

**PLANNING BOARD  
RESOLUTION No. 2016-09**


**A RESOLUTION OF THE CITY OF KEY WEST  
PLANNING BOARD GRANTING APPROVAL  
OF A MINOR DEVELOPMENT PLAN FOR  
CONSTRUCTION OF A DOCK MASTER  
BUILDING FOR PROPERTY LOCATED AT  
1801 NORTH ROOSEVELT BOULEVARD  
(AKA: GARRISON BIGHT; RE # 00072070-  
000000; AK # 1075868 AND RE # 00072080-  
000200; AK # 8842635) PURSUANT TO  
SECTION 108-91 B.1.(B.) KEY WEST  
FLORIDA; PROVIDING FOR AN EFFECTIVE  
DATE.**

**WHEREAS**, the subject property is located in the General Commercial (CG), zoning district;  
and

**WHEREAS**, Section 108-91 B.1.(b.) of the Code of Ordinances requires Minor  
Development Plans for addition or reconstruction of 1000 - 4,999 square feet of gross floor area; and

**WHEREAS**, the applicant proposes the construction of approximately 3,654.46 square feet  
of floor area to be used as a Dock Master office, bathroom and bathing facilities and storage; and

**WHEREAS**, the granting of a Minor Development Plan is consistent with the Land  
Development Regulations and the Comprehensive Plan; and

  
\_\_\_\_\_  
Chairman  
\_\_\_\_\_  
Planning Director

**WHEREAS**, the recommendation of approval of the Minor Development Plan 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

**WHEREAS**, the approval is consistent with the criteria in the Code; and

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

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

**Section 2.** That a Minor Development Plan for the construction of a 3,654.46 square foot, one-story building with office, bathroom and bathing facilities, and storage per Section 108-91B.1.(b.), under the Code of Ordinances of the City of Key West, Florida, is hereby approved for property located at 1801 North Roosevelt Boulevard (aka: Garrison Bight; RE # 00072070-000000; AK # 1075868 and RE # 00072080-000200; AK # 8842635) as shown on the attached plans dated January 12, 2016 with the following conditions:

**Conditions to be completed prior to the issuance of building permits:**

1. That the dumpster for the existing restaurant be fenced and screened.
2. Staff will coordinate with the State of Florida and the Florida Fish and Wildlife Conservation Commission during **Phase two** of the project which consists of adding the remaining landscaping and resurfacing the main parking area

**Section 3.** Full, complete, and final application for all permits required for which this

  
\_\_\_\_\_  
Chairman  
\_\_\_\_\_  
Planning Director

resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

**Section 4.** This Minor Development Plan application recommended for approval to the City Commission, do 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 5.** 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 6.** 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 will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (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 special meeting held this 21<sup>st</sup> day of January, 2016.

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

**Page 3 of 4**  
**Resolution Number 2016-09**

  
\_\_\_\_\_  
Chairman  
\_\_\_\_\_  
Planning Director

  
\_\_\_\_\_  
Sam Holland, Jr., Planning Board Chairman

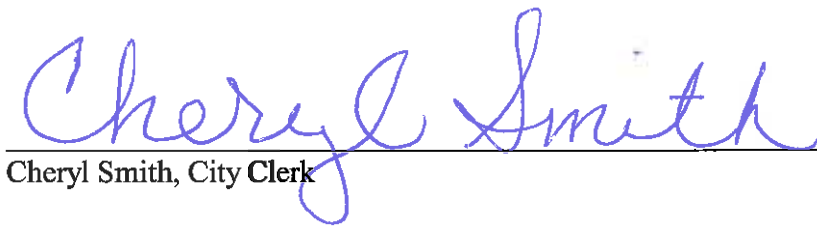
1/20/16  
\_\_\_\_\_  
Date

**Attest:**



  
\_\_\_\_\_  
Thaddeus Cohen, Planning Director

1/22/16  
\_\_\_\_\_  
Date

**Filed with the Clerk:**

  
\_\_\_\_\_  
Cheryl Smith, City Clerk

1-26-16  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director

# GARRISON BIGHT MARINA

## TRANSIENT RESTROOMS / DOCK MASTER BUILDINGS

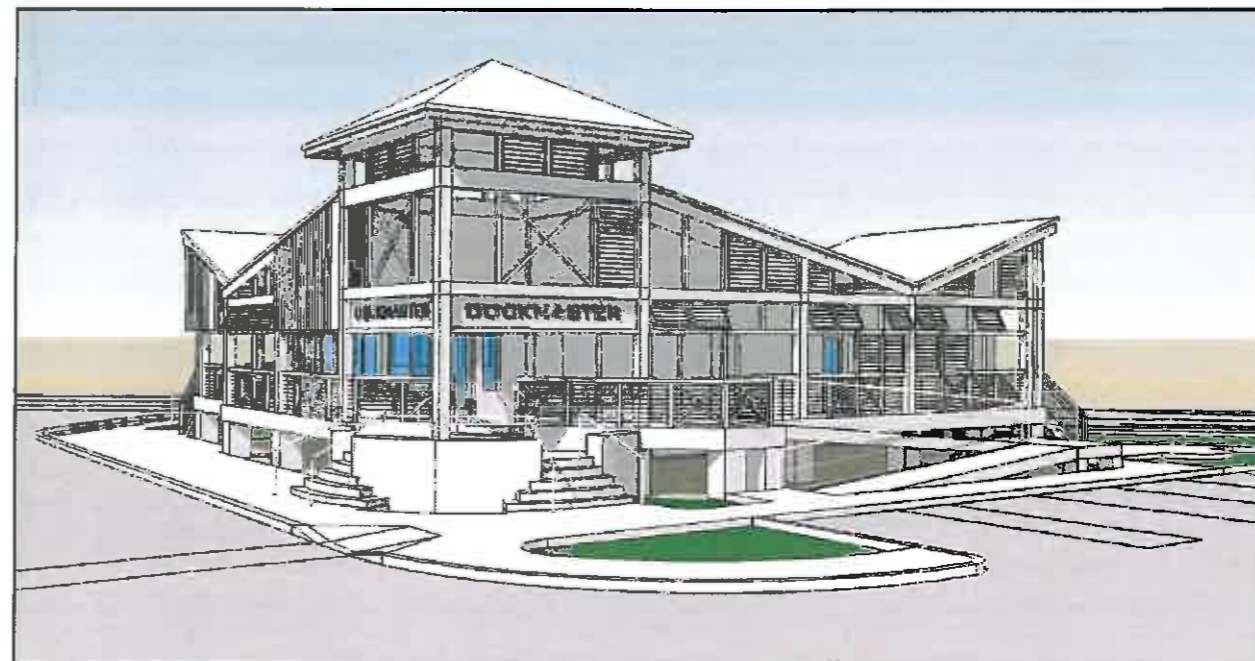
### CITY OF KEY WEST



**KEY WEST  
CITY COMMISSIONERS**

MAYOR CRAIG CATES  
 COMMISSIONER JIMMY WEEKLEY, DISTRICT I  
 COMMISSIONER SAMUEL KAUFMAN, DISTRICT II  
 COMMISSIONER BILLY WARDLOW, DISTRICT III  
 COMMISSIONER RICHARD PAYNE, DISTRICT IV  
 COMMISSIONER MARGARET ROMERO, DISTRICT V  
 COMMISSIONER CLAYTON LOPEZ, DISTRICT VI  
 CITY MANAGER JAMES K. SCHOLL

INDEX OF SHEET			
PAGE	DESCRIPTION	PAGE	DESCRIPTION
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A-1	PROPOSED SITE PLAN	L-1	EXISTING TREE DISPOSITION PLAN
A-2	PROPOSED FLOOR PLAN 1/8"	L-2	LANDSCAPE PLAN
A-2.1	PROPOSED FLOOR PLAN 1/4"		
A-3	ELEVATIONS		
A-3.1	ELEVATIONS		
A-4	PERSPECTIVE		
A-5	PERSPECTIVE		
EX-1	EXISTING SITE PLAN		



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LICENSE NO.  
AA 0003040

TRANSIENT  
RESTROOMS /  
DOCK MASTER  
BUILDING

CITY MARINA  
GARRISON BIGHT  
1501 N. ROOSEVELT BLVD.  
KEY WEST, FL 33040

SEAL \_\_\_\_\_

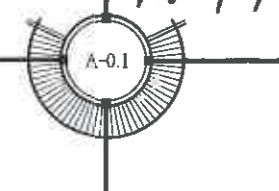
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WILLIAM P. HORN

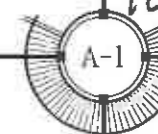
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05-14-13 PL. BD.  
01-12-16 PL. BD.

REVISIONS \_\_\_\_\_

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EMA *Ward 1/26/16*

PROJECT  
NUMBER  
1215  
*Ho Yaffa*





**SITE DATA**

SITE AREA: 55,589.32 S.F. (1.28 ACRES)  
 LAND USE: HPS (PUBLIC SERVICES INC. RECREATION & OPEN SPACE)  
 FLOOD ZONE: AE+7.0'+8.0'

SETBACKS:  
 FRONT SETBACK: SHORE LINE SETBACK:  
 REQUIRED = 20.0' REQUIRED = 30.0'  
 EXISTING = 93.0' EXISTING = 0.0'  
 PROPOSED = 148.0' PROPOSED = 0.0'

SIDE SETBACK:  
 REQUIRED = 15.0'  
 EXISTING = 0.0'  
 PROPOSED = 15.0'

FAR:  
 ALLOWABLE: 1.0 MAX. (55,589.32 S.F.)  
 EXISTING: 0.065 (3,635.55 S.F.)  
 PROPOSED: 0.097 (5,397.54 S.F.)

HEIGHT:  
 ALLOWABLE: 25.0'  
 EXISTING: ±16.0'  
 PROPOSED: 30.67' (ABOVE CROWN OF ROAD)  
 (ONLY NON-HABITABLE ROOF AREA IS ABOVE 25.0')

LOT COVERAGE AREA:  
 REQUIRED: 22,235.73 S.F. (40% MAX.)  
 EXISTING: 3,635.55 S.F. (6.54%)  
 PROPOSED: 5,397.54 S.F. (9.71%)

IMPERVIOUS AREA:  
 REQUIRED: 27,794.66 S.F. (50% MAX.)  
 EXISTING: 51,736.98 S.F. (93.07%)  
 PROPOSED: 46,602.02 S.F. (83.83%)

LANDSCAPE AREA / OPEN SPACE:  
 REQUIRED: 11,117.86 S.F. (20% MIN.)  
 EXISTING: 3,853.74 S.F. (6.93%)  
 PROPOSED: 9,569.30 S.F. (17.21%)

CAR PARKING:  
 EXISTING: 67 SPACES  
 PROPOSED: 57 SPACES

NOTE: REDUCTION IN PARKING IS FOR ADDING  
 HANDICAP PARKING (2), LANDSCAPE ISLANDS,  
 SCOOTER PARKING, AND WIDEN DRIVES.

BICYCLE PARKING:  
 EXISTING: 10 SPACES  
 PROPOSED: 16 SPACES

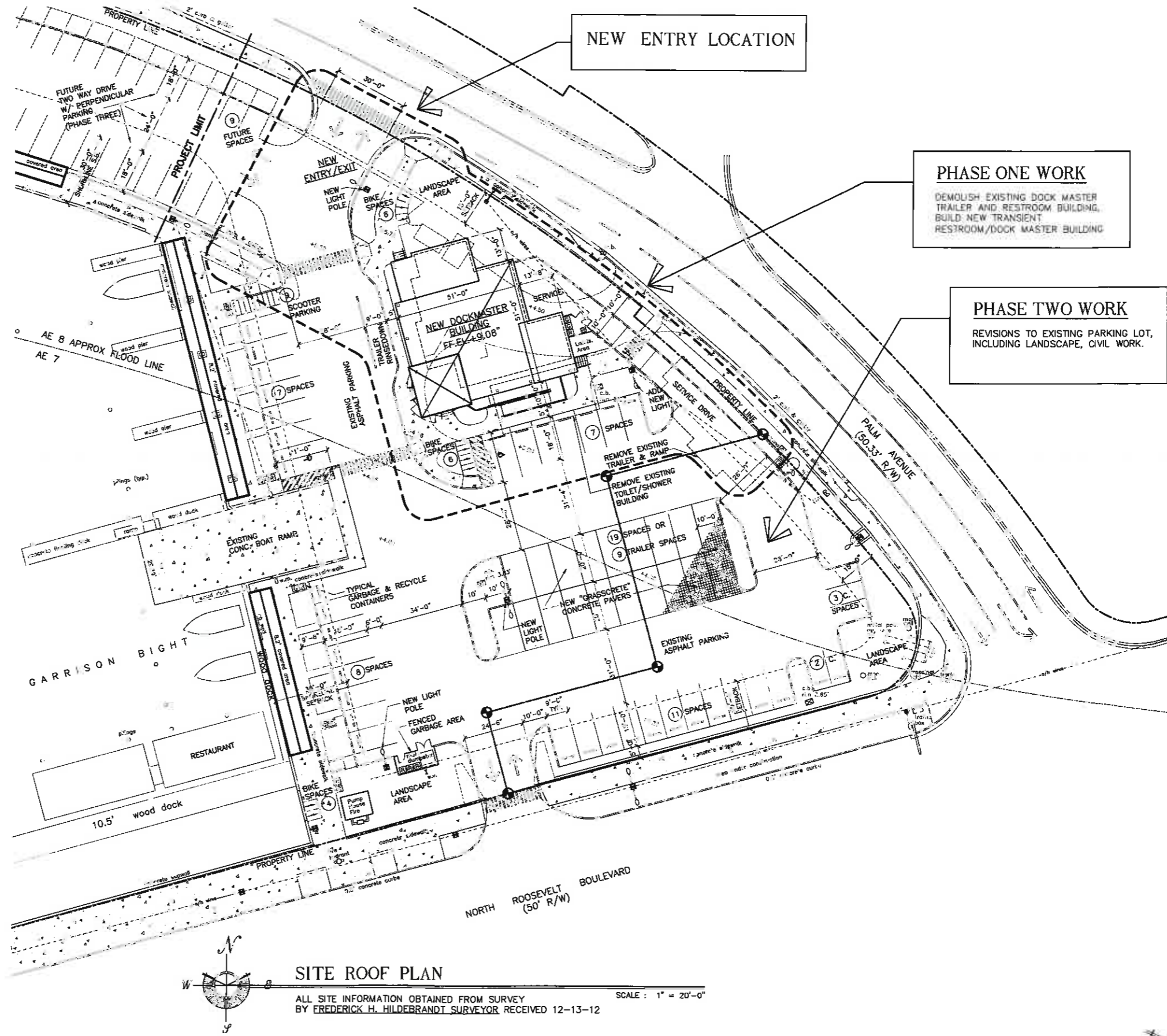
SCOOTER PARKING:  
 EXISTING: 0 SPACES  
 PROPOSED: 9 SPACES

**BUILDING DATA**

EXISTING BUILDING DATA	
EXISTING FIRE PUMP HOUSE	109.25 S.F.
EXISTING COVERED CANOPY	1,633.63 S.F.
EXISTING DOCKMASTER BUILDING	1,064.20 S.F.
EXISTING BATHROOM BUILDING	828.27 S.F.
<b>TOTAL EXISTING</b>	<b>3,635.55 S.F.</b>

PROPOSED BUILDING DATA	
1st. FLOOR ENCLOSED	2,310 S.F.
1st. FLOOR COVERED	849 S.F.
<b>TOTAL PROPOSED</b>	<b>3,159 S.F. (FOR NEW DOCK MASTER BUILDING)</b>

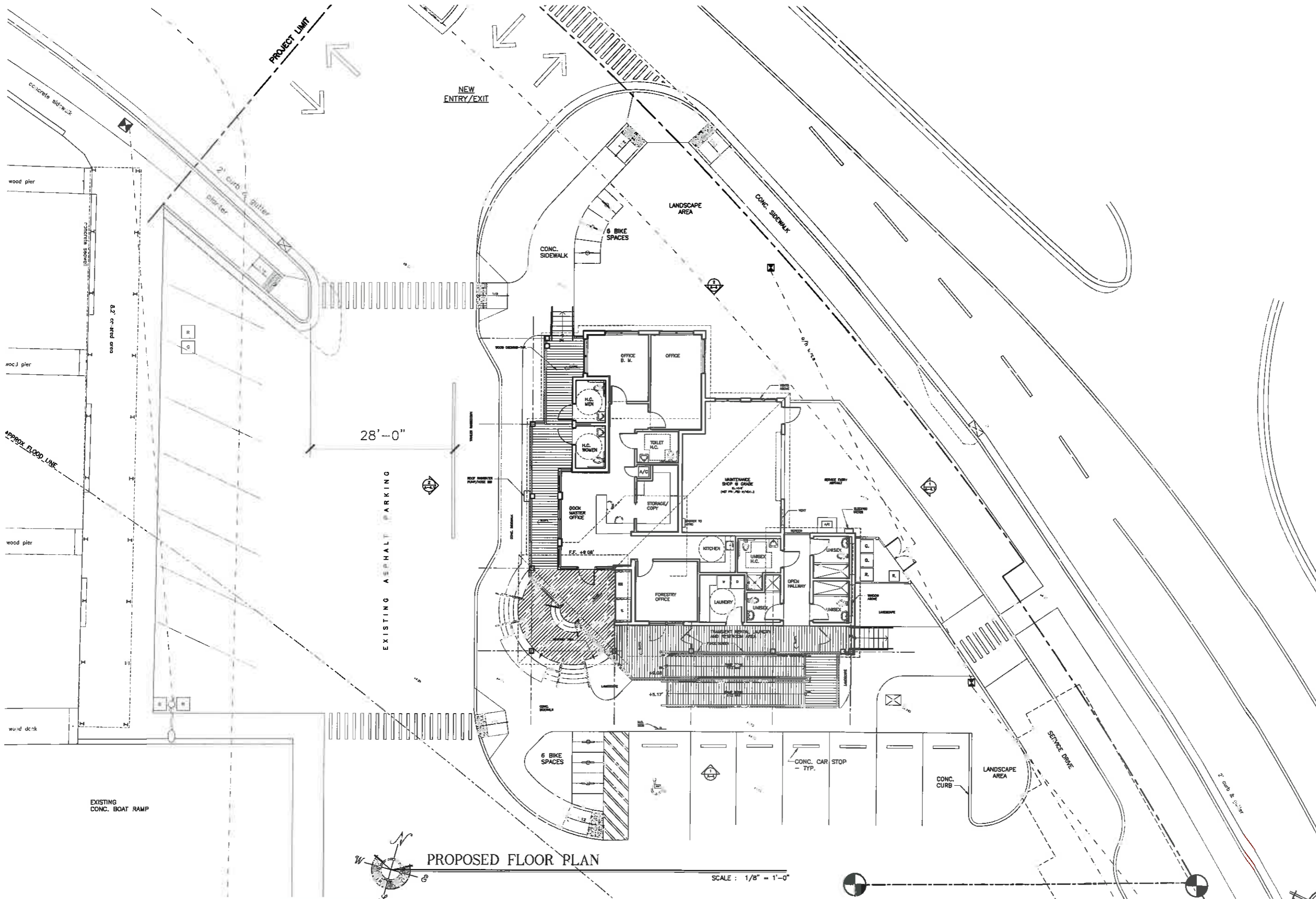


**SITE ROOF PLAN**

ALL SITE INFORMATION OBTAINED FROM SURVEY  
 BY FREDERICK H. HILDEBRANDT SURVEYOR RECEIVED 12-13-12

SCALE: 1" = 20'-0"

**TRANSIENT RESTROOMS/DOCK MASTER BUILDING**  
 CITY MARINA/GARRISON BIGHT  
 KEY WEST, FLORIDA



WILLIAM P. HORN  
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TEL: (305) 294-8111  
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LICENSE NO.  
A1 6107340

TRANSIENT  
RESTROOMS /  
DOCK MASTER  
BUILDING

CITY MARINA  
GARRISON BIGHT  
1801 W. ROCKWELL BLVD  
KEY WEST, FL 37040

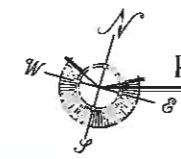
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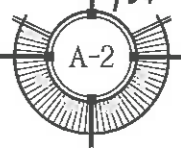
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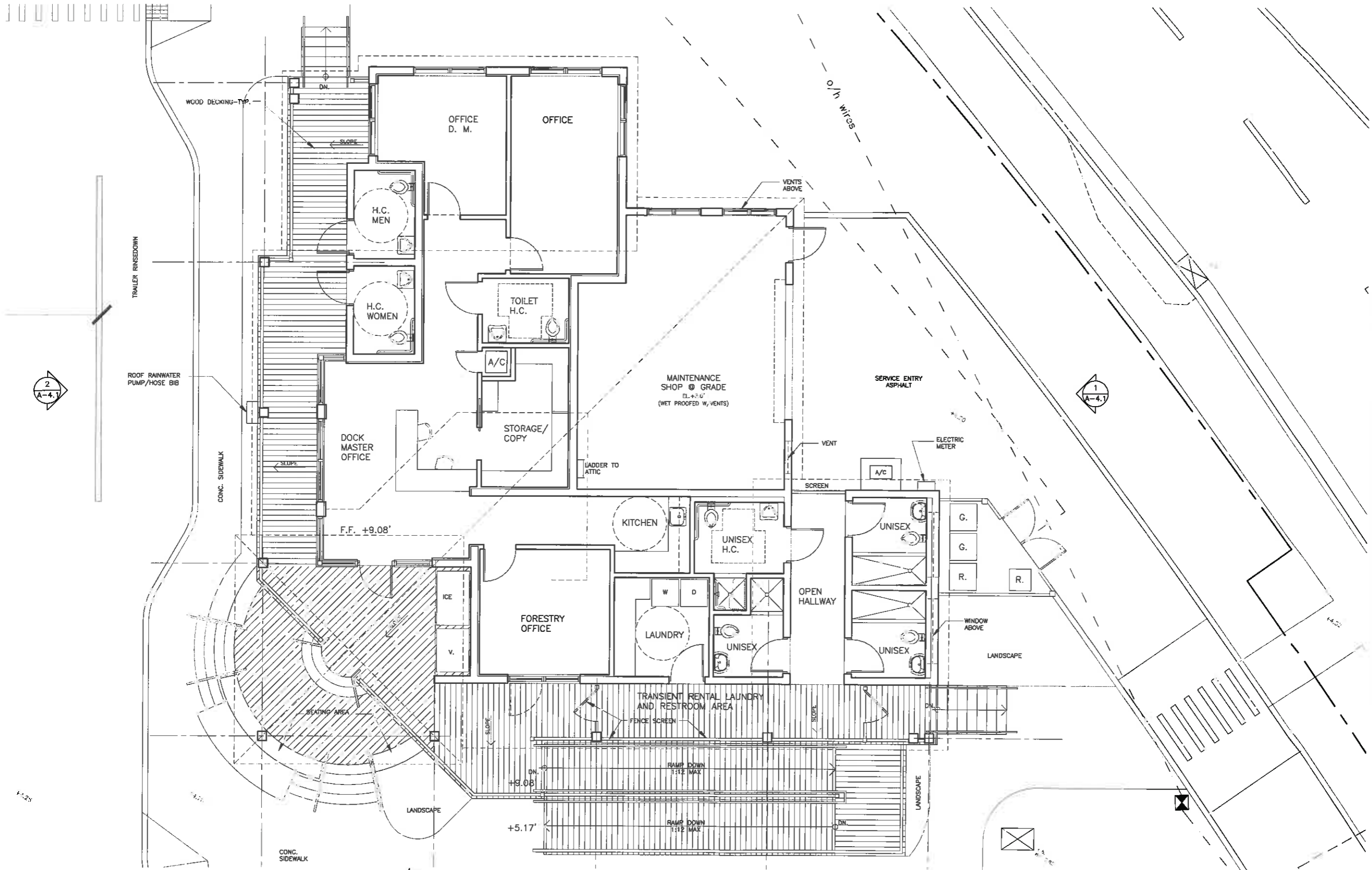


PROPOSED FLOOR PLAN

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

TRANSIENT RESTROOMS/DOCK MASTER BUILDING  
CITY MARINA/GARRISON BIGHT  
KEY WEST, FLORIDA





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EA 000840

**TRANSIENT  
RESTROOMS /  
DOCK MASTER  
BUILDING**

CITY MARINA  
GARRISON BIGHT  
1701 N. ROOSEVELT BLVD  
KEY WEST, FL 32040

SEAL \_\_\_\_\_

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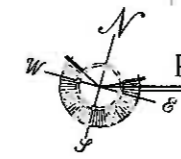
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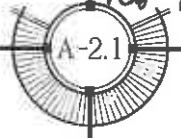
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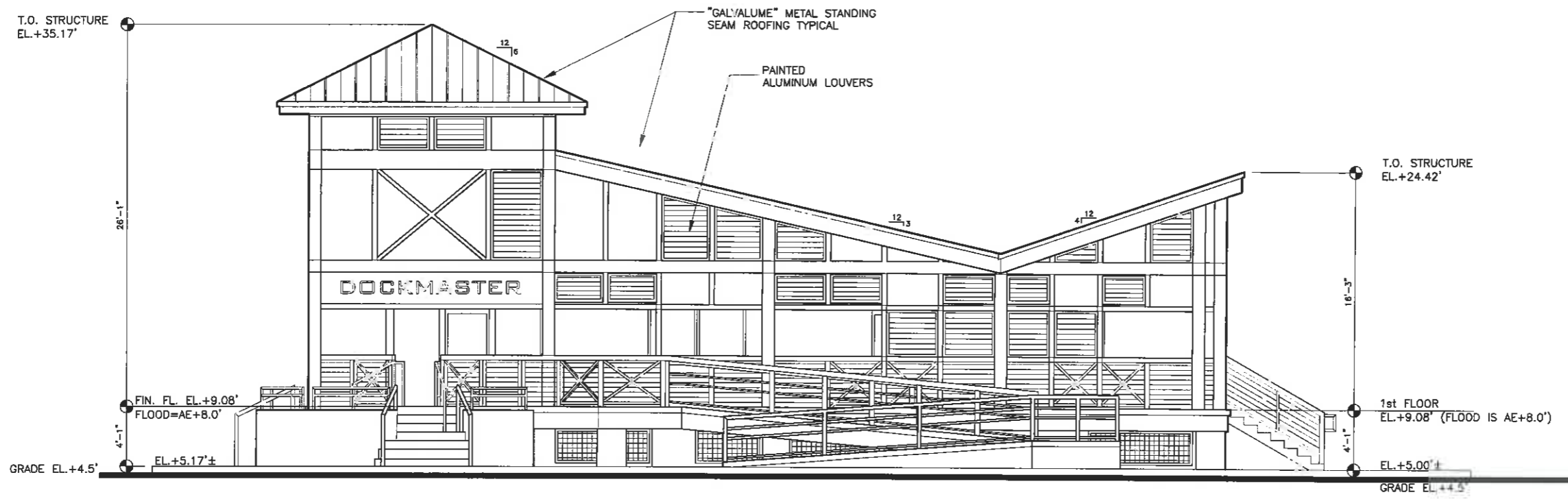
**PROPOSED FLOOR PLAN**

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

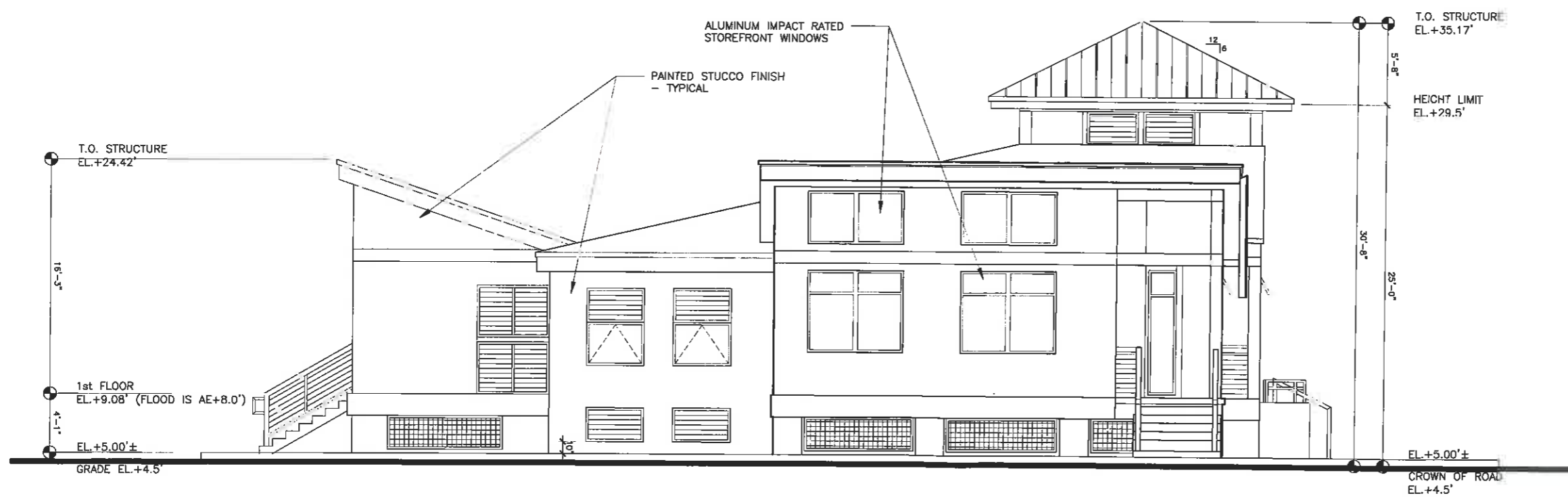
**TRANSIENT RESTROOMS/DOCK MASTER BUILDING**  
CITY MARINA/GARRISON BIGHT  
KEY WEST, FLORIDA







1 FRONT ELEVATION (SOUTH)  
A-3 SCALE: 1/4"=1'-0"



2 REAR ELEVATION (NORTH)  
A-3 SCALE: 1/4"=1'-0"

TRANSIENT RESTROOMS/DOCK MASTER BUILDING  
CITY MARINA/GARRISON BIGHT  
KEY WEST, FLORIDA

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LICENSE NO.  
AA-943040

TRANSIENT  
RESTROOMS /  
DOCK MASTER  
BUILDING

CITY MARINA  
GARRISON BIGHT  
1115 BAY ST. KEY WEST BLVD  
KEY WEST, FL. 34940

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01-12-16 PL. BD.

REVISIONS

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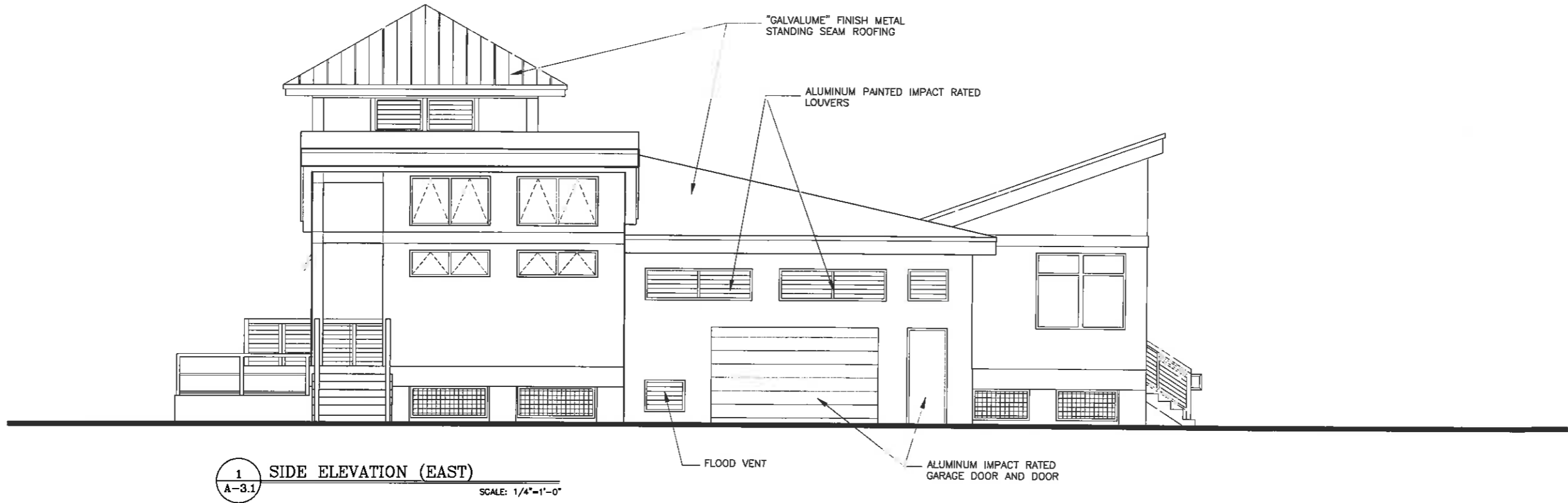
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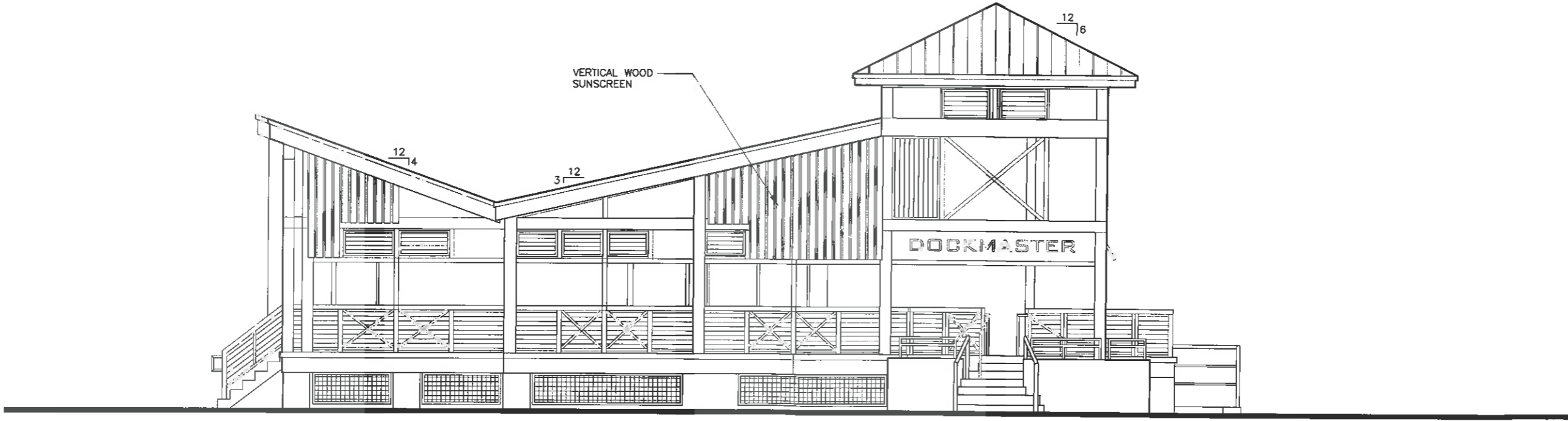
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1 SIDE ELEVATION (EAST)  
SCALE: 1/4"=1'-0"



2 SIDE ELEVATION (WEST)  
SCALE: 1/4"=1'-0"

WILLIAM P. HORY  
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LICENSE NO.  
FLA. 003940

TRANSIENT  
RESTROOMS /  
DOCK MASTER  
BUILDING

CITY MARINA  
3 GARRISON BIGHT  
1801 W. ROOSEVELT BLVD  
KEY WEST, FL. 33940

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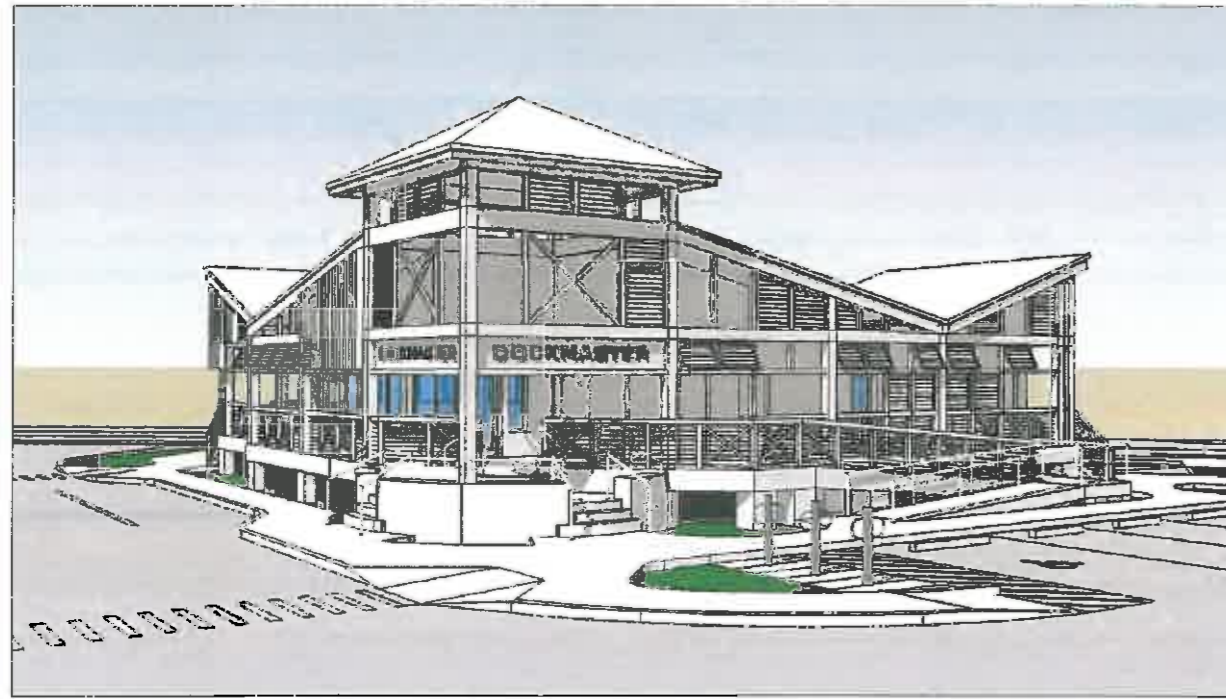
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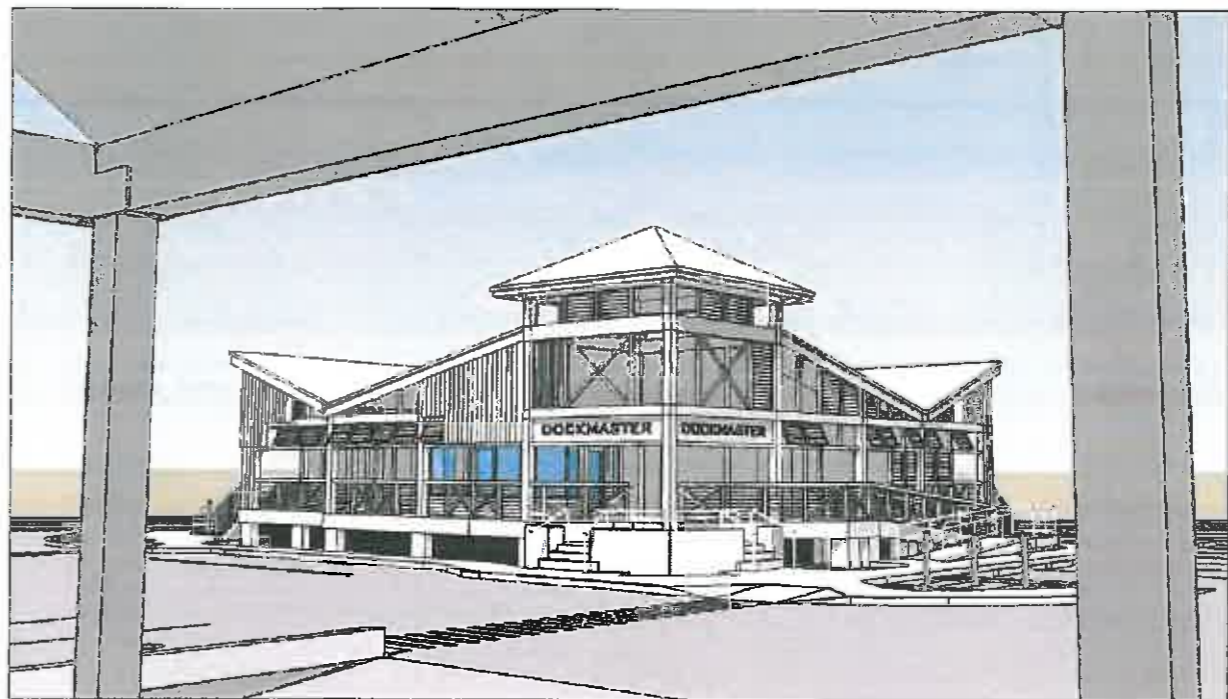
TRANSIENT RESTROOMS/DOCK MASTER BUILDING  
CITY MARINA/GARRISON BIGHT  
KEY WEST, FLORIDA



1  
A-4 PERSPECTIVE # 1



2  
A-4 PERSPECTIVE # 2



3  
A-4 PERSPECTIVE # 3

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TRANSIENT  
RESTROOMS /  
DOCK MASTER  
BUILDING

CITY MARINA  
GARRISON BIGHT  
1501 N. ROOSEVELT BLVD.  
KEY WEST, FL 33040

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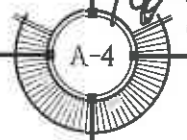
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02-14-13 D.R.C.  
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01-12-16 PL. BD.

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EMA  
PROJECT  
NUMBER

1215  
1/24/16



TRANSIENT RESTROOMS/DOCK MASTER BUILDING  
CITY MARINA/GARRISON BIGHT  
KEY WEST, FLORIDA

WILLIAM P. HORN  
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33040

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LICENSE NO.  
AA 0003040

TRANSIENT  
RESTROOMS /  
DOCK MASTER  
BUILDING

CITY MARINA  
GARRISON BIGHT  
1801 N. ROOSEVELT BLVD.  
KEY WEST FL 33040

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*1/22/16*

A-5



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A-5 PERSPECTIVE # 1



2  
A-5 PERSPECTIVE # 2

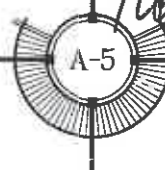


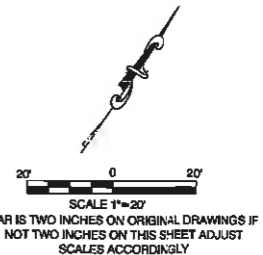
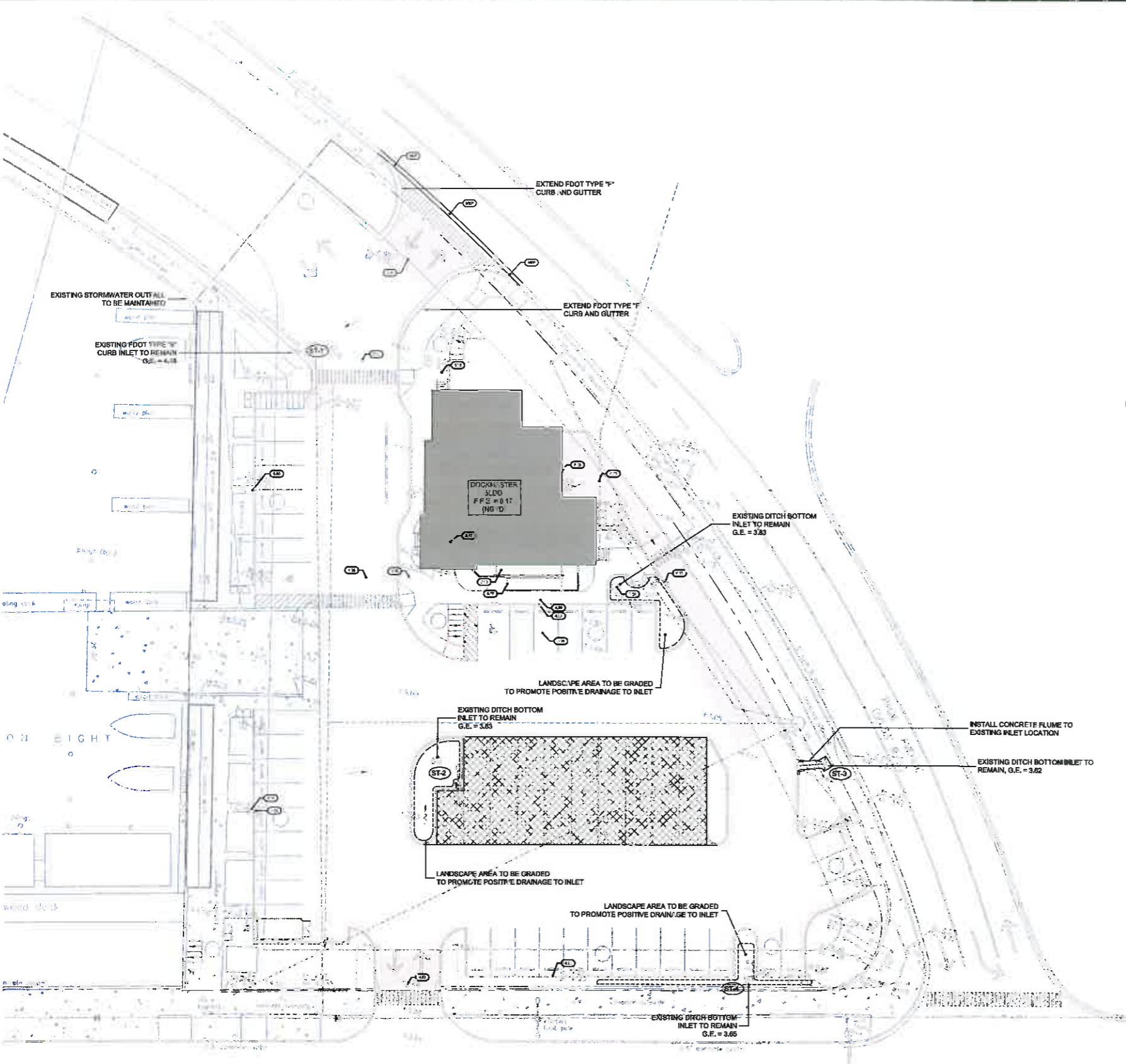
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A-5 PERSPECTIVE # 4

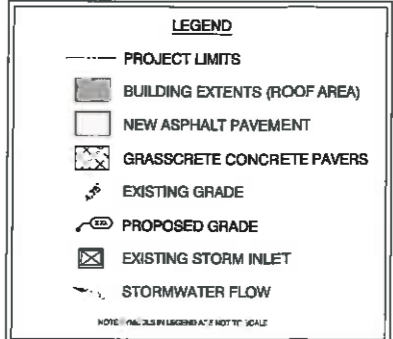
TRANSIENT RESTROOMS / DOCK MASTER BUILDING  
CITY MARINA / GARRISON BIGHT  
KEY WEST, FLORIDA





Water Quantity and Water Quality Calculations			
<b>Water Quantity - Predevelopment</b>			
Project Area	A = 1.270 ac	55,589 sf	
Pervious Area	0.086 ac	3,653 sf	
Impervious Area	1.188 ac	51,736 sf	
% Impervious	93.07%		
Rainfall for 25yr/24hr event	$P_{24} = 9$ in		
Rainfall for 25yr/3day event	$P_{72} = 12.23$ in		
Depth to Water Table	3 ft		
Predeveloped Available Storage	4.95 in		
Soil Storage	S = 0.34 in		
$Q_{peak} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.6S)}$	$Q_{peak} = 11.63$ in		
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/3d} = 15.10$ ac-in		
<b>Water Quantity - Postdevelopment</b>			
Project Area	A = 1.270 ac	55,589 sf	
Pervious Area	0.208 ac	8,976 sf	
Impervious Area	1.070 ac	46,611 sf	
% Impervious	83.8%		
Rainfall for 25yr/24hr event	$P_{24} = 9$ in		
Rainfall for 25yr/3day event	$P_{72} = 12.28$ in		
Depth to Water Table	3 ft		
Developed Available Storage	4.95 in		
Soil Storage	S = 0.60 in		
$Q_{peak} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.6S)}$	$Q_{peak} = 11.52$ in		
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/3d} = 14.45$ ac-in		
<b>Postdevelopment - Predevelopment</b>			
$Q_{pre-post} = Q_{post} - Q_{pre}$	$Q_{pre-post} = -0.51$ in		
Pre/Post Volume = $Q_{pre-post} \times A$	$V_{pre-post} = -0.65$ ac-in		

- CONCEPTUAL DRAINAGE NOTES:**
1. THE EXISTING STORMWATER MANAGEMENT SYSTEM SHALL REMAIN UNALTERED, EXCEPT FOR MODIFICATIONS TO ACCOUNT FOR CONSTRUCTION OF THE BUILDING.
  2. CONTRACTOR SHALL VERIFY THAT EXACT LOCATION OF SOURCE DISCHARGE AND SERVICE THE ENTIRE EXISTING STORMWATER SYSTEM PRIOR TO PLACING THE BUILDING INTO OPERATION.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING / RETURNING TO EXISTING CONDITION ANY PORTION OF STORMWATER SYSTEM THAT IS DAMAGED DURING CONSTRUCTION.



NORTH ROOSEVELT BOULEVARD  
(50' R/W)  
road and sidewalks under construction

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

**PEREZ ENGINEERING & DEVELOPMENT, INC.**  
1010 EAST TOWNWAY PARK BLVD. SUITE 201  
KEY WEST, FL 33040  
TEL: (305) 285-8440 FAX: (305) 285-0248

ALLEN E. PEREZ, P.E.  
Professional Engineer No. 51468  
January 12, 2016

ORIGINAL: JANUARY 2016

REVISIONS:

1	
2	
3	
4	
5	
6	


KEY WEST DOCKMASTER / BATHHOUSE BLDG.  
GARRISON BIGHT MARINA

CITY OF KEY WEST  
3121 FLAGLER AVE.  
KEY WEST, FL 33040

CONCEPTUAL DRAINAGE PLAN

JOB NO. 121001  
DRAWN: RTM  
DESIGNED: AEP  
CHECKED: AEP  
DC  
SHEET

C-1

Seal:  
  
ELIZABETH NEWLAND  
Registered Landscape Architect  
# LA001298  
State of Florida

Revisions:  
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**Dockmaster Building**  
GARRISON BIGHT  
KEY WEST, FLORIDA

Drawing Size: 24x36 | Project #: 24036  
Drawn By: EN | Checked By: EN

Title:  
EXISTING  
TREE & PALM  
DISPOSITION  
PLAN

Sheet Number:  
**L-1.0**

Date: - 1/12/16

PLANNING BOARD  
  


City of Key West Dockmaster Building  
Tree Disposition Schedule Phase One

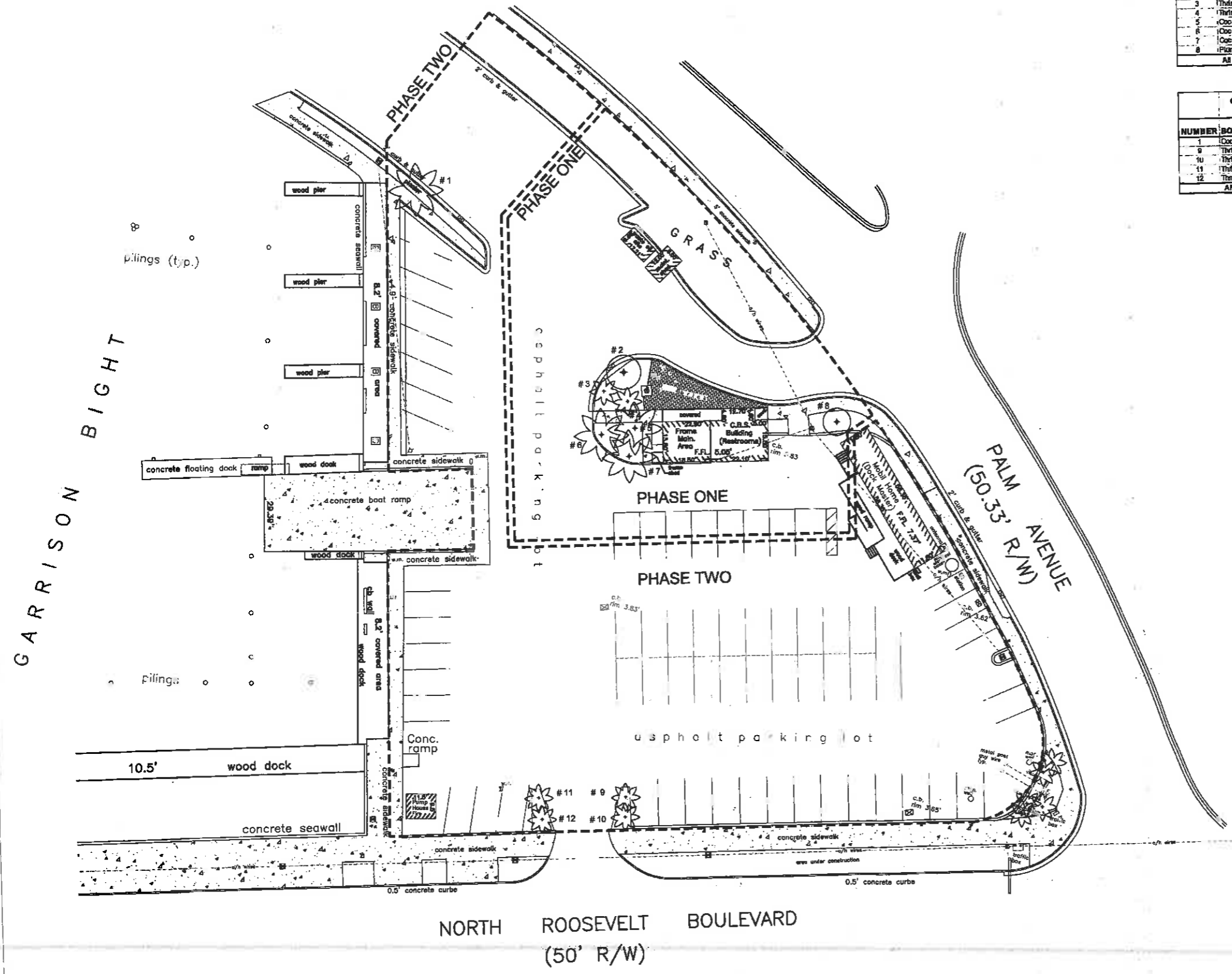
NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS
2	Gordia sebestena	Gelder Tree	15-20'	10'-15'	4"-6"	Poor/V. Close	Remove
3	Thrinax parvifolia	Key Thatch Palm	8'-10'	4'-6'	4"-6"	Fair	Transplant
4	Thrinax parvifolia	Key Thatch Palm	8'-10'	4'-6'	4"-6"	Fair	Transplant
5	Coccothrinax	Coconut	20'-25'	15'-20'	8"-10"	Fair	Remove
6	Coccothrinax	Coconut	25'-30'	15'-20'	8"-10"	Poor	Remove
7	Coccothrinax	Coconut	20'-25'	15'-20'	8"-10"	Fair	Transplant
8	Platanus	Platanus	10'-12'	10'-12'	4"-6"	Poor	Remove

All Shrubs/Vegetation/Stumps Not Shown On This Schedule Within the Project Limits Are To Be Removed

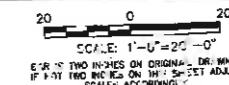
City of Key West Dockmaster Building  
Tree Disposition Schedule Phase Two

NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS
1	Coccothrinax	Coconut	20'-25'	15'-20'	8"-10"	Good/Decide	Remove
9	Thrinax radiata	Thatch Palm	10'-12'	8'-10'	4"-6"	Good	Transplant
10	Thrinax radiata	Thatch Palm	10'-12'	8'-10'	4"-6"	Good	Transplant
11	Thrinax radiata	Thatch Palm	10'-12'	8'-10'	4"-6"	Good	Transplant
12	Thrinax radiata	Thatch Palm	10'-12'	8'-10'	4"-6"	Good	Transplant

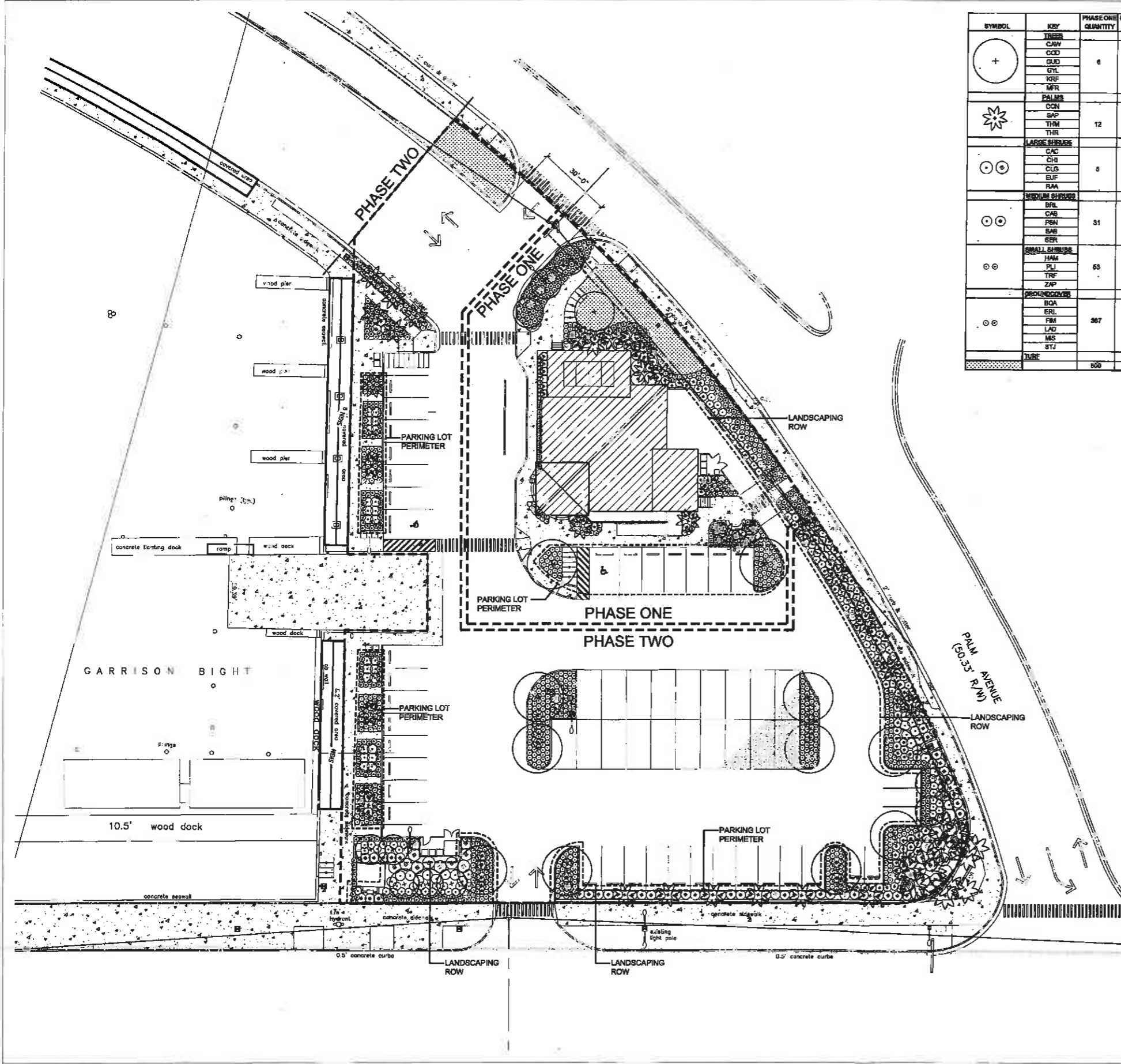
All Shrubs/Vegetation/Stumps Not Shown On This Schedule Within the Project Limits Are To Be Removed



NOTE: LOCATION OF EXISTING TREES AND PALMS ARE APPROXIMATE ONLY.



**1** EXISTING TREE & PALM DISPOSITION PLAN  
SCALE: 1" = 20'-0"



SYMBOL	KEY	PHASE ONE QUANTITY	PHASE TWO QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
+	TREES	6	16	<i>Canella winterana</i>	Wild Cinnamon	Yes	3'-4"	12'-14'	8'-10'	50 Gal	As Shown	5' CT
	CAY			<i>Coccoloba chinensis</i>	Pigeon Plum	Yes	3'-4"	12'-14'	8'-10'	50 Gal	As Shown	5' CT
	COO			<i>Guajuba elaeagnifolia</i>	Stately	Yes	3'-4"	12'-14'	8'-10'	50 Gal	As Shown	5' CT
	GLD			<i>Symmetia lucida</i>	Crownwood	Yes	3'-4"	12'-14'	8'-10'	50 Gal	As Shown	5' CT
	GRF			<i>Kniggeodendron terrosum</i>	Ironwood	Yes	3'-4"	12'-14'	8'-10'	50 Gal	As Shown	5' CT
	MFR			<i>Myrsine fragrans</i>	Simpson Stopper	Yes	NA	12'-14'	8'-10'	50 Gal	As Shown	5' CT
*	PALMS	12	29	<i>Coccothrinax aculeata</i>	Coconut Palm	No	12'-18"	20'-25' DIA	15'-20'	84B	As Shown	Transplant on Site
	CON			<i>Sabal palmetto</i>	Sabal Palm	Yes	12'	10'-12' DIA	8'-10'	84B	As Shown	Site with Buds on Top
	SAP			<i>Thrinax morrisii</i>	Key Thatch Palm	Yes	8'	8'-10'	4'-6'	84B	As Shown	Transplant on Site
	THM			<i>Thrinax parviflora</i>	Thatch Palm	Yes	8'	10'-12'	4'-6'	84B	As Shown	Transplant on Site
	THR											
⊖	LARGE SHRUBS	5	31	<i>Capparis cynophallophora</i>	Jamaican Caper	Yes	NA	8'-8'	5'-4'	30 Gal	As Shown	Shrub Type
	CAC			<i>Chrysanthemum leucanthemum</i>	Coccoloba	Yes	NA	24'-36"	24'-36"	30 Gal	As Shown	Shrub Type
	CHI			<i>Clusia guianensis</i>	Small Leaf Clusia	Yes	NA	8'-8'	3'-4'	30 Gal	As Shown	Shrub Type
	CLU			<i>Eugenia foetida</i>	Spanish Stopper	Yes	NA	8'-8'	3'-4'	30 Gal	As Shown	Shrub Type
	EUF			<i>Ravensara bicolor</i>	Indigo Berry	Yes	NA	8'-8'	3'-4'	30 Gal	As Shown	Shrub Type
⊙	MEDIUM SHRUBS	51	151	<i>Brysonima lucida</i>	Locust Berry	Yes	NA	24'-36"	24'-36"	7 Gal	As Shown	As Shown
	BRL			<i>Cassia bahamensis</i>	Dwarf Wild Coffee	Yes	NA	24'-36"	24'-36"	7 Gal	As Shown	As Shown
	CAB			<i>Psychotria nervosa</i>	Wild Coffee	Yes	NA	24'-36"	24'-36"	7 Gal	As Shown	As Shown
	PBN			<i>Sida bahamensis</i>	Maiden Bush	Yes	NA	24'-36"	24'-36"	7 Gal	As Shown	As Shown
	SAB			<i>Sida repens</i>	Baw Palmwort	Yes	NA	24'-36"	24'-36"	15 Gal	As Shown	As Shown
	GER											
⊙	SMALL SHRUBS	63	110	<i>Hemelia patens 'bomposita'</i>	Dwarf Firebush	Yes	NA	18'-24"	18'-24"	3 Gal	As Shown	As Shown
	HAM			<i>Psychotria ligustrifolia</i>	Dwarf Wild Coffee	Yes	NA	18'-24"	18'-24"	3 Gal	As Shown	As Shown
	PLI			<i>Triplaris floridanum</i>	Dwarf Firebush	Yes	NA	18'-24"	18'-24"	3 Gal	As Shown	As Shown
	TRF			<i>Zamia pumila</i>	Coccoloba	Yes	NA	18'-24"	18'-24"	3 Gal	As Shown	As Shown
⊙	GROUNDCOVERS	367	786	<i>Borrichia arborescens</i>	Sea-Ox-Eye Daisy	Yes	NA	12'-18"	12'-18"	1 Gal	As Shown	As Shown
	BOA			<i>Smilax illinoensis</i>	Golden Creeper	Yes	NA	12'-18"	12'-18"	1 Gal	As Shown	As Shown
	ERL			<i>Ficus microcarpa 'Green Island'</i>	Ficus 'Green Island'	No	NA	18'-24"	18'-24"	3 Gal	As Shown	As Shown
	FBM			<i>Lantana depressa</i>	Pineland Lantana	Yes	NA	12'-18"	12'-18"	1 Gal	As Shown	As Shown
	LAD			<i>Miconia scolopendrium</i>	Wart Fern	No	NA	12'-18"	12'-18"	1 Gal	As Shown	As Shown
	MS			<i>Scaevola taccada</i>	Portulacoid	Yes	NA	10'-24"	18'-24"	1 Gal	As Shown	As Shown
	STJ											
TURF		600	675	<i>Axonopus platensis</i>	Perennial Peanut	No	NA				SF	

LANDSCAPE REQUIREMENTS PHASE ONE			
Minimum Landscape Area	Required	Provided	
Site Area 10,820 SF x 20% Minimum Area of Building Site	3365 SF/20%	3677 SF	
Minimum Native Plant Requirement 70%	Total Plants Provided	Percent Provided	
Native Plants	331	70%	
Exotic Plants	143	30%	
Total Native & Exotic Plants	474		
Minimum Standards Landscaping Along Right-of-Way			
146 LF Property Line Abutting Street Frontage/100 LF = 1.46			
40 Plant Units x 1.46 = 60 Plant Units Required			
	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy Trees	0	10	0
Ornamental Trees	0	3	0
Shrubs	67	1	67
Total Plant Units Provided	67		67
Minimum Parking Lot Perimeter Landscaping			
10' Perimeter Landscape Width Buffer			
70 LF Parking Lot Buffer/35 LF = 2.00			
	Total Plants Required	Total Plants Provided	
1 Canopy Tree x 2.00	2 Canopy Trees	2 Canopy Trees	
10 Shrubs x 2.00	20 Shrubs	67 Shrubs	
Nonvehicular Open Space (NOS) Landscape Requirements			
34% or 5814 SF of Site Nonvehicular Open Space			
Requires 4 Trees/2500 SF of NOS			
5814 SF/2500 = 2.32 SF x 4 Trees	Total Trees Required	Total Trees Provided	
	9.3	6 Trees/ 12 Palms	

LANDSCAPE REQUIREMENTS PHASE TWO			
Minimum Landscape Area	Required	Provided	
Site Area 38,763 SF x 20% Minimum Area of Building Site	7752 SF/20%	7865 SF	
Minimum Native Plant Requirement 70%	Total Plants Provided	Percent Provided	
Native Plants	776	70%	
Exotic Plants	333	30%	
Total Native & Exotic Plants	1109		
Minimum Standards Landscaping Along Right-of-Way			
380 LF Property Line Abutting Street Frontage/100 LF = 3.8			
40 Plant Units x 3.8 = 60 Plant Units Required			
	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy Trees	5	10	50
Ornamental Trees	5	3	15
Shrubs	460	1	460
Total Plant Units Provided	470		525
Minimum Parking Lot Perimeter Landscaping			
10' Perimeter Landscape Width Buffer			
215 LF Parking Lot Buffer/35 LF = 6.00			
	Total Plants Required	Total Plants Provided	
1 Canopy Tree x 6.00	6 Canopy Trees	6 Canopy Trees/10 Palms	
10 Shrubs x 6.00	60 Shrubs	460 Shrubs	
Nonvehicular Open Space (NOS) Landscape Requirements			
20% or 7752 SF of Site Nonvehicular Open Space			
Requires 4 Trees/2000 SF of NOS			
7752 SF/2000 = 3.87 SF x 4 Trees	Total Trees Required	Total Trees Provided	
	15.48	18 Trees	

**ELIZABETH NEWLAND**  
LANDSCAPE ARCHITECTURE, LLC

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Coral Gables, Florida 33134  
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lnnewland@bellsouth.net

Seal:  
ELIZABETH NEWLAND  
Registered Landscape Architect  
# LA0001288  
State of Florida

Revisions:  
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\_\_\_\_\_  
\_\_\_\_\_

**Dockmaster Building**  
GARRISON BIGHT  
KEY WEST, FLORIDA

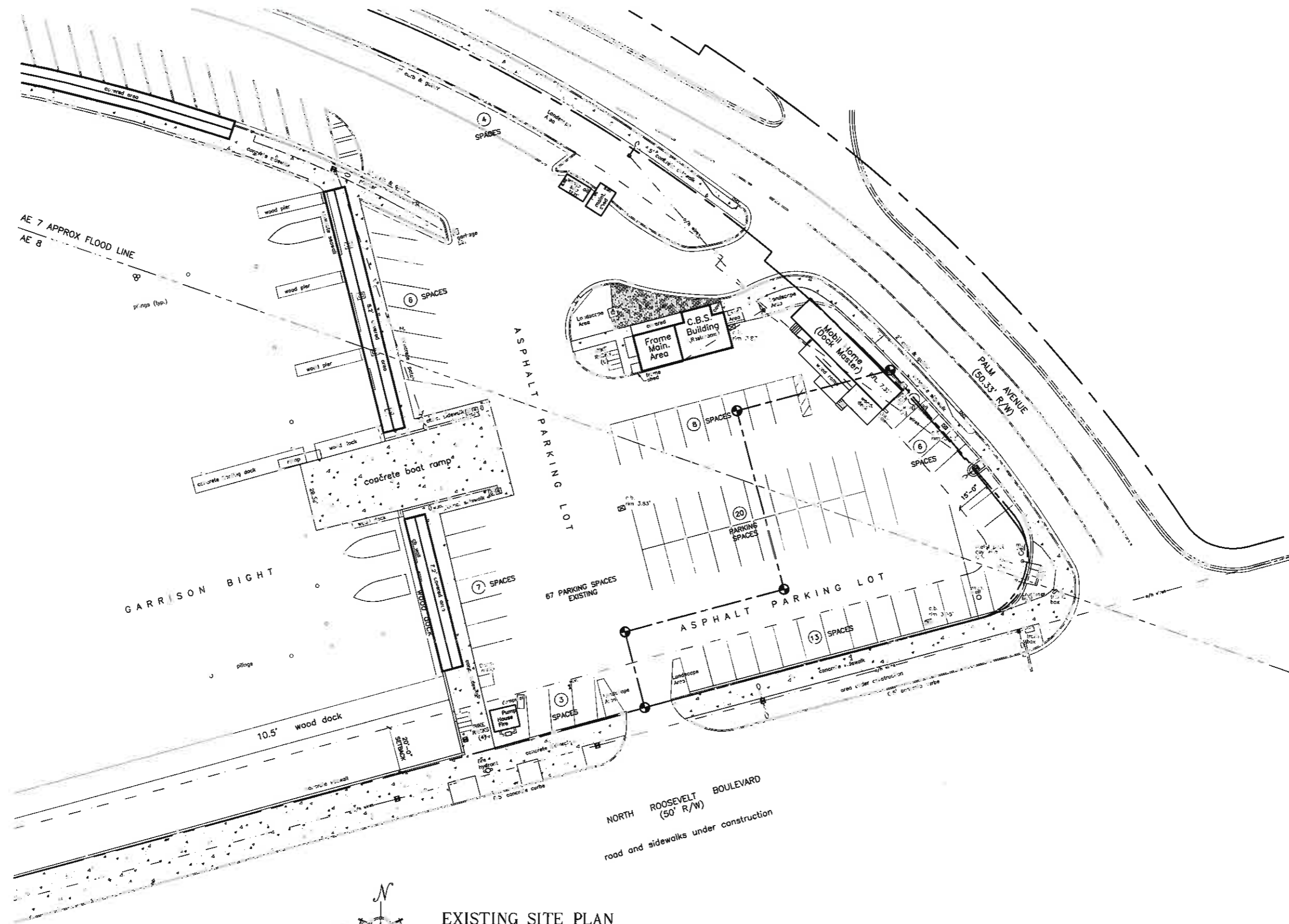
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Project #: \_\_\_\_\_  
Drawn By: EN  
Checked By: EN

Title:  
**LANDSCAPE PLANTING PLAN**

Sheet Number:  
**L-2.0**

Date: 1/12/16  
PLANNING BOARD





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ARCHITECT, P.A.

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FLORIDA  
33644

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LICENSE NO. A-1000340

TRANSIENT RESTROOMS / DOCK MASTER BUILDING

CITY MARINA  
GARRISON BIGHT  
1801 N. ROOSEVELT BLVD.  
KEY WEST, FL 33640

SEAL

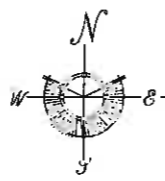
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DATE  
02-14-13 D.R.C.  
05-14-13 PL. BD.  
01-12-16 PL. BD.

REVISIONS

DRAWN BY  
AR  
EMA

PROJECT NUMBER  
1215



EXISTING SITE PLAN

ALL SITE INFORMATION OBTAINED FROM SURVEY BY FREDERICK H. HILDEBRANDT SURVEYOR RECEIVED 12-13-12 SCALE: 1" = 20'-0"

TRANSIENT RESTROOMS/DOCK MASTER BUILDING  
CITY MARINA/GARRISON BIGHT  
KEY WEST, FLORIDA

EX-1

*Handwritten signatures and dates:*  
1/22/16  
1/26/16