



THE CITY OF KEY WEST
Tree Commission
Post Office Box 1409 - Key West, FL 33041-1409
Telephone: 305-809-3725

May 9, 2018

Monch Properties, Ltd.
4479 Granada Blvd.
Coral Gables, FL 33146

To Whom It May Concern:

The City of Key West Tree Commission recently considered your permit application T18-8956 for Final Landscape Design with Tree Removal for 2600 N. Roosevelt Blvd., Key West, Florida, at their regularly scheduled meeting on May 8, 2018.

The Tree Commission approved the Final Landscape Plan with Tree Removal to include the removal of (2) Mahogany trees as identified in the existing tree maps and list, to be replaced with 15 caliper inches of approved native dicot trees, FL#1, and the transplantation of (2) Sabal Palms to be incorporated into the approved landscape plan. **The permits to actually remove these trees will not be issued until demolition and/or building permits have been issued for each phase of the project.**

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

Sincerely,

David Jackson
Chairman, Tree Commission

Karen DeMaria
Urban Forestry Manager
kdemaria@cityofkeywest-fl.gov

GENERAL LANDSCAPE NOTES

- All plant material to be Florida #1 or better quality, as specified in the current edition of the FDACS 'Grades and Standards for Nursery Stock'.
- Tree caliper measurements shall be taken at six (6") inches above natural grade. Measurements for trees over four (4') inches of caliper shall be taken at twelve (12") above natural grade. Diameter breast height (DBH) measurements to be taken at 4.5 feet above natural grade.
- The Plant Material Schedule included with the Plans is provided only for the landscape contractor's convenience; it shall not be construed as to conflict or predominate over the Plans.
- In the event of discrepancies in the quantities shown on the Plant Material Schedule/Bid Form and those shown on the Plans, the landscape contractor shall bid the quantity shown on the Plant Material Schedule/Bid Form and provide a note as to the quantity shown on the Plans.
- If a conflict between the Plans and the Specifications exists, the Plans shall predominate and be considered the controlling document.
- Landscape contractor shall provide documentation of plant variety when specified. Plants specified by Genus and Species alone shall not require documentation.
- All materials shall be installed as specified on the Plans. If material and labor do not adhere to the Details and Specifications, they will be rejected by the Landscape Architect. Rejected materials will be replaced by the landscape contractor at no additional cost.
- All necessary permits are to be provided by the installing contractor for work shown on the Plans (unless otherwise specifically stated in the Specifications or Bid Documents).
- The landscape contractor shall be responsible for verification and protection of all underground and overhead utilities. Plant material shown on the Plans that conflict with the utilities shall be brought to the attention of the Landscape Architect prior to installation.
- The General Contractor shall provide site grading to within 0.1 foot of finish grade. The landscape contractor shall provide fine grading to produce a positive drainage condition on the site. Surface water shall be directed to engineered drainage structures/swales with smooth grading transitions. Debris larger than 1.5 inches shall be removed from surfaces of landscape beds and sodded areas.
- All plant material shall be installed and maintained in the highest standard of workmanship and in accordance with the Details and Specifications. Plant material shall be maintained by the landscape contractor until Final Acceptance is granted by the Owner.
- All B&B trees shall have strings, twine or rope removed from the top of the basket. All flagging tape, identification tags, and other objects shall be removed from the plant material prior to calling for a Substantial Completion inspection.
- Mulch shall match existing mulch. Sod shall be St. Augustine 'Floratum'.
- The landscape contractor shall remove existing vegetation necessary to complete the work shown on the plans. Use of herbicide shall be in accordance to manufacturer's recommendations and supervised by licensed applicators. The landscape contractor is solely responsible for the means to remove existing vegetation and responsible to ensure that re-growth does not occur.
- The landscape contractor shall keep a neat and orderly job site. Paved surfaces necessary for egress shall be kept clear of debris. Debris generated by the work shown on the Plans shall be removed from the site.
- The landscape contractor shall provide a replacement warranty for trees of one year's duration and shrub/groundcover for three months' duration from Final Acceptance.
- Sod shall be laid with tight joints. Sodded areas shall be rolled within three days after installation. Landscape contractor shall apply proper irrigation water quantities prior to rolling to insure proper soil/root contact but not produce indentations from pedestrians.
- All questions concerning the Plans, Details, or Specifications shall be directed to the Landscape Architect, (727-343-1809).

FERTILIZATION SCHEDULE

- All plant material shall be fertilized upon installation but prior to mulching. Plant material adjacent to open bodies of water shall be mulched immediately following fertilization to reduce translocation of the granules.
- Fertilizer shall be Scotts Osmocote 'Classic' 19-6-12 in the twelve (12) month release formulation. Contractor may use the Standard or Lo-Start mixes depending on the level of existing fertilizer from plant nursery applications.
- Each containerized plant shall receive fertilization at the rates shown for each container size. One (1) cup equals two hundred eighty (280) grams of Scotts Osmocote 'Classic' 19-6-12 fertilizer.

1 Gallon Container	15 plants per cup
3 Gallon Container	1/4 cup
7 Gallon Container	1/2 cup
15 Gallon Container	3/4 cup
25 Gallon Container	1-1/2 cups
30 Gallon Container	1-3/4 cups
45 Gallon Container	2-1/4 cups
65 Gallon Container	2-1/4 cups
100 Gallon Container	3 cups
- Each balled and burlapped plant shall receive one half (0.5) cup of Scotts Osmocote 'Classic' 19-6-12 in the twelve (12) month release formulation for every caliper inch of trunk. One (1) cup equals two hundred eighty (280) grams of Osmocote 'Classic' 19-6-12 fertilizer.
- Scotts Osmocote 'Classic' 19-6-12 in the twelve (12) month release formulation shall be applied to sodded or seeded areas at a rate of ten (10) pounds per one thousand (1000) square feet.
- Scotts Osmocote 'Plus' 15-9-12 in the twelve (12) month release formulation shall be applied to palms at a rate of five (5) cups per one hundred (100) square feet of palm canopy. One (1) cup equals two hundred fifty (250) grams of Osmocote 'Plus' 15-9-12 fertilizer. If dieline of palm extends into lawn or other shrub/groundcover areas, the palm fertilizer shall be the only fertilizer applied to the area under the dieline of the palm.

OPTIONAL FERTILIZATION TECHNIQUES

- The Contractor may substitute Scotts Agriform 20-10-5 Planting Tablets Plus Minors for fertilization of trees, and large containers. The application rate shall be three (3) twenty-one (21) gram tablets per inch of caliper. Use Manufacturer's recommendations for palm fertilizer tablet application rate. Contractor shall notify Landscape Architect of the election to use fertilizer tablets prior to substantial completion inspection.
- Sodded or seeded areas over one half (0.5) acre may be fertilized (at contractor's choice) with a quick release granular fertilizer with the formulation that delivers three and one half (3.5) pounds of nitrogen, one half (0.5) pound of phosphate and one and one half (1.5) pounds of potash per one thousand (1000) square feet.
- Palms may be fertilized (at contractor's choice) with Florikan 8-2-12 Plus Magnesium under entire drip line of palm. The application rate to be fifteen (15) pounds per one thousand (1000) square feet.

IRRIGATION DESIGN NOTES

EXISTING IRRIGATION SOURCE (POTABLE WATER) IS TO PROVIDE IRRIGATION WATER TO THE PROPOSED PLANT MATERIAL.

SHRUB AND GROUND COVER BEDS ARE TO RECEIVE DRIP IRRIGATION COVERAGE TREES AND PALMS ARE TO RECEIVE SPRAY BUBBLER COVERAGE

TURF AREAS ARE TO RECEIVE SPRAY HEAD COVERAGE

EXISTING (NATURAL AREAS) WILL NOT BE PROVIDED IRRIGATION COVERAGE

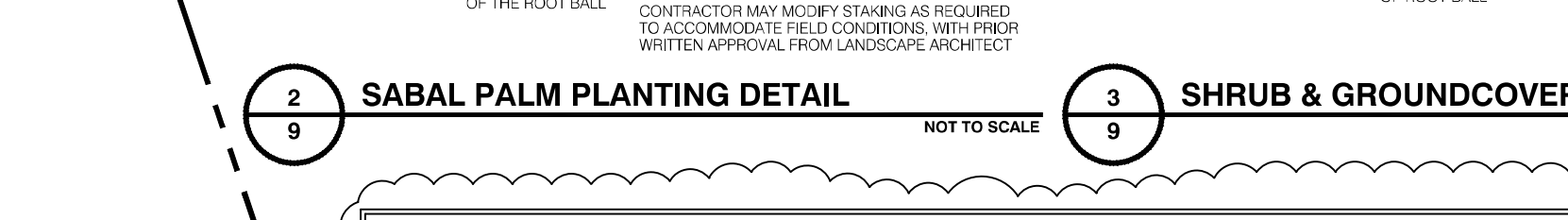
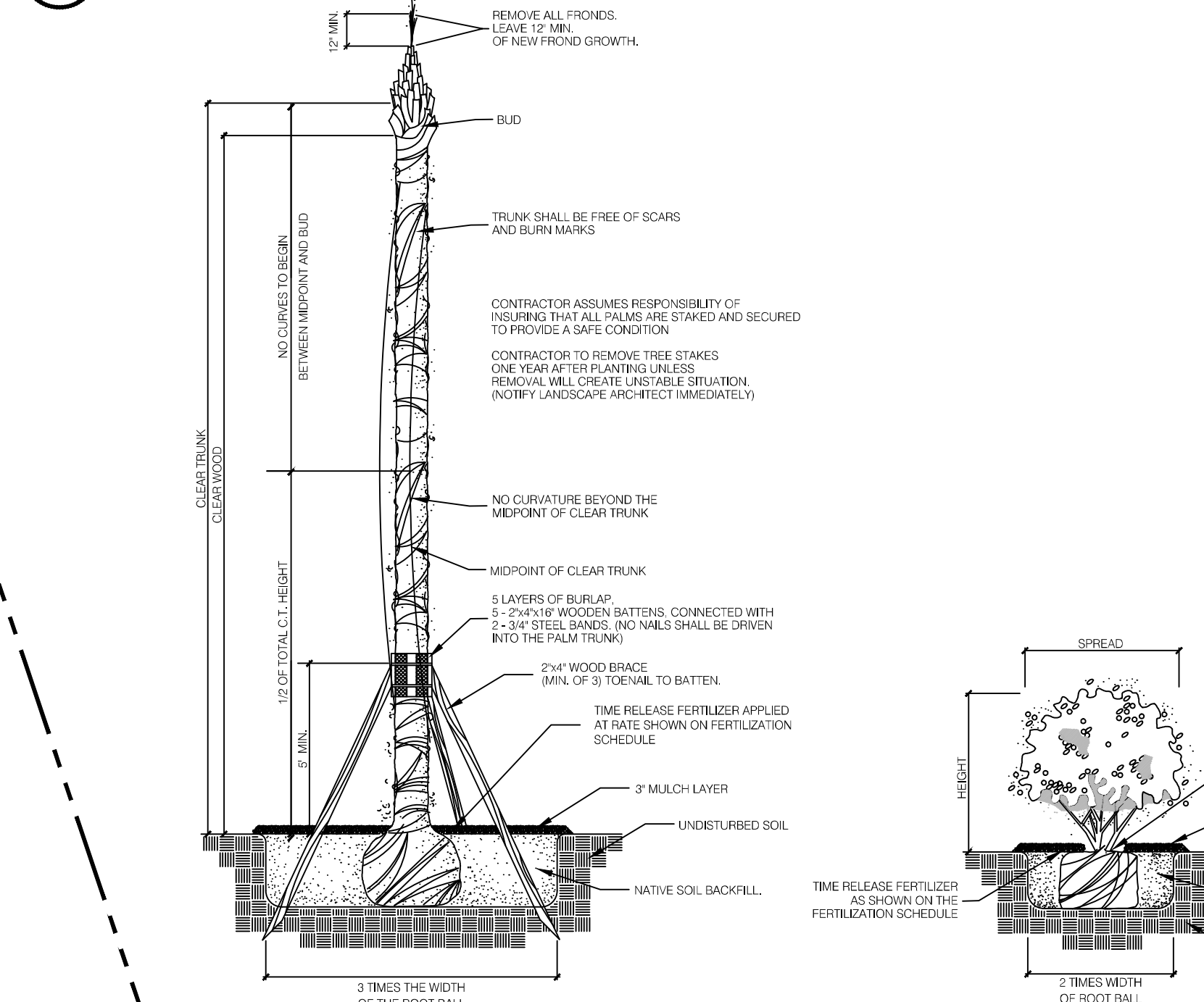
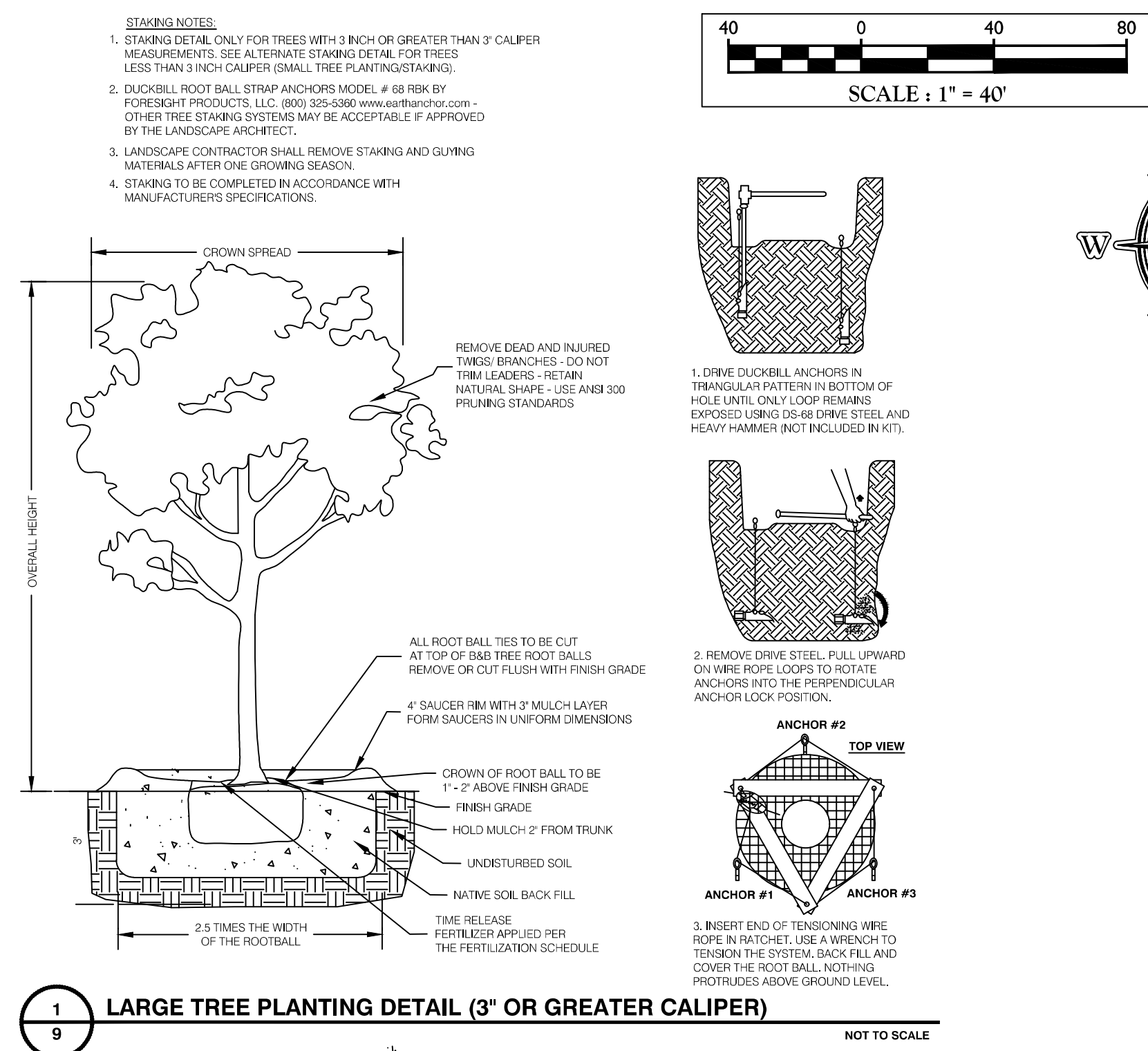
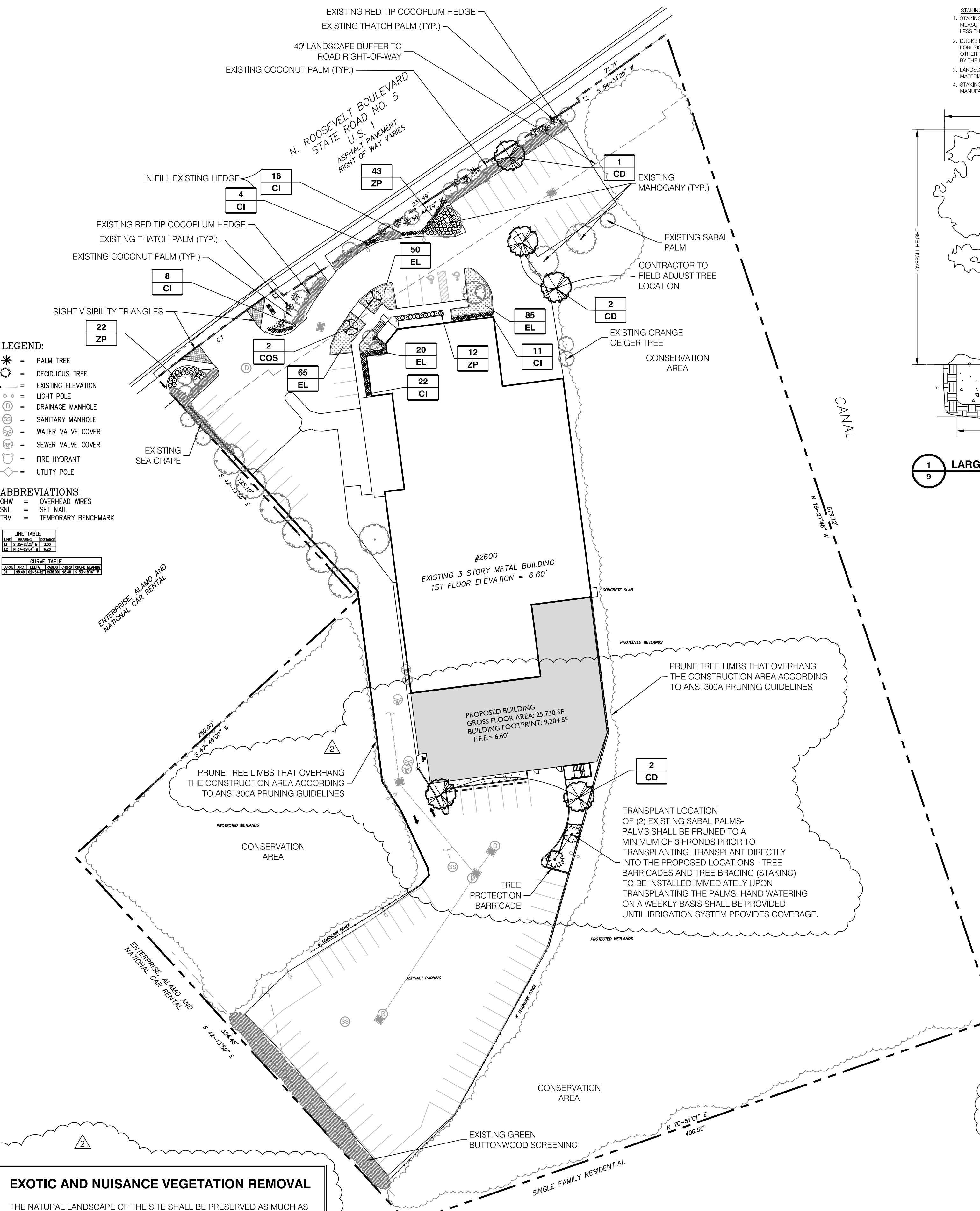
A PROGRAMMABLE IRRIGATION CONTROLLER WITH A AUTO SHUT-OFF RAIN SENSOR WILL BE PROVIDED.

EXOTIC AND NUISANCE VEGETATION REMOVAL

THE NATURAL LANDSCAPE OF THE SITE SHALL BE PRESERVED AS MUCH AS POSSIBLE FOR PURPOSES OF ENHANCING THE GENERAL APPEARANCE OF THE SITE AS WELL AS TO PREVENT EXCESSIVE STORMWATER RUNOFF, EROSION, SILTATION AND DUST, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A NEW DEVELOPMENT, THE OWNER/APPLICANT SHALL REMOVE ALL NUISANCE AND INVASIVE EXOTIC VEGETATION FROM THE SITE FOR WHICH A DEVELOPMENT ORDER OR PERMIT IS REQUESTED. NUISANCE PLANTS INCLUDE THOSE PLANTS WHICH MAY OR MAY NOT BE NATIVE, AND THEIR GROWTH HABITS ARE HARD TO CONTROL OR THEY EXHIBIT SOME UNDESIRABLE FEATURES. INVASIVE EXOTIC VEGETATION IS THOSE PLANTS WHICH HAVE BEEN INTRODUCED INTO THE AREA AND MAY HAVE UNDESIRABLE GROWTH HABITS OR MAINTENANCE CONSTRAINTS.

NOTE: THE REQUIRED REMOVAL OF EXOTIC VEGETATION ON THE PROPERTY INCLUDES REMOVAL WITHIN THE CONSERVATION AREAS ON THE PARCEL.

CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
CD	5	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	3" CAL., 12' HT. X 4' SPD.	AS SHOWN	YES
CI	61	CHRYSOBALANUS ICACO	RED TIP COCOPLUM	3 GAL., 20" HT.	2.5' O.C.	YES
COS	2	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD	30 GAL., 7' HT. X 4' SPD.	AS SHOWN	YES
EL	220	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL., 12-15" SPD.	2' O.C.	YES
ZP	77	ZAMIA PUMILA	COONTIE	3 GAL., 16-18" SPD.	2.5' O.C.	YES



LAND DEVELOPMENT CODE REQUIREMENTS

TREE REMOVAL MITIGATION
 EXISTING TREES PROPOSED FOR REMOVAL:
 (1) 8" DBH MAHOGANY
 (1) 12" DBH MAHOGANY
 NOTE:
 (2) SABAL PALMS PROPOSED TO BE TRANSPLANTED

PROPOSED MITIGATION:
 20" MAHOGANY IN GOOD CONDITION x .73 FACTOR = 15" REPLACEMENT TREE CALIPER - (5) PIGEON PLUM 3" CAL.

SCREENING AND BUFFERS
 REQUIRED BUFFER YARD AND SCREENING:
 EXISTING BUFFER YARDS WITH EXISTING VEGETATION PROVIDE SCREENING TO ADJACENT USES
 ROADWAY BUFFER REQUIREMENTS ALONG STREET RIGHTS-OF-WAY FOR 6.06 ACRE SITE:
 40' WIDTH BUFFER REQUIRED
 WIDTH PROVIDED WITH EXISTING PARKING LOT GEOMETRY HAS ENCROACHMENTS OF HARDSCAPE INTO BUFFER
 160 PLANTING UNITS REQUIRED/100 LINEAR FT.: 160 x 4.02 = 644 PLANTING UNITS
 31 TREES/PALMS (MAHOGANY, COCONUT PALM, SABAL PALM) x 10 = 160 UNITS
 20 ORNAMENTAL TREES (THATCH PALM, SEA GRAPE) x 3 = 60 UNITS
 165 SHRUBS (COCOPLUM, COONTIE) x 1 = 165 UNITS
 ASSUMED 26 ADDITIONAL TREES WITHIN CONSERVATION AREA = 260 UNITS

VEHICULAR USE AREA
 54,220 SQ. FT. VEHICULAR USE AREA x 20% = 10,844 SQ. FT. OF REQUIRED VUA LANDSCAPE AREAS
 4,723 SQ. FT. OF VUA LANDSCAPE AREAS PROVIDED PLUS AN ASSUMED 6,121 SQ. FT. WITHIN CONSERVATION AREA
 109 TREES REQUIRED
 20 TREES PROVIDED PLUS AN ASSUMED 89 TREES WITHIN CONSERVATION AREA

NON-VEHICULAR USE OPEN SPACE
 66% OF SITE IS OPEN SPACE = 174,813 SQ. FT.
 4 TREES REQUIRED PER 4,000 SQ. FT. OF NON-VEHICULAR OPEN SPACE
 TREES REQUIRED: 174,813 / 4,000 x 4 = 175 TREES
 175 EXISTING TREES ARE ASSUMED TO BE WITHIN THE CONSERVATION AREA

MASER CONSULTING P.A.
 Customer Loyalty Through Client Satisfaction
 www.maserconsulting.com
 Engineers ■ Planners ■ Surveyors
 Landscape Architects ■ Environmental Scientists

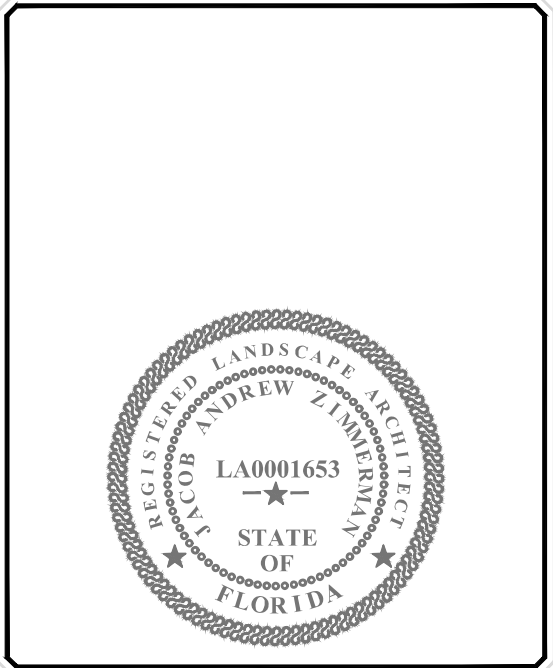
Office Locations:
 ■ Red Bank, NJ ■ Lehigh Valley, PA
 ■ Clinton, NJ ■ Easton, PA
 ■ Hamilton, NJ ■ Philadelphia, PA
 ■ Egg Harbor, NJ ■ Pottsville, PA
 ■ Monroeville, NJ ■ Tampa, FL
 ■ Mt. Arlington, NJ ■ Orlando, FL
 ■ Mt. Laurel, NJ ■ Miami, FL
 ■ Albany, NY ■ Sterling, VA
 ■ New Windsor, NY ■ Norfolk, VA
 ■ Westchester, NY ■ Abingdon, VA
 ■ Columbia, MD ■ Charlotte, NC

State of F.L. Certificate of Authorization: 30301 / LB7388

811
 Know what's below.
 Call before you dig.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
 WWW.CALL811.COM

PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES OR ANY OTHER PREPARING TO EXCAVATE THE EARTH'S SURFACE AND/OR BELOW STATE

DATE	DESCRIPTION	BY	REV
12/17/11	ADDED RETAINING WALL DETAIL AND CROSS SECTIONS PER CITY KEY WEST, CITY REVIEW COMMENTS.	JAZ	1
3/2/18			2



MAJOR DEVELOPMENT PLAN

FOR
CHOICE STORAGE CENTERS

SECTION 33
 TOWNSHIP 67
 RANGE 25
 PARCEL #:
 00065010-000000

CITY OF KEY WEST
 MONROE COUNTY
 FLORIDA

TAMPA OFFICE
 5471 West Waters Avenue
 Suite 100
 Tampa, FL 33634
 Phone: 813.207.1061
 Fax: 813.281.1050

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	3/2/18	JAZ	JAZ

PROJECT NUMBER: 17003454A DRAWING NAME: 18003
 SHEET TITLE: LANDSCAPE PLAN
 SHEET NUMBER: 9 of 10