

TREE PROTECTION BARRIER DETAIL
NO SCALE

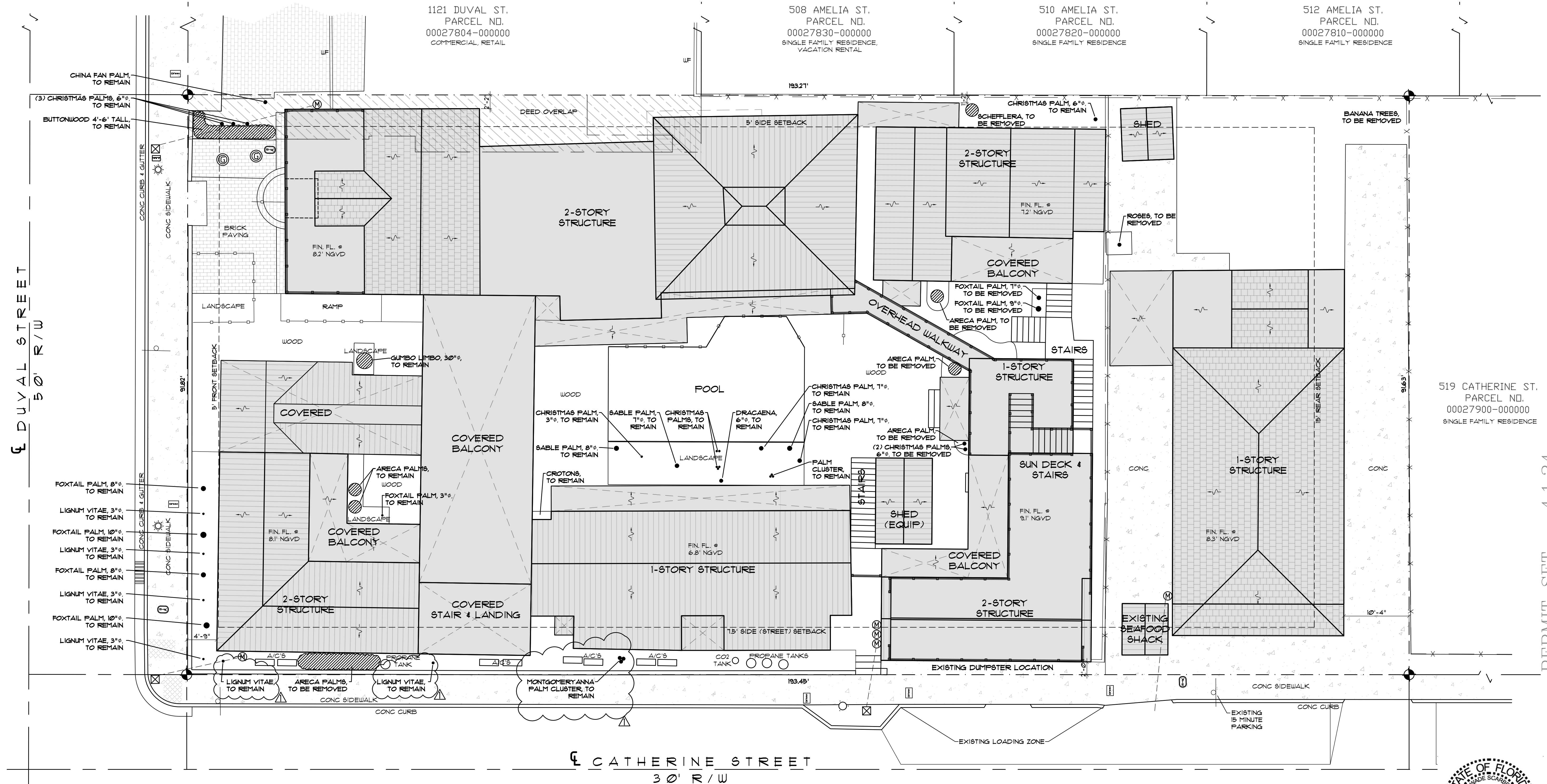
NOTE: PROVIDE TREE PROTECTION BARRICADE AROUND ALL EXISTING TREES AND PALMS SHOWN TO REMAIN ON SITE AND FOR ALL RELOCATED TREES OR PALMS FOR THE FULL DURATION OF CONSTRUCTION.

NO MATERIALS OR EQUIPMENT SHALL BE STORED, OPERATED, DUMPED, OR BURNED WITHIN THE PROTECTED AREA.

NO ATTACHMENT (WIRES, SIGNS, ETC.) SHALL BE ATTACHED TO A PROTECTED TREE. PRIOR TO ANY LAND CLEARING OPERATIONS, TREE LIMBS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH NATIONAL ARBORISTS ASSOCIATION PRUNING STANDARDS.

ALL PROTECTED TREES SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED LIMBS AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY ROOT LOSS. OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.

EXISTING PLANTING				
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	DISPOSITION
6	Guaiacum sanctum	Lignum Vitae	3" DBH	Remain
5	Wodyetia bifurcata	Foxtail Palm	3" - 10" DBH (Approx. 39" Total)	Remain
2	Wodyetia bifurcata	Foxtail Palm	7" - 9" DBH (Approx. 16" Total)	Remove
8	Adonia merrillii	Christmas Palm	3" - 10" DBH (Approx. 41" Total)	Remain
2	Adonia merrillii	Christmas Palm	6" DBH (Approx. 12" Total)	Remove
3	Sable palmetto	Cabbage Palm	7" - 8" DBH (Approx. 23" Total)	Remain
1	Bursera simaruba	Gumbo Limbo	30" DBH	Remain
1	Conocarpus erectus	Buttonwood	4' - 6' Tall Hedge	Remain
1	Dracaena marginata	Dragon Tree	6" DBH	Remain
1	Livistona chinensis	China Fan Palm		Remain
1	Veitchia Montgomeryana	Montgomery Palm	Cluster	Remain
	Dypsis lutescens	Areca Palm	Various Clusters (refer to plans)	Remain
	Dypsis lutescens	Areca Palm	Various Clusters (refer to plans)	Remove
		Banana Trees	Cluster	Remove
1		Schefflera		Remove
1		Roses		Remove



LaTeDa Resort
 1125 Duval & 515 Catherine Key West, FL

POPE-SCARBROUGH-ARCHITECTS
 THOMAS E. POPE, P.A.
 (305) 296 3611 610 White St, Key West FL

PERMIT SET - 4.1.24

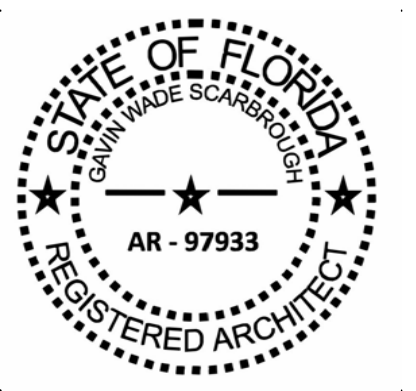
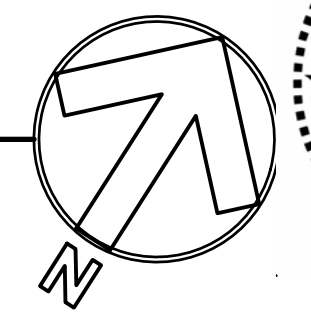
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 revision: 4/25/24

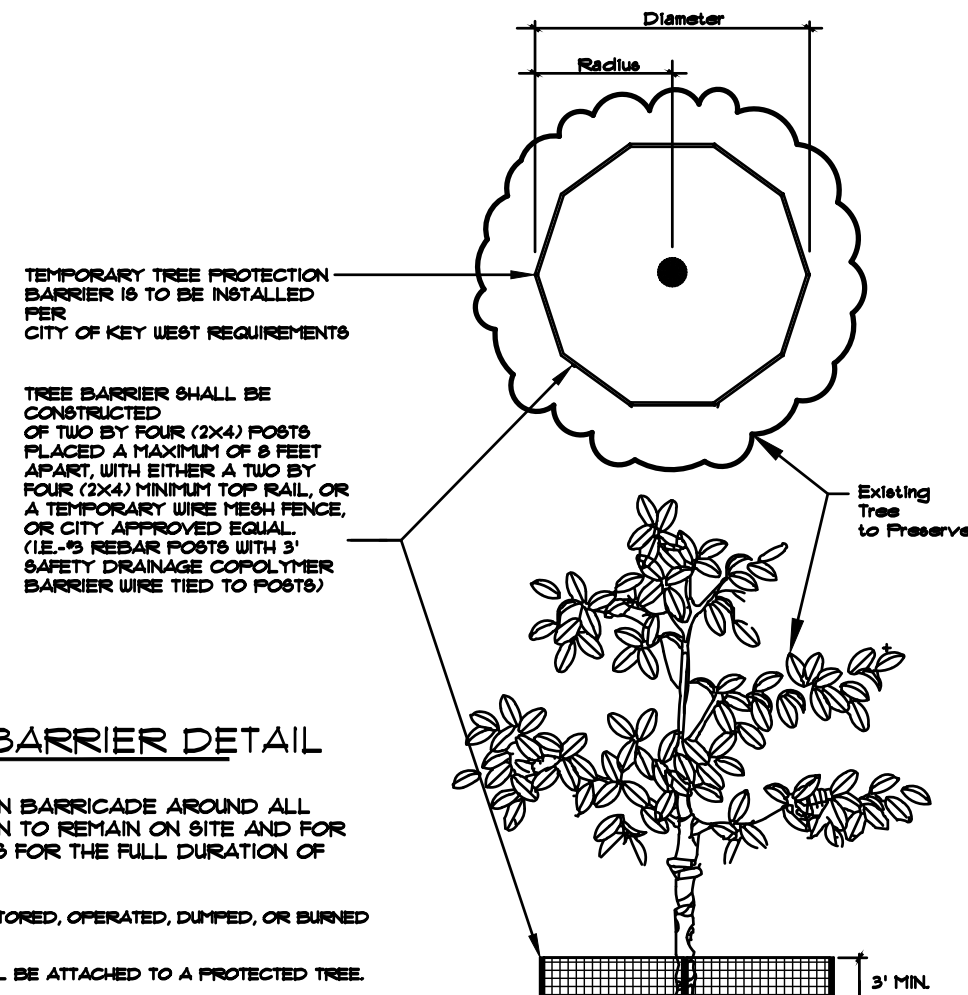
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NARRATIVE OF REVISION 1 (DATED 4/25/24):
 LIGNUM VITAE & MONTGOMERY PALM ADDED TO SITE PLAN AND TREE DISPOSITION.

Tree Disposition Plan

1/8" = 1' - 0"





TREE PROTECTION BARRIER DETAIL
NO SCALE

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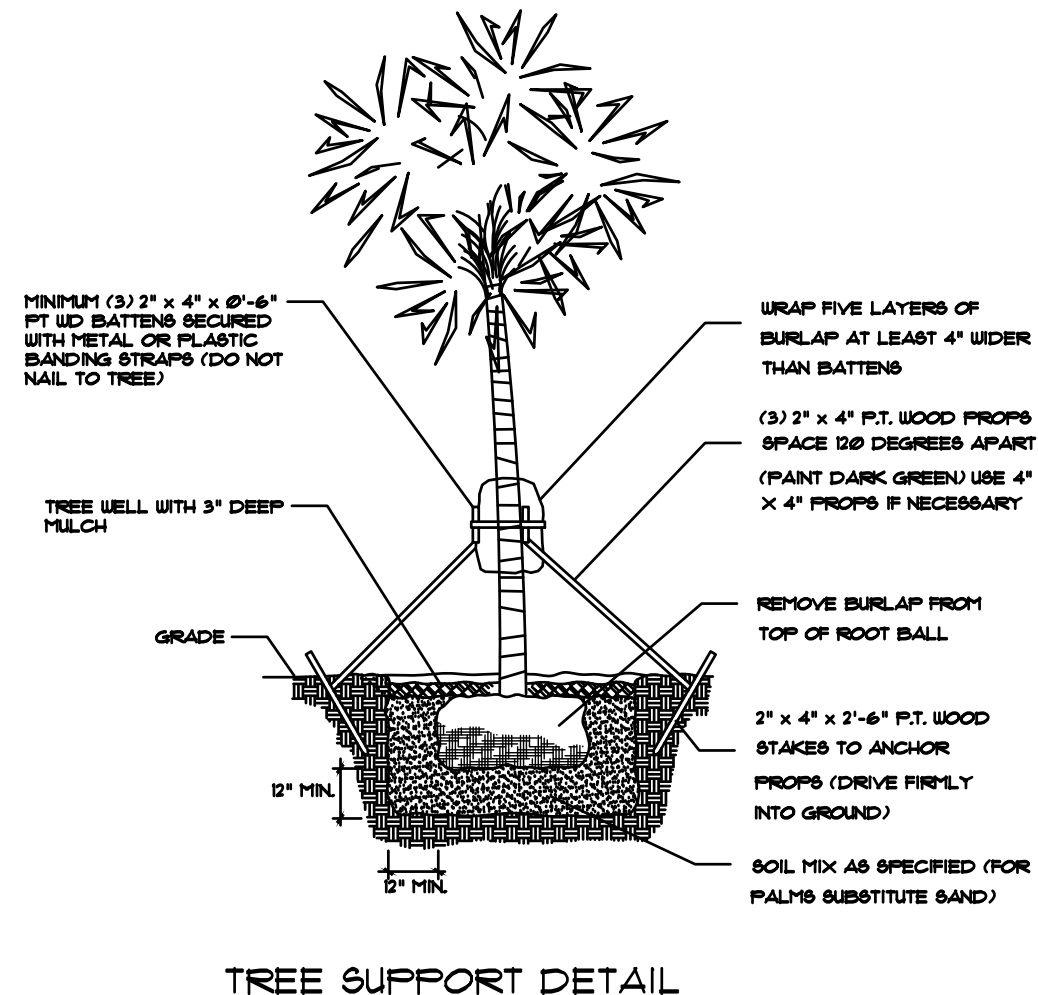
NO MATERIALS OR EQUIPMENT SHALL BE STORED, OPERATED, DUMPED, OR BURNED WITHIN THE PROTECTED AREA.

NO ATTACHMENT (WIRES, SIGNS, ETC.) SHALL BE ATTACHED TO A PROTECTED TREE.

PRIOR TO ANY LAND CLEARING OPERATIONS, TREE LIMBS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH NATIONAL ARBORISTS ASSOCIATION PRUNING STANDARDS.

ALL PROTECTED TREES SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED LIMBS AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY ROOT LOSS.

CERTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.

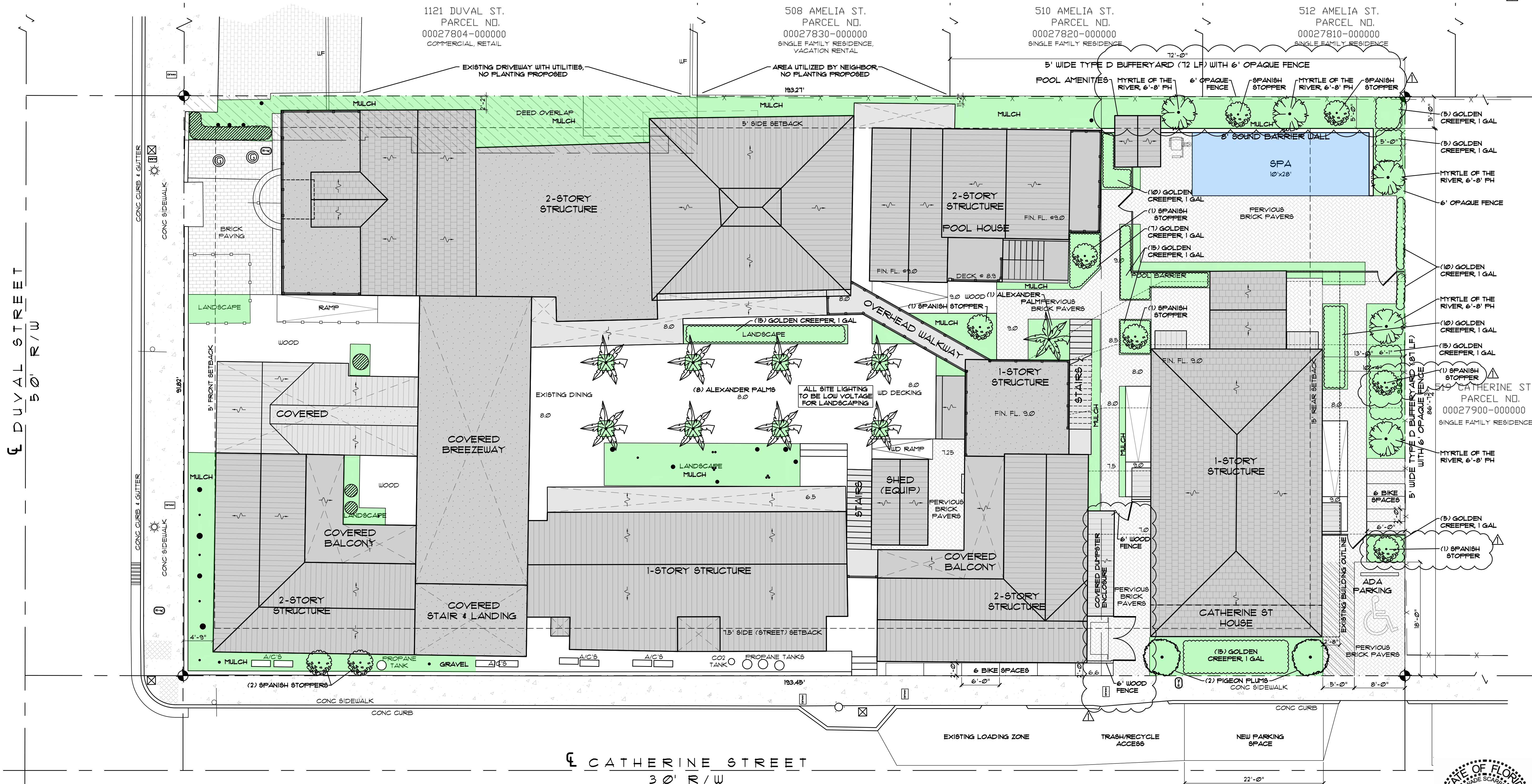


TREE SUPPORT DETAIL
NO SCALE

NOTE: BURLAP IS NOT NECESSARY FOR SABAL PALMS

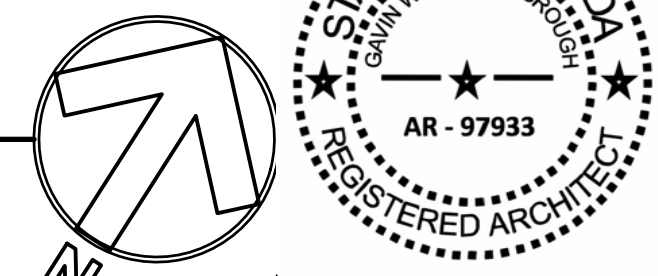
TOTAL PLANTING LIST				
QTY	SPECIES	COMMON NAME	SPECIFICATION	REMARKS
9	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	12'-14" CLEAR TRUNK	(4) ALEXANDER PALMS REPLACEMENT FOR PREVIOUSLY REMOVED PALMS
5	CALYPTRANTHES ZUYZGIUM	MYRTLE OF THE RIVER	6'-8" MIN. PH (2" DBH)	(4) ALEXANDER PALMS REPLACEMENT FOR PROPOSED REMOVAL OF 4 PALMS
9	EUGENIA FOETIDA	SPANISH STOPPER	6'-8" PH (2" DBH)	(2) SPANISH STOPPERS REPLACEMENT FOR REMOVED ARECA PALMS ALONG CATHERINE ST.
2	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	6'-8" PH (2" DBH)	
112	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL	
N/A		BLACK EUCALYPTUS MULCH	3" DEPTH IN ALL PLANTED AREAS	
N/A		PLANTING SOIL	AS NEEDED	

LANDSCAPE CALCULATIONS	
BUFFER YARD D (12 LF)	
REQUIRED:	5' WIDE W/ 6' OPAQUE FENCE
	15 PLANT UNITS PER 100 LF
	12 LF/100 LF = 0.12 x 15 = 1.8 PLANT UNITS
PROVIDED:	(4) ORNAMENTAL TREES = 20 PLANT UNITS
	(5) SHRUBS = 5 PLANT UNITS
BUFFER YARD D (81 LF)	
REQUIRED:	5' WIDE W/ 6' OPAQUE FENCE
	15 PLANT UNITS PER 100 LF
	81 LF/100 LF = 0.81 x 15 = 12.15 PLANT UNITS
PROVIDED:	(5) ORNAMENTAL TREES = 25 PLANT UNITS
	(35) SHRUBS = 35 PLANT UNITS
60 PLANT UNITS PROVIDED	
6' OPAQUE FENCE PROVIDED IN ACCORDANCE WITH KEY WEST LDC SECTION 108-341	



NARRATIVE OF REVISION 1 (DATED 4/25/24):
 BUFFERYARD CALCULATIONS AND PLANTING LIST CHART ADJUSTED FOR CLARITY.
 ALEXANDER PALMS SPECIFIED AND ADDED TO PLANTING LIST.
 SPANISH STOPPERS ADDED TO BUFFERYARDS AND PLANTING LIST.
 6' WOOD FENCE & DUMPSTER ENCLOSURE NOTE ADDED TO DUMPSTER AREA.

Proposed Landscape Plan



LaTeDa Resort
 1125 Duval & 515 Catherine Key West, FL

POPE-SCARBROUGH-ARCHITECTS
 THOMAS E. POPE, P.A.
 (305) 296 3611 610 White St, Key West FL

date: 04/01/24
 revision: 4/25/24

sheet:
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PERMIT SET - 4.1.24

STAFF REPORT

DATE: May 2, 2024

RE: 1125 Duval Street-La Te Da (application #TP2024-0001)

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

On April 8, 2024, an application was submitted for Conceptual Landscape Plan approval for a minor development plan. There are four regulated, non native palms being proposed for removal. Numerous other trees and palms are to remain.

The property is an existing commercial property that is being remodeled to include the removal of the interior pool and the addition of a neighboring property on Catherine Street, to the complex. The property is currently being reviewed for a minor development plan through the Planning department and landscape waivers have been requested.

The Conceptual Landscape Plan dated April 25, 2024, is not 70% native vegetation. Out of 25 palm/tree species proposed to be planted, 64% are native species-trees that are primarily being planted along the property line buffers of the Catherine Street property. Nine non-native palms are being proposed to be planted with 8 being planted in the area where the pool is being removed.

There are two existing and open tree removal permits related to this property. T15-7441 requires the planting of 8 caliper inches of approved trees and T2023-0101 requires the planting of 5 native palms, a minimum of 4 ft tall each palm. The proposed landscape plan proposes no native palms but does proposes a total of 42 caliper inches of trees.

City code allows for the planting of dicot trees instead of palms to close out tree permits. The equivalency of palms to trees is 1.3 caliper inches = 1 palm (5 palms = 6.5 caliper inches plus 4 palms = 5.2 caliper inches). Therefore, the proposed landscaping plan does incorporate all the required open permit mitigation requirements and the proposed palm removal requirements.

Approval is therefore requested by the applicant for Conceptual Landscape Plan approval with palm removal for the revised submitted plan dated April 25, 2024, to include the removal of (2) Foxtail Palms and (2) Christmas Palms to be replaced with 4 native palms, each palm a minimum of 4 ft tall or 5.2 caliper inches of approved trees to be planted on the property and incorporated into the landscape plan.



Photo showing the corner of Duval and Catherine Streets. Existing Foxtail palms and lignum vitae trees to remain.



Standing at Duval Street looking down the Catherine Street side of property.



Standing on Catherine Street in front of what was once 515 Catherine, looking toward Duval Street .



Rear property line of added Catherine Street parcel- Banana plants are not regulated.



Two photos showing the interior pool area. Existing tall palms are to remain, pool is to be removed and area replanted with 8- non native but indigenous Alexander palms.



Application



TP2024-0001

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 4/5/2024

Tree Address 1125 Duval Street, Key West, Florida 33040

Cross/Corner Street Catherine Street / Duval Street

List Tree Name(s) and Quantity 4 Areca Palms, 2 christmas Palms, 2 Foxtail Palms, 1 Rose Bush, 1 Banana Tree

Reason(s) for Application:

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 Minor Development Plan Process. Please see the attached prepared site plans.

Property Owner Name Patrick T. Hegerty and Christopher J. Rounds

Property Owner email Address latedafoh@aol.com

Property Owner Mailing Address 1125 Duval Street, Key West, Florida 33040

Property Owner Phone Number c/o 305-294-0252

Property Owner Signature  os Agent

***Representative Name** Gregory S. Oropeza, Esq., Oropeza, Stones & Cardenas, PLLC

Representative email Address greg@oropezastonescardenas.com

Representative Mailing Address 221 Simonton Street, Key West, Florida 33040

Representative Phone Number 305-294-0252

*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.

Please see attached site plans.



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 March 22, 2024

Tree Address 1125 Duval Street

Property Owner Name Christopher J. Rounds and Patrick T. Hegarty

Property Owner Mailing Address 1125 Duval Street

Property Owner Mailing City, _____

State, Zip Key West, Florida 33040

Property Owner Phone Number 305.294.0252

Property Owner email Address greg@oropezastonescardenas.com

Property Owner Signature _____

Representative Name Gregory S. Oropeza

Representative Mailing Address 221 Simonton Street

Representative Mailing City, _____

State, Zip Key West, Florida 33040

Representative Phone Number 305.294.0252

Representative email Address greg@oropezastonescardenas.com

I Christopher J. Rounds 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 22 day MARCH 2024
By (Print name of Affiant) _____ who is personally known to me or has produced
as identification and who did take an oath.

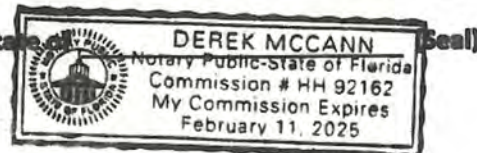
Notary Public

Sign name: _____

Print name: DEREK MCCANN

My Commission expires: 02/11/25

Notary Public-State of _____





GREGORY S. OROPEZA | ADELE V. STONES [Retired] | SUSAN M. CARDENAS, of Counsel
LISA MARIE KEHOE | KAI A. MURPHY

VIA HAND DELIVERY

April 5, 2024

Karen DeMaria, Urban Forestry Manager
City of Key West Urban Forestry Division
1300 White Street
Key West, Florida 33040

RE: 1125 Duval Street- Tree Permit Application

Dear Ms. DeMaria:

This firm represents Christopher J. Rounds and Patrick Hegarty (the "Property Owners"), the owners of the real property located at 1125 Duval Street, Key West, Florida 33040, more commonly known as La Te Da ("La Te Da"). As part of a Minor Development Plan submitted to the City of Key West Planning Department, the Property Owners Proposed Site Plans require the removal of eight (8) palms trees and one (1) dicot tree (a rose bush), as well as the planting of new trees and plants in an effort to enhance the historic beauty of the La Te Da property. The proposed tree removals are set forth in the enclosed Tree Permit Application, supporting memorandum, and the provided site plans.

In accordance with the fee schedule for the required Tree Permit Application, enclosed herewith please find a check in the amount of \$170.00 payable to the City of Key West. Please advise if you require any additional information or documentation. Thank you for your time and assistance on this matter.

4

Very Truly Yours,

Gregory S. Oropeza, Esq.

Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00027870-000000
 Account# 1028649
 Property ID 1028649
 Millage Group 10KW
 Location 1125 DUVAL St 16, KEY WEST
 Address
 Legal KW PT LOT 4 SQR 5 TR 11 H1-377 G41-397/98 G42-1/2 OR337-201 OR545-958
 Description OR656-573 OR690-824 OR741-524 OR820-1754/55 OR1195-2449/51 OR1195-2453/54 OR1214-1078/79 OR1219-1848 OR1475-2350/52 OR1538-987/88 OR1572-2017 OR2665-438/40 OR2958-2187 OR3211-2300
 (Note: Not to be used on legal documents)
 Neighborhood 32070
 Property Class HOTEL - LUXURY (3900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

HEGARTY PATRICK T
 1125 Duval St
 Key West FL 33040

ROUNDS CHRISTOPHER J

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$4,162,167	\$4,162,167	\$4,162,167	\$5,451,798
+ Market Misc Value	\$462,463	\$462,463	\$462,463	\$545,180
+ Market Land Value	\$4,624,630	\$4,624,630	\$4,624,630	\$4,906,618
= Just Market Value	\$9,249,260	\$9,249,260	\$9,249,260	\$10,903,596
= Total Assessed Value	\$9,249,260	\$9,249,260	\$9,249,260	\$9,312,257
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$9,249,260	\$9,249,260	\$9,249,260	\$10,903,596

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$4,624,630	\$4,162,167	\$462,463	\$9,249,260	\$9,249,260	\$0	\$9,249,260	\$0
2021	\$4,624,630	\$4,162,167	\$462,463	\$9,249,260	\$9,249,260	\$0	\$9,249,260	\$0
2020	\$4,906,618	\$5,451,798	\$545,180	\$10,903,596	\$9,312,257	\$0	\$10,903,596	\$0
2019	\$5,161,658	\$4,645,492	\$516,166	\$10,323,316	\$8,465,689	\$0	\$10,323,316	\$0
2018	\$4,714,894	\$4,243,404	\$471,489	\$9,429,787	\$7,696,081	\$0	\$9,429,787	\$0

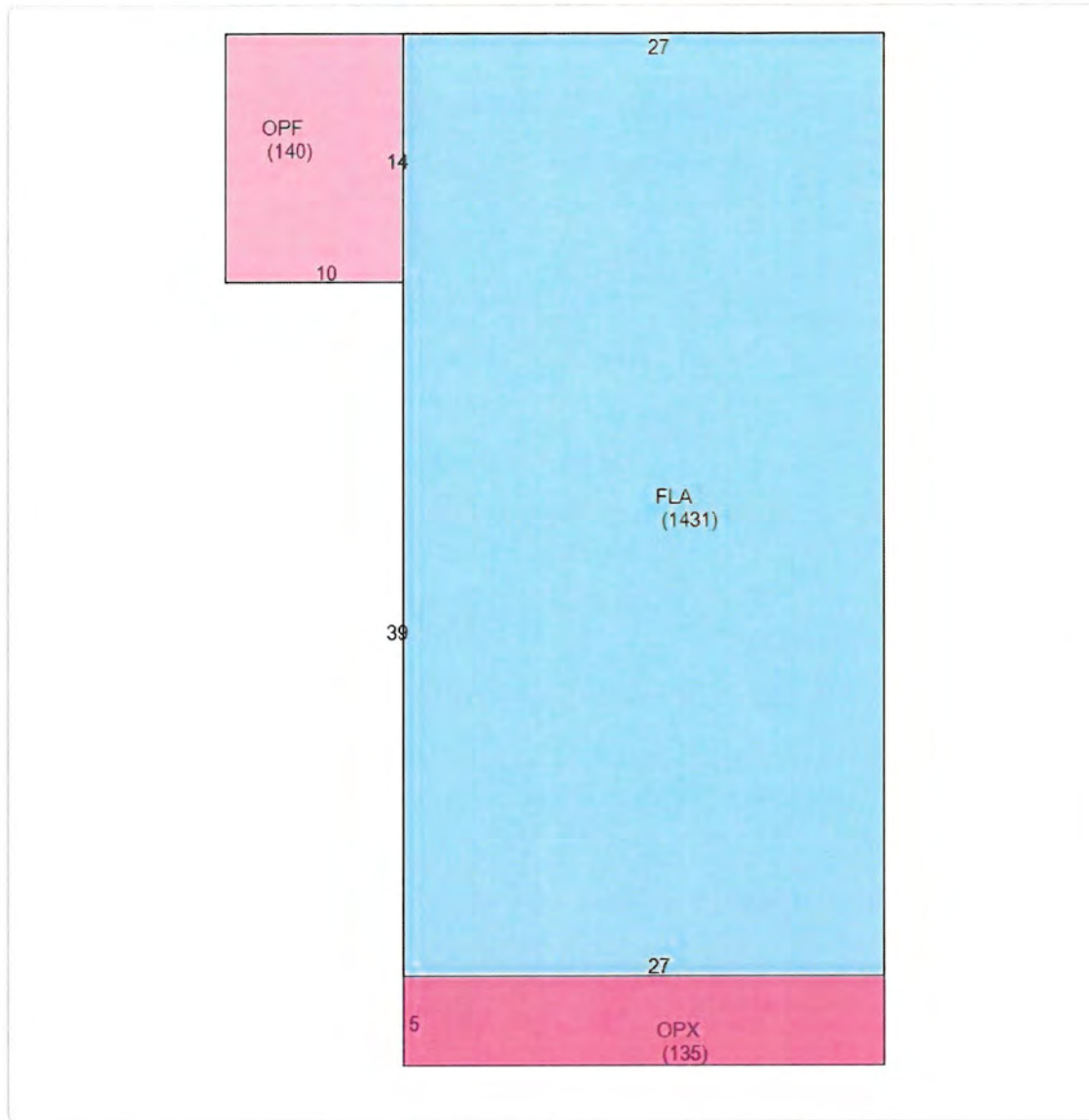
The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	12,780.00	Square Foot	85	143
RESIDENTIAL DRY (010D)	4,400.00	Square Foot	48	91.67

Buildings

Building ID 39938
 Style
 Building Type RESTRNT/CAFETR-B- / 21B
 Building Name
 Gross Sq Ft 7172
 Finished Sq Ft 4510
 Stories 2 Floor
 Condition GOOD
 Exterior Walls AB AVE WOOD SIDING
 Year Built 1933
 EffectiveYearBuilt 1993
 Foundation
 Roof Type
 Roof Coverage
 Flooring Type
 Heating Type



Photos





Map



TRIM Notice

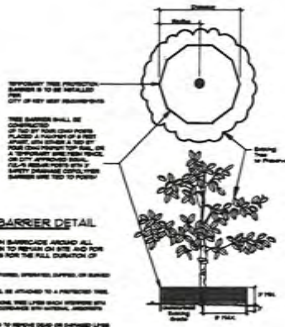
[2023 TRIM Notice \(PDF\)](#)

The Monroe County Property Appraiser's office maintains all tax and property within the County solely for the purpose of building its responsibility to assess and evaluate for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. The data provided regarding any lot year may not be available in prior or subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
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Contact Us

Developed by
 Schneider
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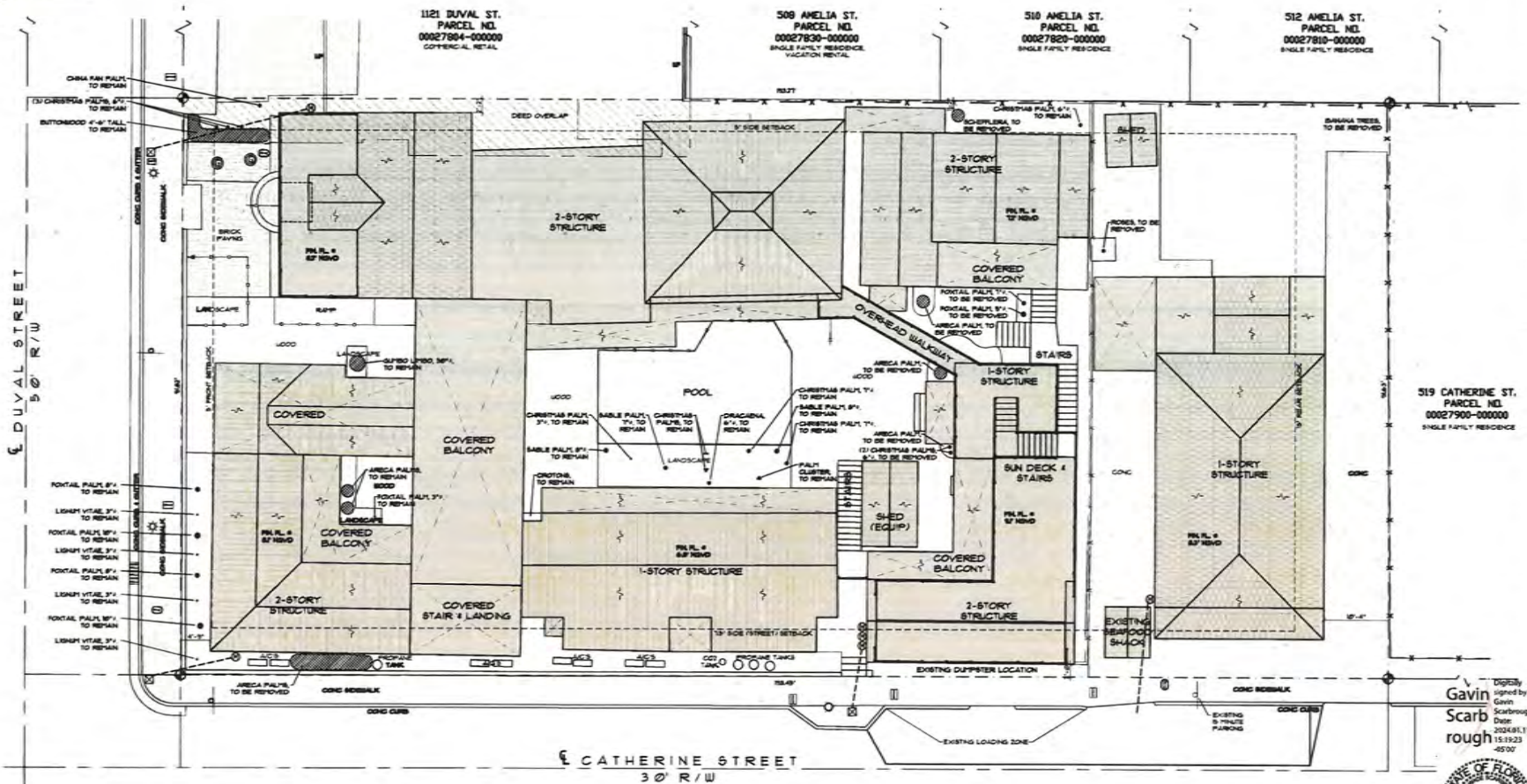
TREE PROTECTION BARRIER DETAIL

NOTE: PROVIDE TREE PROTECTION BARRIERS AROUND ALL EXISTING TREES AND PALMS PRIOR TO START OF SITE AND FOR ALL REMOVED TREES OR PALMS FROM THE FULL CONSTRUCTION.

AN APPROVED 60 MESH PLASTIC OR FIBER OPTIC COVERED BY BARRIER SHALL BE PROVIDED TO PROTECT THE TRUNK AND ROOTS OF ALL TREES AND PALMS FROM ANY DAMAGE TO THE TRUNK OR ROOTS DURING CONSTRUCTION.

ALL REMOVED TREES SHALL BE CHIPPED TO REDUCE TO AN APPROVED 1/4\"/>

EXISTING PLANTING				
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	DISPOSITION
4	Gualoum sanctum	Lignum Vitae	3" DBH	Remain
5	Wodyetia bifurcata	Foxtail Palm	3" - 10" DBH (Approx. 39" Total)	Remain
2	Wodyetia bifurcata	Foxtail Palm	7" - 9" DBH (Approx. 16" Total)	Remove
8	Adonia merrillii	Christmas Palm	3" - 10" DBH (Approx. 41" Total)	Remain
2	Adonia merrillii	Christmas Palm	6" DBH (Approx. 12" Total)	Remove
3	Sable palmetto	Cabbage Palm	7" - 8" DBH (Approx. 23" Total)	Remain
1	Bursera simaruba	Gumbo Limbo	30" DBH	Remain
1	Conocarpus erectus	Buttonwood	4' - 6' Tall Hedge	Remain
1	Dracena marginata	Dragon Tree	6" DBH	Remain
1	Livistona chinensis	China Fan Palm		Remain
	Dypsis lutescens	Areca Palm	Various Clusters (refer to plans)	Remain
	Dypsis lutescens	Areca Palm	Various Clusters (refer to plans)	Remove
		Banana Trees	Cluster	Remove
		Schefflera		Remove
		Roses		Remove



LaTeDa Resort
1125 Duval & 515 Catherine Key West, FL

POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.
610 White St., Key West FL
(305) 290 3611

519 CATHERINE ST.
PARCEL NO. 00027900-000000
SINGLE FAMILY RESIDENCE

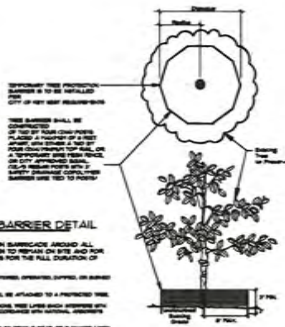
Gavin Scarbrough
Date: 2/24/24
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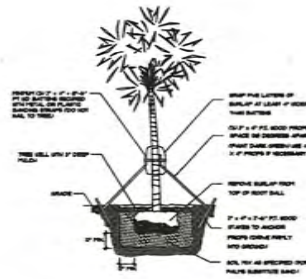
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Tree Disposition Plan
1/8" = 1' - 0"





TREE PROTECTION BARRIER DETAIL
 18" HIGH
 18" WIDE
 1/2" THICK
 1/2" WIDE
 2x4 POST
 1/2" HIGH
 1/2" WIDE
 12" DIA. TRUNK
 18" HIGH
 18" WIDE
 1/2" THICK
 1/2" WIDE
 2x4 POST
 1/2" HIGH
 1/2" WIDE



TREE SUPPORT DETAIL
 18" HIGH
 18" WIDE
 1/2" THICK
 1/2" WIDE
 2x4 POST
 1/2" HIGH
 1/2" WIDE
 12" DIA. TRUNK
 18" HIGH
 18" WIDE
 1/2" THICK
 1/2" WIDE
 2x4 POST
 1/2" HIGH
 1/2" WIDE

Bufferyard Standards per Key West LDC, Section 10B-347

Type D Bufferyard

BUCKET	WIDTH	DEPTH	PLANT UNITS	REQUIRED	PROPOSED
BUFFER	5 FEET	18 INCHES	15 UNITS PER 100 SQ FT	75 FEET	5 FEET
	10 FEET	18 INCHES	15 UNITS PER 100 SQ FT	150 FEET	10 FEET

Opaque fence is being proposed in accordance with Key West LDC, Section 10B-347.

REPLACEMENT PLANTING LIST

QTY	SPECIES	COMMON NAME	SPECIFICATION
5	PALMS		REPLACEMENT FOR PALMS PREVIOUSLY REMOVED
4	PALMS		REPLACEMENT FOR PROPOSED REMOVAL APPROX. 20' TOTAL
2	EUGENIA FOETIDA	SPANISH STOPPER	6'-8" FH (17" DBH)

ADDITIONAL PLANTING LIST

QTY	SPECIES	COMMON NAME	SPECIFICATION
2	COCCOLANIA DIVERSICOLA	PIGON PLUM	6'-8" FH (17" DBH)
3	EUGENIA FOETIDA	SPANISH STOPPER	6'-8" FH (17" DBH)
62	ERINODIA LITTOREUS	GOLDEN CREEPER	1 GAL

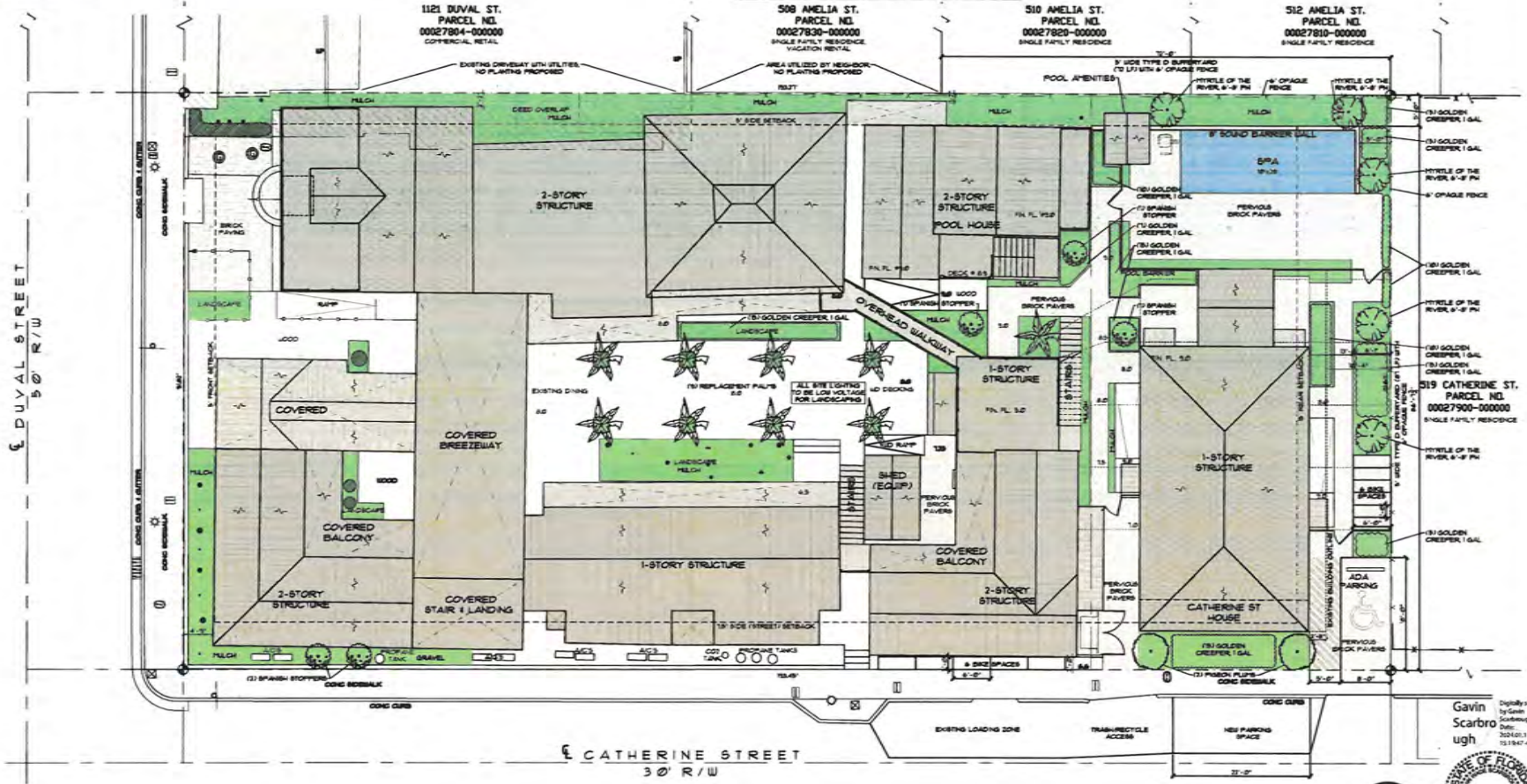
Landscaping Materials per Key West LDC, Section 10B-347

PLANTING LIST

BUCKET	WIDTH	DEPTH	PLANT UNITS	REQUIRED	PROPOSED
TYPE D BUFFER	5 FEET	18 INCHES	15 UNITS PER 100 SQ FT	75 FEET	5 FEET
	10 FEET	18 INCHES	15 UNITS PER 100 SQ FT	150 FEET	10 FEET

TYPE D BUFFER

BUCKET	WIDTH	DEPTH	PLANT UNITS	REQUIRED	PROPOSED
TYPE D BUFFER	5 FEET	18 INCHES	15 UNITS PER 100 SQ FT	75 FEET	5 FEET
	10 FEET	18 INCHES	15 UNITS PER 100 SQ FT	150 FEET	10 FEET



DUVAL STREET
30' R/W

CATHERINE STREET
30' R/W

Proposed Landscape Plan



Gavin Scarbrough
 Date: 01/20/24
 Revision:



Sheet:
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LaTeDa Resort
 4125 Duval & 515 Catherine Key West, FL

POP-SCARBROUGH-ARCHITECTS
 THOMAS E. POPE, P.A.
 305.296.3611 610 White St., Key West FL