



THE CITY OF KEY WEST

Tree Commission

Post Office Box 1409  
Key West, FL 33041-1409  
Telephone: 305-809-3725

May 8, 2025

Meisel Holdings LLC  
6000 Executive Blvd. 7<sup>th</sup> Floor  
Rockville, MD 20852

Keith Oropeza  
PO Box 547201  
Orlando, FL 32804

RE: Final Landscape Plan Approval – 1321-1325 Simonton St

To Whom It May Concern:

Regarding a request for approval of the Final Landscape Plan for property located at 1321-1325 Simonton St. Review of the file indicates that the recently submitted landscape plans are consistent with the approved Tree Commission conceptual landscape plan from the February 18, 2025 Tree Commission meeting. Therefore, the landscape plan received April 23, 2025, dated October 2, 2024 is approved for Final Landscape Plan approval with conditions. Below are the two conditions related to the approval:

1. The permits to remove these trees and palms will not be issued until demolition and/or building permits have been submitted to the building department. At the same time, an application must be submitted to the Urban Forestry Manager for processing.
2. No excavation of soil or installation of more than 4 inches of fill within 10 ft of the base of the trees is authorized. Tree protection must be installed and maintained during the construction process.

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

Sincerely,



Mckenzie Fraley  
Urban Forestry Program Manager, City of Key West  
[tree@cityofkeywest-fl.gov](mailto:tree@cityofkeywest-fl.gov)

ec: Richard McChesney  
Lori Thompson  
Bender Architects

# MEMORANDUM

DATE: May 8, 2025

RE: **1321-1325 Simonton St (TP2025-0008)**  
**(Final Landscape Plan Review)**

FROM: Mckenzie Fraley, City of Key West Urban Forestry Manager

A request was made for Final Landscape Plan approval for the above referenced property, for a development plan project to demolish the existing aging structures to construct a new 2½ story hotel structure with a bar/ liquor store and treats take out.

The project received Conceptual Landscape plan approval with tree removal at the February 18, 2025 Tree Commission meeting (TP2025-0001) to include the removal of Tree #1: Thatch palm, #2 Thatch palm, #3 Montgomery palm, #4 Christmas palm, #5 Alexander palm, #7 Alexander palm, #8 Thatch palm, #9 Cuban Sabal palm, #10 Alexander palm, #11 Thatch palm, #12 Montgomery palm, #13 Umbrella & Pink Tabebuia tree, #14 Queen palm, #15 Christmas palm, #16 Sabal palm, #17, Umbrella tree, #18 Christmas palm, #19 Frangipani tree, #20 Queen palm, #21 Alexander palm, #22 Areca palm, #23 Montgomery palm, #24 Montgomery palm, #25 Montgomery palm, #26 Royal palm, #27 Coconut palm, #28 Coconut palm, #29 Coconut palm, #30 Alexander palm, #31 Coconut palm, #32 Gumbo Limbo tree, #33 Coconut palm, #34 Washingtonia palm, #35 Gumbo limbo tree, #36 Paradise tree, #37 Christmas palm, #38 Alexander palm, #39 Washingtonia palm, #40 Christmas palm, #41 Christmas palm, #42 Sabal palm, #43 Alexander palm, #44 Gumbo Limbo tree, #45 Gumbo Limbo tree, #46 Coconut palm, #47 Coconut palm, #48 Gumbo Limbo tree, #49 Washingtonia Palm, #50 Paradise tree, #51 Washingtonia palm, #52 Paradise tree, #53 Coconut palm, #54 Coconut palm, #55 Coconut palm, #56 Coconut palm, #57 Coconut palm, #58 Coconut palm, #59 Christmas palm, #60 Umbrella tree, #61 Christmas palm, #62 Fan palm, #63 Washingtonia palm, #64 Fan palm, #65 Mahogany tree, #66 Mahogany tree, #67 Mahogany tree, #68 Washingtonia palm, #69 Mahogany tree, #70 Strangler Fig tree, #71 Braceletwood tree, #72 Lignum Vitae, #73 Montgomery palm, #74 Montgomery palm, #75 Montgomery palm, #76 Washingtonia palm, #77 Christmas palm, #78 Christmas palm, #79 Christmas palm, #80 Washingtonia palm, #81 Washingtonia palm, #82 Alexander palm, #83, Alexander palm, #84 Woman's Tongue tree, #85 Copperleaf tree, #86 Christmas palm, #87

Montgomery palm, #88 Montgomery palm, #89 Montgomery palm, #90 Montgomery palm, #91 Christmas palm, #92 Spanish Stopper tree, #93 Spanish Stopper tree, #94 Verawood tree, #95 Montgomery palm, #96 Potato tree, #97 Simpson Stopper, #98 Pink Tabebuia tree, #99 Gumbo Limbo tree, #100 Montgomery palm, #101, Washingtonian palm, #102 Fan palm, #103 Washingtonian palm, #104 Fiddlewood tree, #105 Pigeon Plum tree, #106 Crabwood Plum tree, #107 Washingtonian palm, #108 Gumbo Limbo tree, #109 Queen palm, #110 Gumbo Limbo tree, #111 Washingtonia palm, #112 Areca palm, #113 Christmas palm, #114 Bottle palm, #115 Bottle palm, #116 Christmas palm, #117 Pink Tabebuia tree, #117 Pink Tabebuia tree, #118 Christmas palm, #119 Bottle palm, #120 Christmas palm, #121 Bottle palm, #122 Christmas palm, #123 Washingtonian palm, #124 Washingtonian palm, #125 Jatropha tree, #126 Washingtonian palm, #127 Montgomery palm, #128 Spanish Stopper tree, #129 Neem tree, #130 Ponytail palm, #131 Crabwood tree, #132 Crabwood tree, #133 Crabwood tree, #134 Crabwood tree, #135 Crabwood tree, #136 Blackwood Ironwood tree, #137 Black Ironwood tree, #138 Crabwood tree, #139 not used, #140 Thatch palm, #141 Bottle palm, #142 Washingtonian palm, #143 Simpson Stopper tree, #144 Washingtonian palm, #145 Washingtonian palm, #146 Washingtonian palm, #147 dead tree. The Tree Commission also gave approval of the review and a memo into the file for final landscape plan approval by the Urban Forestry Manager if no significant changes occur to the landscape plan during the review process.

No excavation of soil or installation of more than 4 inches of fill within 10 ft of the base of the trees is authorized.

The Planning Board approved the development plan on March 27, 2025.

The HARC Commission approved the development plan on April 22, 2025.

No significant changes have been made to the landscape plan since Tree Commission approval therefore, the landscape and irrigation plans dated October 2, 2024, from Community Solutions Group is approved.

#### CONDITIONS:

1. A tree removal application must be submitted prior to finalization of building permits, for issuance of the tree removal

permit.

2. No excavation of soil or installation of more than 4 inches of fill within 10 ft of the base of the trees is authorized. Tree protection must be installed and maintained during the construction process.



---

Mckenzie Fraley  
Urban Forestry Manager  
305-809-3768  
[Tree@cityofkeywest-fl.gov](mailto:Tree@cityofkeywest-fl.gov)



# 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

**LANDSCAPE ARCHITECTURE**

**618 E. SOUTH STREET**

**SUITE 700**

**ORLANDO, FL 32801**

**Phone: (407) 423-8398**

**Fax: (407) 543-1070**

**Contact: Donald Wishart, PLA**

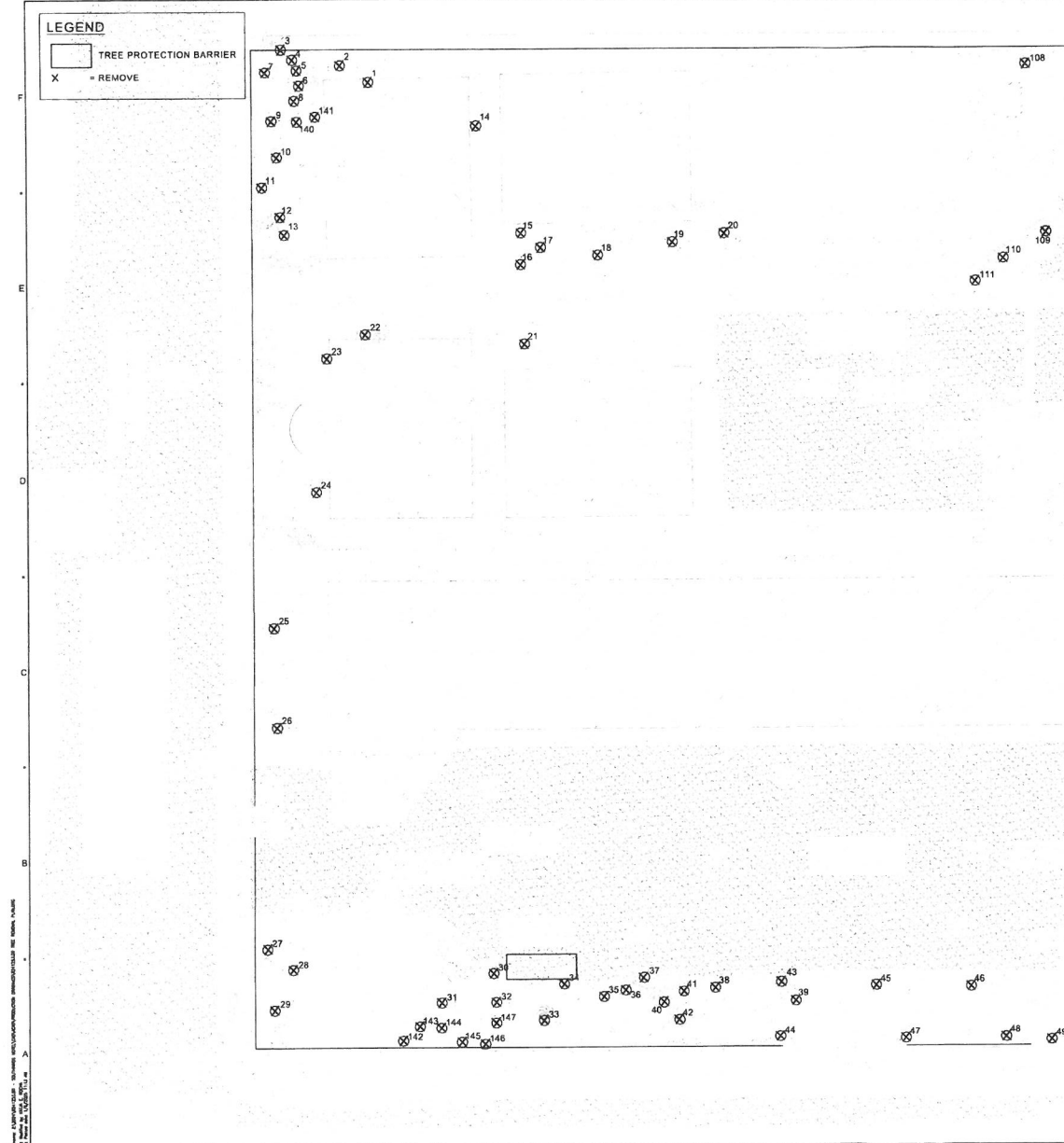


LOCATION MAP  
KEY

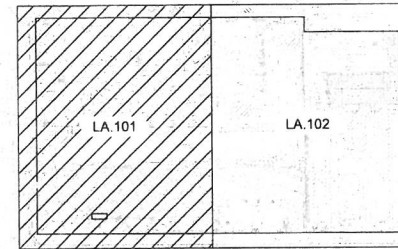
### SHEETS

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



KEY PLAN

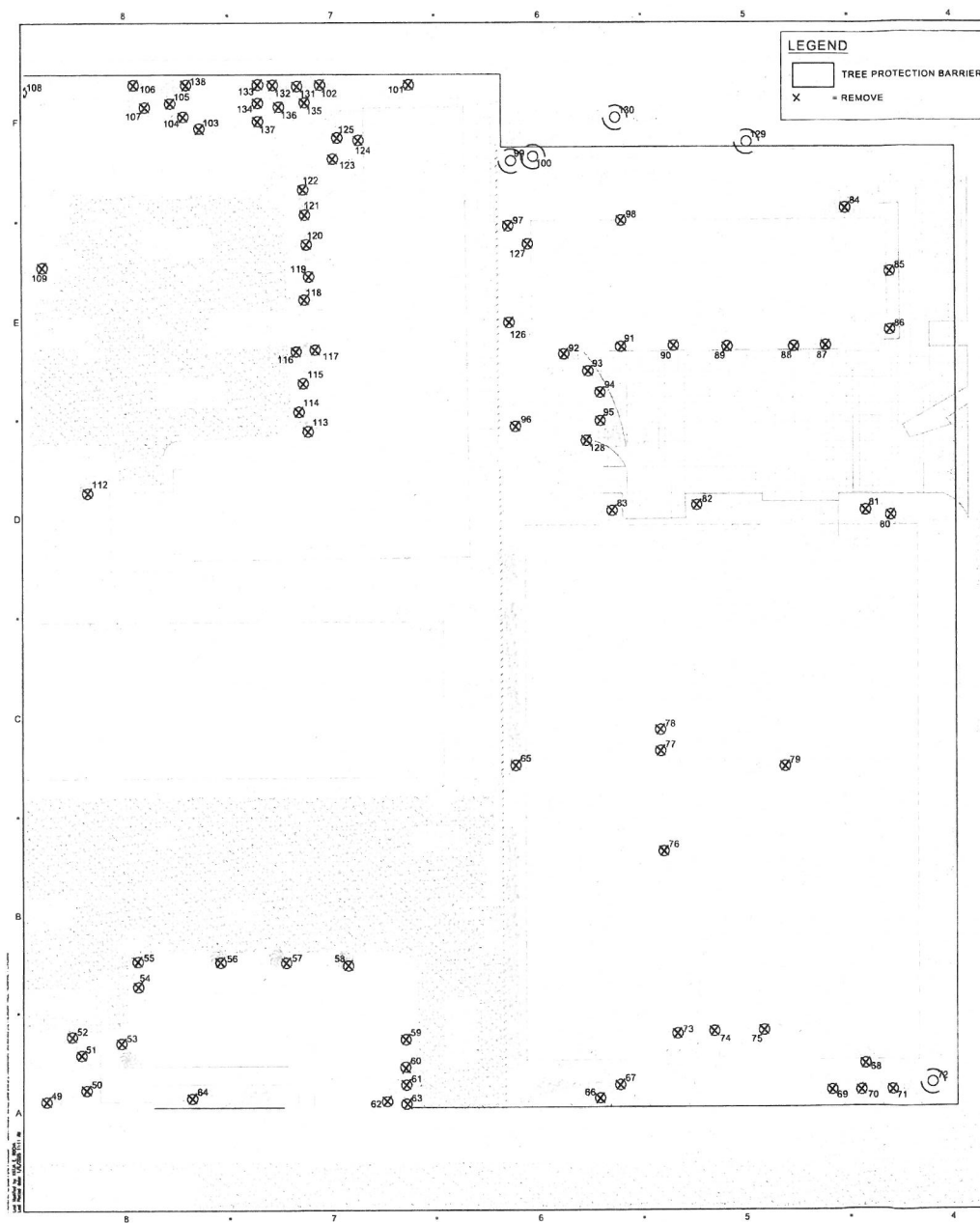


NO.	DESCRIPTION	DATE	STATUS	REMARKS
1	Tree 1	10/1/00	Remove	
2	Tree 2	10/1/00	Remove	
3	Tree 3	10/1/00	Remove	
4	Tree 4	10/1/00	Remove	
5	Tree 5	10/1/00	Remove	
6	Tree 6	10/1/00	Remove	
7	Tree 7	10/1/00	Remove	
8	Tree 8	10/1/00	Remove	
9	Tree 9	10/1/00	Remove	
10	Tree 10	10/1/00	Remove	
11	Tree 11	10/1/00	Remove	
12	Tree 12	10/1/00	Remove	
13	Tree 13	10/1/00	Remove	
14	Tree 14	10/1/00	Remove	
15	Tree 15	10/1/00	Remove	
16	Tree 16	10/1/00	Remove	
17	Tree 17	10/1/00	Remove	
18	Tree 18	10/1/00	Remove	
19	Tree 19	10/1/00	Remove	
20	Tree 20	10/1/00	Remove	
21	Tree 21	10/1/00	Remove	
22	Tree 22	10/1/00	Remove	
23	Tree 23	10/1/00	Remove	
24	Tree 24	10/1/00	Remove	
25	Tree 25	10/1/00	Remove	
26	Tree 26	10/1/00	Remove	
27	Tree 27	10/1/00	Remove	
28	Tree 28	10/1/00	Remove	
29	Tree 29	10/1/00	Remove	
30	Tree 30	10/1/00	Remove	
31	Tree 31	10/1/00	Remove	
32	Tree 32	10/1/00	Remove	
33	Tree 33	10/1/00	Remove	
34	Tree 34	10/1/00	Remove	
35	Tree 35	10/1/00	Remove	
36	Tree 36	10/1/00	Remove	
37	Tree 37	10/1/00	Remove	
38	Tree 38	10/1/00	Remove	
39	Tree 39	10/1/00	Remove	
40	Tree 40	10/1/00	Remove	
41	Tree 41	10/1/00	Remove	
42	Tree 42	10/1/00	Remove	
43	Tree 43	10/1/00	Remove	
44	Tree 44	10/1/00	Remove	
45	Tree 45	10/1/00	Remove	
46	Tree 46	10/1/00	Remove	
47	Tree 47	10/1/00	Remove	
48	Tree 48	10/1/00	Remove	
49	Tree 49	10/1/00	Remove	
50	Tree 50	10/1/00	Remove	
51	Tree 51	10/1/00	Remove	
52	Tree 52	10/1/00	Remove	
53	Tree 53	10/1/00	Remove	
54	Tree 54	10/1/00	Remove	
55	Tree 55	10/1/00	Remove	
56	Tree 56	10/1/00	Remove	
57	Tree 57	10/1/00	Remove	
58	Tree 58	10/1/00	Remove	
59	Tree 59	10/1/00	Remove	
60	Tree 60	10/1/00	Remove	
61	Tree 61	10/1/00	Remove	
62	Tree 62	10/1/00	Remove	
63	Tree 63	10/1/00	Remove	
64	Tree 64	10/1/00	Remove	
65	Tree 65	10/1/00	Remove	
66	Tree 66	10/1/00	Remove	
67	Tree 67	10/1/00	Remove	
68	Tree 68	10/1/00	Remove	
69	Tree 69	10/1/00	Remove	
70	Tree 70	10/1/00	Remove	
71	Tree 71	10/1/00	Remove	
72	Tree 72	10/1/00	Remove	
73	Tree 73	10/1/00	Remove	
74	Tree 74	10/1/00	Remove	
75	Tree 75	10/1/00	Remove	
76	Tree 76	10/1/00	Remove	
77	Tree 77	10/1/00	Remove	
78	Tree 78	10/1/00	Remove	
79	Tree 79	10/1/00	Remove	
80	Tree 80	10/1/00	Remove	
81	Tree 81	10/1/00	Remove	
82	Tree 82	10/1/00	Remove	
83	Tree 83	10/1/00	Remove	
84	Tree 84	10/1/00	Remove	
85	Tree 85	10/1/00	Remove	
86	Tree 86	10/1/00	Remove	
87	Tree 87	10/1/00	Remove	
88	Tree 88	10/1/00	Remove	
89	Tree 89	10/1/00	Remove	
90	Tree 90	10/1/00	Remove	
91	Tree 91	10/1/00	Remove	
92	Tree 92	10/1/00	Remove	
93	Tree 93	10/1/00	Remove	
94	Tree 94	10/1/00	Remove	
95	Tree 95	10/1/00	Remove	
96	Tree 96	10/1/00	Remove	
97	Tree 97	10/1/00	Remove	
98	Tree 98	10/1/00	Remove	
99	Tree 99	10/1/00	Remove	
100	Tree 100	10/1/00	Remove	

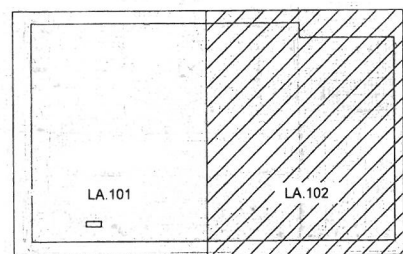
NO.	DESCRIPTION	DATE	STATUS	REMARKS
1	Tree 1	10/1/00	Remove	
2	Tree 2	10/1/00	Remove	
3	Tree 3	10/1/00	Remove	
4	Tree 4	10/1/00	Remove	
5	Tree 5	10/1/00	Remove	
6	Tree 6	10/1/00	Remove	
7	Tree 7	10/1/00	Remove	
8	Tree 8	10/1/00	Remove	
9	Tree 9	10/1/00	Remove	
10	Tree 10	10/1/00	Remove	
11	Tree 11	10/1/00	Remove	
12	Tree 12	10/1/00	Remove	
13	Tree 13	10/1/00	Remove	
14	Tree 14	10/1/00	Remove	
15	Tree 15	10/1/00	Remove	
16	Tree 16	10/1/00	Remove	
17	Tree 17	10/1/00	Remove	
18	Tree 18	10/1/00	Remove	
19	Tree 19	10/1/00	Remove	
20	Tree 20	10/1/00	Remove	
21	Tree 21	10/1/00	Remove	
22	Tree 22	10/1/00	Remove	
23	Tree 23	10/1/00	Remove	
24	Tree 24	10/1/00	Remove	
25	Tree 25	10/1/00	Remove	
26	Tree 26	10/1/00	Remove	
27	Tree 27	10/1/00	Remove	
28	Tree 28	10/1/00	Remove	
29	Tree 29	10/1/00	Remove	
30	Tree 30	10/1/00	Remove	
31	Tree 31	10/1/00	Remove	
32	Tree 32	10/1/00	Remove	
33	Tree 33	10/1/00	Remove	
34	Tree 34	10/1/00	Remove	
35	Tree 35	10/1/00	Remove	
36	Tree 36	10/1/00	Remove	
37	Tree 37	10/1/00	Remove	
38	Tree 38	10/1/00	Remove	
39	Tree 39	10/1/00	Remove	
40	Tree 40	10/1/00	Remove	
41	Tree 41	10/1/00	Remove	
42	Tree 42	10/1/00	Remove	
43	Tree 43	10/1/00	Remove	
44	Tree 44	10/1/00	Remove	
45	Tree 45	10/1/00	Remove	
46	Tree 46	10/1/00	Remove	
47	Tree 47	10/1/00	Remove	
48	Tree 48	10/1/00	Remove	
49	Tree 49	10/1/00	Remove	
50	Tree 50	10/1/00	Remove	
51	Tree 51	10/1/00	Remove	
52	Tree 52	10/1/00	Remove	
53	Tree 53	10/1/00	Remove	
54	Tree 54	10/1/00	Remove	
55	Tree 55	10/1/00	Remove	
56	Tree 56	10/1/00	Remove	
57	Tree 57	10/1/00	Remove	
58	Tree 58	10/1/00	Remove	
59	Tree 59	10/1/00	Remove	
60	Tree 60	10/1/00	Remove	
61	Tree 61	10/1/00	Remove	
62	Tree 62	10/1/00	Remove	
63	Tree 63	10/1/00	Remove	
64	Tree 64	10/1/00	Remove	
65	Tree 65	10/1/00	Remove	
66	Tree 66	10/1/00	Remove	
67	Tree 67	10/1/00	Remove	
68	Tree 68	10/1/00	Remove	
69	Tree 69	10/1/00	Remove	
70	Tree 70	10/1/00	Remove	
71	Tree 71	10/1/00	Remove	
72	Tree 72	10/1/00	Remove	
73	Tree 73	10/1/00	Remove	
74	Tree 74	10/1/00	Remove	
75	Tree 75	10/1/00	Remove	
76	Tree 76	10/1/00	Remove	
77	Tree 77	10/1/00	Remove	
78	Tree 78	10/1/00	Remove	
79	Tree 79	10/1/00	Remove	
80	Tree 80	10/1/00	Remove	
81	Tree 81	10/1/00	Remove	
82	Tree 82	10/1/00	Remove	
83	Tree 83	10/1/00	Remove	
84	Tree 84	10/1/00	Remove	
85	Tree 85	10/1/00	Remove	
86	Tree 86	10/1/00	Remove	
87	Tree 87	10/1/00	Remove	
88	Tree 88	10/1/00	Remove	
89	Tree 89	10/1/00	Remove	
90	Tree 90	10/1/00	Remove	
91	Tree 91	10/1/00	Remove	
92	Tree 92	10/1/00	Remove	
93	Tree 93	10/1/00	Remove	
94	Tree 94	10/1/00	Remove	
95	Tree 95	10/1/00	Remove	
96	Tree 96	10/1/00	Remove	
97	Tree 97	10/1/00	Remove	
98	Tree 98	10/1/00	Remove	
99	Tree 99	10/1/00	Remove	
100	Tree 100	10/1/00	Remove	

**COMMUNITY SOLUTIONS GROUP**  
 818 E. SOUTH STREET  
 SUITE 700  
 ORLANDO, FL 32801  
 407.423.8398  
 CERTIFICATE OF AUTHORIZATION FROM  
 PROJECT  
**SOUTHWINDS MOTEL**  
 KEY WEST, FL, CROA  
 CLIENT  
**BENDER & ASSOCIATES ARCHITECTS**  
 410 WOODA STREET  
 KEY WEST, FL 33602, 2002  
 CONSULTANTS  
 REGISTRATION  
 REVIEW FOR  
 DATE: 10/1/00  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: JG  
 CHECKED BY: JG  
 DRAWING SCALE AND NORTH ARROW  
 NORTH  
 SHEET NUMBER  
**LD.101**

NOT FOR CONSTRUCTION



KEY PLAN



NO.	DESCRIPTION	DATE	BY	REVISION	DATE	BY	REVISION
1	REVISION	10/10/10	JM	1	10/10/10	JM	1
2	REVISION	10/10/10	JM	2	10/10/10	JM	2
3	REVISION	10/10/10	JM	3	10/10/10	JM	3
4	REVISION	10/10/10	JM	4	10/10/10	JM	4
5	REVISION	10/10/10	JM	5	10/10/10	JM	5
6	REVISION	10/10/10	JM	6	10/10/10	JM	6
7	REVISION	10/10/10	JM	7	10/10/10	JM	7
8	REVISION	10/10/10	JM	8	10/10/10	JM	8
9	REVISION	10/10/10	JM	9	10/10/10	JM	9
10	REVISION	10/10/10	JM	10	10/10/10	JM	10
11	REVISION	10/10/10	JM	11	10/10/10	JM	11
12	REVISION	10/10/10	JM	12	10/10/10	JM	12
13	REVISION	10/10/10	JM	13	10/10/10	JM	13
14	REVISION	10/10/10	JM	14	10/10/10	JM	14
15	REVISION	10/10/10	JM	15	10/10/10	JM	15
16	REVISION	10/10/10	JM	16	10/10/10	JM	16
17	REVISION	10/10/10	JM	17	10/10/10	JM	17
18	REVISION	10/10/10	JM	18	10/10/10	JM	18
19	REVISION	10/10/10	JM	19	10/10/10	JM	19
20	REVISION	10/10/10	JM	20	10/10/10	JM	20
21	REVISION	10/10/10	JM	21	10/10/10	JM	21
22	REVISION	10/10/10	JM	22	10/10/10	JM	22
23	REVISION	10/10/10	JM	23	10/10/10	JM	23
24	REVISION	10/10/10	JM	24	10/10/10	JM	24
25	REVISION	10/10/10	JM	25	10/10/10	JM	25
26	REVISION	10/10/10	JM	26	10/10/10	JM	26
27	REVISION	10/10/10	JM	27	10/10/10	JM	27
28	REVISION	10/10/10	JM	28	10/10/10	JM	28
29	REVISION	10/10/10	JM	29	10/10/10	JM	29
30	REVISION	10/10/10	JM	30	10/10/10	JM	30
31	REVISION	10/10/10	JM	31	10/10/10	JM	31
32	REVISION	10/10/10	JM	32	10/10/10	JM	32
33	REVISION	10/10/10	JM	33	10/10/10	JM	33
34	REVISION	10/10/10	JM	34	10/10/10	JM	34
35	REVISION	10/10/10	JM	35	10/10/10	JM	35
36	REVISION	10/10/10	JM	36	10/10/10	JM	36
37	REVISION	10/10/10	JM	37	10/10/10	JM	37
38	REVISION	10/10/10	JM	38	10/10/10	JM	38
39	REVISION	10/10/10	JM	39	10/10/10	JM	39
40	REVISION	10/10/10	JM	40	10/10/10	JM	40
41	REVISION	10/10/10	JM	41	10/10/10	JM	41
42	REVISION	10/10/10	JM	42	10/10/10	JM	42
43	REVISION	10/10/10	JM	43	10/10/10	JM	43
44	REVISION	10/10/10	JM	44	10/10/10	JM	44
45	REVISION	10/10/10	JM	45	10/10/10	JM	45
46	REVISION	10/10/10	JM	46	10/10/10	JM	46
47	REVISION	10/10/10	JM	47	10/10/10	JM	47
48	REVISION	10/10/10	JM	48	10/10/10	JM	48
49	REVISION	10/10/10	JM	49	10/10/10	JM	49
50	REVISION	10/10/10	JM	50	10/10/10	JM	50
51	REVISION	10/10/10	JM	51	10/10/10	JM	51
52	REVISION	10/10/10	JM	52	10/10/10	JM	52
53	REVISION	10/10/10	JM	53	10/10/10	JM	53
54	REVISION	10/10/10	JM	54	10/10/10	JM	54
55	REVISION	10/10/10	JM	55	10/10/10	JM	55
56	REVISION	10/10/10	JM	56	10/10/10	JM	56
57	REVISION	10/10/10	JM	57	10/10/10	JM	57
58	REVISION	10/10/10	JM	58	10/10/10	JM	58
59	REVISION	10/10/10	JM	59	10/10/10	JM	59
60	REVISION	10/10/10	JM	60	10/10/10	JM	60
61	REVISION	10/10/10	JM	61	10/10/10	JM	61
62	REVISION	10/10/10	JM	62	10/10/10	JM	62
63	REVISION	10/10/10	JM	63	10/10/10	JM	63
64	REVISION	10/10/10	JM	64	10/10/10	JM	64
65	REVISION	10/10/10	JM	65	10/10/10	JM	65
66	REVISION	10/10/10	JM	66	10/10/10	JM	66
67	REVISION	10/10/10	JM	67	10/10/10	JM	67
68	REVISION	10/10/10	JM	68	10/10/10	JM	68
69	REVISION	10/10/10	JM	69	10/10/10	JM	69
70	REVISION	10/10/10	JM	70	10/10/10	JM	70
71	REVISION	10/10/10	JM	71	10/10/10	JM	71
72	REVISION	10/10/10	JM	72	10/10/10	JM	72
73	REVISION	10/10/10	JM	73	10/10/10	JM	73
74	REVISION	10/10/10	JM	74	10/10/10	JM	74
75	REVISION	10/10/10	JM	75	10/10/10	JM	75
76	REVISION	10/10/10	JM	76	10/10/10	JM	76
77	REVISION	10/10/10	JM	77	10/10/10	JM	77
78	REVISION	10/10/10	JM	78	10/10/10	JM	78
79	REVISION	10/10/10	JM	79	10/10/10	JM	79
80	REVISION	10/10/10	JM	80	10/10/10	JM	80
81	REVISION	10/10/10	JM	81	10/10/10	JM	81
82	REVISION	10/10/10	JM	82	10/10/10	JM	82
83	REVISION	10/10/10	JM	83	10/10/10	JM	83
84	REVISION	10/10/10	JM	84	10/10/10	JM	84
85	REVISION	10/10/10	JM	85	10/10/10	JM	85
86	REVISION	10/10/10	JM	86	10/10/10	JM	86
87	REVISION	10/10/10	JM	87	10/10/10	JM	87
88	REVISION	10/10/10	JM	88	10/10/10	JM	88
89	REVISION	10/10/10	JM	89	10/10/10	JM	89
90	REVISION	10/10/10	JM	90	10/10/10	JM	90
91	REVISION	10/10/10	JM	91	10/10/10	JM	91
92	REVISION	10/10/10	JM	92	10/10/10	JM	92
93	REVISION	10/10/10	JM	93	10/10/10	JM	93
94	REVISION	10/10/10	JM	94	10/10/10	JM	94
95	REVISION	10/10/10	JM	95	10/10/10	JM	95
96	REVISION	10/10/10	JM	96	10/10/10	JM	96
97	REVISION	10/10/10	JM	97	10/10/10	JM	97
98	REVISION	10/10/10	JM	98	10/10/10	JM	98
99	REVISION	10/10/10	JM	99	10/10/10	JM	99
100	REVISION	10/10/10	JM	100	10/10/10	JM	100

**COMMUNITY SOLUTIONS GROUP**  
 618 E. SOUTH STREET  
 SUITE 700  
 ORLANDO, FL 32801  
 407.423.8398  
 CERTIFICATE OF AUTHORIZATION: ESR-1

**PROJECT**  
 SOUTHWINDS  
 MOTEL

**CLIENT**  
 BENDER & ASSOCIATES  
 ARCHITECTS  
 410 W. 1ST STREET  
 FT. WORTH, TEXAS 76102

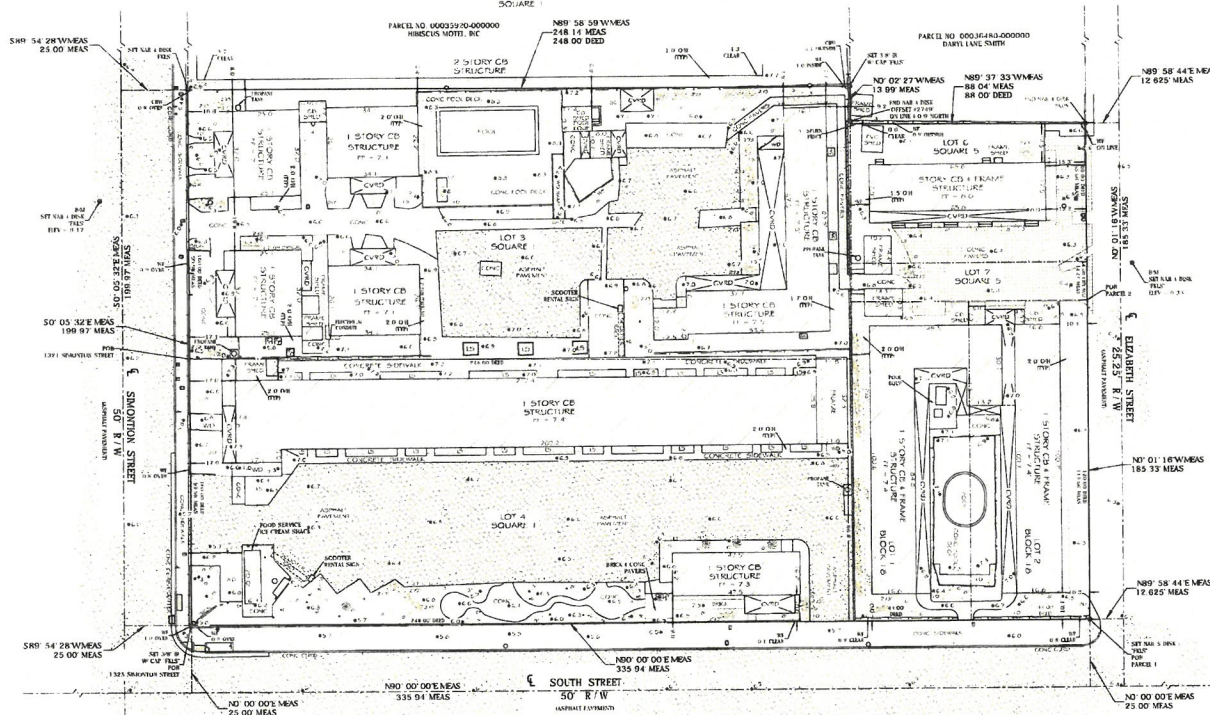
**CONSULTANTS**

**REVISIONS**

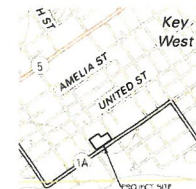
NO.	DESCRIPTION	DATE	BY	REVISION
1	REVISION	10/10/10	JM	1
2	REVISION	10/10/10	JM	2
3	REVISION	10/10/10	JM	3
4	REVISION	10/10/10	JM	4
5	REVISION	10/10/10	JM	5
6	REVISION	10/10/10	JM	6
7	REVISION	10/10/10	JM	7
8	REVISION	10/10/10	JM	8
9	REVISION	10/10/10	JM	9
10	REVISION	10/10/10	JM	10
11	REVISION	10/10/10	JM	11
12	REVISION	10/10/10	JM	12
13	REVISION	10/10/10	JM	13
14	REVISION	10/10/10	JM	14
15	REVISION	10/10/10	JM	15
16	REVISION	10/10/10	JM	16
17	REVISION	10/10/10	JM	17
18	REVISION	10/10/10	JM	18
19	REVISION	10/10/10	JM	19
20	REVISION	10/10/10	JM	20
21	REVISION	10/10/10	JM	21
22	REVISION	10/10/10	JM	22
23	REVISION	10/10/10	JM	23
24	REVISION	10/10/10	JM	24
25	REVISION	10/10/10	JM	25
26	REVISION	10/10/10	JM	26
27	REVISION	10/10/10	JM	27
28	REVISION	10/10/10	JM	28
29	REVISION	10/10/10	JM	29
30	REVISION	10/10/10	JM	30
31	REVISION	10/10/10	JM	31
32	REVISION	10/10/10	JM	32
33	REVISION	10/10/10	JM	33
34	REVISION	10/10/10	JM	34
35	REVISION	10/10/10	JM	35
36	REVISION	10/10/10	JM	36
37	REVISION	10/10/10	JM	37
38	REVISION	10/10/10	JM	38
39	REVISION	10/10/10	JM	39
40	REVISION	10/10/10	JM	40
41	REVISION	10/10/10	JM	41
42	REVISION	10/10/10	JM	42
43	REVISION	10/10/10	JM	43
44	REVISION	10/10/10	JM	44
45	REVISION	10/10/10	JM	45
46	REVISION	10/10/10	JM	46
47	REVISION	10/10/10	JM	47
48	REVISION	10/10/10	JM	48
49	REVISION	10/10/10	JM	49
50	REVISION	10/10/10	JM	50
51	REVISION	10/10/10	JM	51
52	REVISION	10/10/10	JM	52
53	REVISION	10/10/10	JM	53
54	REVISION	10/10/10	JM	54
55	REVISION	10/10/10	JM	55
56	REVISION	10/10/10	JM	56
57	REVISION	10/10/10	JM	57
58	REVISION	10/10/10	JM	58
59	REVISION	10/10/10	JM	59
60	REVISION	10/10/10	JM	60
61	REVISION	10/10/10	JM	61
62	REVISION	10/10/10	JM	62
63	REVISION	10/10/10	JM	63
64	REVISION	10/10/10	JM	64
65	REVISION	10/10/10	JM	65
66	REVISION	10/10/10	JM	66
67	REVISION	10/10/10	JM	67
68	REVISION	10/10/10	JM	68
69	REVISION	10/10/10	JM	69
70	REVISION	10/10/10	JM	70
71	REVISION	10/10/10	JM	71
72	REVISION	10/10/10	JM	72
73	REVISION	10/10/10	JM	73
74	REVISION	10/10/10	JM	74
75	REVISION	10/10/10	JM	75
76	REVISION	10/10/10	JM	76
77	REVISION	10/10/10	JM	77
78	REVISION	10/10/10</		



# MAP OF BOUNDARY SURVEY



TOTAL AREA = 65,927.33 SQFT ± OR 1.51 ACRES ±



LOCATION MAP - NTS  
SEC. 06-T689-R25E



1"=20'

0 10 20 40

1/4"=5'

### LEGAL DESCRIPTIONS

(8425) 2004 AB 24 (cont.)

[illegible]

442

**Parcel A:**

In the City of New York and known as Lots 16 and 17 in Square 3 of Block 17 according to D.T. Manning's Diagram of Part of Block 17 recorded in Book "C" of Records Page 302 of Minute Books, Bronx Records, Lying adjacent to some of the Southwestern side of the city known as Elmhurst Street, about 100 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 Southerly direction 80 feet, thence at right angles in a Northerly direction 66 feet, thence at right angles in a Southerly direction 66 feet, thence at right angles in a Northerly direction 80 feet, and to the Place of Beginning.

3.28. Standardized Mean

On the basis of his depth and being a part of Tract 16, according to some, it was decided that the house had better described as Unit 4 of Figure Number 1 of said Tract 16 according to the diagram of division of Tract 16 by the State of New York between Frederick and John Doyle, registered in Book 18, page 476 of the County of Albany Records, and hence partially along its north, west and south sides as follows:

Commencing at the corner of South and Hamilton Streets, running thence along Hamilton Street in a North westerly direction to 1500 feet thereat to a right angle in a North easterly direction to 2400 feet; thence at said angle in a southeasterly direction 1500 feet to South Street, thence along South Street in a Southerly direction 2400 feet back to the place of beginning.

(1.52) *Wagner Street*

On the lower Key West, and below a part of 24th St. the junction of the 24th Street and 100th Street map of road found and broken down in Vol. 3 of Chapter 1 of said Trust is according to the map of said city of Vol. 3 of Chapter 1 of said Trust between "President Street" and "Bay" records in Block 11, page 476, Books of the City of Key West, Florida, would be more particularly described commencing at a point on the Northwesterly side of Simpson Street, 100 feet Northwesterly from the corner of South and Simpson Street, running the line along Simpson Street to a Northwest corner 100 feet from the next corner, a Northwest corner 240 feet, thence a Northwesterly direction 100 feet, thence a Northwesterly direction 100 feet, thence a Northwesterly direction 240 feet, and in the place of bearings

SURVEYORS NOTES

- [illegible]

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

[illegible]

### SYMBOL LEGEND

- RAIN TREE
  - SCALD
  - CATERPILLAR
  - CONCRETE STAMP FORM
  - DRAINAGE PIPE
  - SUN VISOR
  - ELECTRIC TRANSFORMER BOX
  - FIBER WIRE / THERMIST
  - SUN LAMP
  - SUN SHINY GLASS

CERTIFIED TO

Metall Holdings F



**FLORIDA KEYS  
LAND SURVEYING**  
21460 OVERSEAS HIGHWAY, SUITE 4  
CHUQUO KEY, FL 33042  
PHONE (305) 304-3690  
EMAIL: FFLS@aol.com

OVERVIEW: IS IT THAT THIS DECISION WAS MADE UNDER MY RESPONSIBLE CHANGE AND MEETS THE REQUIREMENTS OF FACTS? AS IT IS, FOR THE PROCEEDING BOARD OF PROFESSIONAL NURSES - NARRATIVE IN CHAPTER 52 (2) FLORIDA ADMINISTRATIVE CODE, PARAGRAPH 12.000, SECTION 479.02, F. STATUTES AND COMPLIES WITH CHAPTER 12, FLORIDA STATUTES.

#### STUDY OF A FLOUSE SAMPLER AND THE

47

MAP OF BOUNDARY SURVEY  
625 SOUTH STREET, 1321 & 325 SIMONTON STREET  
KEY WEST, MONROE COUNTY, STATE OF FLORIDA

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



# PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE	REMARKS
<b>TREES</b>							
	AM	21	ADONDIS MERRILLI / CHRISTMAS PALM	F.G.			SINGLE 10-12' C.T.
	CD	10	CHRYSOPHYLLUM OLIVIFORME / SATINLEAF	65 GAL.	14-16 HT.	NATIVE	4" CAL.
	CN	11	COCOS NUCIFERA / COCONUT PALM	F.G.	SEE PLAN FOR C.T. HT.	NATIVE	
	CE	5	CONOCARPUS ERECTUS SERICEUS / SILVER BUTTONWOOD	65 GAL.	2.5" CAL.	NATIVE	SINGLE LEADER, STD. 14' HT. 6" C.T.
	CS	2	CORDIA SEBESTENA / ORANGE GEIGER TREE	45 GAL.	SINGLE, STD. 12' HT.	NATIVE	
	CR	8	GYMNANTHES LUCIDA / CRABWOOD	45 GAL.	2" CAL. FTG.	NATIVE	8-10' HT. MIN.
	LP	20	LEUCOTHRIXIN MORRISII / KEY THATCH PALM	15 GAL.	3-4 HT.	NATIVE	FLORIDA FANCY, SINGLE
	RM	1	RAVENALA MADAGASCARENENSIS / TRAVELER'S TREE	45 GAL.	12-16' HT.		
	SG	2	SINAROUA GLAUCA / PARADISE TREE	100 GAL.	4" CAL. 18 HT. STD.	NATIVE	2" CAL.
<b>SHRUBS</b>							
	AE	32	AECHMEA SP. / GIANT BROMELIAD	5 GAL.	FULL IN POT		
	AA	8	AGAVE ATTENUATA / FOKTAIL AGAVE	3 GAL.			FULL, LOW BRANCHED
	AZ	9	ALPINA ZERUMBET VARIEGATA / VARIEGATED SHELL GINGER	3 GAL.	FULL IN POT		
	AG	15	ARGUSIA GNAPHALODES / SEA ROSEMARY	3 GAL.	1.5' HT. X 1' SPRD.		FULL IN POT
	CH-3	14	CHRYSOBALANUS ICACO / COCO PLUM	3 GAL.	18" HT.		
	EF	21	ERITHALUS FRUTICOSA / BLACK TORCH	3 GAL.			
	GL-2	7	GYMNANTHES LUCIDA / CRABWOOD	25 GAL.	5-6 HT. X 3-3.5 SPRD.		BUSH, LOW BRANCHED
	HR	17	HIBISCUS ROSA-SINENSIS / CHINESE HIBISCUS	7 GAL.	3' HT. FTG.		
	MD	25	MONSTERA DELICIOSA / SPLIT-LEAF PHILODENDRON	3 GAL.	FULL, LOW BRANCH, TRELLIS TRAINED		
	MC	85	MYRCIANTHES FRAGRANS COMPACTA / COMPACT SIMPSON'S STOPPER	3 GAL.	2' HT. MIN. FULL		
	NE	31	NEPHROLEPIS EXALTATA / BOSTON FERN	3 GAL.	FULL IN POT		
	PN	42	PSYCHOTRIA NERVOOSA / LITTLE PSYCHO / LITTLE PSYCHO WILD COFFEE	3 GAL.	FULL IN POT		
	RH	9	RHAPIDOPHYLLUM HYSTRIX / NEEDLE PALM	7 GAL.	3 HT. FTG.		
	SP	42	SCAEVOLA PLUMERI / INKBERRY	3 GAL.	2 HT. MIN. FULL		
	SR	13	STRELITZIA REGINAE / BIRD OF PARADISE	7 GAL.	24" DA. HEAVY		
	ZF-15	7	ZAMIA FURFURACEA / CARDBOARD PALM	15 GAL.	30"-36" DA.		
	ZA	32	ZAMIA PUMILA / COINTE	3 GAL.	18"-24" DA.		
<b>GROUND COVERS</b>							
	BA	756	BORRICHIA ARBORESCENS / SEA OXEYE DAISY	1 GAL.		18" D.C.	NATIVE
	EL	1,618	ERHODEA LITTORALIS / GOLDEN CREEPER	3 GAL.		12" D.C.	NATIVE

COMMUNITY SOLUTIONS  
L.P.C.

618 E. SOUTH STREET  
SUITE 700  
ORLANDO, FL 32801  
407.423.8398  
CERTIFICATE OF JURISDICTION (CJ-100)

PROJECT  
SOUTHWINDS  
MOTEL

1200 WEST FLORIDA

CLIENT

BENDER &  
ASSOCIATES  
ARCHITECTS  
114 AMERICA STREET  
SUITE 1000 - FLORIDA 32101

CONSULTANTS

REGISTRATION

DESIGN FOR:	
APPROVED:	10/11/2010
DATE SUBMITTED:	10/11/2010

PROJECT NUMBER: P211252.00  
DATE: 10/11/2010  
SCALE: 1/8" = 1'-0"  
DRAWN BY: JAC  
CHECKED BY: JAC

DRAWING SCALE AND NORTH ARROW



SHEET TITLE  
LANDSCAPE SCHEDULE

SHEET NUMBER  
LA-100

NOT FOR  
CONSTRUCTION

- 120 PLANT UNITS PER 100 LF
- 200 LF / 100 LF \* 120 = 240 UNITS

UNITS PROVIDED

- CANOPY TREES: 2 \* 10 UNITS = 20 UNITS
- ORNAMENTAL TREES: 0 \* 3 UNITS = 0 UNITS
- SHRUBS: 294 \* 1 UNIT = 294 UNITS
- TOTAL UNITS: 314 UNITS

LA.101

LA.102

[illegible]

- 120 PLANT UNITS PER 100 LF
- 335 LF / 100 LF \* 120 = 402 UNITS

**UNITS PROVIDED**

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

618 E. SOUTH STREET  
SUITE 700  
ORLANDO, FL 32801  
407.423.8398

CLIENT \_\_\_\_\_

**BENDER &  
ASSOCIATES  
ARCHITECTS**  
410 ANGELA STREET  
KEY WEST, FLORIDA 32041

#### CONSULTANTS

#### REGISTRATION

ISSUED FOR	
ISSUANCE	2000/0000
DATE OF ISSUE	10/10/00

PROJECT NUMBER R2417536

DATE: 2/24/10

SCALE: SLA 9846

DRAWN BY:

CHECKED BY: \_\_\_\_\_

100

DRAWING SCALE AND NORTH ARROW



NORTH



**SHEET TITLE**

LANDSCAPE PLAN - WEST

1. *Journal of Management Studies*, 1996, 33, 1, 1-15.

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 105–112

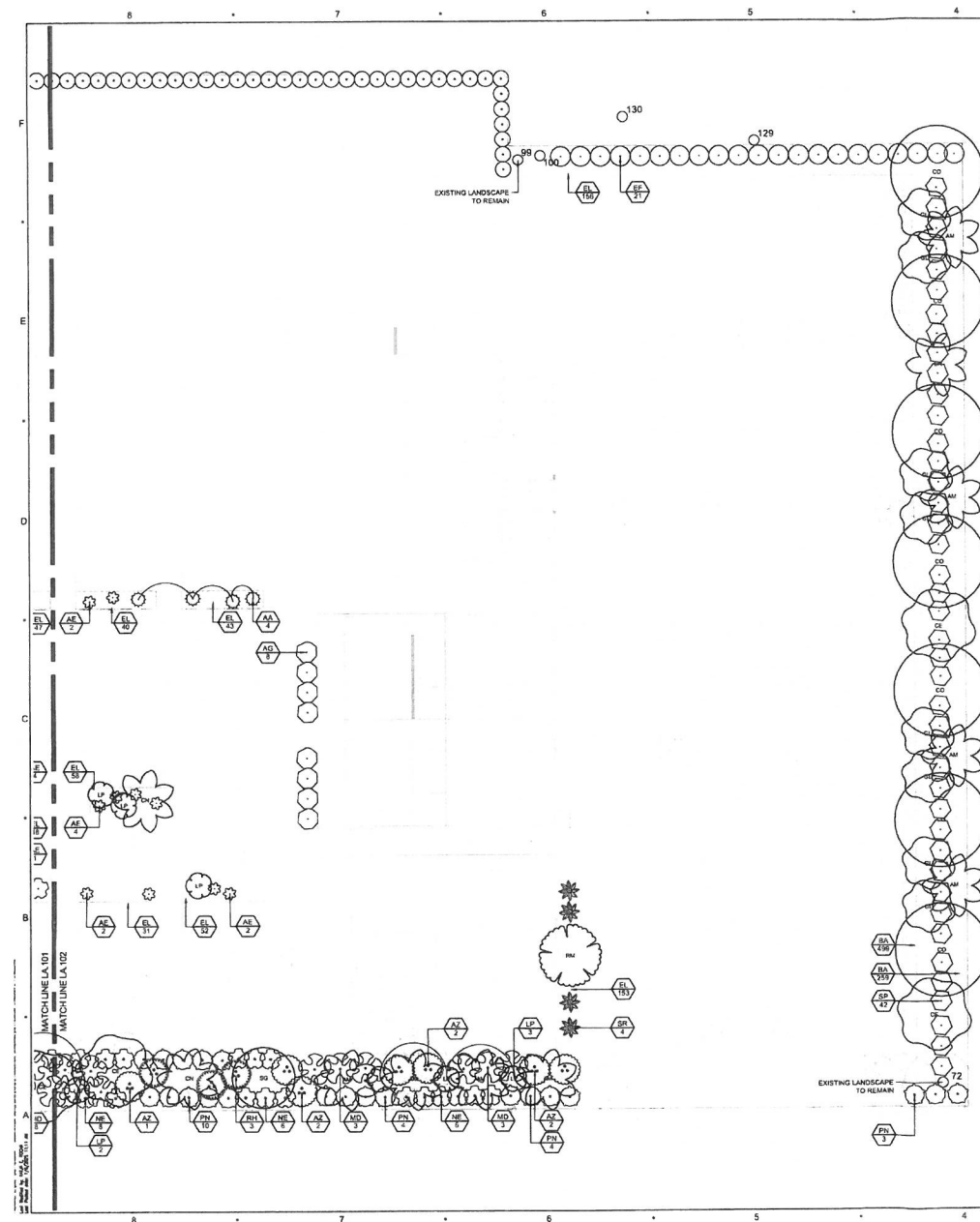
SHEET NUMBER  
LA 101

LA. 101

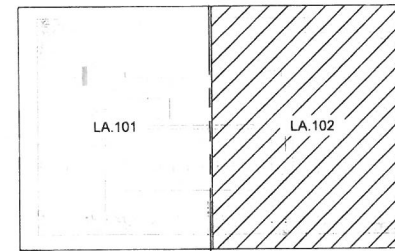
1

\_\_\_\_\_

NOT FOR  
CONSTRUCTION



KEY PLAN



PLANT SCHEDULE

CODE	BOTANICAL - COMMON NAME
<b>TREES</b>	
AM	ADONIDIA MERRELLII / CHRISTMAS PALM
CO	CHRYSOPIRILLUM OXYPOPHYLLUM / BAY PALM
CU	COCOS NUCIFERA / COCONUT PALM
CE	CONOCARPUS TREECTUS SENSICUS / SILVER BUTTWOOD
CS	CORDIA SEBESTENA / ORANGE GELDER TREE
CL	GYNERANTHES LUCIDA / CRABWOOD
UP	LEUCOTHAMNUS BODINIERI / WHITE THATCH PALM
HM	RAVENALA MADAGASCARIENSIS / TRAVELER'S TREE
BO	SMARDOUBA GLAUCOA / PARADISE TREE
<b>SHRUBS</b>	
AE	ARCHIBECKIA SP. / GIANT BROOMELIAD
AA	AGAVE ATTENUATA / PORTULAC AGAVE
AZ	ALPHEA ZERDUBET VARIEGATA / VARIANTE SHILL GINGER
AC	ANACARDIUM QUINQUELOBIUM / RED ROSEWOOD
CH	CHRYSOALANUS SCACCO / COCO PLUM
EF	ERYTHRAEA FLORIBUNDA / BLACK TONGUE
GE	GYNERANTHES LUCIDA / CRABWOOD
HR	HIBISCUS ROSA-SINENSIS / CHINESE HIBISCUS
MY	MONSTERA DELICATULA / SWEEP LEAF PHILLODENDRON
UC	LYRANTHES FLORENTINA / COMPACT SIMPSON'S STOPPER
NE	NEPHROLEPS EXALTATA / BOSTON FERN
PN	PSYCHOTRIL NERVOOSA / LITTLE PSYCHO / LITTLE PSYCHO YIELD COFFEE
RI	RHAPIDOPHYLLUM HYSTRIC / NEEDLE PALM
SP	SCALYLLA FLORIBUNDA / HIBISCUS
SR	STREPTOCARPA REGINAE / BIRD OF PARADISE
ZF	ZAMIA PURPUREA / CARIBBEAN PALM
ZA	ZAMIA ZAMIA / COCONUT
<b>GROUND COVERS</b>	
BA	BORRICHIA ARBORESCENS / BEA OX-EYE DAISY
EL	TEKNOEIA LITTORALIS / GOLDEN CREEPER

EAST BUFFER - Sec. 108-413(b)

- 120 PLANT UNITS PER 100 LF
- 186 LF / 190 LF = 120 = 216 UNITS

UNITS PROVIDED

- CANOPY TREES: 8" 10 UNITS = 80 UNITS
- ORNAMENTAL TREES: 10" 3 UNITS = 30 UNITS
- SHRUBS: 800" 1 UNIT = 800 UNITS
- TOTAL UNITS: 910 UNITS

NOT FOR  
CONSTRUCTION

COMMUNITY  
SOLUTIONS  
GROUP

618 E. SOUTH STREET  
SUITE 700  
ORLANDO, FL 32801  
407 423 8398  
CERTIFICATE OF AUTHORIZATION: FPM

PROJECT  
SOUTHWINDS  
MOTEL

KEY: WEST - A, CRED:

DESIGN  
BENDER &  
ASSOCIATES  
ARCHITECTS

400 ANGELO STREET  
SUITE 200 - ORLANDO, FL 32801

CONSULTANTS

REGISTRATION

REVISION FOR

REVISION	DATE
1	10/1/10
2	10/1/10
3	10/1/10
4	10/1/10
5	10/1/10
6	10/1/10
7	10/1/10
8	10/1/10
9	10/1/10
10	10/1/10

PROJECT NUMBER: 8241253-0

DATE: 10/1/10

SCALE: 1/4" = 1'-0"

DRAWN BY: J. C.

CHECKED BY: J. C.

DRAWING SCALE AND NORTH ARROW



GRAPHIC SCALE: 1" = 10'-0"

SHEET TITLE: LANDSCAPE PLAN - EAST

SHEET NUMBER: LA.102