

## MEMORANDUM

DATE: August 20, 2024

RE: **3228 Flagler Avenue/3221 Rivera Drive (#TP2024-0003)**  
**(Final Landscape Plan Review)**

FROM: Karen DeMaria, City of Key West

A request was made for Final Landscape Plan approval for the above referenced property, for a development plan project to build residential units.

On November 13, 2018, this property received a Final Landscape Plan approval with tree removal. Construction of the project was held up due to its linkage to another property. A new site and landscape plan was submitted that was significantly different than the plan approved in November 2018. On December 8, 2023, an application was submitted for Conceptual Landscape Plan approval for a major modification to a minor development plan (TP2023-0008). The Tree Commission approved the Conceptual Landscape Plan dated December 8, 2023, at their regularly scheduled meeting on January 2, 2024. The approval included the approval of the removal of (1) Washingtonian palm and (1) Gumbo Limbo tree to be replaced with (1) native palm, minimum 4 ft tall, and 3.3 caliper inches of approved trees, FL# 1, to be planted on site as part of the approved landscape plans.

During the Planning Board review, objections from the neighbors resulted in the project being redesigned and a new landscape plan was created. The Planning Board approved the redesigned development and landscape plan with landscape waivers and conditions at their meeting on June 20, 2024.

The Planning Board gave the project numerous landscape waivers including side and street buffer reductions and high percent usage of palms. The planning board resolution and meeting motion also required that the applicant continue to work with the urban forestry manager and planning director regarding the addition of trees along the western boundary and verification of suitable vegetation for the area.

An application was submitted to the Tree Commission for final landscape plan approval on May 15, 2024. The updated landscape plan was submitted on August 20, 2024, and includes 70% native vegetation with most being very salt tolerant due to the flooding issues in the street area. Working with the urban forestry department, additional palms were placed along the western property line close to Riviera Drive and some shrubs with a Wild Tamarind tree is being placed along the western property line close to Flagler Avenue.

Therefore, it is requested that final landscape plan approval be given to the updated landscape plan submitted and dated August 20, 2024.

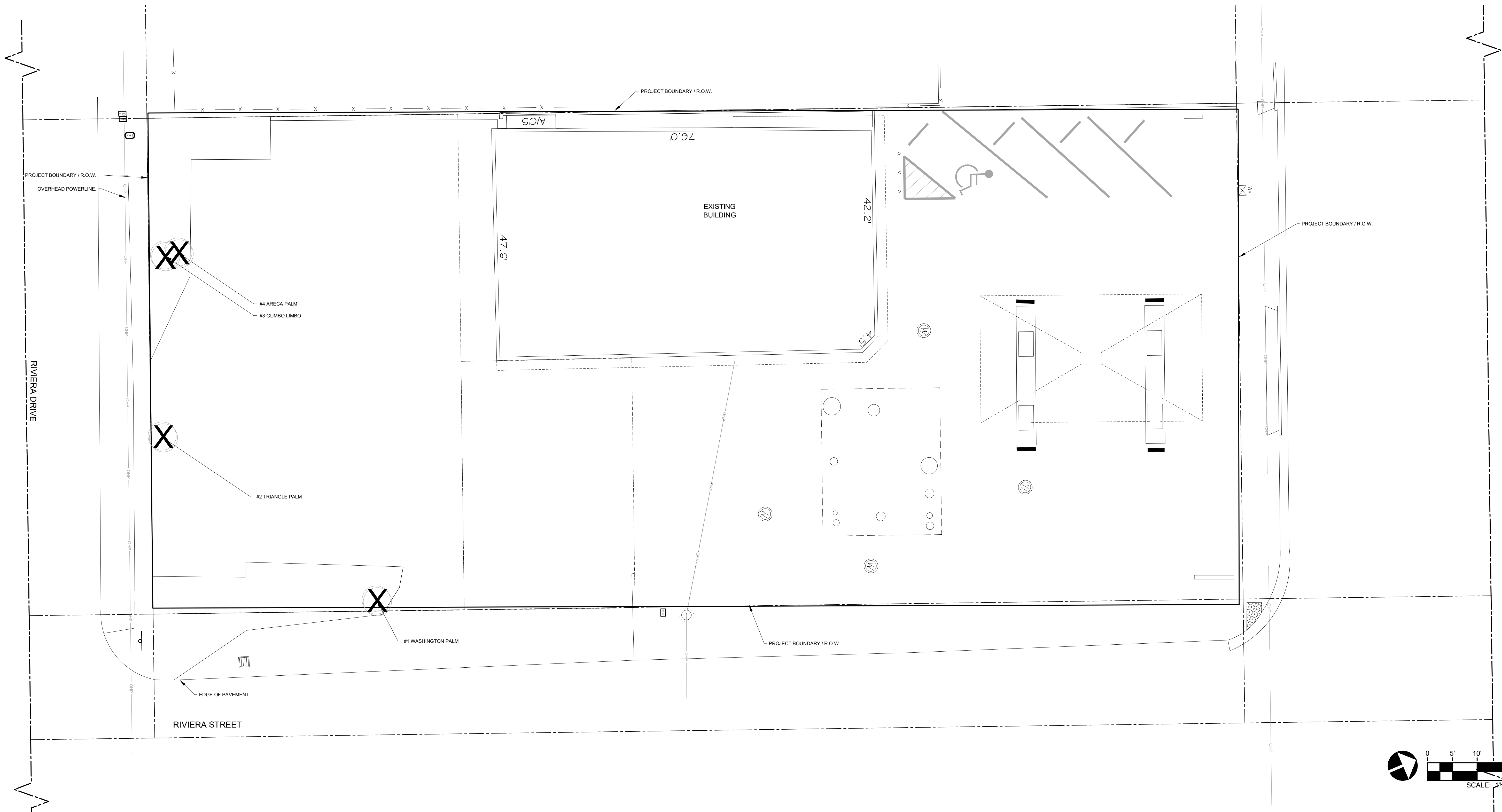
*Karen DeMaria*

---

Karen DeMaria  
City of Key West

EXISTING TREE IMPACT SCHEDULE									CONDITION (VALUE %)				VALUE X DSH
TREE #	COMMON NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	REMOVE	LOCATION	SPECIES	CONDITION	MIT. REQ.	TOTAL VALUE	INCHES REQUIRED
3	Gumbo Limbo	Bursea simaruba	Fair	4"	8'	6'	X	80	100	70	Y	83	3.3"
TOTAL TREE MITIGATION INCHES REQUIRED												3.3"	

PALM #	COMMON NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	REMOVE	REPLACEMENT QTY	MIT. REQ.	TOTAL
1	Washington Palm	Washingtonia robusta	NN- replace w/4+ native palm	12"	10' oa	10'	X	1	Y	1
2	Triangle Palm	Dypsis decaryi	NN- replace w/4+ native palm	12"	9' oa	8'	X	1	N	0
4	Areca Palm	Dypsis lutescens	NN- not protected	na	6'	4'	X	0	N	0
TOTAL PALMS REQUIRED										1



**RVI**

10150 Highland Manor Drive  
Suite 450  
Tampa, Florida 33610  
Tel: 813.443.8282  
www.rviplanning.com



Digitally signed  
by Tianyang Liu  
Date: 2024.01.19  
13:02:04-05'00'

TIANYANG LIU  
FL LICENSE NO. LA6667649

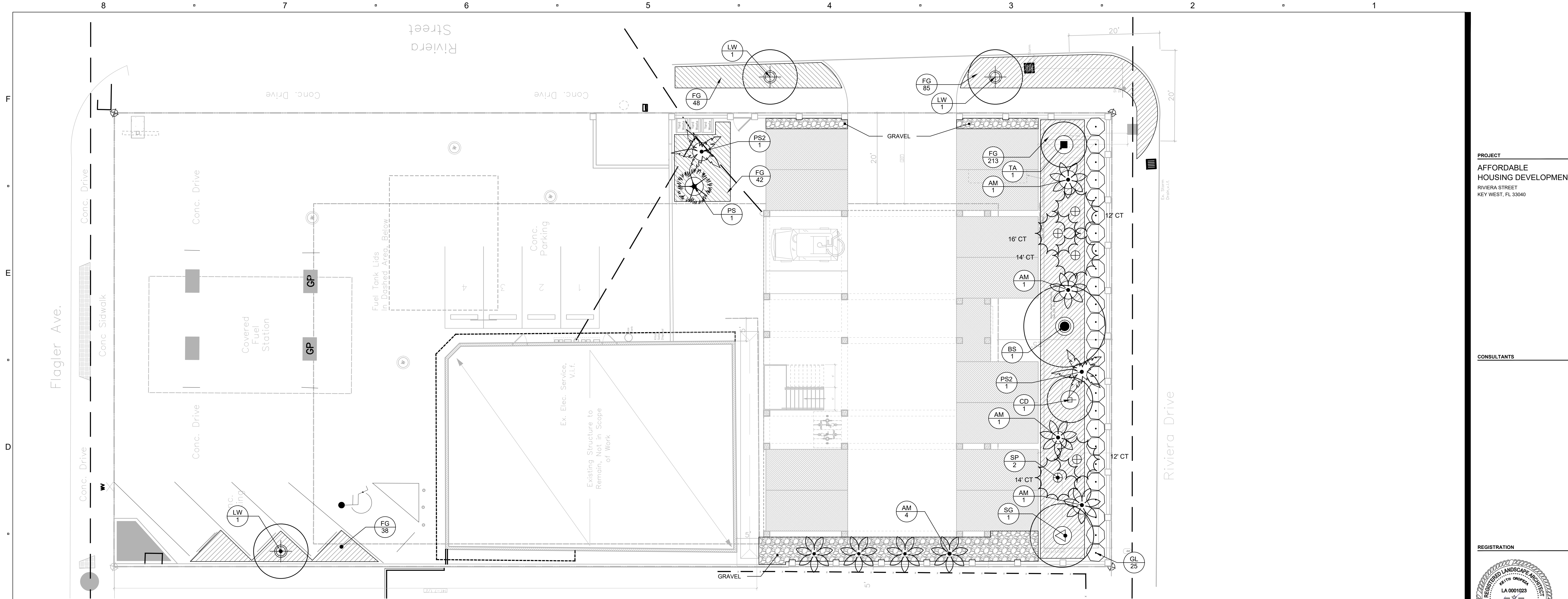
**THE STUDIOS ON RIVIERA**  
CODE MINIMUM LANDSCAPE PLANS  
KEY WEST, FLORIDA

PROJECT NO : 23005335  
DATE : 09/12/2023  
DRAWN : WL  
REVIEWED : WL

REVISIONS	
1	PLANNING COMMENTS-12/08/2023
2	PLANNING COMMENTS-01/04/2024
3	
4	
5	

EXISTING  
TREE PLAN

L1.1



**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	NATIVE/NON-NATIVE
<b>TREES</b>						
AM	8	ADONIDIA MERRILLII / CHRISTMAS PALM	F.G.	SINGLE, SPECIMEN, 16" GW MATCHED	NATIVE	
BS	1	BURSERIA SIMARUBA / GUMBO LIMBO	100 GAL.	5.5" CAL., 16'-18" HT X 8" SPRD	NATIVE	
CD	1	COCCOLOBA DIVERSIFOLIA / PIGEON PLUM	100 GAL.	STD. 14'-16" HT	NATIVE	
LW	3	LYSILOMA LATISLIQUA / WILD TAMARIND	FG	F.G., 4.5" CAL., 16'-18" HT X 7'-8" SPRD	NATIVE	
PS2	2	PSEUDOPHOENIX SARGENTII / BUCCANEER PALM	F.G.	SPECIMEN 16" GW	NON-NATIVE	
PS	1	PTYCHOSPERMA SCHEFFERI / SCHEFFER'S PALM	F.G.	B&B, 10'-12" HT	NON-NATIVE	
SP	5	SABAL PALMETTO / CABBAGE PALM	F.G.	SEE PLAN FOR C.T. HT.	NATIVE	
SG	1	SIMAROUBA GLAUCA / PARADISE TREE	F.G.	14'-16" HT	NATIVE	
TA	1	TABEBUIA AUREA / SILVER TRUMPET	100 GAL.	STD. 14'-16" HT	NON-NATIVE	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE/NON-NATIVE	
<b>SHRUBS</b>						
GL	25	GYMNANTHES LUCIDA / CRABWOOD	45 GAL., 12'-14" HT X 5'-6" SPRD	NATIVE		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE/NON-NATIVE	SPACING
<b>SHRUB AREAS</b>						
FG	428	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS	3 GAL. 18"-24" OA.	NATIVE		24" o.c.

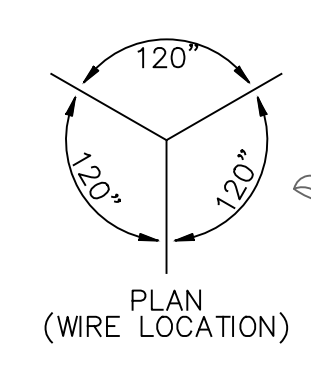
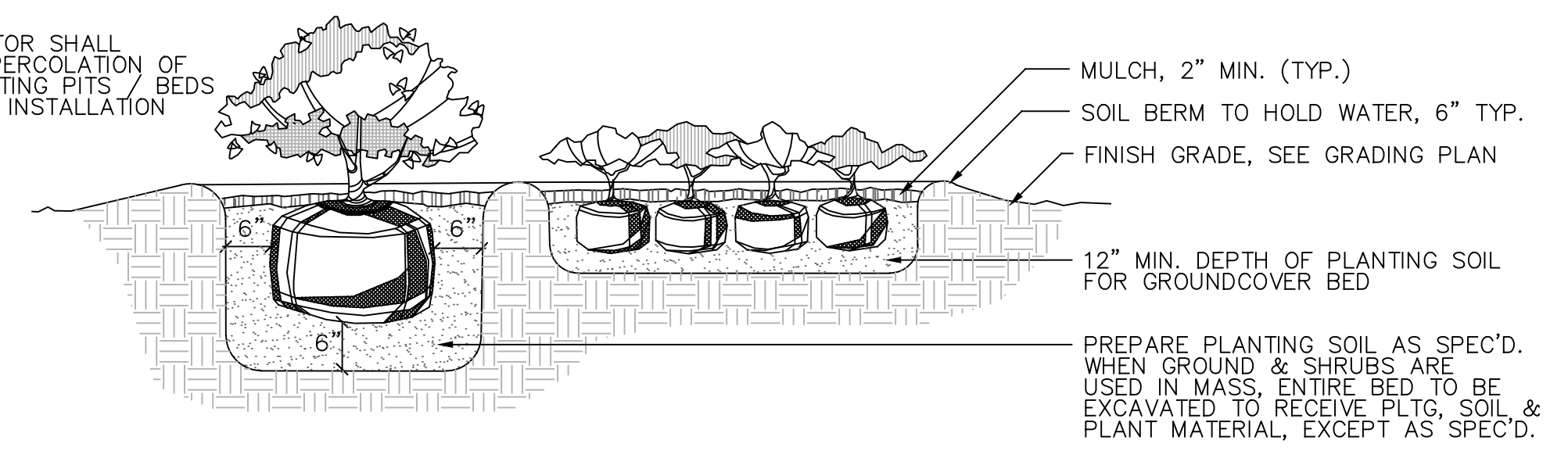
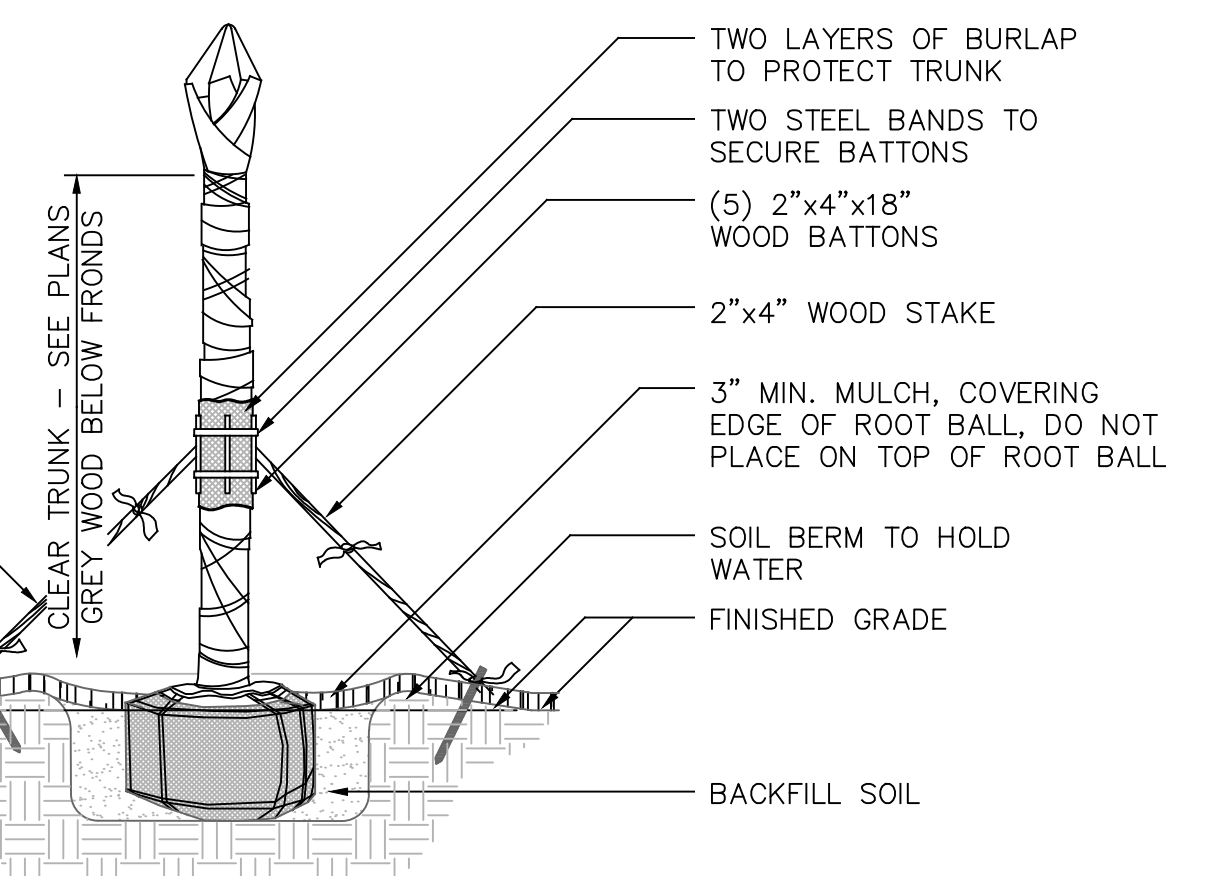
**NOTE:**  
 • CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION  
 • FINAL TREE STAKING TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

(3) EQUALLY SPACED 2"x4" WOOD BRACES - P.T. NAIL (DRILL & NAIL IF NECESSARY) TO BATTONS & 2x4 STAKES FLAG AT MIDPOINT & BASE

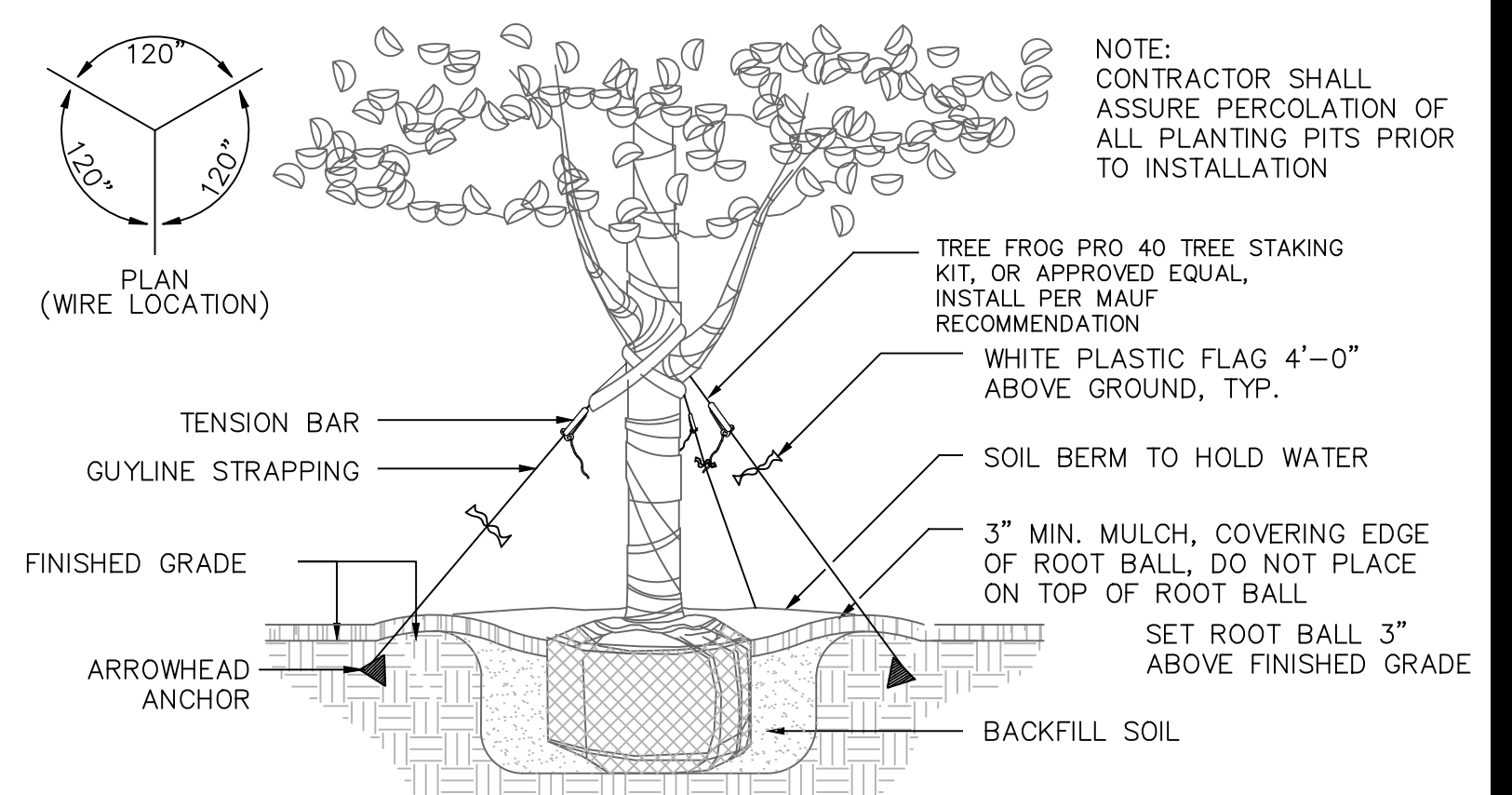
**1 PALM TREE DETAIL**  
Scale: NTS

**NOTE:**  
 CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS / BEDS PRIOR TO INSTALLATION

**3 SHRUBS AND GROUND COVER DETAIL**  
Scale: NTS



**2 TREE GUYING DETAIL**  
Scale: NTS



**NOTE:**  
 CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

**PROJECT**  
 AFFORDABLE HOUSING DEVELOPMENT  
 RIVIERA STREET  
 KEY WEST, FL 33040

**CONSULTANTS**

**REGISTRATION**



**ISSUED FOR:**

ISSUANCE	DD MM YY
Tree Commission	2008/2024

**PROJECT NUMBER** 16-109

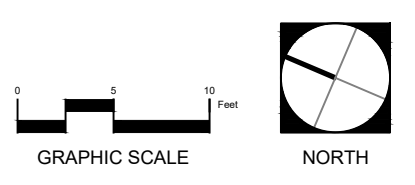
**DATE:** 04.16.2024

**SCALE:** SCALE: 1"=10'-0"

**DRAWN BY:** IM

**CHECKED BY:** KO

**DRAWING SCALE AND NORTH ARROW**



**SHEET TITLE**  
 LANDSCAPE PLAN

**SHEET NUMBER**  
 L3.00

**SHEET** OF

Filename: C:\Users\MARVIN\OneDrive - CA CONSULTANTS, INC\PROJECTS\KEY WEST\AFFORDABLE HOUSING DEVELOPMENT\KEY WEST\LANDSCAPE PLAN\LANDSCAPE PLAN L3.00.dwg  
 User: MARVIN  
 Date: 04/16/2024 1:00 PM



THE CITY OF KEY WEST  
Tree Commission

Post Office Box 1409 - Key West, FL 33041-1409  
Telephone: 305-809-3723

January 3, 2024

Land 10031 LLC/Land 2421 LLC/Land 113 LLC/Land 7009 LLC/Land 1701 LLC/Land 8351 LLC/Land 2708  
LLC/Land 4027 LLC/Land 8601 LLC  
4900 W. Hundred Road  
Chester, VA 23831

To Whom It May Concern:

The City of Key West Tree Commission recently considered your application, TP2023-0008, for Conceptual Landscape Plan approval for a major modification to a minor development plan to redevelop the property at 3228 Flagler Avenue (3221 Riviera Drive), Key West, Florida, at their regularly scheduled meeting on January 2, 2024.

The Tree Commission approved the Conceptual Landscape Plan dated December 8, 2023, (see attached plans) that includes the removal of (1) Washingtonian palm and (1) Gumbo Limbo tree to be replaced with (1) native palm, minimum 4 ft tall, and 3.3 caliper inches of approved trees, FL#1, to be planted on site as part of the approved landscape plans.

This approval now allows the project to proceed through the review process with the Planning Board. Once you have received approvals from this board, an application should be made again to the Tree Commission for Final Landscape Plan approval. If no significant changes have occurred to the plan, then the Urban Forestry Manager will be able to file a memo into the file regarding Final landscape plan approval.

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

Sincerely,

Misha McRAE  
Chairman, Tree Commission

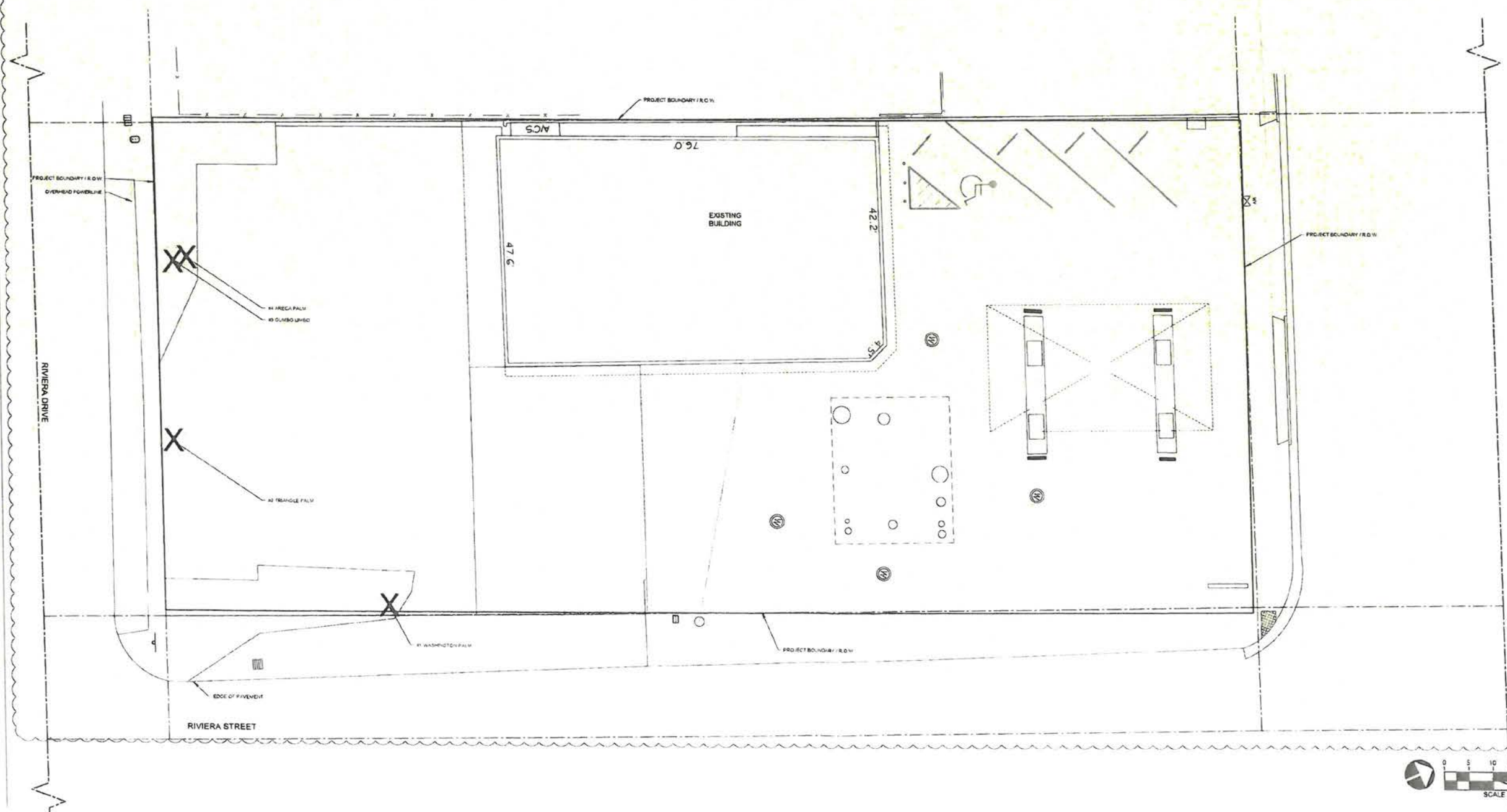
Karen DeMaria  
Urban Forestry Manager  
[tree@cityofkeywest-fl.gov](mailto:tree@cityofkeywest-fl.gov)

1-19-24

cc: Owen Trepanier, Trepanier & Associates

EXISTING TREE IMPACT SCHEDULE													
TREE #	COMMON NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	REMOVE	LOCATION	CONDITION (VALUE %)	VALUE X DSH			
									SPECIES	CONDITION	MIT. REQ.	TOTAL VALUE	INCHES REQUIRED
3	Gumbo Limbo	Bursea simaruba	Native - poor condition	4'	8'	6'	X	80	100	50	Y	200	3.3"
										TOTAL TREE MITIGATION INCHES REQUIRED	200	3.3"	

PALM #	COMMON NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	REMOVE	REPLACEMENT QTY	MIT. REQ.	TOTAL	
1	Washington Palm	Washingtonia robusta	NH- replace w/4" native palm	12"	10' ea	10'	X	1	Y	1	
2	Triangle Palm	Dypsis decaryi	NH- replace w/4" native palm	12"	8' ea	8'	X	1	N	0	
4	Jareca Palm	Dypsis lutescens	NH- not protected	na	6'	4'	X	0	N	0	
										TOTAL PALMS REQUIRED	2



**THE STUDIOS ON RIVIERA**  
**CODE MINIMUM LANDSCAPE PLANS**  
**KEY WEST, FLORIDA**

PROJECT NO: 23005335  
DATE: 09/12/2023  
DRAWN: WL  
REVIEWED: WL

REVISIONS:  
▲ PLANNING COMMENTS-13/09/2023

EXISTING TREE PLAN

L1.1

1-2-24  
1-19-24  
[Signature]

1ST SUBMITTAL

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COL	CONT	NATIVE	DROUGHT TOLERANT	DETAIL	REMARKS
	01	1	Cordia alliodora	Figum Palm	12-14 GA	12" GA	80	YES	10-11		
	02	1	Chorizanthe lucida	Star Suburban	12-14 GA	12" GA	20	YES	10-11		
	03	1	Frederickia argentea	Blackwood Palm	12-14 GA			YES	10-11		
	04	1	Thespesia populnea	Chickadee Palm	12-14 GA			YES	10-11		
	05	1	Thespesia populnea	Key Thatch Palm	12-14 GA			YES	10-11		

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT	DETAIL	REMARKS
	01	10	Chorizanthe lucida	Star Figum Palm	24" x 18"	18"	NO	YES		Full tree
	02	10	Chorizanthe lucida	Star Figum Palm	24" x 18"	18"	NO	YES		Full tree
	03	10	Chorizanthe lucida	Star Figum Palm	24" x 18"	18"	NO	YES		Full tree

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT	DETAIL	REMARKS
	01	10	Chorizanthe lucida	Star Figum Palm	24" x 18"	18"	NO	YES		Full tree
	02	10	Chorizanthe lucida	Star Figum Palm	24" x 18"	18"	NO	YES		Full tree
	03	10	Chorizanthe lucida	Star Figum Palm	24" x 18"	18"	NO	YES		Full tree

**CODE MINIMUM REQUIREMENTS PER LDC**

SEC. 108-412 - MINIMUM LANDSCAPING REQUIREMENTS. 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.

MINIMUM NATIVE PLANT REQUIREMENT. SEVENTY PERCENT OF THE MINIMUM REQUIRED LANDSCAPING SHALL BE NATIVE PLANT SPECIES.

LANDSCAPING COMBINATION REQUIREMENT. ALL LANDSCAPING MUST CONSIST OF A COMBINATION OF TREES, INCLUDING CANOPY TREES, SHRUBS AND GROUND COVER AND MUST BE IN COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS.

ESPA/SHADE. THE OWNER OR THE OWNER'S AGENT, WHERE APPROPRIATE, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED FREE OF DEBRIS AND FREE OF TREE ARMES. WHERE NEWLY INSTALLED PLANTS DO NOT SURVIVE, THEY SHALL BE REPLACED NO LATER THAN 30 DAYS FROM THE TIME THE TREE IS EXPYRED.

SEC. 108-413 - REQUIREMENTS ALONG STREET FRONTAGE. ALLOCATION OF LANDSCAPING. LANDSCAPING SHALL BE REQUIRED TO BE LOCATED WITHIN THE PROPERTY LINE AND/OR BUILDING SETBACK AS ESTABLISHED BY THE LAND DEVELOPMENT REGULATIONS OR AS OTHERWISE ESTABLISHED. LANDSCAPING, WHEN REQUIRED IN EASEMENTS, MAY BE ADJUSTED BY THE PLANNING BOARD. A DECISION ON ANY RELATED ISSUE DECIDED UPON BY THE PLANNING BOARD BUT REMAINING IN DISPUTE SHALL BE RESOLVED BY THE CITY COMMISSION.

MINIMUM STANDARDS. THE LANDSCAPING SHALL COMPLY WITH THE FOLLOWING STIPULATED MINIMUM STANDARDS AND SHALL IN ALL CASES, CONSIST OF A MINIMUM OF 70 PERCENT NATIVE SPECIES. THE LOCAL EXTENSION SERVICE PROVIDES A LIST OF NATIVE TREES, SHRUBS, AND GROUND COVER.

MINIMUM STANDARDS FOR LANDSCAPING ALONG THE RIGHT-OF-WAY

Area of Site	Width of Required Landscaping (Linear Feet)	Number of Plant Units* Required per 100 Linear Feet of Property Line or Right-of-Way
Less than 0.5 acre	10	40
0.5 to 1 acre	20	80
1 to 3 acres	30	120
3 or more acres	40	160

\*A plant unit is a measurement describing the amount of required plant material in flexible units based on the unit values in the following table.

Type of Plant Material	Number of Plant Units
One canopy or shade tree	10
One evergreen or ornamental tree	3
One shrub	1

ALL PROPERTY OTHER THAN THE REQUIRED LANDSCAPED STRIP LYING BETWEEN THE RIGHT-OF-WAY AND OFF-STREET PARKING AREA OR OTHER VEHICULAR USE AREA SHALL BE LANDSCAPED WITH GRASS OR OTHER GROUND COVER.

(REQUIRED SCREENING MATERIAL. ANY COMBINATION OF BARRIERS, SHRUB OR LANDSCAPED BERM SHALL BE PLANTED OR INSTALLED ALONG THE ENTIRE LENGTH OF EACH REQUIRED LANDSCAPE STRIP IN ALL RESIDENTIAL OR COMMERCIAL OR MIXED USE DISTRICTS. THE BARRIER, SHRUB OR LANDSCAPED BERM (BERM WITH SHRUBS) SHALL BE A MINIMUM OF 1.5 FEET IN HEIGHT, EXCEPT IN COMMERCIAL DISTRICTS, WHERE THE BARRIER, SHRUB OR LANDSCAPED BERM ALONG STREET RIGHTS-OF-WAY SHALL BE A MINIMUM OF THREE FEET IN HEIGHT.

SEC. 108-414 - REQUIREMENTS FOR INTERIOR AREAS. (SCOPE. THIS SECTION PRESENTS A SUMMARY OF THE MINIMUM REQUIREMENTS FOR LANDSCAPING AND TREE PLANTING WITHIN THE INTERIOR OF PARKING LOTS AND ALONG THE OTHER PERIMETERS OF A PARKING LOT.

(SCOPE AND COMPOSITION OF INTERIOR LANDSCAPING. ALL OFF-STREET PARKING AREAS INCLUDING ALL PAVED AREAS FOR OFF-STREET PARKING, DRIVEWAYS, STANDING ZONES, AND OTHER VEHICULAR USE AREAS, EXCEPT PARKING AREAS FOR SINGLE-FAMILY RESIDENCES, SHALL HAVE A MINIMUM LANDSCAPE AREA OF 20 PERCENT OF THE TOTAL PARKING AREA. EACH LANDSCAPED AREA SHALL HAVE A MINIMUM DIMENSION OF SIX FEET WITH A MINIMUM OF 10 SQUARE FEET OF CONTIGUOUS LANDSCAPED OPEN AREA AND IS REQUIRED TO CONTAIN AT LEAST ONE SHADE TREE. ALL LANDSCAPED OPEN AREA SHALL CONTAIN GRASS, GROUND COVER OR OTHER LIVING PLANT MATERIAL. LANDSCAPED AREA FOR THE INTERIOR OF PARKING LOTS AS WELL AS LANDSCAPED AREA FOR PERIMETER REQUIREMENTS AND OTHER NONVEHICULAR USE AREAS SHALL NOT INCLUDE ANY WATER AREAS. THE TOTAL NUMBER OF REQUIRED TREES SHALL BE ONE TREE FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF REQUIRED LANDSCAPE AREA.

(SCOPE OF INTERIOR LANDSCAPE STRIP. INTERIOR PARKING LANDSCAPING SHALL, INsofar AS POSSIBLE, BE USED TO DELINEATE AND GUIDE MAJOR TRAFFIC MOVEMENT WITHIN THE PARKING AREA AND TO PREVENT CROSS SPACE DRIVING WHEREVER POSSIBLE. LANDSCAPING DIVIDING STRIPS WITH CONCRETE CURBING ALONG THE OUTER PERIMETER AND WITH OR WITHOUT WALKWAYS SHALL BE USED TO SUBDIVIDE PARKING AREAS. LANDSCAPING SHALL BE DESIGNED SO NO MORE THAN TEN SPACES SHALL BE IN AN UNINTERRUPTED ROW, WHERE TWO ROWS OF PARKING SPACES ARE ADJACENT TO ONE ANOTHER (I.E., HEAD TO HEAD). A LANDSCAPE STRIP WITH A MINIMUM DIMENSION OF SIX FEET SHALL BE PLANTED ALONG THE COMMON BOUNDARY. IN ADDITION, EACH TEN PARKING STALLS MUST BE SEPARATED BY A PARALLEL LANDSCAPED AREA WITH A MINIMUM DIMENSION OF NINE FEET TO ALLOW CAR DOORS TO OPEN FREELY. THE END OF EACH AISLE AND CORNER AREA MUST BE LANDSCAPED. EACH LANDSCAPE STRIP SHALL CONTAIN A MINIMUM OF ONE SHADE TREE.

SEC. 108-415 - PERIMETER LANDSCAPE REQUIREMENTS. (SCOPE. STANDARDS. PERIMETER LANDSCAPING DEFINES PARKING AREAS AND PREVENTS TWO ADJACENT LOTS FROM BECOMING ONE LARGE EXPANSE OF PAVING. PERIMETER LANDSCAPED AREAS FOR ALL OFF-STREET PARKING AREAS, EXCEPT SINGLE-FAMILY HOMES AND PARKING LOTS FOR SIX OR LESS VEHICLES, MUST MEET THE FOLLOWING STANDARDS.

MINIMUM PARKING LOT PERIMETER LANDSCAPING

BUILDING SITE (sq. FT.) PERIMETER LANDSCAPING WIDTH (FEET)

20,000 OR LESS	5.0
20,000-40,000	7.5
OVER 40,000	10.0

(REQUIRED PLANT MATERIAL IN PERIMETER LANDSCAPE STRIP. ONE CANOPY SHADE TREE AND TEN SHRUBS PER 35 LINEAR FEET OR FRACTION THEREOF IS REQUIRED IN PERIMETER LANDSCAPED AREAS. (CROSS EASEMENTS. CROSS EASEMENTS BETWEEN

ADJUTING PARKING LOTS TOGETHER WITH COORDINATED PLANS FOR ACCESS, EGRESS AND INTERNAL CIRCULATION MAY BE REQUIRED FOR PURPOSES OF MAINTAINING ADOPTED LEVELS OF SERVICE FOR TRAFFIC CIRCULATION AND AVOIDING THE CUMULATIVE EFFECT OF UNCONTROLLED CURB CUT PROLIFERATION.

SEC. 108-416 - OTHER LANDSCAPE REQUIREMENTS FOR NONVEHICULAR USE AREAS. (TREES SHALL BE PLANTED IN THE NONVEHICULAR OPEN SPACE EXCLUDING THE REQUIRED STREET FRONTAGE LANDSCAPE STRIPS, THE INTERIOR PARKING LOT LANDSCAPE STRIPS, AND THE PERIMETER LANDSCAPE STRIPS, TO MEET THE FOLLOWING REQUIREMENTS. LANDSCAPE REQUIREMENTS IN NONVEHICULAR USE AREAS

PERCENT OF SITE IN NONVEHICULAR OPEN SPACE (NOS) (PERCENT) TREE REQUIREMENT	LESS THAN 20%	21-30%	31-40%	41-50%	51-60%	61-70%	71-80%	81-90%	91-100%
21-30%	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS
31-40%	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS
41-50%	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS
51-60%	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS
61-70%	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS
71-80%	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS
81-90%	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS
91-100%	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS	4 TREES/2,000 SQ. FT. NOS

(GRASS, GROUND COVER, SHRUBS, AND OTHER LANDSCAPING MATERIALS SHALL BE USED TO TREAT ALL GROUND NOT COVERED BY BUILDING, PAVING, OR OTHER STRUCTURES. ALL STRUCTURES SHALL BE TREATED WITH LANDSCAPING SO AS TO ENHANCE THE APPEARANCE OF THE STRUCTURE AND TO SCREEN ANY UNSIGHTLY FEATURES. TREES, AS REQUIRED IN THIS SECTION, SHALL BE SPACED IN CLUSTERS OR SITUATED IN STRATEGIC LOCATIONS CONSISTENT WITH GOOD PRINCIPLES OF DESIGN AND PLANT INSTALLATION.

GENERAL NOTES:

- 100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGNED TO MAXIMIZE WATER CONSERVATION. THIS SYSTEM SHALL BE CONNECTED TO WATER METER AND INSTALLED IN ACCORDANCE WITH GOVERNING CODE AND REQUIREMENTS. AN AS-BUILT OF THE INSTALLED SYSTEM SHALL BE PROVIDED UPON COMPLETION.
- SEC. 108-416: 70% OF ALL CODE REQUIRED PLANTS SHALL BE NATIVE 10%+ NATIVE.
- ALL TREES TO BE PROVIDED WITH A RUBBER.
- ALL SHRUBS MUST BE POSITIONED AT THE BACK OF BEDS AWAY FROM PEDESTRIAN CIRCULATION.
- COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR/OWNER.
- WATER SOURCE, METERED WATER VERIFY ON SITE.
- PLANT SIZE TO TAKE PRECEDENCE OVER CONTAINER SIZE WHERE SPECIFIED.
- COORDINATE ALL MATERIAL SUBSTITUTIONS WITH LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION.
- COORDINATE ALL SITE PLAN DISCREPANCIES WITH LANDSCAPE ARCHITECT.
- VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- SOIL GRADE ADJACENT TO HARDSCAPE TO BE 1" BELOW.
- SYNTHETIC TURF TO MEET HARDSCAPE FLUSH.

**PERIMETER LANDSCAPING REQUIRED**  
SEC. 108-415 (20,000-50,000 SF BLDG - 1.5' WIDE STRIP)

	Required	Provided
1 CANOPY TREE PER 35 LF	1.14	1
10 SHRUBS PER 35 LF	11.4	12

NOTES: 40 LF OF FRONTAGE

**INTERIOR LANDSCAPING REQUIRED**  
SEC. 108-414 (20% OF TOTAL PARKING) - 1,612 SF

	Required	Provided
LANDSCAPE AREA	322.4	322 SF
1 CANOPY TREE PER 100 SF	3.22	3.3

NOTES: LANDSCAPE AREA MUST CONTAIN GRASS OR SHRUB

**STREET FRONTAGE REQUIREMENT**  
SEC. 108-413 (<.5 ACRE - 238 LF FRONTAGE)

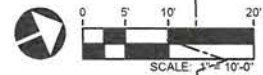
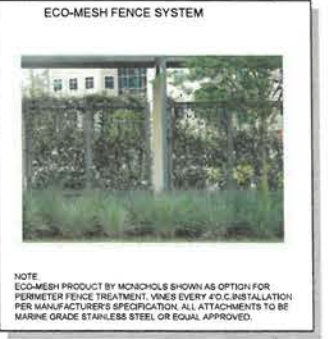
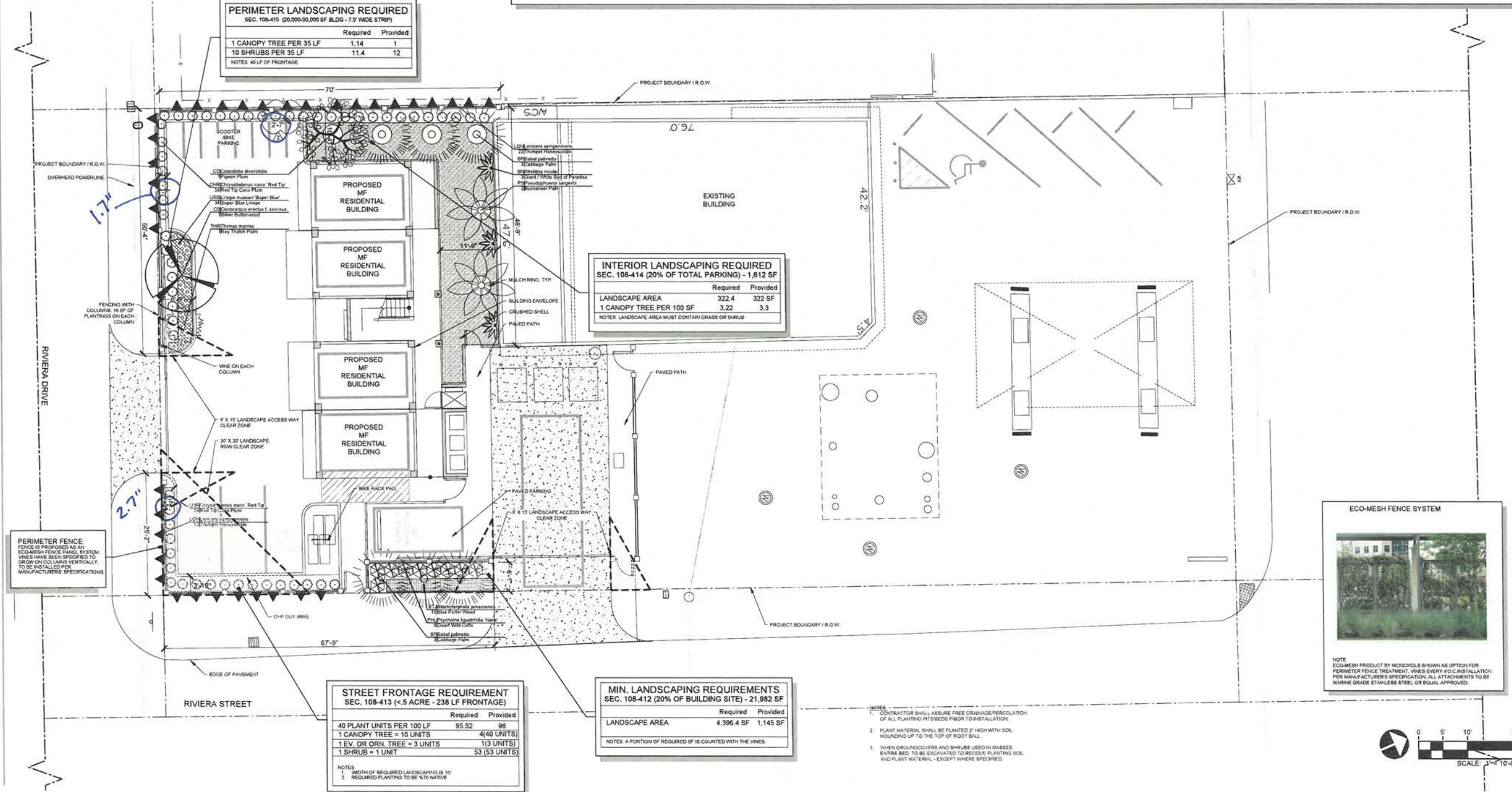
	Required	Provided
40 PLANT UNITS PER 100 LF	95.52	96
1 CANOPY TREE = 10 UNITS	4(40 UNITS)	
1 EV. OR ORN. TREE = 3 UNITS	1(3 UNITS)	
1 SHRUB = 1 UNIT	53 (53 UNITS)	

NOTES:  
1. WIDTH OF REQUIRED LANDSCAPING IS 10'  
2. REQUIRED PLANTING TO BE 6/10 NATIVE

**MIN. LANDSCAPING REQUIREMENTS**  
SEC. 108-412 (20% OF BUILDING SITE) - 21,982 SF

	Required	Provided
LANDSCAPE AREA	4,396.4 SF	1,145 SF

NOTES: A PORTION OF REQUIRED SF IS COUNTED WITH THE VINES.



Digitally signed by Tianyang Liu  
Date: 2024.01.04 19:05:11-05'00'

Sunshine811  
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.  
Check positive customer codes before you dig!

**THE STUDIOS ON RIVIERA**  
CODE MINIMUM LANDSCAPE PLANS  
KEY WEST, FLORIDA

PROJECT NO: 23005335  
DATE: 08/12/2023  
DRAWN: WL  
REVIEWED: WL

REVISIONS  
▲ PLANNING COMMENTS-12/05/2023  
▲ PLANNING COMMENTS-01/04/2024

LANDSCAPE PLAN  
L1

1ST SUBMITTAL

**IRRIGATION NOTES**

- 1) THIS IRRIGATION PLAN IS SCHEMATIC AND IS FOR PERMITTING PURPOSES ONLY.
- 2) MAX WATER USE TO COMPLY WITH WATER USE PERMIT
- 3) CALCULATIONS ARE FOR ALL THE PERVIOUS AREA WITHIN THE SITE. INDIVIDUAL LOT IRRIGATION WILL BE PROVIDED AT THE TIME OF LOT CONSTRUCTION.
- 4) THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS SHOWING ALL HEADS, VALVES, AND PIPE LINES TO SCALE AFTER COMPLETION OF PIPING INSTALLATION. THE OWNER SHALL PROVIDE INSTRUCTIONS, SHEETS AND PARTS LIST COVERING EQUIPMENT.
- 5) THE CONTRACTOR SHALL MAKE EVERY POSSIBLE EFFORT TO PRESERVE EXISTING PLANT MATERIAL THAT HAS BEEN TAGGED. WHERE SUCH TAGS FALL IN THE PATH OF TRENCHING, THE CONTRACTOR SHALL REROUTE THE PIPE OR HAND TRENCH AS NECESSARY TO PROTECT THE DESIGNATED PLANT MATERIAL. THE CONTRACTOR MUST STORE ANY NEW PLANT MATERIAL OR ACCEPTANCE.
- 6) THE OWNER MUST APPROVE ANY SUBSTITUTION MADE.
- 7) ALL PIPE AND CONTROL LINES SHALL BE SLEEVED WITH SCHEDULE 40 PVC AND PLACED A MINIMUM OF 3" BELOW GRADE AND BACKFILLED WITH CLEAN SAND. NO ROCK IS TO BE IN CONTACT WITH THE PVC PIPE. THE CONTRACTOR SHALL PROVIDE METRIC MARKERS AT EACH END OF THE SLEEVE. SLEEVE SHALL BE 4" MINIMUM.
- 8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE SYSTEM IN COMPLETE ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND LAWS. ANY MODIFICATIONS MADE TO CONFORM WITH SAG CODES, LAWS AND ORDINANCES SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE CLIENT.
- 9) ALL CIRCUIT PIPING IS TO BE CLASS 150 PVC OR A HIGHER GRADE.
- 10) ALL MAIN FITTINGS SHALL BE REINFORCED WITH 200PSI POURED CONCRETE THRUST BLOCKS.
- 11) THE IRRIGATION CONTRACTOR IS FULLY RESPONSIBLE FOR THE WORK UNTIL THE OWNER GIVES FINAL ACCEPTANCE.
- 12) CONTRACTOR WILL GUARANTEE THE QUALITY OF HIS MATERIALS AND WORK FOR ONE (1) YEAR. THIS PERIOD BEGINS WITH THE FINAL ACCEPTANCE OF THE OWNER.
- 13) CONTRACTORS ARE EXPECTED TO PERSONALLY EXAMINE THE SITE AND FULLY ACQUAINT THEMSELVES WITH ALL OF THE EXISTING CONDITIONS SO THAT NO MISUNDERSTANDINGS MAY AFTERWARDS ARISE TO THE CHARACTER OR AS TO THE EXTENT OF THE WORK TO BE DONE. THIS WILL ALSO ENSURE THE CONTRACTOR WILL BE AWARE OF WHAT PRECAUTIONS NEED TO BE TAKEN TO AVOID INJURY TO PEOPLE OR DAMAGE TO PROPERTY.
- 14) THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERABLE SYSTEM FOR THE IRRIGATION OF ALL LANDSCAPE PLANTING ON SITE. PLANS AND SPECIFICATIONS MAY NOT INDICATE ALL ITEMS NECESSARY FOR THE PROPER IRRIGATION OF THE PROJECT AND THE CONTRACTOR HOLDS THE RESPONSIBILITY FOR FURNISHING LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE AND PROPER PROJECT EVEN IF NOT IN THE INITIAL SPECIFICATIONS.
- 15) ALL IRRIGATION WATER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A MINIMUM HORIZONTAL DISTANCE OF SIX (6) FEET MEASURED EDGE TO EDGE AND A VERTICAL DISTANCE OF SIXTEEN (16) INCHES FROM THE BOTTOM OF THE UPPER PIPE TO THE TOP OF THE LOWER PIPE.

**COVERAGE AND BACKFLOW REQUIREMENTS**

- 1) IRRIGATION HEADS SHALL BE PLACED IN TRIANGULAR SPACING TO PROVIDE 100% HEAD-TO-HEAD COVERAGE.
- 2) IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST THE HEAD LOCATION, TYPE AND SIZE AND ANY OTHER SYSTEM COMPONENTS TO COMPLY WITH THE REQUIREMENTS OF LANDSCAPE PLANTING AS INSTALLED. THESE ADJUSTMENTS MUST BE COMPLETED AT THE CONTRACTOR'S EXPENSE TO THE OWNER EXCEPT WHEN AUTHORIZED IN WRITING.
- 3) NON-POTABLE IRRIGATION SUPPLY DOES NOT REQUIRE BACKFLOW PREVENTOR, HOWEVER, WHERE EXISTING MAINLINE PRESSURES EXCEED TO PSI, PRESSURE CONTROL VALVES SHALL BE INSTALLED.
- 4) AN APPROVED RAIN SENSOR IS REQUIRED.
- 5) CONTRACTOR SHALL MINIMIZE OUTFLOW ONTO ROADS, SIDEWALKS OR OTHER HARDSCAPE AREAS AND ADJACENT PROPERTY OR CONSERVATION AREAS.

**IRRIGATION SCHEDULE**

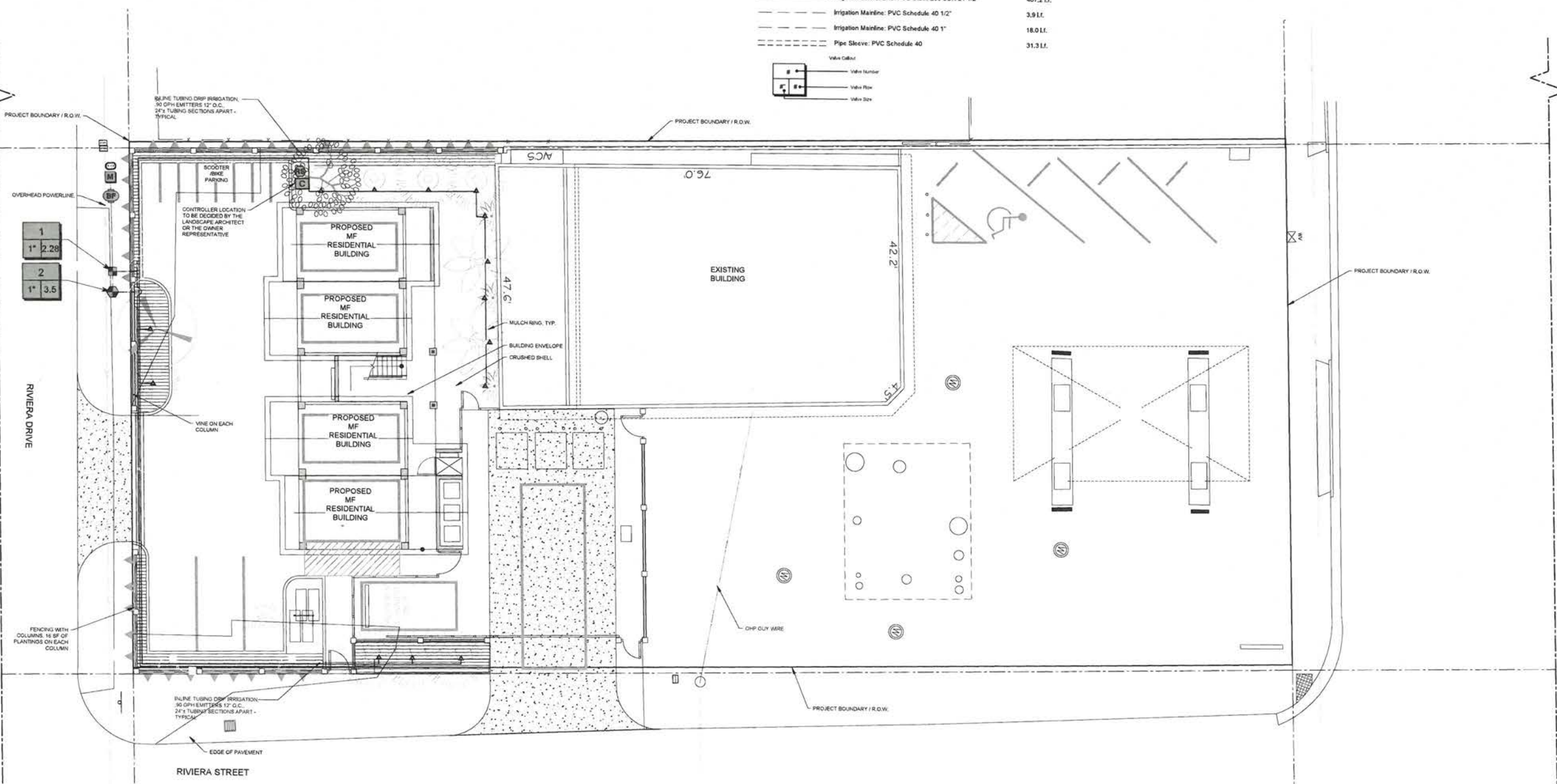
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS	DETAIL
▲	Rain Bird 1804-1400 Flood 1401	14	360	20	0.25	3'	DETAIL
■	Rain Bird XCZ-100-N/MQ 1" Wide Flow I/M Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVAS-SOL 0.3-20 ppm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 ppm	1					DETAIL
▨	Area to Receive Dripine Rain Bird XFS-09-12 XFS Sub-Surface Pressure Compensating Dripine w/Copper Shield Technology. 0.9 GPH emitters at 24" O.C. Laterals spaced at 24" apart, with emitters offset for triangular pattern. UV Resistant. Specify XFS insert fittings.	303.2 LI.					DETAIL
●	Rain Bird PGA Globe 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	1					DETAIL
⊖	Febco 825Y 1" Reduced Pressure Backflow Preventer	1					DETAIL
⊕	Rain Bird ESPAM3 4 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1					DETAIL
⊗	Rain Bird RSD-BEX Rain Sensor, with metal latching bracket, extension wire.	1					DETAIL
⊙	Water Meter 1"	1					DETAIL
---	Irrigation Lateral Line: PVC Class 200 SDR 21 1/2"	407.2 LI.					DETAIL
---	Irrigation Mainline: PVC Schedule 40 1/2"	3.9 LI.					DETAIL
---	Irrigation Mainline: PVC Schedule 40 1"	18.0 LI.					DETAIL
---	Pipe Sleeve: PVC Schedule 40	31.3 LI.					DETAIL

**WATERING SCHEDULE**

NUMBER	MODEL	TYPE	PRECIP	N./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird XCZ-100-N/MQ	Area for Dripine	0.36 in/h	1	167	391	190
2	Rain Bird PGA Globe	Bubbler	0.86 in/h	1	71	249	124
TOTALS					238	629.3	314.6

**VALVE SCHEDULE**

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-100-N/MQ	1"	Area for Dripine	2.28	54.4	22.2		0.36 in/h
2	Rain Bird PGA Globe	1"	Bubbler	3.5	58.3	26.6		0.86 in/h
			Common Wire		21.9			



Digitally signed by Tianyang Liu Date: 2024.01.04 19:05:24-05'00'

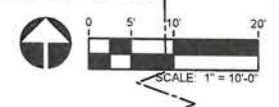
TIANYANG LIU PL L2 19/05/2024

**THE STUDIOS ON RIVIERA**  
 CODE MINIMUM LANDSCAPE PLANS  
 KEY WEST, FLORIDA

PROJECT NO: 23005335  
 DATE: 09/12/2023  
 DRAWN: WL  
 REVIEWED: WL

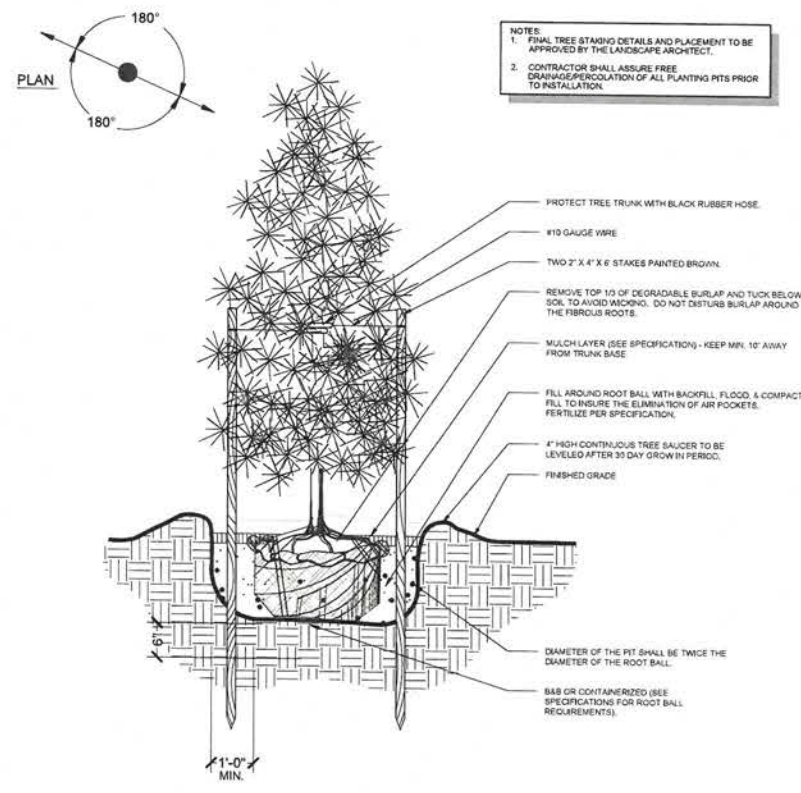
- REVISIONS
- ▲ PLANNING COMMENTS-12/09/2023
  - ▲ PLANNING COMMENTS-01/04/2024

**IRRIGATION PLAN**

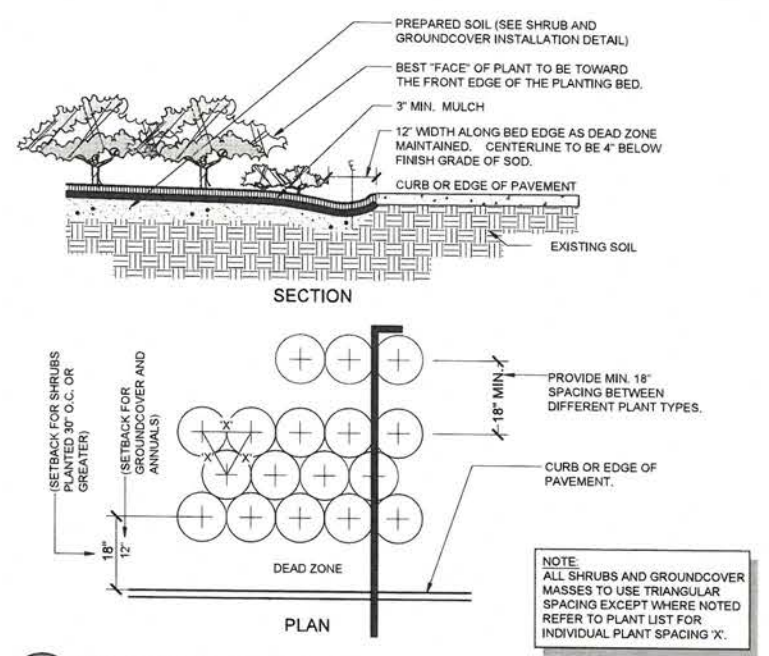


L2

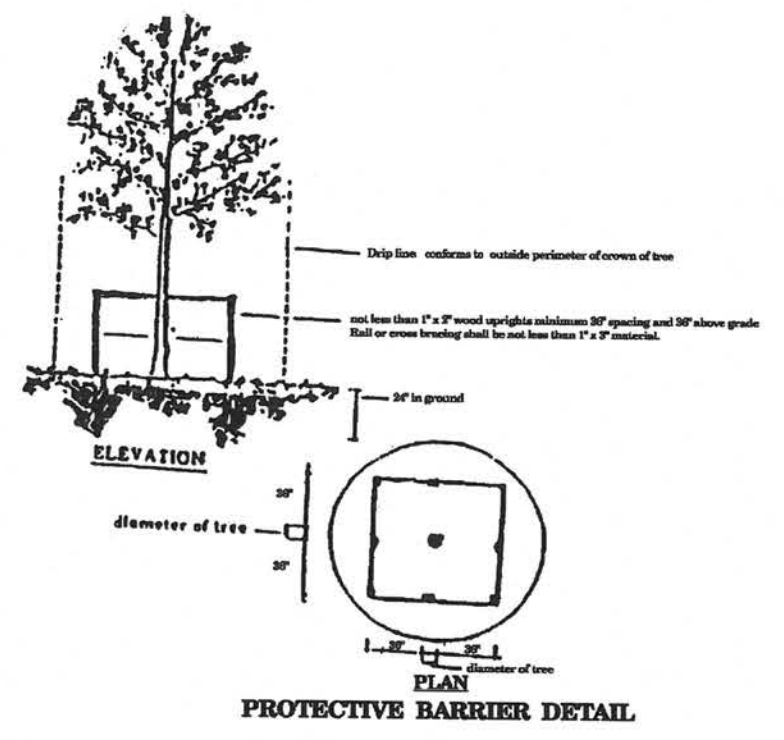
1ST SUBMITTAL



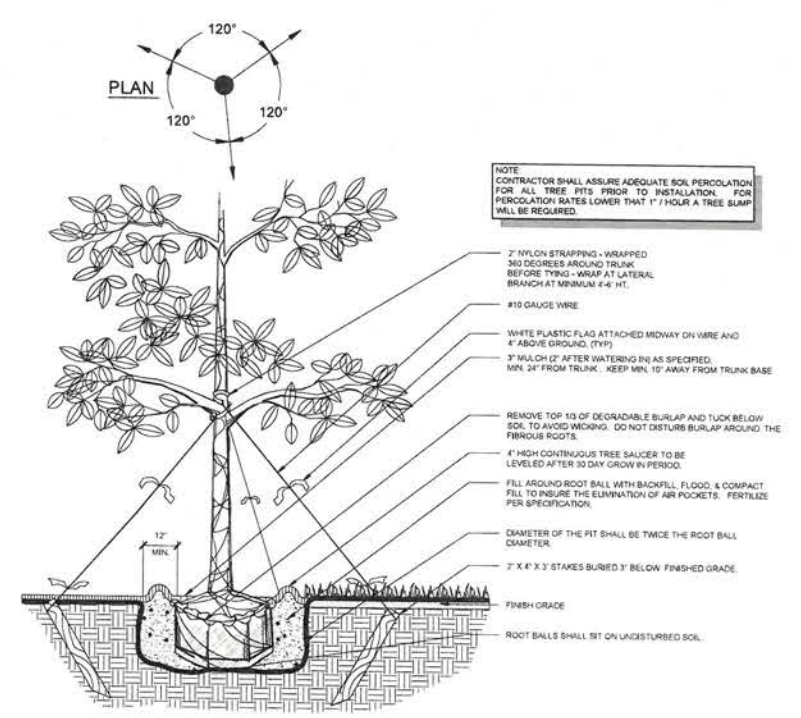
**D SMALL TREE INSTALLATION**  
 SCALE: N.T.S.



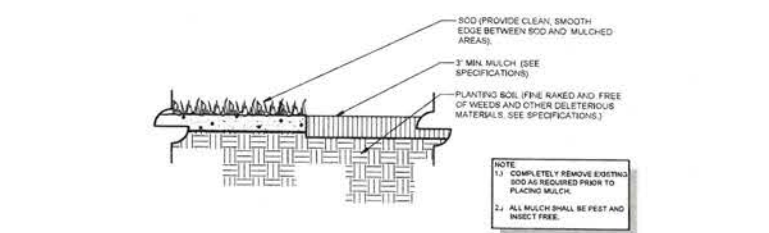
**E TYPICAL PLANT SPACING DIAGRAM**  
 SCALE: N.T.S.



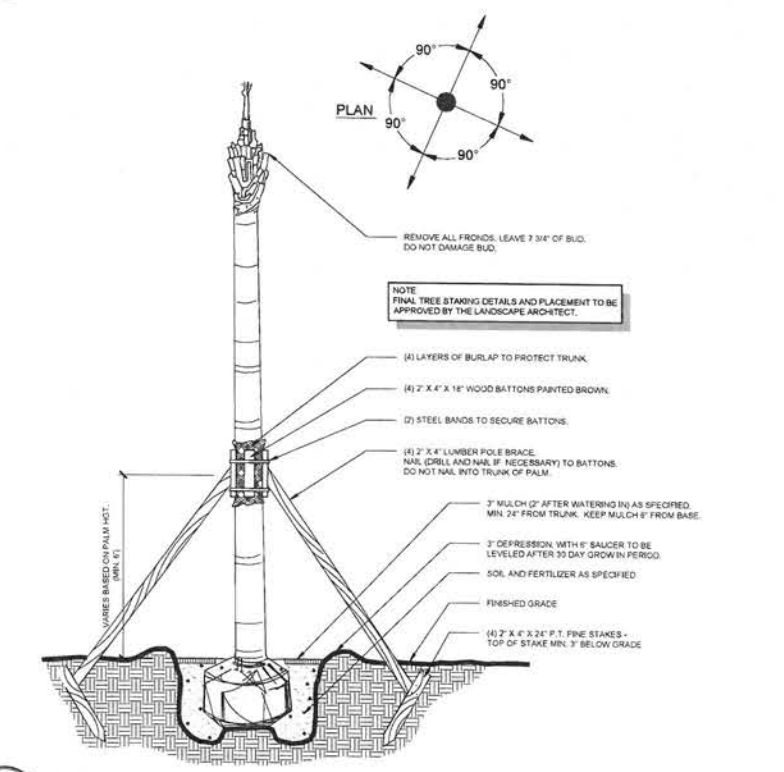
**F PROTECTIVE BARRIER PER LDC**  
 SCALE: N.T.S.



**A LARGE TREE INSTALLATION & STAKING**  
 SCALE: N.T.S.



**B MULCH APPLICATION**  
 SCALE: N.T.S.



**C CABBAGE PALM INSTALLATION**  
 SCALE: N.T.S.



# Application



RECEIVED TP2024-0003  
MAY 15 2024  
TK  
July TC

### Tree Permit Application

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

**Tree Address** 3228 Flagler Avenue

**Cross/Corner Street** Corner of Flagler Avenue & Riviera Street

**List Tree Name(s) and Quantity** See attached landscape plan **Final Landscape Plan**

**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** See attached landscape plan

**Explanation** \_\_\_\_\_

**Property Owner Name** LAND10031 LLC / LAND 4027 LLC / LAND 113 LLC / LAND 1071 LLC / LAND 2708 LLC / LAND 8351 LLC / LAND 8601 LLC / LAND 7009 LLC / LAND 2421 LLC (Uphoff Investments LLC - Steven M Uphoff)

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

**Property Owner Mailing Address** 4900 W Hundred Rd, Chester, VA 23831

**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 12/05/23

Tree Address 3228 Flagler Avenue

Property Owner Name LAND 10031 LLC / LAND 4027 LLC / LAND 113 LLC / LAND 1701 LLC / LAND 2708 LLC / LAND 8351 LLC / LAND 8601 LLC / LAND 7009 LLC / LAND 2421 LLC

Property Owner Mailing Address 4900 W Hundred Rd

Property Owner Mailing City, State, Zip Chester, VA 23831

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

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

Property Owner Signature *Steven M. Uphoff*

Representative Name OwenTrepanier / Will Liu (Rvi)

Representative Mailing Address 1421 First Street, Unit 101

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

Representative Phone Number (305) 293-8983

Representative email Address owen@owentrepanier.com

I Steven M Uphoff, MGR (Uphoff Investments LLC) 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 is there is any questions or need access to my property.

Property Owner Signature

*Steven M. Uphoff*

The forgoing instrument was acknowledged before me on this 5<sup>th</sup> day December, 2023

By (Print name of Affiant) Steven M. Uphoff who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name:

*Michelle Willis Burley*

Print name:

Michelle Willis Burley

My Commission expires:

10.31.2027

Notary Public-State of

Virginia



# MEMORANDUM

**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  
LAND 10031, LLC, et al.  
Keith Oropeza, Landscape Architect  
Seth Neal, Architect  
**Re:** **3221-3229 Riviera Drive (aka 3228 Flagler Avenue)**  
**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. 108-413. - Requirements along street frontage.

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

- From the 20 ft minimum planting area width required along Riviera St and 0 ft existing, to the 5 ft width proposed as depicted on the plan.
- From the 80 plant units per 100 linear feet and 0 plant units existing, to the various plant types and plant units as depicted on the plan.

Sec. 108-414 – Requirements for interior areas.

- (a) 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 (5-12 ft) widths as depicted on the plan.

Sec. 108-415 – Perimeter landscape requirements.

- (b) Required plant material in perimeter landscape strip...
- From 1 canopy shade tree and 10 shrubs per 35 linear feet and 0 plant units existing, to the 1 canopy tree and various shrubs and required 5-ft Fire Emergency access around the new building as depicted on the plan.

