

SOUTHWINDS MOTEL

CITY OF KEY WEST, FLORIDA

DRC SUBMITTAL

Prepared for:
BENDER & ASSOCIATES ARCHITECTS

410 ANGELA STREET
KEY WEST, FL 328040

CONTACT: KEITH OROPEZA, PROJECT MANAGER

**COMMUNITY
SOLUTIONS
GROUP**

A GAI Consultants Service Group
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LOCATION MAP
N.T.S. 

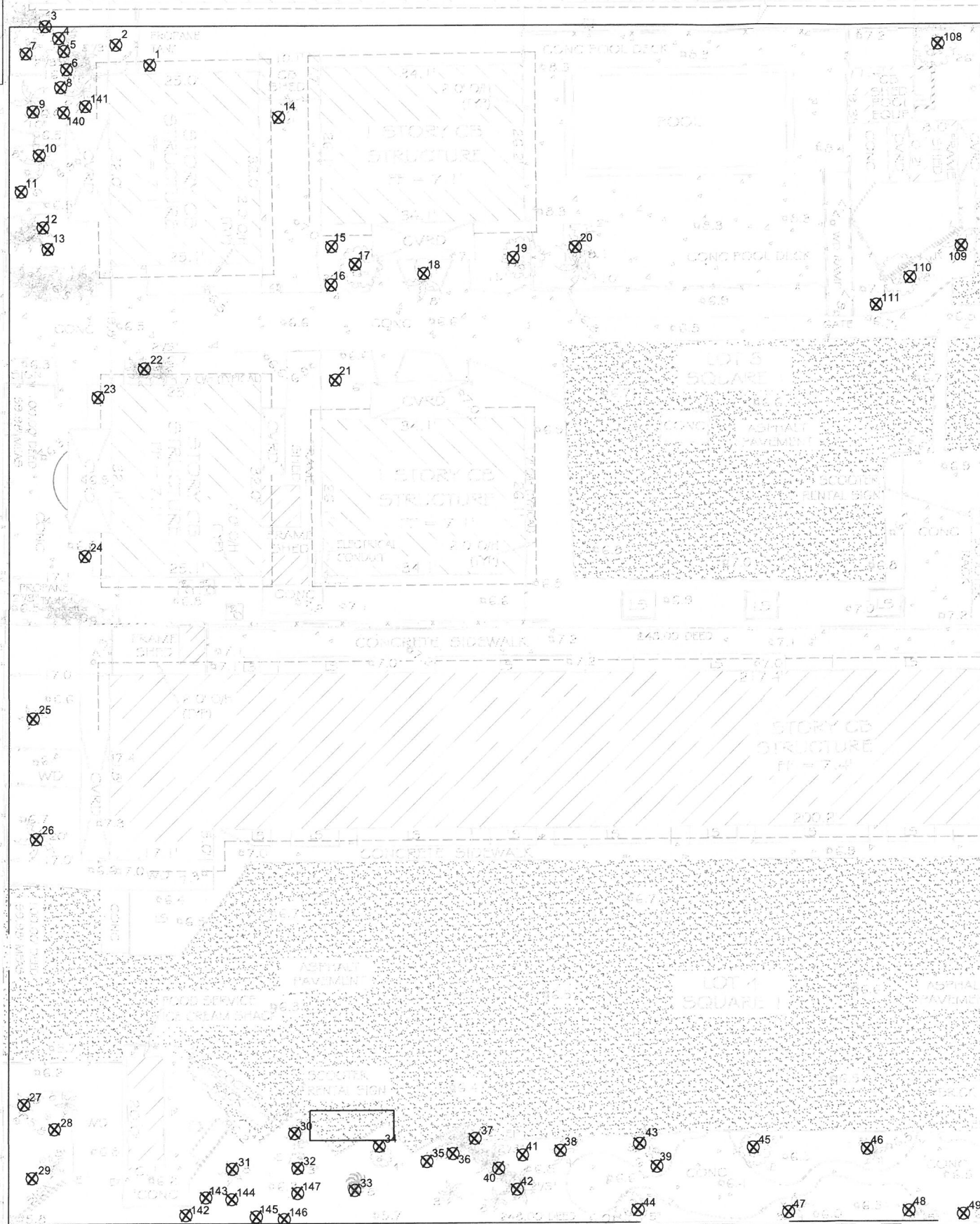
SHEETS

LD.101	TREE REMOVAL PLAN
LD.102	TREE REMOVAL PLAN
S.100	MAP OF BOUNDARY SURVEY
HS.101	HARDSCAPE PLAN - WEST
HS.102	HARDSCAPE PLAN - EAST
LA.000	LANDSCAPE SCHEDULE
LA.101	LANDSCAPE PLAN - WEST
LA.102	LANDSCAPE PLAN - EAST
LA.120	PLANT I.D.
LA.301	ELEVATIONS

DRC SUBMITTAL
December 19, 2024

 TREE PROTECTION BARRIER

X = REMOVE



LA.101

LA.102

Sl. No.	COMMON NAME	SCIENTIFIC NAME	SIZE	DISPOSITION	City/Zone	NOTES
1	Touch palm	Boronia robusta	single 24 CF	Remove	Protected	
2	Touch palm	Boronia robusta	sculpture	Remove	Protected	
3	Monstrosity palm	Adiantum monstrosity	double +105 CF	Remove	Regulated	city only
4	Chromola palm	Adiantum monstrosity	double +105 CF	Remove	Regulated	
5	Asplenium palm	Phytosperma elegans	single 124 CF	Remove	Regulated	
6	Asplenium palm	Phytosperma elegans	single +105 CF	Remove	Regulated	
7	Chromola palm	Adiantum monstrosity	single +105 CF	Remove	Not Regulated	
8	Touch palm	Boronia robusta	single 18 CF	Remove	Protected	
9	Queen Palm tree	Betel nut	single 24 CF	Remove	Not Regulated	
10	Asplenium palm	Phytosperma elegans	single +105 CF	Remove	Regulated	
11	Touch palm	Boronia robusta	single 18 CF	Remove	Protected	
12	Monstrosity palm	Adiantum monstrosity	single +105 CF	Remove	Regulated	
13	Umbrella tree and thick tubularia	Styphelia umbellata	>24 dbh	Remove	Not Regulated	
14	Queen palm	Betel nut	single +105 CF	Remove	Regulated	
15	Chromola palm	Adiantum monstrosity	single +105 CF	Remove	Regulated	
16	Bitel palm	Styphelia umbellata	sculpture	Remove	Not Regulated	
17	Umbrella tree	Styphelia umbellata	NA	Remove	Not Regulated	
18	Chromola palm	Adiantum monstrosity	single 124 CF	Remove	Regulated	
19	Plumbago	Plumbago	1' dbh	Remove	Protected	
20	Queen palm	Betel nut	single +105 CF	Remove	Regulated	
21	Asplenium palm	Phytosperma elegans	single +105 CF	Remove	Regulated	
22	Asplenium palm	Phytosperma elegans	single +105 CF	Remove	Regulated	
23	Monstrosity palm	Adiantum monstrosity	double +105 CF	Remove	Regulated	
24	Monstrosity palm	Adiantum monstrosity	single +105 CF	Remove	Regulated	
25	Monstrosity palm	Adiantum monstrosity	single +105 CF	Remove	Regulated	
26	Real palm	Agave americana	single +105 CF	Remove	Protected	
27	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
28	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
29	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
30	Asplenium palm	Phytosperma elegans	single 81 CF	Remove	Regulated	
31	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
32	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
33	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
34	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
35	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
36	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
37	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
38	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
39	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
40	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
41	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
42	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
43	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
44	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
45	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
46	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
47	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
48	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
49	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
50	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
51	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
52	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
53	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
54	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
55	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
56	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
57	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
58	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
59	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
60	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
61	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
62	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
63	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
64	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
65	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
66	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
67	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
68	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
69	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
70	Coconut palm	Coccothrinax	single +105 CF	Remove	Protected	
71	Monstrosity palm	Adiantum monstrosity	single +105 CF	Remove	Regulated	
72	Monstrosity palm	Adiantum monstrosity	single +105 CF	Remove	Not Regulated	
73	Chromola palm	Adiantum monstrosity	double +105 CF	Remove	Regulated	
74	Chromola palm	Adiantum monstrosity	double +105 CF	Remove	Regulated	
75	Chromola palm	Adiantum monstrosity	double +105 CF	Remove	Regulated	
76	Chromola palm	Adiantum monstrosity	double +105 CF	Remove	Regulated	
77	Monstrosity palm	Adiantum monstrosity	single 24 CF	Remove	Not Regulated	
78	Asplenium palm	Phytosperma elegans	single +105 CF	Remove	Regulated	
79	Asplenium palm	Phytosperma elegans	single +105 CF	Remove	Regulated	
80	Asplenium palm	Phytosperma elegans	single +105 CF	Remove	Regulated	
81	Asplenium palm	Phytosperma elegans	single +105 CF	Remove	Regulated	
82	Asplenium palm	Phytosperma elegans	single +105 CF	Remove	Regulated	
83	Asplenium palm	Phytosperma elegans	single +105 CF	Remove	Regulated	
84	Warner's Tongue	Albizia lebbekii	<2' dbh	Remove	Not Regulated	
85	Coppered Curing	Albizia lebbekii	NA	Remove	Not Regulated	
86	Chromola palm	Adiantum monstrosity	single +105 CF	Remove	Regulated	
87	Monstrosity palm	Adiantum monstrosity	single +105 CF	Remove	Regulated	
88	Monstrosity palm	Adiantum monstrosity	single +105 CF	Remove	Regulated	
89	Monstrosity palm	Adiantum monstrosity	single +105 CF	Remove	Regulated	
90	Monstrosity palm	Adiantum monstrosity	single +105 CF	Remove	Regulated	
91	Chromola palm	Adiantum monstrosity	single +105 CF	Remove	Regulated	
92	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	
93	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	
94	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	
95	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	
96	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	
97	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	
98	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	
99	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	
100	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	
101	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	
102	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	
103	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	
104	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	
105	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	
106	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	
107	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	
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110	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	
111	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	
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199	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	
200	Spanish Broom	Eugenia foetida	2' dbh	Remove	Protected	

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KEY WEST, FLORIDA

410 ANGELA STREET
KEY WEST, FLORIDA 32040

CONSULTANTS

ISSUED FOR:

[illegible]

PROJECT NUMBER R241253.00

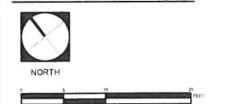
DATE: 2024.10.21

SCALE: SEE BELOW

DRAWN BY: KR

CHECKED BY: _____ KO

DRAWING SCALE AND NORTH ARROW



SHEET TITLE
TREE REMOVAL PLAN

SHEET NUMBER
LD.101

<i>Pinus hartwegii</i>	37	Pinaceae	Pinoidae	
<i>Pinus rigida</i>		Pinaceae		
<i>Pinus resinosa</i>	48	Pinaceae		Not Regulated Plant
<i>Pinus strobus</i>	49	Pinaceae		
<i>Pinus taeda</i>	50	Pinaceae		
<i>Pinus rigida</i>	51	Pinaceae		
<i>Pinus strobus</i>	52	Pinaceae		
<i>Pinus taeda</i>	53	Pinaceae		
<i>Pinus rigida</i>	54	Pinaceae		
<i>Pinus strobus</i>	55	Pinaceae		
<i>Pinus taeda</i>	56	Pinaceae		
<i>Pinus rigida</i>	57	Pinaceae		
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<i>Pinus taeda</i>	62	Pinaceae		
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<i>Pinus strobus</i>	70	Pinaceae		
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<i>Pinus strobus</i>	82	Pinaceae		
<i>Pinus taeda</i>	83	Pinaceae		
<i>Pinus rigida</i>	84	Pinaceae		
<i>Pinus strobus</i>	85	Pinaceae		
<i>Pinus taeda</i>	86	Pinaceae		
<i>Pinus rigida</i>	87	Pinaceae		
<i>Pinus strobus</i>	88	Pinaceae		
<i>Pinus taeda</i>	89	Pinaceae		
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<i>Pinus strobus</i>	91	Pinaceae		
<i>Pinus taeda</i>	92	Pinaceae		
<i>Pinus rigida</i>	93	Pinaceae		
<i>Pinus strobus</i>	94	Pinaceae		
<i>Pinus taeda</i>	95	Pinaceae		
<i>Pinus rigida</i>	96	Pinaceae		
<i>Pinus strobus</i>	97	Pinaceae		
<i>Pinus taeda</i>	98	Pinaceae		
<i>Pinus rigida</i>	99	Pinaceae		
<i>Pinus strobus</i>	100	Pinaceae		

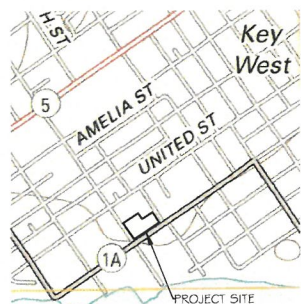
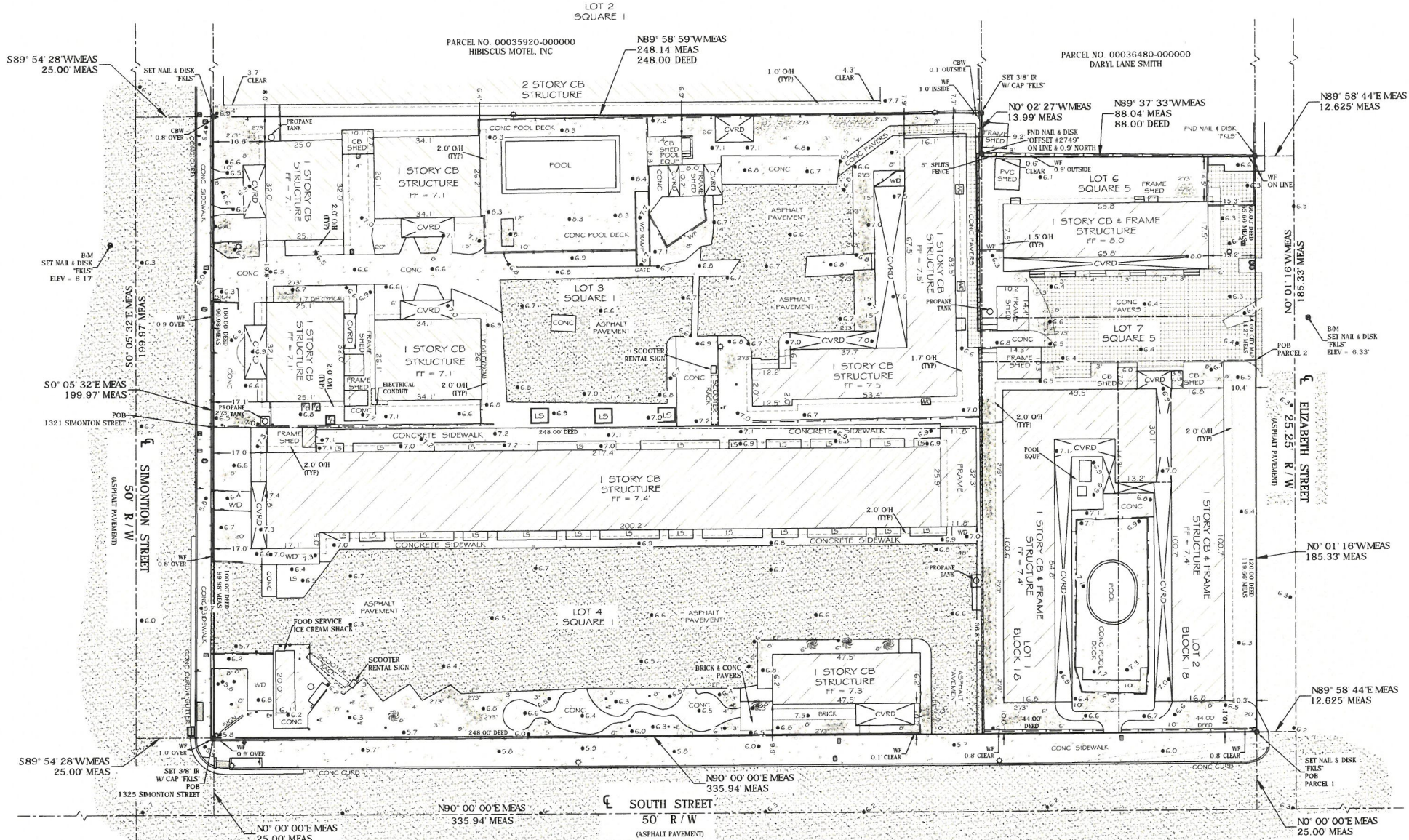


TELEX	COMMON NAME	SCIENTIFIC NAME	SIZE	DISPOSITION	ON PAHQS	NOTES
1	Thorn palm	Thornia radialis	single 24" CT	Remove	Protected	
2	Thorn palm	Thornia radialis	24" CT	Remove	Protected	
3	Chromola palm	Veitchia macrocarpa	single +104" CT	Remove	Regulated	possibly lost
4	Chromola palm	Alborea neriifolia	single +104" CT	Remove	Regulated	
5	Assarula palm	Hyophorpha elegans	single 104" CT	Remove	Regulated	
6	Assarula palm	Hyophorpha elegans	single +104" CT	Remove	Regulated	
7	Chromola palm	Alborea neriifolia	single +104" CT	Remove	Not Regulated	
8	Thorn palm	Thornia radialis	single 14" CT	Remove	Protected	
9	Golden Babel palm	Babelia sp.	single 14" CT	Remove	Not Regulated	
10	Assarula palm	Hyophorpha elegans	single +104" CT	Remove	Regulated	
11	Thorn palm	Thornia radialis	single 14" CT	Remove	Protected	
12	Monocorypha palm	Veitchia macrocarpa	single +104" CT	Remove	Regulated	
13	Chromola tree and Pink Tootles	Stemodia palmifolia/Tetralonia heterophylla	<24" dbh	Remove	Not Regulated	
14	Queen palm	Bequaertia monnifolia	single +104" CT	Remove	Regulated	
15	Chromola palm	Alborea neriifolia	single +104" CT	Remove	Regulated	
16	Babel palm	Babelia palmifolia	seed	Remove	Not Regulated	
17	Chromola tree	Stemodia palmifolia	NA	Remove	Not Regulated	
18	Chromola palm	Alborea neriifolia	single 104" CT	Remove	Regulated	
19	Thorn palm	Thornia radialis	1" db	Remove	Regulated	
20	Queen palm	Bequaertia monnifolia	single +104" CT	Remove	Regulated	
21	Assarula palm	Hyophorpha elegans	single +104" CT	Remove	Regulated	
22	Area palm clump	Opuntia leucostoma	NA	Remove	Not Regulated	
23	Monocorypha palm	Veitchia macrocarpa	single +104" CT	Remove	Regulated	
24	Monocorypha palm	Veitchia macrocarpa	single +104" CT	Remove	Regulated	
25	Monocorypha palm	Veitchia macrocarpa	single +104" CT	Remove	Regulated	
26	Babel palm	Opuntia leucostoma	seed	Remove	Protected	
27	Queen palm	Bequaertia monnifolia	single +104" CT	Remove	Protected	
28	Queen palm	Bequaertia monnifolia	single +104" CT	Remove	Protected	
29	Queen palm	Bequaertia monnifolia	single +104" CT	Remove	Protected	
30	Assarula palm	Hyophorpha elegans	single 84" CT	Remove	Regulated	
31	Queen palm	Bequaertia monnifolia	single +104" CT	Remove	Protected	
32	Queen Limbo	Bumelia humilis	6.7 dbh	Remove	Protected	
33	Queen palm	Bequaertia monnifolia	single +104" CT	Remove	Protected	
34	Washingtonia palm	Washingtonia robusta	single 24" CT	Remove	Not Regulated	
35	Queen Limbo	Bumelia humilis	6" dbh	Remove	Protected	
36	Redwood tree	Simoula glauca	2.9 dbh	Remove	Protected	
37	Chromola palm	Alborea neriifolia	single +104" CT	Remove	Not Regulated	
38	Assarula palm	Hyophorpha elegans	single +104" CT	Remove	Regulated	
39	Washingtonia palm	Washingtonia robusta	single 14" CT	Remove	Not Regulated	
40	Chromola palm	Alborea neriifolia	single +104" CT	Remove	Regulated	
41	Chromola palm	Alborea neriifolia	single +104" CT	Remove	Regulated	
42	Babel Palm	Babelia palmifolia	single +104" CT	Remove	Regulated	
43	Assarula palm	Hyophorpha elegans	single 84" CT	Remove	Not Regulated	
44	Queen Limbo	Bumelia humilis	5.7 dbh	Remove	Protected	
45	Queen Limbo	Bumelia humilis	6" dbh	Remove	Protected	
46	Queen palm	Bequaertia monnifolia	single +104" CT	Remove	Protected	
47	Queen palm	Bequaertia monnifolia	single +104" CT	Remove	Protected	
48	Queen Limbo	Bumelia humilis	6" dbh	Remove	Protected	
49	Washingtonia palm	Washingtonia robusta	single 14" CT	Remove	Not Regulated	
50	Redwood tree	Simoula glauca	7" dbh	Remove	Protected	
51	Washingtonia palm	Washingtonia robusta	single 24" CT	Remove	Not Regulated	
52	Redwood tree	Simoula glauca	5.7 dbh	Remove	Protected	
53	Queen palm	Bequaertia monnifolia	single +104" CT	Remove	Protected	
54	Queen palm	Bequaertia monnifolia	single 104" CT	Remove	Protected	
55	Queen palm	Bequaertia monnifolia	single +104" CT	Remove	Protected	
56	Queen palm	Bequaertia monnifolia	single +104" CT	Remove	Protected	
57	Queen palm	Bequaertia monnifolia	single +104" CT	Remove	Protected	
58	Queen palm	Bequaertia monnifolia	single +104" CT	Remove	Protected	
59	Assarula palm	Hyophorpha elegans	single 84" CT	Remove	Not Regulated	
60	Chromola tree	Stemodia palmifolia	NA	Remove	Not Regulated	
61	Chromola palm	Alborea neriifolia	single +104" CT	Remove	Regulated	
62	Red palm	Uraria ulmaria	single +104" CT	Remove	Regulated	
63	Washingtonia palm	Washingtonia robusta	single 84" CT	Remove	Not Regulated	
64	Red palm	Uraria ulmaria	single 44" CT	Remove	Not Regulated	
65	Albany	Crotona velutina	42" dbh	Remove	Protected	seems well adapted
66	Albany	Crotona velutina	2 trunks, 5.5" dbh and 2"	Remove	Protected	good condition
67	Albany	Crotona velutina	2 trunks, 4.5" dbh and 2"	Remove	Protected	good condition
68	Washingtonia palm	Washingtonia robusta	single +104" CT	Remove	Not Regulated	
69	Albany	Crotona velutina	7" dbh	Remove	Protected	near to good condition
70	Stranger figs	Ficus eximia	2" dbh	Remove	Protected	
71	Wild Cornelian	Coronilla varia	2" dbh	Remove	Protected	
72	Yggdrasil tree	Quercus sandum	PREHIST. +400 BP	PREHIST.	Protected	large, multi-trunked, good condition. Has two trunks
73	Monocorypha palm	Veitchia macrocarpa	single +104" CT	Remove	Regulated	
74	Monocorypha palm	Veitchia macrocarpa	single +104" CT	Remove	Regulated	

75	Montigenia palm	Metica montigena	single 10.5 CT	Female	Regulated
76	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
77	Orchidaceae palm	Alseodora merita	single	Female	Regulated
78	Orchidaceae palm	Alseodora merita	double 10.5 CT	Female	Regulated
79	Orchidaceae palm	Alseodora merita	double 10.5 CT	Female	Regulated
80	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
81	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
82	Asplenium palm	Elysiadendron elegans	single 10.5 CT	Female	Regulated
83	Asplenium palm	Elysiadendron elegans	single 10.5 CT	Female	Regulated
84	Wine's Tongue	Asplen. elegans	CT 20"	Not Regulated	
85	Copeland Tongue	Asplen. elegans	CT 20"	Not Regulated	
86	Orchidaceae palm	Alseodora merita	single 10.5 CT	Female	Regulated
87	Montigenia palm	Metica montigena	single 10.5 CT	Female	Regulated
88	Montigenia palm	Metica montigena	single 10.5 CT	Female	Regulated
89	Montigenia palm	Metica montigena	single 10.5 CT	Female	Regulated
90	Montigenia palm	Metica montigena	single 10.5 CT	Female	Regulated
91	Orchidaceae palm	Alseodora merita	single 10.5 CT	Female	Regulated
92	Spanish Begonia	Eugenia hillebrandii	2" 2" 2" 2" 2" 2"	Female	Prohibited
93	Spanish Begonia	Eugenia hillebrandii	2" 2" 2" 2" 2" 2"	Female	Prohibited
94	Wine's Tongue	Asplen. elegans	CT 20"	Female	Not Regulated
95	Montigenia palm	Metica montigena	single 10.5 CT	Female	Regulated
96	Palm tree	Staurium staurium	NA	Female	Not Regulated
97	Spanish Begonia	Myrsine hillebrandii	2" 2"	Female	Not Regulated
98	Palm tree	Staurium staurium	CT 20"	Female	Not Regulated
99	Quince Liliaceae	Staurium staurium	2" 2"	Female	Prohibited
100	Quince Liliaceae	Staurium staurium	2" 2"	Female	Prohibited
101	Montigenia palm	Metica montigena	single 10.5 CT	Female	Regulated
102	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
103	Palm tree	Staurium staurium	single 10.5 CT	Female	Regulated
104	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
105	Palmetto	Chlorophytum comosum	2" 2"	Female	Not Regulated
106	Palm tree	Staurium staurium	2" 2"	Female	Prohibited
107	Palmetto	Chlorophytum comosum	2" 2"	Female	Prohibited
108	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
109	Quince Liliaceae	Staurium staurium	2" 2"	Female	Prohibited
110	Quince Liliaceae	Staurium staurium	2" 2"	Female	Prohibited
111	Quince Liliaceae	Staurium staurium	2" 2"	Female	Prohibited
112	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
113	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
114	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
115	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
116	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
117	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
118	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
119	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
120	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
121	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
122	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
123	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
124	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
125	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
126	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
127	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
128	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
129	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
130	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
131	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
132	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
133	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
134	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
135	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
136	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
137	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
138	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
139	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
140	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
141	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
142	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
143	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
144	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
145	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
146	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
147	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
148	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
149	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
150	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
151	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
152	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
153	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
154	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
155	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
156	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
157	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
158	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
159	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
160	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
161	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
162	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
163	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
164	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
165	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
166	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
167	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
168	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
169	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
170	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
171	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
172	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
173	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
174	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
175	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
176	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
177	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
178	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
179	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
180	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
181	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
182	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
183	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
184	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
185	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
186	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
187	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
188	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
189	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
190	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
191	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
192	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
193	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
194	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
195	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
196	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
197	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
198	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
199	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated
200	Washingtonian palm	Washingtonia robusta	single 10.5 CT	Female	Not Regulated

[illegible][illegible]

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E



LEGAL DESCRIPTIONS

(625 South Street)

Parcel 1:

In the City of Key West and known as Lots 1, and 2, in Block 16, Tract 17 according to Key West Investment Company's subdivision of Part of Tract 17 recorded in Plat Book 1, Page 88, (sometimes referred to as Page 82) Monroe County, Florida Public Records and described by metes and bounds as follows: Commencing at the corner of South and South Streets and running thence along South Street in a Southwesterly direction 88 feet; thence at right angles in a Northwesterly direction 120 feet; thence at right angles in a Northwesterly direction 88 feet; thence at right angles in a Southwesterly direction 120 feet along Elizabeth Street to the Point of Beginning.

ALSO:

Parcel 2:

In the City of Key West and known as Lots 6, and 7, in Square 5 of Tract 17 according to D.T. Sweeney's Diagram of Part of Tract 17 recorded in Book 10 of Deeds, Page 327, of Monroe County, Florida Records: Commencing at point on the Southwestern side of an alley known as Elizabeth Streets, distant 120 feet from the corner of South and Elizabeth Streets and running thence along Elizabeth Street in a Northwesterly direction 66 feet; thence at right angles in a Southwesterly direction 88 feet; thence at right angles in a Northwesterly direction 100 feet; thence at right angles in a Southwesterly direction 88 feet, out to the Point of Beginning.

(1325 Simonton Street)

On the Island of Key West, and being a part of Tract 16, according to Wm. A. Whitehead's map of said Island but better described as Lot 3 of Square 1 of said Tract 16 according to the diagram of division of Tract 16 on the Island of Key West between Frederick Flier and John Doyle, recorded in Book 'N' page 476 of Public Records of Monroe County, Florida, but more particularly described: Commencing at a point on the Northeastern side of Simonton Street distant 100 feet Northwesterly from the corner of South and Simonton Streets, running thence along Simonton Street in a Northwesterly direction 100 feet; thence at right angles in a Northwesterly direction 248 feet; thence at right angles in a Southwesterly direction 100 feet; thence along South Street in a Southwesterly direction 248 feet back to the place of beginning.

(1321 Simonton Street)

On the Island of Key West, and being a part of Tract 16, according to Wm. A. Whitehead's map of said Island but better described as Lot 3 of Square 1 of said Tract 16 according to the diagram of division of Tract 16 on the Island of Key West between Frederick Flier and John Doyle, recorded in Book 'N' page 476 of Public Records of Monroe County, Florida, but more particularly described: Commencing at a point on the Northeastern side of Simonton Street distant 100 feet Northwesterly from the corner of South and Simonton Streets, running thence along Simonton Street in a Northwesterly direction 100 feet; thence at right angles in a Northwesterly direction 248 feet; thence at right angles in a Southwesterly direction 100 feet; thence along South Street in a Southwesterly direction 248 feet back to the place of beginning.

SURVEYORS NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON N89°00'00" E ASSUMED ALONG THE CENTERLINE OF SOUTH STREET.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND ARE CERTIFIED TO 0.1.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION "J 267" P.I.D. A40018, ELEVATION=11.61 (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 625 SOUTH STREET, 1321 SIMONTON STREET AND 1313 SIMONTON STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACCQUIRED ON 10/25/2023 THROUGH 11/09/2023.
- COMMUNITY NO.: 120168, MAP NO.: 12057C, 1516K, MAP DATE: 02-18-2005; FLOOD ZONE: X SHADED 4 AE; BASE ELEVATION: 6 (AE).
- DIAMETER OF TREES SHOWN HEREON WAS MEASURED AT BREAST HEIGHT.
- TOTAL NUMBER OF COCONUT PALM TREES HEREON = 5.
- TOTAL NUMBER OF PALM TREES SHOWN HEREON = 53.
- TOTAL NUMBER OF UNKNOWN TREES SHOWN HEREON = 25.
- TOTAL NUMBER CLUSTER OF PALM TREES, 2/3' HEREON = 33.
- TOTAL NUMBER CLUSTER OF TREES UNKNOWN, 2/3' = 5.

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFF = BACKFLOW PREVENTER
BM = BENCHMARK
C & G = 2" CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLP = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPT = CONCRETE POWER POLE
CVRD = COVERED
DELT = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FO = FOUND
FOI = FENCE OUTSIDE
FOI = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MS = MAINTENANCE
MEAS = MEASURED
MTWL = METAL FENCE
MTWL = METAL HIGH WATER LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
N15 = N15°10' SCALE
OH = ROOF OVERHANG
OWH = OVERHEAD WIRE
PC = POINT OF CURVE
PM = PARKING METER
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
GUY = GUY WIRE
HB = HOSE BIB
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MS = MAINTENANCE
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PC = POINT OF CURVE
PM = PARKING METER
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
FOC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
RW = RIGHT OF WAY LINE
SSGO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOP = TOP OF BANK
TOS = TOP OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UNE = UNREADABLE
UE = UTILITY EASEMENT
WD = WOOD DECK
WM = WOOD FENCE
WU = WOOD UNDOING
WV = WATER VALVE
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

SYMBOL LEGEND:



CERTIFIED TO -

Meisel Holdings FL



21460 OVERSEAS HIGHWAY, SUITE 4
CUJODOE KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@gmail.com

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED: ERIC A. ISAACS, FPM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LDM 7947

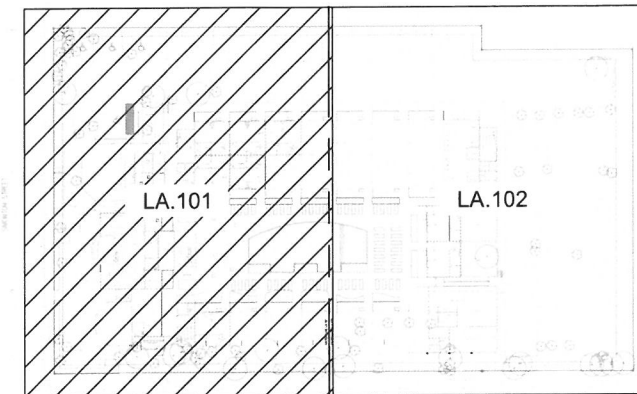
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

MAP OF BOUNDARY SURVEY 625 SOUTH STREET, 1321 & 1325 SIMONTON STREET KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 12/15/2023	SURVEY BY: FKLS	PROJECT: SOUTHWINDS
REVISION DATE: N/A	DRAWN BY: MPB	H. SCALE: 1"=20'
JOB NO.: 23-329	CHECKED BY: EAI	SHEET 1 OF 1

**NOT FOR
CONSTRUCTION**

KEY PLAN



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME
TREES	
AM	ADONIDIA MERRILLII / CHRISTMAS PALM
CO	CHRYSOHYLLUM OLIVIFORME / SATINLEAF
CN	COCOS NUCIFERA / COCONUT PALM
CE	CONOCARPUS ERECTUS SERICEUS / SILVER BUTTONWOOD
CS	CORDIA SEBESTENA / ORANGE GEIGER TREE
GL	GYMNANTHES LUCIDA / CRABWOOD
LP	LEUCOTHRIX MORRISII / KEY THATCH PALM
RM	RAVENALA MADAGASCARIENSIS / TRAVELER'S TREE
SG	SIMAROUBA GLAUCA / PARADISE TREE
SHRUBS	
AE	AECHMEA SP / GIANT BROMELIAD
AA	AGAVE ATTENUATA / FOXTAIL AGAVE
AZ	ALPINIA ZERUMBET / VAREGATA / VAREGATED SHELL GINGER
AG	ARGUSIA GNAPHALOIDES / SEA ROSEMARY
CH-3	CHRYSOBALANUS ICAGO / COCO PLUM
EF	ERITHALIS FRUTICOSA / BLACK TORCH
GL2	GYMNANTHES LUCIDA / CRABWOOD
HR	HIBISCUS ROSA-SINENSIS / CHINESE HIBISCUS
MD	MONSTERA DELICIOSA / SPLIT-LEAF PHLOENDRON
MC	MYRSINE FRAGRANS / COMPACTA / COMPACT SIMPSON'S STOPPER
NE	NEPHROLEPIS EXALATA / BOSTON FERN
PN	PSYCHOTRIA NERVOSA / LITTLE PSYCHO / LITTLE PSYCHO WILD COFFEE
RH	RHAPHIDOPHYLLUM MYSTUR / NEEDLE PALM
SP	SCAEVOLA PLUMIERI / INKBERRY
SF	STRELTIZIA REGINAE / BIRD OF PARADISE
ZF-15	ZAMIA FURFURACEA / CARDBOARD PALM
ZA	ZAMIA PUMILA / COONTIE
GROUND COVERS	
BA	BORRICHIA ARBORESCENS / SEA OXEYE DAISY
EL	ERNODEA LITTORALIS / GOLDEN CREEPER

SOUTH BUFFER - Sec. 108-413(b)

- 120 PLANT UNITS PER 100 LF
- $335 \text{ LF} / 100 \text{ LF} * 120 = 402 \text{ UNITS}$

UNITS PROVIDED

- CANOPY TREES: $3 * 10 \text{ UNITS} = 30 \text{ UNITS}$
- ORNAMENTAL TREES: $5 * 3 \text{ UNITS} = 15 \text{ UNITS}$
- SHRUBS: $418 * 1 \text{ UNIT} = 418 \text{ UNITS}$
- TOTAL UNITS: 463 UNITS

NOT FOR
CONSTRUCTION

The site plan shows a rectangular area divided into two sections. The left section, labeled 'LA.101', contains a detailed architectural drawing of a building with various rooms, corridors, and landscaping elements like trees and shrubs. The right section, labeled 'LA.102', is a large rectangular area filled with diagonal hatching lines, indicating a different type of land use or a reserved area. A vertical line separates the two sections.

PLANT SCHEDULE	
CODE	BOTANICAL / COMMON NAME
TREES	
AM	ADONIDIA MERRILLII / CHRISTMAS PALM
CO	CHRYSOPHYLLUM OLIVIFORME / SATINLEAF
CN	COCOS NUCIFERA / COCONUT PALM
CE	CONOCARPUS ERECTUS SERICEUS / SILVER BUTTONTWOOD
CS	CORDIA SEBESTENA / ORANGE GEIGER TREE
GL	GYMNANTHES LUCIDA / CRABWOOD
LP	LEUCOTHRIX MORRISII / KEY THATCH PALM
RM	RAVENALA MADAGASCARIENSIS / TRAVELER'S TREE
SG	SIMAROUBA GLAUCA / PARADISE TREE
SHRUBS	
AE	AECHMEA SP / GIANT BROMELIAD
AA	AGAVE ATTENUATA / FOXTAIL AGAVE
AZ	ALPINIA ZERUMBERT VARIEGATA / VARIEGATED SHELL GINGER
AG	ARGUSIA ZAMBALEDES / SEA ROSEMARY
CH-3	CHRYSOBALANUS ICACO / COCO PLUM
EF	ERITHALIS FRUTICOSA / BLACK TORCH
GL2	GYMNANTHES LUCIDA / CRABWOOD
HR	HIBISCUS ROSA-SINENSIS / CHINESE HIBISCUS
MD	MONSTERA DELICIOSA / SPLIT-LEAF PHILODENDRON
MC	MYRTICANTHES FRAGRANS 'COMMON FA' / COMPACT SIMPSON'S STOPPER
NE	NEPHROLEPSIS EXALATA / BOSCHON FERN
PN	PSYCHOTRIA NERVOSA / LITTLE PSYCHO / LITTLE PSYCHO WILD COFFEE
GH	RHAPHIDOPHYLLUM HYSTRICH / NEEDLE PALM
SP	SCAEVOLA PLUMIERI / INKBERRY
SR	STRELITZIA REGINAE / BIRD OF PARADISE
ZF-15	ZAMIA FURFURACEA / CARDBOARD PALM
ZA	ZAMIA PUMILA / COONTIE
GROUND COVERS	
BA	BORRICHIA ARBORESCENS / SEA OXEYE DAISY
EL	ERNODEA LITTORALIS / GOLDEN CREEPER

- 120 PLANT UNITS PER 100 LF
- $186 \text{ LF} / 100 \text{ LF} * 120 = 216 \text{ UNITS}$

UNITS PROVIDED

- CANOPY TREES: $8 * 10 \text{ UNITS} = 80 \text{ UNITS}$
- ORNAMENTAL TREES: $10 * 3 \text{ UNITS} = 30 \text{ UNITS}$
- SHRUBS: $800 * 1 \text{ UNIT} = 800 \text{ UNITS}$
- TOTAL UNITS: 910 UNITS

**NOT FOR
CONSTRUCTION**