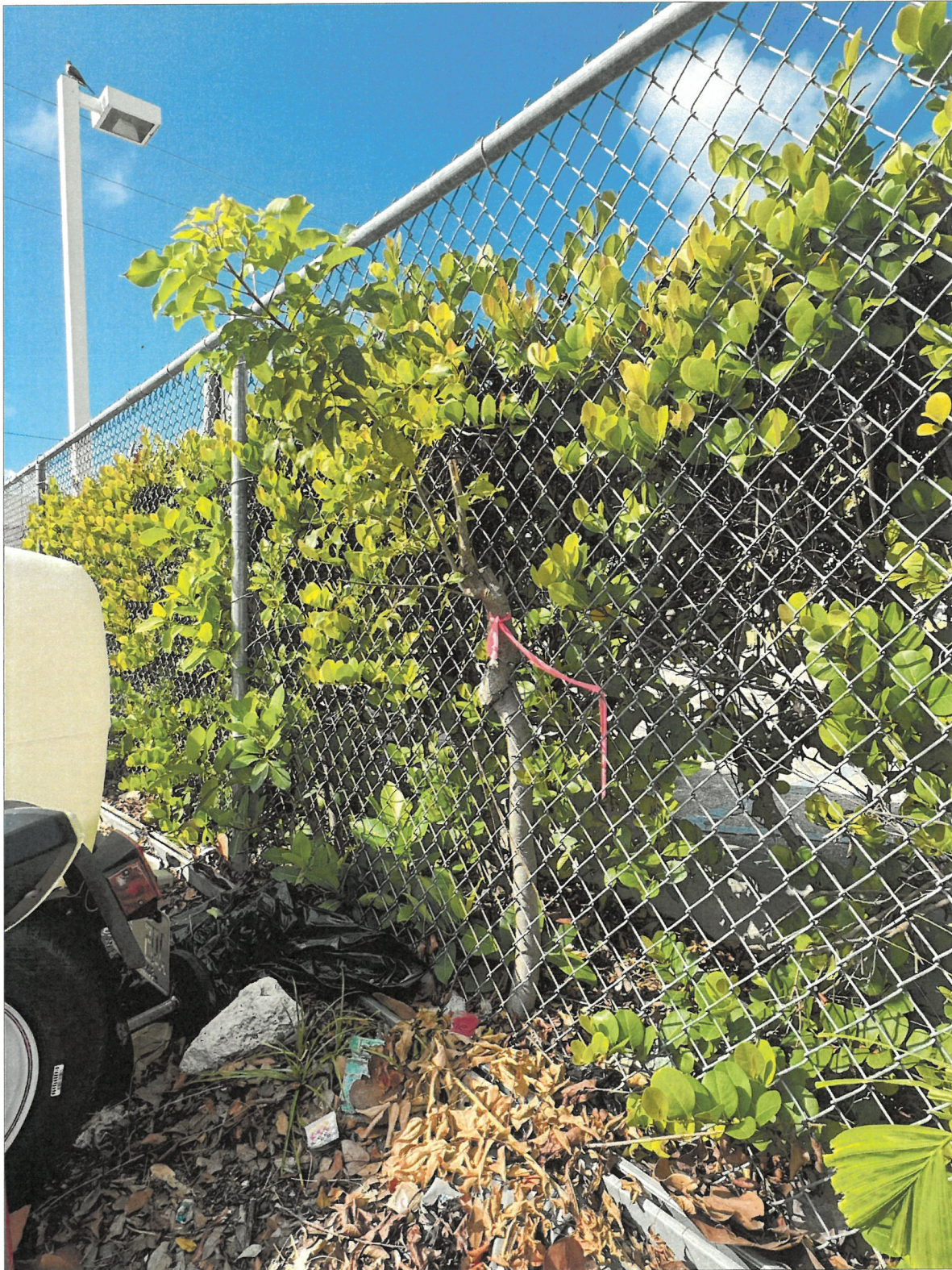
Strangler fig in fence line.

**TREE SPECIES: Gumbo limbo (*Bursea simaruba*) (#2)**



Gumbo limbo in front right corner of site.

**TREE SPECIES: Gumbo limbo (*Bursea simaruba*) (#51)**



Gumbo limbo in fence line.

**TREE SPECIES: Gumbo limbo (*Bursea simaruba*) (#53)**



Large branch of the tree has been broken off. Poor condition. Yellowing chlorotic leaves indicate vascular issue, either nutrient related or disruption in system.

### TREE SPECIES: Jamaican dogwood (#3)



Jamaican dogwood tree growing in the front right corner bed with the mahogany tree (stays) and the gumbo limbo to be removed.

**TREE SPECIES: Mahogany (*Swietenia mahagoni*) (#4 and 4b)**



One mahogany tree not included in survey (4a).

**TREE SPECIES: Mahogany (*Swietenia mahagoni*) (#4a)**



Second mahogany tree not included in survey.



**STRANGLER FIG: #50**

**Diameter: 6.2**

**Location: 60%** (tree is being removed for new construction, however, it is growing in the fence line and is a small tree)

**Species: 100%** (tree on protected list)

**Condition: 70%** (codominant trunks with fair overall condition)

**Total Average Value = 77%**

**Value x Diameter = 4.8 replacement caliper inches**

**GUMBO LIMBO(s): #2, #51 and #53**

**Diameter: 5.5 (#2= 1.5", #51= 2" and #53= 2")**

**Location: 70%** (each tree is being removed for construction on a very visible lot, however, all but #2 are growing in the fence line)

**Species: 100%** (tree on protected list)

**Condition: 60%** (#2 fair seedling, but #51 and #53 poor growth from repeated topping of tree)

**Total Average Value = 77%**

**Value x Diameter = 4.2 replacement caliper inches**

**JAMAICAN DOGWOOD**

**Diameter: 1"**

**Location: 90%** (tree is being removed for new construction))

**Species: 100%** (tree is on protected list)

**Condition: 40%** (poor growth due to multiple attempts to cut the tree down; adventitious growth from the stump is not structurally sound)

**Total Average Value = 77%**

**Value x Diameter = .8 replacement caliper inches**

MAHOGANY(s): #4, #4a, #4b and #52 (4a and 4b not on map)

Diameter: 4" total (#4=1", #4a= 1", #4b= 1" and #52=1")

Location: 80% (tree is being removed for new construction, however, it they are on the fence line)

Species: 100% (tree on protected list)

Condition: 90% (other than obstacles, the trees are in good condition)

Total Average Value = 90%

Value x Diameter = 3.6 replacement caliper inches

**TOTAL Value x Diameter = 12.7 replacement caliper inches**

## Conceptual Landscape Plan Review

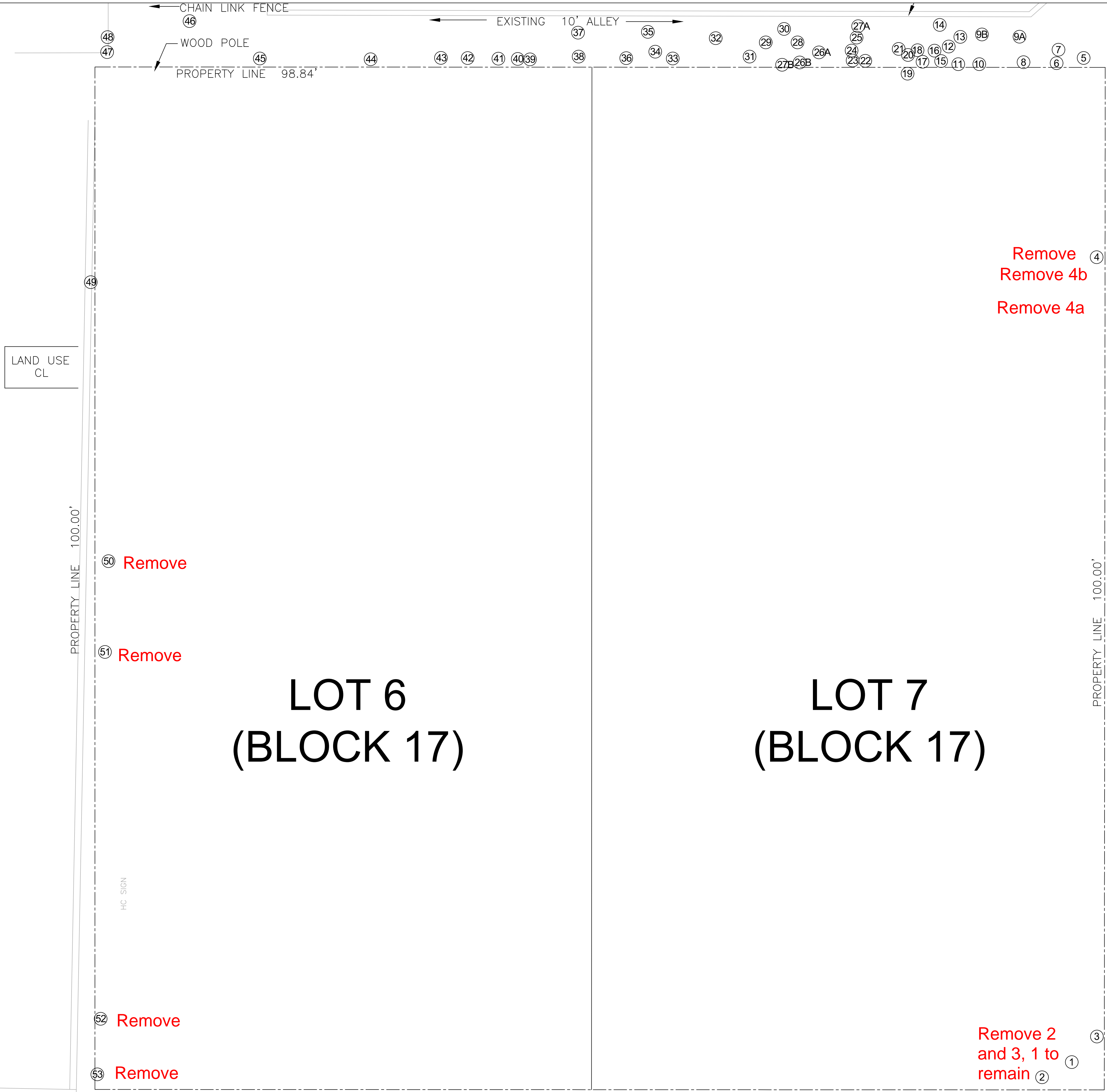
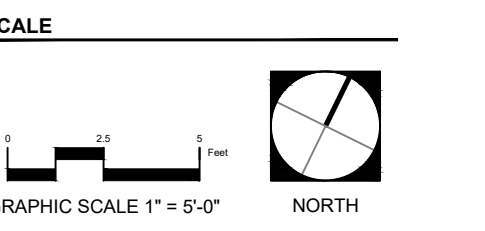
Plan is 70% native and the required mitigation is included in the conceptual landscape design, however we are asking for the three palms intended for First Street be replaced with canopy or sub-canopy trees in order to provide some shade to the sidewalk. This area of First Street is void of canopy cover.

REVISIONS:

DRC SUBMITTAL	01/22/2024

PROJECT NUMBER: XX  
DATE: 01/22/2024  
DRAWN: KO/JLT  
CHECKED: JLT  
APPROVED:

REGISTRATION  
SCALE  
KEITH OROPEZA, PLA 1023



PLANT	Native/ NON- Native	Height/Width Approx.	Diameter	Condition/Notes
1 Mahogany <i>Swietenia mahagoni</i>	N	20-30'x20-30'	19.8"	Poor multiple codom/all included
2 Gumbo Limbo <i>Bursera simaruba</i>	N	7-7.5' x 2'	1.5"	Fair seedling
3 Jamaica Dogwood <i>Piscidia piscipula</i>	N	5'-6' x 4'-5'	1"	Poor multiple regrowth from stump
4 Mahogany <i>Swietenia mahagoni</i>	N	6.5-7' x 1-2'	1"	Fair seedling
5 Gumbo Limbo <i>Bursera simaruba</i>	N	14-18' x 20-25'	9.7"	Fair leaning NE
6 Strangler Fig <i>Ficus aurea</i>	N	6.5' x 4-5'	6.2"	Poor multiple regrowth topped
7 Silver Buttonwood <i>Conocarpus erectus var. sericeus</i>	N	7'-8' x 8-10'	7.1"	Fair leaning NE under utility lines
8 Silver Buttonwood <i>Conocarpus erectus var. sericeus</i>	N	15-18' x 10'	3.25"	Poor topped embedded fence under utility lines
9a Jamaica Caper <i>Capparis flexuosa</i>	N	6-8' x 3-5'	1"	Fair behind wire fence multi stem
9b Jamaica Caper <i>Capparis flexuosa</i>	N	6-8' x 3-5'	1"	Fair behind wire fence multi stem
10 Silver Buttonwood <i>Conocarpus erectus var. sericeus</i>	N	15-18' x 10'	8.5"	Poor under utility lines multiple stem one-sided growing over Conex
11 Silver Buttonwood <i>Conocarpus erectus var. sericeus</i>	N	14' x 5-8'	4"	Poor topped one stem from stump under utilities
12 Mahogany <i>Swietenia mahagoni</i>	N	10-12' x 3'	1"	Poor seedling w/dogleg
13 Jamaica Caper <i>Capparis flexuosa</i>	N	7-8' x 1-2'	1"	Fair behind fence
14 Jamaica Dogwood <i>Piscidia piscipula</i>	N	20'-25'x8'-10'	5"	Fair codom growing in utilities Behind wire fence
15 Silver Buttonwood <i>Conocarpus erectus var. sericeus</i>	N	14'-16' x 5-8'	3"	Poor small live branch through fence
16 False Joewood <i>Jacquinia arborea</i>	NN	6-7' x 4-5'	2"	Invasive through fence
17 Gumbo Limbo <i>Bursera simaruba</i>	N	10-12' x 4-6'	1.5"	Poor seedling/through fence/top dead
18 Silver Buttonwood <i>Conocarpus erectus var. sericeus</i>	N	12-18' x 6-10'	5"	Poor 2 live stems

19 Florida Thatch <i>Thrinx radiata</i>	N	4'		Good seedling
20 False Joewood <i>Jacquinia arborea</i>	NN	4-5' x 1.5'	1"	Invasive topped
21 False Joewood <i>Jacquinia arborea</i>	NN	5' x 2'	1"	Invasive topped
22 Mahogany <i>Swietenia mahagoni</i>	N	12-15' x 5'	2.5"	Fair large seedling w/ dogleg leaning
23 False Joewood <i>Jacquinia arborea</i>	NN	5' x 2-4'	1.25"	Invasive
24 False Joewood <i>Jacquinia arborea</i>	NN	4.5' x 2-3'	1"	Invasive
25 False Joewood <i>Jacquinia arborea</i>	NN	6-8' x 4-5'	1"	Invasive behind wire fence
26a False Joewood <i>Jacquinia arborea</i>	NN	3' x 1-2'	1"	Invasive
26b False Joewood <i>Jacquinia arborea</i>	NN	3' x 2'	1"	Invasive
27a False Joewood <i>Jacquinia arborea</i>	NN	10-12' x 6-8'	3"	Invasive behind wire fence
27b False Joewood <i>Jacquinia arborea</i>	NN	4.5' x 2'	2"	Invasive topped
28 False Joewood <i>Jacquinia arborea</i>	NN	5-6' x 1-2'	1.5"	Invasive behind wire fence
29 False Joewood <i>Jacquinia arborea</i>	NN	5-6' x 3-4'	1.5"	Invasive behind wire fence
30 False Joewood <i>Jacquinia arborea</i>	NN	6' x 2'	1.5"	Invasive behind wire fence
31 False Joewood <i>Jacquinia arborea</i>	NN	5-6' x 1'	1.5"	Invasive
32 Jamaica Caper <i>Capparis flexuosa</i>	N	12-15' x 6-8'	7"	Fair behind wire fence leaning/tag on fence multi stem
33 Silver Buttonwood <i>Conocarpus erectus var. sericeus</i>	N	7-8' x 2-3'	2.25"	Poor topped branches through wire fence
34 False Joewood <i>Jacquinia arborea</i>	NN	3.5' x 2'	1"	Invasive
35 Jamaica Dogwood <i>Piscidia piscipula</i>	N	30-35' x 20-25'	12"	Fair behind wire fence slight lean E & NE in utilities
36 Mahogany <i>Swietenia mahagoni</i>	N	7-8' x 1-2'	2"	Poor topped @ 5' regrowth
37 Florida Thatch <i>Thrinx radiata</i>	N	4'		Good behind fence seedling
38 Pigeon Plum <i>Coccoloba diversifolia</i>	N	7-9' x 3-4'	6"	Poor topped mostly dead
39 Wild Lime <i>Zanthoxylum fagara</i>	N	20-25' x 15-20'	10"	Fair multi trunked in utilities
40 Jamaica Caper <i>Capparis flexuosa</i>	N	5' x 1'	2"	Fair interspersed with W. Lime
41 Pigeon Plum <i>Coccoloba diversifolia</i>	N	10' x 7'	3"	Poor interspersed with W. Lime
42 Lignum vitae <i>Guisacum sanctum</i>	N	8' x 7'	2.5"	Fair interspersed with W. Lime
43 Wild Lime <i>Zanthoxylum fagara</i>	N	20-25' x 20'	10"	Fair in utilities

44 Wild Lime <i>Zanthoxylum fagara</i>	N	10-15' x 5-8'	2"	Fair in utilities
45 Wild Lime <i>Zanthoxylum fagara</i>	N	20-25' x 15-18'	5.5"	Poor stems through fence in utilities
46 DbL. Montgomery Palm <i>Veitchia montgomeryana</i>	NN	20-25' wood 30-40'	o.a.	Fair behind wire fence above and in utilities tag on wire fence
47 Red Stopper <i>Eugenia rhombea</i>	N	10-12' x 5-6'	3.5"	Fair behind wire fence
48 Red Stopper <i>Eugenia rhombea</i>	N	10-12' x 5-6'	2.5"	Poor behind #47 mostly horizontal wire fence and debris laying on limbs and trunk
49 Sabal Palm <i>Sabal palmetto</i>	N	8-10' wood oa 15-20'		Good outside fence/west
50 Strangler Fig <i>Ficus aurea</i>	N	4' x 1'	2"	Poor through fence seedling topped
51 Gumbo Limbo <i>Bursera simaruba</i>	N	5' x 1'	2"	Poor through fence seedling topped
52 Mahogany <i>Swietenia mahagoni</i>	N	7-8' x 1'	1"	Poor seedling through fence
53 Gumbo Limbo <i>Bursera simaruba</i>	N	2.5' x 5'	2"	Poor through fence seedling topped

Notes: Property contains multiple seedlings less than 1" of Jamaica Dogwood, Gumbo Limbo, Mahogany, Sabal palm, Pink Tabebuia, and False Joewood. False Joewood greater than 1" were inventoried due to their abundance though a permit is not required for removal or protection.

1 EXISTING LANDSCAPE PLAN  
Scale: 1"=5'-0"

PROPERTY LINE 98.84'

2 EXISTING LANDSCAPE PLANT LIST

C:\USERS\TEMP\JLT\ONE DRIVE - GA CONSULTANTS, INC\DESKTOP\PROJECTS\A-1\SHEETS\LA LANDSCAPE SHEETS.DWG  
This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing via manual drafting methods.

**Existing  
Tree Map  
and  
Arborist  
Report**

## Cynthia's Blue Palms, LLC.

### Plant Inventory and Overview of Project

Project is in Key West, Florida, on the 1817 Staples Avenue/1414 First Street, northwest corner of the intersection. The said property has been inventoried for Trepanier & Associates, Inc., Land Planners & Development Consultants, 1421 First Street, Key West, FL, 33040-3648, and completed on May 22, 2024.

Each plant was located, identified, numbered, evaluated, and condition. The goal is to retain and protect trees. However, most trees within the construction zone should be considered for removal due to their location, condition and longevity. Plants within the alley/easement have a fair to poor rating with most being under or impacting utilities. Plants measured for diameter on the completion date are effective for 30 days.

The 'tree inventory' on Staples and First Street has been reduced to 4 Zones for ease of determining tree location.

Zone 1 East side - First Street, 1-4

Zone 2 North side Alley/Easement, 5-48

Zone 3 West side - 49-53

Zone 4 South side – Staples Avenue, none

**Total plant count 56**

*Cynthia's Blue Palms, LLC. ISA Certified Arborist FL # 0277A*

*305/747-2142*

PLANT	Native/ NON- Native	Height/Width Approx.	Diameter	Condition/Notes
<b>1 Mahogany</b> <i>Swietenia mahagoni</i>	N	20-30'x20-30'	19.8"	Poor multiple codom/all included
<b>2 Gumbo Limbo</b> <i>Bursera simaruba</i>	N	7-7.5' x 2'	1.5"	Fair seedling
<b>3 Jamaica Dogwood</b> <i>Piscidia piscipula</i>	N	5'-6' x 4-5'	1"	Poor multiple regrowth from stump
<b>4 Mahogany</b> <i>Swietenia mahagoni</i>	N	6.5-7' x 1-2'	1"	Fair seedling
<b>5 Gumbo Limbo</b> <i>Bursera simaruba</i>	N	14-18' x 20-25'	9.7"	Fair leaning NE
<b>6 Strangler Fig</b> <i>Ficus aurea</i>	N	6.5' x 4-5'	6.2"	Poor multiple regrowth topped
<b>7 Silver Buttonwood</b> <i>Conocarpus erectus var. sericeus</i>	N	7'-8' x 8-10'	7.1"	Fair leaning NE under utility lines
<b>8 Silver Buttonwood</b> <i>Conocarpus erectus var. sericeus</i>	N	15-18' x 10'	3.25"	Poor topped embedded fence under utility lines
<b>9a Jamaica Caper</b> <i>Capparis flexuosa</i>	N	6-8' x 3-5'	1"	Fair behind wire fence multi stem
<b>9b Jamaica Caper</b> <i>Capparis flexuosa</i>	N	6-8' x 3-5'	1"	Fair behind wire fence multi stem
<b>10 Silver Buttonwood</b> <i>Conocarpus erectus var. sericeus</i>	N	15-18' x 10'	8.5"	Poor under utility lines multiple stem one-sided growing over Conex
<b>11 Silver Buttonwood</b> <i>Conocarpus erectus var. sericeus</i>	N	14' x 5-8'	4"	Poor topped one stem from stump under utilities
<b>12 Mahogany</b> <i>Swietenia mahagoni</i>	N	10-12' x 3'	1"	Poor seedling w/dogleg
<b>13 Jamaica Caper</b> <i>Capparis flexuosa</i>	N	7-8' x 1-2'	1"	Fair behind fence
<b>14 Jamaica Dogwood</b> <i>Piscidia piscipula</i>	N	20'-25'x8'-10'	5"	Fair codom growing in utilities Behind wire fence
<b>15 Silver Buttonwood</b> <i>Conocarpus erectus var. sericeus</i>	N	14'-16' x 5-8'	3"	Poor small live branch through fence
<b>16 False Joewood</b> <i>Jacquinia arborea</i>	NN	6-7' x 4-5'	2"	Invasive through fence
<b>17 Gumbo Limbo</b> <i>Bursera simaruba</i>	N	10-12' x 4-6'	1.5"	Poor seedling/through fence/top dead
<b>18 Silver Buttonwood</b> <i>Conocarpus erectus var. sericeus</i>	N	12-18' x 6-10'	5"	Poor 2 live stems

19 Florida Thatch <i>Thrinax radiata</i>	N	4'		Good seedling
20 False Joewood <i>Jacquinia arborea</i>	NN	4-5' x 1.5'	1"	Invasive topped
21 False Joewood <i>Jacquinia arborea</i>	NN	5' x 2'	1"	Invasive topped
22 Mahogany <i>Swietenia mahagoni</i>	N	12-15' x 5'	2.5"	Fair large seedling w/ dogleg leaning
23 False Joewood <i>Jacquinia arborea</i>	NN	5' x 2-4'	1.25"	Invasive
24 False Joewood <i>Jacquinia arborea</i>	NN	4.5' x 2-3'	1"	Invasive
25 False Joewood <i>Jacquinia arborea</i>	NN	6-8' x 4-5'	1"	Invasive behind wire fence
26a False Joewood <i>Jacquinia arborea</i>	NN	3' x 1-2'	1"	Invasive
26b False Joewood <i>Jacquinia arborea</i>	NN	3' x 2'	1"	Invasive
27a False Joewood <i>Jacquinia arborea</i>	NN	10-12' x 6-8'	3"	Invasive behind wire fence
27b False Joewood <i>Jacquinia arborea</i>	NN	4.5' x 2'	2"	Invasive topped
28 False Joewood <i>Jacquinia arborea</i>	NN	5-6' x 1-2'	1.5"	Invasive behind wire fence
29 False Joewood <i>Jacquinia arborea</i>	NN	5-6' x 3-4'	1.5"	Invasive behind wire fence
30 False Joewood <i>Jacquinia arborea</i>	NN	6' x 2'	1.5"	Invasive behind wire fence
31 False Joewood <i>Jacquinia arborea</i>	NN	5-6' x 1'	1.5"	Invasive
32 Jamaica Caper <i>Capparis flexuosa</i>	N	12-15' x 6-8'	7"	Fair behind wire fence leaning/tag on fence multi stem
33 Silver Buttonwood <i>Conocarpus erectus var. sericeus</i>	N	7-8' x 2-3'	2.25"	Poor topped branches through wire fence
34 False Joewood <i>Jacquinia arborea</i>	NN	3.5' x 2'	1"	Invasive
35 Jamaica Dogwood <i>Piscidia piscipula</i>	N	30-35' x 20-25'	12"	Fair behind wire fence slight lean E & NE in utilities
36 Mahogany <i>Swietenia mahagoni</i>	N	7-8' x 1-2'	2"	Poor topped @ 5' regrowth
37 Florida Thatch <i>Thrinax radiata</i>	N	4'		Good behind fence seedling
38 Pigeon Plum <i>Coccoloba diversifolia</i>	N	7-8' x 3-4'	6"	Poor topped mostly dead
39 Wild Lime <i>Zanthoxylum fagara</i>	N	20-25' x 15-20'	10"	Fair multi trunked in utilities
40 Jamaica Caper <i>Capparis flexuosa</i>	N	5' x 1'	2"	Fair interspersed with W. Lime
41 Pigeon Plum <i>Coccoloba diversifolia</i>	N	10' x 7'	3"	Poor interspersed with W. Lime
42 Lignum vitae <i>Guaiacum sanctum</i>	N	6' x 7'	2.5"	Fair interspersed with W. Lime
43 Wild Lime <i>Zanthoxylum fagara</i>	N	20-25' x 20'	10"	Fair in utilities

44 <b>Wild Lime</b> <i>Zanthoxylum fagara</i>	N	10-15' x 5-8'	2"	Fair in utilities
45 <b>Wild Lime</b> <i>Zanthoxylum fagara</i>	N	20-25' x 15-18'	5.5"	Poor stems through fence in utilities
46 <b>DbL. Montgomery Palm</b> <i>Veitchia montgomeryana</i>	NN	20-25' wood	o.a. 30-40'	Fair behind wire fence above and in utilities tag on wire fence
47 <b>Red Stopper</b> <i>Eugenia rhombea</i>	N	10-12' x 5-6'	3.5"	Fair behind wire fence
48 <b>Red Stopper</b> <i>Eugenia rhombea</i>	N	10-12' x 5-6'	2.5"	Poor behind #47 mostly horizontal wire fence and debris laying on limbs and trunk
49 <b>Sabal Palm</b> <i>Sabal palmetto</i>	N	8-10' wood	oa 15-20'	Good outside fence/west
50 <b>Strangler Fig</b> <i>Ficus aurea</i>	N	4' x 1'	2"	Poor through fence seedling topped
51 <b>Gumbo Limbo</b> <i>Bursera simaruba</i>	N	5' x 1'	2"	Poor through fence seedling topped
52 <b>Mahogany</b> <i>Swietenia mahagoni</i>	N	7-8' x 1'	1"	Poor seedling through fence
53 <b>Gumbo Limbo</b> <i>Bursera simaruba</i>	N	2.5' x .5'	2"	Poor through fence seedling topped

**Notes:** Property contains multiple seedlings less than 1" of **Jamaica Dogwood, Gumbo Limbo, Mahogany, Sabal palm, Pink Tabebuia, and False Joewood. False Joewood** greater than 1" were inventoried due to their abundance though a permit is not required for removal or protection.

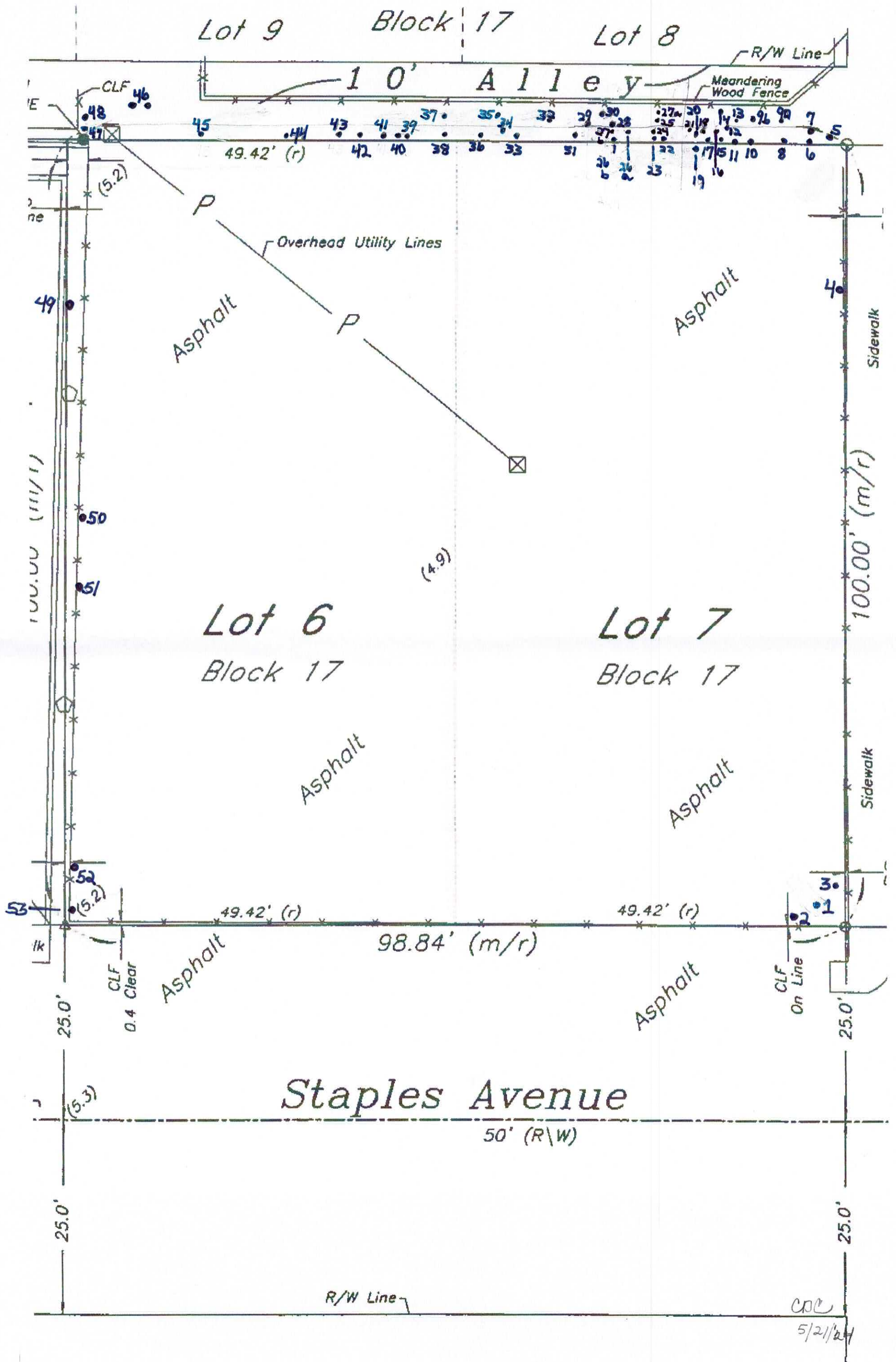
**o.a.** represents an over-all measurement

**Wood** represents the height of 'wood' to petiole base or crown of a palm tree



**10' easement** encompasses 98.84' east to west of plant material, two (2) fences and a southern border concrete curb. The Northern fence is a constructed 6', closed wooden fence and encompasses approximately 5' of the, and most, of the north side of the 10' easement. North of the curb and approximately 3' in is an open, 5' wire fence. Most of the plant material is within these 3'.

Boundary July  
KEY WES



Lot 9 Block 17 Lot 8

10' Alley

Lot 6  
Block 17

Lot 7  
Block 17

Staples Avenue

50' (R/W)

CDE  
5/21/24

No. 1

MAHOGANY



No. 2

GUMBO LIMBO



No. 3

JAMAICA DOGWOOD



No. 4

MAHOGANY



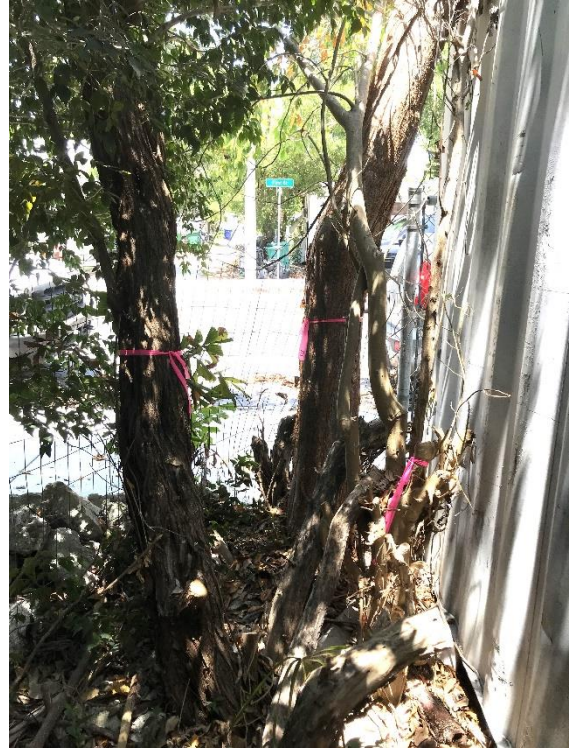
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GUMBO LIMBO



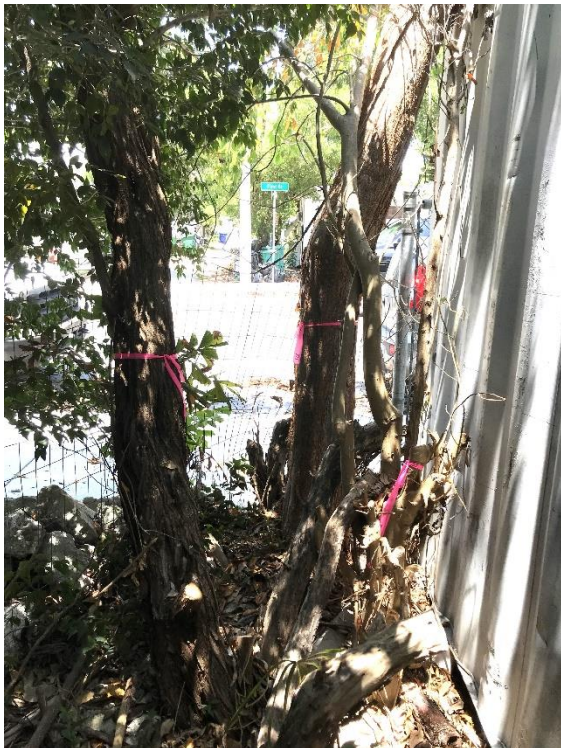
No. 6

STRANGLER FIG



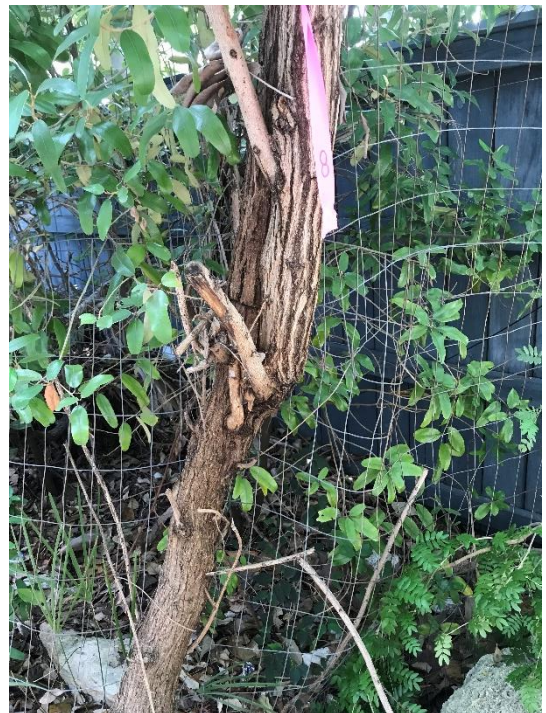
No. 7

SILVER BUTTONWOOD



No. 8

SILVER BUTTONWOOD



No. 9a & 9b

JAMAICA CAPER



No. 10

SILVER BUTTONWOOD



No.11

SILVER BUTTONWOOD



No. 12

MAHOGANY



No. 13

JAMAICA CAPER



No. 14

JAMAICA DOGWOOD



No. 15

SILVER BUTTONWOOD



No. 16

FALSE JOEWOOD



No. 17

GUMBO LIMBO



No. 18

SILVER BUTTONWOOD



No. 19

FLORIDA THATCH



No. 20

FALSE JOEWOOD



No. 21

FALSE JOEWOOD



No. 22

MAHOGANY



No. 23

FALSE JOEWOOD



No. 24

FALSE JOEWOOD





No. 25

FALSE JOEWOOD



No. 26a & 26b

FALSE JOEWOOD



No. 27a & 27b

FALSE JOEWOOD



No. 28

FALSE JOEWOOD



No. 29

FALSE JOEWOOD



No. 30

FALSE JOEWOOD



No. 31

FALSE JOEWOOD



No. 32

JAMAICA CAPER



No. 33

SILVER BUTTONWOOD



No. 34

FALSE JOEWOOD



No. 35

JAMAICA DOGWOOD



No. 36

MAHOGANY



No. 37

FLORIDA THATCH



No. 38

PIGEON PLUM



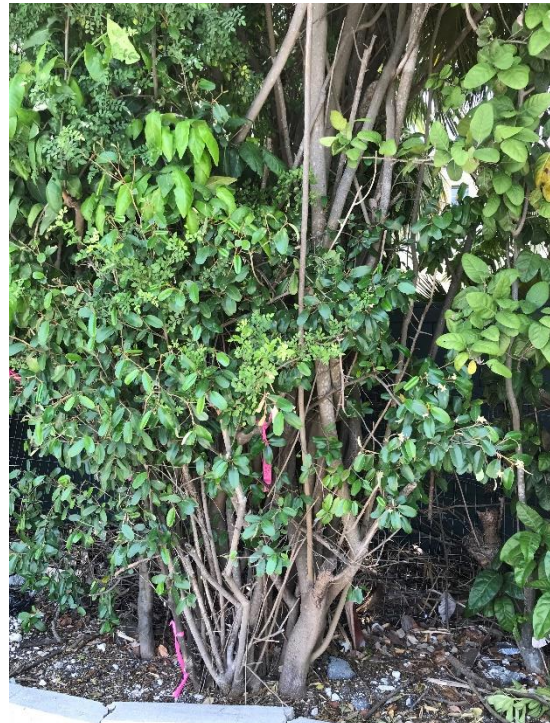
No. 39

WILD LIME



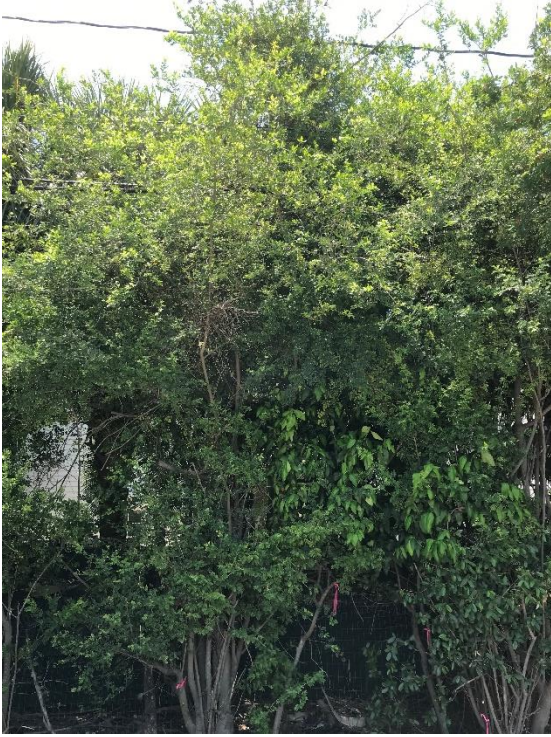
No. 40

JAMAICA CAPER



No. 41

PIGEON PLUM



No. 42

LIGNUM VITAE



No. 43

WILD LIME



No. 44

WILD LIME



No. 45

WILD LIME



No. 46

DBL. MONTGOMERY PALM



No. 47

RED STOPPER



No. 48

RED STOPPER



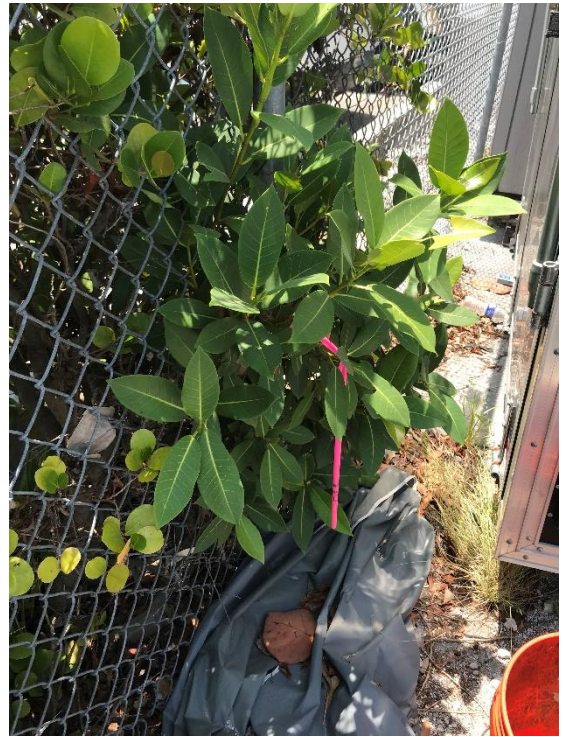
No. 49

SABAL PALM



No. 50

STRANGLER FIG



No. 51

GUMBO LIMBO



No. 52

MAHOGANY



No. 53

GUMBO LIMBO



South



Southeast



Southwest





East



West



# Application



RECEIVED  
MAY 15 2024  
BY: TK

TP2024-0004

## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 05/09/24

**Tree Address** 1414 First Street (aka 1817 Staples Avenue) 1st Staples/First  
**Cross/Corner Street** First Street / Staples Avenue  
**List Tree Name(s) and Quantity** See attached landscape plan 2, 3, 4, 50-53 to be  
**Reason(s) for Application:** REMOVED  
 Remove  Tree Health  Safety  Other/Explain below  
 Transplant  New Location  Same Property  Other/Explain below  
 Heavy Maintenance Trim  Branch Removal  Crown Cleaning/Thinning  Crown Reduction  
**Additional Information and Explanation** See attached landscape plan

**Property Owner Name** Conch Tour Train Inc (Edwin O Swift III / Christopher C Belland)  
**Property Owner email Address** c/o owen@owentrepanier.com / thomas@owentrepanier.com  
**Property Owner Mailing Address** 201 Front Street, Suite 204, Key West, FL 33040  
**Property Owner Phone Number** c/o (305) 293-8983  
**Property Owner Signature** \_\_\_\_\_  
**\*Representative Name** Keith Oropeza, Landscape Architect (k.oropeza@gaiconsultants.com)  
Trepanier & Associates Inc (Owen Trepanier / Thomas Francis-Siburg)  
**Representative email Address** owen@owentrepanier.com / thomas@owentrepanier.com  
**Representative Mailing Address** 1421 First Street, Unit 101, Key West, FL 33040  
**Representative Phone Number** (305) 293-8983 Keith (407) 222-9583

\*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.

As of August 1, 2022, application fees are required. [Click here for the fee schedule](#)

Sketch location of tree (aerial view) including cross/corner street. Please identify tree(s) on the property regarding this application with colored tape or ribbon

See attached landscape plan



# Tree Representation Authorization

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.

**Date** 05/02/24

**Tree Address** 1414 First St (aka 1817 Staples Ave)

**Property Owner Name** Conch Tour Train Inc (Edwin O Swift III / Christopher C Belland)

**Property Owner Mailing Address** 201 Front St, Suite 204

**Property Owner Mailing City, State, Zip** Key West, FL 33040

**Property Owner Phone Number** c/o (305) 293-8983

**Property Owner email Address** c/o owen@owentrepanier.com / thomas@owentrepanier.com

**Property Owner Signature** \_\_\_\_\_

**Representative Name** Keith Oropeza, Landscape Architect  
Trepanier & Associates Inc (Owen Trepanier / Thomas Francis-Siburg)

**Representative Mailing Address** 1421 First Street, Unit 101

**Representative Mailing City, State, Zip** Key West, FL 33040

**Representative Phone Number** (305) 293-8983 Keith: (407) 222-9583

**Representative email Address** owen@owentrepanier.com / thomas@owentrepanier.com  
k.oropeza@gaiconsultants.com

I Edwin O. Swift, III 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 \_\_\_\_\_

The forgoing instrument was acknowledged before me on this 2 day MAY 2024.  
By (Print name of Affiant) EDWIN O. SWIFT, III who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

**Notary Public**

Sign name: \_\_\_\_\_

Print name: \_\_\_\_\_

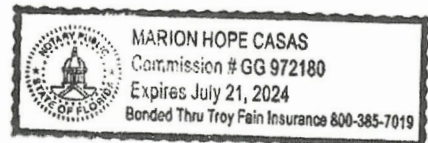
Marion Hope Casas  
MARION HOPE CASAS

My Commission expires: 7-21-24

Notary Public-State of \_\_\_\_\_

FLORIDA

(Seal)



# MEMORANDUM

TREPANIER



& ASSOCIATES INC  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

**Date:** May 14, 2024  
**To:** Ms. Amy Dismukes, Urban Forester  
Mr. Nick Perez-Alvarez, Stantec, Planner  
**From:** Owen Trepanier   
**CC:** Ms. Katie Halloran, KW Planning Director  
Conch Tour Train, Inc.  
Keith Oropeza, Landscape Architect  
Bill Horn, Architect  
**Re:** **1817 Staples Avenue / 1414 First Street  
Landscape Waiver/ Modification Request**

---

## Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:

Pursuant to Sec. 108-517, this is a formal request for modification to the standards of Ordinance No. 97-10, to allow the development as depicted on the associated development plans. This request is hereby filed with the city planning office.

This request is to modify landscape requirements of Chapter 108 in compliance with the following:

1. Protect and preserve the integrity of the existing site.
2. The waiver will not have a significant adverse impact on the public interest, or on adjacent property.
3. The waiver or modification is not discriminatory, considering similar situations in the general area.
4. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.
5. Strict application of the requirement will effectively deprive the owner and the community of reasonable use of the land for the intended purpose due to its unusual size, shape, and location.
6. The effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case.
7. Strict application of the requirement would be technically impractical. This application's development plan exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in sections 108-276 through 108-289.

Specific Modification Request:

Sec. 108-412. - Minimum landscaping requirements.

- (a) Minimum landscaped areas. The minimum area of a building site which shall be landscaped with trees, including canopy trees, shrubs and ground cover, and other landscaping as defined in this article shall be a minimum of 20 percent of the building site area.
  - From the 20% required and <1% existing to the 14.5% proposed

Sec. 108-413. - Requirements along street frontage.

(b) Minimum standards. The landscaping shall comply with the following stipulated minimum standards...

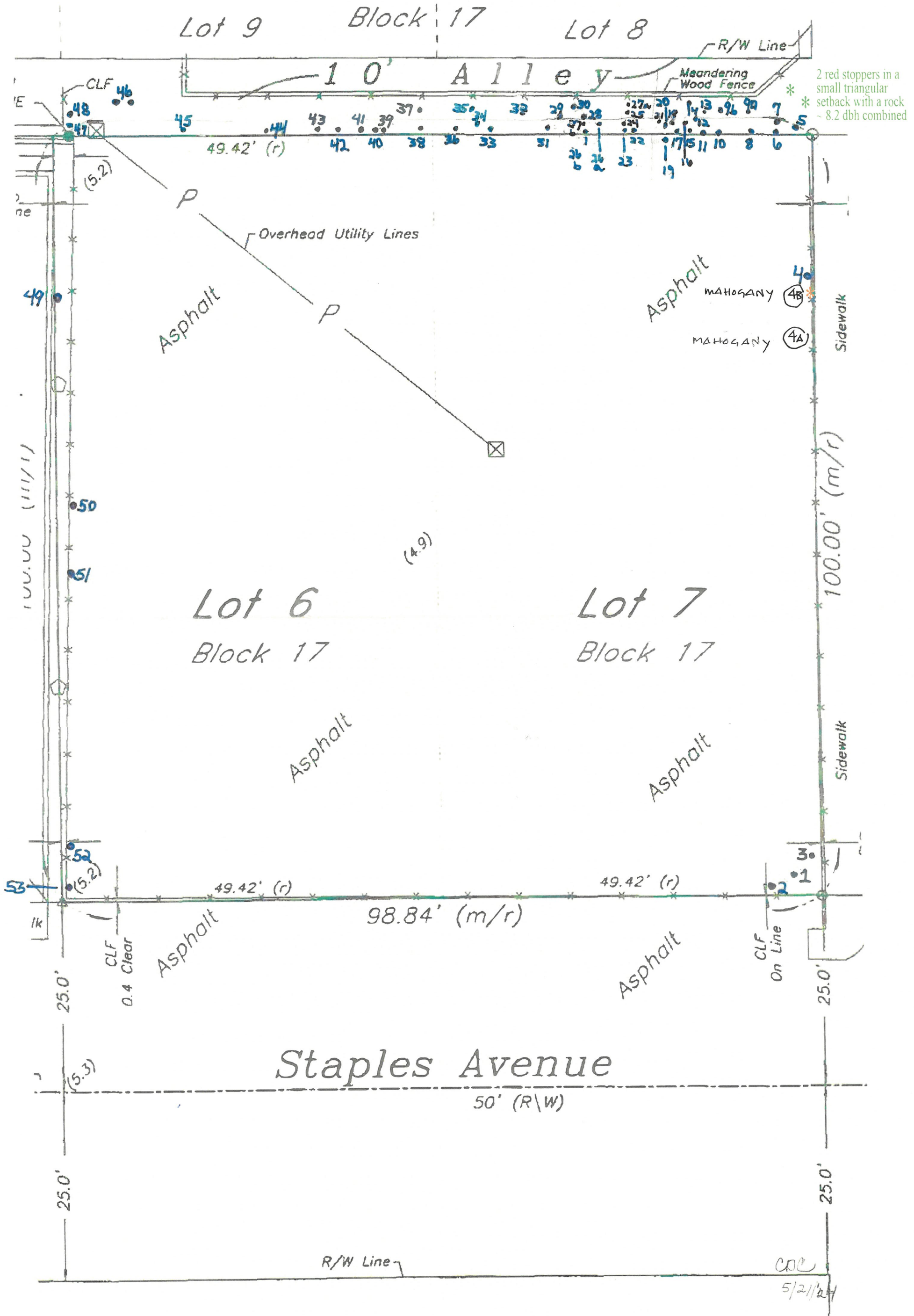
- From the 10ft minimum planting area width required and 0ft existing to the various widths as depicted on the plan.
- From the 40 plant units per 100 linear feet and 10 plant units existing to the various plant types and plant units as depicted on the plan.

Sec. 108-414 – Requirements for interior areas.

(b) Size and composition of interior landscaping. Each landscaped area shall have a minimum dimension of six feet with a minimum of 60 square feet of continuous landscaped open area and is required to contain at least one shade tree.

- From 6 ft width and 0 ft width existing, to the various (5-10 ft) widths as depicted on the plan.
- From the 60 sq ft area required and 0 sq ft area existing to the various (50-650 sq ft) areas as depicted on the plan.
- From the minimum one shade tree per landscaped area and 1 shade tree existing, to the various plant units onsite and existing vegetated buffer right-of-way to the north as depicted on the plans.

Boundary July  
KEY WES



KEITH OROPEZA, PLA  
 P.O. BOX 547201  
 ORLANDO, FL 32854  
 (407) 222-6583

PROJECT  
 1414 FIRST STREET -  
 NEW BUILDING  
 KEY WEST, FLORIDA

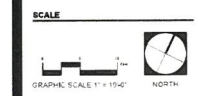
DRC SUBMITTAL

CONSULTANTS

REVISIONS:

DRC SUBMITTAL	01.21.2024

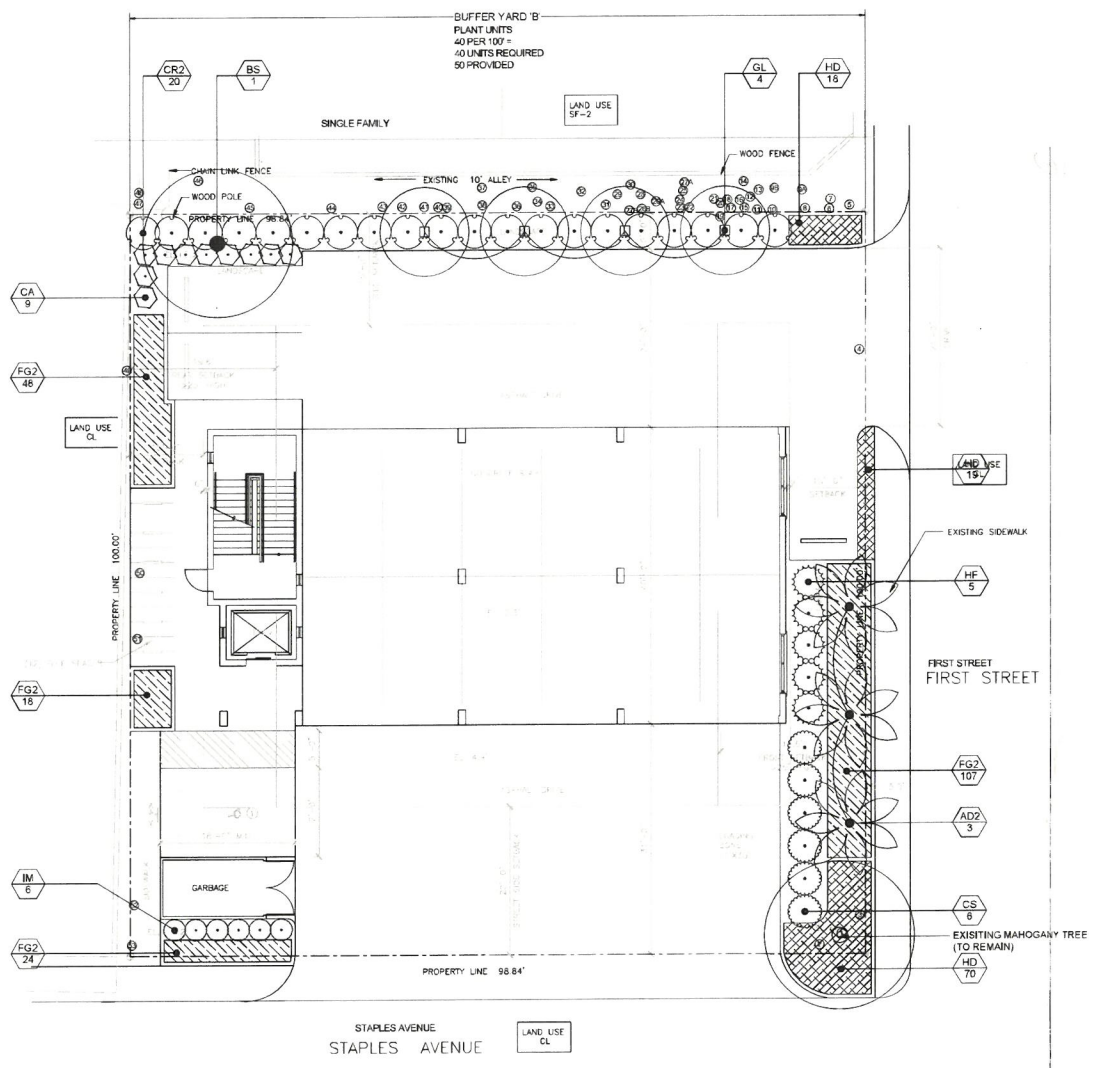
PROJECT NUMBER: XX  
 DATE: 01/22/2024  
 DRAWN: KO/J.T.  
 CHECKED: J.T.  
 APPROVED:  
 REGISTRATION SEAL  
 KEITH OROPEZA, PLA 1023



SHEET TITLE  
 LANDSCAPE PLAN &  
 LANDSCAPE PLANT LIST

SHEET NUMBER

LA-01



1 PROPOSED LANDSCAPE PLAN  
 Scale: 1" = 10'-0"

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	
TREES							
	AD2	3	Adonia Merrill / Christmas Palm	-		10'-12' GW	
	BS	1	Bursera simaruba / Gumbo Limbo	-	3" CAL	14'-16' HT.	
	GL	4	Gymnanthes lucida / Crabwood	-	2" CAL	10'-12' HT	
SHRUBS							
	CA	10	Chrysobalanus icaco 'Green Tip' / Green Tip Coco Plum	3 gal.			
	CR2	20	Clusia rosea 'Pitch Apple' / Balsam Apple	7 gal.			
	CS	6	Conocarpus erectus L. sericeus / Silver Buttonwood	7 gal.			
	HF	5	Hamelia patens / Firebush	3 gal.			
	IM	6	Iroea x 'Maui' / Maui Ironwood	3 gal.			
SHRUB AREAS							
	FG2	197	Ficus microcarpa 'Green Island' / Green Island Indian Laurel Fig	3 gal.			18" o.c.
	HD	107	Helianthus debilis / Dune Sunflower	3 gal.			18" o.c.

2 PROPOSED LANDSCAPE PLANT LIST

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 This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing via manual drafting methods.

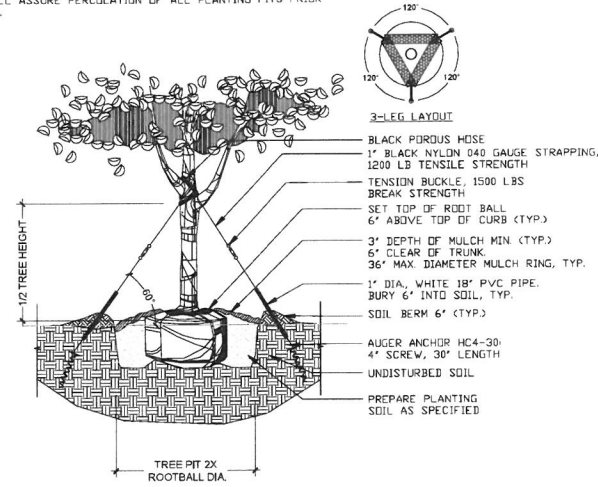


**GENERAL NOTES**

1. SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE AND FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS, RAMPS, AND PLANTING AREAS.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
3. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS PRIOR TO INITIATING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY DAMAGE TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
4. THE OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
5. ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
7. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
9. THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
10. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. DURING THE COURSE OF THIS WORK, EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HRS MINIMUM PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES.
13. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS, AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.

**NOTES:**

1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

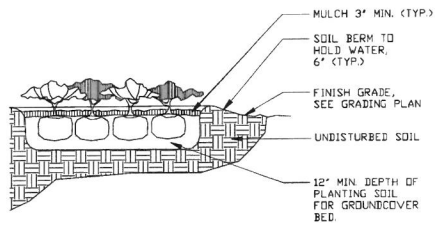


**1 TREE PLANTING DETAIL**

Scale: 1"=1'-0"

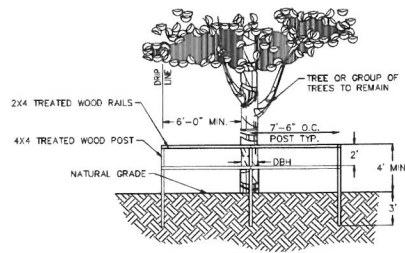
**NOTES:**

1. WHEN GROUNDCOVER IS USED IN MASS, PREPARE ENTIRE BED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL AS SPECIFIED.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



**3 SHRUB AND GROUND COVER DETAIL**

Scale: 1/8"=1'-0"

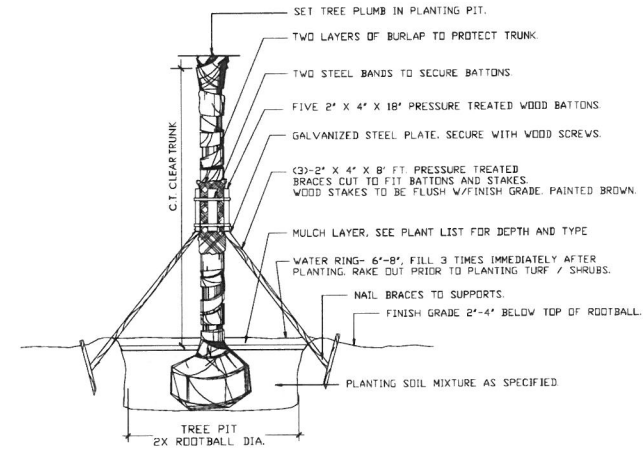


**5 TREE PROTECTION**

Scale: 1/8"=1'-0"

**NOTES:**

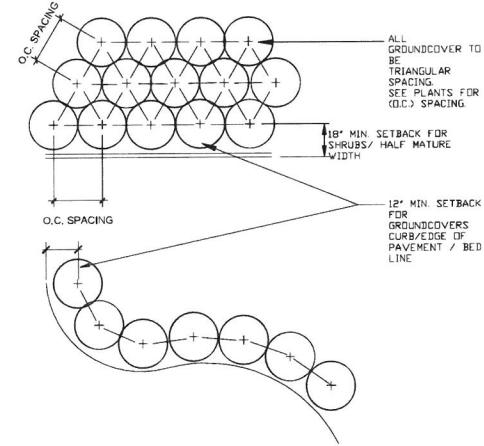
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



**2 PALM PLANTING DETAIL**

Scale: NTS

1. THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF GROUND COVER AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



**4 SHRUB AND GROUND COVER SPACING**

Scale: 1/8"=1'-0"

KEITH OROPEZA, PLA  
P.O. BOX 547201  
ORLANDO, FL 32854  
(407) 222-9583

PROJECT  
1414 FIRST STREET -  
NEW BUILDING

KEY WEST, FLORIDA

DRC SUBMITTAL

CONSULTANTS

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	DRC SUBMITTAL	01/22/2024

PROJECT NUMBER: XX

DATE: 01/22/2024

DRAWN: KO/JL/T

CHECKED: JLT

APPROVED:

REGISTRATION  
SEAL  
KEITH OROPEZA, PLA 1023

SCALE

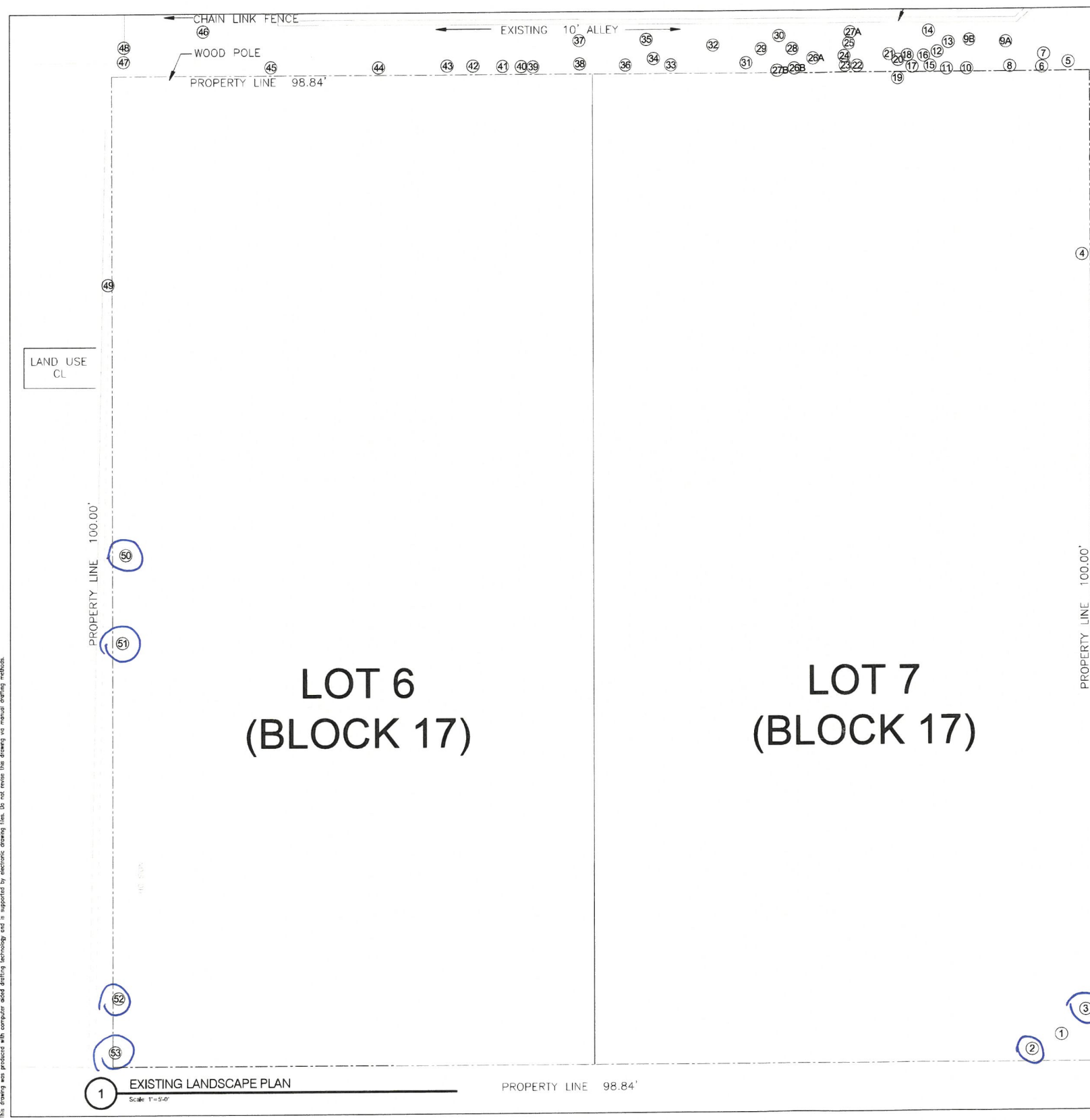
SHEET TITLE  
LANDSCAPE NOTES &  
DETAILS

SHEET NUMBER

LA-02

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1 EXISTING LANDSCAPE PLAN  
Scale: 1"=5'-0"

PROPERTY LINE 98.84'

2 EXISTING LANDSCAPE PLANT LIST

PLANT	Native/ NON- Native	Height/Width Approx	Diameter	Condition/Notes
1 Mahogany Swietenia mahagoni	N	20-30 x 20-30	18.8"	Poor multiple codom/all included
2 Gumbo Limbo Bursera simaruba	N	7-7.5' x 2'	1.5"	Fair seedling
3 Jamaica Dogwood Placida placida	N	5-6' x 4-5'	1"	Poor multiple regrowth from stump
4 Mahogany Swietenia mahagoni	N	6.5-7' x 1-2'	1"	Fair seedling
5 Gumbo Limbo Bursera simaruba	N	14-18 x 20-25	9.7"	Fair leaning NE
6 Strangler Fig Ficus aurea	N	6.5' x 4-5'	6.2"	Poor multiple regrowth topped
7 Silver Buttonwood Conocarpus erectus var. sericeus	N	7-8' x 8-10'	7.1"	Fair leaning NE under utility lines
8 Silver Buttonwood Conocarpus erectus var. sericeus	N	15-18 x 10'	3.25"	Poor topped embedded fence under utility lines
9a Jamaica Caper Capparis flexuosa	N	6-8' x 3-5'	1"	Fair behind wire fence multi stem
9b Jamaica Caper Capparis flexuosa	N	6-8' x 3-5'	1"	Fair behind wire fence multi stem
10 Silver Buttonwood Conocarpus erectus var. sericeus	N	15-18 x 10'	8.5"	Poor under utility lines multiple stem one-sided growing over Conex
11 Silver Buttonwood Conocarpus erectus var. sericeus	N	14' x 5-8'	4"	Poor topped one stem from stump under utilities
12 Mahogany Swietenia mahagoni	N	10-12 x 3'	1"	Poor seedling w/dogleg
13 Jamaica Caper Capparis flexuosa	N	7-8' x 1-2'	1"	Fair behind fence
14 Jamaica Dogwood Placida placida	N	20'-25' x 18'-10'	5"	Fair codom growing in utilities Behind wire fence
15 Silver Buttonwood Conocarpus erectus var. sericeus	N	14'-16' x 5-8'	3"	Poor small live branch through fence
16 False Joewood Jacquinia arborea	NN	6-7' x 4-5'	2"	Invasive through fence
17 Gumbo Limbo Bursera simaruba	N	10-12' x 4-6'	1.5"	Poor seedling through fence/top dead
18 Silver Buttonwood Conocarpus erectus var. sericeus	N	12-18' x 6-10'	5"	Poor 2 live stems

19 Florida Thatch Thrinax radiata	N	4'		Good seedling
20 False Joewood Jacquinia arborea	NN	4-5' x 1.5'	1"	Invasive topped
21 False Joewood Jacquinia arborea	NN	5' x 2'	1"	Invasive topped
22 Mahogany Swietenia mahagoni	N	12-15' x 5'	2.5"	Fair large seedling w/dogleg leaning
23 False Joewood Jacquinia arborea	NN	8' x 2-4'	1.25"	Invasive
24 False Joewood Jacquinia arborea	NN	4.5' x 2-3'	1"	Invasive
25 False Joewood Jacquinia arborea	NN	6-8' x 4-6'	1"	Invasive behind wire fence
26a False Joewood Jacquinia arborea	NN	3' x 1-2'	1"	Invasive
26b False Joewood Jacquinia arborea	NN	3' x 2'	1"	Invasive
27a False Joewood Jacquinia arborea	NN	10-12' x 6-8'	3"	Invasive behind wire fence
27b False Joewood Jacquinia arborea	NN	4.5' x 2'	2"	Invasive topped
28 False Joewood Jacquinia arborea	NN	5-6' x 1-2'	1.5"	Invasive behind wire fence
29 False Joewood Jacquinia arborea	NN	6-8' x 3-4'	1.5"	Invasive behind wire fence
30 False Joewood Jacquinia arborea	NN	6' x 2'	1.5"	Invasive behind wire fence
31 Jamaica Caper Capparis flexuosa	N	6-8' x 1'	1.5"	Invasive
32 Jamaica Caper Capparis flexuosa	N	12-15' x 6-8'	7"	Fair behind wire fence leaning/tag on fence multi stem
33 Silver Buttonwood Conocarpus erectus var. sericeus	N	7-8' x 2-3'	2.25"	Poor topped branches through wire fence
34 False Joewood Jacquinia arborea	NN	3.5' x 2'	1"	Invasive
35 Jamaica Dogwood Placida placida	N	30-35' x 20-25'	12"	Fair behind wire fence slight lean E & NE in utilities
36 Mahogany Swietenia mahagoni	N	7-8' x 1-2'	2"	Poor topped @ 5' tag growth
37 Florida Thatch Thrinax radiata	N	4'		Good behind fence seedling
38 Pigeon Plum Coccoloba diversifolia	N	7-8' x 3-4'	8"	Poor topped mostly dead
39 Wild Lime Zanthoxylum fagara	N	20-25' x 15-20'	10"	Fair multi trunked in utilities
40 Jamaica Caper Capparis flexuosa	N	8' x 1'	2"	Fair interspersed with W. Lime
41 Pigeon Plum Coccoloba diversifolia	N	10' x 7'	3"	Poor interspersed with W. Lime
42 Lignum vitae Guaiacum sanctum	N	8' x 7'	2.5"	Fair interspersed with W. Lime
43 Wild Lime Zanthoxylum fagara	N	20-25' x 20'	10"	Fair in utilities

44 Wild Lime Zanthoxylum fagara	N	10-15' x 5-8'	2"	Fair in utilities
45 Wild Lime Zanthoxylum fagara	N	20-25' x 15-18'	5.5"	Poor stems through fence in utilities
46 Old Montgomery Palm Vechia montgomeryana	NN	20-25' wood	30-40"	Fair behind wire fence above and in utilities tag on wire fence
47 Red Stopper Eugenia rhombica	N	10-12' x 5-6'	3.5"	Fair behind wire fence
48 Red Stopper Eugenia rhombica	N	10-12' x 5-6'	2.5"	Poor behind #17 mostly horizontal wire fence and debris laying on limbs and trunk
49 Sabal Palm Sabal palmetto	N	8-10' wood	as 15-20"	Good outside fence/west
50 Strangler Fig Ficus aurea	N	4' x 1'	2"	Poor through fence seedling topped
51 Gumbo Limbo Bursera simaruba	N	5' x 1'	2"	Poor through fence seedling topped
52 Mahogany Swietenia mahagoni	N	7-8' x 1'	1"	Poor seedling through fence
53 Gumbo Limbo Bursera simaruba	N	2.5' x 5'	2"	Poor through fence seedling topped

Notes: Property contains multiple seedlings less than 1" of Jamaica Dogwood, Gumbo Limbo, Mahogany, Sabal palm, Pink Tabebuia, and False Joewood. False Joewood greater than 1" was inventoried due to their abundance though a permit is not required for removal or protection.

Add a column  
remove  
1 remain  
transplant

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PROJECT  
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KEY WEST, FLORIDA

DRC SUBMITTAL

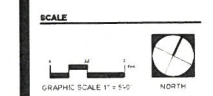
CONSULTANTS

REVISIONS:

DR	DATE	DESCRIPTION
DR-C	01/22/2024	INITIAL

PROJECT NUMBER XX  
DATE: 01/22/2024  
DRAWN: KQUJ,T  
CHECKED: J,T  
APPROVED:

REGISTRATION  
SIA  
KEITH OROPEZA, PLA 1023



SHEET TITLE  
EXISTING LANDSCAPE  
PLAN

SHEET NUMBER

EX-01