# **RESOLUTION NO. 2022-057**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING A MINOR DEVELOPMENT PLAN AT 1801 WHITE STREET (RE 00059570-0000000) TO PERMIT THE CONTRUCTION 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 17<sup>th</sup>, 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

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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 12<sup>th</sup>, 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.

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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.

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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.

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Chairman

PH Planning Director

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

Cheryl Smith, City Clerk

Sam Holland, Planning Board Chair Attest: Katie P. Halloran, Planning Director Filed with the Clerk:

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> > 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

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 DECK LIVE LOAD = 1.5 \* 50 PSF = 75 PSF STAIRS LIVE LOAD = 100 PSE

# INDEX OF DRAWINGS

- T-1 PROPOSED PARTIAL SITE PLAN
- A-1 PROPOSED ELEVATIONS C-1 - EXISTING SITE PLAN

- C-1 PADSTING 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 REAL MATERIAL. LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO COMPLETE THE WORK AND MAKE STRUCTURE REAL MATERIAL. LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO COMPLETE THE WORK AND MAKE STRUCTURE REAL MATERIAL.

  3. THERE SHALL BE NO DEVIATION FROM THE SECOND THE STRUCTURE OF 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 CONDITIONS, ANY MODIFICATIONS OF THE WORK NOT DESIGNATION OR DITTER NAPPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. 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 DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR ONSAFE CONDITIONS, ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REPORK, RESTORATION OR OTHER LOSS AT THE LOGE TO A LOCATION FROM THE OWNER.

  5. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE LOGE TO A LASO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACCHATION.

  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 SUNSHING UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER RAPEAS WHERE UNDERGROUND UTILITIES MAY BE PROSECULE. IN AND AROUND UTILITY EASEMENTS. ETC.).

  8. THE GENERAL CONTRACTOR SHALL PROVIDE AND ON-SITE DUMPSTER IN A LOCATION COORDITATE WITH THE OWNER FOR THE BEARD ALL PROVIDE

- 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 BUILDINGAL CODE, THE EDITION (2020) AND SHALL BE SUBMITTED TO THE ENGINEER AS REQUIRED BY THE FLORIDA BUILDINGA CODE, THE EDITION (2020) AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

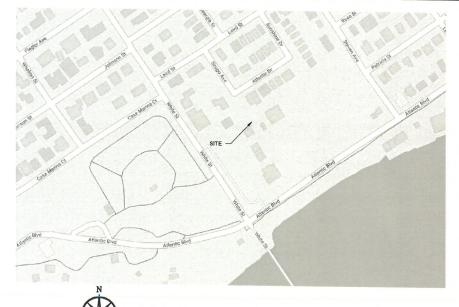
  11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS, ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.

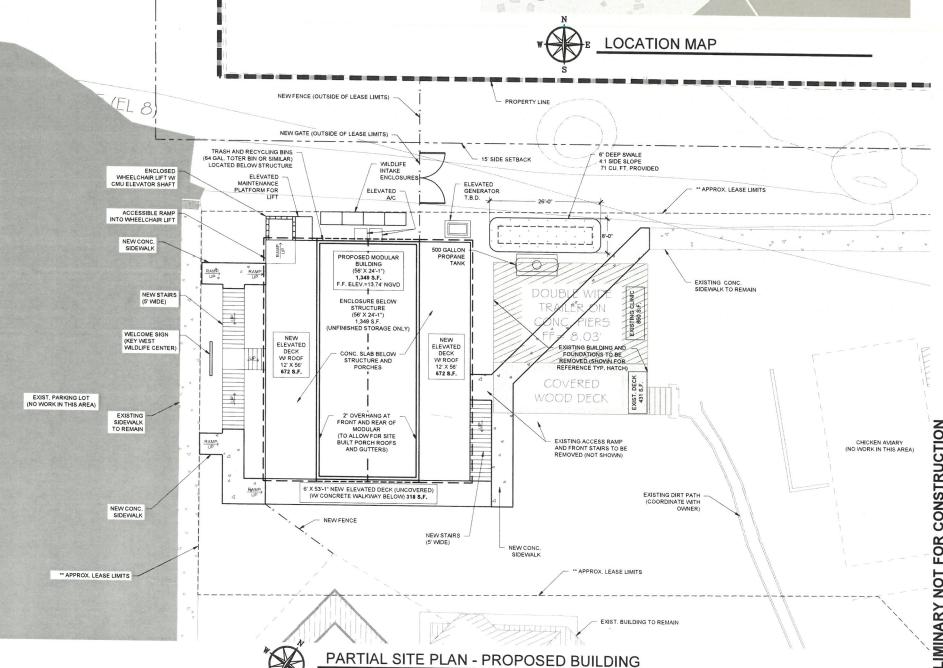
  12. THE CONTRACTOR SHALL LOURSHIANTE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.

  13. THE CONTRACTOR SHALL LEURISH 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





WEST WILDLFIE CENTER

NEW OFFICE & DECK

SLB JDH

ENGINEERING

JOB NO. \_ DRAWN \_ DESIGNED \_ CHECKED .

PR

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** 

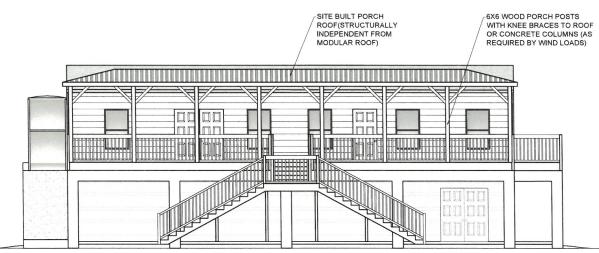
(25' ABOVE CROWN OF ROAD)



MODULAR STRUCTURE BY SITE BUILT PORCH ROOF(STRUCTURALLY SITE BUILT PORCH ROOF(STRUCTURALLY INDEPENDENT FROM MODULAR ROOF) INDEPENDENT FROM MODULAR ROOF)

**NORTH ELEVATION - PROPOSED** 

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



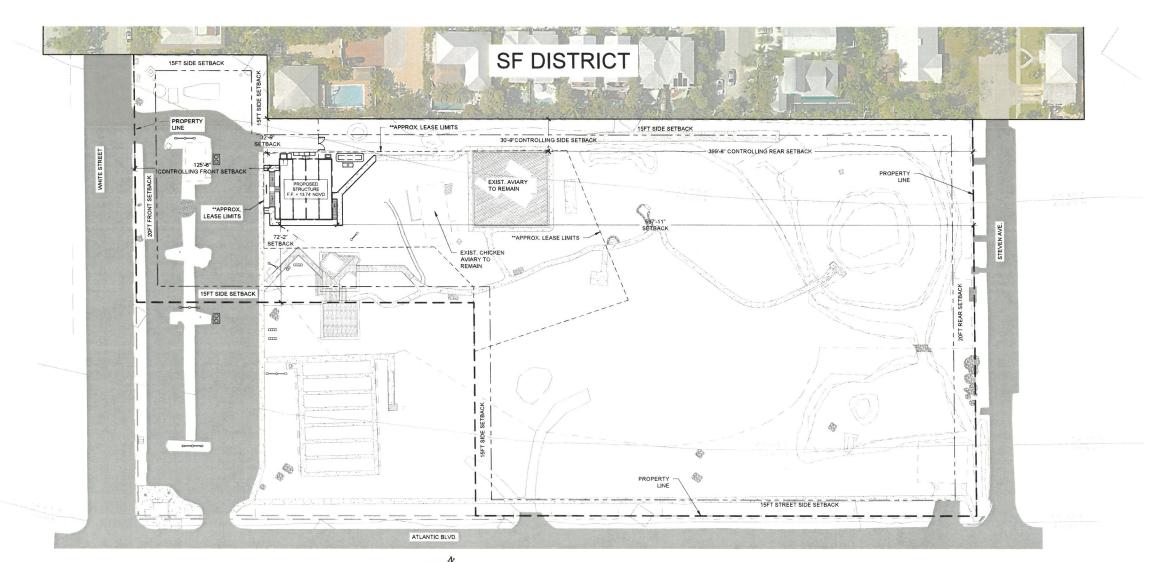
WEST ELEVATION - PROPOSED

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

PRELIMINARY NOT FOR CONSTRUCTION KEY WEST WILDLFIE CENTER
1801 WHITE STREET
KEY WEST, FL 33040 191029 SLB JOB NO. \_\_ DESIGNED JDH JDH CHECKED . SHEET

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

	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



PRELIMINARY NOT FOR CONSTRUCTION KEY WEST WILDLFIE CENTER
1801 WHITE STREET
KEY WEST, FL 33040

SHEET

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

Page 3 of 7 JOB NO. 191029

DRAWN SLB

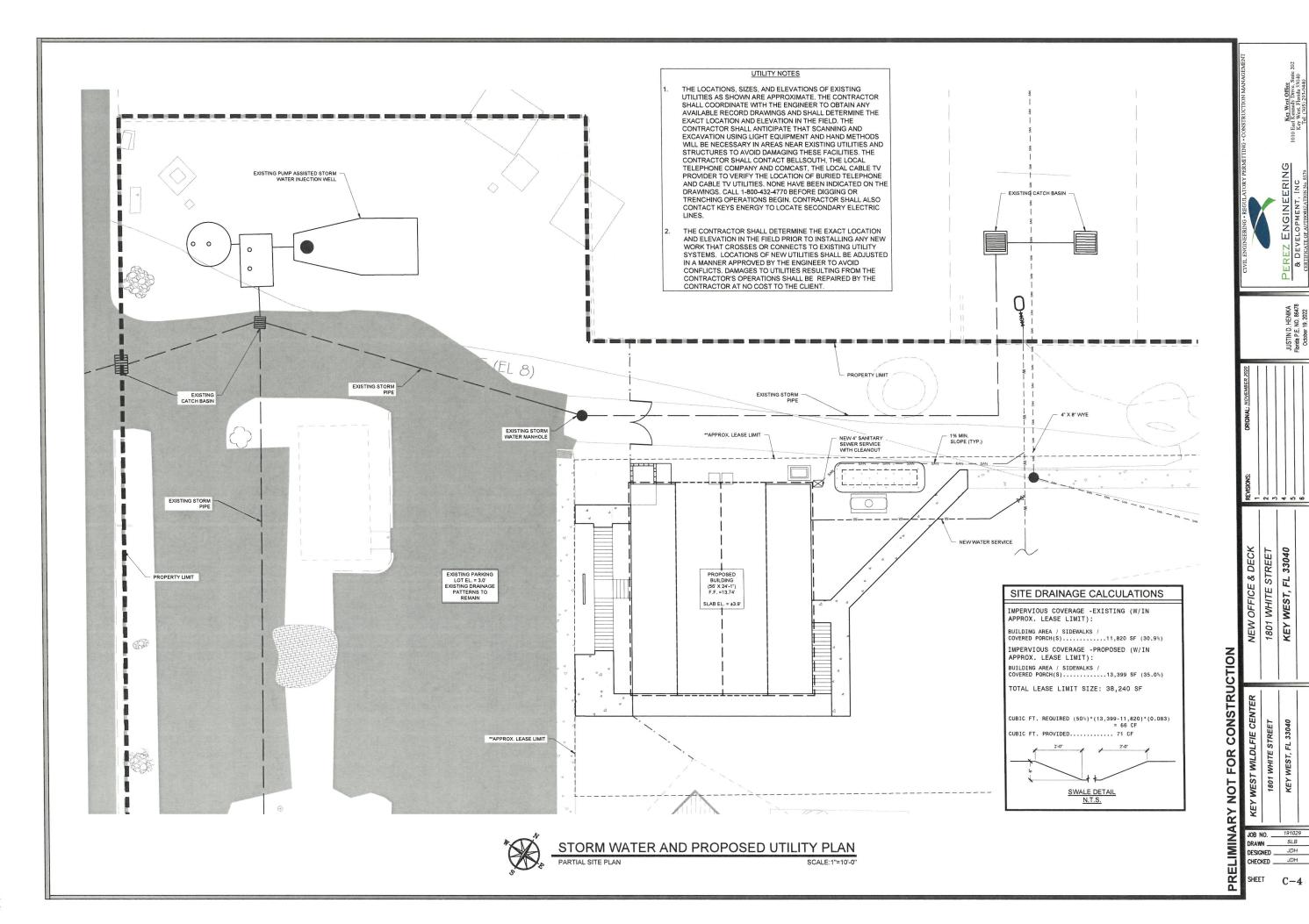
DESIGNED JDH

CHECKED JDH

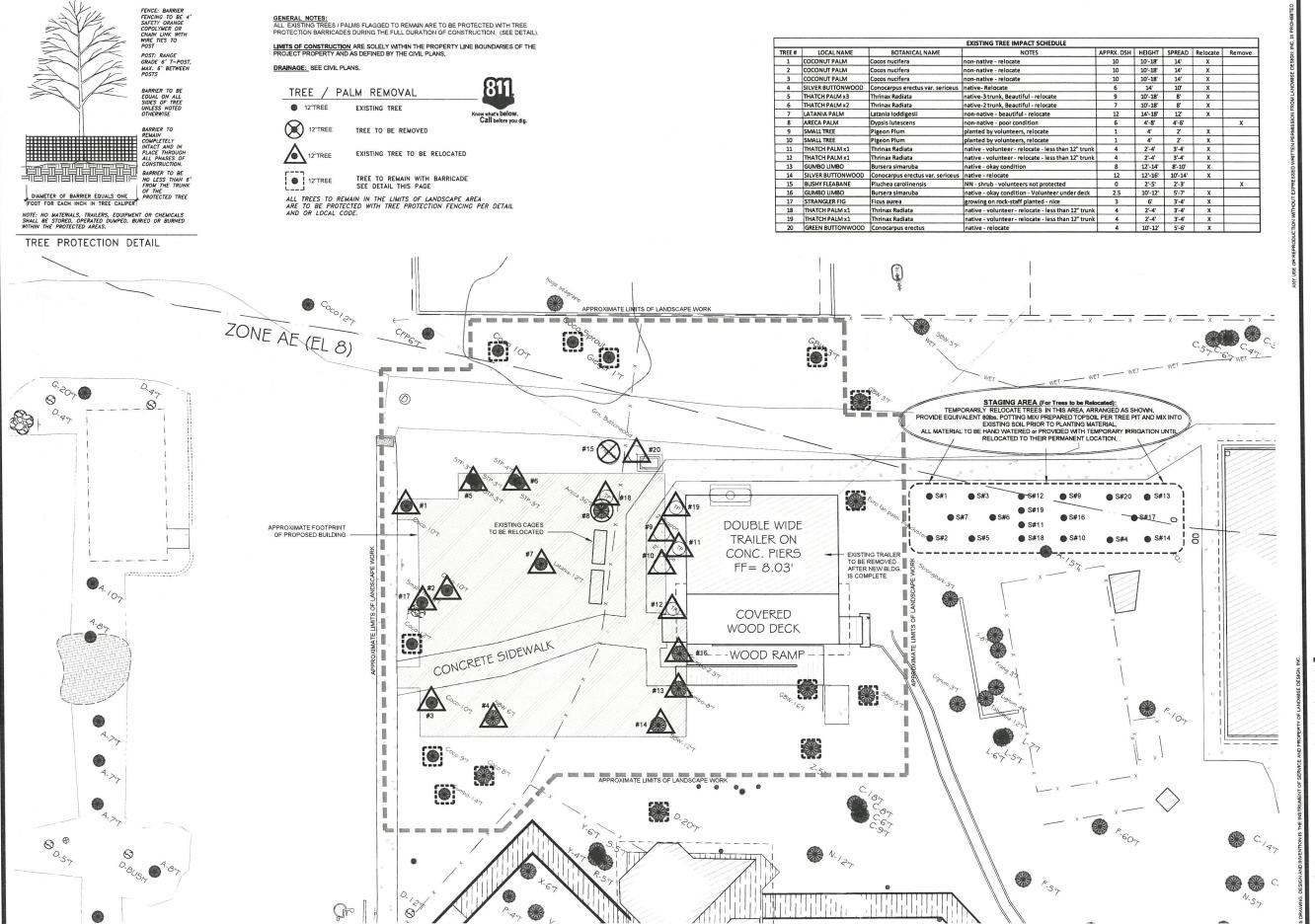
C-2

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

SITE PLAN - PROPOSED



Page 40f7



# KEY WEST WILDLIFE CENTER

INDIGINOUS PARK, KEY WEST







# RELOCATION TREE STAGING

DATE: 9.12.22

No.	Date	Notes	
			-

# PERMIT DOCUMENTS

SHEET NUMBER

JOB #: 19006 DRAWN BY: LBR
S DRAWING IS THE PROPERTY OF LANDWISE DESIGN, ININUESS OTHERWISE PROVIDED FOR BY CONTRACT, THE
VIEWIS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL
OT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS







### 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.

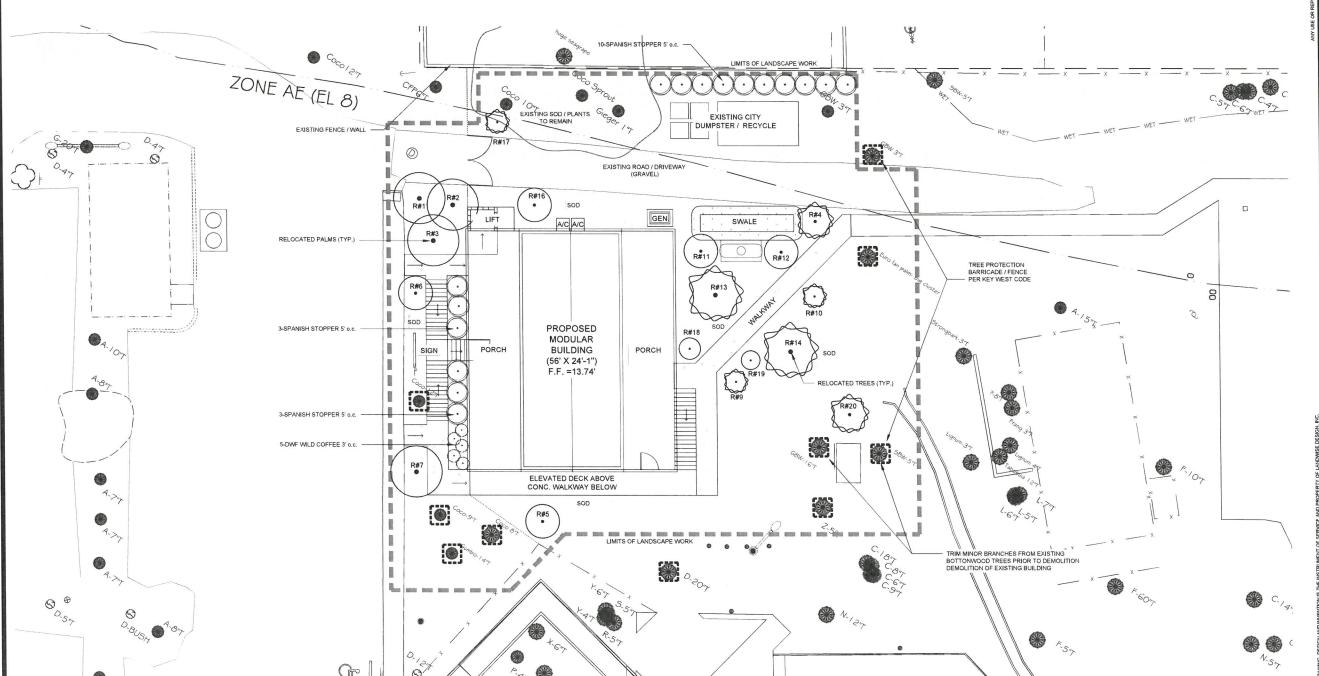
COORDINATE ALL SITE/PLAN DISCREPANCIES WITH LANDSCAPE ARCHITECT.

VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.

R#12 RELOCATED PALM

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

PLANT SCHED	ULE				
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
TREES					
N/A					
PALMS					
N/A					
SHRUBS and GRO	UNDCOVERS				
16	SPANISH STOPPER	Eugenia foetida	15g., 4'-5' planted height	FL#1	Native
5	DWARF WILD COFFE	Psychotria ligustrifolia	7 gal., full	FL#1	Native
SOD					
3,500 SF +/-	BAHIA	CONTRACTOR TO VERIFY QUANITY	SOD DISTRUBED AREAS DUE TO PROJE	CT IMPROVEMENTS	



# KEY WEST WILDLIFE CENTER

INDIGINOUS PARK, KEY WEST







# LANDSCAPE PLAN

DATE: 9.12.22

No. Date	Notes	

# PERMIT DOCUMENTS

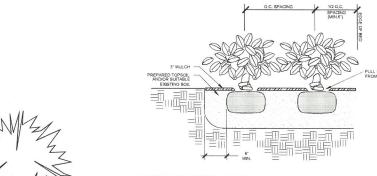
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SODDING DETAIL P LAYER OF SILICA SANDIPLANTING SOIL AS INDICATED.

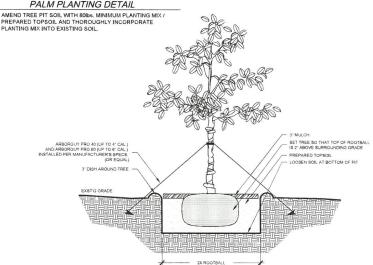


### SHRUB PLANTING DETAIL

ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINOS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



2 X ROOTBALL PALM PLANTING DETAIL



### TREE PLANTING DETAIL

ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISHED GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL, DO NOT MULCH ON TOP OF ROOTBALL.

SECTION 02950 TREES, PLANTS AND GROUND COVERS

B. Sodding of areas disturbed during construction exclusive of paved areas.

C. Transplanting of existing trees, palms and plant material, (none are currently propo

Prior to construction activities, all trees, palms and plant material to be relocated will be tagged by Architect, (none are currently proposed for this project)

E. Watering of planted materials 1.02 RELATED SECTIONS

A. Section 02100 - Site Grading

1.03 SUBMITTALS

A. Comply with provisions of General Conditions

Certificates of inspection as required by governmental authorities and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.

D. Soil test reports.

F, Provide reproducible As-Built drawing after final acceptance by owner,

1.04 QUALITY ASSURANCE
A Landecape work shall be performed by a single firm specializing in landscape work. B. Obtain agronomic soils tests for all planting areas. Tests shall be performed by an approve agronomic soils testing laboratory and shall include fertility and suitability analysis with writerecommendations for soil amendments, fertilizer, and chemical conditioner application rate soil preparation, planning backfill mix, and post maintenance fertilization program. Submit a copy of soils test to Architect

D. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

E. Substitutions: Do not make substitutions, if specified landscape material is not obtainable, submit proof of non-availability and proposal for use of equivalent material to Architect, When authorized, adjustment of contract amount will be made.

It. Takes and Shubb. Plant nears indisable as to comply with "Standard Plant Names" as displated by Blant Standard Shubb. Committee of Hostical Molemediatins, Names of warders and Island conform generally with names accepted by the numery trads. Provide season states have to bedieve in when a begind by paged. Provide healty, vigouous stacks grown under the conformation of the provided states and the standard states and delects such as Note, survisable rejures, abreasons or defigurement. ALL FLANTS OR EF LONGARD or OR BETTERS.

I. Sizes. Comply with samp and grading standards of latest edition of American Standard for Nursey Stock. A plant shall be dimensional as it stands in its natural position. Stock furnished shall be at least innimum size indicated, Larger stock is acceptable at no additional cost unless a written change order is issued.

Inspection: Landscape Architect reserves the right to inspect trees and shrubs either at place of growth or at side before planting for compliance with requirements for name, vanety, sez and quality.
 Such approval shall not impact the right of inspection and rejection upon delivery at the ate during the progress of work.

D. Do not remove container grown stock from containers until planting time,

1.06 PROJECT REQUIREMENTS
 A. Proceed with and complete landscape work as rapidly as portions of site become available working within seasonal limitations for each kind of landscape work required.

C. Excavation. When conditions detrimental to plant growth are encountered, such as rubble fill, edverse drainage conditions or obstructions, notify Architect before planting.

C. Remove and replace trees, shrubs, or other plants found to be dead or in unhealthy condoor, during warranty period. Plant meaning trees, shrubs and ground covers. Make replacements with requirements above and specified. Also, replace trees and others which are in in dubtile condoors at end of warranty period. Only one replacement shall be required at end of warranty period, worsept for busines or replacements due to but this to comply with specified warranty period, worsept for business or replacements due to but this to comply with specified

PART 2 PRODUCTS

2.08 TOPSOIL

A. Topsoil for landscape work is not available at site and shall be furnished as specified.

B. Provide new topoid which is fintle, intake, natural folm, surface soft reasonably free of subsets. (die Jumps, thorse larger fram 12 inches in any dimension, and deep statemace or tools, stumps, stores larger fram 12 inches in any dimension, and deep statemace or tools realize harmfall by plat provide 1. Obtain bipsoid from boal sources or from least hering smalls soft characteristics to that board alphospect from naturally well-distance dates where topoid occurs in a depth of not less than four crices, on not obtain from bog or manifes.

Reat Humus: FS Q-P-168 and with texture and pH range suitable for intended use, or Florida muck

La applipappates abouted mouse or trained interest, placecer assessed prosperor acts.

Commercial Fielder Complete Infester or handle character who two selements desired hor organs cauces and cortaining fellowing protentiques of evaluable plant nutrient.

These and Debute of Memirum 10 percent the plant plant plant of the plant pl

G. Organic Soll Amendment: Pinebark chunks smaller in size but not greater than 3/4 inches in diameter.

£10 PLANT MATERIALS - GENERAL A. Name and Variety. Provide plant materials true to name and variety established by American lived Committee on Hortcuttural Nomenclature "Standardized Plant Names".

Cuality Provide trees, shrubs and other plants complying with recommendations and requirements of ANSI Z60,1 "Standard for Nursery Stock" and as further specified.

C. Provide plants typical of their species or variety with normal, densely developed branch vigorous, fibrious root systems. Provide only sound, healthy, vigorous plants free from defects, distinguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers and all other forms of infestation. Plants shall have a fully developed form without voids and open spaces.

D. Dig balled and burlapped plants with firm, natural balls of earth sufficient in diameter and dep to encompass the fibrous and feeding root system necessary for full recovery of plant. Provide ball sizes complying with latest edition of American Standard for Nursery Stock, Cracked of loose balls are not acceptable.

E. Provide tree species true to normal species, character and habit. Single trunk trees will not be acceptable with "Y" shape trunk in the main leader. Culls will not be acceptable.

F. Plants planted in rows shall be matched in form.

2.11 CONTAINER GROWN STOCK
 A. Stock shall be grown in container for sufficient length of time for root system to have developed to hold its soil together, firm and whole.

B. No plants shall be loose in the container, C, Container stock shall not be pot bound.

2.12 SHRUBS AND SMALL PLANTS
A. Requirements for spread and height are indicated in plant (st.)

Measurements for height shall be taken from ground level to the average height of top of plant and not the longest branch,

C. Single stemmed or thin plants will not be acceptable,

D. Side branches shall be generous, well-twigged and, the plant as a whole, well-bushed to ground, E. Plants shall be in moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.

2.13 FERTILIZER.
A Plant intitizer type A: commercial type, containing at least 12 percent introgen, 12 percent prosphore, accept and 17 percent potation and whose composition is at least 50 percent organic so as it is provide a continuous time released character.
b continuous time released character.
a continuous time released character.
c continuous and continuous time released character.
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2.14 MULCH
A. For Use in Backfill Matures. Well-shredded pine bank or native hardwood not larger than 1/2 inch in wetch.

B. Bed and Tree Dressing Mulch.
 Premium pine straw, furnish in bales free of sticks and rubbish.

2.15 ACCESSORIES
A. Toppol. Fertile, fraible, natural, of loamy character, without a moture be obtained from a well-drained arable site, or from on-site stockpile, from clay, Junge, coarse sands, stones, roots, sticks and other foreign range of between Ph. 6.0 and 6.5.

C. Water: Free of substances harmful to plant growth.

D. Stakes for Tree Staking. Common and acceptable in region of project.

F. Turnbuckles: Galvanized steel or aluminum of size and gage required to provide tensile strength equal to that of guying wire. Turnbuckles opening shall be at least 3 inches to allow for periodic adjustments.

G, Staking and Guying Hose: Two-ply reinforced garden hose not less than 1/2 inch inside diameter.

H. Erosion Control Fabric Supergro or equal. I. Twine Two-ply jute material.

K, Drainage Fill: AASHTO M43#6, 3/8 inch to 3/4 inch clean, uniformly graded stone. L. Erosion Control Fabric Dewit Weed Barrier or equal.

B. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer instructions.

PART 3 EXECUTION

17 PLANTING SOIL MIXTURE
 A. Mix. 1/3 parts organic soil amendment to 1/3 parts "Florida Muck" or equivalent to 1/3 parts clean, washed builders sand.

Add soil amendments as recommended by soil test in quantities necessary to bring soil mit to pH rating of between 5.5 and 6.0. Minerals used for pH correction shall be commercially produced for this purpose.

E. For palms, plant in existing suitable soil or a mixture of 75% sand and 25% perfite.

3.21 EXCAVATION - TREES AND SHRUBS
 A. Excavate pits, beds, and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.

C. Balled and Burlapped (B&B) Trees and Shrubs. Make excavations minimum twice as wide as ball diameter and equal to ball depth.

Container Grown Stock. Excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.

E. Ground Cover Beds. Provide a minimum 10 inches depth, 2 inches of which will be higher than surrounding grade.

H. Fill excavations for trees and shrubs with water and allow to percolate out before planting.

A. Set balled and burlipping (BSB) stock on layer of compacting planting spot imputure, burling or global planting spot in the spot continer of por ferror with top of ball at same elevations as algorient financial bindings grades. When set, place additional planting soil institute around sees and base and set and set are set of the set

3.22 PLANTING TREES AND SHRUBS A. Set balled and burlapped (B&B) stock on layer

C. For pit and trench type backfill, mix planting soil prior to backfilling and stockpile at site

C, Handle plants so that roots are adequately protected at all times.

D. For ground cover and other planting beds, mix planting soil mixture either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
1. Mix lime with driv soil once to mixing of fetilizer. Pfant shall not be bound with rope or wire, at any time, that would damage bank, break branches, or destroy its natural shape.

E. Plant transplanted plants immediately after digging.

F. Plants shall be moved with firm, natural balls of soil with minimum ball size conforming to requirements of ANSI Z60.1 Standard for Nursery Stock.

D. Dish top of planting soil mixture to allow for mulching.
 For spring planting, provide additional bacidili berm around edge of excavations to form shallow source to collect water.

E. Mulch pits, trenches and planted areas, Provide not less than the following thickness of mulch and work into top of planting soil mixture and finish level with adjacent.

 Provide 3 inch thickness of mulch.

F. Apply anti-desiccant using power spray to provide an adequate film overtrunks, branches,

G. Do not prune except to remove damaged branches or as directed by landscape architect.

H. Remove and replace excessively pruned or misformed stock resulting from improper pruni

J. Guy and stake trees immediately after planting, as indicated.

B. Water palm thoroughly immediately after planting.

Paint cuts over 1/2 inch in size with standard tree paint or compound covering exposed, living tissue. Use paint which is waterproof, artisaptic, adhesive, elastic and free of kerosene, coal tar, creosole, and other substances harmful to plants. Do not use shellac.

3.23 PLANTING PALMS

A. Set table, as indicated in load. State ballins as necessary to maintain plamb or at angle shown.

Bases with three 1's 1's model braces beneated to three 2'' x' 6'' x' 2' baltims which are

builty under talling. The control of the state of t

C. Set Date palms a minimum of 4" in the ground. Aerial roots may not extend more than 6 inches above the final finished grade of the palm.

B. Work planting soil mixture around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water. Water thoroughly after planting, taking care not to cover crowns of plants with wet soil.

C. Mulich areas between ground cover plants, place not less than 2 inches thick

3.25 TRANSPLANTING EXISTING TREES, PALMS AND SHRUBS A. Refer to Article entitled, Planting Trees and Shrubs.

wigs and foliage, iduous trees or shrubs are moved in fulf-leaf, spray with anti-desiccant at nursery moving and again two weeks after planting.

Underground Obstruction. If underground construction, utilities or obstructions are innountered in excavation of planting areas or pits, other locations for plant material will be selected by Architect. Changes in locations shall be made without additional cost to Owner.

3.26 WATERING.
A. Oeneral Water plants sufficiently to keep roots most, but not saturated and as needed for the healing growth and to prevent witting. (The Agriculture Extension Service recommends watering daily for at least one morth after installation during the growing season when there is no rain). Following rainfall delay watering until all the emotions have discussed and the results and damand from the set. After initial watering, where plants are not covered by an automatic irrigation system, provide temporar watering using water bags and / or a temporary irrigation system / hose bits that will provide to each plant, during each watering. The volume of water shown in the Table 1 and 2.

D. If a temporary irrigation system is used, connect the system to a water truck or other water source and pump water until the specified volume of water in Tables 1 and 2 is delivered to each plant. Apply at a rate that well allow the water to soak into the root ball without runoff.

.27 MAINTENANCE

A. Begin maintenance immediately after planting. Maintain trees, shrubs and other plants until final acceptance but in no case less than 30 days after planting.

Verify watering of trees, plants and ground cover beds within the first 24 hours of initial planting and not less than twice per week until final acceptance.

O. For Date Palms, dirench the root zone 2-4 times for the first 4 months after plantin application of a slow-release "palm special" granular fettitizer at the margins of the root of months after planting. Apply a foliar spray of soluble micronutients. When new leaves are widerfit from the crown height in a mentioner resonance of the crown height in a mentioner resonance.

B. Keep pavements clean and work area in an orderly condition.

Landscape work may be inspected for acceptance in parts agreeable to Architect, provided work offered for inspection is complete including maintenance and area comprises one complete unit or area of publisheridal size.



TREEGATOR® ORIGINAL

· Ideal for newly planted shade or street tree: · Reduces transplant and drought shock. 100% water absorption with no run-off. Install and fill in minutes with no tools required Deep water suturation with every fill. Fill just 1 to 2 times per week, or as needed. \*\*

Promotes deep root growth. · Non-invasive design will not harm existing landscape Can be used with nutrient / chemical additives.\*\*
 Zip multiple bags together to accommodate large trees.

SUGGESTED WATER BAG OR APPROVED EQUAL -

Water Volume for New Trees and Palms Single Trunk Multi-Trunk Min. Water Volume per Application

2 Gallons

2" Cal. 3" Cal. 4" Cal. 5" Cal. 6" Cal. Each Palm Table 2 Water Volume for New Shrubs & Groundcovers Plant Size Min, Water Volume per Application 1 Gallon 3 Gallon 7 Gallon 15 Gallon

NOTE: ALL PROPOSED LANDSCAPING SHALL BE WATERED BY HOSE BIBS, WATER TRUCK AND / OR WATERING BAGS AT VOLUMES SPECIFIED ABOVE.

MINIMUM 3 MONTH ESTABLISHMENT PERIOD SHALL REQUIRE WATERING EVERYDAY FOR THE FIRST MONTH, EVERY OTHER DAY FOR THE SECOND MONTH AND TWICE A WEEK FOR THE THRD MONTH UNTIL ALL MATERIAL IS ESTABLISHED. SEE 3.26 WATERING.

# **KEY WEST** WILDLIFE CENTER

INDIGINOUS PARK KEY WEST



SCALE 1' = 30' - 0"



# DETAIL ATIONS SCAPE ECIFICA ANDS & 00

DATE: 9.12.22

PERMIT **DOCUMENTS** 

> SHEET NUMBER: L-3

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