



VILLAGE OF KEY BISCAYNE

FINAL

Department of Building, Zoning, Planning and Public Works
88 West McIntyre Street, Suite 250
Key Biscayne, FL 33149
Phone (305) 365-5512
Fax (305) 365-5556
www.keybiscayne.fl.gov

APPROVED

PLANNING AND ZONING APPLICATION

(Application is nine pages. Please fill out completely.)

Council Approved Site Plan: 10-11-2022

Date Filed: _____

File #: _____
(to be completed by Staff)

1. REQUEST FOR:

- () SUPERVISORY VARIANCE
() ADMINISTRATIVE VARIANCE
(x) REGULATORY VARIANCE
() APPEAL OF AN ADMINISTRATIVE DECISION
(x) SITE PLAN APPROVAL
() OTHER
() AMENDMENT TO ZONING ORDINANCE
() CONDITIONAL USE
() AMENDMENT TO THE MASTER PLAN
() ZONING DISTRICT CHANGE

Explain your request:

Regulatory Variance request for parking count requirements. Zoning code regulations would require approximately 193 parking spaces to be added to the site's 26 existing spaces. Adding 193 parking spaces would require the removal of various landscape and water features on site. Miami Dade Public Library System is requesting a regulatory variance to maintain the parking counts of the existing parking lot (26 spaces) and adding additional 6 spaces for golf carts in lieu of an expanded parking lot to comply with zoning code regulations.

2. Street Address of Property: 299 Crandon Blvd, Key Biscayne, FL 33149

Legal Description: Lot(s) _____ Block _____
A portion of Tract 4 "MATHESON ESTATE", according to the plat thereof, as recorded in
Subdivision: Plat Book 46, at Page 86, of the Public Records of Dade County, Florida

3. Name of Applicant: Miami-Dade County

Mailing Address of Applicant: 101 West Flagler Street

Business Telephone: 305-375-5026 Home: _____ Fax: _____

Email: ray.baker2@miamidade.gov

4. Name of Property Owner if Different from Applicant: _____

Address of Property Owner if Different from Applicant: _____

Business Telephone: _____ Home: _____ Fax: _____

Email: _____

5. Contact Person: Name Ray Baker Address: 101 West Flagler Street
 Telephone: 305-375-5026 Fax: _____ Email: ray.baker2@miamidade.gov

6. Name/address of anyone else who should receive notice of the hearing?

7. If applicant is owner, indicate date purchased: July 17, 1979

8. If applicant is lessee, indicate date leased _____ Years _____

9. Is there an option to purchase the property? Yes () No ()

10. Is the request the result of a violation notice? No If yes, attach a copy of the violation.

11. Existing use of property Public Library. If residential, how many apartments _____?
 Hotel units _____? If commercial, how many sq. ft. in your space _____?
 Single family home? Yes () No

12. If this application pertains to an Appeal of an Administrative Decision, indicate the basis of the appeal. (If necessary attach additional explanation.)
N/A

13. If this is a request for a variance, the Code requires that you substantiate why this request should be granted. In order to do this properly, please indicate how your request complies with the following standards:

a. Maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community.

Maintaining existing parking lot location and parking count will not affect the stability and appearance of the community. Increasing parking counts to comply with parking regulations would require significant removal of landscape, water features, and create an increase of paved areas on site. Project is seeking to reduce impact to existing vegetation, water features, and not increase paved areas in order to create additional vehicular parking spaces.

b. Is compatible with the surrounding land uses and would not be detrimental to the community.

Maintaining existing parking lot location and parking count will not be detrimental to the community. Increasing parking counts to comply with parking regulations would require significant removal of landscape, water features, and create an increase of paved areas on site. Project is seeking to reduce impact to existing vegetation, water features, and not increase paved areas in order to create additional vehicular parking spaces.

14. If this is a request for any other type of application, please see staff for a listing of the evaluation criteria.

15. All supporting data and exhibits submitted with this application become a permanent part of the public records.

Council Approved Site Plan: 10-11-2022

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SUPERVISORY VARIANCES ONLY

The Supervisory procedure requires the nearest abutting property owner to approve your request and your certification that the work was not performed by you. Your signature on this application constitutes your certification that you did not perform the work. The next step is to request the nearest property owner to sign below or provide a letter approving your request. Their signature certifies that they have read this application and approves of the request.

ABUTTING PROPERTY OWNER AFFIDAVIT

I, the undersigned, have read or have had read to me the information applicable for a request for a Supervisory Variance from the Zoning Regulations. I fully understand that by subscribing my name to the below consent form that I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant.

Date	Name (Type or Print)	Address	Signature
------	----------------------	---------	-----------

ADMINISTRATIVE VARIANCES ONLY

The Administrative Variance procedures require all abutting property owners to approve your request. The attached map will assist you in identifying who must sign the below petition. It is suggested you meet with staff prior to circulating your petition.

ABUTTING PROPERTY OWNER AFFIDAVIT

I, the undersigned, have read or have had read to me the information applicable for a request for and Administrative Variance from the Zoning Regulations. I fully understand that by subscribing my name to the below consent form that I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant.

Date	Name (Type or Print)	Address	Signature
------	----------------------	---------	-----------

Date	Name (Type or Print)	Address	Signature
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Date	Name (Type or Print)	Address	Signature
------	----------------------	---------	-----------

Date	Name (Type or Print)	Address	Signature
Date	Name (Type or Print)	Address	Signature
Date	Name (Type or Print)	Address	Signature

If you need additional signatures please use the above format.

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

(I) (We) certify that (I) (we) understand and will comply with the provisions and regulations of the Zoning Regulations. (I) (We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my) (our) knowledge. (I) (We) understand that the application and attachments become part of the official records of the Village and are non-returnable.

Signature of Applicant: *Lay W Bah* Date 9/30/2022

Signature of Owner: *Lay W Bah* Date 9/30/2022

Application Received by: _____ Date _____

Approved by: _____ Date _____

Council Approved Site Plan: 10-11-2022

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AFFIDAVITS

Complete one or more of the following that relates to your request.

Tenant or Owner Affidavit (if tenant is applicant then owner must sign owner/power of attorney affidavit)

I, Ray Baker, being first duly sworn, depose and say that I am the owner/tenant of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all supplemental data attached to and made a part of the application are honest and true to the best of my knowledge and belief.

I, Ray Baker, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Ray Baker
Signature of Applicant

Sworn to (or affirmed) and subscribed before me this
30 day of October 2022, by Ray Baker
Name of person making statement

Lydia A Lopez
Signature of Notary Public - State of Florida



Lydia Anne Lopez
Notary Public
State of Florida
Comm# HH155921
Expires 9/24/2025

Lydia A. Lopez
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification
Type of Identification Produced _____

Corporation Affidavit

I, _____, being first duly sworn, depose and say that we are the President/Vice President, and Secretary/Ass't. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application and all supplemental data attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said corporation is the owner/tenant of the property described herein and which is the subject matter of the proposed hearing.

I, _____, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Signature of President (Corp. Seal)

Sworn to (or affirmed) and subscribed before me this
____ day of _____, by _____
Name of person making statement

Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

FINAL

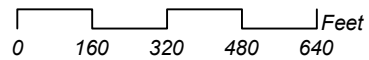
APPROVED

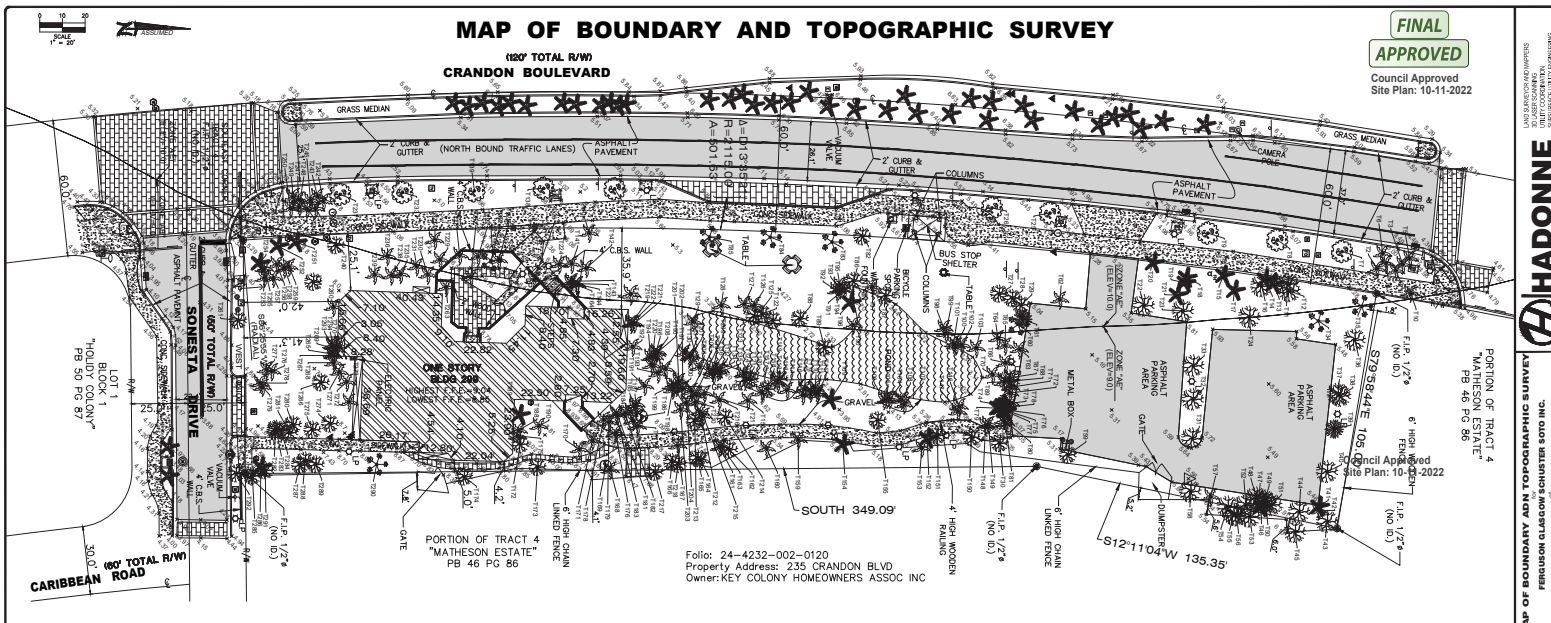
Council Approved Site Plan: 10-11-2022

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APPROVED



• Notice points Notice Radius Subject Property Notice poly





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APPROVED
 Council Approved
 Site Plan: 10-11-2022

Folio: 24-4232-002-0120
 Property Address: 235 CRANDON BLVD
 Owner: KEY COLONY HOMEOWNERS ASSOC INC

HADONNE
 LAND SURVEYING & ENGINEERING
 200 CRANDON BLVD, NCT BRICKYARKE, FL 33149

TREE NO.	COMMON NAME	DBH (INCHES)	HEIGHT (FT)	CANOPY (FT)
1	PALM	4	10	10
2	PALM	4	10	10
3	PALM	4	10	10
4	PALM	4	10	10
5	PALM	4	10	10
6	PALM	4	10	10
7	PALM	4	10	10
8	PALM	4	10	10
9	PALM	4	10	10
10	PALM	4	10	10
11	PALM	4	10	10
12	PALM	4	10	10
13	PALM	4	10	10
14	PALM	4	10	10
15	PALM	4	10	10
16	PALM	4	10	10
17	PALM	4	10	10
18	PALM	4	10	10
19	PALM	4	10	10
20	PALM	4	10	10
21	PALM	4	10	10
22	PALM	4	10	10
23	PALM	4	10	10
24	PALM	4	10	10
25	PALM	4	10	10
26	PALM	4	10	10
27	PALM	4	10	10
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45	PALM	4	10	10
46	PALM	4	10	10
47	PALM	4	10	10
48	PALM	4	10	10
49	PALM	4	10	10
50	PALM	4	10	10

FILE	
JL	
JA	
JP	
JH	
20086	
2/2	

KEY BISCAYNE BRANCH LIBRARY

SITE PLAN REVIEW SEPTEMBER 2022



SCHEDULED REVIEW - Site Plan Review	
NO.	REVIEW ITEM
01	Site Plan
02	Site Plan
03	Site Plan
04	Site Plan
05	Site Plan
06	Site Plan
07	Site Plan
08	Site Plan
09	Site Plan
10	Site Plan
11	Site Plan
12	Site Plan
13	Site Plan
14	Site Plan
15	Site Plan
16	Site Plan
17	Site Plan
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96	Site Plan
97	Site Plan
98	Site Plan
99	Site Plan
100	Site Plan

FINAL APPROVED
Council Approved
Site Plan: 15-11-2022



 KEY BISCAYNE PUBLIC LIBRARY

 15000 BISCAYNE BLVD.

 MIAMI BEACH, FL 33156

 (305) 361-1111

 www.keybiscaynelibrary.org

Project No. _____

 Planning File _____

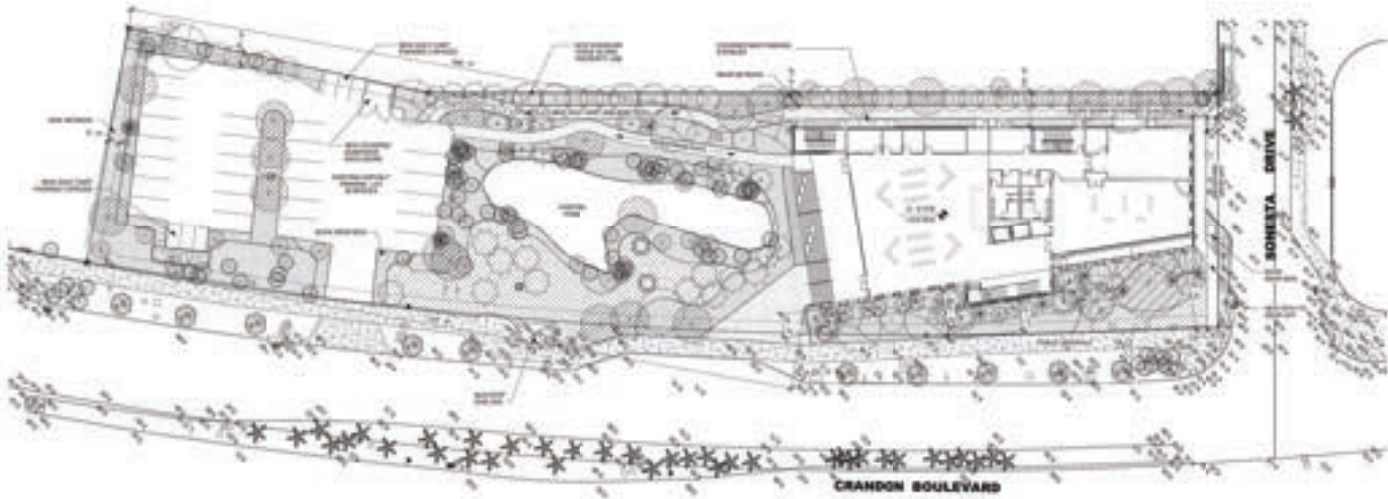
 Date _____

 Reviewer _____

 Approved _____

 Date _____

COVER



1 Site Plan

SCHEDULED DEVELOPMENT		DESCRIPTION	REMARKS
1	Site Plan	Overall site plan showing building layout, parking, and landscaping.	
2	Level 1 - Gross Areas	Level 1 gross areas including parking and circulation.	
3	Level 2 - Gross Areas	Level 2 gross areas including circulation and utility spaces.	



2 Level 1 - Gross Areas



3 Level 2 - Gross Areas

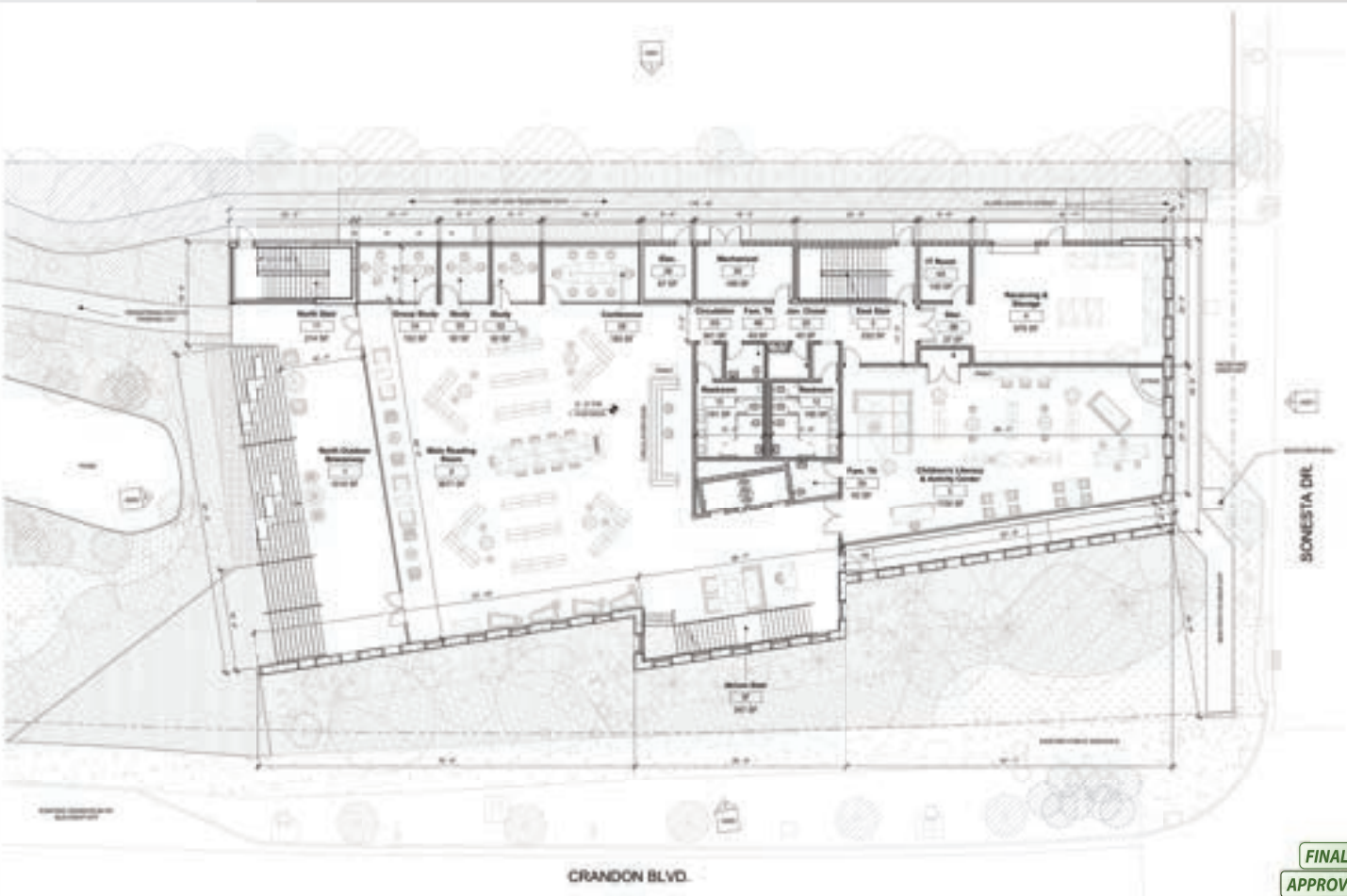
FINAL APPROVED

Council Approved Site Plan: 10-11-2023

KEY BERKSHIRE PUBLIC LIBRARY
 1000 NORTH AVENUE
 WILMINGTON, MASSACHUSETTS 01890
 978-656-7100
 www.wilmingtonlibrary.org

PROJECT NO. _____
 DRAWING NO. _____
 DATE _____

A100

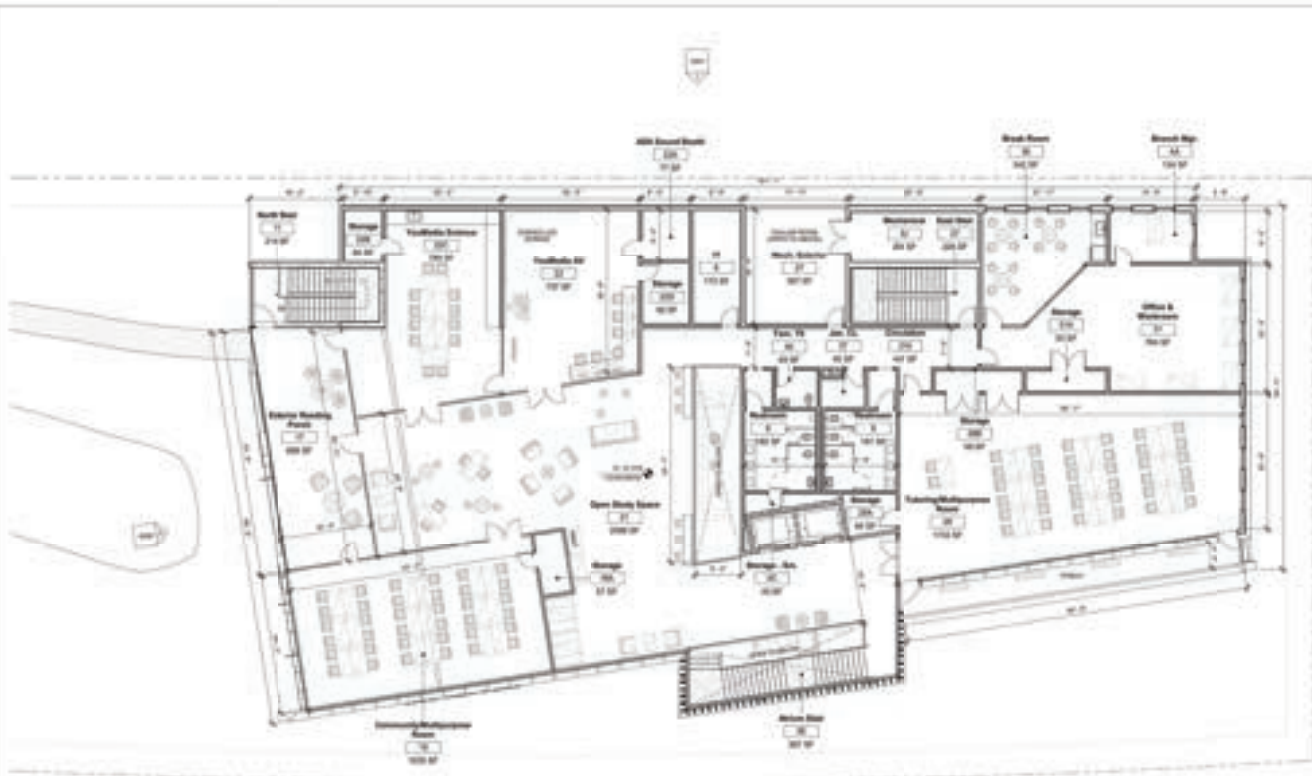


1 Ground Floor Plan

FINAL
APPROVED
Council Approved
Site Plan: 15-11-2620

PROJECT NO. 15-11-2620
 SHEET NO. A101
 DATE 11/11/2015
 DESIGNER
 ARCHITECT
 ENGINEER
 LANDSCAPE ARCHITECT
 PLANNING
 SURVEYOR
 ELECTRICAL ENGINEER
 MECHANICAL ENGINEER
 CHEMICAL ENGINEER
 CIVIL ENGINEER
 ENVIRONMENTAL ENGINEER
 GEOTECHNICAL ENGINEER
 INDUSTRIAL ENGINEER
 METALLURGICAL ENGINEER
 NUCLEAR ENGINEER
 PETROLEUM ENGINEER
 PROFESSIONAL ENGINEER
 PROFESSIONAL LANDSCAPE ARCHITECT
 PROFESSIONAL PLANNING
 PROFESSIONAL SURVEYOR
 PROFESSIONAL ELECTRICAL ENGINEER
 PROFESSIONAL MECHANICAL ENGINEER
 PROFESSIONAL CHEMICAL ENGINEER
 PROFESSIONAL CIVIL ENGINEER
 PROFESSIONAL ENVIRONMENTAL ENGINEER
 PROFESSIONAL GEOTECHNICAL ENGINEER
 PROFESSIONAL INDUSTRIAL ENGINEER
 PROFESSIONAL METALLURGICAL ENGINEER
 PROFESSIONAL NUCLEAR ENGINEER
 PROFESSIONAL PETROLEUM ENGINEER

KEY BRISCAVE
PUBLIC LIBRARY
 1101 CRANDON BLVD.
 CRANDON, FL 32909
 PH: 321.255.1100
 WWW.KEYBRISCAVE.COM



1 Second Floor Plan

FINAL
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Council Approved
Site Plan: 19-11-2022

<p>KEY BISCAINE PUBLIC LIBRARY</p> <p>1000 NE 15th Ave Miami, FL 33132 Phone: (305) 375-1111</p>	<p>KEY BISCAINE PUBLIC LIBRARY</p> <p>1000 NE 15th Ave Miami, FL 33132 Phone: (305) 375-1111</p>
<p>Project No.</p> <p>Planning Fee</p> <p>Site Plan Fee</p> <p>Other Fees</p>	<p>Project No.</p> <p>Planning Fee</p> <p>Site Plan Fee</p> <p>Other Fees</p>
<p>Second Floor Plan</p> <p>A102</p>	



1 West Elevation



2 North Elevation

SEBASTIAN
ARCHITECTS
1000 N. W. 10th St.
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
www.sebastianarchitects.com

KEY BISCAYNE
PUBLIC LIBRARY
1000 N. W. 10th St.
Fort Lauderdale, FL 33304

Project No.	
Client	
Architect	
Scale	
Date	
Sheet No.	
Total Sheets	

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

Sheet No. A200

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Council Approved
Site Plan: 19-11-0002



1 East Elevation



2 South Elevation

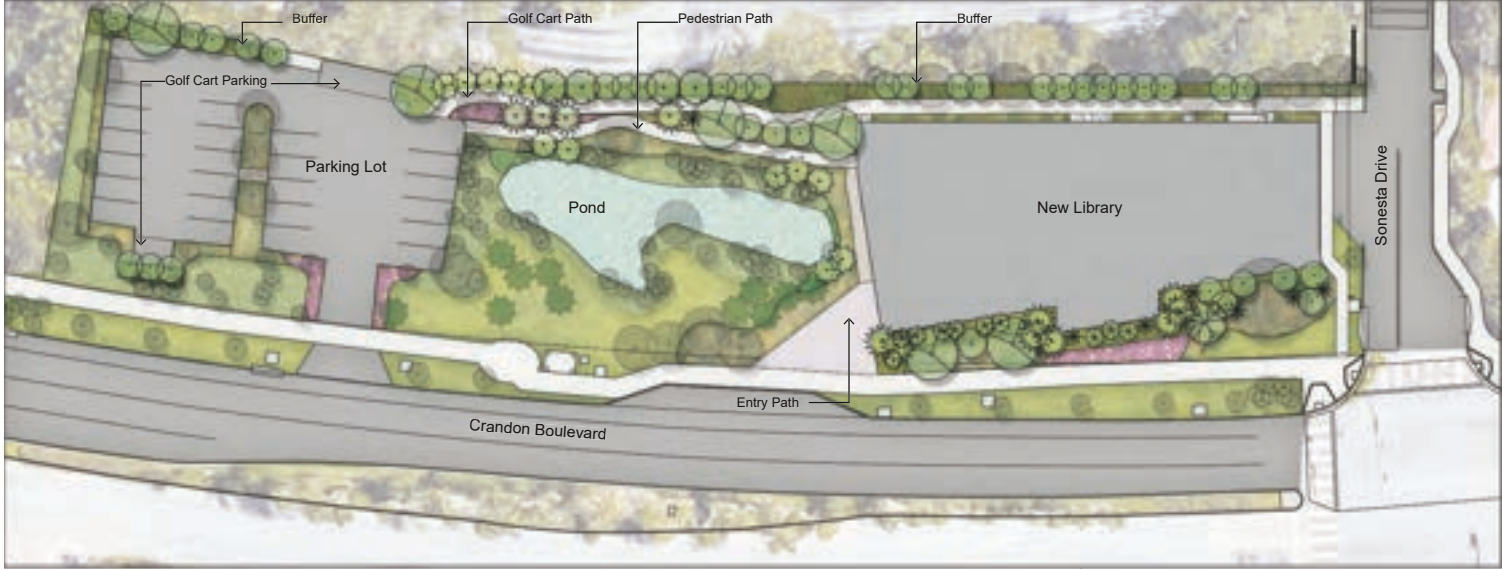
KEY BIRDAWNE
PUBLIC LANDS
ARCHITECTURE
10000 N. 10th St.
Phoenix, AZ 85020
PH: 602.998.1111
WWW.KEYBIRDAWNE.COM

Project No. _____
Drawing Title _____
Scale _____
Date _____

Site Plan: 10-11-2025

A201

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KEY BISCAIYNE LIBRARY - PLANTING PLAN



FINAL

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Council Approved
Site Plan: 10-11-2022





Lignum Vitae
Guaiacum sanctum



Simpson's Stopper
Myrcianthes fragrans



Silk Floss
Ceiba speciosa



Spanish Stopper
Eugenia foetida



Black Ironwood
Krugiodendron ferreum



Wild Tamarind
Lysiloma latisiliquum



Paradise Tree
Simarouba glauca



Ylang Ylang
Cananga odorata

KEY BISCAVNE LIBRARY - TREES

FINAL **APPROVED**

Council Approved
Site Plan: 10-11-2022





Old Man Palm
Coccothrinax crinita



Fishtail Palm
Caryota mitis



Florida Thatch palm
Thrinax morrisii



Silver Palm
Coccothrinax argentata



Thatch Palm
Thrinax radiata



Bismarkia
Bismark Palm
nobilis



Bucaneer Palm
Pseudophoenix sargentii



Dwarf Palmetto
Sabal minor

KEY BISCAVNE LIBRARY - PALMS

Council Approved
Site Plan: 10-11-2022





Saltmeadow Cordgrass
Spartina patens
Native



Beautyberry
Callicarpa americana
Native



Locustberry
Byrsonima lucida
Native



Spanish Stopper
Eugenia foetida
Native

Council Approved
Site Plan 10-11-2022



Wild Coffee
Psychotria nervosa
Native



Red Tip Cocoplum
Chrysobalanus icaco 'Red Tip'
Native



Jamaican Caper
Capparis cynophallophora
Native



Cycad
Encephalartos ferox

KEY BISCAÏNE LIBRARY - SHRUBS

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Sunshine Mimosa
Mimosa strigillosa
Native



Downy Jasmine
Jasminum multiflorum



Boston Fern
Nephrolepis exaltata
Native



Wart Fern
Microsorium scolopendia



Golden Creeper
Ernodea littoralis
Native



Asiatic Jasmine
Trachelospermum asiaticum minima



Shore Juniper
Juniperus conferta 'Compacta'



Coontie
Zamia pumila
Native

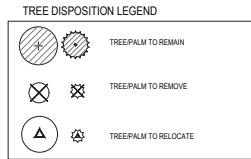
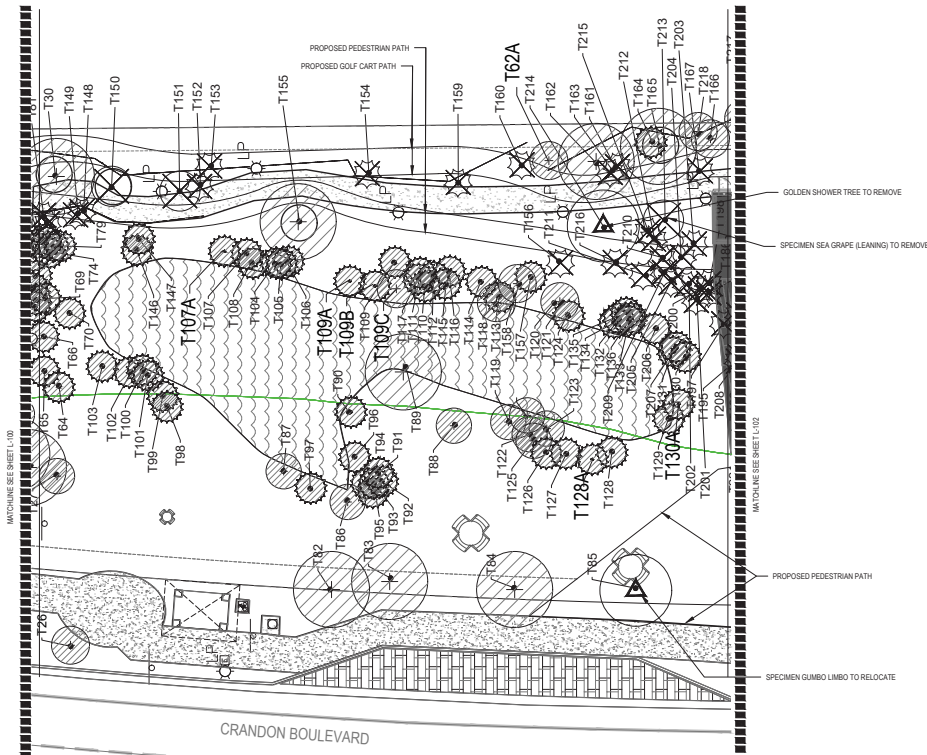
KEY BISCAIYNE LIBRARY - GROUNDCOVERS

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**Council Approved
Site Plan: 10-11-2022**

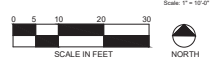




Tree Protection Notes

- 1.0 A Tree Protection Zone (TPZ) shall be established around all trees which are to be retained. The TPZ shall include all such trees in a single cluster, with protective fencing around the perimeter of the cluster.
- 2.0 The TPZ fencing shall be 4 feet high min., with wood posts spaced max. 10 feet o.c., with 2 x 2 mesh. Orange construction mesh shall be securely attached to posts and rails.
- 3.0 The area within the TPZ shall be maintained in its current condition. There shall be no grade changes, bulldozing, scarifying or any other type of soil disturbance within this area. No new utilities shall be installed in this area.
- 4.0 The area within the TPZ shall be kept free of heavy equipment operation. There shall be no movement of heavy equipment within these areas.
- 5.0 The area within the TPZ shall not be used for any type of materials storage or dumping (including wash water).
- 6.0 There shall be no damage, wounding, or other types of physical injury made to the tree trunks, buttress roots, surface roots, limbs, branches, or other exposed parts of the trees. No signage shall be attached to the trees and no work stations set up beneath the trees.
- 7.0 Prior to construction activities, any tree limbs which may interfere with, or are at risk of damage or injury from, construction activities, shall be pruned following the guidelines in the most recent edition of the American National Standards Institute A-300 document. All trees to be retained shall be pruned to clean their crowns, as defined in the ANSI A-300 document (remove dead, diseased, or broken branches).
- 8.0 Any tree roots which are at risk of being cut, damaged or exposed during excavation activities shall be pruned beforehand using appropriate pruning tools (saws, loppers or clippers) and techniques, leaving clean, smooth cuts at a maximum distance allowable from the tree trunks. When digging trenches using trenchers, backhoes or similar equipment, tree roots shall be cut by hand, using appropriate pruning tools, at least 2 to 4 inches further back, toward the tree, from the edge of the trench and behind the equipment-damaged roots. Trenches shall then be backfilled with sand or existing soil.
- 9.0 Heavy equipment shall be routed around all TPZ's. Heavy equipment routes shall have gravel or mulch maintained at a minimum depth of 3 to 4 inches at all times to help disperse weight loads and minimize soil compaction and root damage.

1 TREE DISPOSITION PLAN CENTRAL
 *SEE SHEETS L-103 TO L-105 FOR LIST



Project Title: KEY BISCAIYNE PUBLIC LIBRARY
 280 Crandon Blvd.
 Key Biscayne, FL 33149

Drawing Title: TREE DISPOSITION PLAN CENTRAL

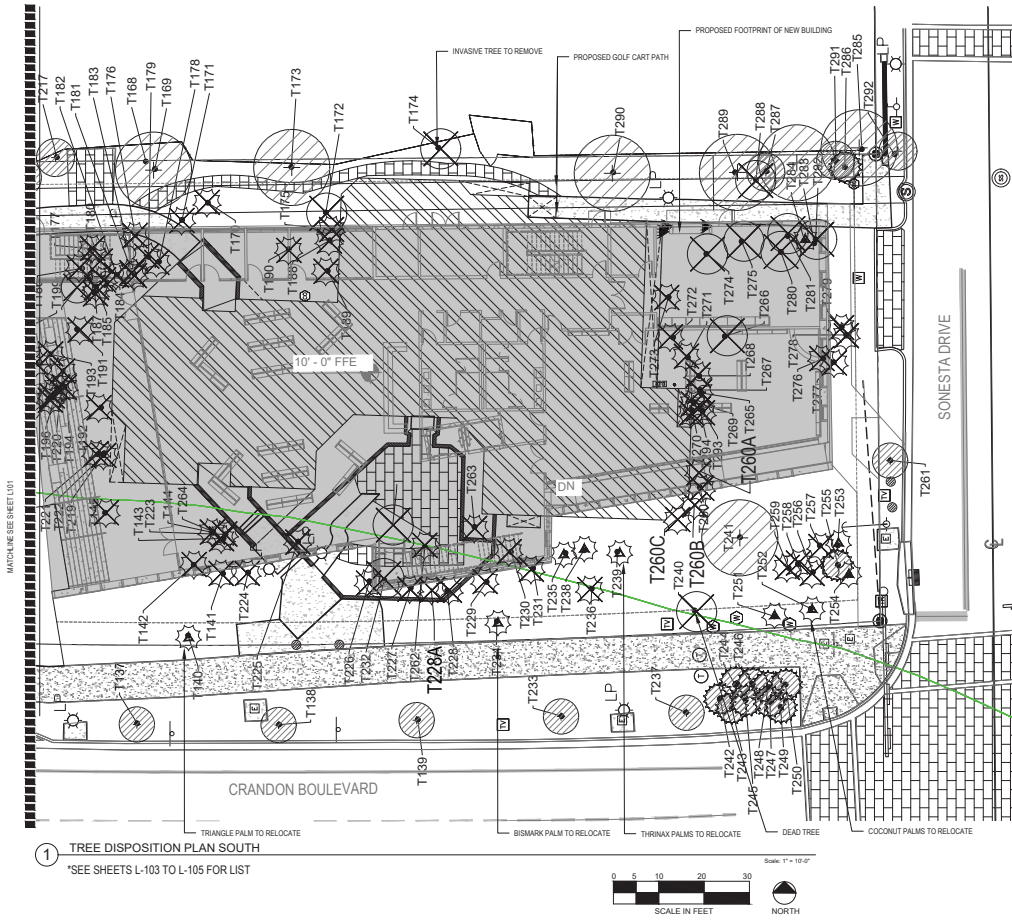
DATE	DESCRIPTION

Prepared by: JMS
 Date: 11/13/2021
 Checked by: JMS
 Date: 11/13/2021
 Project Number: 10-11-2022

As Noted
 ARCH D

FINAL APPROVED
 Council Approved Site Plan: 10-11-2022

L-101



TREE DISPOSITION LEGEND

	TREE/PALM TO REMAIN
	TREE/PALM TO REMOVE
	TREE/PALM TO RELOCATE

FINAL

APPROVED
 Council Approved
 Site Plan: 10-11-2022

Project Title: **KEY BISCAYNE PUBLIC LIBRARY**
 280 Crandon Blvd.
 Key Biscayne, FL 33149

Drawing Title: **TREE DISPOSITION PLAN SOUTH**

NO.	DATE	DESCRIPTION

Prepared by: Date: 10/19/2021
 Drawn by: Date: 10/19/2021
 Project Number: 2021-001
 Plot Name: AS NOTED ARCH D
 Date: 10/19/2021

L-102

TREE DISPOSITION LIST (L-156)								
TREE No.	*SCIENTIFIC NAME	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	ACTION	MITIGATION	*NOTES
T1	Phycosperma elegans	Saltate Palm	4	20	10	Remain		
T2	Phycosperma elegans	Saltate Palm	4	20	10	Remain		
T3	Phycosperma elegans	Saltate Palm	4	20	10	Remain		
T4	Phycosperma elegans	Saltate Palm	4	20	10	Remain		
T5	Phycosperma elegans	Saltate Palm	4	20	10	Remain		
T6	Phycosperma elegans	Saltate Palm	4	20	10	Remain		
T7	Quercus virginiana	Oak	12	35	20	Remain		
T8	Quercus virginiana	Oak	12	35	20	Remain		
T9	Quercus virginiana	Oak	12	35	20	Remain		
T10	Coccoloba	Coconut Palm	10	40	15	Remain		
T11*	Sweetenia mahagoni	Mahogany	14	35	25	Remain		Leaning over sidewalk
T12*	Sweetenia mahagoni	Mahogany	14	35	25	Remain		
T13*	Sweetenia mahagoni	Mahogany	14	35	25	Remain		
T14	Coccoloba	COCOUNUT	8	40	15	Remain		
T15	Coccoloba	COCOUNUT	8	40	15	Remain		
T16*	Acacia farnesiana	Sweet Acacia	8	20	10	Remain		
T17	Coccoloba	COCOUNUT	14	40	30	Remain		
T18*	Phoenix roosteliana	Semangai Date Palm	6	20	6	Remain		
T19*	Phoenix roosteliana	Semangai Date Palm	6	20	6	Remain		
T20	Coccoloba	COCOUNUT	10	20	12	Remain		
T21*	Phoenix roosteliana	Semangai Date Palm	6	20	6	Remain		
T22	Lagerstroemia speciosa	Queen's Cape Myrtle	10	25	10	Remain		
T23*	Acacia farnesiana	Sweet Acacia	10	25	20	Remain		
T24*	Fuchsia aquatica	Money Tree	16	40	30	Remain		
T25	Quercus virginiana	Oak	10	30	25	Remain		
T26	Quercus virginiana	Oak	10	30	25	Remain		
T27	Bursera simaruba	Gumbo Limbo	15	45	35	Remain		
T28*	Jacaranda mimosaefolia	Jacaranda?	24	50	40	Remain		
T29*	Cupressus nana	Carriwaywood	12	20	15	Remain		
T30*	Bacopa buxifolia	Black Olive	20	50	40	Remain		
T31	Bacopa buxifolia	Black Olive	20	50	40	Remain		
T32	Bacopa buxifolia	Black Olive	20	50	40	Remain		
T33	Bacopa buxifolia	Black Olive	20	50	40	Remain		
T34	Bursera simaruba	GUMBO LIMBO	15	30	20	Remain		
T35*	Bursera simaruba	GUMBO LIMBO	15	30	20	Remain		
T36	koelerutaria paniculata	Golden Rain?	8	25	15	Remain		
T37*	Calliandra haematocephala	Red Powder puff?	14	25	15	Remain		
T38	Calophyllum inophyllum	Mangrove	8	20	15	Remain		
T39	Schefflera arboricola	UMBRELLA	10	25	15	REMOVE	No	Invasive
T40*	Sweetenia mahagoni	Mahogany	18	45	35	Remain		
T41*	Caesalpinia pulcherrima	Dwarf Poinciana	12	25	15	REMOVE	No	Invasive
T42	Coccoloba	COCOUNUT	10	25	15	Remain		
T43	Velichia montgomeryana	Montgomery Palm	8	25	10	Remain		
T44	Pandanus utilis	Screw Pine	8	15	15	Remain		
T45	Thespesia populnea	Portia Tree	12	40	15	REMOVE	No	Invasive
T46	Coccoloba	COCOUNUT	8	35	15	Remain		
T47	Schefflera arboricola	UMBRELLA Tree	4	15	8	REMOVE	No	Invasive
T48	Schefflera arboricola	UMBRELLA Tree	4	15	8	REMOVE	No	Invasive
T49	Schefflera arboricola	UMBRELLA Tree	4	15	8	REMOVE	No	Invasive
T50	Schefflera arboricola	UMBRELLA Tree	4	15	8	REMOVE	No	Invasive

TREE RELOCATION NOTES

- 1.01 PERMITS AND CODES
- A. The Contractor shall procure all necessary permits to accomplish all of the work.
- B. The Contractor shall be responsible for performing all work in accordance with all applicable regulations, ordinances and code requirements from the appropriate city, county, state and/or federal jurisdiction the project is located in.
- C. All Contractors shall be responsible for providing all labor and materials needed to completely and accurately perform the work outlined in these specifications. Equipment and materials furnished shall be of the appropriate type, size and quantity needed to adequately accomplish the specified work.
- D. All Contractors shall be responsible for regularly inspecting all equipment to be used on the job site and for providing scheduled preventative maintenance, so as to prevent any damage or injury to landscaping, structures or the environment.
- 2.0 PREPARATION PRIOR TO TRANSPLANTING
- A. Crown Pruning
1. Harvested tree crowns shall be pruned to remove dead or damaged branches, and to raise or reduce them only as needed to facilitate handling, as directed by the Consulting Arborist. All pruning shall be performed following the latest revision of the American National Standards Institute A-300 pruning standards (ANSI A-300), with the following exceptions:
 2. Palms shall have their lower fronds removed up to, but not any more than, the horizontal plane. All inflorescences and fronds shall be removed prior to relocation. Crowns shall be tied-up during the move to prevent damage.
- B. Watering and Fertilization
1. Clear the root ball area of all foreign material, trash, etc. to expose undisturbed soil.
 2. Trees shall be deep injection fertilized within 24 hours after crown pruning, a minimum of 8 days prior to root pruning. Fertilizer shall be "Micro Mix" liquid as produced by Lesco, Inc., to be diluted at a rate of 1 gallon per 100 gallons of water.
 3. Inject into root zone within the limits of proposed rootball at the rate of 50 gallons fluid per 1,000 square feet of tree canopy, using only approved spray equipment.
 4. Trees to be root pruned shall be watered two weeks prior to root severance. During this period, the soil moisture in the root zone shall be maintained at an optimum level for growth. This is interpreted to mean that two (2) to three (3) inches shall be applied to the root zone each week to achieve deep watering of the area.
- C. Root Pruning
1. Beginning at least 8 to 12 weeks prior to tree relocation all hardwood trees to be relocated shall have their roots pruned.
 2. Hardwood trees with trunk diameters (DBH) of 18 inches or greater shall have their roots pruned in two separate operations beginning with two opposite sides of the tree, followed by the other two opposite sides of the tree 8 to 12 weeks later. The trees can typically be moved 8 to 12 weeks after the second root pruning operation. Contractor shall verify this with the tree permit requirements.
 3. Palms do not require root pruning prior to digging and moving. They can be pruned the same day relocation.
 4. Rootball sizes for hardwood trees shall be based upon ANSI A-300 Guidelines (1/2 diameter per 1" DBH), with some variations due to tree- and site-specific conditions.
 5. Rootball sizes for Bismark palms and dwarf sugar palms shall be 36 to 48 inches in diameter. Rootball sizes for latam palms, coconut palms, hurricane

TREE DISPOSITION LIST (L-156)								
TREE No.	*SCIENTIFIC NAME	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	ACTION	MITIGATION	*NOTES
T51	Schefflera arboricola	UMBRELLA Tree	6	25	10	REMOVE	No	Invasive
T52	Schefflera arboricola	UMBRELLA Tree	4	20	10	REMOVE	No	Invasive
T53	Schefflera arboricola	UMBRELLA Tree	4	20	10	REMOVE	No	Invasive
T54	Sweetenia mahagoni	Mahogany	4	20	10	Remain		
T55	Schefflera arboricola	UMBRELLA Tree	4	20	10	REMOVE	No	Invasive
T56	Schefflera arboricola	UMBRELLA Tree	4	20	10	REMOVE	No	Invasive
T57	Revetia spata	Reed Palm	25	40	20	Remain		
T58	Thespesia populnea	Portia Tree	10	25	20	REMOVE	No	Invasive
T59	Tabebuia heterophylla	Pink Trumpet Tree	10	20	15	REMOVE	10	Invasive
T59A*	Golden Shower Tree	Golden Shower Tree	11	30	15	REMOVE	11	Invasive
T59B*	Golden Shower Tree	Golden Shower Tree	11	30	15	REMOVE	11	Invasive
T59C*	Golden Shower Tree	Golden Shower Tree	11	30	15	REMOVE	11	Invasive
T60	Bursera simaruba	GUMBO LIMBO	3	7	6	REMOVE	3	Invasive
T61	Calophyllum inophyllum	Martwood	10	30	15	Remain		
T62	Phycosperma elegans	Saltate Palm	4	18	10	Remain		
T63	Phoenix roosteliana	Pygmy Date Palm	6	15	8	Remain		
T64	Phoenix roosteliana	Pygmy Date Palm	6	15	8	Remain		
T65	Phoenix roosteliana	Pygmy Date Palm	6	15	8	Remain		
T66	Phoenix roosteliana	Pygmy Date Palm	6	15	8	Remain		
T67	Phoenix roosteliana	Pygmy Date Palm	6	15	8	Remain		
T68	Phoenix roosteliana	Pygmy Date Palm	6	15	8	Remain		
T69	Phoenix roosteliana	Pygmy Date Palm	6	15	8	Remain		
T70	Velichia montgomeryana	Montgomery Palm	3	20	8	Remain		
T71	Velichia montgomeryana	Montgomery Palm	4	30	12	Remain		
T72	Velichia montgomeryana	Montgomery Palm	4	20	10	Remain		
T73	Velichia montgomeryana	Montgomery Palm	4	20	10	Remain		
T74	Velichia montgomeryana	Montgomery Palm	12	35	15	Remain		
T75*	Dyopsis lutescens	Areca Palm	4.4,4.4,4.4	18	12	Remain		
T76*	Dyopsis lutescens	Areca Palm	4.4,4.4,4.4	18	12	Remain		
T77*	Dyopsis lutescens	Areca Palm	4.4,4.4,4.4	18	12	Remain		
T78*	Dyopsis lutescens	Areca Palm	4.4,4.4,4.4	18	12	Remain		
T79	Velichia montgomeryana	Montgomery Palm	10	20	10	Remain		
T80	Phycosperma elegans	Saltate Palm	3	15	10	REMOVE	Yes	
T81	Phycosperma elegans	Saltate Palm	3	15	10	REMOVE	Yes	
T82	Eucalyptus deplurata	Rainbow Eucalyptus	10	35	15	Remain		
T83*	Bursera simaruba	GUMBO LIMBO	20	20	10	Remain		
T84*	Bursera simaruba	GUMBO LIMBO	20	20	10	Remain		
T85*	Bursera simaruba	GUMBO LIMBO	20	20	10	RELOCATE		
T86*	Euphorbia diplotricha	Red Cypress	15	45	30	Remain		
T87*	Coccoloba diversifolia	Pigeon Plum	8	20	20	Remain		
T88*	Calliandra haematocephala	Red Powder puff	10	20	10	Remain		
T89	Ficus aurea	Ficus Spp.	4	18	10	Remain		
T90	Velichia montgomeryana	Montgomery Palm	8	20	10	Remain		
T91	Velichia montgomeryana	Montgomery Palm	8	30	10	Remain		
T92	Velichia montgomeryana	Montgomery Palm	8	30	10	Remain		
T93	Velichia montgomeryana	Montgomery Palm	8	30	10	Remain		
T94	Velichia montgomeryana	Montgomery Palm	8	30	10	Remain		
T95	Velichia montgomeryana	Montgomery Palm	10	30	10	Remain		
T96	Coccoloba	COCOUNUT	12	25	15	Remain		
T97	Velichia montgomeryana	Montgomery Palm	8	25	10	Remain		
T98	Velichia montgomeryana	Montgomery Palm	4	15	8	Remain		
T99	Velichia montgomeryana	Montgomery Palm	4	20	10	Remain		
T100	Velichia montgomeryana	Montgomery Palm	4	20	10	Remain		

- * Indicates information changed or added by LA to Survey
- palms, and pygmy date palms shall be 24 to 36 inches in diameter. Rootball sizes for cabbage palms shall be 12 to 18 inches in diameter.
6. Rootball depth for all trees and palms to be relocated shall be at least 18 to 24 inches, greater if soil conditions permit.
 7. There shall be some allowance for field adjustments in rootball sizes and depths depending on tree and site conditions, as directed by the Consulting Arborist.
 8. Root pruning shall be performed using a stump-grinder or more refined equipment such that cuts are clean, smooth and thorough without cuts or tears in the bark, wood or cambium.
 9. Following root pruning, the edges of the rootballs of hardwood trees and palms shall be backfilled with 70-30 landscape soil mix, then wrapped with burlap and secured with wire. The trenches shall also be backfilled with 70-30 landscape mix.
 10. If cabbage palms and coconut palms are moved the same day they are root pruned, the rootballs shall not require backfilling and wrapping.
 11. Backfilling Trenches
 12. All trenches are to be backfilled with planting soil consisting of a mixture 25 % allgrov compost (or approved equal) 60 % sand and 15 % mulch. Trenches shall be floored to remove air pockets. Fill entire trench.
 13. Re-establish a 6" berm, 12" outside the root pruning trench using excavated soil.
 14. Mulching: Spread Flormulch -shredded malecula mulch, 3" thick within the bermed area.
 15. Watering After Root Pruning
 16. Watering after root pruning shall be three times per week.
 17. Watering shall be accomplished by a water truck, or by on-site water supply as required to provide sufficient quantity and pressure. It is the contractor's responsibility to pay for any fees for water use.
 18. Watering shall continue until the root regeneration period is over.
 19. Root Regeneration Period shall be 60 days, unless otherwise specified.
- 2.0 DIGGING AND MOVING
- A. The trees and palms shall be dug manually or with the usage of a backhoe and lifted using cranes, loaders, backhoes or other equipment which is appropriate for the size and weight of the trees. They shall be carried directly to the site of relocation and installed.
- B. The trees and palms shall be lifted using fiber rope tree straps or other appropriate materials. During lifting the trees and palms shall be balanced in an upright position with their rootballs intact. Tree trunks and branches shall be heavily padded with burlap beneath the braces or lifting straps such that damage to the bark, wood or cambium is prevented. If using a fiber rope lifting strap, it shall be double-wrapped around the burlap and fastened in such a manner as to prevent slippage and subsequent wood, bark or cambium damage.
- C. The trees and palms shall not be "rimmed" using steel dowels through their trunks or branches, unless otherwise directed by the Consulting Arborist.
- D. The rootballs shall be cradled with lifting straps, cables, or within a loader bucket such that the bulk of the tree's weight rests on the rootball, not on the lifting straps attached to the trunks or branches.
- E. Once lifting begins, any snout roots which become apparent above or under the rootball shall be immediately severed with the appropriate pruning tools (saws, loppers, pruning clippers) so as to minimize tearing.
- F. The trees and palms shall be set in pre-dug pits, which are slightly wider and approximately the same depth as the rootball. The trees shall be set at or slightly above (no more than 2 inches) final grade. The trees shall be backfilled using a 1:1 mixture of existing soil and 70-30 topsoil mix (70% coarse grade sand and 30% Everglades mulch), thoroughly incorporated together. The trees shall be watered in during installation to prevent the formation of air pockets, which could cause setting.
- G. Organic wood mulch shall be layered to a depth of 2 to 3 inches over the top and surrounding 0 to 8 inches of the rootball. Mulch shall not be applied to, or allowed to accumulate directly against the tree trunks.

FINAL
APPROVED

Council Approved
Site Plan: 10-11-2022

L-103

Project Title: KEY BISCAYNE PUBLIC LIBRARY
 Drawing Title: TREE LIST & NOTES
 Date: 11/19/2021
 AS NOTED
 ARCH D
 Key Biscayne Blvd., 33149
 Key Biscayne, FL 33149
 AR 1045
 REDMOND GARDEN & CHARTER FOTO, INC.
 10000 W. BIRCH RD., SUITE 100
 WEST PALM BEACH, FL 33411
 561-833-1111
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TREE DISPOSITION LIST (101-150)							
TREE No	*SCIENTIFIC NAME	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	ACTION	*NOTES
T101	Veitchia montgomeryana	Montgomery Palm	4	25	8	Remain	
T102	Veitchia montgomeryana	Montgomery Palm	8	30	10	Remain	
T103	Veitchia montgomeryana	Montgomery Palm	8	30	10	Remain	
T104	Veitchia montgomeryana	Montgomery Palm	8	30	10	Remain	
T105*	Roystonea elata	Royal Palm	12	30	12	Remain	
T106	Hypophorbe verticillifolia	Sprinkle Palm	8	25	10	Remain	
T107	Veitchia montgomeryana	Montgomery Palm	8	25	10	Remain	
T108	Veitchia montgomeryana	Montgomery Palm	7	22	8	Remain	
T109*	Coccotheca nucifera	Coccolut	8	25	10	Remain	
T110*	Coccotheca nucifera	COCOLUT	10	30	15	Remain	
T111*	Roystonea elata	Royal Palm	12	8	10	Remain	
T112*	Roystonea elata	Royal Palm	12	7	8	Remain	
T113*	Roystonea elata	Royal Palm	12	7	6	Remain	
T114*	Annona glabra	Pond Apple	3	7	6	Remain	
T115	Veitchia montgomeryana	Montgomery Palm	10	30	15	Remain	
T116	Veitchia montgomeryana	Montgomery Palm	10	30	15	Remain	
T117*	Veitchia montgomeryana	Montgomery Palm	4	18	8	Remain	
T118*	Veitchia montgomeryana	Montgomery Palm	4	15	8	Remain	
T119*	Veitchia montgomeryana	Montgomery Palm	4	15	8	Remain	
T120	Conocarpus wrightii	Green Buttonwood	10	40	20	Remain	
T121*	Ficus aspera	Ficus Sap	25	40	20	Remain	
T122*	Annona glabra	Pond Apple	4	20	15	Remain	
T123*	Podium catillanum	Catclay Gossam	6	20	12	Remain	
T124*	Annona glabra	Pond Apple	6	20	12	Remain	
T125*	Annona glabra	Pond Apple	6	12	10	Remain	
T126*	Annona glabra	Pond Apple	6	12	10	Remain	
T127	Veitchia montgomeryana	Montgomery Palm	10	30	15	Remain	
T128*	Veitchia montgomeryana	Montgomery Palm	12	20	15	Remain	
T129*	Veitchia montgomeryana	Montgomery Palm	8	25	10	Remain	
T130*	Veitchia montgomeryana	Montgomery Palm	8	25	10	Remain	
T131*	Veitchia montgomeryana	Montgomery Palm	4	15	8	Remain	
T132*	Eugenia foetida	Simpson Stopper	3	8	5	Remain	
T133	Veitchia montgomeryana	Montgomery Palm	12	40	15	Remain	
T134	Veitchia montgomeryana	Montgomery Palm	12	30	15	Remain	
T135	Veitchia montgomeryana	Montgomery Palm	10	25	12	Remain	
T136	Veitchia montgomeryana	Montgomery Palm	6	20	10	Remain	
T137	Veitchia montgomeryana	Montgomery Palm	4	15	8	Remain	
T138	Veitchia montgomeryana	Montgomery Palm	4	12	6	Remain	
T139	Quercus virginiana	Oak	14	35	20	Remain	
T140	Quercus virginiana	Oak	12	30	20	Remain	
T141	Quercus virginiana	Oak	15	35	25	Remain	
T142	Quercus virginiana	Oak	10	18	12	RELOCATE	
T143	Washingtonia robusta	Washington Palm	10	20	15	REMOVE	Yes
T144	Washingtonia robusta	Washington Palm	12	20	15	REMOVE	Yes
T145	Washingtonia robusta	Washington Palm	12	20	15	REMOVE	Yes
T146	Washingtonia robusta	Washington Palm	10	20	15	REMOVE	Yes
T147	Phoenix roebelinii	Pylma Date Palm	6	15	8	REMOVE	Yes
T148	Veitchia montgomeryana	Montgomery Palm	6	30	10	Remain	Yes
T149	Veitchia montgomeryana	Montgomery Palm	6	30	10	Remain	Yes
T150	Veitchia montgomeryana	Montgomery Palm	8	25	10	REMOVE	Yes
T151	Syzgium comorense	Java Plum	6	25	15	Remain	

TREE DISPOSITION LIST (151-200)							
TREE No	*SCIENTIFIC NAME	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	ACTION	*NOTES
T152	Syzygium comorense	Java Plum	24	40	20	Remain	
T153	Coccotheca nucifera	COCOLUT	8	35	15	REMOVE	Yes
T154	Veitchia montgomeryana	PALM	8	30	15	REMOVE	Yes
T155*	Coccotheca nucifera	COCOLUT	8	40	20	REMOVE	Yes
T156*	Ficusum decipiens	Fern Tree	18	45	20	Remain	
T157	Wodyetia bifurcata	Foxtail Palm	10	35	15	REMOVE	Yes
T158	Wodyetia bifurcata	Foxtail Palm	12	30	15	Remain	
T159	Dracaena fragrans	Dracaena	6.4 (MT)	15	12	Remain	
T160	Veitchia montgomeryana	Montgomery Palm	8	35	15	REMOVE	Yes
T161	Veitchia montgomeryana	Montgomery Palm	10	30	15	REMOVE	Yes
T162	Catalpa pucherrima	Dwarf Ponciana	10	20	15	Remain	
T163*	Plumiera sp.	Frangipani	3	10	10	Remain	
T164	Veitchia montgomeryana	Montgomery Palm	4	15	8	REMOVE	Yes
T165	Leucaena leucostachya	Kanlow Leucaena	18	60	20	Remain	
T166	Delonix regia	Royal Ponciana	8	40	20	Remain	
T167	Veitchia montgomeryana	Montgomery Palm	6	20	12	REMOVE	Yes
T168	Washingtonia robusta	Washington Palm	8	25	12	REMOVE	Yes
T169	Coccotheca nucifera	SEAGRAPE	25	60	30	Remain	
T170	Washingtonia robusta	Washington Palm	8	25	12	REMOVE	Yes
T171	Veitchia montgomeryana	Montgomery Palm	12	45	15	REMOVE	Yes
T172	DEAD	DEAD	10	40	20	REMOVE	No
T173	Calliphylum brasiliense	Brazilian Beautyleaf	15	20	10	Remain	
T174	Schefflera arboricola	Umbrella Tree	6	18	15	REMOVE	No
T175	Veitchia montgomeryana	Montgomery Palm	4	20	10	REMOVE	Yes
T176	Veitchia montgomeryana	Montgomery Palm	4	15	8	REMOVE	Yes
T177	Veitchia montgomeryana	Montgomery Palm	6	15	12	REMOVE	Yes
T178	Veitchia montgomeryana	Montgomery Palm	4	18	10	REMOVE	Yes
T179	Veitchia montgomeryana	Montgomery Palm	4	15	6	REMOVE	Yes
T180	Veitchia montgomeryana	Montgomery Palm	8	15	15	REMOVE	Yes
T181	Veitchia montgomeryana	Montgomery Palm	3	15	6	REMOVE	Yes
T182	Veitchia montgomeryana	Montgomery Palm	3	15	6	REMOVE	Yes
T183	Veitchia montgomeryana	Montgomery Palm	6	18	6	REMOVE	Yes
T184	Veitchia montgomeryana	Montgomery Palm	10	45	15	REMOVE	Yes
T185	Veitchia montgomeryana	Montgomery Palm	8	30	12	REMOVE	Yes
T186	Coccotheca nucifera	SEAGRAPE	15	45	20	REMOVE	Yes
T187	Veitchia montgomeryana	Montgomery Palm	4	15	6	REMOVE	Yes
T187A	Coccotheca nucifera	Sea Grape	22	25	25	REMOVE	22 (Revert later)
T188	Veitchia montgomeryana	Montgomery Palm	6	20	12	REMOVE	Yes
T189	Coccotheca nucifera	COCOLUT	12	20	15	REMOVE	Yes
T190	Lythobea chinensis	Chinese Fan Palm	8	20	15	REMOVE	Yes
T191	Veitchia montgomeryana	Montgomery Palm	4	15	12	REMOVE	Yes
T192	Veitchia montgomeryana	Montgomery Palm	12	15	12	REMOVE	Yes
T193	Veitchia montgomeryana	Montgomery Palm	8	25	15	REMOVE	Yes
T194	Veitchia montgomeryana	Montgomery Palm	10	25	15	REMOVE	Yes
T195	Veitchia montgomeryana	Montgomery Palm	8	20	15	REMOVE	Yes
T196	Veitchia montgomeryana	Montgomery Palm	4	15	8	REMOVE	Yes
T197	Veitchia montgomeryana	Montgomery Palm	4	18	6	REMOVE	Yes
T198	Veitchia montgomeryana	Montgomery Palm	8	25	12	REMOVE	Yes
T199	Veitchia montgomeryana	Montgomery Palm	8	20	15	REMOVE	Yes
T200	Veitchia montgomeryana	Montgomery Palm	6	15	8	REMOVE	Yes

*Indicates information changed or added by LA to survey

TREE RELOCATION NOTES (CONTINUED)

2.01 DIGGING AND MOVING

- A. The trees and palms shall be dug manually or by the use of a backhoe and lifted using cranes, loaders, backhoes or other equipment which is appropriate for the size and weight of the trees. They shall be carried directly to the site of relocation and installed.
- B. The trees and palms shall be lifted using fiber rope tree slings or other appropriate materials. During lifting the trees and palms shall be balanced in an upright position with their rootball intact. Tree trunks and branches shall be heavily padded with burlap beneath the braces or lifting straps such that damage to the bark, wood or cambium is prevented. If using a fiber rope lifting strap, it shall be double wrapped around the burlap and fastened in such a manner as to prevent slippage and subsequent wood, bark or cambium damage.
- C. The trees and palms shall not be "pinched" using steel dowels through their trunks or branches, unless otherwise directed by the Consulting Arborist.
- D. The rootballs shall be cradled with lifting straps, cables, or within a loader bucket such that the bulk of the tree's weight rests on the rootball, not on the lifting straps attached to the trunks or branches.
- E. Once lifting begins, any uncut roots which become apparent around or under the rootball shall be immediately severed with the appropriate pruning tools (saws, loppers, pruning clippers) so as to minimize tearing.
- F. The trees and palms shall be set in pre-dug pits, which are slightly wider and approximately the same depth as the rootball. The trees shall be set at or slightly above (no more than 2 inches) final grade. The trees shall be backfilled using a 1:1 mixture of existing soil and 70-30 topsoil mix (70% coarse grade sand and 30% Everglades muck), thoroughly incorporated together. The trees shall be watered in during installation to prevent the formation of air pockets, which could cause settling.
- G. Organic wood mulch shall be layered to a depth of 3 to 3 inches over the top and surrounding 6 to 8 inches of the rootball. Mulch shall not be applied to, or allowed to accumulate directly against the tree trunks.

2.02 BRACING AND STAKING

- A. The trees and single-trunked palms shall be braced and staked, using a minimum per tree of 3 4" x 4" wooden stakes, attached to 2" x 4" wood battens, double-banded around the burlap-wrapped trunks and branches. Nails shall be driven into the wood battens, not into tree trunks or branches. Damage or injury to trunks or branches shall be avoided.
- B. Stakes shall be properly anchored and remain in place for at least 6 to 8 months, or until the trees show adequate signs of healthy new growth.

3.00 MAINTENANCE

- A. IRRIGATION
 - 1. Beginning at least two weeks prior to root pruning and continuing until the time of root pruning, the trees to be relocated shall be irrigated one time each two to three days using a high volume of water to thoroughly moisten the root zones.
 - 2. Following root pruning and until the time of relocation, the trees to be relocated shall be watered daily at high volume.
 - 3. For at least the first month after relocation, the relocated trees shall be irrigated daily at high volume. After that time, irrigation rates shall be reduced to three times per week, continuing at high rates, for at least three more months.
 - 4. There shall be some allowance for field adjustments in irrigation rates and frequencies due to site, weather, or tree conditions, as directed by the Consulting Arborist.

3.01 FERTILIZATION

- A. The trees to be relocated shall be fertilized by Contractor prior to root pruning using a chelated micronutrient mix, mixed at label rates, drenching at least 10 gallons of mixture around the root zone of each tree. Biostimulants and other supplements may also be used if approved by Consulting Arborist.
- B. Approximately 6 weeks after relocation, following the trees' first flush of new growth, the contractor shall fertilize the trees at standard rates, as per tree size, using a granular "Palm Special" 8-2-12 product, broadcast on the soil surface beneath the canopy of each tree.
- C. During the remainder of the project, the trees shall be fertilized with "Palm Special" 8-2-12 and a chelated micronutrient mix one time each three months, at the rates specified in 3.7 A and B, above.

3.01 CLEAN-UP & DEBRIS REMOVAL

- A. Contractor shall be responsible for the timely clean-up and removal of all debris generated by the activities specified in this document. All debris shall be collected and properly disposed of at an authorized dumping or recycling sites.

3.02 GUARANTEE

- A. The trees shall be guaranteed for a period of eighteen (18) months.
- B. If the trees are damaged or die during the relocation process they shall be mitigated at no cost to Owner. Contractor shall replace the dead/damaged tree with new trees as needed to satisfy the City of Coral Gables mitigation requirements found in the Tree Protection and Preservation Ordinance.



 R. B. S. C. A. No. 12345

KEY BISCAYNE PUBLIC LIBRARY

299 Cannon Blvd.
 Key Biscayne, FL 33149

FINAL
APPROVED

Council Approved
 Site Plan: 10-11-2022

L-104

TREE DISPOSITION LIST (201-250)								
TREE No.	*SCIENTIFIC NAME	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	ACTION	MITIGATION	*NOTES
T201	Veitchia montgomeryana	Montgomery Palm	10	25	15	REMOVE	Yes	
T202	Veitchia montgomeryana	Montgomery Palm	8	18	12	REMOVE	Yes	
T203	Veitchia montgomeryana	Montgomery Palm	10	25	15	REMOVE	Yes	
T204	Veitchia montgomeryana	Montgomery Palm	10	25	15	REMOVE	Yes	
T205	Veitchia montgomeryana	Montgomery Palm	8	30	15	REMOVE	Yes	
T206	Veitchia montgomeryana	Montgomery Palm	10	30	15	REMOVE	Yes	
T207	Veitchia montgomeryana	Montgomery Palm	10	30	15	REMOVE	Yes	
T208	Veitchia montgomeryana	Montgomery Palm	10	30	15	REMOVE	Yes	
T209	Veitchia montgomeryana	Montgomery Palm	6	15	8	REMOVE	Yes	
T210	Veitchia montgomeryana	Montgomery Palm	10	30	15	REMOVE	Yes	
T211	Veitchia montgomeryana	Montgomery Palm	10	20	12	REMOVE	Yes	
T212	Veitchia montgomeryana	Montgomery Palm	10	30	12	REMOVE	Yes	
T213	Casia latifolia	Golden Shower Tree	12	40	20	REMOVE	Yes	
T214	Galearia latifolia	Lignum vitae	6	15	10	RELOCATE	Yes	
T215	Veitchia montgomeryana	Montgomery Palm	6	15	10	REMOVE	Yes	
T216	Veitchia montgomeryana	Montgomery Palm	8	20	12	REMOVE	Yes	
T217	Calophyllum inophyllum	Mastwood	4	20	10	Remain		
T218	Calophyllum inophyllum	Mastwood	4	20	10	Remain		
T219*	Dyopsis lutescens	Area Palm Cluster	4,4,4,4,4,4,4	15	8	REMOVE	Yes	
T220	Veitchia montgomeryana	Montgomery Palm	4	15	8	REMOVE	Yes	
T221	Dyopsis lutescens	Area Palm Cluster	4	15	8	REMOVE	Yes	part of 219
T222	Veitchia montgomeryana	Washington Palm	10	25	15	REMOVE	Yes	
T223	Veitchia montgomeryana	Washington Palm	12	25	15	REMOVE	Yes	
T224	Veitchia montgomeryana	Washington Palm	10	20	15	REMOVE	Yes	
T225	Veitchia montgomeryana	Washington Palm	12	25	15	REMOVE	Yes	
T226	Veitchia montgomeryana	Washington Palm	12	25	15	REMOVE	Yes	
T227	Veitchia montgomeryana	Washington Palm	12	25	15	REMOVE	Yes	
T228	Veitchia montgomeryana	Washington Palm	14	25	15	REMOVE	Yes	
T228A*	Veitchia montgomeryana	Montgomery Palm	4	25	10	REMOVE	Yes	
T229	Washingtonia robusta	Washington Palm	12	20	12	REMOVE	Yes	
T230	Thunax radiata	Thatch Palm	12	25	15	RELOCATE	Yes	
T231	Washingtonia robusta	Washington Palm	14	30	15	REMOVE	Yes	
T232	Bursera simaruba	GUMBO LIMBO	14	30	20	REMOVE	Yes	
T233	Quercus virginiana	oak	8	25	15	Remain		
T234	Bursera simaruba	Bursera Palm	20	50	15	RELOCATE	Yes	
T235	Thunax radiata	Thatch Palm	4	20	12	RELOCATE	Yes	
T236	Thunax radiata	Thatch Palm	3	15	8	RELOCATE	Yes	
T237	Thunax radiata	oak	12	25	20	RELOCATE	Yes	
T238	Thunax radiata	Thatch Palm	4	10	8	RELOCATE	Yes	
T239	Washingtonia robusta	Washington Palm	12	15	12	REMOVE	Yes	
T240	DEAD	DEAD	15	40	20	REMOVE	No	
T241*	Cuba Prostrata	Palm	27	60	35	Remain		
T242	Phycosperma elegans	Solitaire Palm	4	20	8	Remain		
T243	Phycosperma elegans	Solitaire Palm	4	20	8	Remain		
T244	Phycosperma elegans	Solitaire Palm	4	20	8	Remain		
T245	Phycosperma elegans	Solitaire Palm	4	20	8	Remain		
T246	Phycosperma elegans	Solitaire Palm	4	20	8	Remain		
T247	Phycosperma elegans	Solitaire Palm	4	20	8	Remain		
T248	Phycosperma elegans	Solitaire Palm	4	20	8	Remain		
T249	Phycosperma elegans	Solitaire Palm	4	20	8	Remain		
T250	Phycosperma elegans	Solitaire Palm	4	20	8	Remain		

*Indicates information changed or added by LA to Survey

TREE DISPOSITION LIST (251-294)								
TREE No.	*SCIENTIFIC NAME	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	ACTION	MITIGATION	*NOTES
T251	Coccoloba lucida	COCOLUBA	15	50	20	RELOCATE		
T252	Coccoloba lucida	COCOLUBA	12	35	15	RELOCATE		
T253	Coccoloba lucida	COCOLUBA	14	40	15	RELOCATE		
T254	Coccoloba lucida	COCOLUBA	12	40	15	RELOCATE		
T255	Veitchia montgomeryana	Montgomery Palm	8	20	12	REMOVE	Yes	
T256	Veitchia montgomeryana	Montgomery Palm	4	15	8	REMOVE	Yes	
T257	Veitchia montgomeryana	Montgomery Palm	12	30	15	REMOVE	Yes	
T258	Veitchia montgomeryana	Montgomery Palm	10	30	15	REMOVE	Yes	
T259	Veitchia montgomeryana	Montgomery Palm	4	15	8	REMOVE	Yes	
T260	Washingtonia robusta	Washington Palm	12	15	10	REMOVE	Yes	
T260A	Washingtonia robusta	Washington Palm	12	15	10	REMOVE	Yes	
T260B	Thunax radiata	Thatch Palm	3	15	10	RELOCATE	Yes	
T260C	Sprengelia nivalis	White Bird of Paradise	5,5,5,5	20	15	REMOVE	Yes	
T261	Calophyllum brasiliense	Brazilian Beautyleaf	8	20	15	Remain		
T262	Veitchia montgomeryana	Montgomery Palm	10	25	15	REMOVE	Yes	
T262A	Lycium arboreum	Honeyfish Mahogany	30	30	40	REMOVE	Yes	
T262B	Washingtonia robusta	Washington Palm	12	6	10	REMOVE	Yes	
T263	Washingtonia robusta	Washington Palm	4	12	6	REMOVE	Yes	
T264	Washingtonia robusta	Washington Palm	10	20	12	REMOVE	Yes	
T265	Conocarpus erectus 'Silvermist'	Silver Ballmoss	8	15	11	REMOVE	8	
T266	Rumex spp.	Frangipani	4	15	10	REMOVE	4	
T267	Veitchia montgomeryana	Montgomery Palm	6	18	10	REMOVE	Yes	
T268	Veitchia montgomeryana	Montgomery Palm	6	20	12	REMOVE	Yes	
T269	Phycosperma elegans	Solitaire Palm	4	15	8	REMOVE	Yes	
T270	Veitchia montgomeryana	Montgomery Palm	6	18	11	REMOVE	Yes	
T271	Veitchia montgomeryana	Montgomery Palm	6	18	12	REMOVE	Yes	
T272	Veitchia montgomeryana	Montgomery Palm	6	25	12	REMOVE	Yes	
T273	Phycosperma elegans	Solitaire Palm	4	20	12	REMOVE	Yes	
T274	Adiantum pavonina	Coral Wood	3	15	8	REMOVE	No	Invasive
T275	Kniggedendron ferreum	Black Ironwood	4	20	12	REMOVE	4	
T276	Phoenix roborillii	Pygmy Date Palm	4	15	8	REMOVE	Yes	
T277	Phoenix roborillii	Pygmy Date Palm	4	15	8	REMOVE	Yes	
T278	Phoenix roborillii	Pygmy Date Palm	4	12	6	REMOVE	Yes	
T279	Phoenix roborillii	Pygmy Date Palm	4	12	6	REMOVE	Yes	
T280	Pinellia paludosa	Mudra Thyme	14	40	20	REMOVE	14	
T281	Eugenia foetida	Simpson Stopper	6	25	15	REMOVE	6	
T282	Kniggedendron ferreum	Black Ironwood	4	25	15	REMOVE	4	
T283	Kniggedendron ferreum	Black Ironwood	3	12	8	REMOVE	3	
T284	Thunax radiata	Thatch Palm	8	25	12	RELOCATE	Yes	
T285	Ternstroemia littoralis	Tropical Anemone	10	30	15	Remain		
T286	Coccoloba lucida	COCOLUBA	12	35	15	Remain		
T287	Casia javatica	Agave Blossom Tree	14	40	20	Remain		
T288	Kniggedendron ferreum	Black Ironwood	4	20	12	REMOVE	4	
T289	Eugenia foetida	Simpson Stopper	4	15	8	Remain		
T290	Bursera simaruba	GUMBO LIMBO	15	35	20	Remain		
T291	Kniggedendron ferreum	Black Ironwood	6	15	12	Remain		
T292	Calophyllum brasiliense	Brazilian Beautyleaf	6	25	15	Remain		
T293	Phycosperma elegans	Solitaire Palm	4	15	8	REMOVE	Yes	
T294	Washingtonia robusta	Washington Palm	10	12	8	REMOVE	Yes	

*Indicates information changed or added by LA to Survey

MITIGATION CALCULATIONS

TOTAL TREES TO BE REMOVED = 24

TOTAL INVASIVE TREES TO BE REMOVED = 3

TOTAL DEAD TREES TO REMOVE = 2

TOTAL PALMS TO BE REMOVED = 107

TOTAL SPECIMEN TREES TO BE REMOVED = 2

TREES

TOTAL DBH TREES TO BE REMOVED = 132'

TOTAL CANOPY OF TREE TO BE MITIGATED = 4,287 SF

TOTAL CANOPY OF TREE TO BE MITIGATED = 4,350 SF

PALMS

TOTAL DBH PALMS TO BE REMOVED = 732'

TOTAL CANOPY PALMS TO BE REMOVED (& MITIGATED) = 1,233 SF

TOTAL DBH TO BE REMOVED & MITIGATED = 863'

TOTAL CANOPY TO BE REMOVED & MITIGATED = 15,513 SF

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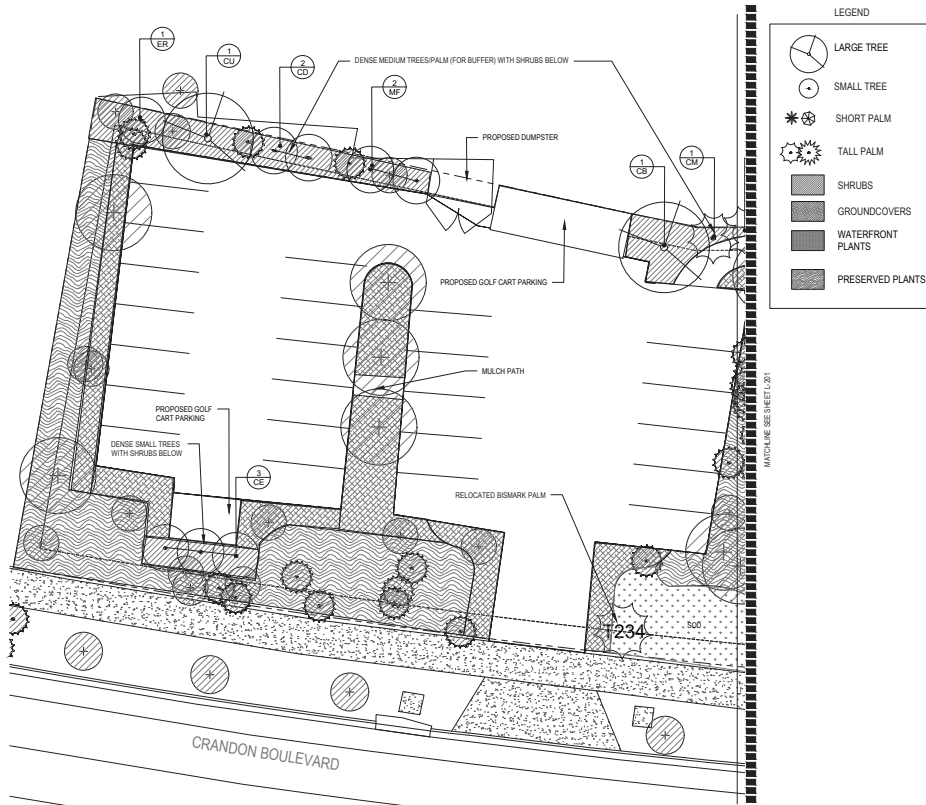
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L-105



1 PLANTING PLAN NORTH
 *SEE SHEET L-203 FOR PLANT LIST



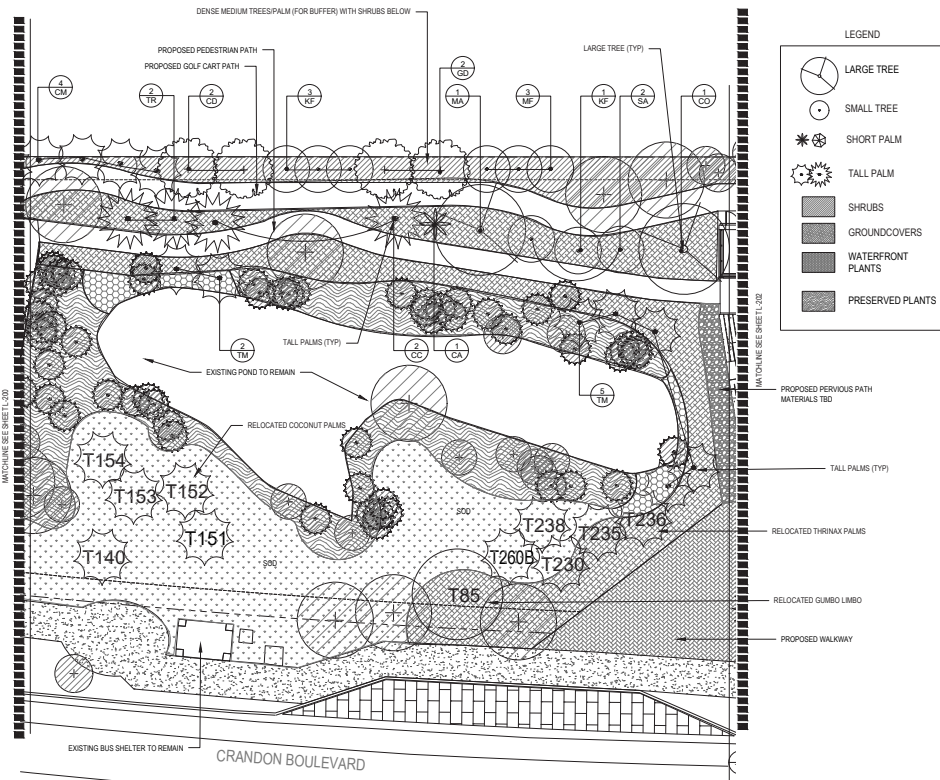
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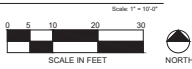
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 Planting: AS NOTED
 Arch: ARCH D

L-200



1 PLANTING PLAN CENTRAL
 *SEE SHEET L-203 FOR PLANT LIST



LEGEND

- LARGE TREE
- SMALL TREE
- SHORT PALM
- TALL PALM
- SHRUBS
- GROUNDCOVERS
- WATERFRONT PLANTS
- PRESERVED PLANTS

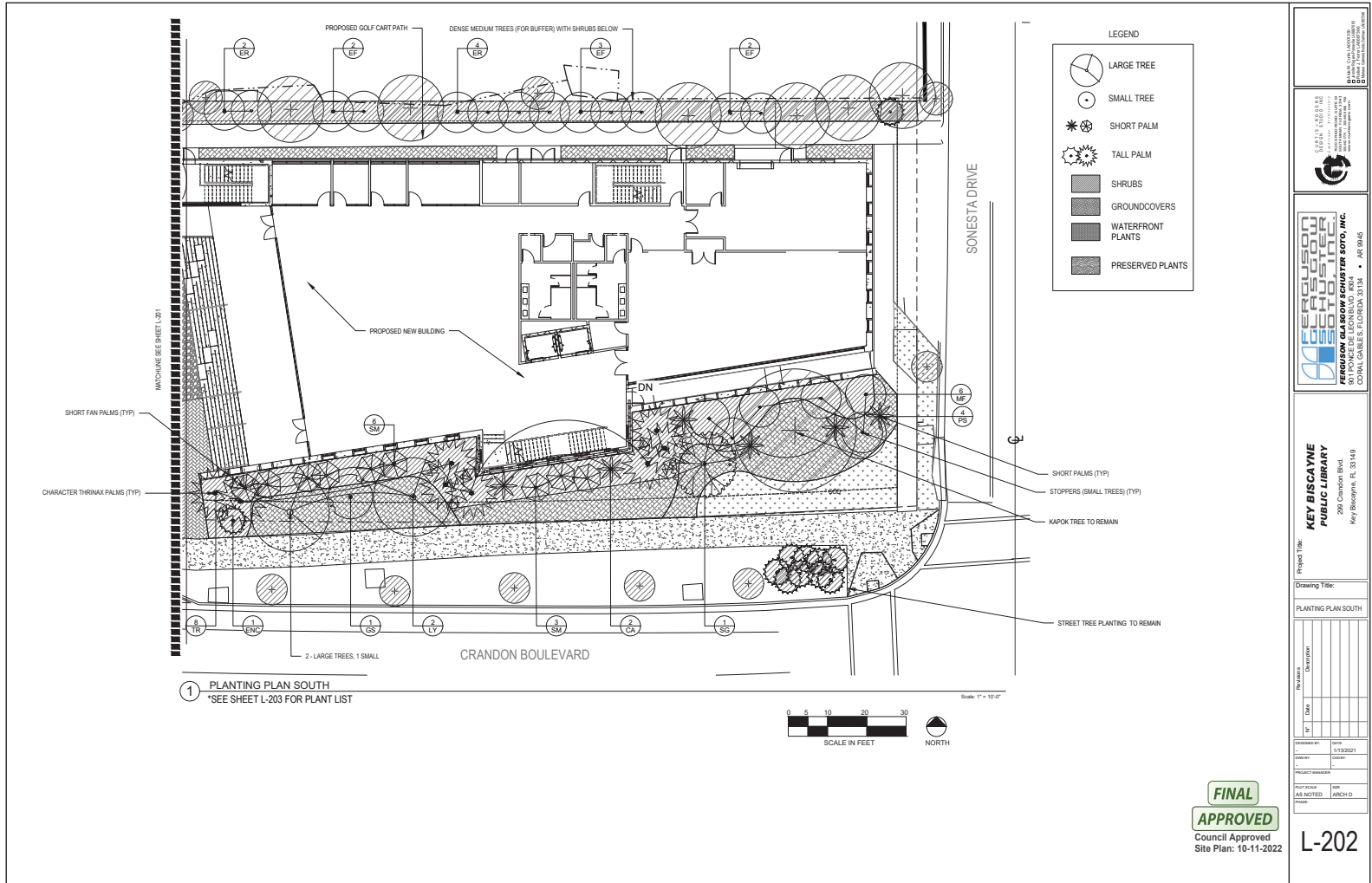
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 Drawing Title: PLANTING PLAN CENTRAL
 Revision: 01/2021
 Date: 1/13/2021
 Author: JMS
 Project Number: 15132021
 Scale: AS NOTED
 Date: 1/13/2021
 Author: JMS
 Project Number: 15132021

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L-201



LEGEND

- LARGE TREE
- SMALL TREE
- SHORT PALM
- TALL PALM
- SHRUBS
- GROUNDCOVERS
- WATERFRONT PLANTS
- PRESERVED PLANTS

Project Title: KEY BISCAYNE PUBLIC LIBRARY
 280 Crandon Blvd.
 Key Biscayne, FL 33149
 AR 8945

Drawing Title: PLANTING PLAN SOUTH

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3	02/04/2022	ISSUE FOR PERMIT
4	02/04/2022	ISSUE FOR PERMIT
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Scale in Feet: 0 5 10 20 30

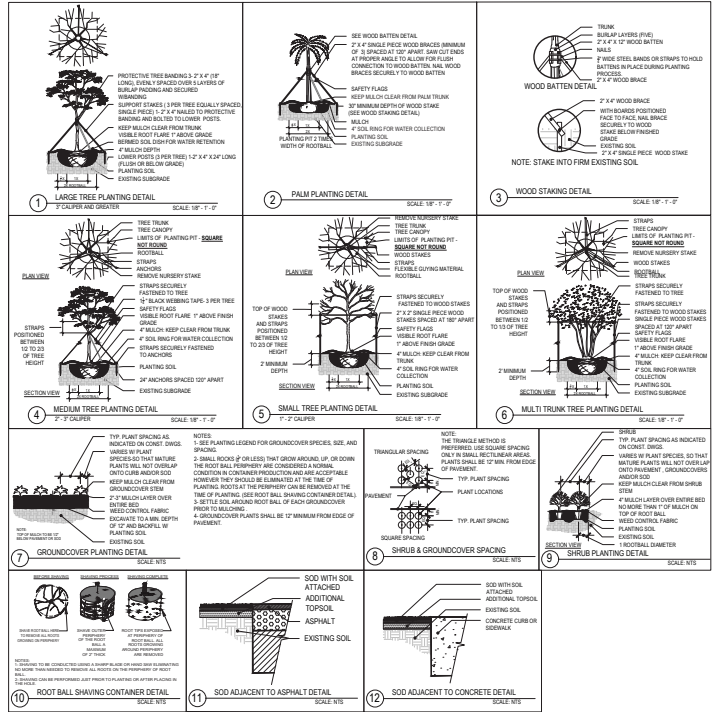
North Arrow: NORTH

1 PLANTING PLAN SOUTH
 *SEE SHEET L-203 FOR PLANT LIST

FINAL APPROVED
 Council Approved
 Site Plan: 10-11-2022

L-202

KEY BISCAYNE LIBRARY - PLANT LIST									
QTY.	SYM	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS	NATIVE	Salt tol.			
TREES - LARGE									
1	CO	Cananga odorata	Ylang Ylang	16" Ht. Min., 5' Sp. Min., 3 1/2" Cal. Min.	Yes	Yes			
1	CU	Conocarpus erectus	Caribbean Palm	16" Ht. Min., 5' Sp. Min., 3 1/2" Cal. Min.	Yes	Yes			
1	CU	Coccoloba acaulis	Caribbean Palm	16" Ht. Min., 5' Sp. Min., 3 1/2" Cal. Min.	Yes	Yes			
1	MA	Mariscodendron foetidissimum	Muscadine	16" Ht. Min., 5' Sp. Min., 3 1/2" Cal. Min.	Yes	Yes			
1	SP	Sporobolus glaucus	Paradise Tree	16" Ht. Min., 5' Sp. Min., 3 1/2" Cal. Min.	Yes	Yes			
TREES - MEDIUM									
2	CD	Coccoloba diversifolia	Pigeon Palm	16" Ht. Min., 5' Sp. Min., 3 1/2" Cal. Min.	Yes	Yes			
2	SA	Scaevola speciosa	Florida Soapberry	12" Ht. Min., 4' Sp. Min., 2 1/2" Cal. Min.	Yes	Yes			
TREES - SMALL									
1	ER	Eugenia foetida	Spanish Stopper	12" Ht. Min., 4' Sp. Min., 2 1/2" Cal. Min.	Yes	Yes			
1	ER	Eugenia rhombica	Red Stopper	12" Ht. Min., 4' Sp. Min., 2 1/2" Cal. Min.	Yes	Yes			
1	GS	Guaiacum sanctum	Lignum vitae	12" Ht. Min., 4' Sp. Min., 2 1/2" Cal. Min.	Yes	Yes			
1	GS	Guaiacum discolor	Bobby	12" Ht. Min., 4' Sp. Min., 2 1/2" Cal. Min.	Yes	Yes			
1	KF	Krugiodendron ferreum	Black Ironwood	16" Ht. Min., 5' Sp. Min., 3 1/2" Cal. Min.	Yes	Yes			
1	MF	Mycrasteria fragrans	Shrimp Stopper	12" Ht. Min., 4' Sp. Min., 2 1/2" Cal. Min.	Yes	Yes			
PALMS - TALL									
1	CM	Carveta mitis	Palm	12-16' cal. ht., 3 trunks min., MT	Yes	Yes			
1	TR	Thrinax parviflora	Key Thatch Palm	3' ea. Ht.	Yes	Yes			
1	TR	Thrinax radiata	Key Thatch Palm	R-12' cal. ht., bending, staggered	Yes	Yes			
PALMS - Short									
1	CA	Coccothrinax argentea	Silver Palm	1' ea. ht.	Yes	Yes			
1	CC	Coccothrinax crinita	Old Man Palm	1' ea. Ht. Min.	Yes	Yes			
1	PS	Pseudophoenix argentea	Burmese Palm	1' ea. Ht.	Yes	Yes			
1	SM	Sabal minor	Dwarf Palmetto	1'-3' ea. ht.	Yes	Yes			
ACCENT PLANTS									
		Alcantarea imperialis rubra	Large Burgundy Bromelad	1 gal. 42" Ht. Min., 60" Oc. as shown	No	Yes			
		Alcantarea odorata	Large Silver green bromelad	30" Ht. Min., 24" Sp. Min., as shown	No	Yes			
		Alcantarea macrocarpa	Large Elephant Ear	42" Ht. Min., 60" Oc. as shown	No	Yes			
		Cranium apiculatum	Spider Lily	24" Ht. Min., 30" Oc. as shown	No	Yes			
		Dracaena reflexa 'Song of Jamaica'	Song of Jamaica Dracaena	24" Ht. Min., 30" Oc. as shown	No	Yes			
		Encephalartos ferox	Cycad	18" Ht. Min., 5' Sp. Min., as shown	No	Yes			
		Heliconia rostrata	Lobster Claw	18" Ht. Min., 12" Sp. Min., 24" Oc. as shown	No	Yes			
WATERFRONT PLANTS									
		Conocarpus oerolifolium	Blue Mist Flower	24" Ht. Min., 30" Oc. as shown	Yes	Yes			
		Colum artemisifolium	Swamp Lily	24" Ht. Min., 30" Oc. as shown	No	Yes			
		Cyperus alternifolius	Common Umbrella	24" Ht. Min., 30" Oc. as shown	No	Yes			
		Betula pumila	Alfalfa Tree	24" Ht. Min., 30" Oc. as shown	No	Yes			
		Stachytarpheta jamaicensis	Blue Porterweed	24" Ht. Min., 30" Oc. as shown	No	Yes			
		Triplaris floridana	Swamp Dogwood	12" Ht. Min., 30" Oc. as shown	Yes	Yes			
SHRUBS									
		Bursera lucida	Locustberry	24" Ht. Min., 18" Sp. Min., 30" Oc.	Yes	Yes			
		Cassia corymbosa	Spanish Cedar	24" Ht. Min., 20" Sp. Min., 30" Oc. Full	Yes	Yes			
		Chrysobalanus icaco Red Tip	Red Tip Coccoloba	24" Ht. Min., 18" Sp. Min., 30" Oc.	Yes	Yes			
		Eugenia foetida	Spanish Stopper	16" Ht. Min., 12" Sp. Min., 24" Oc.	Yes	Yes			
		Equis. scopulorum	Scrub Island Tree	12" Ht. Min., Full 18" Oc.	Yes	Yes			
		Mycrasteria fragrans	Shrimp Stopper	24" Ht. Min., 18" Sp. Min., 30" Oc.	Yes	Yes			
		Psychotria nervosa	India Coffee	24" Ht. Min., 18" Sp. Min., 30" Oc.	Yes	Yes			
		Rhaphiophis indica	India Heathbarn	24" Ht. Min., 18" Sp. Min., 24" Oc.	Yes	Yes			
		Sava bahamensis	Mandrillbush	18" Ht. Min., 12" Sp. Min., 24" Oc.	Yes	Yes			
		Sporobolus glaucus	Paradise Tree	24" Ht. Min., 18" Sp. Min., 30" Oc.	Yes	Yes			
GROUNDCOVERS									
		Crissida littoralis	Looseleaf Creeper	12" Ht. Min., Full 18" Oc.	Yes	Yes			
		Lamium maculatum	Downy Yarrow	12" Ht. Min., Full 18" Oc.	No	Yes			
		Samanea indica Compacta	Dwarf Shore Zinnia	1 gal. 12" Ht. Min., 18" Oc.	No	Yes			
		Sida acuta	Purple Trailing Lantana	12" Ht. Min., Full 18" Oc.	Yes	Yes			
		Microseris scopulorum	Wart Fern	12" Ht. Min., Full 18" Oc.	Yes	Yes			
		Nemosa strigata	Scrub Mimosa	12" Ht. Min., Full 18" Oc.	Yes	Yes			
		Nephrolepis exaltata	Boston Fern	12" Ht. Min., Full 18" Oc.	Yes	Yes			
		Philodendron xanadu	Kanadu	18" Ht. Min., 12" Sp. Min., 24" Oc.	No	Yes			
		Trachelospermum asiaticum minima	Asatic Jasmine	12" Ht. Min., 30" Oc.	No	Yes			
		Zamia pumila	Coccoloba	18" Ht. Min., 12" Sp. Min., 24" Oc.	Yes	Yes			
VINES									
		Ipomoea pes-caprae	Ball-and-Wall Vine	1 gal. 12" Ht. Min.	Yes	Yes			
		Pasiflora spp.	Passion Flower	24" Ht. Min., Trellis, as shown	Yes	Yes			
SOD									
As shown	SOD	Paspalum vaginatum	Paspalum Grass	Solid Sod	No	No			
<p>1. All plant material shall be Florida No. 1 as specified in the Grades and Standards for Nursery Plants and Part 8, Plants and Trees section.</p> <p>2. All trees and palms shall be staked or guyed. Guying and staking shall be done in accordance with details and all local practices.</p> <p>3. All plant material shall meet or exceed the size requirements as specified in the plant list. No substitutions shall be accepted without the Landscape Architect's approval.</p> <p>4. Contractor is responsible for verifying all underground utilities and obtaining the necessary clearances prior to planting.</p> <p>5. All areas to receive planting shall be prepared with planting soil. Planting soil shall consist of a mixture of 80% sand and 20% silt.</p> <p>6. All planted areas are to receive a 2" layer of Florimulch - Shredded Manure/Mulch.</p> <p>7. New trees, palms, shrubs and groundcovers shall be fertilized with Agrifilm Planting Tablets, 20-10-5 formula, 21 lbs. in accordance with manufacturer's recommendations.</p> <p>8. Soddied areas shall be fertilized with a granular fertilizer having a 12-6-6 analysis, at a rate of 12 lbs. per 1000 SF of lawn in accordance with the manufacturer's recommendations.</p> <p>9. All trees, palms, shrubs and groundcovers shall be guaranteed for a period of one (1) year from the time of final acceptance.</p> <p>10. All landscaped areas shall be irrigated with an automatic irrigation system providing 100% coverage. A rain sensor shall be installed in the system.</p> <p>11. All areas not covered by buildings, paving, playgrounds, shrubs or groundcover shall be planted with sod.</p>									



KEY BISCAYNE PUBLIC LIBRARY
 290 Cannon Blvd.
 Key Biscayne, FL 33149
 AR 9845

PERFORM QUALITY CHECKLIST
 CORAL GABLES, FLORIDA 33134

Project Title: _____
 Drawing Title: _____
 Date: 11/19/2011
 Author: _____
 Checker: _____
 Designer: _____
 Inset: _____
 Scale: _____
 Notes: _____
 AS NOTED ARCH D

FINAL
APPROVED
 Council Approved
 Site Plan: 10-11-2012

L-203



Kapok Tree



Strangler Fig



Rainbow Eucalyptus



**SIGNIFICANT
TREES**



Bald Cypress



Gumbo Limbo



Bismark Palm

FINAL APPROVED

**Council Approved
Site Plan: 10-11-2022**



Ficus Green Island
Ficus Microcarpa 'Green Island'



Native Lantana
Lantana involucrata



Golden Creeper
Ermodea littoralis

FINAL
APPROVED

Council Approved
Site Plan: 10-11-2022

PLANT PALETTE

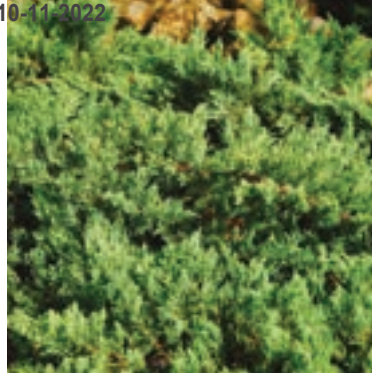
Council Approved
Site Plan: 10-11-2022



Beach Sunflower
Helianthes debilis



Boston Fern
Nephrolepis exaltata



Shore Juniper
Juniperus conferta



Wart Fern
Microsorium scolopendrium



Blue Porterweed
Stachytarpheta jamaicensis



Coontie
Zamia pumila



Swiss Chees Plant
Monstera deliciosa



Red Tip Cocoplum
Chrysobalanus icaco 'Red Tip'



Beautyberry
Callicarpa americana



Locustberry
Brysonima lucida



Jamaican Caper
Capparis cynophallophora



Spanish Stopper
Eugenia foetida

FINAL **APPROVED**



Gumbo Limbo
Bursera simaruba



Sea Grape
Coccoloba diversifolia



Green Buttonwood
Conocarpus erectus



Verawood
Bulnesia arborea



Simpson Stopper
Myrcianthes fragrans



Satin Leaf
Chrysophyllum oliviforme



Silver Buttonwood
Conocarpus erectus 'sericeous'



Pitch Apple
Clusia rosea

FINAL

APPROVED

**Council Approved
Site Plan: 10-11-2022**



Coconut Palm
Cocos nucifera 'green malayan'



Royal Palm
Roystonea elata



Thatch Palm
Thrinax radiata



Cabbage Palm
Sabal palmetto



Veitchia Palm
Veitchia montgomeryana



Paurotis Palm
Acoelorrhaphe wrightii



Florida Thatch Palm
Thrinax morrissii



Macarthur Palm
Ptychosperma macarthurii

FINAL

APPROVED

Council Approved
Site Plan: 10-11-2022

RESOLUTION NO. 2022-53

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, APPROVING A SITE PLAN FOR A TWO-STORY LIBRARY CONSISTING OF 19,353 SQUARE FEET LOCATED AT 299 CRANDON BOULEVARD; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR RECORDING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 30-73 of the Village of Key Biscayne (“Village”) Code of Ordinances (“Code”), Miami-Dade County (“Applicant”) submitted a Planning and Zoning Application (“Application”) seeking approval of a site plan for development of a new two-story library consisting of 19,353 square feet on property located at 299 Crandon Boulevard; and

WHEREAS, on October 11, 2022, the Village Council conducted a duly-noticed public hearing and considered the Application in its entirety, as well as all testimony and other evidence presented and otherwise made part of the record.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA AS FOLLOWS:

Section 1. Recitals. Each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Findings. The Village Council, based upon the competent substantial evidence presented, finds that the Application is consistent with the Village’s Master Plan and that the Applicant has met all of the applicable requirements within the Village’s Zoning Code, and in particular Section 30-73 of the Village Code.

Section 3. Site Plan Approved. The following plans prepared by Ferguson Glasgow Schuster Soto, Inc., dated August 15, 2022, reduced copies of which are attached hereto as Exhibit “A,” are hereby approved subject to the conditions in Section 4 below.

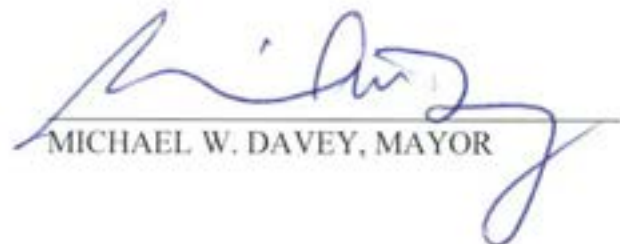
Section 4. Conditions. The approval granted by this Resolution is subject to compliance with the following conditions:

- A. Non-material modifications of the site plan as provided in Section 3, which do not increase the intensity of the development, and are substantially in accordance with the site plan submitted, may be administratively approved by the Building, Zoning, and Planning Director. All other changes shall be approved by the Village Council after a public hearing.
- B. Additional rendered elevations, renderings, and details regarding building materials shall be incorporated as part of the record set of drawings.
- C. This site plan approval is dependent on the Village Council granting a variance of required parking spaces provided and the regulatory variance granting a reduction in parking space setbacks and their associated conditions.
- D. Signage shall meet the requirements of the Village sign code and be submitted as part of a separate permit.
- E. All levels of service requirements must be met prior to the issuance of a certificate of occupancy.

Section 5. Recording. This Resolution shall be recorded, prior to the issuance of a building permit, by the Applicant at its expense in the public records of Miami-Dade County, Florida. A copy of the proof of recordation shall be submitted to the Village Clerk prior to the issuance of any building permits.

Section 6. Effective Date. This Resolution shall be effective immediately upon adoption.

PASSED and ADOPTED this 11th day of October, 2022.


MICHAEL W. DAVEY, MAYOR

ATTEST AND RENDERED THIS 21ST DAY OF October 2022

Joelyn B. Koch

JOCELYN B. KOCH
VILLAGE CLERK



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Ala Fri

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
VILLAGE ATTORNEY

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION – Exhibit A

A portion of Tract 4 "MATHESON ESTATE", according to the plat thereof, as recorded in Plat Book 46, at Page 86, of the Public Records of Dade County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Tract 4, said Point of Beginning being on a circular curve concave Southeasterly and bears South 86 degrees 25 minutes 55 seconds West from the radius point of said curve; thence Northeasterly along said circular curve to the right having a radius of 2115.00 feet and a central angle of 13 degrees 35 minutes 21 seconds for an arc distance of 501.63 feet; (the last-mentioned course being coincident with the westerly line of said Tract 4); thence South 79 degrees 58 minutes 44 seconds East, radial to the last described curve, for 105.00 feet; thence South 12 degrees 11 minutes 4 seconds West for 135.34 feet; thence South for 349.09 feet; thence West along the South line of said Tract 4, for 103.00 feet to the Point of Beginning.