PLANNING BOARD RESOLUTION NO. 2025-018

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD RECOMMENDING APPROVAL OF A MAJOR DEVELOPMENT PLAN APPLICATION AND APPROVING WAIVER LANDSCAPE TO ALLOW FOR REDEVELOPMENT AN EXISTING 81-UNIT HOTEL INTO 80-UNIT TRANSIENT CONDOMINIUM, WHILE MAINTAINING THE ON-SITE RESTAURANT, RETAIL SEAFOOD MARKET, MARINA, AND RECREATIONAL RENTAL VEHICLE USES FOR PROPERTY LOCATED AT 3101 N. ROOSEVELT BLVD (RE# 00002360-000000) PURSUANT TO SECTIONS 108-91 AND 108-517 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 108-91(B)(2)(d) of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that any development located within tidal waters extending 600 feet seaward of the corporate city limits shall require major development plan approval; and

WHEREAS, Section 108-91(B) provides that major development plan approval is required for the reconstruction of eleven or more transient units;

WHEREAS, the subject property is located at 3101 N. Roosevelt Boulevard in the Commercial General and Conservation zoning districts and is the site of an existing hotel with accessory uses consisting of a restaurant, retail, and recreational rental vehicle uses; and

WHEREAS, the property owner has submitted a major development plan application to raze and redevelop the hotel property resulting in eighty (80) transient units and restaurant, retail, and recreational rental vehicle uses; and

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Chairman

Planning Director

WHEREAS, Code Section 108-196(a) requires the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

WHEREAS, Article IV of Chapter 108 provides minimum landscaping standards for development plans, including Section 108-413 which provides that sites between one and three acres shall provide landscaping along street frontage with a minimum width of thirty feet; and

WHEREAS, the proposed landscaping along the street frontage does not meet the minimum width requirements; and

WHEREAS, Section 108-517 provides that the Planning Board may grant a waiver to minimum landscaping requirements if it determines that the waivers or modifications are not contrary to the intent of this subdivision and that a literal enforcement of the standards of this subdivision would be impracticable and would not violate the criteria outlined in Section 108-517(b); and

WHEREAS, these matters came before and were approved by the Planning Board at a duly noticed public hearing on March 27, 2024; and

WHEREAS, the Planning Board finds that the granting of a Major Development Plan and landscape waiver is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

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Chairman
Planning Director

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Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. The Major Development Plan and landscape waiver to allow for the redevelopment of an existing 81-unit hotel into an 80-unit transient condominium, with accessory

restaurant, retail seafood market, marina, and recreational rental vehicle uses, in the General

Commercial and Conservation zoning districts pursuant to Sections 108-91(b) of the Land

Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown

in the attached site plans is hereby approved with the following conditions:

Conditions required prior to final development plan approval:

1. The applicant shall provide a revised site data table that reflects the definitions for

impervious surface and open space identified in the Land Development Regulations.

2. The applicant shall provide an alternative wetland buffer plan that addresses the criteria

of Section 110-91.

Conditions required prior to issuance of a Building Permit

3. The work shall be consistent with the plans signed and sealed by A2O Architecture,

dated 2.27.25. Construction drawings for permitting shall be dated as approved

herein, with any proposed revisions (modifications) clearly noted.

4. The applicant shall provide a stormwater plan and soil erosion and sediment

control plan that includes a stormwater pollution prevention plan. The plan shall conform

to the stormwater requirements of the Code of Ordinances including Chapter 108, Article

VIII of the Land Development Regulations. The plan shall ensure that The plan shall be

provided to and approved by the City stormwater engineer.

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Chairman

KPH Planning Director

5. All applicable state or federal permits shall be obtained before commencement of

the development, including a letter of coordination with the South Florida Water

Management District (SFWMD).

Section 3. This resolution does not constitute a finding as to ownership or right to

possession of the property, and assumes, without finding, the correctness of applicant's assertion

of legal authority respecting the property.

Section 4. This resolution shall go into effect immediately upon its passage and adoption

and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 5. This resolution is subject to appeal periods as provided by the City of Key West

Code of Ordinances (including the Land Development Regulations). After the City appeal period

has expired, this permit or development order shall be rendered to the Florida Department of

Commerce (DOC). Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not

effective for 45 days after it has been properly rendered to the DOC with all exhibits and

applications attached to or incorporated by reference in this approval; that within the 45-day review

period, the DEO can appeal the permit or development order to the Florida Land and Water

Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the

appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 27th day of

March, 2025.

Authenticated by the Chair of the Planning Board and the Planning Director.

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KPH Planning Director

Authenticated by the Chair of the Planning Board and the Planning Director.

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Attest:

Filed with the Clerk:

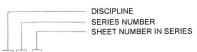
Page 5 of 5 Resolution No. 2025-018

Chairman

KPH Planning Director



SHEET NUMBERING SYSTEM



APPROVALS

2024.10.24 - DEVELOPMENT REVIEW COMMITTEE 2025.02.20 - TREE COMMISSION

SCOPE OF WORK

REDEVELOPMENT TO BUILD-BACK 80 OUT OF 81 TRANSIENT UNITS.

PROPOSED WORK REDUCES DENSITY

- 54 UNIT HOTEL BUILDING 16 UNIT HOTEL BUILDING
- 10 INDIVIDUAL COTTAGE UNITS
- 80 UNIT HOTEL INCLUDING POOL, FOOD SERVICES, GYM, BOAT DOCKING FACILITIES [EXISTING], AND AMENITY RENTALS.

CODE INFORMATION

APPLICABLE CODES
FLORIDA BUILDING CODE 8TH EDITION 2023; WITH ALL AMENDMENTS.

FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS NGVD 29

ZONE - AE 8/ AE 9

USE AND OCCUPANCY CLASSIFICATION [NO CHANGE TO EXISTING]

• ASSEMBLY A-2

• MERCANTILE M

GENERAL

RESIDENTIAL R-1 LOW HAZARD STORAGE S-2

SUBMISSIC
1. 2024.02.

- ONS: 2.14 MAJOR DEVELOPMENT PLAN 2. 2024.05.31 MAJOR DEVELOPMENT - REVISE
- 3. 2024.10.14 MAJOR DEVELOPMENT REVISE 4. 2025.01.27 TREE COMMISSION

Ì	G1.0	COVER PAGE
	G1.1	SCOPE OF WORK, SURVEY, INDEX & PROJECT INFORMATION
Ϊ	ARCH	ITECTURAL
į	A1.1	PROPOSED SITE PLAN & DATA TABLE
g	A1.2	SITE PLAN - OVERALL GROUND LEVEL PARKING AND CIRCULATION PLAN
ä	A2.1	FLOOR PLANS - HOTEL LOBBY BUILDING
1	A2.2	FLOOR PLANS - HOTEL LOBBY BUILDING
1	A2.3	FLOOR PLANS - HOTEL LOBBY BUILDING
Ž	A2.4	FLOOR PLANS - HOTEL BUILDING 2
g	A2.5	FLOOR PLANS - HOTEL BUILDING 2 & TYPICAL COTTAGE
1	A3 1	EXTERIOR FLEVATIONS - HOTEL LOBBY BUILDING

A3.1 EXTERIOR ELEVATIONS - HOTEL LOBBY BUILDING
A3.2 EXTERIOR ELEVATIONS - HOTEL LOBBY BUILDING
A3.3 EXTERIOR ELEVATIONS - HOTEL BUILDING
A3.4 EXTERIOR ELEVATIONS - COTTAGE

LIFE SAFETY PLAN
LIFE SAFETY PLAN FIRE TRUCK ACCESS
LFS 1.1 LIFE SAFETY PLAN AT GROUND LEVEL
LFS 1.2 LIFE SAFETY PLAN AT FIRST FLOOR LEVEL
LFS 1.3 LIFE SAFETY PLAN AT SECOND FLOOR LEVEL
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LFS 1.2 LIFE SAFETY PLAN AT FIRST FLOOR LEVEL
LFS 1.3 LIFE SAFETY PLAN AT SECOND FLOOR LEVEL
CIVIL

○ C-1 CONCEPTUAL PAVING, GRADING & DRAINAGE PLAN

○ C-2 CONCEPTUAL WATER & SEWER PLAN

LANDSCAPE
LD0.01 EXISTING TREE MAP
L3.0 LANDSCAPE PLAN
L3.10 PLANT SCHEDULE

MECHANICAL SITE PLAN
M-2.0 MECHANICAL SITE PLAN
M-3.0 MECHANICAL SITE PLAN
M-3.1 MECHANICAL GROUND FLOOR PLAN - HOTEL LOBBY BUILDING (SECTION-A)
M-3.1 MECHANICAL GROUND FLOOR PLAN - HOTEL LOBBY BUILDING (SECTION-B)
M-3.2 MECHANICAL FIRST FLOOR PLAN - HOTEL LOBBY BUILDING (SECTION-B)
M-3.3 MECHANICAL FIRST FLOOR PLAN - HOTEL LOBBY BUILDING (SECTION-A)
M-3.5 MECHANICAL SECOND FLOOR PLAN - HOTEL LOBBY BUILDING (SECTION-A)
M-3.5 MECHANICAL SECOND FLOOR PLAN - HOTEL LOBBY BUILDING (SECTION-A)
M-3.6 MECHANICAL SECOND FLOOR PLAN - HOTEL LOBBY BUILDING (SECTION-A)
M-3.6 MECHANICAL GROUND FLOOR PLAN - HOTEL LOBBY BUILDING (SECTION-B)
M-3.6 MECHANICAL GROUND FLOOR PLAN - BUILDING (SECTION-A)
M-3.7 MECHANICAL GROUND FLOOR PLAN - BUILDING (SECTION-B)
M-4.0 MECHANICAL GROUND FLOOR PLAN - BUILDING-2 (SECTION-A)
M-4.1 MECHANICAL GROUND FLOOR PLAN - BUILDING-2 (SECTION-B)
M-4.2 MECHANICAL FIRST FLOOR PLAN - BUILDING-2 (SECTION-B)
M-4.2 MECHANICAL FIRST FLOOR PLAN - BUILDING-2 (SECTION-B)
M-4.3 MECHANICAL SECOND FLOOR PLAN - BUILDING-2 (SECTION-B)
M-4.4 MECHANICAL FIRST FLOOR PLAN - BUILDING-2 (SECTION-B)
M-4.5 MECHANICAL FIRST FLOOR PLAN - BUILDING-2 (SECTION-B)
M-4.6 MECHANICAL FIRST FLOOR PLAN - BUILDING-2 (SECTION-B)
M-4.7 MECHANICAL SECOND FLOOR PLAN - BUILDING-2 (SECTION-B)
M-4.8 MECHANICAL FIRST FLOOR PLAN - BUILDING-2 (SECTION-B)
M-5.7 MECHANICAL ROOF PLAN - BUILDING-2 (SECTION-B)
M-6.8 MECHANICAL FIRST FLOOR PLAN - BUILDING-2 (SECTION-B)
M-7.9 FIRE SPRINKLER SECOND FLOOR PLAN - BUILDING-2 (SECTION-B)
M-7.9 FIRE SPRINKLER SECOND FLOOR PLAN - BUILDING-2 (SECTION-B)
M-7.9 FIRE SPRINKLER FIRST FLOOR PLAN - HOTEL LOBBY BUILDING (SECTION-B)
FP-3.1 FIRE SPRINKLER FIRST FLOOR PLAN - HOTEL LOBBY BUILDING (SECTION-B)
FP-3.2 FIRE SPRINKLER FIRST FLOOR PLAN - HOTEL LOBBY

PROJECT #: 23.01 SHEET:

FEBRUARY 27, 2025

ARCHITECTURE

ARCHITECT:

CONSULTANTS:

Y V

1

EN

VELOPM

DE

2

MAJOR

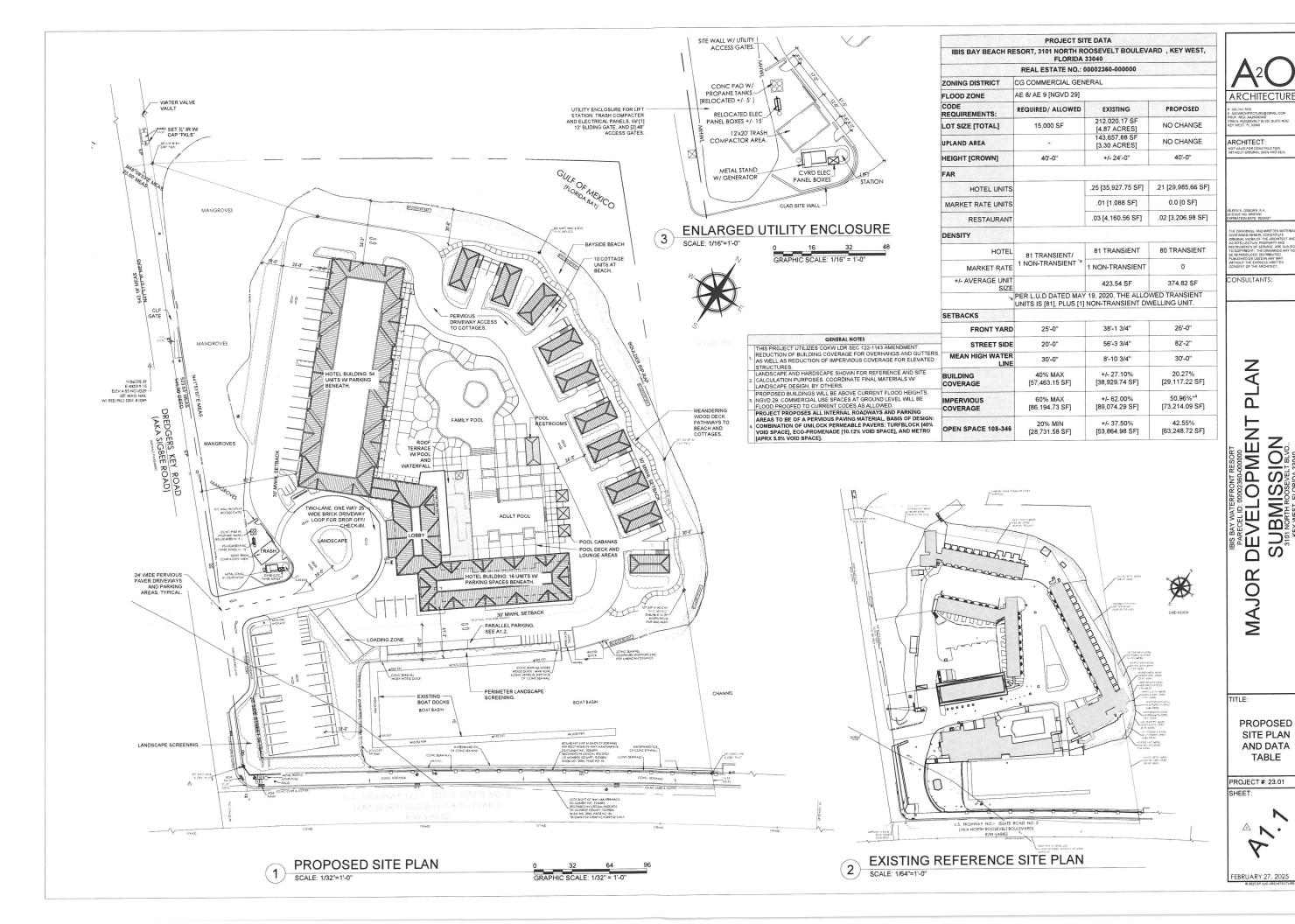
SCOPE OF

WORK. SURVEY, INDEX & **PROJECT** INFORMATION

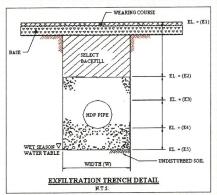
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UBMISS 3101 NORTH POOF

S



IBIS Bay Resort



E3 = 2.75 ft. NAVD E3 = 2.75 ft. NAVD E4 = 1.50 ft. NAVD E5 = -0.25 ft. NAVD Table = 1.50 ft. NAVD h (W) = 7.00 ft. Width (W) = K = 1.00E-03 cfs / ft2 - ft. head (Hydraulic Conductivity D_U = 1.75 ft. (Non-Saturated Trench Depth) Ds = 1.75 ft. (Saturated Trench Depth) 2.50 ft. (Depth to water table) H₂ = E1 - (The Shallower of Water Table or E5) 7.00 ft. (Width of Trench) V_{wq} = %WQ = FS = 2.00

V_{total} = V_{wq} + V_{qn} = 15.58 ac-in (Total Volume required to be treated for water quantity) $V_{qn} = V_{total} - V_{wq} = 9.50$ ac-in (Volume to be treated in addition to water quality for water quantity)

L_{an} = 746 lineal feet of trench required for water quantity

V_{add} = 10.25 ac-in (Volume provided in addition to V_{eq})

I. GENERAL INFORMATION

PROPOSED LAND USAGE				
A. TOTAL ACREAGE =	212.020 SF =	4.87 AC		
B. BUILDING COVERAGE =	28.765 SF =	0.66 AC	1400	
C. PARKING GARAGE =	0 SF =	0.00 AC	000	
D. LAKE =	67.057 SF =	1.54 AC	32%	
E. TOTAL ASPHALT & WALKS=	67.934 SF =	1.56 AC	3200	
F. TOTAL IMPERVIOUS =	163.756 SF ==	3.76 AC		77%
G. % WATER QUALITY IMPERMOUS =			58%	
H. PERVIOUS AREA =	48,264 SF=	1.11 AC	COLONO POL	23%
EXISTING LAND USAGE				
EXISTING LAND USAGE				
A. TOTAL ACREAGE =	212.020 SF =	4.87 AC		
B. BUILDING COVERAGE =	22.395 SF =	0.51 AC	11%	
C. TOTAL ASPHALT & WALKS =	52,467 SF =	1.20 AC	25%	
D. LAKE=	67,057 SF =	1.54 AC	69° o	
E. TOTAL IMPERVIOUS =	141,919 SF =	3.26 AC		67%
F. % WATER QUALITY IMPERVIOUS ~			63°°	
G. PERVIOUS AREA =		10110		3300
	70.101 SF=	1.61 AC		35.6

II. WATER QUALITY CRITERIA

A. COMPUTE FIRST INCH OF RUNOFF FROM TOTAL SITE

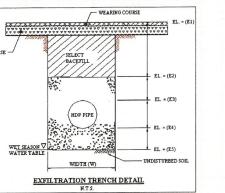
1*/12 x Total Acreage = 0.41 AC-FT= 4.87 AC-IN

B. COMPUTE 2.5 TIMES THE % OF "WATER QUALITY" IMPERITOUS
2.5" x% Imperv. X Total Acenge = 0.51 AC-FT = 6.08 AC

III. WATER QUANTITY CRITERIA

A. COMPUTE THE 5-YR 1-HOUR VOLUME FOR TOTAL SITE





k₁ = 1.00E-03 cfs / ft² - ft. head (Hydraulic Conductivity) E1 = 4.00 ft. NAVD E2 = 3.25 ft. NAVD k₂ = 1.00E-03 cfs / ft² - ft. head (Hydraulic Conductivity) $K = (k_1 + k_2)/2 = 1.00E-03 \text{ cfs} / \text{ft}^2 - \text{ft. head}$

Du = E2 - (The Shallower of Water Table or E5) D_S = (The Shallower of Water Table or E5) - E5

 $L_{eq} = \frac{FS[(\%WO)(V_{eq})]}{K(H_2W + 2H_2D_1 - D_1)^2 + 2H_2D_5) + (0.000139)WD_U} = \frac{0.000}{0.0319 + 0.0017}$

 $L_{qn} = \frac{FS[(\%WQ)(V_{sq}) + V_{qn}]}{K(H_2W + 2H_2D_0 - D_0^2 + 2H_2D_S) + (0.000139)WD_0} = \frac{25.08}{0.0319 + 0.0017}$

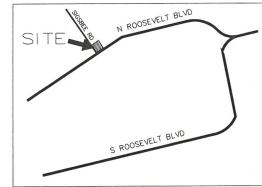
 $V_{add} = \underbrace{\left[L\ x\ (K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U)\right] \cdot V_{eq}}_{FS} = \underbrace{\left[-790 - x\ (-0.0319 + 0.0017)\ \right] \cdot 6.08}_{2.00}$

V = V_{wq} + V_{add} = 16.33 acre-inches treated (Total volume treated) = 1.36 acre-feet treated

IBIS Bay Resort FES Project No. 24-1799.00

A. TOTAL ACREAGE =	212.020 SF =	4.87 AC		
B. BUILDING COVERAGE =	28.765 SF =	0.66 AC	1400	
C. PARKING GARAGE =	0 SF =	0.00 AC	0%	
D. LAKE =	67.057 SF =	1.54 AC	32%	
E. TOTAL ASPHALT & WALKS=	67.934 SF =	1.56 AC	3200	
F. TOTAL IMPERVIOUS =	163.756 SF ==	3.76 AC		77° o
G. % WATER QUALITY IMPERMOUS =			58%	
H. PERVIOUS AREA =	48.264 SF=	1.11 AC		2300
				1000
EXISTING LAND USAGE				
A TOTAL ACREAGE	212 020 SF =	487 AC		

1.30 AC-FT= 15.58 AC-IN



 $\underset{\text{NTS}}{\underline{\mathsf{LOCATION}}} \ \ \underline{\mathsf{MAP}}$



FLOOD DATA: COMMUNITY NO.: 120168 & 125129 MAP NO.: 12087C-1509K MAP DATE: 02-18-2005 FLOOD ZONE: AE BASE ELEVATION(S): 9.0'

AVERAGE WET SEASON WATER LEVEL= ELEV. (1.50) NGVD

LEGEND:

5.32 EXISTING ELEVATION (NGVD) PROPOSED CATCH BASIN PROPOSED PLUG

TEE WATER METER

MIN DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE

N/I REDUCED PRESSURE BACKFLOW PREVENTOR → DIRECTIONAL FLOW ARROW AND GRAVITY SEWER

PROPOSED MANHOLE

-FM - SANITARY FORCE MAIN FIRE HYDRANT

SIAMESE CONNECTION CLEANOUT EDGE OF PROPOSED PAVEMENT (ASPHALT) 2 DIRECTION OF SURFACE DRAINAGE

SAMPLE POINT

--W-- EXIST. WATER MAIN XXX EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

GRADING AND DRAINAGE NOTES: 1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF KEY WEST.

2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA. 3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.

4. ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.

5. CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/FINISHED GRADE 6. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

7. LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.

8. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).

9. RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG., DRIVE WAY, PROPERTY LINE, OR ROADWAY.

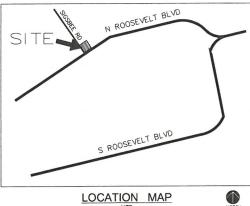
10. COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.

12. SLOPE ON SIDEWALKS SHALL NOT EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.

15. Survey information based on survey provided by florida keys land surveying dated 08/28/2023.

17. FINAL RIM ELEVATIONS SHALL BE FIELD ADJUSTED TO MATCH SLOPE OF PROPOSED PAVEMENT. 20. ASPHALT PAVEMENT RESTORATION ON CITY RIGHT-OF-WAY MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR PAVING CONTRACTOR IN BROWARD COUNTY.





ంర CONCEPTUAL PAVING, GRADING, 8 DRAINAGE PLAN

Z

RESORT WATERFRONT BAY

SB

NORTH

PERMIT

DOCUMENTS SEAL

:ale: 1"=30'	Date 08/09/24	
No. -1799.00	Plot Date 08/09/24	
own by SHG	Sheet No.	
oj. Mgr. SHG	CI	
pr. by	1 at 2	

R/W VARIES

10. CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.

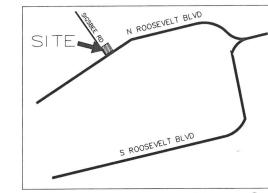
11. PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SIAMESE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.

12. FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.

16. THE MINIMUM COVER DEPTHS FOR PVC AND DIP SEWER MAINS AR RESPECTIVELY 36 INCHES AND 30 INCHES.

17. EXFILTRATION TESTING AND LAMPING OF THE CRAVITY SEWER SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO THE COMPLETION OF THE PROJECT.

FINAL SEWER MANHOLE RIM ELEVATIONS SHALL BE ADJUSTED TO MATCH FINAL PAVEMENT ELEVATIONS AND MATCH PAVEMENT SLOPE AS APPLICABLE.



LOCATION MAP



FLOOD DATA:

COMMUNITY NO.: 120168 & 125129 MAP NO.: 12087C-1509K MAP DATE: 02-18-2005 FLOOD ZONE: AE BASE ELEVATION(S): 9.0'

LEGEND:

0.00 PROPOSED ELEVATION (NGVD) EXISTING ELEVATION (NGVD)

PROPOSED CATCH BASIN PROPOSED PLUG

MIN DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE

N/I REDUCED PRESSURE BACKFLOW PREVENTOR DIRECTIONAL FLOW ARROW AND GRAVITY SEWER

PROPOSED MANHOLE - W - WATER MAIN

VALVE FIRE HYDRANT

SIAMESE CONNECTION CLEANOUT EDGE OF PROPOSED PAVEMENT (ASPHALT)

Ty DIRECTION OF SURFACE DRAINAGE

SAMPLE POINT

--W-- EXIST. WATER MAIN

XXX EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

CONCEPTUAL WATER & SEWER PLAN

NNY.

RESORT

BAY WATERFRONT IBIS

NORTH

3101 N ROOSEVELT BLVD KEY WESY, FLORIDA 33040

Phase: PERMIT DOCUMENTS

SEAL

Scale: Date 1"=30' 08/09/24

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA SUNSHINE STATE ONE CALL OF FLORIDA, INC.

WATER AND SEWER NOTES:

1.CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

2. CONTRACTOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION AROUND MH'S, BACKFLOW PREVENTORS, MAINLINES, METERS, ETC. AS REQUIRED BY THE 17Y SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY. CONTRACTOR'S SURVEYOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL RECORDING UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.

7. 18" VERTICAL CLEARANCE PREFERRED FOR ALL UTILITY CROSSINGS. MINIMUM OF 12" REQUIRED FOR WM-WM CROSSING AND WM-FM CROSSING, CONTRACTOR SHALL CALL 811 AND LOCATE UTILITY CROSSING PRIOR TO CONSTRUCTION AND NOTIFY ENGREER OF ANY DISCREPANCES. ALL SANTARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WHERE ABLE IF THE WATER MAIN MUST CROSS BELOW THE SEWER, A MINIMUM OF 12 "SEPARATION SHALL BE PROVIDED. A 20 FOOT SECTION DUCTLE RION PIPE WATER MAIN CENTERCH COSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION SHALL BE PROVIDED. A 20 FOOT SECTION OF THE MAIN MAINTENANCE CHITERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION SHOULD BE AND THE MAINTENANCE.

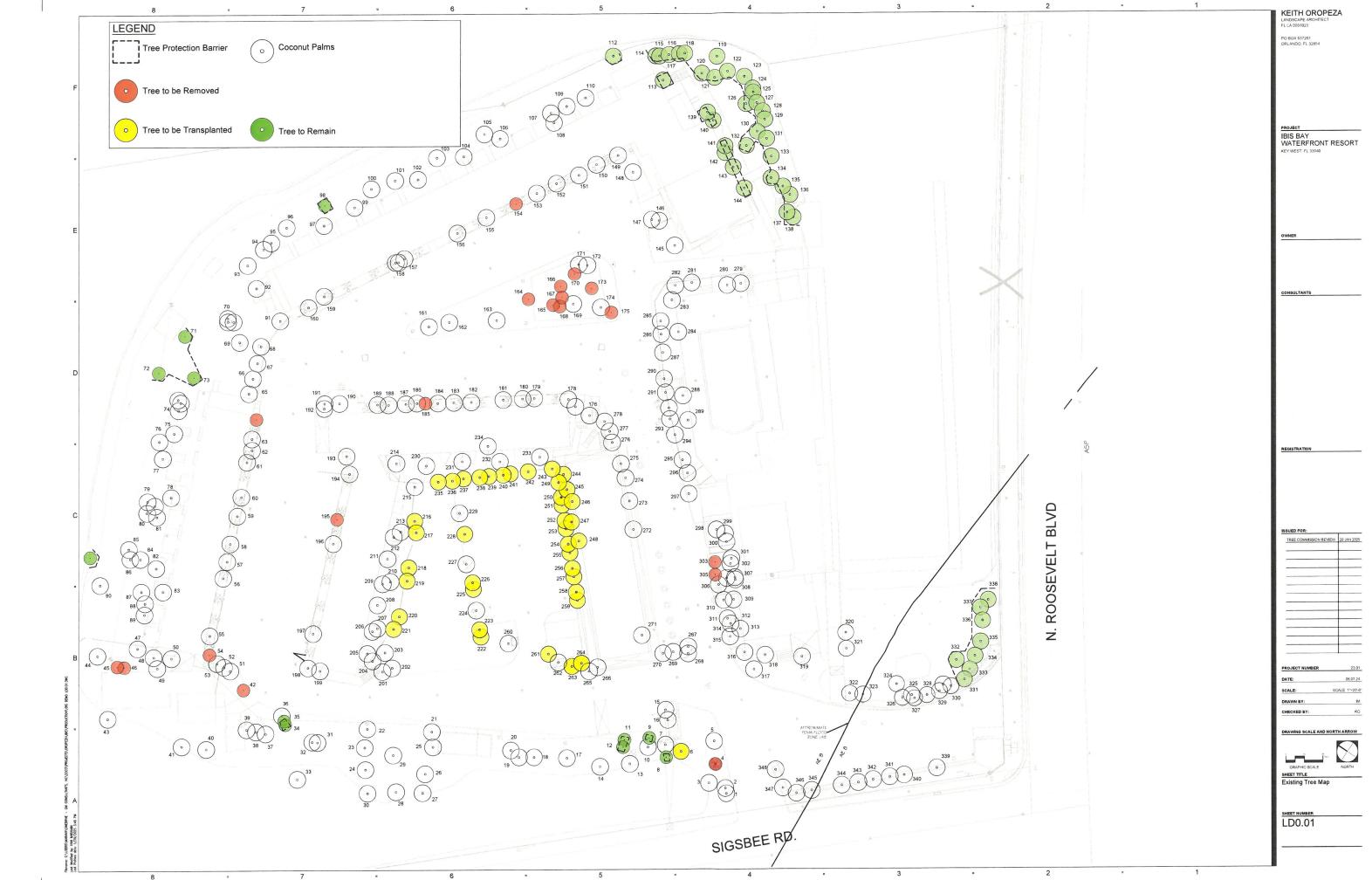
SEPARATION OCCURRED BETWEEN SETTING THAT WHICH SHAPES TO THE UNITIES OF DEARNACE LINES THAT WILL REMAIN IN SERVICE NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITES THAT ARE CURRENTLY IN SERVICE THE CONTRACTION SHALL NOT REMOVE ANY UTILITY SERVICE THE CONTRACTION SHALL NOT REMOVE ANY UTILITY SERVICE THAT WILL SERVICE THAT IN SERVICE THE CONTRACTION SHALL DIG UP AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTION SHALL INFORM AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.

9. CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

CORING INTO EXISTING MANHOLE MAY RESULT IN COMPLETE RECONSTRUCTION OF EXISTING MANHOLE AT CONTRACTOR'S EXPENSE IF MANHOLE IS IN A DETERIORATED CONDITION.

*15. ON-SITE MANHOLES TO HAVE STANDARD SANITARY SEWER USF 420 COVER.

18. ALL WATER AND SEWER WORK IN THE PUBLIC RICHT-OF-WAY, PRIVATE THOROUGHFARES OR UTILITY EASEMENT MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR CERTIFIED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR.



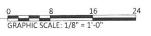


HOTEL LOBBY BUILDING: WEST ELEVATION [SIGSBEE]

SCALE: 1/8"=1"-0" GRAPHIC SCALE: 1/8" = 1'-0"



1 HOTEL LOBBY BUILDING: SOUTH ELEVATION [NORTH ROOSEVELT]



ARCHITECTURE

ARCHITECT: NOT VALID FOR CONSTRUCTION WITHOUT ORIGINAL SIGN AND SEAR

CONSULTANTS:

IBIS BAY WATERFRONT RESORT
PARECEL ID: 00002380-000000
DEVELOPMENT PLAN
SUBMISSION
3101 NORTH ROOSEVELT BLVD. MAJOR

TITLE:

EXTERIOR ELEVATIONS: HOTEL LOBBY BUILDING

PROJECT #: 23.01 SHEET:





HOTEL LOBBY BUILDING: EAST ELEVATION [GULF]

SCALE: 1/8"=1"-0"



HOTEL LOBBY BUILDING: NORTH ELEVATION [GULF]

SCALE: 1/8"=1"-0"



ARCHITECT: NOT VALID FOR CONSTRUCTION WITHOUT ORIGINAL SIGN AND SEA

CONSULTANTS:

SUBMISSION
SUBMISSION
SUBMISSION
SION NORTH ROOSEVELT BLAND MAJOR I

TITLE:

EXTERIOR ELEVATIONS: HOTEL LOBBY BUILDING

PROJECT #: 23.01 SHEET:



FEBRUARY 27, 2025







ARCHITECT: NOT VALID FOR CONSTRUCTION WITHOUT ORIGINAL SIGN AND SEAL CONSULTANTS:

ARCHITECTURE

BIS BAY WATERFRONT RESORT
PARECEL ID: 00002360-00000

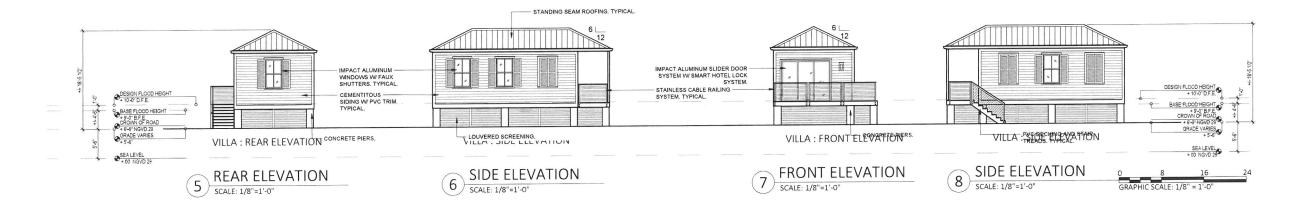
DEVELOPMENT PLAN
SUBMISSION
3101 NORTH RODSEVELT BLVD... MAJOR

TITLE:

EXTERIOR ELEVATIONS: HOTEL **BUILDING 2**

PROJECT #: 23.01 SHEET:

3 FEBRUARY 27, 2025



A2O ARCHITECTURE

P 305,741,7676 E A2OARCHITECTURE@GMAIL.COM PROF. REG. AA26003092 3706 N. ROOSEVELT BLVD.,SUITE #20 KEY WEST, FL 33040

ARCHITECT:

NOT VALID FOR CONSTRUCTION
WITHOUT ORIGINAL SIGN AND SEAL

AILEEN A. OSBORN, R.A. LICENSE NO. AR97603

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CONSULTANTS:

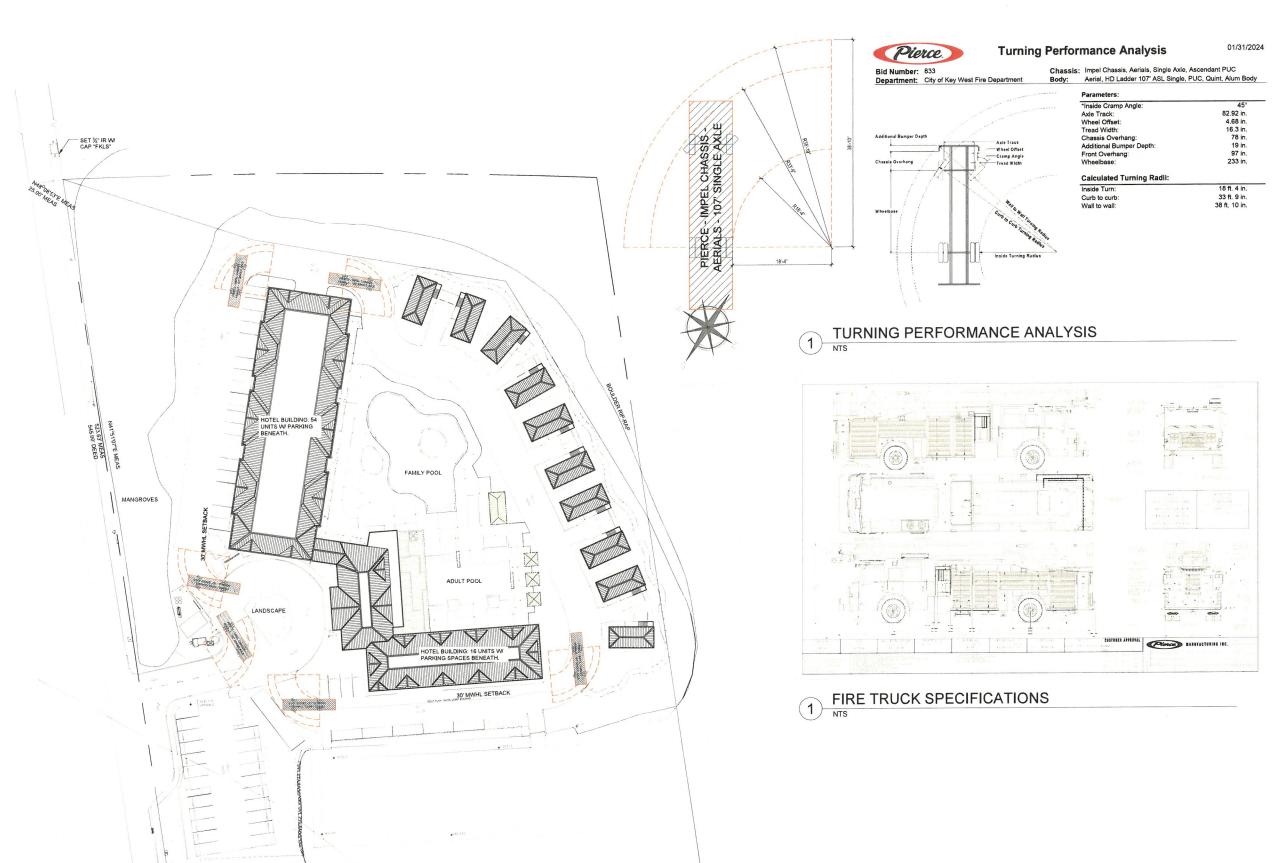
MAJOR DEVELOPMENT PLAN
SUBMISSION
3101 NORTH ROSSEVELT BLYD.

TITLE:

EXTERIOR ELEVATIONS: COTTAGE

PROJECT #: 23.01





ARCHITECT: NOT VALID FOR CONSTRUCTION WITHOUT ORIGINAL SIGN AND S

CONSULTANTS:

PLAN

SUBMISSION
3101 NORTH ROSSEVELT BLVD.
3101 NORTH ROSSEVELT BLVD. MAJOR

TITLE: LIFE SAFETY PLAN-FIRE **TRUCK ACCESS**

PROJECT #: 23.01



NOT FOR CONSTRUCTION SIGSBEE RD.

KEITH OROPEZA LANDSCAPE ARCHITECT FL LA 0001023

PROJECT
IBIS BAY
WATERFRONT RESORT
KEY WEST, FL 33040



L3.00

GL 11,402 GYMNANTHE SLUCIDA / CRABWOOD 25 GAL 6 HT	IT SC	CHEDULE					
AND 1 ACONDIDA MERRILLI CRESTMAN PALM F.G. 17-14 PT., TOPLE NATIVE NATIVE SESSED 12 BURSERA SMARURA DURSO MS GAL 14-16 PT., 4" CAL NATIVE NATIVE CAL NATIVE MATTIVE CASE OF CO. 12 BURSERA SMARURA DURSO MS GAL 14-16 PT., 4" CAL NATIVE NATIVE CASE OF CO. 12 BURSERA SMARURA DURSO DURSO MS GAL SESSING TO REMAIN ANTIVE NATIVE CASE OF CO. 12 BURSERA SMARURA DURSO D	COL	DE OTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	NATIVE/NON-NATIVE	
MAIN							
● BS-56 21 BLREERA SMANUBA / GUNDO LIMBO	T			T			
### CD-45 6 COCCOLOBA DIVERSIFICIAL PISSEON PLUM ### CD-45 6 COCCOLOBA DIVERSIFICIAL PISSEON PLUM ### CD-45 6 COCCOLOBA DIVERSIFICIAL PISSEON PLUM ### CD-45 6 COCCOS NUCIFERAL COCCONT PALM ### CD-45 7 COCCOS NUCIFERAL COCCONT PALM ### CD-45 8 COCCOS NUCIFERAL POWER DIVERSIFICATION PALM PLANT PALM PALM PALM PALM PALM PALM PALM PALM	AM3	3 1	ADONIDIA MERRILLII / CHRISTMAS PALM	F.G.	12'-14' HT., TRIPLE	NATIVE	
### CD-45 6 COCCOLOBA DIVERSIFICIAL PISSEON PLUM ### CD-45 6 COCCOLOBA DIVERSIFICIAL PISSEON PLUM ### CD-45 6 COCCOLOBA DIVERSIFICIAL PISSEON PLUM ### CD-45 6 COCCOS NUCIFERAL COCCONT PALM ### CD-45 7 COCCOS NUCIFERAL COCCONT PALM ### CD-45 8 COCCOS NUCIFERAL POWER DIVERSIFICATION PALM PLANT PALM PALM PALM PALM PALM PALM PALM PALM							
COUNTY STATE COCOS NUCIFERA / COCONUT PALM EXISTING TO REMAIN) BS-6	65 21	BURSERA SIMARUBA / GUMBO LIMBO	65 GAL.	14'-16' HT., 4" CAL	NATIVE	
X_CN 39 COCCS NUCLEGRA / COCONIT PALM EXISTING TO REMAIN EXIST	-			 			
Color 105 COCOS NUCIFERA / COCONUT PALM	CD-	45 6	COCCOLOBA DIVERSIFOLIA / PIGEON PLUM	45 GAL.	SINGLE, STD, 12' HT.	NATIVE	
OIL							
## CS2 1 CONDCARPUS ERECTUS SERICEUS / SILVER BUTTONNOOD 65 GAL SINGLE LEADER, STD, 16 HT, 6 CT, 25° CAL NATIVE ### CS 8 CONDLA SEBSSTENA / ORANGE GEIGER TREE	X-CI	N 39	COCOS NUCIFERA / COCONUT PALM	EXISTING TO REMAIN	EXISTING TO REMAIN	NATIVE	
## C52 1 CONCARPUS ERECTUS SERICEUS / SILVER BUTTONWOOD 65 GAL SINGLE LEADER, STD, 14 HT, 6°CT, 2.5°CAL NATIVE ### C5 8 CORDIA SEBESTENA / GRANGE GEIGER TREE	+						
CS 8 CORDIA SEBESTENA / ORANGE GEIGER TREE F. G. 12 MIN HT. X 6 SPRD, 6 CT., 3' CAL. NON-NATIVE DR 4 DELONIX REGIA / ROYAL POINCIANA F. G. 14-16: HT X 7 SPRD NON-NATIVE DC-45 3 DYPSIS CABADAE / CABADA PALM 45 GAL. 10-12 HT. X 5-6 SPRD, 6 CT., 3' MIN CAL., SINGLE LEADER NON-NATIVE PM 3 PHOENIX DACTYLIFERA MEDJOOL / MEDJOOL DATE PALM FG STD. SPECIMEN NON-NATIVE RE 24 ROYSTONEA ELATA / FLORIDA ROYAL PALM F. G. 14' GW, SPECIMEN NATIVE DS-45 12 SINGLE ELADAR ROYAL PALM F. G. 14'-16' HT., 3' CAL. NATIVE NATIVE NATIVE NATIVE NATIVE NATIVE STILL SPECIMEN NATIVE SINGLE SERVES SERVES SERVES SUTTONNOOD OF GAL. SINGLE LEADER, STD. 14' HT, 6' CT. 2.5' CAL. NATIVE SINGLE SERVES SERV	CN	105	COCOS NUCIFERA / COCONUT PALM	F.G.	SEE PLAN FOR C.T. HT.	NATIVE	
CS 8 CORDIA SEBESTENA / ORANGE GEIGER TREE F. G. 12 MIN HT. X 6 SPRD, 6 CT., 3' CAL. NON-NATIVE DR 4 DELONIX REGIA / ROYAL POINCIANA F. G. 14-16: HT X 7 SPRD NON-NATIVE DC-45 3 DYPSIS CABADAE / CABADA PALM 45 GAL. 10-12 HT. X 5-6 SPRD, 6 CT., 3' MIN CAL., SINGLE LEADER NON-NATIVE PM 3 PHOENIX DACTYLIFERA MEDJOOL / MEDJOOL DATE PALM FG STD. SPECIMEN NON-NATIVE RE 24 ROYSTONEA ELATA / FLORIDA ROYAL PALM F. G. 14' GW, SPECIMEN NATIVE DS-45 12 SINGLE ELADAR ROYAL PALM F. G. 14'-16' HT., 3' CAL. NATIVE NATIVE NATIVE NATIVE NATIVE NATIVE STILL SPECIMEN NATIVE SINGLE SERVES SERVES SERVES SUTTONNOOD OF GAL. SINGLE LEADER, STD. 14' HT, 6' CT. 2.5' CAL. NATIVE SINGLE SERVES SERV	+						
COS 8 CORDIA SEBESTERA/ ORANGE GEIGER TREE F.G. 12 MIN HT. X 6 SPRD, 6 CT., 3' CAL. NON-MATIVE DR 4 DELORIX REGILA/ ROYAL POINCIANA F.G. 14-16 HT.X7 SPRD NOR-MATIVE DC-45 3 DYPSIS CABADAE / CABADA PALM 45 GAL. 10-12 HT. X 5-45 SPRD, 6 CT., 3' MIN CAL., SINGLE LEADER NOR-MATIVE PM 3 PHOENIX DACTYLIFERA MEDIOOL / MEDIOOL DATE PALM F.G. 3TD. SPECIMEN NOR-MATIVE RE 24 ROYSTONEA BLATA / FLORIDA ROYAL PALM F.G. 14' GW. SPECIMEN NOR-MATIVE DS-MA55 12 SMETEINA MAHAGON / MAHOGANY 65 GAL. 14-16' HT., 3' CAL. NATIVE DS-MA55 12 SMETEINA MAHAGON / MAHOGANY 65 GAL. 14-16' HT., 3' CAL. NATIVE DS-MA55 12 SMETEINA MAHAGON / MAHOGANY 65 GAL. SINGLE LEADER STD, 14' HT. 6' CT. 2.5' CAL. NATIVE DS-MA55 12 SMETEINA MAHAGON / MAHOGANY 65 GAL. SINGLE LEADER STD, 14' HT. 6' CT. 2.5' CAL. NATIVE 33' CAL. 11-12' CAL.	CS2	1	CONOCARPUS ERECTUS SERICEUS / SILVER BUTTONWOOD	65 GAL.	SINGLE LEADER, STD, 14' HT, 6' CT., 2.5" CAL	NATIVE	
DR 4 DELONIX REGIA / ROYAL POINCIANA F.G. 14-16 HT X 7 SPRD NON-MATIVE DC 45 3 DYPSIS CABADAE / CABADA PALM 45 GAL. 10-12 HT X 5-6 SPRD, 6 CT, 3" MIN CAL, SINGLE LEADER NON-MATIVE PM 3 PHOENIX DACTYLIPERA MEDJOOL / MEDJOOL DATE PALM FG STD. SPECIMEN NON-MATIVE RE 24 ROYSTONEA ELATA / FLORIDA ROYAL PALM F.G. 14 GW. SPECIMEN NATIVE NATIVE NATIVE NATIVE NATIVE NATIVE SMESS 12 SWETEMA MAHAGON / MAHOGANY 65 GAL. 14-16 HT, 3" CAL. NATIVE NATIVE NATIVE NATIVE NATIVE SZE NATIVERNON-MATIVE SPECIMEN SHRUBS STIL SECRETARY OF STRUBBERICEUS / SILVER BUTTONNOOD 65 GAL. SINGLE LEADER, STD. 14 HT, 6" CT, 2.5" CAL. NATIVE 33 HT ALL NATIVE 33 HT ALL NATIVE 34 HT ALL NATIVE 35 HT ALL NATIVE 36 HT ALL NATIVE 37 HT ALL NATIVE 38 HT ALL NATIVE 37 HT ALL NATIVE 38 HT	/						
DR 4 DELONIX REGIA / ROYAL POINCIANA F. G. 14-16 HT X 7 SPRD NON-MATIVE DC-45 3 DYPSIS CABADAE / CABADA PALM 45 GAL. 10-12 HT. X 5-6 SPRD., 6 CT., 3" MIN CAL., SINGLE LEADER NON-MATIVE PM 3 PHOENIX DACTYLIFERA MEDJOOL / MEDJOOL DATE PALM F. G. STD. SPECIMEN NON-MATIVE RE 24 ROYSTONEA ELATA / FLORIDA ROYAL PALM F. G. 14 GW. SPECIMEN NATIVE NATIVE NATIVE NATIVE NATIVE SSM65 12 SWETENIA MAHAGON! / MAHOGANY 65 GAL. 14-16 HT., 3" CAL. NATIVE NATIVE NATIVE NATIVE NATIVE SSM648 STJ. SPECIMEN NATIVE NATIVE NATIVE NATIVE NATIVE NATIVE SSM648 STJ. SPECIMEN NATIVE NATIVE NATIVE NATIVE NATIVE NATIVE SSM648 SSM6	1 00		CORDIA SERESTENIA / ORANGE GEIGER TREE	F.G.	12' MIN HT X 6' SPRD 6' CT. 3" CAL.	NON-NATIVE	
DC-45 3 DYPSIS CABADAE / CABADA PALM 45 GAL 10-12 HT. X 5-6 SPRD, 6 CT., 3' MIN CAL, SINGLE LEADER NON-NATIVE) cs	0	CORDIA SEBESTEINAT GRANGE GEIGER TREE	1.0.			
DC-45 3 DYPSIS CABADAE / CABADA PALM 45 GAL 10.12 HT. X 5-6 SPRD, 6 CT., 3' MIN CAL, SINGLE LEADER NON-NATIVE							
PM 3 PHOENIX DACTYLIFERA MEDJOOL / MEDJOOL DATE PALM FG STD. SPECIMEN NON-NATIVE RE 24 ROYSTONEA ELATA / FLORIDA ROYAL PALM F.G. 14 GW. SPECIMEN NATIVE NATIVE NATIVE NATIVE NATIVE SM45 12 SWIETEMA MANAGONI / MANDGANY 65 GAL. 14-16 HT., 3' CAL. NATIVE NATIVE NATIVE NATIVE NATIVE NATIVE SIZE NATIVE/RICHANTY SIZE NATIVE/RICHANTY SIZE NATIVE/RICHANTY SIZE NATIVE/RICHANTY SIZE NATIVE/RICHANTY SIZE NATIVE/RICHANTY SIZE NATIVE 333 GL 11-402 GYMANATHES LUCIDA / CRABNOOD 25 GAL. SINGLE LEADER, STD. 14 HT, 6' CT., 2.5' CAL. NATIVE 333 GL 11-402 GYMANATHES LUCIDA / CRABNOOD 25 GAL. 6' HT. NATIVE 333 GL 11-402 GYMANATHES LUCIDA / CRABNOOD 25 GAL. 6' HT. NATIVE 333 NATIVE 34-16 HT. NAT) DR	4	DELONIX REGIA / ROYAL POINCIANA	F.G.	14'-16' HT X 7' SPRD	NON-NATIVE	
PM 3 PHOENIX DACTYLIFERA MEDJOOL / MEDJOOL DATE PALM FG STD. SPECIMEN NON-NATIVE RE 24 ROYSTONEA ELATA / FLORIDA ROYAL PALM F.G. 14 GW. SPECIMEN NATIVE NATIVE NATIVE NATIVE NATIVE SM45 12 SWIETEMA MANAGONI / MANDGANY 65 GAL. 14-16 HT., 3' CAL. NATIVE NATIVE NATIVE NATIVE NATIVE NATIVE SIZE NATIVE/RICHANTY SIZE NATIVE/RICHANTY SIZE NATIVE/RICHANTY SIZE NATIVE/RICHANTY SIZE NATIVE/RICHANTY SIZE NATIVE/RICHANTY SIZE NATIVE 333 GL 11-402 GYMANATHES LUCIDA / CRABNOOD 25 GAL. SINGLE LEADER, STD. 14 HT, 6' CT., 2.5' CAL. NATIVE 333 GL 11-402 GYMANATHES LUCIDA / CRABNOOD 25 GAL. 6' HT. NATIVE 333 GL 11-402 GYMANATHES LUCIDA / CRABNOOD 25 GAL. 6' HT. NATIVE 333 NATIVE 34-16 HT. NAT	+						
RE 24 ROYSTONEA ELATA / FLORIDA ROYAL PALM F.G. 14 GW. SPECIMEN NATIVE SERGENING SHRUBS S.715 SF SCREENING SCOLOPED SHRUBS S.715 SF SCREENING SHRUBS S.715 SF SCREENING SCOLOPED SHRUBS S.715 SF SCREENING SHRUBS S.715 SF SCREENING SCOLOPED SHRUB	DC-4	45 3	DYPSIS CABADAE / CABADA PALM	45 GAL.	10'-12' HT. X 5'-6' SPRD., 6' CT., 3" MIN CAL., SINGLE LEADER	NON-NATIVE	
RE 24 ROYSTONEA ELATA / FLORIDA ROYAL PALM F.G. 14 GW. SPECIMEN NATIVE MBOL CODE GTY BOTANICAL / COMMON NAME CONT SIZE NATIVENATIVE SPECIMEN NATIVE MBOL CODE GTY BOTANICAL / COMMON NAME CONT SIZE NATIVENATIVE SPECIMEN NATIVE SPECIMEN SHRUBS 6.715 SF SCREENING SHRUBS 5.715 SF SCREENING SHRUBS 5.715 SF SCREENING SHRUBS 6.11 1.02 GYMNAHTHES LUCIDA (CRABWOOD 25 GAL. SINGLE LEADER, STD, 14' HT, 6' CT, 2.5' CAL. NATIVE 33' 1.11 CALT 15 1.172 CLUISLA ROSEA / AUTOCRAPH TREE 15 GAL. 4-5- HT NATIVE 33' MF-45 1.472 IMPRILIANTHES ENGRANS IS SIMPSONS STOPPER 15 GAL. 4-5- HT NATIVE 10' MF-45 1.472 IMPRILIANTHES ENGRANS IS SIMPSONS STOPPER 15 GAL. 9' HT NIN, FULL NATIVE 10' MF-45 1.472 IMPRILIANTHES ENGRANS IS SIMPSONS STOPPER 15 GAL. 9' HT NIN, FULL NATIVE 10' MF-45 1.472 IMPRILIANTHES ENGRANS IS SIMPSONS STOPPER 15 GAL. 9' HT FT NIN, FULL NATIVE 10' MF-45 1.472 IMPRILIANTHES ENGRANS IS SIMPSONS STOPPER 15 GAL. 9' HT FT NIN, FULL NATIVE 10' MF-45 1.472 IMPRILIANTHES ENGRANS IS SIMPSONS STOPPER 15 GAL. 9' HT FT NIN, FULL NATIVE 10' MF-45 1.472 IMPRILIANTHES ENGRANS IS SIMPSONS STOPPER 15 GAL. 9' HT FT NIN, FULL NATIVE 10' MF-45 1.472 IMPRILIANTHES ENGRANS IS SIMPSONS STOPPER 15 GAL. 9' HT FT NIN, FULL NATIVE 10' MF-45 1.472 IMPRILIANTHES ENGRANS IS SIMPSONS STOPPER 15 GAL. 9' HT FT NIN, FULL NATIVE 10' MF-45 1.472 IMPRILIANTHES ENGRANS IS SIMPSONS STOPPER 15 GAL. 9' HT FT NIN, FULL NATIVE 10' MF-45 1.472 IMPRILIANTHES ENGRANS IS SIMPSONS STOPPER 15 GAL. 9' HT FT NIN, FULL NATIVE 10' MF-45 1.472 IMPRILIANTHES ENGRANS IS SIMPSONS STOPPER 15 GAL. 9' HT FT NIN, FULL NATIVE 10' MF-45 1.472 IMPRILIANTHES ENGRANS IS SIMPSONS STOPPER 15 GAL. 9' HT FT NIN, FULL NATIVE 10' MF-45 1.472 IMPRILIANTHES ENGRANS IS SIMPSONS STOPPER 15 GAL. 9' HT FT NIN, FULL NATIVE 10' MF-45 1.472 IMPRILIANTHES ENGRANS IS SIMPSONS STOPPER 15 GAL. 9' HT FT NIN, FULL NATIVE 10' MF-46 1.472 IMPRILIANTHES ENGRANS IS SIMPSONS STOPPER 15 GAL. 9' HT MIN, FULL NATIVE 10' MF-47 1.472 IMPRILIANTHES ENGRANS IS SIMPSONS STOPPER 15 GAL. 9' HT MIN,							
Sumbor S	> PM	3	PHOENIX DACTYLIFERA 'MEDJOOL' / MEDJOOL DATE PALM	FG	STD. SPECIMEN	NON-NATIVE	
Sumbor S							
SM-65 12 SWETENIA MAHAGONI / MAHOGANY 65 GAL 14-16" HT, 3" CAL NATIVE	7		DOVOTONICA EL ATA JELODIDA DOVAL DALM	FC	14: GW SPECIMEN	NATIVE	
MBOL CODE QTY BOTANICAL / COMMON NAME CONT SIZE NATIVE/NON-NATIVE SP	Z KE	24	ROYSTONEA ELATA / FLORIDA ROTAL PALM	r.G.	14 GVV, GF EONNEW	The state of the s	
MBOL CODE QTY BOTANICAL / COMMON NAME CONT SIZE NATIVE/NON-NATIVE SP							
RIBB AREAS) SM-	65 12	SWIETENIA MAHAGONI / MAHOGANY	65 GAL.	14'-16' HT., 3" CAL.	NATIVE	
RIBB AREAS	4						
5,715 SF SCREENING SHRUBS 1,154 C22 1,454 CONOCARPUS ERECTUS SERICEUS / SILVER BUTTONWOOD 65 GAL. SINGLE LEADER, STD, 14' HT, 6' CT., 2.5' CAL NATIVE 33' GAL 11,402 GYMNANTHES LUCIDA / CRABWOOD 25 GAL. 6' HT NATIVE 33' 10,760 SF SHRUBS AND GROUNDCOVERS 10,760 SF SHRUBS SHAD GROUND AND HIRD HIRD HIRD HIRD HIRD HIRD HIRD HIR	COE	DE QTY	BOTANICAL / COMMON NAME	CONT	SIZE	NATIVE/NON-NATIVE	SPACING
5,715 SF SCREENING SHRUBS 1,154 C22 1,454 CONOCARPUS ERECTUS SERICEUS / SILVER BUTTONWOOD 65 GAL. SINGLE LEADER, STD, 14' HT, 6' CT., 2.5' CAL NATIVE 33' GAL 11,402 GYMNANTHES LUCIDA / CRABWOOD 25 GAL. 6' HT NATIVE 33' 10,760 SF SHRUBS AND GROUNDCOVERS 10,760 SF SHRUBS SHAD GROUND AND HIRD HIRD HIRD HIRD HIRD HIRD HIRD HIR	REAS						
GL 11,492 GYMMANTHES LUCIDA / CRABWOOD 25 GAL 6 HT		5,715 SF	SCREENING SHRUBS				
11,402 SYMMATHES LUCIDA / CRABWOOD 25 GAL 6 HT NATIVE 33	1			65 GAI	SINGLE LEADER STD 14' HT 6' CT. 2.5" CAL	NATIVE	33% @ 14' o.c
CA-15 18.172 CLUSIA ROSEA / AUTOGRAPH TREE 15 GAL 4-5 HT NATIVE 34' 10,760 SF SHRUBS AND GROUNDCOVERS						NATIVE	33% @ 5' o.c.
10,760 SF SHRUBS AND GROUNDCOVERS				15 GAL.	4'-5' HT	NATIVE	34% @ 4" o.c.
MF-45	//						
			SHRUBS AND GROUNDCOVERS				
PFI-5 10-002 10	MF-4						10% @ 6' o.c.
HR.7	EF-1		EUGENIA FOETIDA / SPANISH STOPPER	15 GAL.			10% @ 4" o.c.
IN-3		7 40,254	HIBISCUS ROSA-SINENSIS / CHINESE HIBISCUS	7 GAL.			10% @ 2" o.c.
PH-3 25.762 PHILODENDRON BIPINNATIFIDUM / CUT LEAF PHILODENDRON 3 GAL 18"-24" OA NON-MATIVE 10"	IN-3						10% @ 2.5" o
Ci-3 278 CHRYSOBALANUS ICACO / COCO PLUM 3 GAL 24" OA MIN. NATIVE 10"	PH-3	3 25,762	PHILODENDRON BIPINNATIFIDUM / CUT LEAF PHILODENDRON				10% @ 2.5" o
FG-3 278	CI-3	278					10% @ 24" o.
MS-3 278 MICROSORUM SCOLOPENDRIA / WART FERN 3 GAL FULL IN POT NON-MATIVE 100				3 GAL.			10% @ 24" o.
PN-3 124 PSYCHOTRIA NERVOSA / MILD COFFEE 3 GAL FULL IN POT NATIVE 107	MS-	3 278		3 GAL.			10% @ 24" o.
SB-3 124 SPARTINA BAKERI / SAND CORD GRASS 3 GAL 24"-30" OA, FULL NATIVE 10"			PSYCHOTRIA NERVOSA / WILD COFFEE	3 GAL.			10% @ 36" o.
6,172 SF ACCENT SHRUBS AND GROUNDCOVERS AS-1 314 ARACHNIODES SIMPLICIOR / INDIAN HOLLY FERN 1 GAL FULL IN POT NON-MATIVE 111 AD-1 314 ASPARAGUS DENSIFLORUS 'INVERS' / FOXTAIL FERN 1 GAL FULL IN POT NON-MATIVE 111 AT-1 314 ASPLENUM TRICHOMANES / MAJDENHAIR SPLEENWORT 1 GAL FULL NATIVE 111 EL-1 314 ERNODEA LITTORALIS / GOLDEN CREEPER 1 GAL 10'-14' HT. X 5-7 PPP NON-MATIVE 111 FP-1 707 FIGUS PUMILA / CREEPING FIG 1 GAL FULL IN POT NATIVE 111 IV-3 107 IRIS VERSICOLOR / BLUE FLAG 3 GAL. 24", FULL NATIVE 111 LP-1 314 LANTANA MONTEVIDENISS / PUPILE TRAILING LANTANA 1 GAL G'HT X 12'-14" SPRD NATIVE 111 LM-1 314 LIRIOPE MUSCAR! BIG BLUE / LIRIOPE 1 GAL. 10'-14' HT. X 5-7 PPP NON-MATIVE 111 LM-1 314 LIRIOPE MUSCAR! BIG BLUE / LIRIOPE 1 GAL. 10'-14' HT. X 5-7 PPP NON-MATIVE 111 LM-1 314 LIRIOPE MUSCAR! BIG BLUE / LIRIOPE 1 GAL. 10'-14' HT. X 5-7 PPP NON-MATIVE 111 LM-1 1728 OPHIOPOGON JAPONICUS / MONDO GRASS 1 GAL. FULL IN POT NON-MATIVE 12' ABOL CODE OTY BOTANICAL / COMMON NAME			SPARTINA BAKERI / SAND CORD GRASS	3 GAL.	24"-30" OA, FULL	NATIVE	10% @ 36" o.
AS-1 314 ARACHNIODES SIMPLICIOR / INDIAN HOLLY FERN 1 GAL FULL IN POT NON-NATIVE 111 AD-1 314 ASPARAGUS DENSIFLORUS "INVERS" / FOXTAIL FERN 1 GAL FULL IN POT NON-NATIVE 111 AT-1 314 ASPLENUM TRICHOMANES / MAJDENHARI SPLEENWORT 1 GAL FULL IN POT NON-NATIVE 111 EL-1 314 ERNODEA LITTORALIS / GOLDEN CREEPER 1 GAL 10°-14′ H T. X 5-7 PPP NON-NATIVE 111 FP-1 70° FICUS PUMILA / CREEPING FIG 1 GAL FULL IN POT NATIVE 111 IN POT NON-NATIVE 112 IN POT NON-NATIVE 121 IN POT NON-NATIVE							
AD-1 314 ASPARAGUS DENSIFLORUS 'WYERS' / FOXTAIL FERN 1 GAL FULL IN POT NON-NATIVE 1111 AT-1 314 ASPLENIUM TRICHOMANES / MAIDENHAIR SPLEENWORT 1 GAL FULL EL-1 314 ERNODEA LITTORALIS / GOLDEN ORBEPER 1 GAL 101-14" HT. X 5-7 PPP NON-NATIVE 1111 FF-1 707 FICUS PUMILA / CREEPING FIG 1 GAL FULL IN POT NATIVE 1111 IV-3 107 IRIS VERSICOLOR / BILU FLAG 3 GAL AFFULL NATIVE 1111 IV-1 314 LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA 1 GAL G'HT X 12"-14" SPRD NATIVE 1111 ILM-1 314 LIRIOPE MUSCAR! BIG BULE / LIRIOPE 1 GAL 101-14" HT. X 5-7 PPP NON-NATIVE 1111 ILM-1 314 LIRIOPE MUSCAR! BIG BULE / LIRIOPE 1 GAL 101-14" HT. X 5-7 PPP NON-NATIVE 1111 ILM-1 314 LIRIOPE MUSCAR! BIG BULE / LIRIOPE 1 GAL 101-14" HT. X 5-7 PPP NON-NATIVE 1111 ILM-1 1,728 OPHIOPOGON JAPONICUS / MONDO GRASS 1 GAL FULL IN POT NON-NATIVE 12: JBOL CODE OTY BOTANICAL / COMMON NAME	N.	LINE WAY TO SHARE		1.01	SULL IN DOT	NON NATIVE	11% @ 18" o.
AG-1 314 ASPLENDIN TRICHOMANES / MAJOENNAR SPLEENWORT 1 GAL FULL NATIVE 115 EL-1 314 ERNODEA LITTORALIS / GOLDEN CREEPER 1 GAL 10°-14" HT. X 5-7 PPP NON-NATIVE 115 FP-1 707 FICUS PUMILA / CREEPING FIG 1 GAL FULL IN POT NATIVE 115 IV-3 107 IRIS VERSICOLOR / BLUE FLAG 3 GAL 24", FULL NATIVE 115 IV-1 314 LANTANA MONTEVIDENSIS / PUMPLE TRAILING LANTANA 1 GAL 6"HT X 12"-14" SPRD NATIVE 115 IM-1 314 LIRIOPE MUSCAR! BIG BLUE / LIRIOPE 1 GAL 10°-14" HT. X 5-7 PPP NON-NATIVE 115 IM-1 1728 OPHIOPOGON JAPONICUS / MONDO GRASS 1 GAL FULL IN POT NON-NATIVE 120 MBOL CODE OTY BOTANICAL / COMMON NAME SIZE SP			ARACHNIODES SIMPLICIOR / INDIAN HOLLY FERN				11% @ 18" o.
EL-1 314 ERNODEA LITTORALIS / GOLDEN CREEPER 1 GAL 10°-14° HT. X 5-7 PPP NON-NATIVE 11° FP-1 70° FICUS PUMILA / CREEPING FIG 1 GAL FULL IN POT NATIVE 11° IV-3 10° IRIS VERSICOLOR / BLUE FLAG 3 GAL 24°, FULL NATIVE 11° IV-3 10° IRIS VERSICOLOR / BLUE FLAG 3 GAL 24°, FULL NATIVE 11° IV-3							
FP-1 707 FICUS PUMILA / CREEPING FIG 1 GAL FULL IN POT NATIVE 115			ASPLENIUM TRICHOMANES / MAIDENHAIR SPLEENWORT				11% @ 18" 0.
FP-1 707 FICUS PUMILA / CREEPING FIG 1 GAL FULL IN POT NATIVE 111			ERNODEA LITTORALIS / GOLDEN CREEPER				11% @ 18" o.
IV-3 107 IRIS VERSICOLOR / BLUE FLAG 3 GAL 24", FULL NATIVE 11".			FICUS PUMILA / CREEPING FIG				11% @ 12" o.
LP-1 314			IRIS VERSICOLOR / BLUE FLAG				11% @ 30" o.
LM-1 314 LIRIOPE MUSCARI BIG BLUE / LIRIOPE 1 GAL. 10"-14" HT, X 5-7 PPP NON-NATIVE 11"			LANTANA MONTEVIDENSIS / PURPI E TRAILING LANTANA				11% @ 18" o.
OJ-1 1,728 OPHIOPOGON JAPONICUS / MONDO GRASS 1 GAL FULL IN POT NON-NATIVE 12: MBOL CODE QTY BOTANICAL / COMMON NAME SIZE SP COUND COVERS							11% @ 18" o.
MBOL CODE QTY BOTANICAL / COMMON NAME SIZE SP						NON-NATIVE	12% @ 8" o.c
NOUND COVERS							
	COD	DE QTY	BOTANICAL / COMMON NAME	SIZE			SPACING
	COVERS	S					1
	ss	633 SF	STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE GRASS	SOD			1
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KEITH OROPEZA LANDSCAPE ARCHITECT FL LA 0001023

FL LA 0001023

PO BOX 537201

ORLANDO, FL 32854

PROJECT
IBIS BAY
WATERFRONT RESORT
KEY WEST, FL 33040

REGISTRATION

TREE COMMISSION REVIEW 29 JAN 2025

ISSUED FOR:

 PROJECT NUMBER
 23.01

 DATE:
 06.07.24

 SCALE:
 IM

DRAWING SCALE AND NORTH ARROW

SHEET TITLE
PLANT SCHEDULE

HEET NUMBER

BER

NOT FOR TON CONSTRUCTION