

CITY OF KEY WEST

FINAL LANDSCAPE PLAN STAFF REPORT

DATE: January 16, 2025

From: Ben Gagnon, Planner

To: Tree Commissioners

RE: 1904-1908 Flagler Avenue **#TP2024-0014**
(Final Landscape Plan Review)

A request was made for Final Landscape Plan approval for the above referenced property also known as Somerset Island Prep Charter School.

The Tree Commission gave approval of the Conceptual Landscape plan at the November 5, 2024 meeting with comments requiring the need for staff to review the tree species and caliper inches (provide an arborist report of the trees) and all tree removal mitigation requirements be incorporated into the landscape plan. The file was an add on agenda item with no public noticing regarding the tree removals and no specific tree species or count presented. The Planning Board approved the development plan with landscape waivers on December 19, 2024.

The arborist report submitted with the December application for final landscape plan review documented that many more protected and regulated trees will be impacted by the proposed project than what was originally presented at the November meeting and many species were misidentified. The original conceptual plan November application included the removal of (1) Mahogany, (2) Cinnamon Bark, (2) Wax Myrtle, (3) Simpson Stopper, (3) Tamarind, (4) Marlberry, (2) palms, (4) Christmas Palms, and (1) Washingtonian Palm. The arborist report submitted with the December application states that (5) Pigeon Plum, (9) Marlberry, (4) Jamaican Dogwood, (1) Mahogany, (1) Gumbo Limbo, (2) Strangler Fig, (3) Strongbark, (1) Yellow "Poinciana", (1) Lignum vitae, (3) Coconut Palms, (1) Royal Palm, and (1) Alexander Palm.

It should also be noted that (1) Strangler fig tree is located on the property line with 1900 Flagler and therefore, documentation is needed in the file that the property owner of 1900 Flagler agrees with the tree removal.

The updated final landscape plan that was approved by the Planning Board does incorporate all the required mitigation as per the consulting arborist report.

Staff recommends **approval** of the final landscape plan with the updated December request for removals listed below on page 2 as underlined, with the following condition:

1. Prior to the City Commission hearing for this item, Urban Forestry must receive documentation from the property owner at 1900 Flager Avenue for agreement of the (1) Strangler Fig (tree #58) removal.

November approval	December Request – Tree #
1 Mahogany	<u>1 Mahogany #28</u>
4 Marlberry	<u>9 Marlberry #13, #15, #18, #25, #27, #33, #34, #35, #38</u>
2 Wax Myrtle	<u>5 Pigeon Plum #11, #21, #31, #36, #42</u>
2 Cinnamon Bark	<u>4 Jamaican Dogwood #17, #23, #39, #41</u>
3 Simpson Stopper	<u>1 Gumbo Limbo #30</u>
3 Tamarind	<u>2 Strangler Fig #40, #58</u>
2 Palms	<u>3 Strongbark #44, #45, #46</u>
4 Christmas Palms	<u>1 Yellow "Poinciana" #52</u>
1 Washingtonian Palm	<u>1 Lignum Vitae #51</u>
	<u>3 Coconut Palms #12, #14, #16</u>
	<u>1 Royal Palm #24</u>
	<u>1 Alexander Palm #47</u>



Final Approval Application

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 12/23/24

Tree Address 1904-1906-1908 Flagler Avenue

Cross/Corner Street Flagler Avenue / between Bertha Street & Dennis Street

List Tree Name(s) and Quantity See attached 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

Landscape Plan approval as part of a development plan and conditional use. Retain and remove trees as delineated on the attached Tree Mitigation Plan, and plant new material as depicted in the landscape plans package.

Property Owner Name 1908 Flagler Avenue Corp (Michael Halpern)

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
Keith Oropeza, Landscape Architect (k.oropeza@gaiconsultants.com)

***Representative Name** 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 10/18/24

Tree Address 1904-1906-1908 Flagler Avenue

Property Owner Name 1908 Flagler Avenue Corp

Property Owner Mailing Address PO Box 1736

Property Owner Mailing City, State, Zip Key West, FL 33041

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

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

Michael Halpern, President - 1908 Flagler Avenue Corp

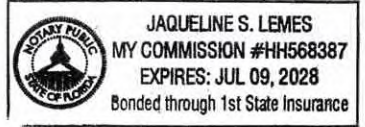
I hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there are any questions or need access to my property.

Property Owner Signature Michael Halpern, President - 1908 Flagler Avenue Co

The forgoing instrument was acknowledged before me on this 18 day October 2024.
By (Print name of Affiant) Michael Halpern who is personally known to me or has produced
FL Driver's License as identification and who did take an oath.

Notary Public
Sign name:
Print name: Jaqueline S. Lemes

My Commission expires: 7/9/2028 Notary Public-State of Florida (Seal)



- 10 1313 Petronia Street/T2024-0339/Heather Bryant
Represented by Kenneth King
Requesting approval to remove (1) Avocado, (1) Seagrape
and (1) Strangler Fig tree(s)

Attachments: [Staff Report](#)

A motion was made by Commissioner Johnson, seconded by Commissioner Cabanas, in accordance with Sec.110-327, to approve the removal of (1) Avocado, (1) Seagrape, and (1) Strangler Fig tree, at 1313 Petronia Street to be replaced with 13.5 caliper inches of dicot or fruit trees from the approved list, FL#1 to be planted on site or on an alternate location, or a donation in lieu of plantings be made to the City tree fund. The motion passed by unanimous vote.

- 11 1315 Newton Street/T2024-0337/Edward Flynn-FC Real
Estate Investment LLC
Represented by Deborah Hindsley
Requesting approval to remove (1) Lychee and (1) Avocado
tree(s)

Attachments: [Staff Report](#)

A motion was made by Commissioner Cunningham, seconded by Commissioner Cullen, in accordance with Sec.110-327, to approve the removal of (1) Lychee and (1) Avocado tree, at 1315 Newton Street to be replaced with 6.7 caliper inches of dicot or fruit trees from the approved list, FL#1 to be planted on site. The motion passed by unanimous vote.

- 12 1904, 1906, and 1908 Flagler Avenue
Applicant seeks Conceptual Landscape Plan approval with
Tree Removal for property associated with the Somerset
Island Prep Charter School.

Attachments: [Draft Resolution](#)
[Staff Report](#)

A motion was made by Commissioner Cunningham, seconded by Commissioner Cabanas, in accordance with Sec.110-327, to approve the conceptual landscape plan with tree removal at 1904, 1906, and 1908 Flagler Avenue, conditioned upon staff reviewing the trees, species, and caliper inches and the applicant following the mitigation plan. The motion passed by unanimous vote.

- 13 WITHDRAWN BY UFM/DUAL PROPERTY TREE: 427
Caroline Street/T2024-0315/Wade Ferrel Declaration of
Trust

EXISTING TREE REPORT and ASSESSMENT

CITY of KEY WEST

PROPERTY: 1904-1908 Flagler Avenue, Key West, FL

PROPERTY OWNERS: 1908 Flagler Avenue Corp
PO Box 1736
Key West FL 33041



PREPARED BY:

Karen DeMaria

Environmental Consultant/ISA Certified Arborist

KKD Environmental Services

P.O. Box 420975

Summerland Key, Florida 33042

305-393-9216

kkdenvironmental@gmail.com

PROPERTY SUMMARY: A site visit was done on November 8, 2024, to document the existing vegetation on the site. 1904/1906 Flagler is an older single story grocery store and offices with very little landscaping. 1908 Flagler is a charter high school that was developed in 2018/2019 through the City of Key West development plan process with an approved landscape plan.

The proposed project and new development plan will expand the high school footprint onto 1904/1906. Most of the vegetation/landscape impacts on 1908 will be occurring in the front entrance area along Flagler Avenue and along the side property line with 1904/1906. The existing structure on 1904/1906 will be demolished.

TREE ASSESSMENT: See attached tree list, map, and disposition plan for complete information regarding status of trees in the proposed development area. Trees that are to remain will be protected during demolition and construction with tree protection. Trees proposed to be removed are assessed below.

DBH = diameter at breast/standard height (4.5 ft from ground)

OH = Overall Height measured from ground to top of frond.

Caliper = diameter measurement of tree trunk measured 6 inches up on the trunk from the ground.

Tree #6: Dead tree. This tree was a strongbark tree as per the approved development plan when the Somerset Academy was constructed and needs to be replaced with **one approved, dicot tree.**

Tree #11: Pigeon Plum (*Coccoloba diversifolia*)

Diameter: 3.5" dbh

Condition: 70% (Fair to good health, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 83%

Required Mitigation: 2.9 caliper inches



Tree #13

Tree #12: Coconut Palm (*Cocos nucifera*)

Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #13: Marlberry (*Ardisia escallonioides*)

Diameter: 2.0" dbh-two trunks

Condition: 50% (Fair health with poor structure, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 76%

Required Mitigation: 1.5 caliper inches

Tree #14: Coconut Palm (*Cocos nucifera*)

Required Mitigation: 1-native palm, 4 ft tall OH minimum



Tree #15: Marlberry (*Ardisia escallonioides*)

Diameter: 2.0" dbh-multiple trunks

Condition: 60% (Fair, young tree, shrub structure)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 80%

Required Mitigation: 1.6 caliper inches

Tree #16: Coconut Palm (*Cocos nucifera*)

Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #17: Jamaican Dogwood (*Piscidia piscipula*)

Diameter: 1.75" dbh

Condition: 60% (Fair, young tree)

Location: 60% (growing along property line in planted buffer area between existing school and store.)

Future growth of this canopy species will be hindered by elevation change and wall of neighboring property-1904/1906, that will limit proper root growth and development.)

Species: 100% (on City of KW protected tree list)

Tree Value: 73%

Required Mitigation: 1.2 caliper inches



Tree #18: Marlberry (*Ardisia escallonioides*)

Diameter: 1.0" dbh

Condition: 40% (poor health and structure-growing sideways, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 73%

Required Mitigation: 0.7 caliper inches

Tree #19 and #20: Coconut Palm (*Cocos nucifera*)

No mitigation required-juvenile palm with no wood.

Tree #21: Pigeon Plum (*Cocoloba diversifolia*)

Diameter: 2.5" dbh

Condition: 60% (Fair health, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

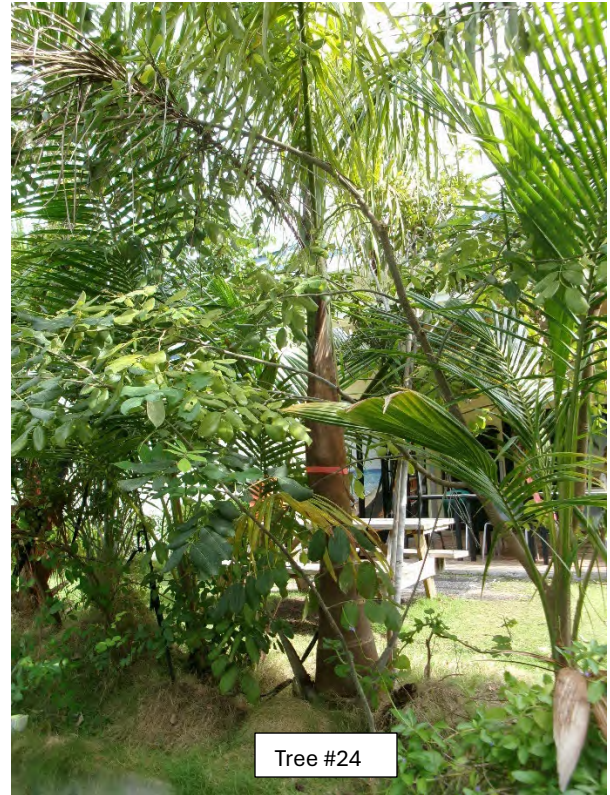
Tree Value: 80%

Required Mitigation: 2.0 caliper inches

*There is also a juvenile Washingtonian Palm (*Washingtonian robusta*) and a juvenile Coconut Palm (*Cocos nucifera*) growing in the pigeon plum rootball area. No mitigation required-juvenile palms with no wood.

Tree #22: Coconut Palm (Cocos nucifera)

No mitigation required-juvenile palm with no wood.



Tree #23: Jamaican Dogwood (Piscidia pisciputa)

Diameter: 2.0" dbh

Condition: 40% (poor health and structure, young tree)

Location: 60% (growing along property line in planted buffer area between existing school and store
Future growth of this canopy species will be hindered by elevation change and wall of neighboring property-1904/1906, that will limit proper root growth and development.)

Species: 100% (on City of KW protected tree list)

Tree Value: 66%

Required Mitigation: 1.3 caliper inches

*There is also a juvenile Coconut Palm (Cocos nucifera) growing in the pigeon plum rootball area. No mitigation required-juvenile palms with no wood.

Tree #24: Royal Palm (Roystonea regia)

Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #25: Marlberry (Ardisia escallonioides)

Diameter: 1.5" dbh

Condition: 50% (Fair health, poor structure, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 76%

Required Mitigation: 1.1 caliper inches



Tree #26: Coconut Palm (*Cocos nucifera*)

No mitigation required-juvenile palm with no wood.

Tree #27: Marlberry (*Ardisia escallonioides*)

Diameter: 2.0" dbh

Condition: 50% (Fair health, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 76%

Required Mitigation: 1.5 caliper inches

Tree #28: Mahogany (*Swientenia mahagoni*)

Diameter: 1.5" dbh

Condition: 60% (Fair health, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 80%

Required Mitigation: 1.2 caliper inches

Tree #29: Coconut Palm (*Cocos nucifera*)

No mitigation required-juvenile palms with no wood.

Tree #30: Gumbo Limbo (*Bursera simaruba*)

Diameter: 2" and 2.5" dbh (2 trunks, one rootball)

Condition: 60% (Fair health, young tree)

Location: 60% (growing along property line in planted buffer area between existing school and store.)

Future growth of this canopy species will be hindered by elevation change and wall of neighboring property-1904/1906, that will limit proper root growth and development.)

Species: 100% (on City of KW protected tree list)

Tree Value: 73%

Required Mitigation: 3.2 caliper inches

*There is also a juvenile Coconut Palm (*Cocos nucifera*) and a juvenile Washingtonian Palm (*Washingtonian robusta*) growing in the Gumbo Limbo rootball area. No mitigation required-juvenile palms with no wood.

Tree #31: Pigeon Plum (*Coccoloba diversifolia*)

Diameter: 2.25" dbh

Condition: 40% (Poor health, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

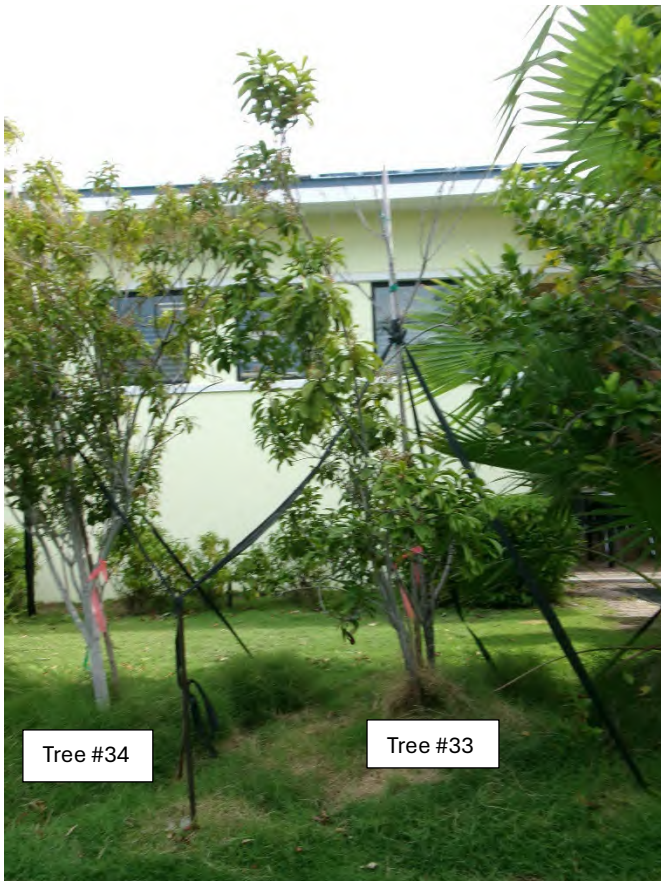
Species: 100% (on City of KW protected tree list)

Tree Value: 83%

Required Mitigation: 2.9 caliper inches

Tree #32: Washingtonian Palm (*Washingtonian robusta*)

No mitigation required-palm not native and not regulated, less than 10 ft CT in height.



Tree #33: Marlberry (*Ardisia escallonioides*)

Diameter: 1.5" dbh

Condition: 20% (Poor health, half of tree canopy is dead, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 66%

Required Mitigation: 0.9 caliper inches

Tree #34: Marlberry (*Ardisia escallonioides*)

Diameter: 2" dbh

Condition: 40% (Poor health, partial rootball exposure-growth lean, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 73%

Required Mitigation: 1.4 caliper inches

Tree #35: Marlberry (*Ardisia escallonioides*)

Diameter: 2" dbh

Condition: 60% (Fair health, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 80%

Required Mitigation: 1.6 caliper inches

Tree #36: Pigeon Plum (*Coccoloba diversifolia*)

Diameter: 2" dbh

Condition: 50% (Fair to poor health, canopy die-back, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 76%

Required Mitigation: 1.5 caliper inches



Tree #37: Coconut Palm (*Cocos nucifera*)

No mitigation required-juvenile palms with no wood.

Tree #38: Marlberry (*Ardisia escallonioides*)

Diameter: 2" dbh

Condition: 30% (Poor health-part of tree is dead, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 70%

Required Mitigation: 1.4 caliper inches

Tree #39: Jamaican Dogwood (*Piscidia piscipula*)

Diameter: 0.5" and 1.5" (2 trunks, one rootball area)

Condition: 50% (Fair health, poor structure, young tree)

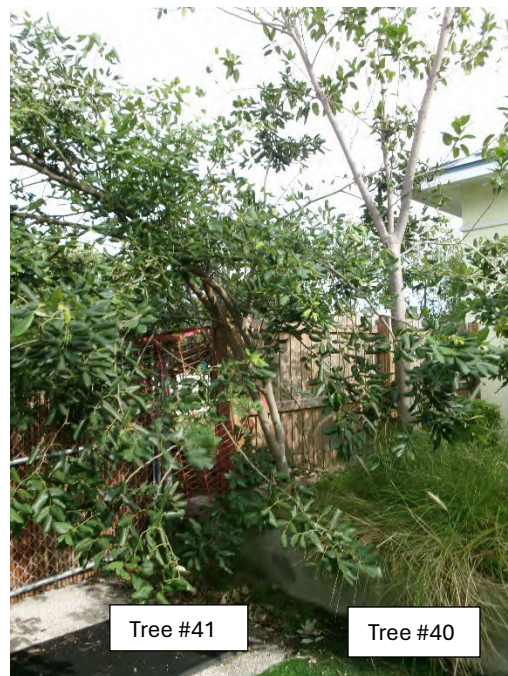
Location: 60% (growing along property line in planted buffer area between existing school and store)

Future growth of this canopy species will be hindered by elevation change and wall of neighboring property-1904/1906, that will limit proper root growth and development.)

Species: 100% (on City of KW protected tree list)

Tree Value: 70%

Required Mitigation: 1.4 caliper inches



Tree #40: Strangler Fig (*Ficus aurea*)

Diameter: 4.0" dbh

Condition: 60% (Fair health and structure, young tree)

Location: 60% (growing along property line in planted buffer area between existing school and store.)

Future growth of this canopy species will be hindered by elevation change and wall of neighboring property-1904/1906, that will limit proper root growth and development.)

Species: 100% (on City of KW protected tree list)

Tree Value: 73%

Required Mitigation: 2.9 caliper inches

Tree #41: Jamaican Dogwood (*Piscidia piscipula*)

Diameter: 5.0" dbh

Condition: 50% (Fair health, poor structure, young tree with two codominant trunks.)

Location: 60% (growing along property line in planted buffer area between existing school and store.)

Future growth of this canopy species will be hindered by elevation change and wall of neighboring property-1904/1906, that will limit proper root growth and development.)

Species: 100% (on City of KW protected tree list)

Tree Value: 70%

Required Mitigation: 3.5 caliper inches

Tree #42: Pigeon Plum (*Cocoloba diversifolia*)

Diameter: 2.5" dbh

Condition: 60% (Fair health, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store. Very visible from road.)

Species: 100% (on City of KW protected tree list)

Tree Value: 80%

Required Mitigation: 2.0 caliper inches



Tree #43: Six Spanish Stoppers shrubs (*Eugenia foetida*)

Shrubs are not regulated-no mitigation required.

Tree #44: Strongbark (*Bourreria succulenta*)

Diameter: 2.0" dbh

Condition: 60% (Fair health, young tree)

Location: 80% (growing in front of building-very visible tree.)

Species: 100% (on City of KW protected tree list)

Tree Value: 80%

Required Mitigation: 1.6 caliper inches

Tree #45: Strongbark (*Bourreria succulenta*)

Diameter: 2.25" dbh

Condition: 60% (Fair health, young tree)

Location: 80% (growing in front of building-very visible tree.)

Species: 100% (on City of KW protected tree list)

Tree Value: 80%

Required Mitigation: 1.8 caliper inches

Tree #46: Strongbark (*Bourreria succulenta*)

Diameter: 2.25" dbh

Condition: 60% (Fair health, young tree)

Location: 80% (growing in front of building-very visible tree.)

Species: 100% (on City of KW protected tree list)

Tree Value: 80%

Required Mitigation: 1.8 caliper inches



Tree #47: Alexander Palm (*Ptychosperma elegans*)

Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #52: "Yellow Poinciana" (*Peltophorum pterocarpum*)

Diameter: 6.0" dbh

Condition: 70% (Fair to good health)

Location: 80% (growing in City right of way planter along Flagler Avenue and sidewalk. Very visible tree.)

Species: 50% (not on City of KW protected or not protected tree list. Regulated due to trunk diameter.)

Tree Value: 66%

Required Mitigation: 3.9 caliper inches

Tree #53: Woman's Tongue (*Albizia lebeck*)

Tree species is on not protected tree list and tree diameter is less than 24" dbh. No mitigation required.

Tree #54: Areca Palm (*Dypsis lutescens*)

Tree species is on not protected tree list. No mitigation required.



Tree #53



Tree #54



Tree #58



Four photos of Tree #58 showing base of tree, canopy, and root system.



Tree #58: Strangler Fig (*Ficus aurea*)

Diameter: 42.0" dbh

Condition: 50% (Fair health, poor structure-lots of leg trunks.)

Location: 40% (growing on property line with 1900 Flagler. Base of tree growing at/on 1900 building. Canopy in utility lines.)

Species: 100% (on City of KW protected tree list)

Tree Value: 63%

Tree Value: 63%

Required Mitigation: 26.4 caliper inches

Tree #59 to #62: Three Jamaican Dogwood (*Piscidia piscipula*) and one Strangler fig tree (*Ficus aurea*) growing along rear property line of 1904/1906. Trees were abused by 1900 Flagler property owner and a Tree Commission Settlement Agreement approved the removal of these trees with the planting of new trees wholly on 1900 Flagler by the property owner of 1900 Flagler.



Two photos of
Trees #59-62.

Tree #51: Lignum vitae (*Guaiacum sanctum*)

Diameter: 2.0" dbh

Condition: 20% (very poor.)

Location: 80% (growing in right of way planter between sidewalk and street, very visible.)

Species: 100% (on City of KW protected tree list)

Tree Value: 66%

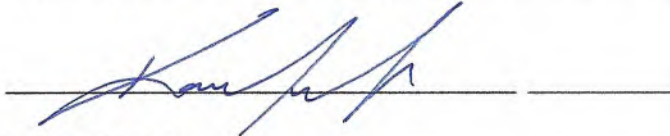
Required Mitigation: 1.3 caliper inches



Photo of tree #51.

Total Required Mitigation as per City of Key West Tree Ordinance (for tree and palm removals): The total mitigation requirement for the proposed removal of protected and regulated dicot trees is **74.5 caliper inches of approved trees** and for the proposed removal of the protected and regulated palms is **5 approved native palms, 4 ft tall minimum each palm.**

The updated proposed landscape plan includes the planting of 17 Buccaneer palms, 2-Gumbo Limbo trees (6 caliper inches with a 4:1 mitigation credit), 2-Lignum vitae trees (3 caliper inches with a 2:1 mitigation credit), 2-Paradise trees (4 caliper inches), and 2-Mahogany trees (6 caliper inches with a 4:1 mitigation credit). The caliper size for the proposed trees and the mitigation credit given to these species indicates that the required Tree Commission mitigation is being met in the updated landscape plan.



Karen DeMaria

12-4-24

DATE

TREE #	COMMON NAME	SCIENTIFIC NAME	SIZE	KW City LDR	DISPOSITION	REQUIRED REPLACEMENT	NOTES
1	Coconut Palm	Cocos nucifera	3 ft CT	Protected	Remain	NA	rear property line-parking lot
2	Coconut Palm	Cocos nucifera	10 ft CT	Protected	Remain	NA	rear property line-parking lot
3	Woman's Tongue	Albizia lebeck	<24" dbh	not regulated	Remain	NA	Rear property line, Neighbor's property-canopy overhang (no impact)
4	Strongbark	Bourreria succulenta	2" dbh	Protected	Remain	NA	rear property line-parking lot
5	Strongbark	Bourreria succulenta	3" dbh	Protected	Remain	NA	rear property line-parking lot
6	Dead Tree		NA	Development Plan Tree	Remove	1-tree	rear property line, was a strongbark-tree needs to be replaced as per approved landscape plan
7	Jamaican Dogwood	Piscidia piscipula	18" dbh	Protected	Remain	NA	side of 1908 Flagler, property line tree, growing through fence
8a	Jamaican Dogwood	Piscidia piscipula	3.5" dbh	Protected	Remain	NA	side of 1908 Flagler
8b	Jamaican Dogwood	Piscidia piscipula	4.5" dbh	Protected	Remain	NA	side of 1908 Flagler
9	Cinnamon Bark	Canella winterana	2" dbh	Protected*	Remain	NA	side of 1908 Flagler-State Listed
10	Coconut Palm	Cocos nucifera	double 1-3 ft CT	Protected	Remain	NA	side of 1908 Flagler
11	Pigeon Plum	Coccoloba diversifolia	3.5" dbh	Protected	Remove	2.9"	side of 1908 Flagler
12	Coconut Palm	Cocos nucifera	double 1 ft CT	Protected	Remove	1-4 ft tall OH native palm	side of 1908 Flagler
13	Marlberry	Ardisia escallonioides	2" dbh	Protected	Remove	1.5"	side of 1908 Flagler, 2 trunks
14	Coconut Palm	Cocos nucifera	1 ft CT	Protected	Remove	1-4 ft tall OH native palm	side of 1908 Flagler

15	Marlberry	<i>Ardisia escallonioides</i>	2" dbh	Protected	Remove	1.6"	side of 1908 Flagler, multiple trunks
16	Coconut Palm	<i>Cocos nucifera</i>	1 ft CT	Protected	Remove	1-4 ft tall OH native palm	side of 1908 Flagler
17	Jamaican Dogwood	<i>Piscidia piscipula</i>	1.75" dbh	Protected	Remove	1.2"	side of 1908 Flagler
18	Marlberry	<i>Ardisia escallonioides</i>	1" dbh	Protected	Remove	0.7"	side of 1908 Flagler, growing sideways
19	Coconut Palm	<i>Cocos nucifera</i>	juvenile	Protected	Remove	0	side of 1908 Flagler
20	Coconut Palm	<i>Cocos nucifera</i>	juvenile	Protected	Remove	0	side of 1908 Flagler
21a	Pigeon Plum	<i>Cocoloba diversifolia</i>	2.5" dbh	Protected	Remove	2"	side of 1908 Flagler
21b	Coconut Palm	<i>Cocos nucifera</i>	juvenile	Protected	Remove	0	side of 1908 Flagler
21c	Washingtonian Palm	<i>Washingtonia robusta</i>	juvenile	Not Regulated	Remove	0	side of 1908 Flagler
22	Coconut Palm	<i>Cocos nucifera</i>	juvenile	Protected	Remove	0	side of 1908 Flagler, next to 1904 pathway
23a	Jamaican Dogwood	<i>Piscidia piscipula</i>	2" dbh	Protected	Remove	1.3"	side of 1908 Flagler, next to 1904 pathway
23b	Coconut Palm	<i>Cocos nucifera</i>	juvenile	Protected	Remove	0	
24	Florida Royal Palm	<i>Roystonea regia</i>	4 ft CT	Protected	Remove	1-4 ft tall OH native palm	side of 1908 Flagler
25	Marlberry	<i>Ardisia escallonioides</i>	1.5" dbh	Protected	Remove	1.1"	side of 1908 Flagler
26	Coconut Palm	<i>Cocos nucifera</i>	double juvenile	Protected	Remove	0	side of 1908 Flagler
27	Marlberry	<i>Ardisia escallonioides</i>	2" dbh	Protected	Remove	1.5"	side of 1908 Flagler
28	Mahogany	<i>Swietenia mahagoni</i>	1.5" dbh	Protected*	Remove	1.2"	side of 1908 Flagler, State Listed
29	Coconut Palm	<i>Cocos nucifera</i>	juvenile	Protected	Remove	0	side of 1908 Flagler
30a	Gumbo Limbo	<i>Bursera simaruba</i>	2" dbh	Protected	Remove	3.2"	side of 1908 Flagler
30b	Gumbo Limbo	<i>Bursera simaruba</i>	2.5" dbh	Protected	Remove	NA	side of 1908 Flagler

30c	Washingtonian Palm	Washingtonia robusta	juvenile	Regulated	Remove	0	side of 1908 Flagler
30d	Coconut Palm	Cocos nucifera	juvenile	Protected	Remove	0	side of 1908 Flagler
31	Pigeon Plum	Coccoloba diversifolia	2.25" dbh	Protected	Remove	2.9"	side of 1908 Flagler
32	Washintonian Palm	Washingtonia robusta	1 ft CT	not regulated	Remove	0	side of 1908 Flagler
33	Marlberry	Ardisia escallonioides	1.5" dbh	Protected	Remove	0.9"	side of 1908 Flagler
34	Marlberry	Ardisia escallonioides	2" dbh	Protected	Remove	1.4"	side of 1908 Flagler, old #11
35	Marlberry	Ardisia escallonioides	2" dbh	Protected	Remove	1.6"	side of 1908 Flagler
36	Pigeon Plum	Coccoloba diversifolia	2" dbh	Protected	Remove	1.5"	side of 1908 Flagler
37	Coconut Palm	Cocos nucifera	juvenile	Protected	Remove	0	side of 1908 Flagler
38	Marlberry	Ardisia escallonioides	2" dbh	Protected	Remove	1.4"	side of 1908 Flagler
39a	Jamaican Dogwood	Piscidia piscipula	0.5" dbh	Protected	Remove	1.4"	side of 1908 Flagler
39b	Jamaican Dogwood	Piscidia piscipula	1.5" dbh	Protected	Remove	NA	side of 1908 Flagler
40	Strangler Fig	Ficus aurea	4" dbh	Protected	Remove	2.9"	side of 1908 Flagler
41	Jamaican Dogwood	Piscidia piscipula	5" dbh	Protected	Remove	3.5"	side of 1908 Flagler, 2 trunks
42	Pigeon Plum	Coccoloba diversifolia	2.5" dbh	Protected	Remove	2"	front of 1908 Flagler
43	Spanish Stopper x6	Eugenia foetida	NA	not regulated	Remove	0	Planted and maintained as hedges/shrubs, front of 1908 Flagler
44	Strongbark	Bourreria succulenta	2" dbh	Protected	Remove	1.6"	front of 1908 Flagler
45	Strongbark	Bourreria succulenta	2.25" dbh	Protected	Remove	1.8"	front of 1908 Flagler
46	Strongbark	Bourreria succulenta	2.25" dbh	Protected	Remove	1.8"	front of 1908 Flagler
47	Alexander Palm	Ptychosperma elegans	10 ft CT	Regulated	Remove	1-4 ft tall OH native palm	front of 1908 Flagler
48	Gumbo Limbo	Bursera simaruba	1.5" dbh	Protected	Remain	NA	1908 Flagler along Dennis Street, canopy hacked
49	Washintonian Palm	Washingtonia robusta	9 ft CT	not regulated	Remain	NA	1908 Flagler along Dennis Street

50	"Yellow Poinciana"	Peltophorum pterocarpum	6" dbh	Regulated	Remain	NA	development agreement approved planting and maitainance by 1908 Flagler
51	Lignum vitae	Guaiacum sanctum	2" dbh	Protected*	Remove	1.3"	previous development agreement approved planting and maitainance by 1908 Flagler, poor condition
52	"Yellow Poinciana"	Peltophorum pterocarpum	6" dbh	Regulated	Remove	3.9"	development agreement approved planting and maitainance by 1908 Flagler
53	Woman's Tongue	Albizia lebbeck	<24" dbh	not regulated	Remove	0	front 1904 Flagler
54	Areca Palm	Dypsis lutescens	NA	not regulated	Remove	0	Front corner 1904 Flagler
55	Wild Tamarind	Lysiloma latisiliquum	15.2" dbh	Protected	Remain	NA	City owned tree-Right of Way
56	Wild Tamarind	Lysiloma latisiliquum	5" dbh	Protected	Remain	NA	City owned tree-Right of Way
57	Black Ironwood	Krugiodendron ferreum	3" dbh	Protected	Remain	NA	City owned tree-Right of Way
58	Strangler Fig	Ficus aurea	42" dbh	Protected	Remove	26.4"	Property Line tree w/1900 Flagler
59	Jamaican Dogwood	Piscidia piscipula	X	Settlement	Removal already approved	1900 Flagler responsible	removal approved via Tree Commission Settlement Agreement w/1900 Flagler
60	Jamaican Dogwood	Piscidia piscipula	X	Settlement	Removal already approved	1900 Flagler responsible	removal approved via Tree Commission Settlement Agreement w/1900 Flagler
61	Jamaican Dogwood	Piscidia piscipula	X	Settlement	Removal already approved	1900 Flagler responsible	removal approved via Tree Commission Settlement Agreement w/1900 Flagler
62	Strangler Fig	Ficus aurea	X	Settlement	Removal already approved	1900 Flagler responsible	removal approved via Tree Commission Settlement Agreement w/1900 Flagler

CT= Clear Trunk (wood)

OH= Overall Height

Palms species on the City not protected tree list are regulated when there is 10 ft of wood.

Juvenile Palms = not regulated-no wood/trunk

PROJECT:
**SOMERSET ISLAND
PREP CHARTER
SCHOOL ANNEX**

Folio No.:
00063480-000000 /
00063450-000000



NAME OF DEVELOPMENT:
**SOMERSET ISLAND PREP
CHARTER SCHOOL**

LOCATION:
**1906 FLAGLER AVE
KEY WEST, FL 33040**

OWNER:
1908 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
TREPANIER & ASSOCIATES INC.

DEVELOPER:
SOMERSET ISLAND PREP.

CONSULTANTS/ ENGINEERS:

COMMUNITY SOLUTIONS GROUP Keith Orsopoulos, P.E., ASLA
Landscape Architecture Director
618 E. South Street, Suite 700
Orlando, Florida 32801
T 407.423.8298 / F 321.445.8034 / M 407.222.9583
AIA and ASLA Member

REED ENGINEERING Allen E. Perez, P.E.
President
Perez Engineering & Development, Inc.
3010 Kennedy Drive, Suite 202
Key West, FL 33940
305.293.8460

REECE & ASSOCIATES PROFESSIONAL SURVEYORS AND MAPPERS
REGISTERED PROFESSIONALS
3118 W. AVENUE A, SUITE 100, KEY WEST, FL 33940
OFFICE: 305.293.1284
EMAIL: INFO@REECEASSOCIATES.COM

TRAF TECH ENGINEERING, INC. Joaquín E. Vargas, P.E.
President
8800 N. University Dr. Ste. 307
Tamarac, FL 33321
954.562.0988

CIVICA PROJECT No:
230119

ISSUED FOR:
DRC SUBMITTAL

No.	DATE	REVISION	BY
△	9/20/24	REVISION COMMENTS	IDM

DRAWN BY: IM **APPROVED BY:** KO
DATE: 07/2024 **SCALE:** 1" = 10'-0"
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SHEET TITLE
**TREE MITIGATION
PLAN**

SHEET NUMBER
LA2.3

TREE #	COMMON NAME	SCIENTIFIC NAME	SIZE	HWY/CD/LDR	DISPOSITION	REQUIRED REPLACEMENT	NOTES
1	Coccoloba Palm	Artocarpus nudi	3ft CT	Protected	To Remain		
2	Coccoloba Palm	Artocarpus nudi	10ft CT	not regulated	To Remain		
3	Varian's Tongue	Albizia lebbek	<0.4' dbh	not regulated	To Remain	0	Neighbor's property-canopy overhang
4	Strangbark	Bursera succulenta	2' dbh	Protected	To Remain		
5	Strangbark	Bursera succulenta	3' dbh	Protected	To Remain		
6	Dead Tree	NA	NA	not regulated	Remove		was a strangbark side of 1906 Flagler, property line tree, growing through fence
7	Jamaican Dogwood	Placidia procipula	1.5' dbh	Protected	To Remain		
8a	Jamaican Dogwood	Placidia procipula	3' dbh	Protected	To Remain		side of 1906 Flagler
8b	Jamaican Dogwood	Placidia procipula	4.5' dbh	Protected	To Remain		side of 1906 Flagler
9	Ornamental Bark	Canella ventricata	2' dbh	Protected*	To Remain		side of 1906 Flagler, State Listed
10	Coccoloba Palm	Artocarpus nudi	1.5ft CT	Protected	To Remain		side of 1906 Flagler
11	Pigeon Plum	Coccoloba diversifolia	3.5' dbh	Protected	Remove		side of 1906 Flagler
12	Coccoloba Palm	Artocarpus nudi	1.5' dbh	Protected	Remove		side of 1906 Flagler
13	Marlberry	Artocarpus nudi	1.5' dbh	Protected	Remove		side of 1906 Flagler, 2 trunks
14	Coccoloba Palm	Artocarpus nudi	1.5' dbh	Protected	Remove		side of 1906 Flagler, multiple trunks
15	Marlberry	Artocarpus nudi	2' dbh	Protected	Remove		side of 1906 Flagler, growing sidewalk
16	Marlberry	Artocarpus nudi	1' dbh	Protected	Remove	0	side of 1906 Flagler
17	Coccoloba Palm	Artocarpus nudi	juvenile	Protected	Remove	0	side of 1906 Flagler
18	Pigeon Plum	Coccoloba diversifolia	2.5' dbh	Protected	Remove	0	side of 1906 Flagler
19	Pigeon Plum	Coccoloba diversifolia	2.5' dbh	Protected	Remove	0	side of 1906 Flagler
20	Coccoloba Palm	Artocarpus nudi	juvenile	Protected	Remove	0	side of 1906 Flagler
21a	Pigeon Plum	Coccoloba diversifolia	2.5' dbh	Protected	Remove	0	side of 1906 Flagler
21b	Coccoloba Palm	Artocarpus nudi	juvenile	Protected	Remove	0	side of 1906 Flagler
21c	Washingtonian Palm	Washingtonia robusta	juvenile	Not Regulated	Remove	0	side of 1906 Flagler, next to 1904 pathway
22	Coccoloba Palm	Artocarpus nudi	juvenile	Protected	Remove	0	side of 1906 Flagler, next to 1904 pathway
23a	Jamaican Dogwood	Placidia procipula	2' dbh	Protected	Remove	0	
23b	Coccoloba Palm	Artocarpus nudi	juvenile	Protected	Remove	0	
24	Florida Royal Palm	Rhapis excelsa	4ft CT	Protected	Remove		side of 1906 Flagler
25	Marlberry	Artocarpus nudi	1.5' dbh	Protected	Remove		side of 1906 Flagler
26	Coccoloba Palm	Artocarpus nudi	juvenile	Protected	Remove	0	side of 1906 Flagler
27	Marlberry	Artocarpus nudi	2' dbh	Protected	Remove		side of 1906 Flagler
28	Marlberry	Artocarpus nudi	1.5' dbh	Protected*	Remove		side of 1906 Flagler, State Listed
29	Coccoloba Palm	Artocarpus nudi	juvenile	Protected	Remove	0	side of 1906 Flagler
30a	Jumbo Limbo	Bursera simaruba	2' dbh	Protected	Remove		side of 1906 Flagler
30b	Jumbo Limbo	Bursera simaruba	2.5' dbh	Protected	Remove		side of 1906 Flagler
30c	Washingtonian Palm	Washingtonia robusta	juvenile	Regulated	Remove	0	side of 1906 Flagler
30d	Coccoloba Palm	Artocarpus nudi	juvenile	Protected	Remove	0	side of 1906 Flagler
31	Pigeon Plum	Coccoloba diversifolia	2.25' dbh	Protected	Remove		Planted and maintained as hedge/shrub, front of 1906 Flagler
32	Washingtonian Palm	Washingtonia robusta	1ft CT	not regulated	Remove	0	side of 1906 Flagler
33	Marlberry	Artocarpus nudi	1.5' dbh	Protected	Remove		side of 1906 Flagler, old #11
34	Marlberry	Artocarpus nudi	2' dbh	Protected	Remove		side of 1906 Flagler
35	Marlberry	Artocarpus nudi	2' dbh	Protected	Remove		side of 1906 Flagler
36	Pigeon Plum	Coccoloba diversifolia	2' dbh	Protected	Remove	0	side of 1906 Flagler
37	Coccoloba Palm	Artocarpus nudi	juvenile	Protected	Remove	0	side of 1906 Flagler
38	Marlberry	Artocarpus nudi	2' dbh	Protected	Remove		side of 1906 Flagler
39a	Jamaican Dogwood	Placidia procipula	0.5' dbh	Protected	Remove		side of 1906 Flagler
39b	Jamaican Dogwood	Placidia procipula	1.5' dbh	Protected	Remove		side of 1906 Flagler
40	Strangbark	Ficus aurea	4' dbh	Protected	Remove		side of 1906 Flagler, 2 trunks
41	Jamaican Dogwood	Placidia procipula	5' dbh	Protected	Remove		front of 1906 Flagler
42	Pigeon Plum	Coccoloba diversifolia	2.5' dbh	Protected	Remove		Planted and maintained as hedge/shrub, front of 1906 Flagler
43	Spanish Shapper rd	Ligustrum lucidum	NA	not regulated	Remove	0	1906 Flagler along Dennis Street
44	Strangbark	Bursera succulenta	2' dbh	Protected	Remove		Right of way trees previous development agreement approved planting and maintenance by 1906 Flagler
45	Strangbark	Bursera succulenta	2.25' dbh	Protected	Remove		Right of way trees previous development agreement approved planting and maintenance by 1906 Flagler
46	Strangbark	Bursera succulenta	2.25' dbh	Protected	Remove		Right of way trees previous development agreement approved planting and maintenance by 1906 Flagler
47	Alexander Palm	Phycosperma elegans	10ft CT	Regulated	Remove		Right of way trees previous development agreement approved planting and maintenance by 1906 Flagler
48	Jumbo Limbo	Bursera simaruba	1.5' dbh	Protected	To Remain		1906 Flagler along Dennis Street, canopy/hatched
49	Washingtonian Palm	Washingtonia robusta	9ft CT	not regulated	To Remain	0	Right of way trees previous development agreement approved planting and maintenance by 1906 Flagler
50	"Yellow Poinciana"	Pithecolobium biconocarpum	6' dbh	Regulated	To Remain		State listed, Right of way trees previous development agreement approved planting and maintenance by 1906 Flagler
51	Lignum vitae	Guaiacum sanctum	2' dbh	Protected*	Remove		Right of way trees previous development agreement approved planting and maintenance by 1906 Flagler
52	"Yellow Poinciana"	Pithecolobium biconocarpum	6' dbh	Regulated	Remove		Right of way trees previous development agreement approved planting and maintenance by 1906 Flagler
53	Varian's Tongue	Albizia lebbek	<0.4' dbh	not regulated	Remove	0	1904 Flagler
54	Araca Palm	Dypsis lutescens	NA	not regulated	Remove	0	Front corner 1904 Flagler
55	Wild Tamarind	Lycium latifolium	15.2' dbh	Protected	To Remain		City owned tree-Right of Way
56	Wild Tamarind	Lycium latifolium	5' dbh	Protected	To Remain		City owned tree-Right of Way
57	Black Ironwood	Hughdenia ferruginea	3' dbh	Protected	To Remain		Property corner of 1906 Flagler
58	Strangbark	Ficus aurea	4.2' dbh	Protected	Remove		Rear of 1904 along concrete wall-removal approved via Tree Commission Settlement Agreement of 1900 Flagler
59	Jamaican Dogwood	Placidia procipula	X	Settlement	Remove already approved	1900 Flagler responsible	Rear of 1904 along concrete wall-removal approved via Tree Commission Settlement Agreement of 1900 Flagler
60	Jamaican Dogwood	Placidia procipula	X	Settlement	Remove already approved	1900 Flagler responsible	Rear of 1904 along concrete wall-removal approved via Tree Commission Settlement Agreement of 1900 Flagler
61	Jamaican Dogwood	Placidia procipula	X	Settlement	Remove already approved	1900 Flagler responsible	Rear of 1904 along concrete wall-removal approved via Tree Commission Settlement Agreement of 1900 Flagler
62	Strangbark	Ficus aurea	X	Settlement	Remove already approved	1900 Flagler responsible	Rear of 1904 along concrete wall-removal approved via Tree Commission Settlement Agreement of 1900 Flagler

LEGEND

--- TREE PROTECTION BARRIER

X = REMOVE



CL BRETHA STREET

FLAGLER AVENUE

CL DENNIS STREET



COMMUNITY SOLUTIONS GROUP
Keith Ortopista, P.E., ASLA
Landscape Architecture Director
638 E. South Street, Suite 700
Orlando, Florida 32801
T: 407.423.8398 | F: 321.445.8034 | M: 407.222.9583
www.communitysolutionsgroup.com

ALLEN E. PEREZ, P.E.
President
Perez Engineering & Development, Inc.
1910 Kennedy Drive, Suite 202
Key West, FL 33040
305.293.9490

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPING ENGINEERS
31180 Aventura, A 380 Pine Key, FL 33451
OFFICE: 305.975.1148
EMAIL: info@reeceassociates.com

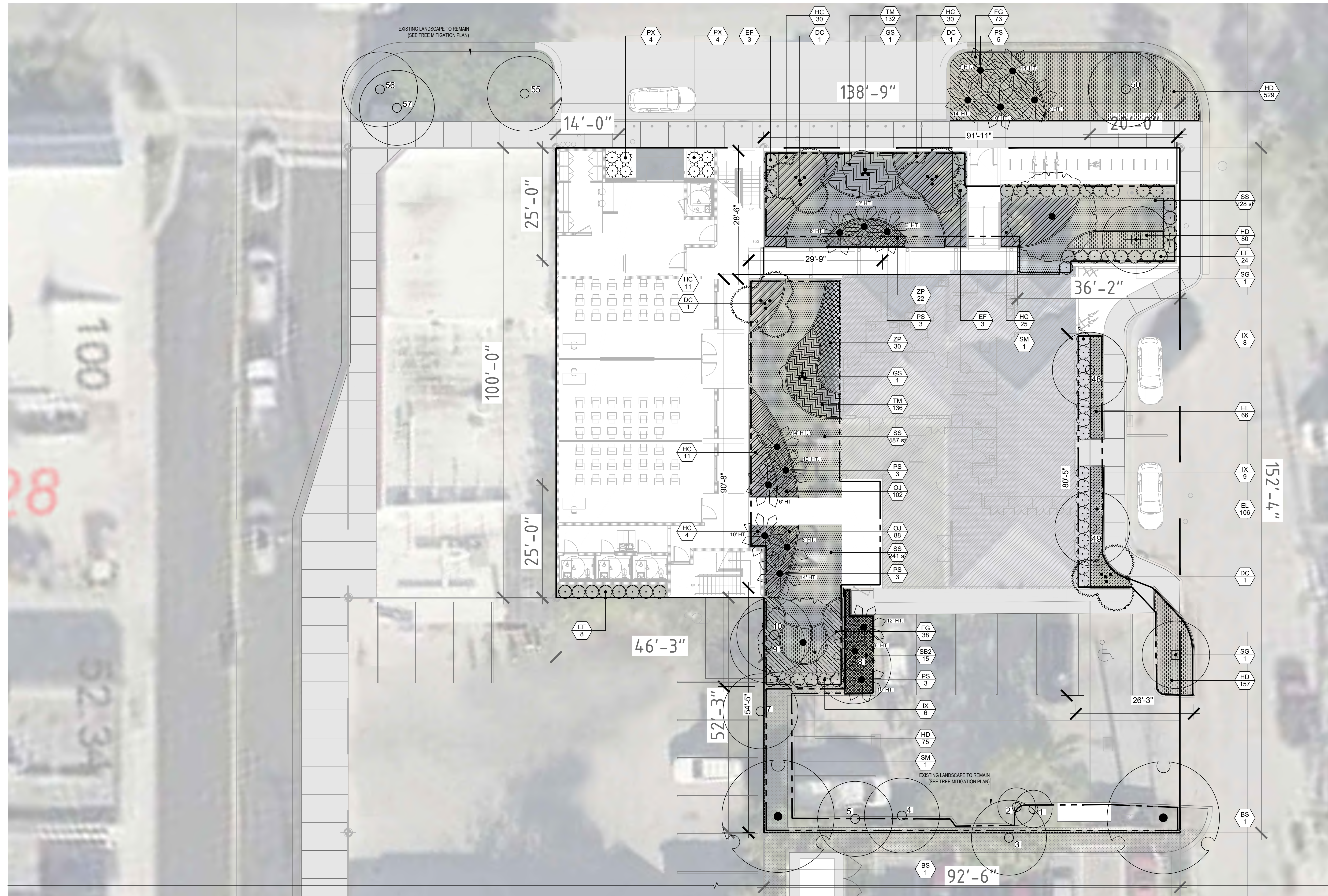
TRAF TECH ENGINEERING, INC.
Joaquin E. Vargas, P.E.
President
4900 N. University Dr. Ste 307
Tamarac, FL 33321
954.582.0988

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1	9/20/24	REVISION COMMENTS	IDM

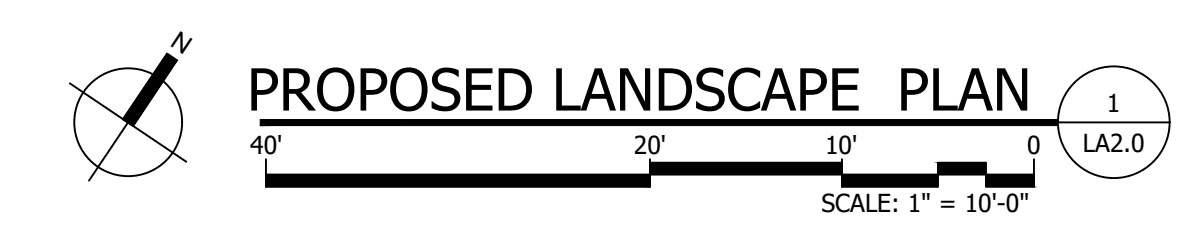
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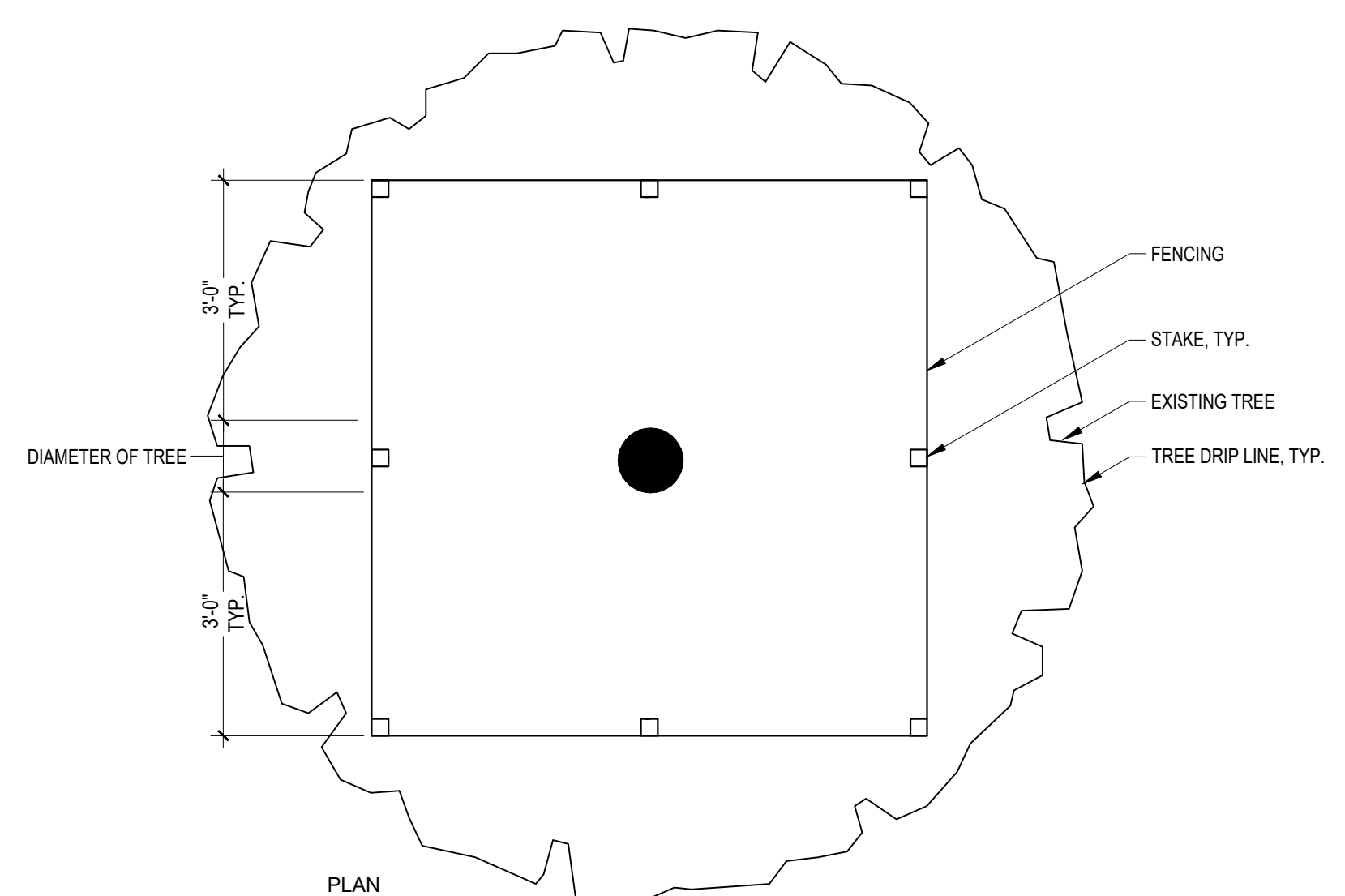
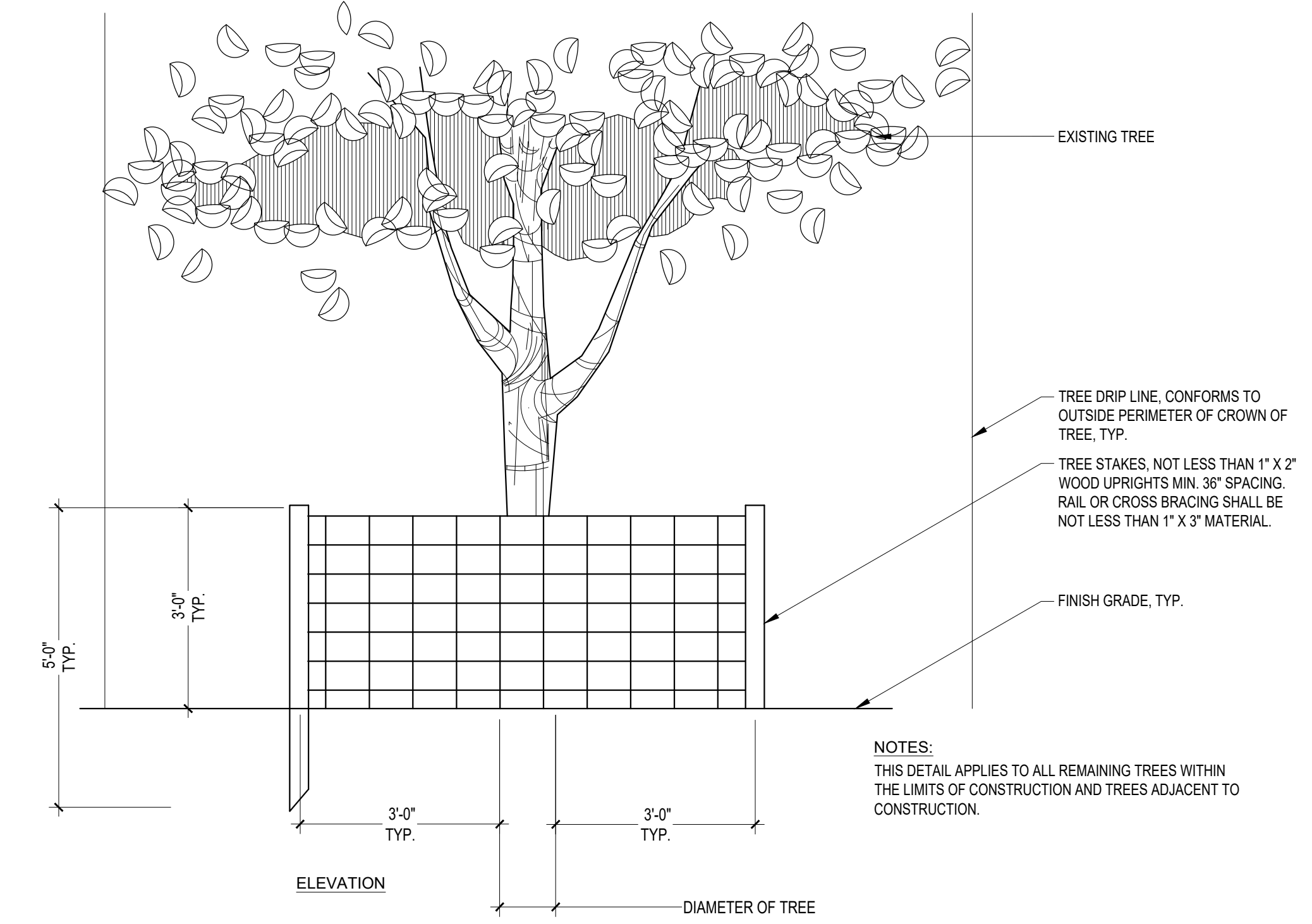
NOTES:
Site will be under 100% Irrigation. Drawing to be submitted for approval at time of construction.



PLANT_SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
TREES					
	PS	17	PSEUDOPHOENIX SARGENTII / BUCCANEER PALM TREE	SEE PLAN FOR CT HT., SLICK TRUNK, FG.	
	BS	2	BURSERIA SIMARUBA/ GUMBO LIMBO	14'-16' HT., 6" CAL.	
	DC	4	DYPISIS CABADAE / CABADA PALM	MULTI-TRUNK, 14'-16' HT	
	GS	2	GUAIACUM SANCTUM / LIGNUM VITAE	SINGLE TRUNK, SPECIMAN 7'-10' HT X 8'-10' SPRD., 3" CAL.	
	SG	2	SIMAROUBA GLAUCA / PARADISE TREE	STANDARD, 14'-16' HT., 6' CT, 4" CAL.	
	SM	2	SWIETENIA MAHAGONI / WEST INDIAN MAHOGANY	14'-16' HT X 7'-8' SPRD., 6" CAL.	
SHRUBS					
	EF	38	EUGENIA FOETIDA / SPANISH STOPPER	6'-7' HT., FULL.	
	IX	23	IXORA X 'NORA GRANT' / IXORA 'NORA GRANT	18"-24" OA.	
	PX	8	PHILODENDRON XANADU / XANADU PHILODENDRON	2.5' HT.X3' SPRD.	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUB AREAS					
	FG	184	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS	18"-24" OA	24" o.c.
	HC	111	HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH	16"-20" OA	30" o.c.
	OJ	190	OPHIOPOGON JAPONICUS / MONDO GRASS	6"-8", FULL	12" o.c.
	SB2	15	SPARTINA BAKERI / SAND CORD GRASS	24"-30" OA, FULL	36" o.c.
	ZP	52	ZAMIA PUMILA / COONTIE	18"-24" OA	24" o.c.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
GROUND COVERS					
	EL	172	ERNODEA LITTORALIS / GOLDEN CREEPER	8"-10" HT.	12" o.c.
	HD	1,197	HELIANTHUS DEBILIS / DUNE SUNFLOWER	8"-10" HT.	12" o.c.
	SS	1,255 SF	STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE GRASS	SOD	

- NOTES:**
- NO CONSTRUCTION MATERIALS SHALL BE STORED INSIDE FENCED AREA ON JOBS WHERE ERECTION OF FENCE IS MADE IMPOSSIBLE BY SITE CONDITIONS. NOTHING IS TO BE STORED WITHIN A DIAMETER 5 TIMES THE CALIPER OF THE TREE TO BE PROTECTED.
 - TREE PROTECTION TO REMAIN UNTIL SUBSTANTIAL COMPLETION DIRECTED BY THE LANDSCAPE ARCHITECT.
 - NO DIGGING OR TRENCHING SHOULD OCCUR WITHIN 5 X CALIPER DIAMETERS OF EXISTING TREES THAT ARE TO BE PROTECTED IN PLACE WITHOUT FIRST CONSULTING WITH LANDSCAPE ARCHITECT.
 - ALL TREES TO BE PROTECTED IN PLACE SHALL RECEIVE SUPPLEMENTAL IRRIGATION IF REGULAR IRRIGATION SOURCE IS DISCONNECTED DURING CONSTRUCTION ACTIVITY.
- TRANSPLANT NOTES:**
- CONTRACTOR MUST PROVIDE ACTIVE DRIP IRRIGATION TO TREES WITHIN 12 HOURS OF PLANTING
- TREE ROOTBALL TO BE PROPERLY PREPARED, PROTECTED AND SECURED DURING TRANSPLANT
- NO LIMBS TO BE DAMAGED DURING TRANSPLANT. IF DAMAGE OCCURS, CONTRACTOR TO CONSULT LANDSCAPE ARCHITECT FOR PRUNING NEEDS
- TREE TO BE PROPERLY PROTECTED IN NEW LOCATION. FOLLOW TREE PROTECTION DETAIL.



1 TREE PROTECTION DETAIL
SCALE: NTS

SEC. 108-412/416 MINIMUM LANDSCAPE REQUIREMENTS			
Minimum Landscaped Areas - SEC. 108-412(a)			
21,712 SF x 20% Minimum area of building site	SF / % Required 4,342 SF / 20%	SF / % Provided 6626 SF / 31%	
Minimum Native Plant Requirement 70% - SEC. 108-412(b)			
	Total Plants Provided	Percent Provided	
Native Plants	1567	70%	
Exotic Plants	669	30%	
Total native & Exotic Plants	2236	100%	
Minimum Standards Landscaping Along Street Frontage Sec. 108-413			
Area of site less than 0.5 acre. Width of Required Landscaping 10' and 40 plant units per 100 LF.			
29'1 LF Property Line / Abutting Street Frontage / 100LF = 2.91			
40 Plant Units x 2.91 = 116.4 Plant units			
	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy / Shade Trees	3	10	30
Evergreen or Ornamental Tree	0	0	0
Shrub	177	1	177
Total Plant Units Provided			207
Requirements for Interior Parking Lot Landscape Areas - SEC. 108-414			
Size and composition of interior landscaping			
Parking Lot minimum landscape area 20%	SF / % Required	SF / % Provided	
3,354 SF of parking x 20% = 671 SF	671 SF	851 SF	
Perimeter Parking Lot Landscape Requirements - SEC. 108-415			
Building Site 20,000 SF or Less 5 Perimeter Parking Lot Landscape Area			
238 LF / 35 LF = 6.8	Total Required	Total Provided	
Canopy Shade 6.8 x 1	7	10	
Shrubs 6.8 x 10	66	172	
Landscape Requirements for nonvehicular use areas - SEC. 108-416			
Percent of Site in (NOS) is less than 30% Tree Requirement 4 Trees / 2000 SF NOS			
3,670 SF / 2000 = 1.835 x 4 Trees	Total Trees Required	Total Trees Provided	
	8	17	

SEC. 108-346/363 OPEN SPACE, SCREENING AND BUFFERS			
Open Space - SEC. 108-346(b)			
Nonresidential Open Space Minimum 20%	Requirement	Provided SF	Provided %
Site Area 16715 SF x 20% Minimum Area of Building Site	3,649 SF	3,670 SF	20%
Landscape Areas		0	0%
Active Recreation / Permeable Areas		3,670 SF	20%
Total Open Space			
Required Screening - SEC. 108-347 (b, c, d)			
Landscape Buffer North Property Line (Flagler Avenue)			
Type C Buffer 15' 92.5 LF			
64 Plant Units / 100 LF = 59			
	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy Trees	7	10	70
Ornamental Trees	1	5	5
Shrubs	130	1	130
Total Plant Units Provided North Property Line			205
Landscape Buffer South Property Line (Abutting Residential)			
Type D Buffer 5' 92.5 LF			
15 Plant Units / 100 LF = 14			
	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy Trees	5	10	50
Ornamental Trees	0	5	0
Shrubs	43	1	43
Total Plants Used South Property Line			93

CALCULATIONS:
Site Required Replacement: **74.5** points
Site Plan Provided: **152** points

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th St. Suite 106
Doral, FL 33126
tel: 305.593.9959
info@civicagroup.com
www.civicagroup.com
AA #26001093

PROJECT:
SOMERSET ISLAND PREP CHARTER SCHOOL ANNEX
Folio No.: 000063480-000000 / 00063450-000000

NAME OF DEVELOPMENT:
SOMERSET ISLAND PREP CHARTER SCHOOL

LOCATION:
1906 FLAGLER AVE
KEY WEST, FL 33040

OWNER:
1908 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
TREPANIER & ASSOCIATES INC.

DEVELOPER:
SOMERSET ISLAND PREP.

CONSULTANTS/ ENGINEERS:

COMMUNITY SOLUTIONS GROUP
Keith Ortopa, P.E., ASLA
Landscape Architecture Director
618 E. South Street, Suite 700
Orlando, Florida 32803
T: 407-423-8396 D: 321-945-8034 / M: 407-222-9583
k.ortopa@csolutionsgroup.com

ALLEN E. PEREZ, P.E.
President
Perez Engineering & Development, Inc.
1010 Kennedy Drive, Suite 202
Key West, FL 33040
305-291-9440

REECE & ASSOCIATES
PROFESSIONAL SURVEYING AND MAPPING
CONSULTANTS AND ENGINEERS
3110 ANDRUE, N. 200 STREET, FT. LAUDERDALE, FL 33305
PHONE: (954) 875-1100
WWW: WWW.REECEENGINEERS.COM

TRAF TECH ENGINEERING, INC.
Joaquin E. Vargas, P.E.
President
8800 N. University Dr Ste 307
Tamarac, FL 33321
954-583-0988

CIVICA PROJECT NO:
230119

ISSUED FOR:
DRC SUBMITTAL

No.	DATE	REVISION	BY
1	9/20/24	REVISION COMMENTS	IDM

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IM: KO
DATE: SCALE:
07/2024
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ROLANDO LLANES, RA. AIA
AR - 0013160

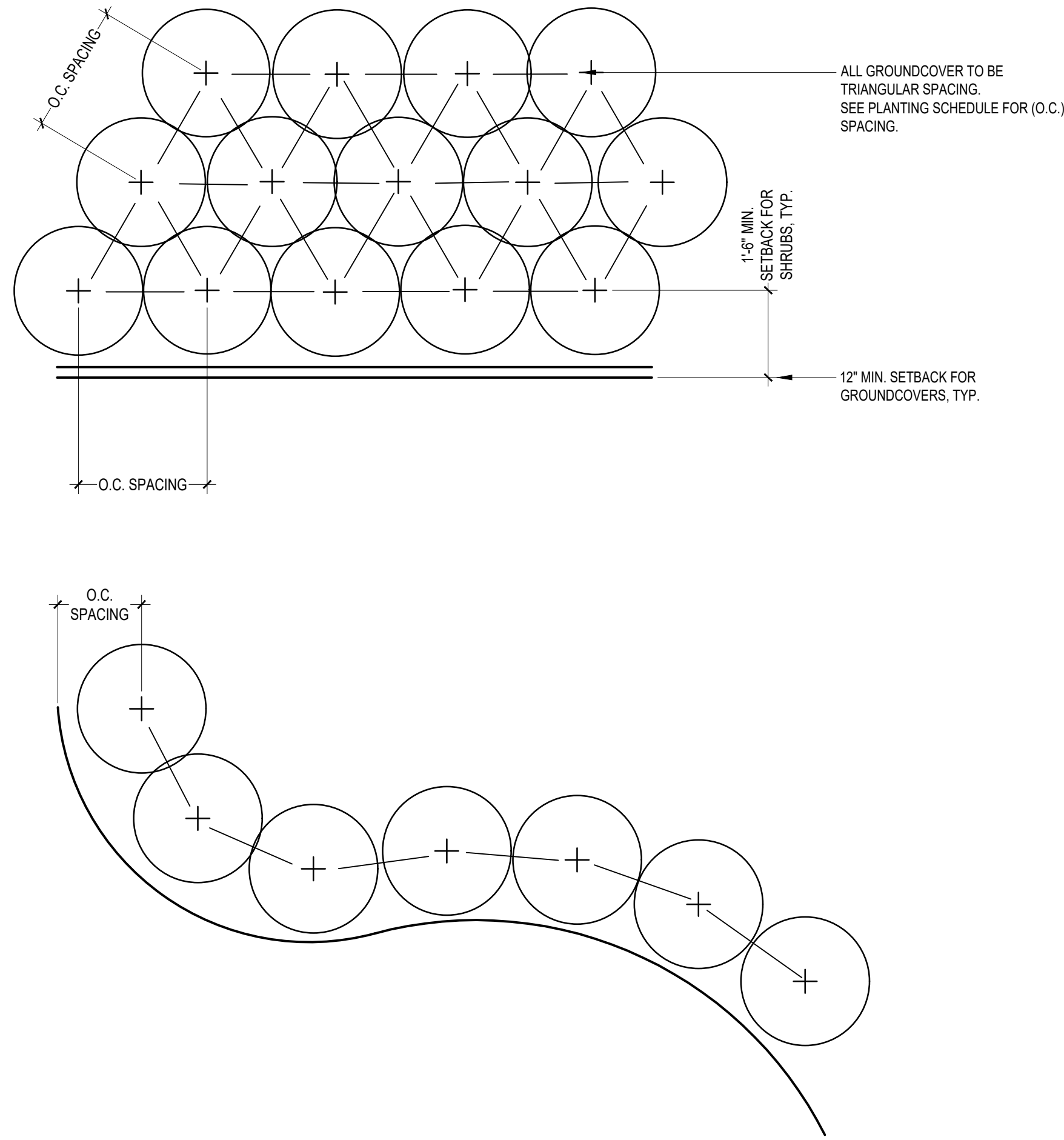
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SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER
LA2.1

NOTES:

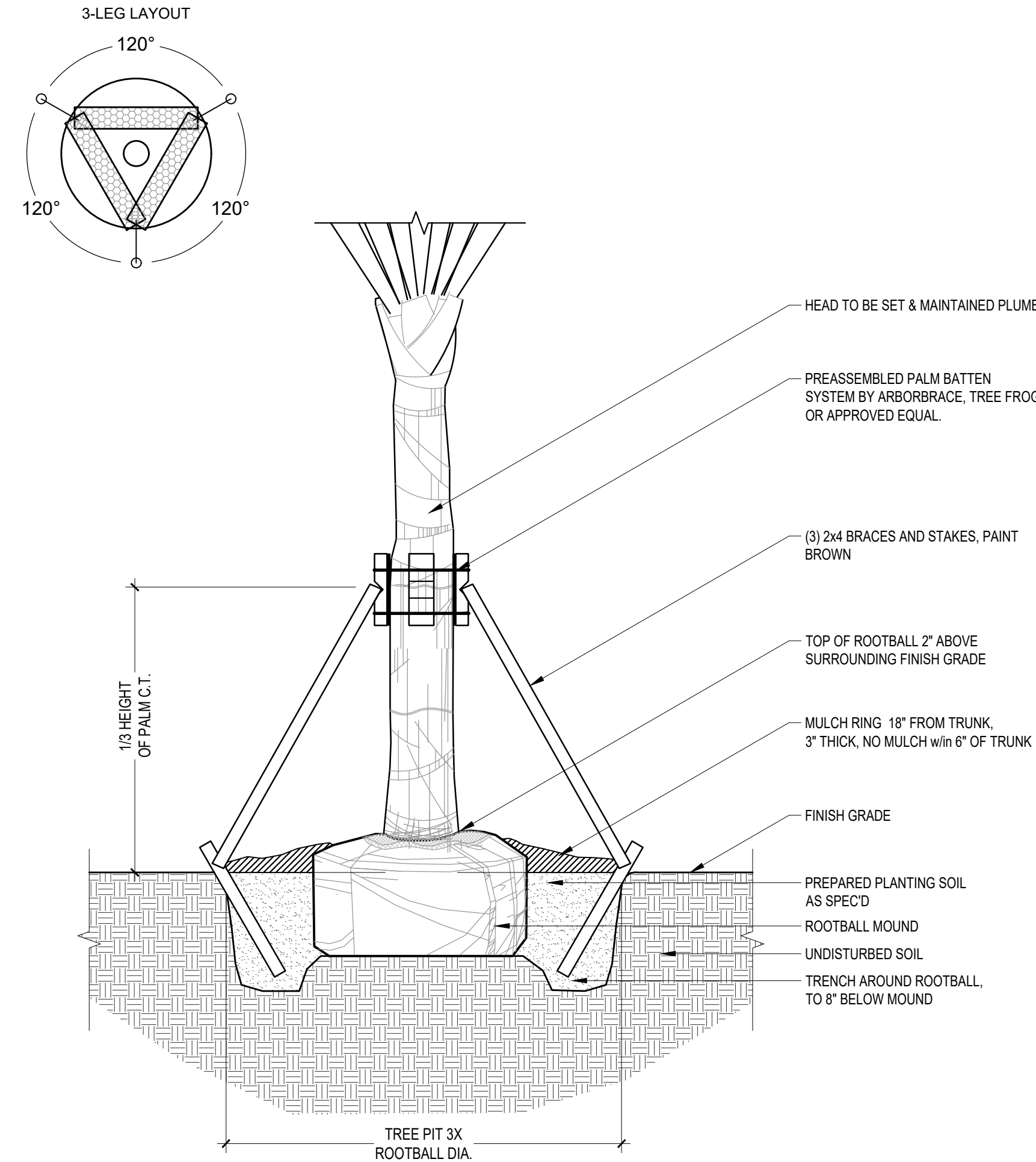
1. THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF GROUNDCOVER AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.



1 SHRUB SPACING
SCALE: NTS

NOTES:

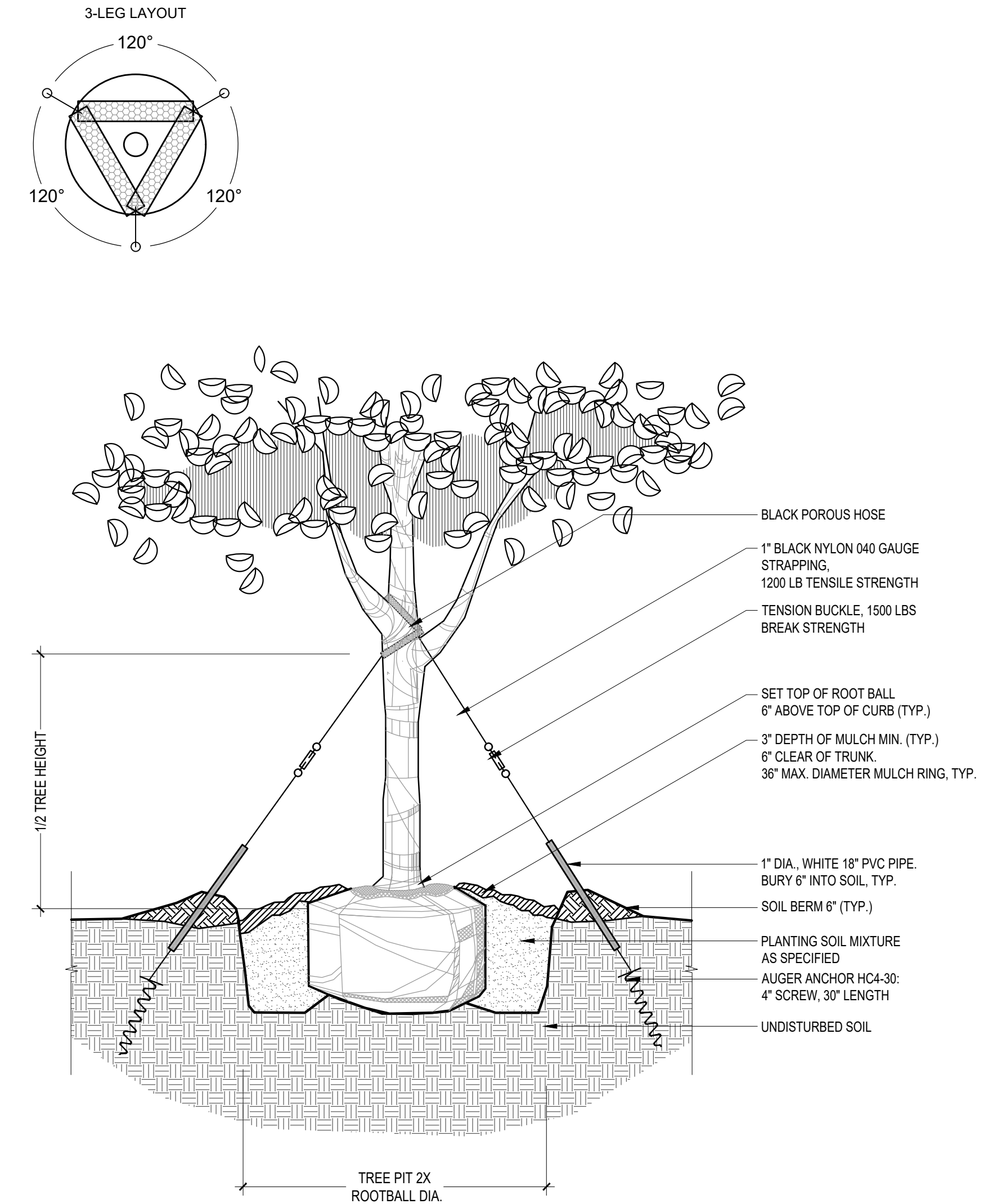
1. PALM BATTEN SECURING METHOD SHALL BE USED ONLY AS DIRECTED BY THE OWNER. CONTRACTOR SHALL CONFIRM LOCATIONS WITH OWNER AND/OR LANDSCAPE ARCHITECT DURING PRE-CONSTRUCTION.
2. EXCAVATE OVERALL PLANTING HOLE TO DEPTH NECESSARY TO SET TOP OF ROOTBALL 2" ABOVE SURROUNDING FINISH GRADE. THIS IS THE ROOTBALL MOUND ELEVATION.
3. EXCAVATE A TRENCH TO AN ADDITIONAL 8" DEPTH AROUND THE ROOTBALL MOUND.
4. ASSURE PERCOLATION OF PLANTING HOLE PRIOR TO SETTING THE TREE. NOTIFY THE OWNER IF SATISFACTORY PERCOLATION IS NOT ACHIEVED.



2 PALM STAKING
SCALE: NTS

NOTE:

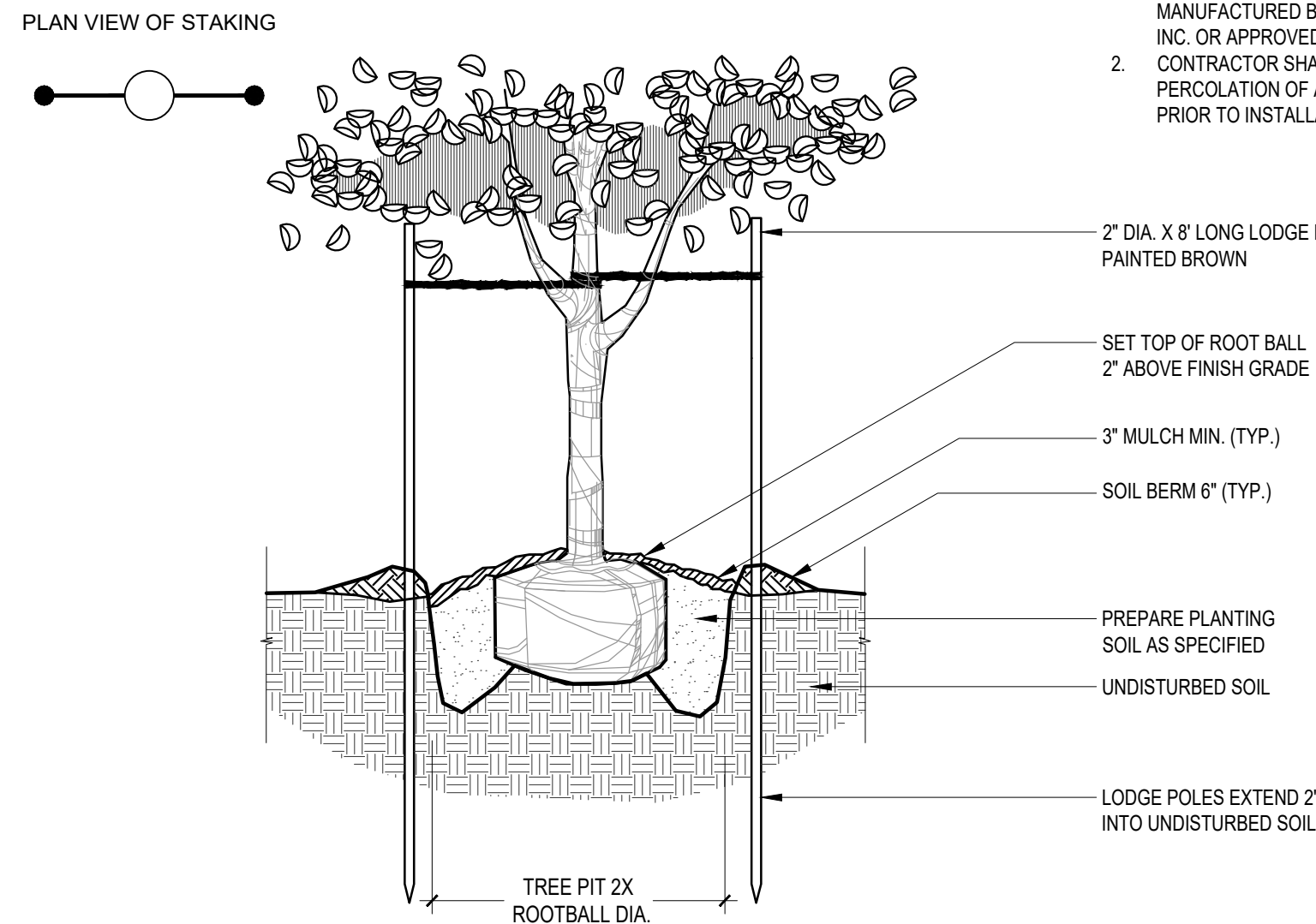
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



3 TREE STAKING (65-300 GAL)
SCALE: NTS

NOTES:

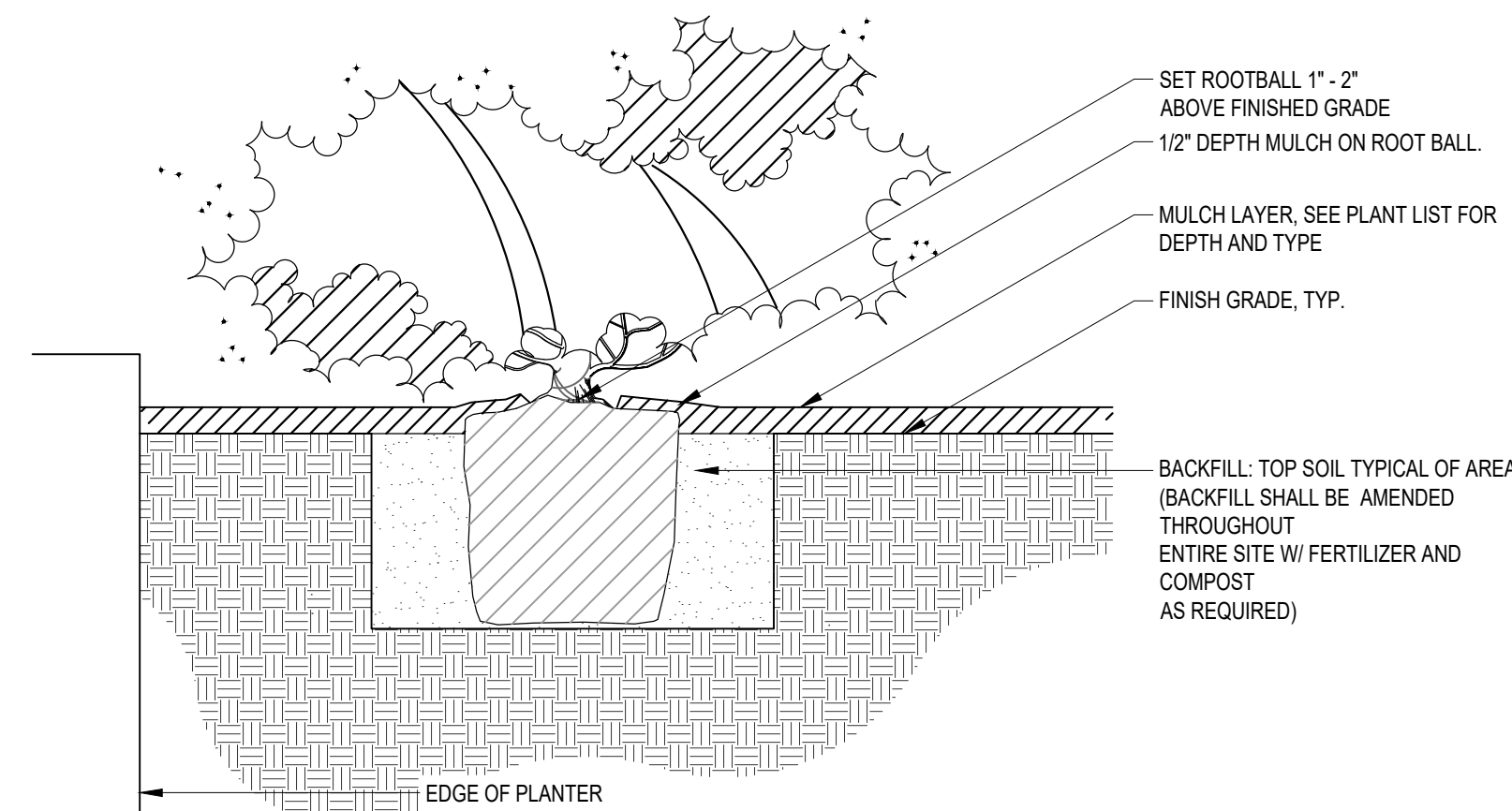
1. ARBOR TIE STAKING COMPONENTS MANUFACTURED BY STAKING SYSTEMS INC. OR APPROVED EQUAL.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



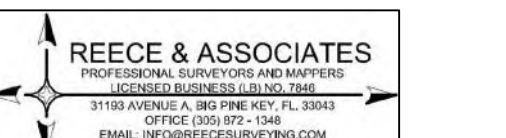
4 TREE PLANTING (15-30 GAL)
SCALE: NTS

NOTES:

1. PRUNE ANY BROKEN BRANCHES



5 SHRUB PLANTING
SCALE: NTS



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1	9/20/24	REVISION COMMENTS	IDM

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DATE	SCALE:
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NO.	COMMON NAME	SCIENTIFIC NAME	SIZE	KW/CT/LDR	REGULATION	REQUIRED REPLACEMENT	NOTES
1	Coconut Palm	Coccothrinax	3" R CT	Protected	Remain	NA	rear property line parking lot
2	Coconut Palm	Coccothrinax	10" R CT	Protected	Remain	NA	rear property line parking lot
3	Woman's Tongue	Albizia lebbek	<24" dbh	not regulated	Remain	NA	Rear property line, Neighbor's property canopy overhang (no impact)
4	Strongbark	Bourneria succulenta	2" dbh	Protected	Remain	NA	rear property line parking lot
5	Strongbark	Bourneria succulenta	3" dbh	Protected	Remain	NA	rear property line parking lot
6	Dead Tree		NA	Development	Remove	1 tree	rear property line, was a strongbark tree needs to be replaced as per approved landscape plan
7	Jamaican Dogwood	Ravida piscipula	18" dbh	Protected	Remain	NA	side of 1908 Flagler, property line tree, growing through fence
8a	Jamaican Dogwood	Ravida piscipula	3.5" dbh	Protected	Remain	NA	side of 1908 Flagler
8b	Jamaican Dogwood	Ravida piscipula	4.5" dbh	Protected	Remain	NA	side of 1908 Flagler
9	Cinnamon Bark	Canella winterana	2" dbh double	Protected*	Remain	NA	side of 1908 Flagler - State Listed
10	Coconut Palm	Coccothrinax	1.5" R CT	Protected	Remain	NA	side of 1908 Flagler
11	Pigeon Plum	Coccoloba diversifolia	3.5" dbh	Protected	Remove	2.9'	side of 1908 Flagler
12	Coconut Palm	Coccothrinax	double 1" R CT	Protected	Remove	1.4' R tall GH native palm	side of 1908 Flagler
13	Marlberry	Ardisia escallonioides	2" dbh	Protected	Remove	1.5'	side of 1908 Flagler, 2 trunks
14	Coconut Palm	Coccothrinax	1" R CT	Protected	Remove	1.4' R tall GH native palm	side of 1908 Flagler
15	Marlberry	Ardisia escallonioides	2" dbh	Protected	Remove	1.6'	side of 1908 Flagler, multiple trunks
16	Coconut Palm	Coccothrinax	1" R CT	Protected	Remove	1.4' R tall GH native palm	side of 1908 Flagler
17	Jamaican Dogwood	Ravida piscipula	1.75" dbh	Protected	Remove	1.2'	side of 1908 Flagler
18	Marlberry	Ardisia escallonioides	1" dbh	Protected	Remove	0.7'	side of 1908 Flagler, growing sideways
19	Coconut Palm	Coccothrinax	juvenile	Protected	Remove	0	side of 1908 Flagler
20	Coconut Palm	Coccothrinax	juvenile	Protected	Remove	0	side of 1908 Flagler
21a	Pigeon Plum	Coccoloba diversifolia	2.5" dbh	Protected	Remove	2'	side of 1908 Flagler
21b	Coconut Palm	Coccothrinax	juvenile	Protected	Remove	0	side of 1908 Flagler
21c	Washingtonian Palm	Washingtonia robusta	juvenile	Not Regulated	Remove	0	side of 1908 Flagler
22	Coconut Palm	Coccothrinax	juvenile	Protected	Remove	0	side of 1908 Flagler, next to 1904 pathway
23a	Jamaican Dogwood	Ravida piscipula	2" dbh	Protected	Remove	1.3'	side of 1908 Flagler, next to 1904 pathway
23b	Coconut Palm	Coccothrinax	juvenile	Protected	Remove	0	side of 1908 Flagler
24	Florida Royal Palm	Rhynchospora regia	4" R CT	Protected	Remove	1.4' R tall GH native palm	side of 1908 Flagler
25	Marlberry	Ardisia escallonioides	1.5" dbh	Protected	Remove	1.1'	side of 1908 Flagler
26	Coconut Palm	Coccothrinax	double	Protected	Remove	0	side of 1908 Flagler
27	Marlberry	Ardisia escallonioides	2" dbh	Protected	Remove	1.5'	side of 1908 Flagler
28	Marlberry	Bouneria maritima	1.5" dbh	Protected	Remove	1.2'	side of 1908 Flagler - State Listed
29	Coconut Palm	Coccothrinax	juvenile	Protected	Remove	0	side of 1908 Flagler
30a	Gumbo Limbo	Bursera simaruba	2" dbh	Protected	Remove	3.2'	side of 1908 Flagler
30b	Gumbo Limbo	Bursera simaruba	2.5" dbh	Protected	Remove	NA	side of 1908 Flagler
30c	Washingtonian Palm	Washingtonia robusta	juvenile	Regulated	Remove	0	side of 1908 Flagler
30d	Coconut Palm	Coccothrinax	juvenile	Protected	Remove	0	side of 1908 Flagler
31	Pigeon Plum	Coccoloba diversifolia	2.25" dbh	Protected	Remove	2.9'	side of 1908 Flagler
32	Washingtonian Palm	Washingtonia robusta	1" R CT	not regulated	Remove	0	side of 1908 Flagler
33	Marlberry	Ardisia escallonioides	1.5" dbh	Protected	Remove	0.9'	side of 1908 Flagler
34	Marlberry	Ardisia escallonioides	2" dbh	Protected	Remove	1.4'	side of 1908 Flagler, old #11
35	Marlberry	Ardisia escallonioides	2" dbh	Protected	Remove	1.6'	side of 1908 Flagler
36	Pigeon Plum	Coccoloba diversifolia	2" dbh	Protected	Remove	1.5'	side of 1908 Flagler
37	Coconut Palm	Coccothrinax	juvenile	Protected	Remove	0	side of 1908 Flagler
38	Marlberry	Ardisia escallonioides	2" dbh	Protected	Remove	1.4'	side of 1908 Flagler
39a	Jamaican Dogwood	Ravida piscipula	0.5" dbh	Protected	Remove	1.4'	side of 1908 Flagler
39b	Jamaican Dogwood	Ravida piscipula	1.5" dbh	Protected	Remove	NA	side of 1908 Flagler
40	Strangler Fig	Ficus aurea	4" dbh	Protected	Remove	2.9'	side of 1908 Flagler
41	Jamaican Dogwood	Ravida piscipula	5" dbh	Protected	Remove	3.5'	side of 1908 Flagler, 2 trunks
42	Pigeon Plum	Coccoloba diversifolia	2.5" dbh	Protected	Remove	2'	front of 1908 Flagler
43	Spanish Shoper x6	Eugenia foetida	NA	not regulated	Remove	0	flanted and maintained as hedges/shrubs, front of 1908 Flagler
44	Strongbark	Bourneria succulenta	2" dbh	Protected	Remove	1.6'	front of 1908 Flagler
45	Strongbark	Bourneria succulenta	2.25" dbh	Protected	Remove	1.8'	front of 1908 Flagler
46	Strongbark	Bourneria succulenta	2.25" dbh	Protected	Remove	1.8'	front of 1908 Flagler
47	Alexander Palm	Hydrocotyle elegans	10" R CT	Regulated	Remain	NA	1.4' R tall GH native palm front of 1908 Flagler
48	Gumbo Limbo	Bursera simaruba	1.5" dbh	Protected	Remain	NA	1908 Flagler along Dennis Street, canopy backed
49	Washingtonian Palm	Washingtonia robusta	9" R CT	not regulated	Remain	NA	Right of way tree, previous development agreement approved planning and maintenance by 1908 Flagler
50	"Yellow Poinciana"	Pithecolobium plerocarpum	6" dbh	Regulated	Remove	1.3'	State Listed, Right of way tree, previous development agreement approved planning and maintenance by 1908 Flagler, poor condition
51	Lignum vitae	Qualicum sanctum	2" dbh	Protected*	Remove	3.9'	Right of way tree, previous development agreement approved planning and maintenance by 1908 Flagler
52	"Yellow Poinciana"	Pithecolobium plerocarpum	6" dbh	Regulated	Remove	0	front 1904 Flagler
53	Woman's Tongue	Albizia lebbek	<24" dbh	not regulated	Remove	0	front 1904 Flagler
54	Acacia Palm	Casahuate	NA	not regulated	Remove	0	front corner 1904 Flagler
55	Wild Tamarind	Lythrum latifolium	15.2" dbh	Protected	Remain	NA	City owned tree-Right of Way
56	Wild Tamarind	Lythrum latifolium	5" dbh	Protected	Remain	NA	City owned tree-Right of Way
57	Black Ironwood	Krugiodendron ferreum	3" dbh	Protected	Remain	NA	City owned tree-Right of Way
58	Strangler Fig	Ficus aurea	42" dbh	Protected	Remove	26.4'	Property Line tree w/ 1900 Flagler Rear of 1904 along concrete wall- removal approved via Tree Commission Settlement
59	Jamaican Dogwood	Ravida piscipula	X	Settlement	Removal already approved	1900 Flagler responsible	Rear of 1904 along concrete wall- removal approved via Tree Commission Settlement
60	Jamaican Dogwood	Ravida piscipula	X	Settlement	Removal already approved	1900 Flagler responsible	Rear of 1904 along concrete wall- removal approved via Tree Commission Settlement
61	Jamaican Dogwood	Ravida piscipula	X	Settlement	Removal already approved	1900 Flagler responsible	Rear of 1904 along concrete wall- removal approved via Tree Commission Settlement
62	Strangler Fig	Ficus aurea	X	Settlement	Removal already approved	1900 Flagler responsible	Rear of 1904 along concrete wall- removal approved via Tree Commission Settlement

LEGEND
 TREE PROTECTION BARRIER
 REMOVE

PROJECT:
SOMERSET ISLAND PREP CHARTER SCHOOL ANNEX
 Folio No.: 00063480-000000 / 00063450-000000

NAME OF DEVELOPMENT:
 SOMERSET ISLAND PREP CHARTER SCHOOL
LOCATION:
 1906 FLAGLER AVE
 KEY WEST, FL 33040

OWNER:
 1908 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
 TREPANIER & ASSOCIATES INC.

DEVELOPER:
 SOMERSET ISLAND PREP.

CONSULTANTS/ ENGINEERS:

 Keith Ortoppe, P.E., AIA
 Landscape Architecture Director
 618 E. South Street, Suite 700
 Ocala, Florida 32801
 T 407.423.8298 / F 352.445.8034 / M 407.222.9583
 AIA #00000000, LEED AP

 Allen E. Perez, P.E.
 President
 Perez Engineering & Development, Inc.
 2010 Kennedy Drive, Suite 202
 Key West, FL 33090
 305.293.9490

REECE & ASSOCIATES
 PROFESSIONAL LANDSCAPE ARCHITECTS AND PLANNERS
 3118 AVENUE A, SUITE 100, FL 33004
 Ocala, FL 32801
 WWW.REECEASSOCIATESINC.COM

TRAFF TECH ENGINEERING, INC.
 Joaquin E. Vargas, P.E.
 President
 8800 N. University Dr. Ste. 307
 Tampa, FL 33621
 954.562.0988

CIVICA PROJECT No:
 230119

ISSUED FOR:
 DRC SUBMITTAL

No.	DATE	REVISION	BY
1	9/20/24	REVISION COMMENTS	IDM

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APPROVED BY: KO
DATE: 07/2024
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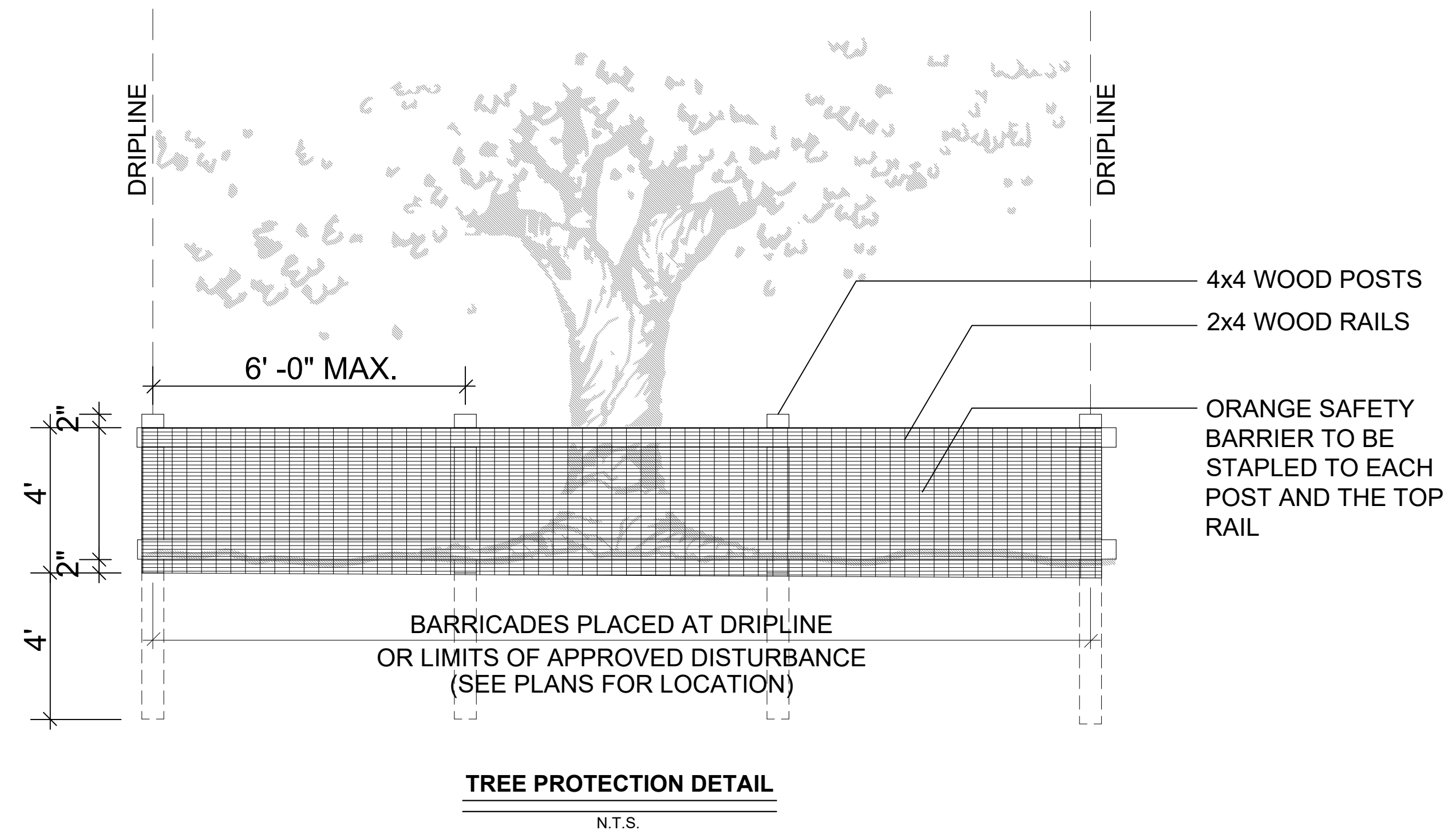
ROLANDO LLANES, RA, AIA
 AR - 0013160
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SHEET TITLE
 TREE MITIGATION PLAN

SHEET NUMBER
 LA2.3

TREE PROTECTION AND PRESERVATION NOTES

1. Protect designated existing trees scheduled to remain against:
 -Unnecessary cutting, breaking, or skinning of roots
 -Skinning and bruising of bark
 -Smothering of trees by stockpiling construction or excavation materials within protection barrier
2. Protection barriers (tree barricades) shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment within the barricade.
3. For all trees to be preserved, see Tree Protection and Barricade Elevation detail.
4. No grade changes shall be made within the protective barrier zones without prior approval.
5. The method of protection is to make certain that 50% of the area under the canopy dripline remains undisturbed (no grade change or root cut) and there shall be no disturbance to the root plate.
6. General contractor shall be responsible for the replacement and mitigation costs of trees damaged beyond repair that have been identified as protected and preserved. If trees are harmed through lack of protection or through negligence on the part of the contractor, the contractor shall bear the burden of the cost of repair or replacement.
7. Root pruning shall be done by or under supervision of an ISA certified arborist, and meet or exceed ANSI A300 or approved tree care industry standards. A certified arborist must be onsite during the entirety of root pruning.
8. No root pruning shall be done within a distance of 3x the diameter the tree unless authorized by the arborist.
9. No more than 30% of the trees roots may be pruned.
10. A pruning trench shall be cleared in a way that exposes the roots while leaving them intact. Use hand tools or an air knife. Limits of trench to be determined by the arborist.
11. All roots outside of the protective barricade to be removed during the development shall be severed clean using a sharp tool to provide a clean cut. Roots shall be left with clean smooth ends and no ragged edges and a two-inch layer of mulch shall be applied over the surface of exposed roots during development within one hour of damage or exposure.
12. After pruning, tree roots shall be covered and kept moist. Fill pruning trench with topsoil and water daily for a period determined by the arborist.



COMMUNITY SOLUTIONS GROUP
Keith Ortoppa, FLA, ASLA
Landscape Architecture Director
618 E. South Street, Suite 700
Orlando, Florida 32801
T 407.423.8298 | F 321.445.8834 | M 407.222.9583
A 240 Consultants, Inc. Service Group

Allen E. Perez, P.E.
President
Perez Engineering & Development, Inc.
3210 Kennedy Drive, Suite 202
Key West, FL 33940
305.293.5480

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED SURVEYORS LICENSE NO. 708
3118 AVENUE A, SUITE 101, KEY WEST, FL 33940
OFFICE: 305.293.1584
EMAIL: PFP@REECE-SURVEYING.COM

TRAF TECH ENGINEERING, INC.
Joaquín E. Vargas, P.E.
President
8400 N. University Dr. Ste. 307
Tampa, FL 33621
954.582.0988

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