

RESOLUTION NO. 2022-057

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING A MINOR DEVELOPMENT PLAN AT 1801 WHITE STREET (RE 00059570-000000) TO PERMIT THE CONSTRUCTION OF A NEW MODULAR STRUCTURE IN THE PUBLIC AND SEMI-PUBLIC (PS) ZONING DISTRICT PURSUANT TO SECTION 108-91 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 of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that outside of the Historic District, a Minor Development Plan is required for the construction of a 1,000 to 4,999 square-foot structure composed of nonresidential floor area; and


WHEREAS, Code Section 108-196 (a) provides that the Planning Board’s decision on a Minor Development Plan outside the Historic District shall be final unless appealed; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on November 17th, 2022; and

WHEREAS, the granting of a Minor Development Plan is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting of a Minor Development Plan application 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

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key

 Chairman

 Planning Director

West, Florida:

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

Section 2. The request for approval of a Minor Development Plan to construct a new, two-story modular structure on property located at 1801 White Street (RE#00059570-00000) in the Public and Semi-Public Services (PS) Zoning district pursuant to Section 108-91, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated 10/19/22, is hereby approved with the following conditions:

Conditions of Approval:

1. The proposed construction shall be in substantial compliance with the site plans signed, sealed, and dated. October 19th, 2022 by Justin Henika, a Registered Engineer in the State of Florida. The development shall also be consistent with the landscaping plans dated September 12th, 2022 by Ladd B. Roberts, a Registered Landscape Architect in the State of Florida. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted and dated. Development plan modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted for review and approval to the Planning Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(C.).
2. The hours of construction shall comply with the City Code and must be limited to 8 AM to 7 PM on Monday to Friday, and 9 AM to 5 PM on Saturday. No work on Sunday shall be permitted.


Chairman


Planning Director

3. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
4. The applicant shall obtain final landscape approval from the Tree Commission.
5. Garbage and recycling containers or bins shall be enclosed and screened within the first floor of the new construction, in a manner to be reviewed and approved by Staff.
6. All approvals issued by the City of Key West are subject to the concession agreement and any approvals that may be required from the Secretary of the Interior.
7. Once a year, all listed invasive plants species (Australian Pine-Casuarina equisetifolia, Brazilian Pepper-Schinus terebinthifolia, Lead Tree-Leucaena leucocephala, and Seaside Mahoe (Thespesia populnea) shall be removed from the site. Stumps should be treated with an appropriate herbicide type treatment to prevent growth.

Conditions prior to the issuance of a building permit:

8. Applicant shall coordinate with Keys Energy Services for a full project review.
9. Permits to transplant the trees/palms will not be issued until applications have been submitted to the building department. At the same time, an application must be submitted with the appropriate fee to the urban forestry manager for processing of the tree permits.

Conditions prior to issuance of a Certificate of Occupancy:

10. All applicable impact fees shall be paid in full.
11. The applicant may open and operate the new rehabilitation center with a temporary certificate of occupancy (TCO) for a maximum of one hundred and twenty (120) days.

 Chairman

 Planning Director

Before the end of the one hundred and twenty (120) day time frame, the applicant must demolish the existing structure and attain a Certificate of Occupancy (CO).

Section 3. Full, complete and final application for all permits required for which this 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 approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the 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 Board.

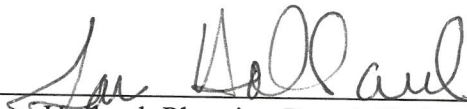
Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity (“DEO”). Pursuant to Chapter 73C-44, 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 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 at a regularly scheduled meeting held this 17th day of November 2022.

 Chairman

 Planning Director

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

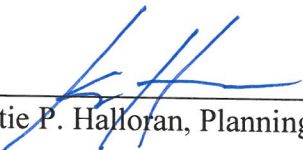


Sam Holland, Planning Board Chair

12/19/22

Date

Attest:

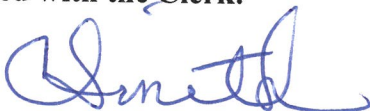


Katie P. Halloran, Planning Director

12/16/2022

Date


Filed with the Clerk:




Cheryl Smith, City Clerk

12-20-2022

Date



Chairman


Planning Director

SITE DATA

ZONING DISTRICT: PS
 FLOOD ZONE: AE 8
 F.I.R.M. - COMMUNITY #120168, PANEL #1516, SUFFIX "K", DATED: 02-18-2005
 LEGAL DESCRIPTION: KW PT TR 28

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 7TH EDITION (2020) ASCE 7-16, ASCE 24-14

OCCUPANCY CLASSIFICATION: B
 CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:
 FUTURE PROPOSED FLOOD ELEVATION: COASTAL AE 9 NAVD = 10.4 NGVD29
 DESIGN FLOOD ELEVATION (D.F.E.) 10.4 + 1.0 = 11.4 NGVD29
 WIND LOAD: 180 MPH (ASCE 7-16) 3 SECOND GUST, EXPOSURE D, RISK CATEGORY II
 FLOOR LIVE LOAD: 50 PSF
 DECK LIVE LOAD = 1.5' x 50 PSF = 75 PSF
 STAIRS LIVE LOAD = 100 PSF

INDEX OF DRAWINGS

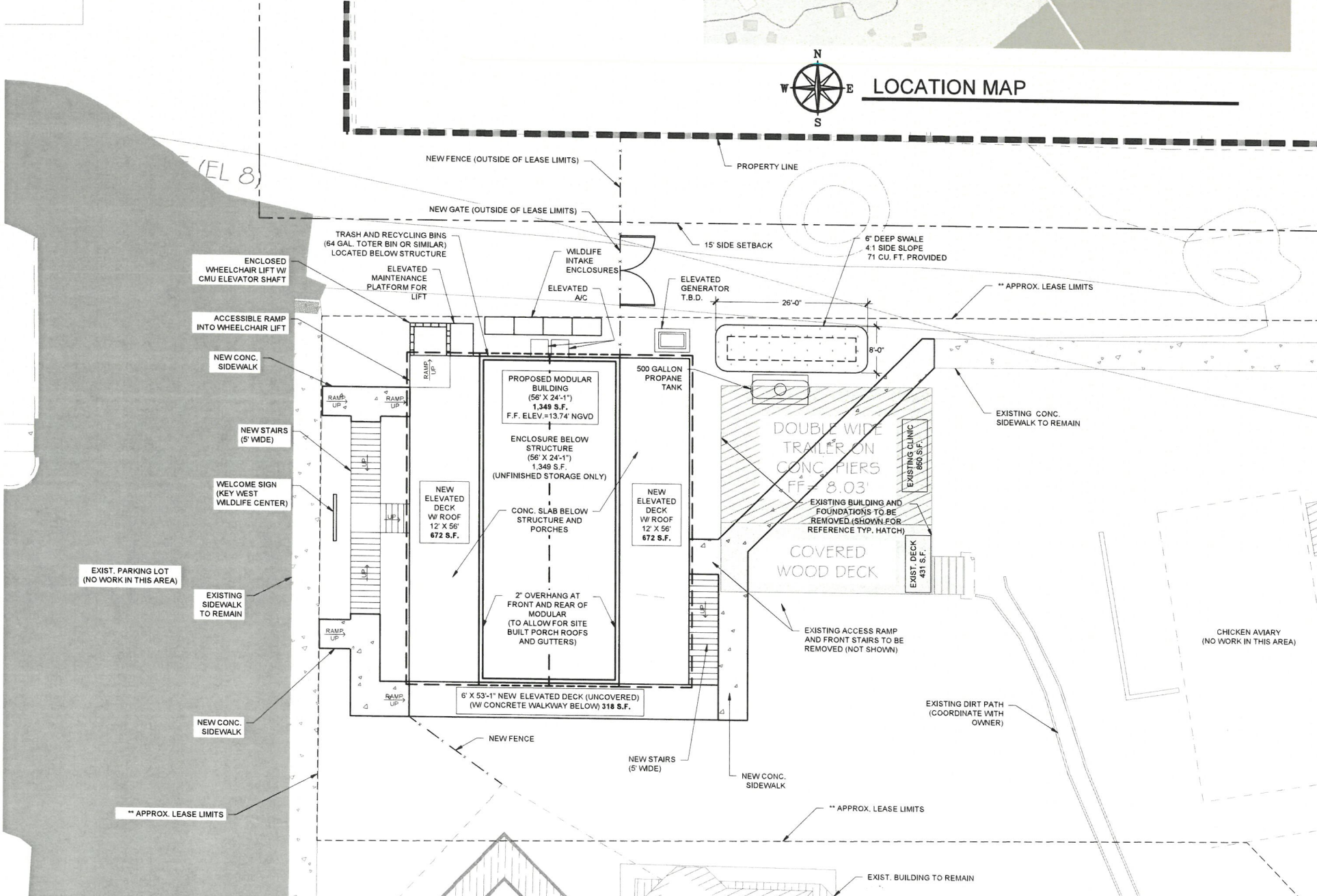
- T-1 - PROPOSED PARTIAL SITE PLAN
- A-1 - PROPOSED ELEVATIONS
- C-1 - EXISTING SITE PLAN
- C-2 - PROPOSED SITE PLAN / SITE DATA TABLE
- C-3 - EXISTING UTILITIES PLAN
- C-4 - STORM WATER AND PROPOSED UTILITY PLAN

GENERAL NOTES

1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO COMPLETE THE WORK AND MAKE STRUCTURE READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, THE FLORIDA BUILDING CODE, 7TH EDITION (2020), LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE FLORIDA BUILDING CODE, 7TH EDITION (2020) AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

NEW OFFICE & DECK

1801 WHITE STREET
 KEY WEST, FLORIDA



PARTIAL SITE PLAN - PROPOSED BUILDING

SCALE: 1"=10'-0"

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC.

1010 East 15th Street, Suite 202
 Key West, Florida 33440
 P: (305) 293-5440
 F: (305) 293-5440

CERTIFICATE OF AUTHORIZATION No. 8379

JUSTIN D. HENKA
 Florida P.E. No. 88473
 October 19, 2022

ORIGINAL: NOVEMBER 2020

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PRELIMINARY NOT FOR CONSTRUCTION

NEW OFFICE & DECK
 1801 WHITE STREET
 KEY WEST, FL 33040

KEY WEST WILDLIFE CENTER
 1801 WHITE STREET
 KEY WEST, FL 33040

JOB NO. 191029
 DRAWN SLB
 DESIGNED JDH
 CHECKED JDH
 SHEET T-1

Handwritten notes:
 12/19/21
 12/19/21
 Page 1 of 7
 12/19/21

NOTE: AS PERMIT DOCUMENTS ARE DEVELOPED IT MAY BE NECESSARY TO MAKE MINOR MODIFICATIONS TO THE ROOF SLOPES OF BOTH THE ATTACHED PORCHES AND MODULAR BUILDING. CHANGES TO THE ROOF SLOPES WILL NOT REQUIRE ANY CHANGE TO THE EXTERIOR ENVELOPE OF THE PROPOSED STRUCTURE (FOOT PRINT) AND THERE WILL BE NO CHANGE TO IMPERVIOUS SURFACE, BUILDING COVERAGE, OR SETBACKS. HOWEVER, WE WOULD LIKE TO MAINTAIN THE ABILITY FOR THE CITY OF KEY WEST PLANNING DEPARTMENT TO 'ADMINISTRATIVELY APPROVE' CHANGES TO THE ROOF SLOPES THAT DO NOT EXCEED THE HEIGHT LIMITATION OF THE ZONING DISTRICT (25'-0" ABOVE CROWN OF ROAD).



SOUTH ELEVATION - PROPOSED

SCALE: 3/16"=1'-0"

MAX. BUILDING HEIGHT = 28.9' NGVD
(25' ABOVE CROWN OF ROAD)

ROOF PEAK ELEV = ±25.90' NGVD
(±22.0' ABOVE CROWN OF ROAD)

42'-0" BUILDING HEIGHT
ABOVE CROWN OF ROAD

FINISHED FLOOR ELEV = 13.74' NGVD

D.F.E. = 11.4' NGVD
(BOTTOM OF CONC. BEAM)

FUTURE PROPOSED
B.F.E. [AE 9 NAVD] = 10.4' NGVD

B.F.E. [AE 8] = 8.0' NGVD

CONCRETE SLAB ELEV = ±3.9' NGVD
FINAL TBD

CROWN OF ROAD ELEV = 3.9' NGVD
PER FLORIDA KEYS LAND SURVEYING
SURVEY (REVISION) DATED 10/18/2022

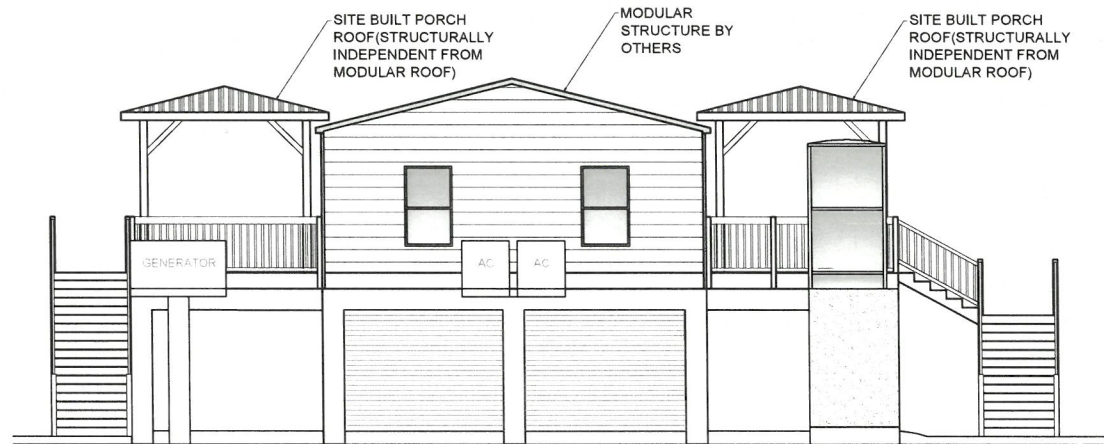
EXIST./PROPOSED GRADE = ±3.0' NGVD
ASSUMED BASED ON CITY LIDAR



EAST ELEVATION - PROPOSED

SCALE: 3/16"=1'-0"

BREAKAWAY
SCREENING
(TYPICAL BELOW
STRUCTURE)



NORTH ELEVATION - PROPOSED

SCALE: 3/16"=1'-0"



WEST ELEVATION - PROPOSED

SCALE: 3/16"=1'-0"

SITE BUILT PORCH
ROOF (STRUCTURALLY
INDEPENDENT FROM
MODULAR ROOF)

MODULAR
STRUCTURE BY
OTHERS

SITE BUILT PORCH
ROOF (STRUCTURALLY
INDEPENDENT FROM
MODULAR ROOF)

SITE BUILT PORCH
ROOF (STRUCTURALLY
INDEPENDENT FROM
MODULAR ROOF)

6X6 WOOD PORCH POSTS
WITH KNEE BRACES TO ROOF
OR CONCRETE COLUMNS (AS
REQUIRED BY WIND LOADS)

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT

**PEREZ ENGINEERING
& DEVELOPMENT, INC.**
CERTIFICATE OF AUTHORIZATION No. 8579

Key West Office
1010 East Kennedy Drive, Suite 202
Key West, Florida 33040
Tel: (305) 295-9440

JUSTIN D. HENKA
Florida P.E. NO. 85478
October 19, 2022

ORIGINAL: NOVEMBER 2020

REVISIONS:	DATE	DESCRIPTION
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NEW OFFICE & DECK
1801 WHITE STREET
KEY WEST, FL 33040

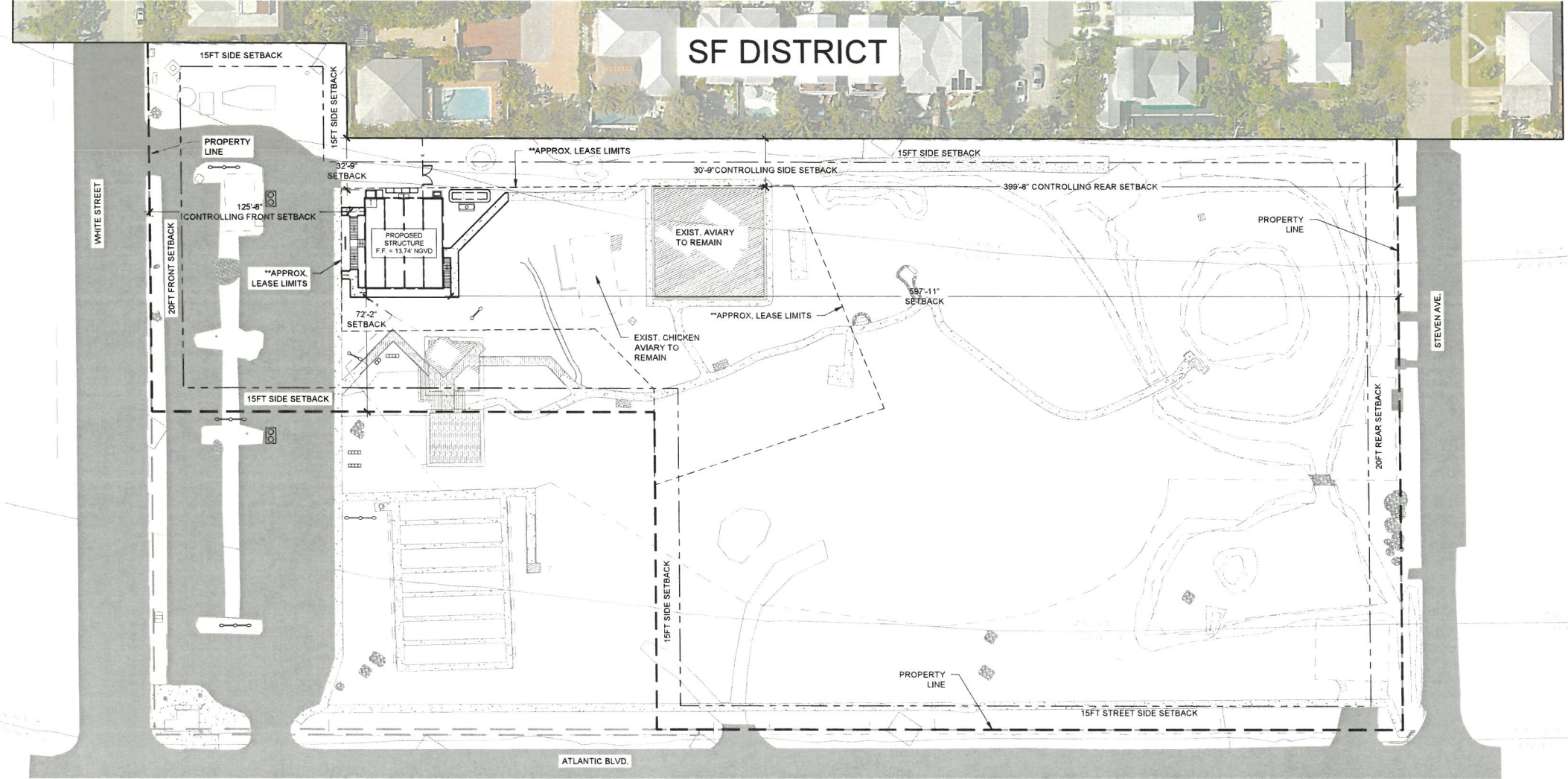
KEY WEST WILDLIFE CENTER
1801 WHITE STREET
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JOB NO. 191029
DRAWN SLB
DESIGNED JDH
CHECKED JDH
SHEET A-1

PRELIMINARY NOT FOR CONSTRUCTION

Page 2 of 7

	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	PS	PS	PS	
LOT SIZE (SF)	237261	N/A	237261	
APPROX. LEASE LIMIT (SF)	38240	N/A	38240	
BUILDING AREA (SF)	7950	15296	9726	W/IN APPROX. LEASE LIMIT
BUILDING COVERAGE	20.8%	40.0%	25.4%	W/IN APPROX. LEASE LIMIT
FLOOR AREA (SF)	851	7648	1349	W/IN APPROX. LEASE LIMIT
FLOOR AREA RATIO	2.2%	20.0%	3.5%	W/IN APPROX. LEASE LIMIT
IMPERVIOUS COVERAGE (SF)	11820	22944	13399	W/IN APPROX. LEASE LIMIT
IMPERVIOUS COVERAGE	30.9%	60.0%	35.0%	W/IN APPROX. LEASE LIMIT
OPEN SPACE (SF)	26420	15296	24841	W/IN APPROX. LEASE LIMIT
OPEN SPACE	69.1%	40.0%	65.0%	W/IN APPROX. LEASE LIMIT
BUILDING HEIGHT	< 25'-0"	25'-0"	+/- 22'-0"	ABOVE CROWN OF ROAD
FRONT STRUCTURE SETBACK	183'-9"	20'-0"	125'-8"	TO FRONT STAIRS
SIDE STRUCTURE SETBACK	30'-9"	15'-0"	30'-9"	TO EXIST AVIARY
REAR STRUCTURE SETBACK	399'-8"	20'-0"	399'-8"	TO EXIST AVIARY



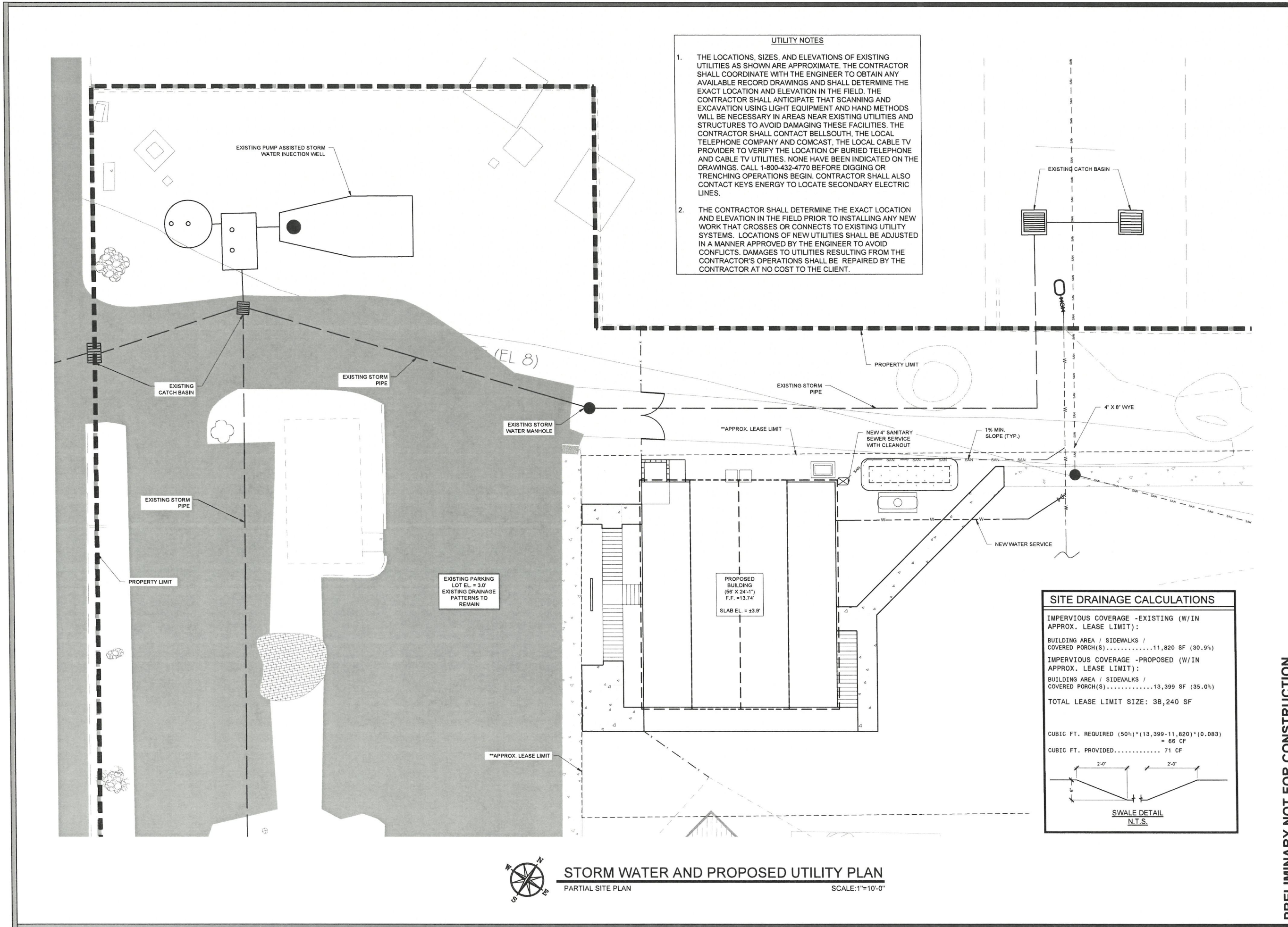
SITE PLAN - PROPOSED

SCALE: 1"=40'-0"

PRELIMINARY NOT FOR CONSTRUCTION

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT PEREZ ENGINEERING & DEVELOPMENT, INC. CERTIFICATE OF AUTHORIZATION No. 8579 Key West Office Suite 202 1010 East White Street Key West, Florida 33040 Tel: (305) 293-9440	JUSTIN D. HENIKA Florida P.E. NO. 86478 October 19, 2022	ORIGINAL: NOVEMBER 2020 REVISIONS: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____	NEW OFFICE & DECK 1801 WHITE STREET KEY WEST, FL 33040	KEY WEST WILDLIFE CENTER 1801 WHITE STREET KEY WEST, FL 33040	JOB NO. 191029 DRAWN SLB DESIGNED JDH CHECKED JDH SHEET C-2
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UTILITY NOTES

1. THE LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO OBTAIN ANY AVAILABLE RECORD DRAWINGS AND SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD. THE CONTRACTOR SHALL ANTICIPATE THAT SCANNING AND EXCAVATION USING LIGHT EQUIPMENT AND HAND METHODS WILL BE NECESSARY IN AREAS NEAR EXISTING UTILITIES AND STRUCTURES TO AVOID DAMAGING THESE FACILITIES. THE CONTRACTOR SHALL CONTACT BELLSOUTH, THE LOCAL TELEPHONE COMPANY AND COMCAST, THE LOCAL CABLE TV PROVIDER TO VERIFY THE LOCATION OF BURIED TELEPHONE AND CABLE TV UTILITIES. NONE HAVE BEEN INDICATED ON THE DRAWINGS. CALL 1-800-432-4770 BEFORE DIGGING OR TRENCHING OPERATIONS BEGIN. CONTRACTOR SHALL ALSO CONTACT KEYS ENERGY TO LOCATE SECONDARY ELECTRIC LINES.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD PRIOR TO INSTALLING ANY NEW WORK THAT CROSSES OR CONNECTS TO EXISTING UTILITY SYSTEMS. LOCATIONS OF NEW UTILITIES SHALL BE ADJUSTED IN A MANNER APPROVED BY THE ENGINEER TO AVOID CONFLICTS. DAMAGES TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE CLIENT.

SITE DRAINAGE CALCULATIONS

IMPERVIOUS COVERAGE -EXISTING (W/IN APPROX. LEASE LIMIT):

BUILDING AREA / SIDEWALKS / COVERED PORCH(S) 11,820 SF (30.9%)

IMPERVIOUS COVERAGE -PROPOSED (W/IN APPROX. LEASE LIMIT):

BUILDING AREA / SIDEWALKS / COVERED PORCH(S) 13,399 SF (35.0%)

TOTAL LEASE LIMIT SIZE: 38,240 SF

CUBIC FT. REQUIRED (50%)*(13,399-11,820)*(0.083) = 66 CF

CUBIC FT. PROVIDED..... 71 CF

SWALE DETAIL
N.T.S.



STORM WATER AND PROPOSED UTILITY PLAN
PARTIAL SITE PLAN SCALE: 1"=10'-0"

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC.
CERTIFICATE OF AUTHORIZATION No. 8379

Ka. West Office
1010 E. West Florida Blvd. 202
Key West, Florida 33040
Tel. (305) 293-9440

JUSTIN D. HENIKA
Florida P.E. NO. 86478
October 19, 2022

ORIGINAL - NOVEMBER 2020

REVISIONS:

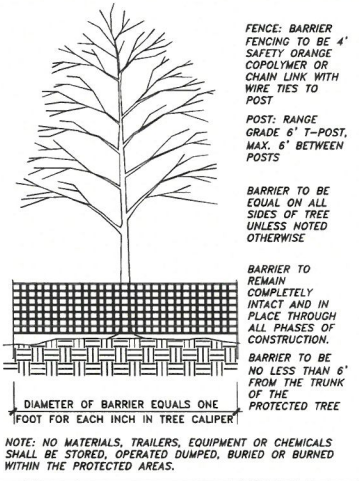
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NEW OFFICE & DECK
1801 WHITE STREET
KEY WEST, FL 33040

KEY WEST WILDLIFE CENTER
1801 WHITE STREET
KEY WEST, FL 33040

JOB NO. 191029
DRAWN SLB
DESIGNED JDH
CHECKED JDH
SHEET C-4

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TREE PROTECTION DETAIL

GENERAL NOTES:
 ALL EXISTING TREES / PALMS FLAGGED TO REMAIN ARE TO BE PROTECTED WITH TREE PROTECTION BARRICADES DURING THE FULL DURATION OF CONSTRUCTION. (SEE DETAIL).

LIMITS OF CONSTRUCTION ARE SOLELY WITHIN THE PROPERTY LINE BOUNDARIES OF THE PROJECT PROPERTY AND AS DEFINED BY THE CIVIL PLANS.

DRAINAGE: SEE CIVIL PLANS.

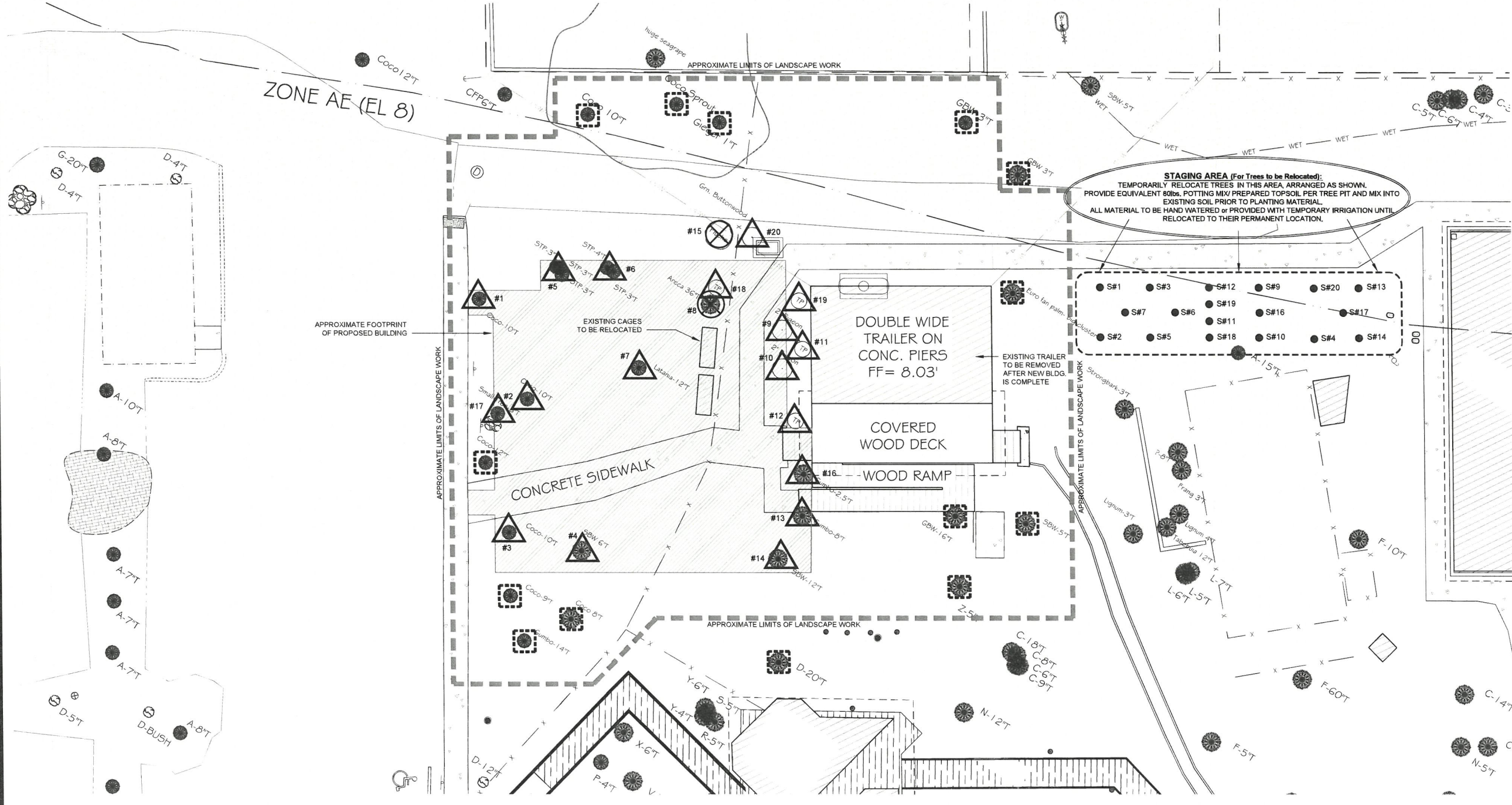
TREE / PALM REMOVAL

- 12" TREE EXISTING TREE
- ⊗ 12" TREE TREE TO BE REMOVED
- △ 12" TREE EXISTING TREE TO BE RELOCATED
- ⊠ 12" TREE TREE TO REMAIN WITH BARRICADE SEE DETAIL THIS PAGE

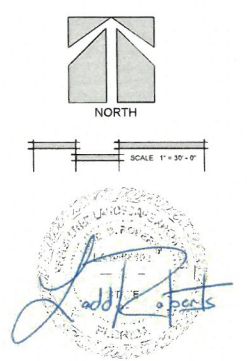


ALL TREES TO REMAIN IN THE LIMITS OF LANDSCAPE AREA ARE TO BE PROTECTED WITH TREE PROTECTION FENCING PER DETAIL AND OR LOCAL CODE.

TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPR. DSH	HEIGHT	SPREAD	Relocate	Remove
1	COCONUT PALM	Cocos nucifera	non-native - relocate	10	10'-18'	14'	X	
2	COCONUT PALM	Cocos nucifera	non-native - relocate	10	10'-18'	14'	X	
3	COCONUT PALM	Cocos nucifera	non-native - relocate	10	10'-18'	14'	X	
4	SILVER BUTTWOOD	Conocarpus erectus var. sericeus	native - Relocate	6	14'	10'	X	
5	THATCH PALM x3	Thrinax Radiata	native-3 trunk, Beautiful - relocate	9	10'-18'	8'	X	
6	THATCH PALM x2	Thrinax Radiata	native-2 trunk, Beautiful - relocate	7	10'-18'	8'	X	
7	LATANIA PALM	Latania loddigesii	non-native - beautiful - relocate	12	14'-18'	12'	X	
8	ARECA PALM	Dyopsis lutescens	non-native - poor condition	6	4'-8'	4'-6'		X
9	SMALL TREE	Pigeon Plum	planted by volunteers, relocate	1	4'	2'	X	
10	SMALL TREE	Pigeon Plum	planted by volunteers, relocate	1	4'	2'	X	
11	THATCH PALM x1	Thrinax Radiata	native - volunteer - relocate - less than 12" trunk	4	2'-4'	3'-4'	X	
12	THATCH PALM x1	Thrinax Radiata	native - volunteer - relocate - less than 12" trunk	4	2'-4'	3'-4'	X	
13	GUMBO LIMBO	Bursera simaruba	native - okay condition	8	12'-14'	8'-10'	X	
14	SILVER BUTTWOOD	Conocarpus erectus var. sericeus	native - relocate	12	12'-16'	10'-14'	X	
15	BUSHY FLEABANE	Pluchea carolinensis	NN - shrub - volunteers not protected	0	2'-5'	2'-3'		X
16	GUMBO LIMBO	Bursera simaruba	native - okay condition - Volunteer under deck	2.5	10'-12'	5'-7'	X	X
17	STRANGLER FIG	Ficus aurea	growing on rock-staff planted - nice	3	6'	3'-4'	X	
18	THATCH PALM x1	Thrinax Radiata	native - volunteer - relocate - less than 12" trunk	4	2'-4'	3'-4'	X	
19	THATCH PALM x1	Thrinax Radiata	native - volunteer - relocate - less than 12" trunk	4	2'-4'	3'-4'	X	
20	GREEN BUTTWOOD	Conocarpus erectus	native - relocate	4	10'-12'	5'-6'	X	



KEY WEST WILDLIFE CENTER
 INDIGINOUS PARK, KEY WEST



RELOCATION TREE STAGING

DATE: 9.12.22

REVISIONS:

No.	Date	Notes

PERMIT DOCUMENTS

SHEET NUMBER:
 L-1

JOB # 19006 DRAWN BY: LBR
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COORDINATION NOTES:

LANDSCAPE CONTRACTOR TO VERIFY LOGISTICS ASSOCIATED WITH REMOVING AND ERECTING THE NEW MODULAR BUILDING. SOME TREES TO BE RELOCATED MAY NEED TO BE STAGED ON SITE UNTIL THE NEW MODULAR BUILDING IS IN PLACE AND THEN THE STAGED TREES CAN BE MOVED TO THEIR FINAL LOCATION.

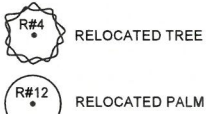
PROVIDE ALL TREES WITH TREE GATOR SLOW RELEASE WATERING BAGS DURING ESTABLISHMENT PERIOD. ALL PROPOSED TREES AND PALMS TO BE HAND WATERED UNTIL ESTABLISHED BY WILDLIFE CENTER STAFF and/or LANDSCAPE CONTRACTOR.

100% OF ALL CODE REQUIRED PLANTS SHALL BE NATIVE.

COORDINATE ALL MATERIAL SUBSTITUTIONS WITH LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION.

COORDINATE ALL SITE/PLAN DISCREPANCIES WITH LANDSCAPE ARCHITECT.

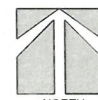
VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.



TREE MITIGATION CALCULATIONS	DSH INCHES REMOVED
TREES IMPACTED	
PROTECTED TREES IMPACTED	0"
MITIGATION REQUIRED	0"
DSH INCHES PROVIDED (4" DSH MIN. TREES)	0"

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
TREES					
N/A					
PALMS					
N/A					
SHRUBS and GROUNDCOVERS					
16	SPANISH STOPPER	<i>Eugenia foetida</i>	15g., 4'-5' planted height	FL #1	Native
5	DWARF WILD COFFE	<i>Psychotria ligustrifolia</i>	7 gal., full	FL #1	Native
SOD					
3,500 SF +/-	BAHIA	CONTRACTOR TO VERIFY QUANTITY	SOD DISTURBED AREAS DUE TO PROJECT IMPROVEMENTS		

KEY WEST WILDLIFE CENTER
INDIGINOUS PARK, KEY WEST



LANDSCAPE PLAN

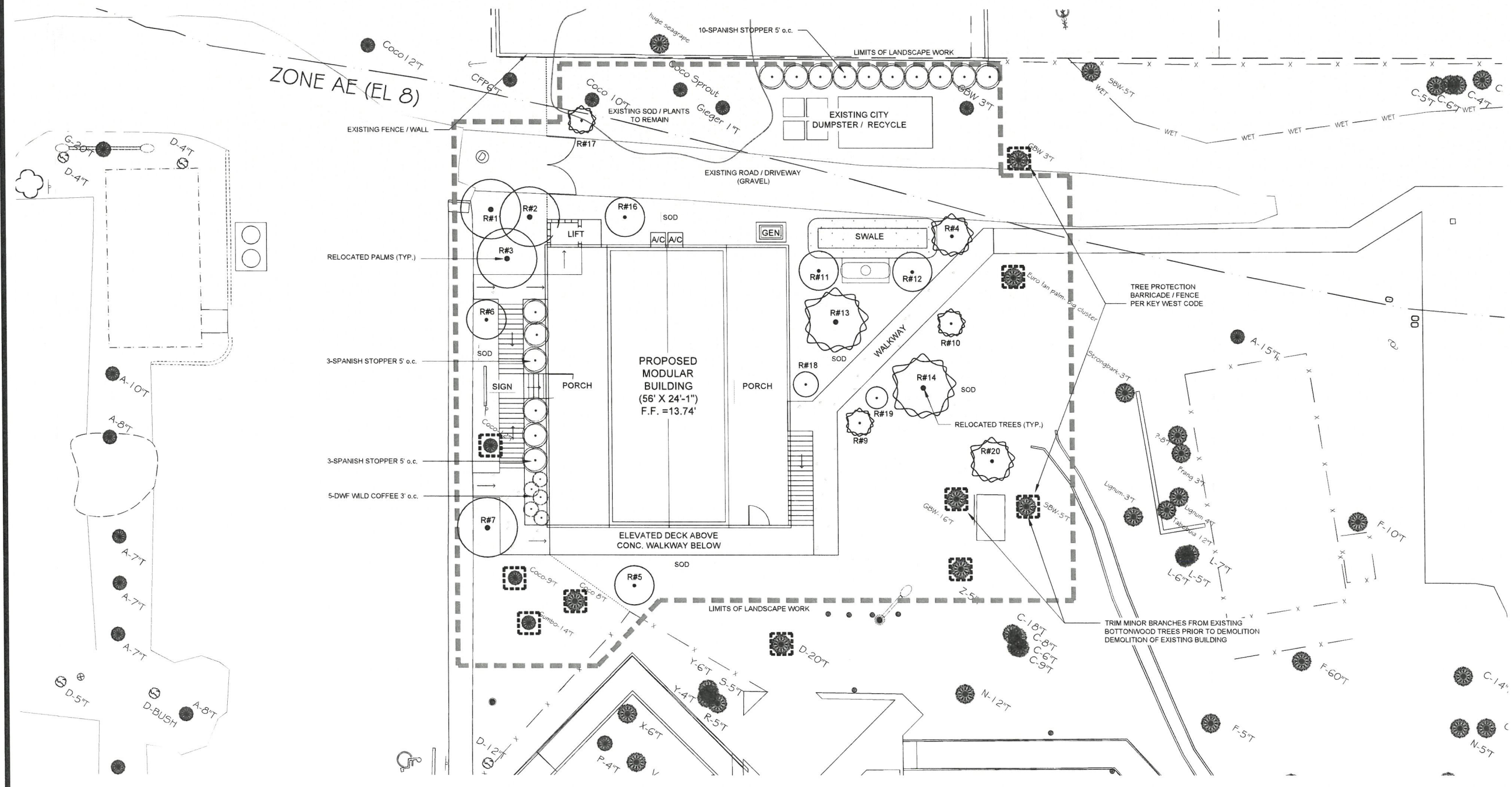
DATE: 9.12.22

REVISIONS:		
No.	Date	Notes

PERMIT DOCUMENTS

SHEET NUMBER:
L-2

JOB #: 19006 DRAWN BY: LBR
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