



THE CITY OF KEY WEST

Tree Commission

Post Office Box 1409 - Key West, FL 33041-1409

Telephone: 305-809-3723

January 3, 2024

Land 10031 LLC/Land 2421 LLC/Land 113 LLC/Land 7009 LLC/Land 1701 LLC/Land 8351 LLC/Land 2708  
LLC/Land 4027 LLC/Land 8601 LLC  
4900 W. Hundred Road  
Chester, VA 23831

To Whom It May Concern:

The City of Key West Tree Commission recently considered your application, TP2023-0008, for Conceptual Landscape Plan approval for a major modification to a minor development plan to redevelop the property at 3228 Flagler Avenue (3221 Riviera Drive), Key West, Florida, at their regularly scheduled meeting on January 2, 2024.

The Tree Commission approved the Conceptual Landscape Plan dated December 8, 2023, (see attached plans) that includes the removal of (1) Washingtonian palm and (1) Gumbo Limbo tree to be replaced with (1) native palm, minimum 4 ft tall, and 3.3 caliper inches of approved trees, FL#1, to be planted on site as part of the approved landscape plans.

This approval now allows the project to proceed through the review process with the Planning Board. Once you have received approvals from this board, an application should be made again to the Tree Commission for Final Landscape Plan approval. If no significant changes have occurred to the plan, then the Urban Forestry Manager will be able to file a memo into the file regarding Final landscape plan approval.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Misha McRAE", is written over a horizontal line.

Misha McRAE  
Chairman, Tree Commission

A handwritten signature in blue ink, appearing to read "Karen DeMaria", is written over a horizontal line.

Karen DeMaria  
Urban Forestry Manager  
[tree@cityofkeywest-fl.gov](mailto:tree@cityofkeywest-fl.gov)

1-19-24

cc: Owen Trepanier, Trepanier & Associates

EXISTING TREE IMPACT SCHEDULE										CONDITION (VALUE %)				VALUE X DSH	
TREE #	COMMON NAME	BOTANICAL NAME	NOTES	APPROX. DSH	HEIGHT	SPREAD	REMOVE	LOCATION	SPECIES	CONDITION	MIT. REQ.	TOTAL VALUE	INCHES REQUIRED		
3	Gumbo Limbo	Bursea simaruba	Native - poor condition	4"	8'	6'	X	80	100	50	Y	100	3.3"		

PALM #	COMMON NAME	BOTANICAL NAME	NOTES	APPROX. DSH	HEIGHT	SPREAD	REMOVE	REPLACEMENT QTY	MIT. REQ.	TOTAL
1	Washington Palm	Washingtonia robusta	NN- replace w/ 4" native palm	12"	10' oa	10'	X	1	Y	1
2	Triangle Palm	Dypsis decaryi	NN- replace w/ 4" native palm	12"	8' oa	8'	X	1	N	0
4	Areca Palm	Dypsis lutescens	NN- not protected	na	8'	4'	X	0	N	0

TOTAL PALMS REQUIRED: 2

TOTAL TREE MITIGATION INCHES REQUIRED: 3.3"

**RVi**

12756 Highway 190, Suite 102  
Coral Gables, FL 33134  
Tel: 305.441.4212  
www.rviconsulting.com

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Call 811 or visit sunshinefl.com for full  
business day before digging to have  
buried facilities located and marked.  
Check positive response status before any dig!

# THE STUDIOS ON RIVIERA CODE MINIMUM LANDSCAPE PLANS KEY WEST, FLORIDA

PROJECT NO: 23005335  
DATE: 09/12/2023  
DRAWN: WL  
REVIEWED: WL

REVISIONS  
PLANNING COMMENTS-12/06/2023

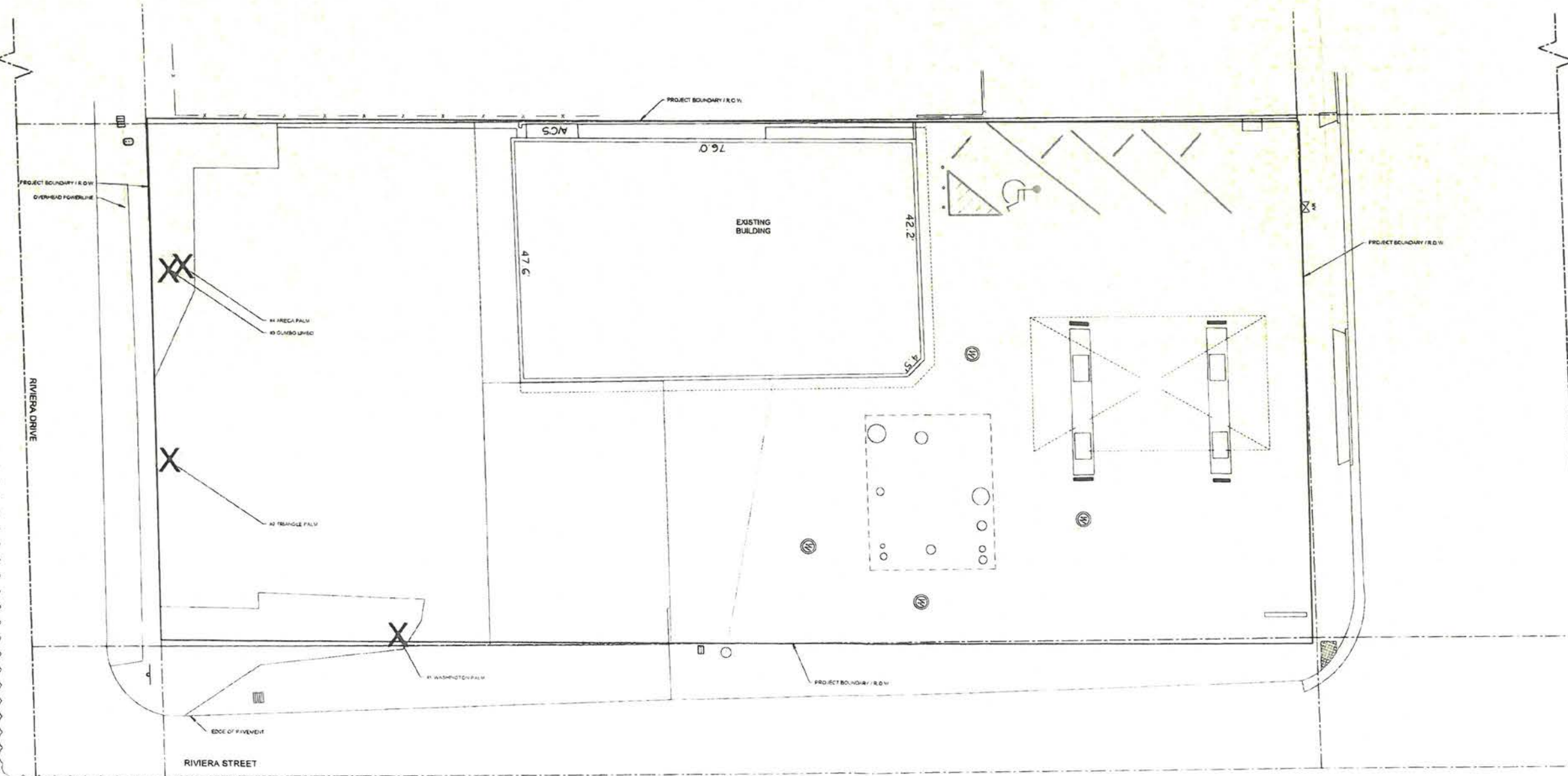
EXISTING  
TREE PLAN

L1.1

1ST SUBMITTAL

1-2-24  
1-19-24  
[Signature]

SCALE 1" = 10'-0"



1ST SUBMITTAL








# IRRIGATION NOTES

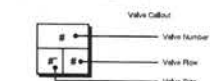
1. THIS IRRIGATION PLAN IS SCHEMATIC AND IS FOR PERMITTING PURPOSES ONLY.
2. MAX WATER USE TO COMPLY WITH WATER USE PERMIT
3. CALCULATIONS ARE FOR ALL THE PERVIOUS AREA WITHIN THE SITE. INDIVIDUAL LOT IRRIGATION WILL BE PROVIDED AT THE TIME OF LOT CONSTRUCTION.
4. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS, SHOWING ALL HEADS, VALVES, AND PIPE LINES TO SCALE AFTER COMPLETION OF PIPING INSTALLATION. THE OWNER SHALL PROVIDE INSTRUCTIONS, SHEETS AND PARTS LIST COVERING EQUIPMENT.
5. THE CONTRACTOR SHALL MAKE EVERY POSSIBLE EFFORT TO PRESERVE EXISTING PLANT MATERIAL THAT HAS BEEN TAGGED. WHERE SUCH MATERIAL FALLS IN THE PATH OF TRENCHING, THE CONTRACTOR SHALL RELOCATE THE PIPE OR HAND TRENCH AS NECESSARY TO PROTECT THE EXISTING PLANT MATERIAL. THE CONTRACTOR MUST STORE ANY NEW PLANT MATERIAL OR SOIL TO ITS ORIGINAL LOCATION IF IT IS DAMAGED BEFORE THE OWNER WILL GIVE FINAL ACCEPTANCE.
6. THE OWNER MUST APPROVE ANY SUBSTITUTION MADE.
7. ALL PIPE AND CONTROL LINES SHALL BE SLEEVED WITH SCHEDULE 40 PVC AND PLACED A MINIMUM OF 2' BELOW GRADE AND BACKFILLED WITH CLEAN SAND. NO ROCK IS TO BE IN CONTACT WITH THE PVC PIPE. THE CONTRACTOR SHALL PROVIDE MANHOLE MARKERS AT EACH END OF THE SLEEVE. SLEEVE SHALL BE 4" MINIMUM.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE SYSTEM IN COMPLETE ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND LAWS. ANY MODIFICATIONS MADE TO CONFORM WITH SAG CODES, LAWS AND ORDINANCES SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE CLIENT.
9. ALL CIRCUIT PIPE IS TO BE CLASS 150 PVC OR A HIGHER GRADE.
10. ALL MAIN FITTINGS SHALL BE REINFORCED WITH 2000-PSI POURED CONCRETE THRUST BLOCKS.
11. THE IRRIGATION CONTRACTOR IS FULLY RESPONSIBLE FOR THE WORK UNTIL THE OWNER GIVES FINAL ACCEPTANCE.
12. CONTRACTOR WILL GUARANTEE THE QUALITY OF HIS MATERIALS AND WORK FOR ONE (1) YEAR. THIS PERIOD BEGINS WITH THE FINAL ACCEPTANCE OF THE OWNER.
13. CONTRACTORS ARE EXPECTED TO PERSONALLY EXAMINE THE SITE AND FULLY ACCOUNT THEMSELVES WITH ALL OF THE EXISTING CONDITIONS SO THAT NO MISUNDERSTANDINGS MAY AFTERWARDS ARISE TO THE CHARACTER OR AS TO THE EXTENT OF THE WORK TO BE DONE. THIS WILL ALSO ENSURE THE CONTRACTOR WILL BE AWARE OF WHAT PRECAUTIONS NEED TO BE TAKEN TO AVOID INJURY TO PEOPLE OR DAMAGE TO PROPERTY.
14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERABLE SYSTEM FOR THE IRRIGATION OF ALL LANDSCAPE PLANTING ON SITE. PLANS AND SPECIFICATIONS MAY NOT INDICATE ALL ITEMS NECESSARY FOR THE PROPER IRRIGATION OF THE PROJECT AND THE CONTRACTOR HOLDS THE RESPONSIBILITY FOR FURNISHING LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE AND PROPER PROJECT EVEN IF NOT IN THE INITIAL SPECIFICATIONS.
15. ALL IRRIGATION WATER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A MINIMUM HORIZONTAL DISTANCE OF SIX (6) FEET MEASURED EDGE TO EDGE AND A VERTICAL DISTANCE OF SIXTEEN (16) INCHES FROM THE BOTTOM OF THE UPPER PIPE TO THE TOP OF THE LOWER PIPE.

# COVERAGE AND BACKFLOW REQUIREMENTS

1. IRRIGATION HEADS SHALL BE PLACED IN TRIANGULAR SPACING TO PROVIDE 100% HEAD TO HEAD COVERAGE.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST THE HEAD LOCATION, TYPE AND SIZE AND ANY OTHER SYSTEM COMPONENTS TO COMPLY WITH THE REQUIREMENTS OF LANDSCAPE PLANTING AS INSTALLED. THESE ADJUSTMENTS MUST BE COMPLETED AT THE CONTRACTOR'S EXPENSE TO THE OWNER EXCEPT WHEN AUTHORIZED IN WRITING.
3. NON-POTABLE IRRIGATION SUPPLY DOES NOT REQUIRE BACKFLOW PREVENTOR, HOWEVER, WHERE EXISTING MAINLINE PRESSURES EXCEED TO PSI, PRESSURE CONTROL VALVES SHALL BE INSTALLED.
4. AN APPROVED RAIN SENSOR IS REQUIRED.
5. CONTRACTOR SHALL MINIMIZE OUTFLOW ONTO ROADS, SIDEWALK OR OTHER HARDSCAPE AREAS AND ADJACENT PROPERTY OR CONSERVATION AREAS.

# IRRIGATION SCHEDULE

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>ARC</u>	<u>PSI</u>	<u>GPM</u>	<u>RADIUS</u>	<u>DETAIL</u>
▲	Rain Bird 1804-1400 Flood 1401	14	360	20	0.25	3'	
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>				
	Rain Bird XGZ-100-IVMQ 1" Wide Flow IVM Drip Control Kit for Commercial Applications, 1in. Ball Valve with 1in. PESBVM Smart Valve w/ factory installed IVMSOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	1					
	Area to Receive Dripline Rain Bird XFS-09-12 XFS Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology, 0.9 GPH emitters at 24" O.C. Laterals spaced at 24" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	303.2 Lf.					
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>				
	Rain Bird PGA Globe 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	1					
	Febco 825Y 1" Reduced Pressure Backflow Preventer						
	Rain Bird ESP4ME3 4 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1					
	Rain Bird RSD-BEX Rain Sensor, with metal latching bracket, extension wire.						
	Water Meter 1"	1					
---	Irrigation Lateral Line: PVC Class 200 SDR 21 1/2"	407.2 Lf.					
---	Irrigation Mainline: PVC Schedule 40 1/2"	3.9 Lf.					
---	Irrigation Mainline: PVC Schedule 40 1"	18.0 Lf.					
---	Pipe Sleeve: PVC Schedule 40	31.3 Lf.					

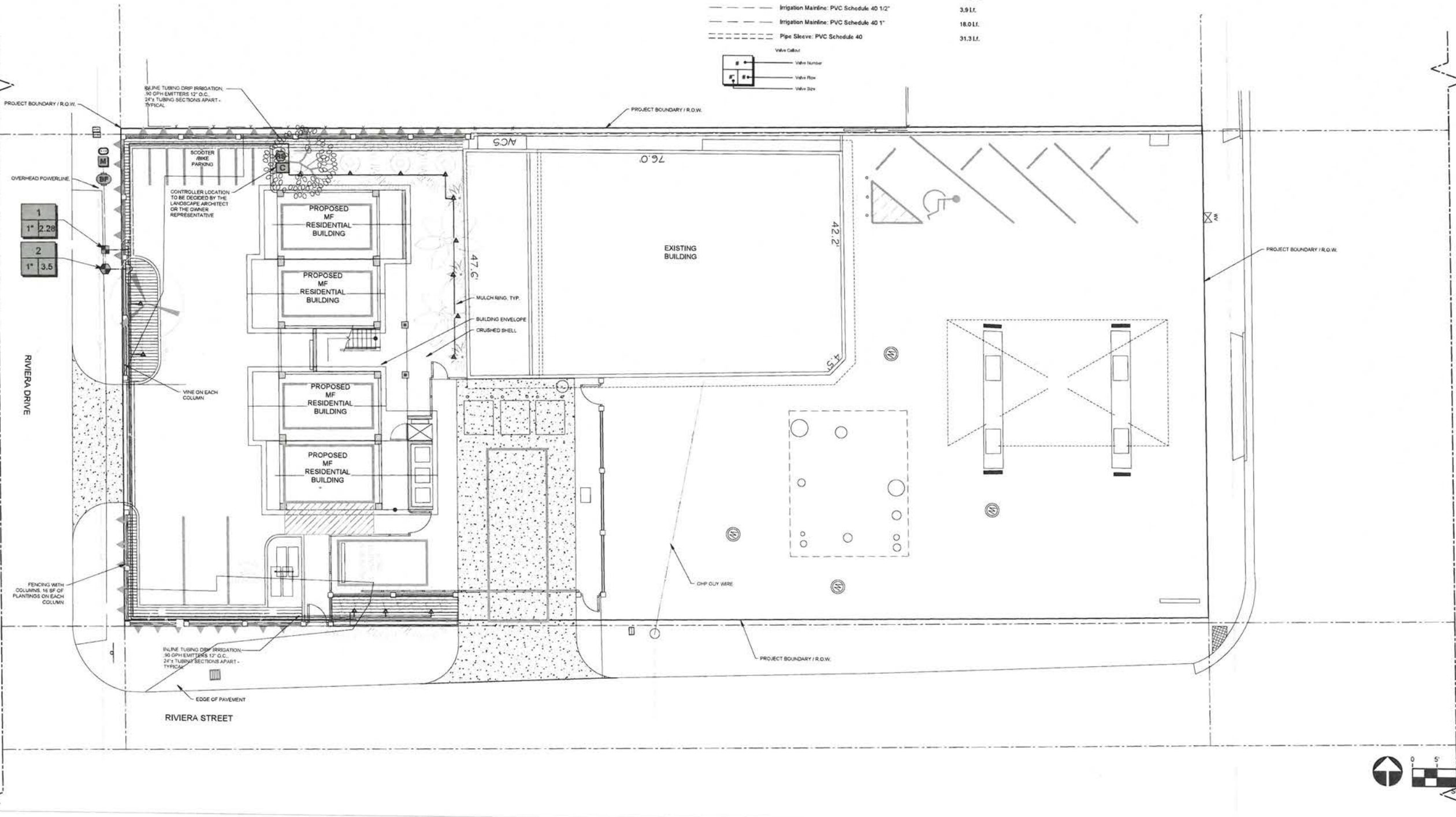


# WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	Rain Bird XGZ-100-IVMQ	Area for Dripline	0.36 in/h	1	167	381	190
2	Rain Bird PGA Globe	Bubbler	0.86 in/h	1	71	249	124
	TOTALS				238	629.3	314.6

# VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird XGZ-100-IVMQ	1"	Area for Dripline	2.28	54.4	22.2		0.36 in/h
2	Rain Bird PGA Globe	1"	Bubbler	3.5	58.3	26.6		0.86 in/h



**RVI**  
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Tampa, Florida 33613  
Tel: 813.843.2913  
www.rivieraeng.com



Digitally signed by  
Tianyang Liu  
Date: 2024.01.04  
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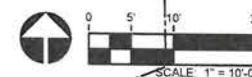
TIANYANG LIU  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF FLORIDA

**THE STUDIOS ON RIVIERA**  
CODE MINIMUM LANDSCAPE PLANS  
KEY WEST, FLORIDA

PROJECT NO: 23005335  
DATE: 08/12/2023  
DRAWN: WL  
REVIEWED: WL

- REVISIONS
- ▲ PLANNING COMMENTS-12/06/2023
  - ▲ PLANNING COMMENTS-01/04/2024

**IRRIGATION PLAN**



**L2**

