

# STAFF REPORT

DATE: September 23, 2022

RE: 918 Fort Street-AKA 3.2 acres  
(project application #TP2022-0019)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

On September 13, 2022, an application was submitted for Conceptual Landscape Plan approval for a major development plan to construct an affordable housing complex. The proposed plan would require the removal of 2-Gumbo Limbo trees (#1 & #2), 5-Sabal Palms (#4, #5, #6, #7, & #22), 1-Coconut Palm (#3), and the transplantation of 9-Clusia trees (#12, #13, #14, #15, #16, #17, #18, #19, & #20) that are currently growing in the Truman Waterfont Park parking lot area to other areas in the park.

The project consists of a large, existing vacant lot that was recently used as a sports field, and a vacant parcel used as a temporary debris storage area by the City Community Services Department.

A site inspection was done and documented the following:

Tree Species: Gumbo Limbo (*Bursera simaruba*)



Photo showing location of trees, view 1.



Tree #1



Photo of  
whole tree,  
view 1.



Photo of base  
of tree, view 1.





Photo of tree canopy, view 1.



Photo of base of tree, view 2.





Photo of tree canopy, view 2.



Photo of tree canopy, view 3.





Photo of tree canopy,  
view 4.



Photo of tree trunk.



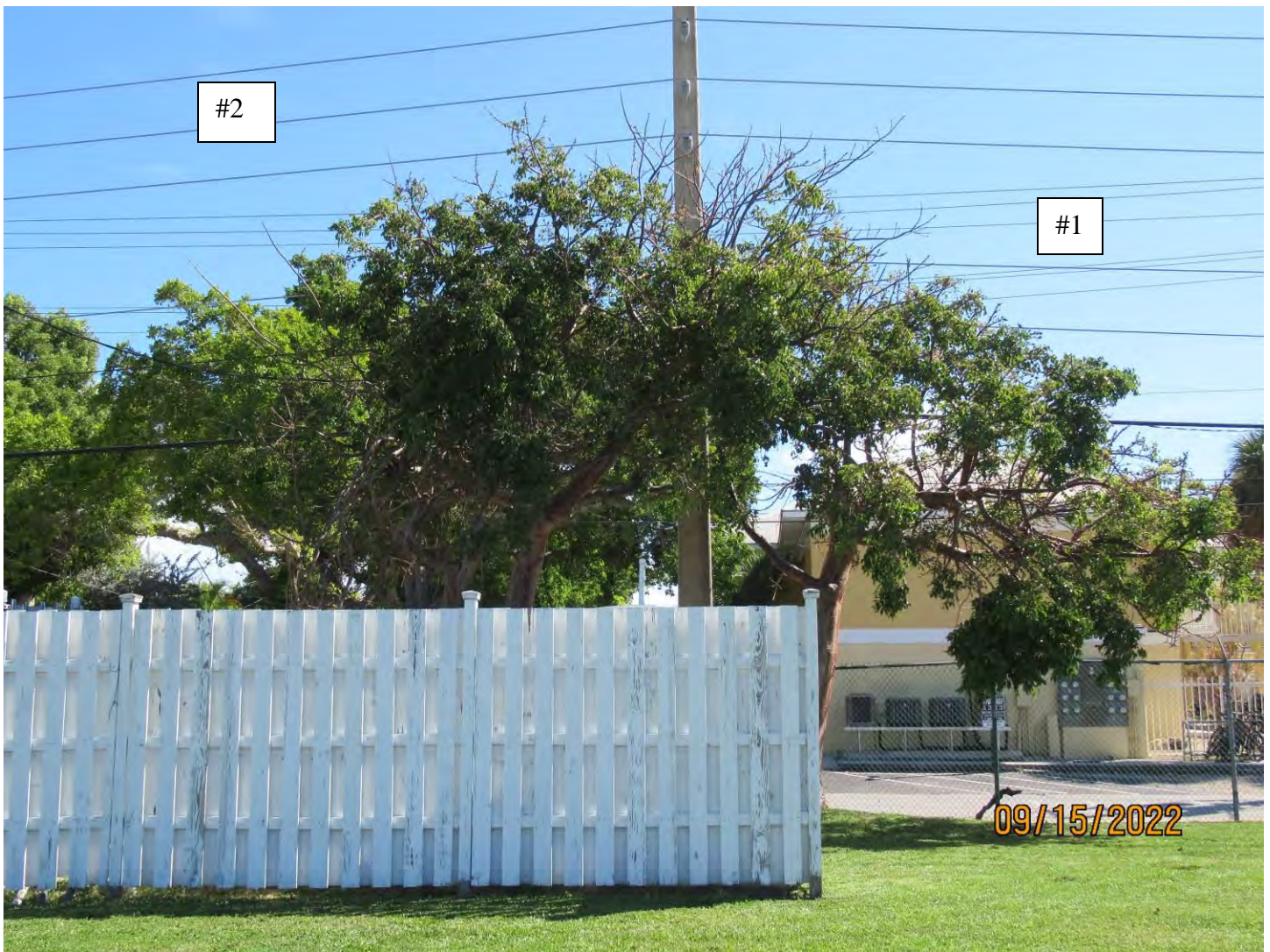


Photo of tree canopies and location, view 2.

Diameter: 14"

Location: 60% (growing under utility lines and close to utility pole, close to sidewalk, very visible tree)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair, poor canopy structure)

Total Average Value = 70%

Value x Diameter = 9.8 replacement caliper inches





Two photos showing location of trees, view 3 & 4.







Photo showing whole tree, view 1.





Photo of whole tree, view 2.





Two photos  
of tree  
canopy,  
views 1 &  
2.







Photo of tree trunks, view 1.





Close up photo of tree trunks. Note the presence of included bark.





Photo of tree trunks, view 2.





Two photos of  
tree canopy,  
views 3 & 4.







Photo of tree canopy, view 5.

Tree #2

Diameter: 15.2"

Location: 70% (canopy close to utility lines)

Species: 100% (on protected tree list)

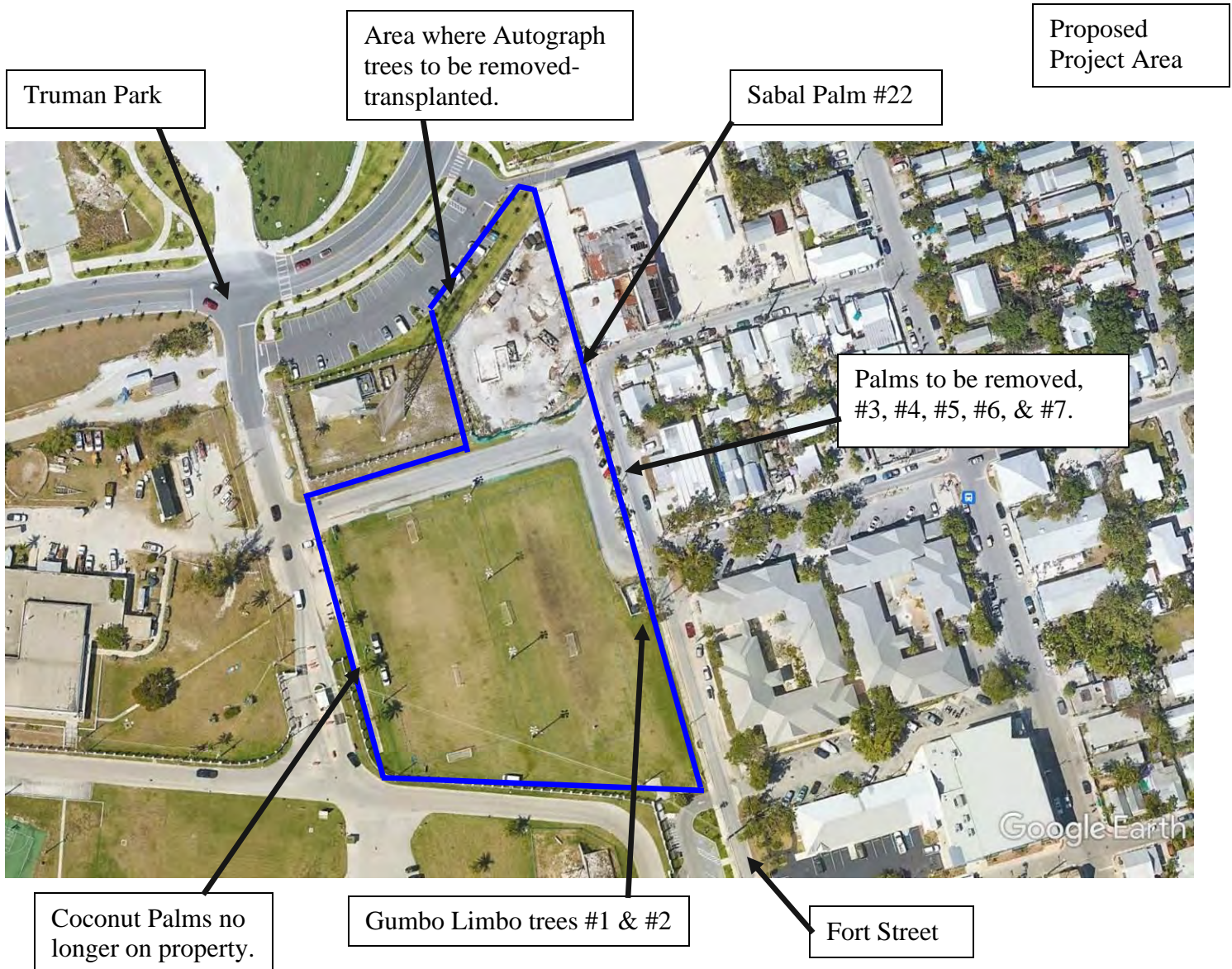
Condition: 40% (poor canopy structure, two trunks with included bark.)

Total Average Value = 70%

Value x Diameter = 10.6 replacement caliper inches

Total required replacement if both Gumbo limbo trees removed:  
20.2 caliper inches.





Palms to be removed, #3, #4, #5, #6, & #7.





Sabal Palms  
#6 & #7



Sabal Palm #22



Attached to this report are draft comments regarding the landscape plan that was submitted with eh application and reviewed on September 22, 2022, at the Development Review Committee meeting (DRC). Based on comments from staff and in particular the Navy representative, some redesign of the property will be occurring. An updated landscape plan is expected to be submitted.

Urban Forestry Manager DRC Comments:

1. The relocation of the Autograph trees in the Truman Park parking area for access to proposed development area #1 will need to be coordinated with the Navy and staff. Actual replanting locations are unknown at this time. This work will also require an administrative modification to the Truman Park MDP.
2. At least three of the Sabal Palms are eligible for transplanting.
3. What is the required Navy buffer from their property line? Based on development requirements with Truman Park, landscaping might not be allowed in certain areas.
4. Landscape plan lacks diversity-too many Pigeon plums. Sidewalk and street areas need more canopy type tree species.
5. Proposed size of canopy trees in plans is smaller than the ornamental tree sizes. Typical planting of canopy trees in this area should be 65-gallon or a fat 45-gallon sized pot.
6. Required mitigation does seem to be included in the landscape plan and the proposed draft plan does include over 70% native vegetation.



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Sheet  
L1  
Title Sheet

**Landscape Plan**

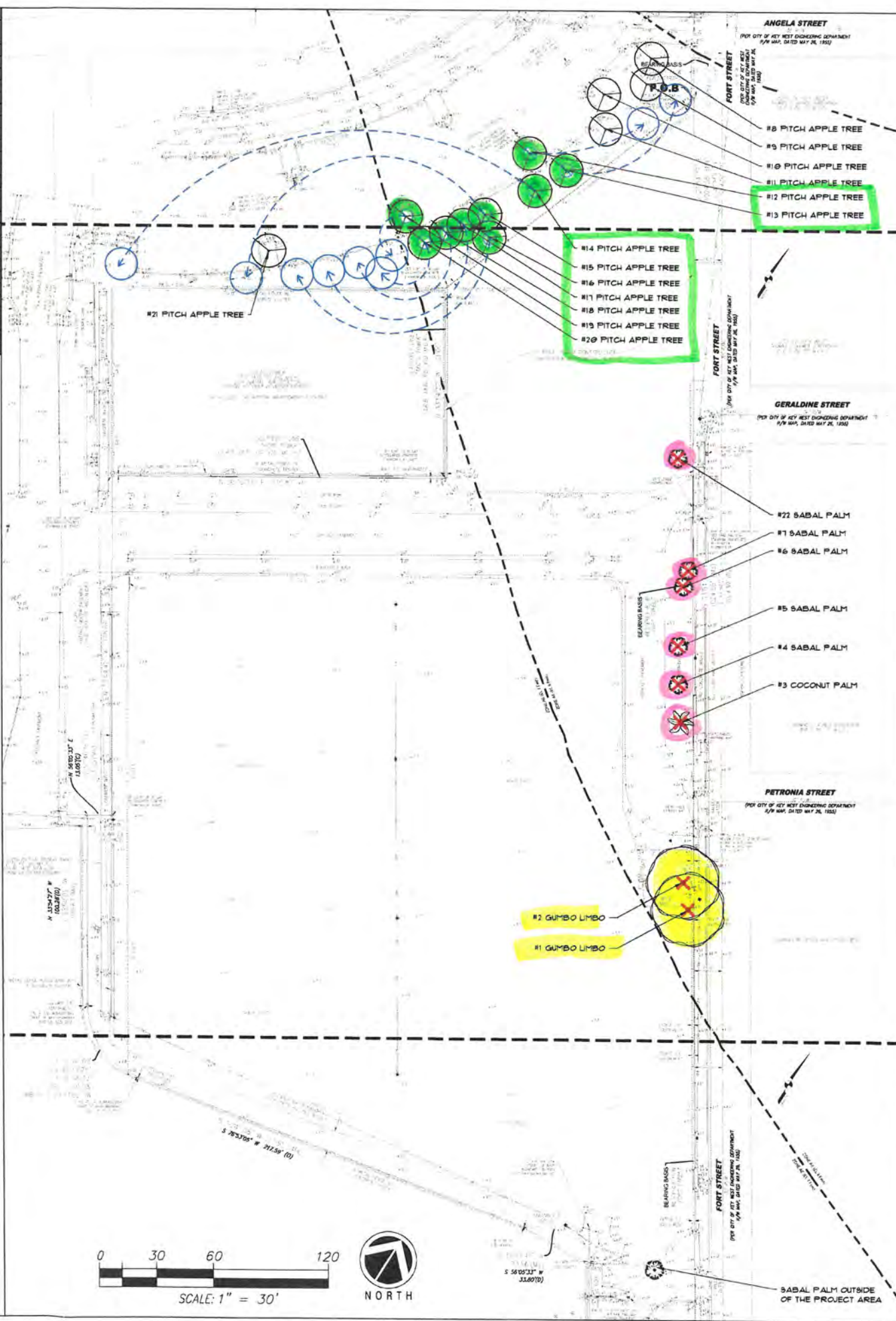
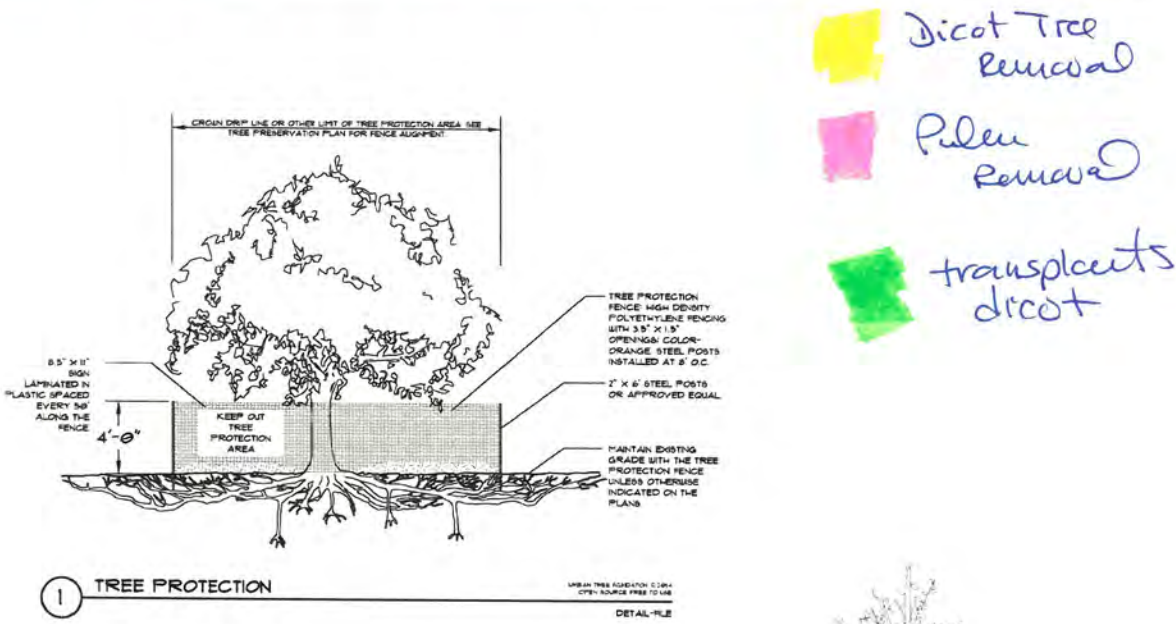
**LOFTS AT BAHAMA VILLAGE**

Fort Street, Key West, FL 33040

Please note:  
This landscape plan is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include: property surveys, aerial imagery, site observations, photographs and site plans. At times, these supporting documents are inaccurate or approximate at best and onsite adjustment to the design during collaboration are necessary. It is the contractor's responsibility to verify all the results and quantities prior to commencing work.

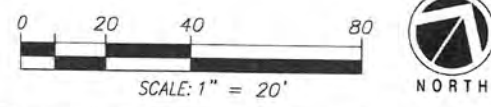


BAHAMA VILLAGE VEGETATION TABLE								
TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	ACTION	MITIGATION REQUIRED	REGULATED WORK	REPLACEMENT TREE	NOTES
1	GUMBO LIMBO	BURSERA SIMARUBA	14"	REMOVE	YES	YES	(4) 4" GUMBO LIMBO	
2	GUMBO LIMBO	BURSERA SIMARUBA	16"	REMOVE	YES	YES	(4) 4" GUMBO LIMBO	
3	COCONUT PALM	COCOS NUCIFERA	24"	REMOVE	YES	YES	BUCCANEER PALM 6' OVERALL HEIGHT	
4	SABAL PALM	SABAL PALMETTO	36"	REMOVE	YES	YES	BUCCANEER PALM 6' OVERALL HEIGHT	
5	SABAL PALM	SABAL PALMETTO	36"	REMOVE	YES	YES	BUCCANEER PALM 6' OVERALL HEIGHT	
6	SABAL PALM	SABAL PALMETTO	20"	REMOVE	YES	YES	BUCCANEER PALM 6' OVERALL HEIGHT	
7	SABAL PALM	SABAL PALMETTO	18"	REMOVE	YES	YES	BUCCANEER PALM 6' OVERALL HEIGHT	
8	AUTOGRAPH TREE	CLUSIA ROSEA	5"	REMAIN	NO	YES		
9	AUTOGRAPH TREE	CLUSIA ROSEA	5"	REMAIN	NO	YES		
10	AUTOGRAPH TREE	CLUSIA ROSEA	5"	REMAIN	NO	YES		
11	AUTOGRAPH TREE	CLUSIA ROSEA	5"	REMAIN	NO	YES		
12	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		
13	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		
14	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		
15	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		
16	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		
17	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		
18	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		
19	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		
20	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		
21	AUTOGRAPH TREE	CLUSIA ROSEA	5"	REMAIN	NO	YES		
22	SABAL PALM	SABAL PALMETTO	22"	REMOVE	YES	YES	BUCCANEER PALM 6' OVERALL HEIGHT	

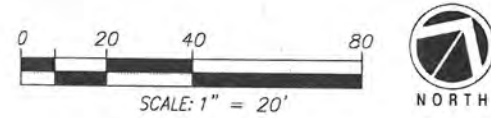




use other tree species  
variety?

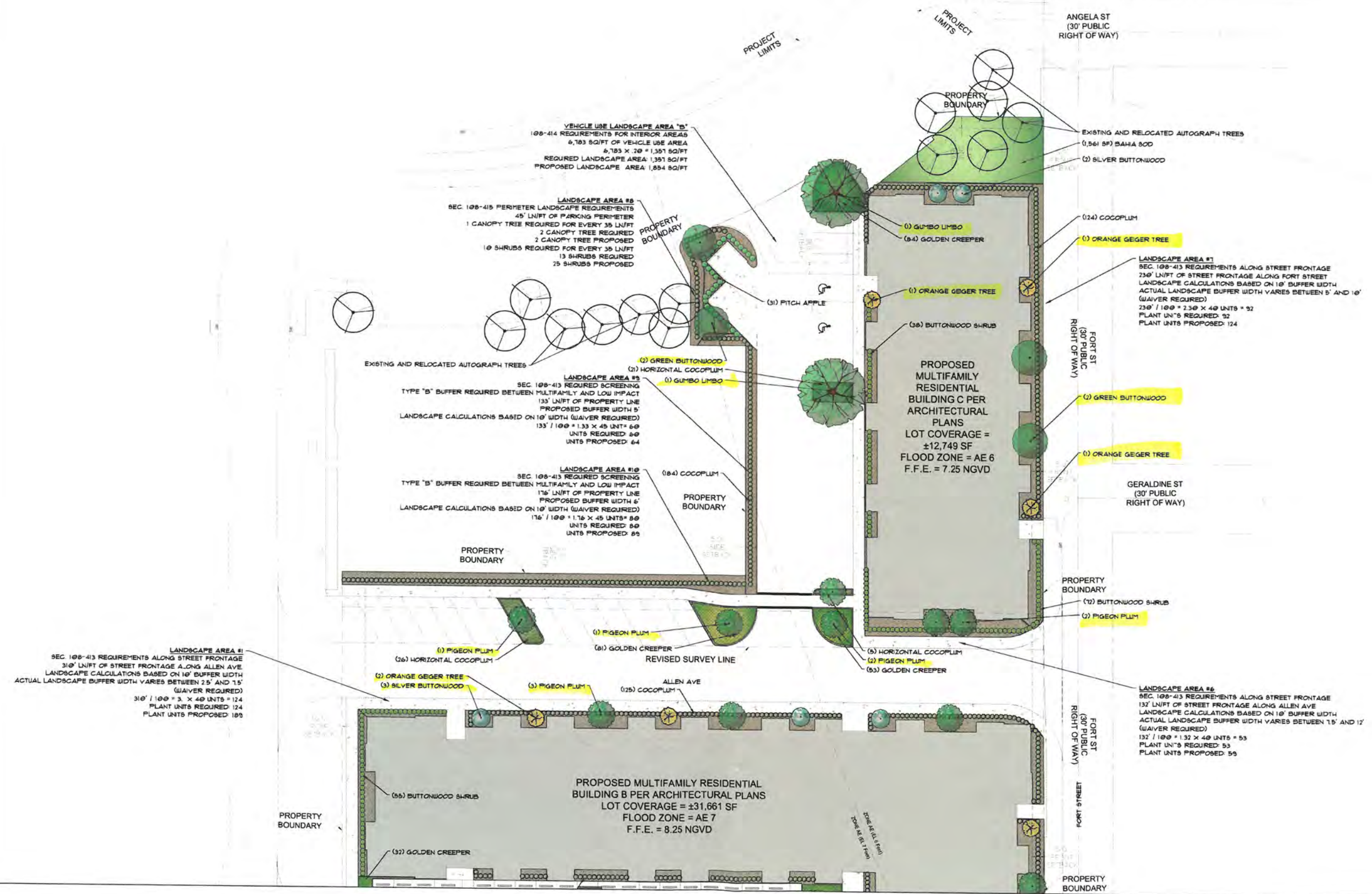






# Landscape Plan LOFTS AT BAHAMA VILLAGE

Fort Street, Key West, FL 33040






















Canopy trees  
planted smaller  
then ornamental  
trees.

SITE INFORMATION			
PROJECT AREA: 131,582 SQ/FT			
	REGULATION	REQUIRED	PROPOSED
LANDSCAPE AREA	70% MIN	71,531 SQ/FT (54%)	73,131 SQ/FT (56.3%)

A WAIVER IS REQUIRED FOR THE PROPOSED LANDSCAPE AREA

### PLANT SCHEDULE OVERALL PROJECT

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	NOTES
	5	BURSERA SIMARUBA	GUMBO LIMBO	25 GAL	3" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
	25	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
	16	CONOCARPUS ERECTUS GREEN	GREEN BUTTONWOOD	25 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	NOTES
	8	BURSERA SIMARUBA	GUMBO LIMBO (M)	45 GAL	4" CAL	14' OA HT., 6' CT	NATIVE	10 PLANT UNITS
	6	PSEUDOPHOENIX SARGENTII NATIVE	BUCCANEER PALM (M)	25 GAL		6' OA HT.		
ORNAMENTAL TREE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	NOTES
	1	CANELLA WINTERANA	CINNAMON BARK	65 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	3 PLANT UNITS
	7	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	3 PLANT UNITS
	10	CORDIA SEBESTENA	ORANGE GEIGER TREE	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	3 PLANT CREDITS
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	NOTES
	665	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
	50	CLUSIA ROSEA	PITCH APPLE	1 GAL	36" O.C.	36" HT., FULL		
	516	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB	3 GAL	24" OC	18" HT. FULL	NATIVE	1 PLANT UNIT
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	NOTES
	249	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL	36" O.C.	8"x12"	NATIVE	
	1,034	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL	24" O.C.	4"x8"	NATIVE	
	69	SPARTINA BAKERI	SAND CORD GRASS	1 GAL	4" O.C.	20" HT., FULL	NATIVE	
OTHER	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	NOTES
	10,543 SF	HARDWOOD, NON-CYPRESS MULCH AT NON REQUIRED PLANTINGS	MULCH	S.F.	AS NEEDED	4" LAYER		
	11,033 SF	HARDWOOD, NON-CYPRESS (VEHICLE USE AREA) MULCH AT NON REQUIRED PLANTINGS	MULCH (VUA)	S.F.	AS NEEDED	4" LAYER		
	1,561 SF	PASPALUM NOTATUM 'ARGENTINE' WEED FREE, TIGHTLY FITTED, STAGGERED JOINTS	BAHIA SOD	SOD			DROUGHT TOLERANT	

+70%  
native



GUMBO LIMBO



PIGEON PLUM



GREEN BUTTONWOOD TREE



CINNAMON BARK



SILVER BUTTONWOOD



BUCCANEER PALM



ORANGE GEIGER



RED TIP COCOPLUM



PITCH APPLE CLUSIA



GREEN BUTTONWOOD



HORIZONTAL COCOPLUM



GOLDEN CREEPER



SAND CORDGRASS