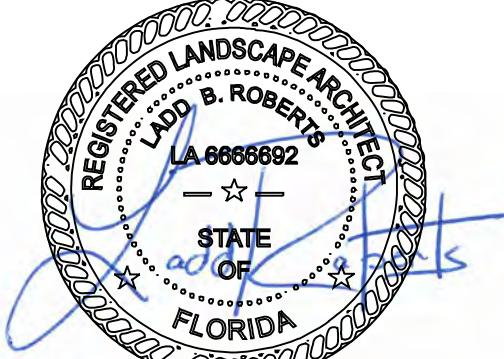
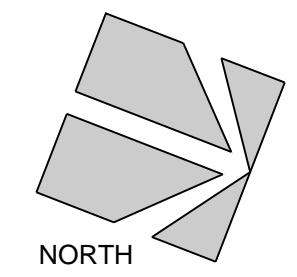


FLAGLER AVENUE MIXED-USE

KEY WEST, FL 33040

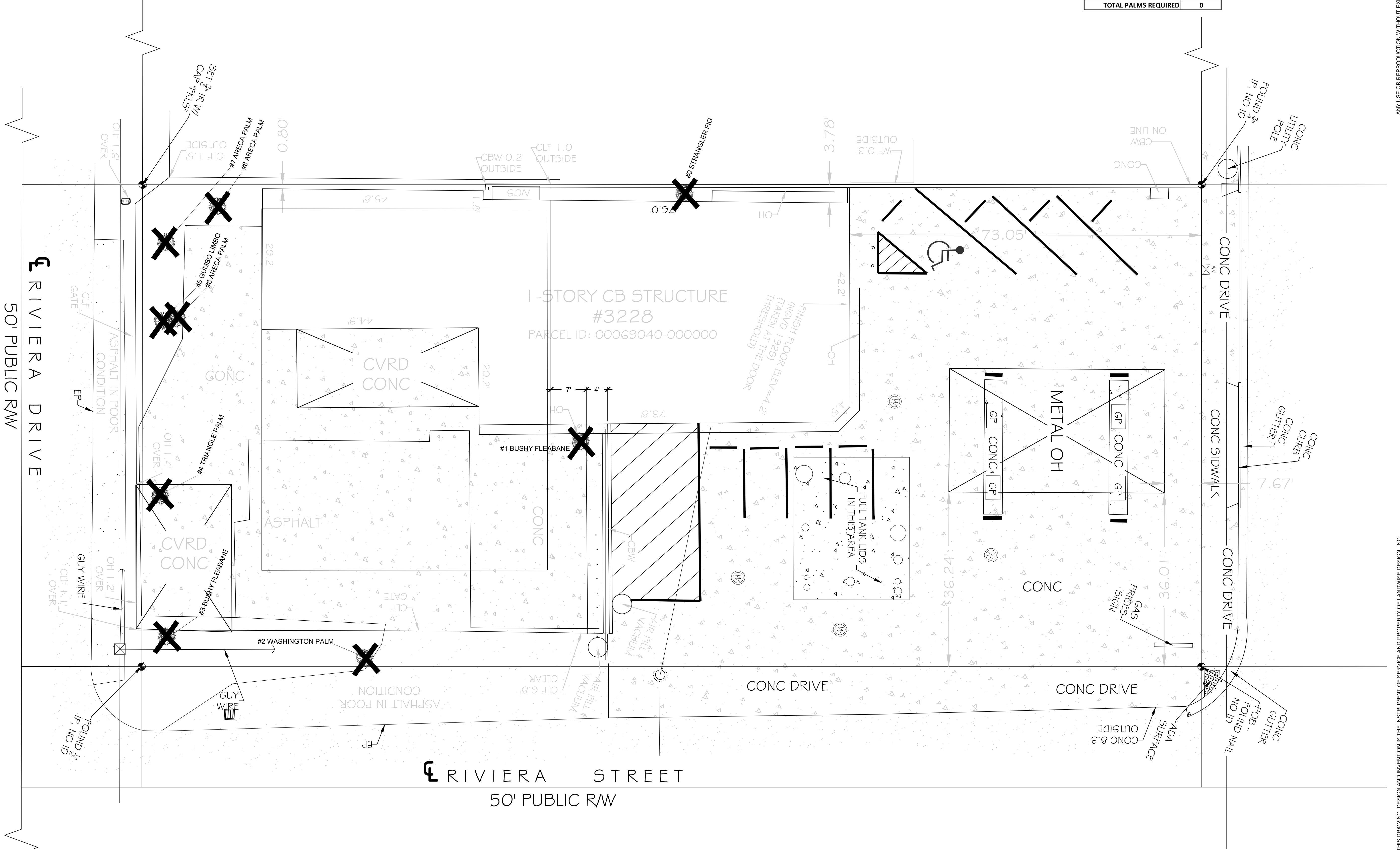


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TOTAL TREE MITIGATION INCHES REQUIRED 3.3"

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

TOTAL PALMS REQUIRED	0
-----------------------------	----------



ESTATE PLANNING AND THE USE OF TRUSTS

DATE: 2.15.18

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

CONSTRUCTION DOCUMENTS

SHEET NUMBER

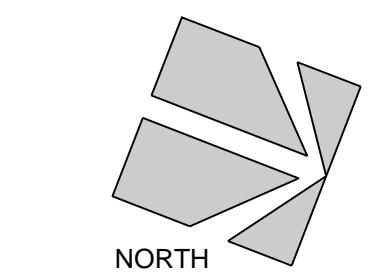
JOB #: 18002 DRAWN BY: LBR

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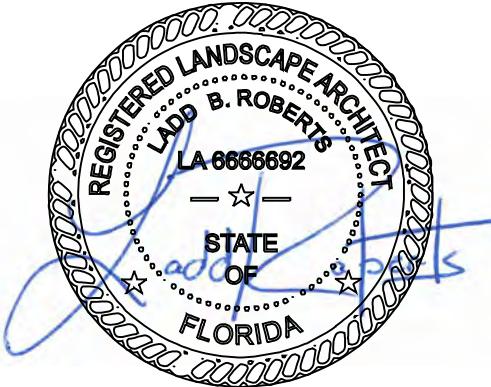
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LANDWISE DESIGN

FLAGLER
AVENUE
MIXED-USE
KEY WEST, FL 33040



SCALE: 1" = 10'-0"



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FLAGLER AVE MIXED USE

DATE: 5.15.18

REVISIONS:

No.	Date	Notes
1.		
2.		

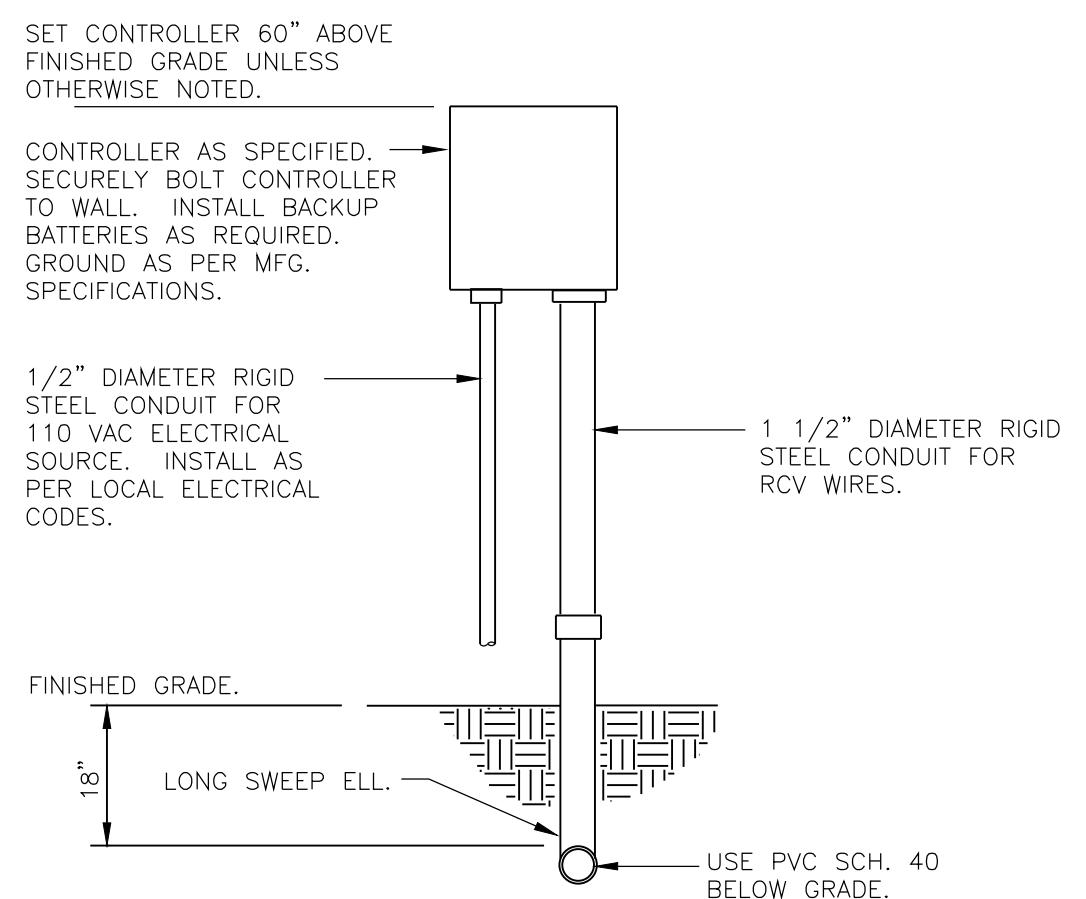
CONSTRUCTION
DOCUMENTS

SHEET NUMBER:
L-4

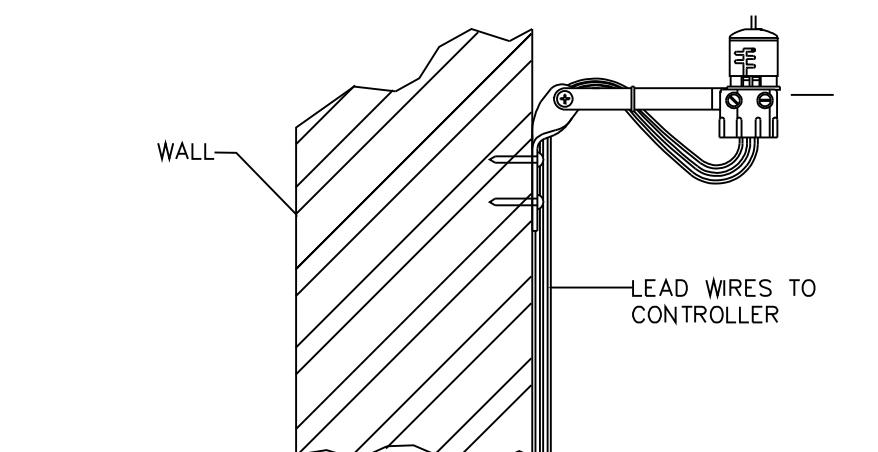
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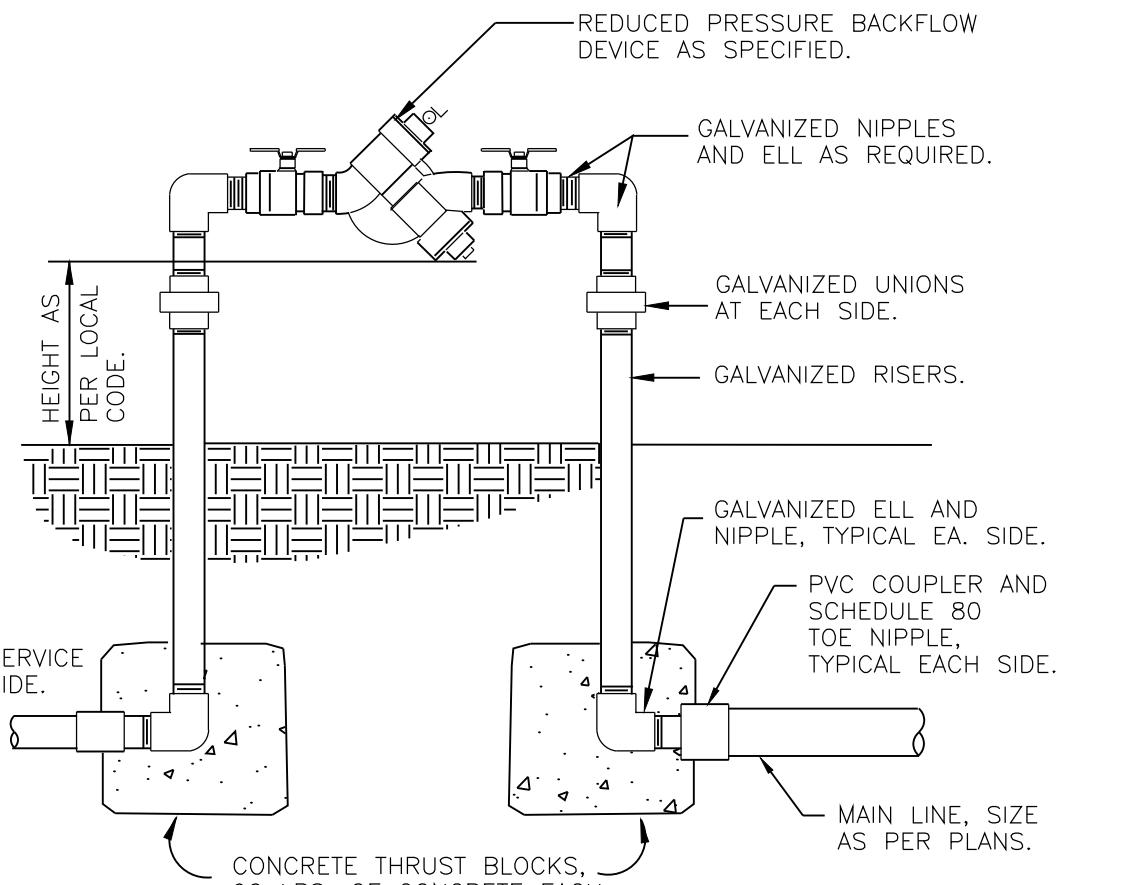
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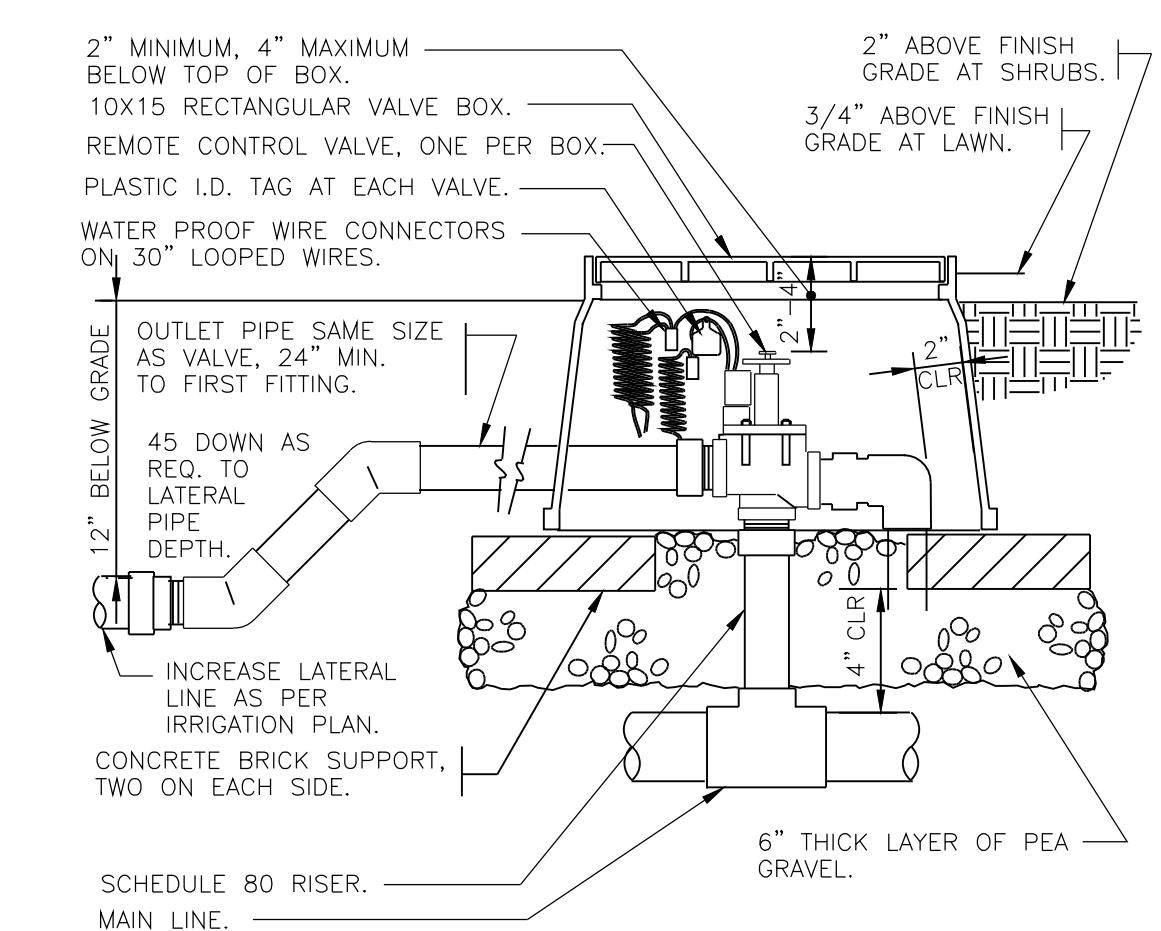
01 WALL MOUNT CONTROLLER
N.T.S.



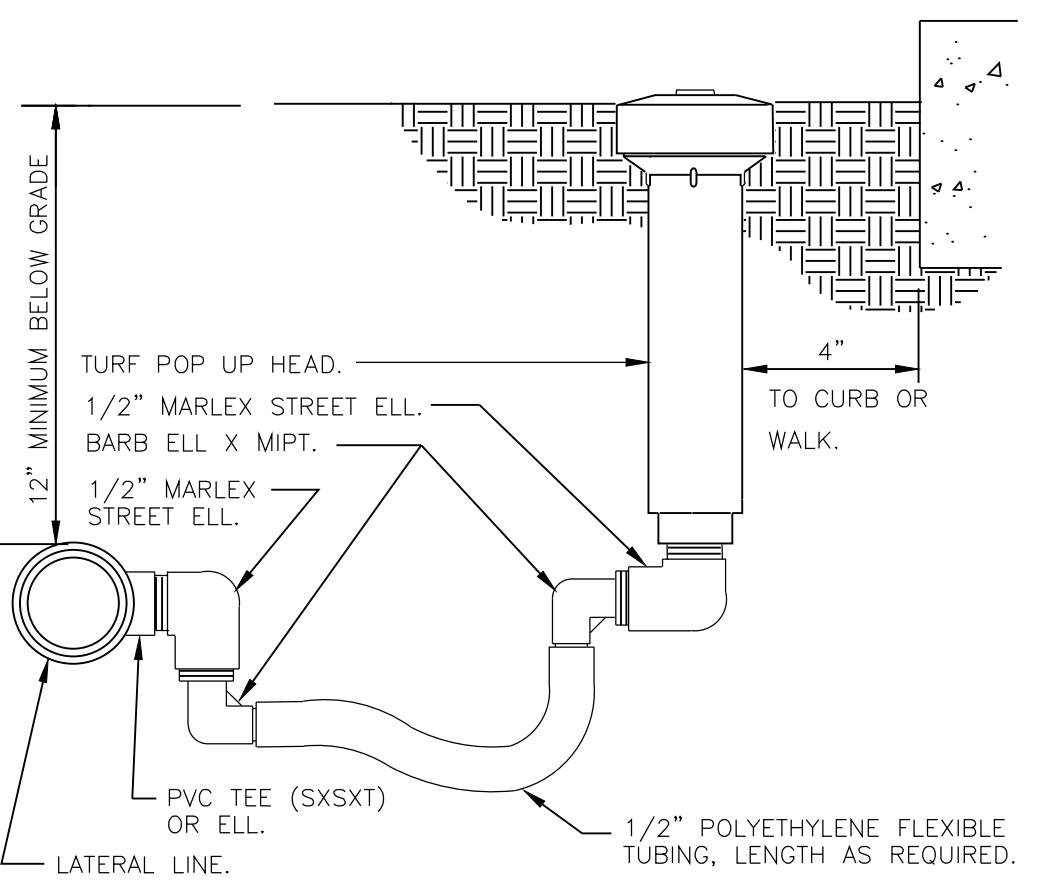
02 RAIN SENSOR
N.T.S.



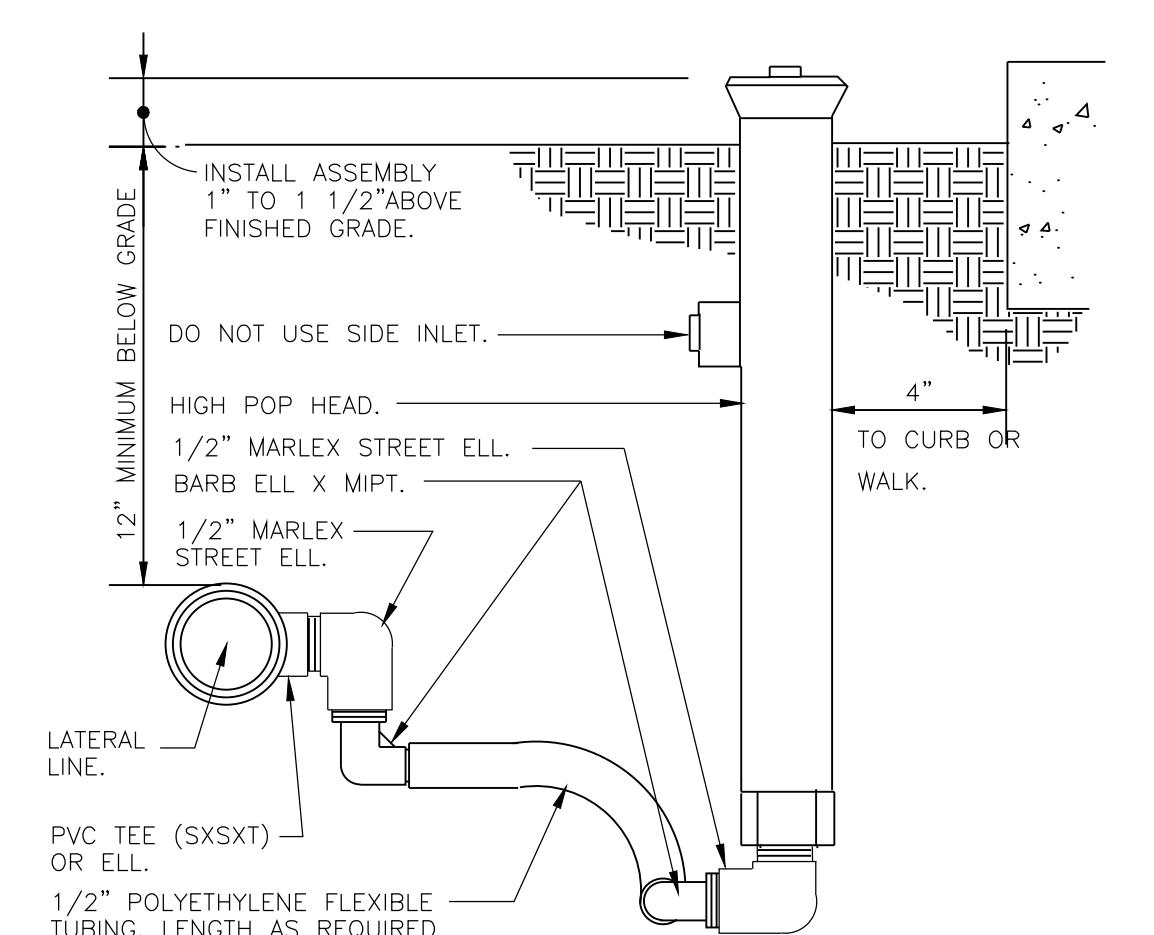
03 REDUCED PRESSURE BACKFLOW DEVICE
N.T.S.



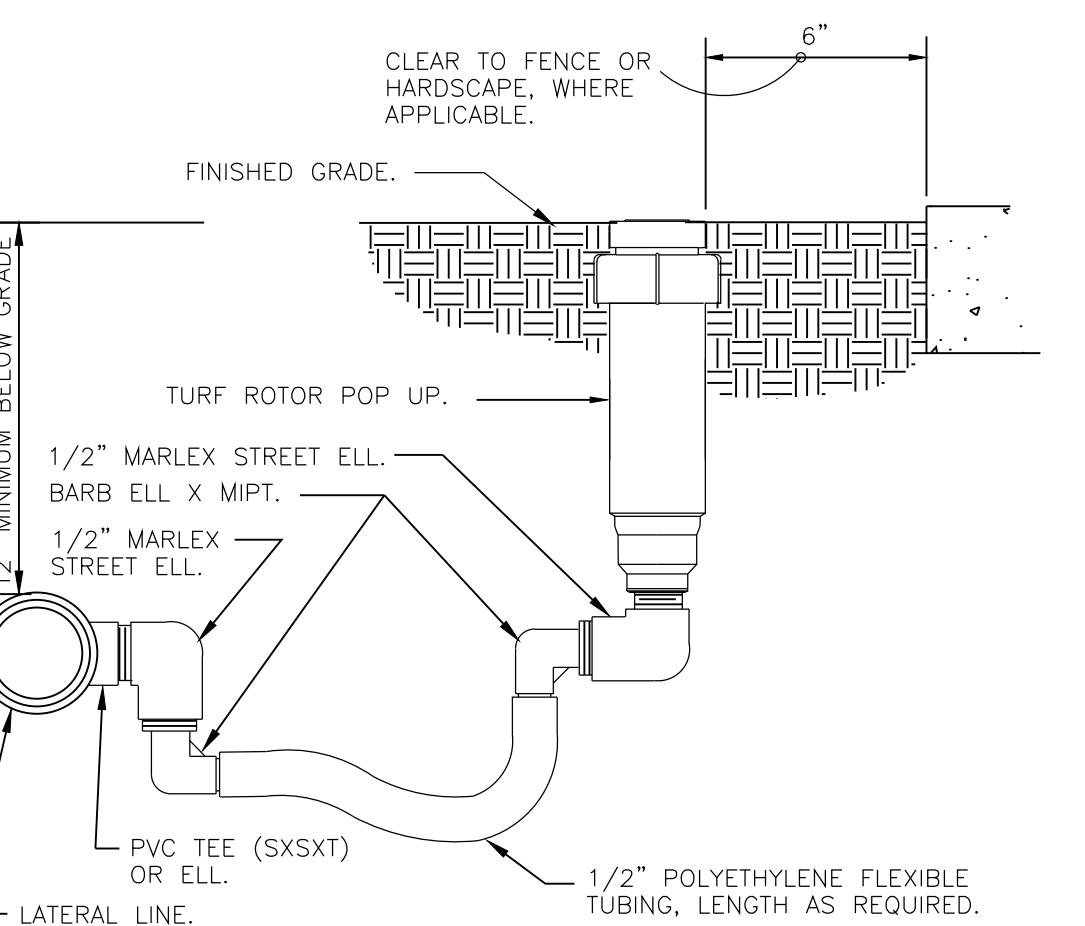
04 ELECTRIC REMOTE CONTROL VALVE
N.T.S.



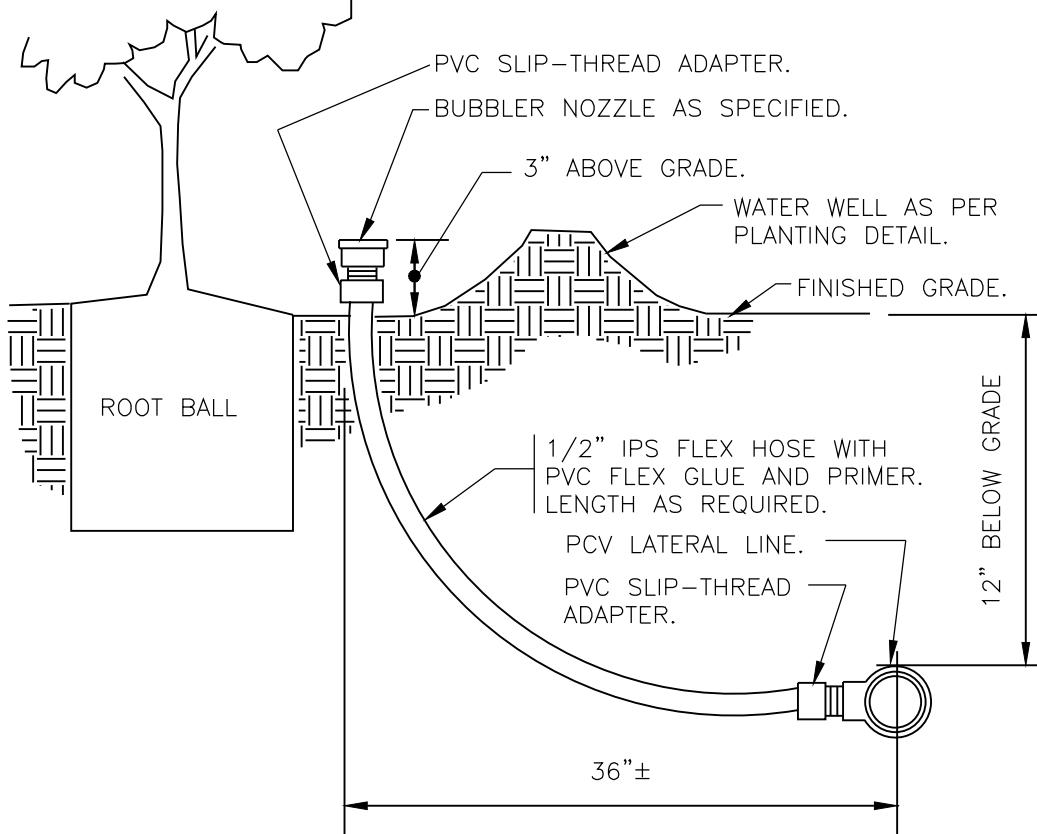
05 TURF SPRAY FLEX ASSEMBLY
N.T.S.



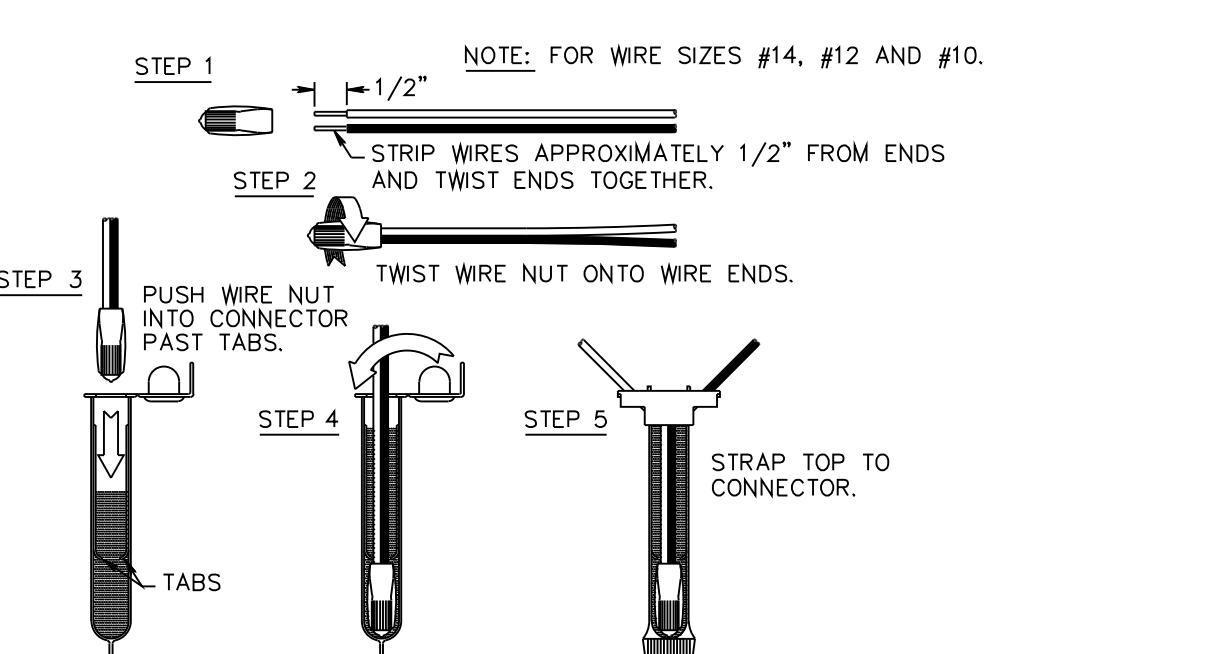
06 SHRUB SPRAY HIGHPOP W/FLEX ASSEMBLY
N.T.S.



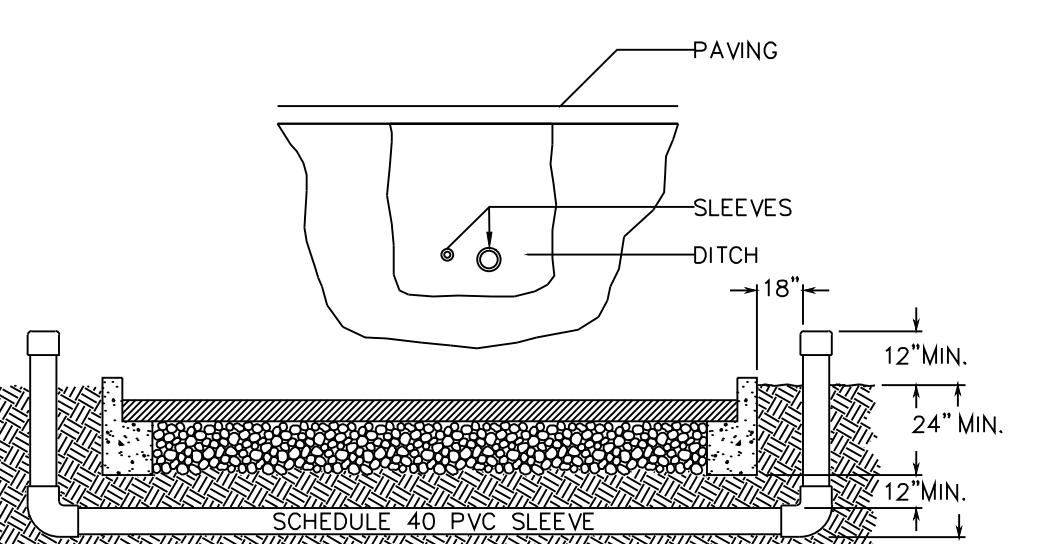
07 TURN ROTOR FLEX ASSEMBLY
N.T.S.



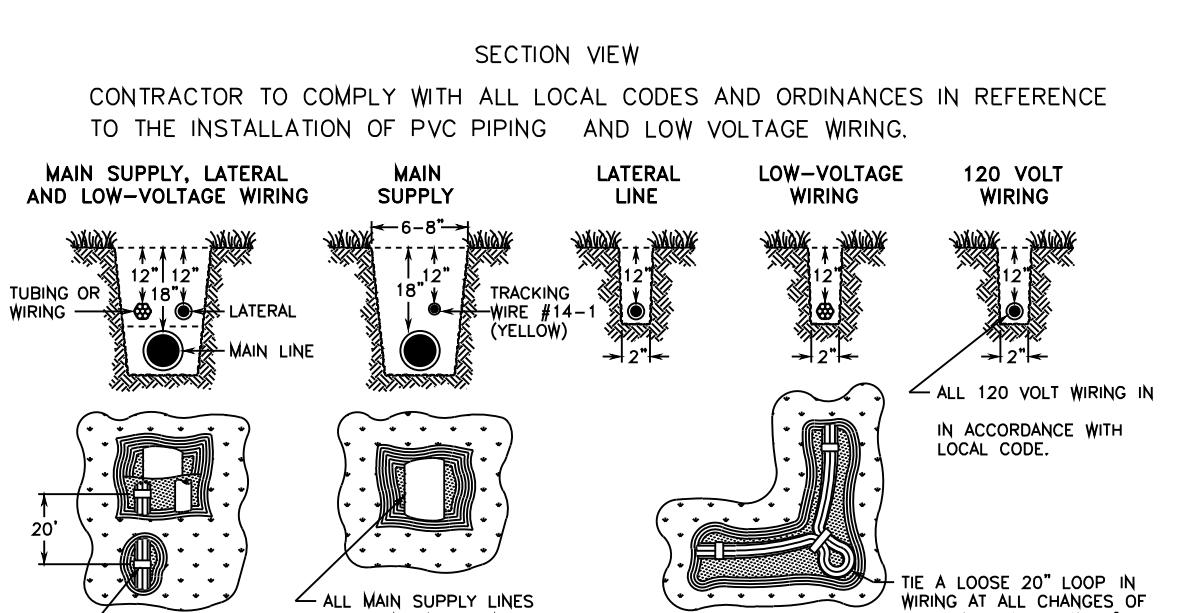
08 BUBBLER ON FLEX HOSE RISER
N.T.S.



09 WIRE CONNECTION DETAIL
N.T.S.



10 IRRIGATION SLEEVING
N.T.S.



11 PIPE AND WIRE TRENCHING
N.T.S.

NOTE:
1. SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY.
2. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
3. CONTRACTOR TO MAKE FIELD ADJUSTMENTS TO HEAD AND PIPE LAYOUT WHEN EXISTING OBSTRUCTIONS MAY OCCUR (SEE IRRIGATION NOTES AND SPECIFICATIONS).
4. THESE TIMINGS HAVE BEEN COMPILED USING THE MANUFACTURERS SPECIFICATIONS. DUE TO THE VARIOUS PRESENTATION OF THE PRECISE WATERING TIMES MUST BE SITE DETERMINED BASED ON SEASON, RAINFALL, ETC. PRECIPITATION RATES WILL ALSO VARY BASED ON THE ELEMENTS AND SEASONS.

DAYLIGHT SAVING TIME:
HOUSES WITH ODD NUMBERED ADDRESSES OR NO ADDRESS WILL WATER ON WEDNESDAY & SATURDAY.
HOUSES WITH EVEN NUMBERED ADDRESSES WILL WATER ON THURSDAY & SUNDAY.
NON RESIDENTIAL ADDRESSES WILL WATER ON TUESDAY & FRIDAY.

EASTERN STANDARD TIME:
HOUSES WITH ODD NUMBERED ADDRESSES OR NO ADDRESS WILL WATER ON SATURDAY.
HOUSES WITH EVEN NUMBERED ADDRESSES WILL WATER ON SUNDAY.
NON RESIDENTIAL ADDRESSES WILL WATER ON TUESDAY.

SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC
2 TIMES THE DIAMETER OF THE PIPE WITHIN.

STAFF REPORT

DATE: June 29, 2018

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

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

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

Tree Species: Gumbo Limbo (*Bursera simaruba*)

Tree #5







05/21/2018



05/21/2018



Diameter: 4"

Location: 80%

Species: 100% (on protected tree list)

Condition: 70% (fair, young tree)

Total Average Value = 83%

Value x Diameter = 3.3 replacement caliper inches

Photos of the rest of the property:



Tree #1





Tree #3



Tree #4

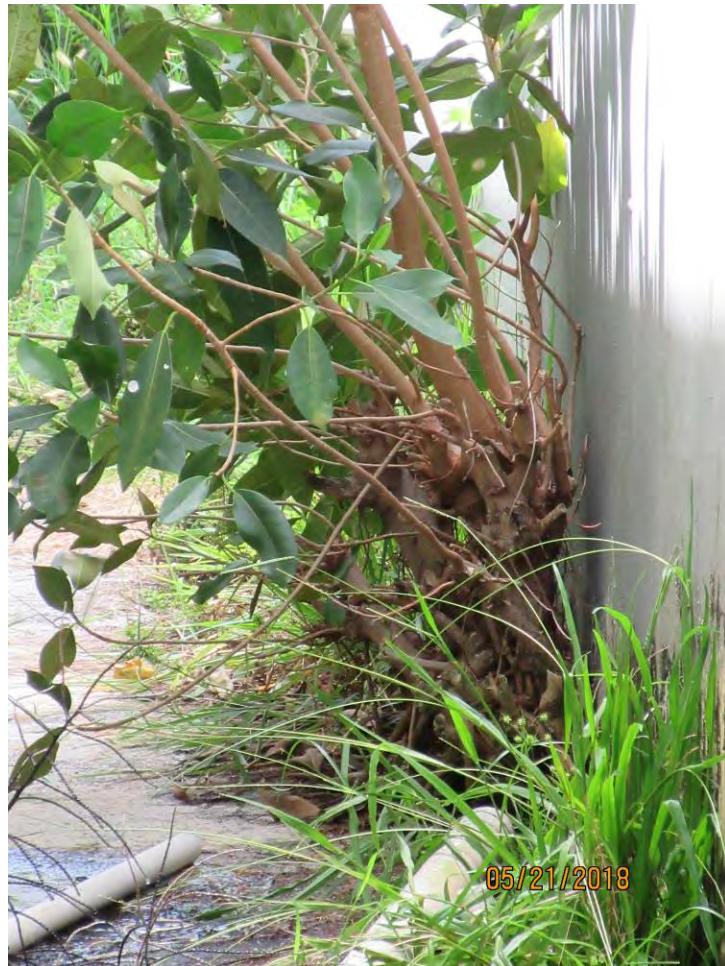


Tree #4









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

Application

RECEIVE
MAY 23 2018
BY: NLU



Final Landscape
w/ tree Removal

9042

Tree Permit Application

Date: 5/23/18

Please Clearly Print All Information unless indicated otherwise.

Tree Address

3228 Flagler Ave

Cross/Corner Street

Riviera Drive and Riviera Street

List Tree Name(s) and Quantity

See attached landscape plans

Species Type(s) check all that apply

Palm Flowering Fruit Shade Unsure

Reason(s) for Application:

REMOVE Tree Health Safety Other/Explain below (None GUMBO LIMBO)

TRANSPLANT New Location Same Property Other/Explain below

HEAVY MAINTENANCE Branch Removal Crown Cleaning/Thinning Crown Reduction

Additional Information and Explanation
See attached landscape plan for trees remaining on site and those to be removed and replaced for the redevelopment of the commercial site into 8 residential units.

Property Owner Name

Land 10031, LLC; Land 113, LLC; Land 1701; Land 2421

Property Owner eMail Address

Land 2780, LLC; Land 4027, LLC; Land 7009, LLC; Land

Property Owner Mailing Address

4900 W Hundred Rd

8351, LLC; Land 8601, LLC

Property Owner Mailing City

Chester

State

VA

Zip

23831-1623

Property Owner Phone Number

(____) ____ - ____

Property Owner Signature

Representative Name

Trepanier & Associates, Inc.

owen@owentrepanier.com

1421 1st street Unit 101

Representative eMail Address

Key West

State

FL

Zip

33040

Representative Mailing Address

(305) 293 - 8983

Representative Mailing City**Representative Phone Number**

Tree Representation Authorization form attached ()

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

Please identify tree(s) with colored tape

PLAT ✓
\$

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



Tree Representation Authorization

Date: 5-17-18

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

Please Clearly Print All Information unless indicated otherwise.

Tree Address 3228 Flagler Ave

Property Owner Name _____
Land 10031 LLC; Land 7009 LLC; Land 2708 LLC; Land 1701 LLC; Land 4027 LLC; Land 2421 LLC; Land 8351 LLC; Land 8601 LLC; Land 113 LLC

Property Owner eMail Address _____

Property Owner Mailing Address _____
4900 W Hundred RD

Property Owner Mailing City _____
Chester

State VA **Zip** 23831

Property Owner Phone Number (305) 293 - 8983

Property Owner Signature _____

Representative Name _____
Trepanier & Associates and Ladd Roberts of Land wise design

Representative eMail Address _____
owen@owntrepanier.com

Representative Mailing Address _____
1421 1st Street unit 101

State FL **Zip** 33040

Representative Mailing City _____
Key West

Representative Phone Number (305) 293 - 8983

I John C Arny, hearby 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 is there is any questions or need access to my property.

Property Owner Signature John C Arny

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

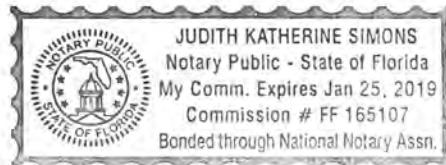
By (Print name of Affiant) John C Arny who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Judith Katherine Simons Notary Public - State of Florida (seal)

Print Name: Judith Katherine Simons

My Commission Expires: 1/25/19



Karen DeMaria

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

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

Sincerely,

Karen

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

Hi Karen,

Just following up to confirm that this project is still planned for the July 9th Tree Commission hearing.
Thanks!

Lori Thompson
Trepanier & Associates
www.owentrepanier.com
1421 First Street, Key West Florida 33040
Phone: 305.293.8983 / FAX: 305.293.8748