

# STAFF REPORT

DATE: March 19, 2014

**RE: 918 Fort Street (Fort St Parking Lot) (permit application #6812)**

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

An application was received for the removal of **(1) Gumbo Limbo tree**. A site inspection was done on March 17, 2014 and documented the following:

Tree Species: Gumbo Limbo (*Bursera simaruba*)



Diameter: 16.5"

Location: 40% (under utility lines, will impact sidewalk soon, root system already 12 ft wide)

Species: 100% (on protected tree list)

Condition: 50% (fair to poor-codominat trunks with included bark, old damage from white fly)

Total Average Value = 63 %

Value x Diameter = **10 replacement caliper inches**



**Recommendations: Recommend approval of the removal of (1) Gumbo Limbo tree located at 918 Fort Street (Fort Street Parking lot), to be replaced with 10 caliper inches of FL#1 native dicot trees onsite.**

# Application





6812

**Tree Permit Application**Date: 3/17/2014

Please Clearly Print All Information unless indicated otherwise

Tree Address 918 Fort Street Fort Street  
 Cross/Corner Street Fort Street near Olivia Street Parking Lot  
 List Tree Name(s) and Quantity (1) Gumbo Limbo  
 Species Type(s) check all that apply ☐ Palm ☐ Flowering ☐ Fruit ☐ Shade ☐ Unsure  
 Reason(s) for Application:

☒ REMOVE ☐ Tree Health ☐ Safety ☒ Other/Explain below  
☒ TRANSPLANT ☐ New Location ☐ Same Property ☐ Other/Explain below  
☐ HEAVY MAINTENANCE ☐ Branch Removal ☐ Crown Cleaning/Thinning ☐ Crown Reduction

Additional Information and Explanation CONFLICT WITH NEW SIDEWALK SECTION

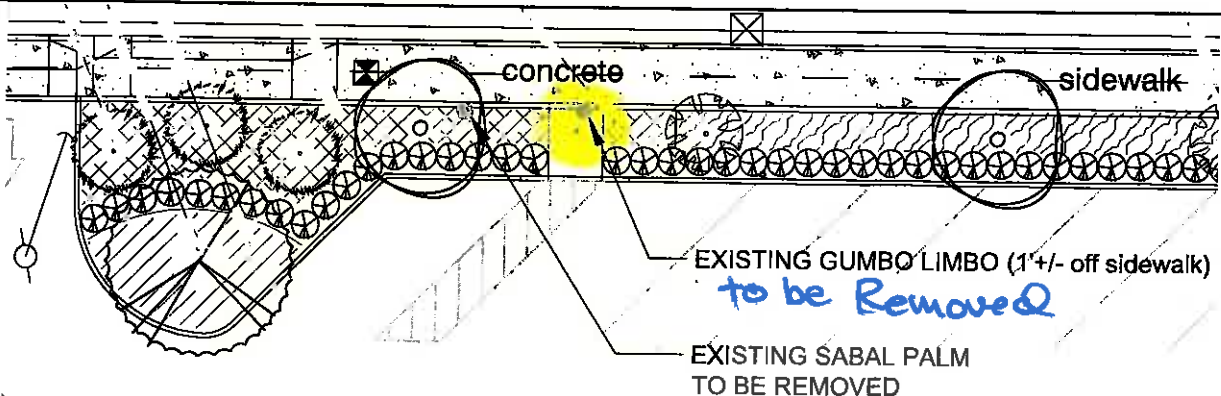
Property Owner Name CITY OF KEY WEST FLORIDA  
 Property Owner eMail Address esignaffo@keywestcity.com  
 Property Owner Mailing Address PO BOX 1409  
 Property Owner Mailing City KEY WEST State FL Zip 33041  
 Property Owner Phone Number (305) 809-3966  
 Property Owner Signature ESD

Representative Name Elizabeth Egnaffo  
 Representative eMail Address Engineering Dept  
 Representative Mailing Address \_\_\_\_\_  
 Representative Mailing City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Representative Phone Number (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

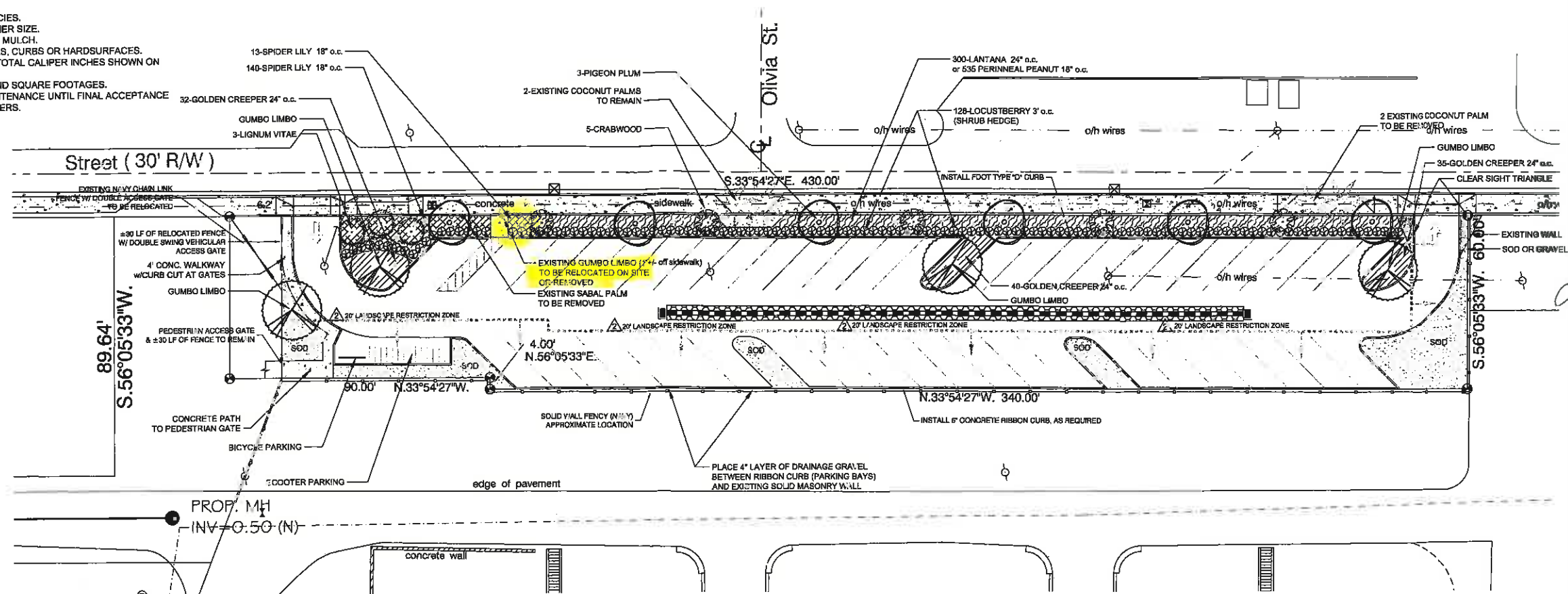
Tree Representation Authorization form attached ☐

<<<<< Sketch location of tree in this area including cross/corner Street >>>>>



If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

**GENERAL LANDSCAPE NOTES:**  
 70% OF ALL PLANT GROUPS ARE TO BE NATIVE SPECIES.  
 PLANT SIZE TO TAKE PRECEDENCE OVER CONTAINER SIZE.  
 ALL PLANTING AREAS TO RECEIVE 3" MIN. LAYER OF MULCH.  
 ALL SHADE TREES TO BE 4" MIN. FROM ALL SIDEWALKS, CURBS OR HARDSURFACES.  
 CONTRACTOR RESPONSIBLE TO PROVIDE ON SITE TOTAL CALIPER INCHES SHOWN ON PLANTING SCHEDULE.  
 CONTRACTOR TO VERIFY ALL PLANT QUANTITIES AND SQUARE FOOTAGES.  
 CONTRACTOR RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE APPROVAL LETTER RELEASES LANDSCAPE TO OWNERS.



**GENERAL INFORMATION (City Owned Project)**

DISTRICT: HPS-1  
 GROSS ACRES: 24.434 S.F. or .56 ACRES (project area)  
 MAXIMUM BUILDING COVERAGE: 30% or 7,350 s.f.  
 BUILDING COVERAGE PROVIDED: 0% or 0 s.f.  
 PARKING PROVIDED: 46  
 SCOOTER PARKING PROVIDED: 14  
 MAXIMUM IMPERVIOUS AREA: 50%  
 PROPOSED IMPERVIOUS AREA: not applicable  
 REQUIRED OPEN SPACE: not applicable  
 OPEN SPACE PROVIDED: not applicable

**SETBACKS REQ.**  
 FRONT: 20' (Fort St.)  
 REAR: 20' or 15' on alley  
 SIDE/ARD: 5' or 10% of lot width  
 STREET SIDE: 10'

**SETBACKS PROVIDED**  
 FRONT: 8' (ROW to Parking Area)  
 REAR: n/a  
 SIDEYARD: 3' + plus  
 STREET SIDE: n/a

**LANDSCAPE DATA/CALCULATIONS**

**MINIMUM LANDSCAPE AREA (Building Site Area)**  
 MINIMUM REQUIRED 20% OF BLDG. SITE AREA: 0 s.f. or 0 acres  
 LANDSCAPE AREA PROVIDED: n/a

**MINIMUM LANDSCAPE AREA (Parking Area)**  
 MINIMUM REQUIRED 10% OF TOTAL PARKING AREA: 2,442 s.f. or .056 acres  
 LANDSCAPE AREA PROVIDED: 5,838 s.f.

**STREET FRONTAGE REQUIREMENT**

NOTE: .56 ACRES REQUIRES 20 L.F. WIDE STRIP WHICH CANNOT BE MET DUE TO PARKING AREA.  
 REQUIRED MATERIAL FOR 20' WIDE STRIP TO BE MET IN SPACE AND QUANTITIES DEFINED BELOW. 1,700 s.f.

FORT STREET FRONTAGE: 8' STRIP PROVIDED (80 Plant Units per 100')

412 L.F. = 412 PLANT UNITS REQUIRED  
 312 Shrubs = 312 p.u. 581 Shrubs Provided  
 8 Trees = 40 p.u. 8 Trees Provided  
 6 Shade Trees = 60 p.u. 6 Shade Trees Provided  
 Total = 412 p.u. 681 p.u. provided

**INTERIOR PARKING REQUIREMENT**

TOTAL PARKING AREA: 16,200 s.f.  
 20% VUA INTERIOR L.S. AREA: 3,240 s.f.  
 AREA PROVIDED: 5,838 s.f. (Total L.S. Area)

(1) TREE PER 100 s.f. OF REQ. 20% = 32 TREES  
 TREES PROVIDED: = 32 TREES (Total)

**PERIMETER PARKING REQUIREMENT**

REQUIRED PERIMETER WIDTH = 5' CANNOT BE MET.  
 WIDTH PROVIDED = 3' (North & South) and 1' (West (SEE PLAN))  
 SOUTH AND WEST PERIMETERS ARE BORDERED BY MASONRY WALL  
 (There is no Landscape Space between the West Parking Spaces and the West Masonry Wall)  
 REQUIRED 1 TREE & 10 SHRUBS PER 35 L.F.  
 120 L.F. (side perimeter only) / 35 L.F. = 3 TREES & 34 SHRUBS  
 TREES PROVIDED = 6  
 SHRUBS PROVIDED = 131

**NON-VEHICULAR USE AREA (NOS)**

0% OF BUILDING SITE IS NON-VEHICULAR OPEN SPACE (NOS)  
 (City station is not applicable to this project)

**PLANT SCHEDULE**

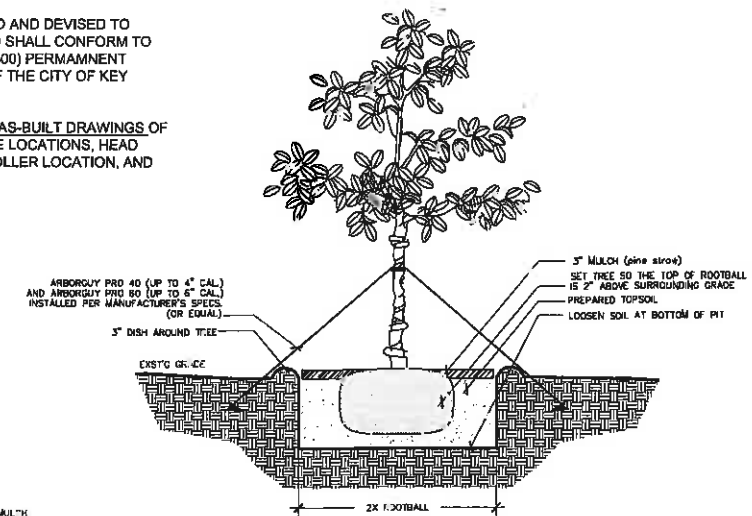
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
<b>TREES</b>					
<b>CANOPY</b>					
4	PIGEON PLUM	Coccoloba diversifolia	3" cal., 12-14' o.h.	FL #1	NATIVE
1	GUMBO LIMBO	Bursera simaruba	4" cal., 14-16' o.h.	FL #1	NATIVE
1	GREEN BUTTWOOD	Conocarpus erectus	4" cal., 12-14' o.h.	FL #1	NATIVE
<b>UNDERSTORY</b>					
1	SILVER BUTTWOOD	Silver buttwood	2" cal., 10-12' o.h.	FL #1	NATIVE
1	LIGNUM VITAE	Guaiacum sanctum	1.5" cal., 6-8' o.h.	FL #1	NATIVE
5	CRABWOOD	Gymnanthes lucida	1" cal., 5-7' o.h.	FL #1	NATIVE
<b>SHRUBS</b>					
1	SPANISH STOPPER	Eugenia foetida	7 gal., 36-40" hgt./sprd.	FL #1	NATIVE
128	LOCUSTBERRY	Byrsoneira lucida	3 gal., 24-36" hgt./sprd.	FL #1	NATIVE
300	LANTANA	Lantana camara	1 gal., 15-18" hgt./sprd.	FL #1	NATIVE
<b>GROUND COVER</b>					
107	GOLDEN CREEPER	Emodea littoralis	1 gal., full	FL #1	NATIVE
153	SPIDER LILY	Hymenocallis littoralis	1 gal., full	FL #1	NATIVE
	ARGENTINE BAHIA				

**IRRIGATION NOTES**

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS.

SAID SYSTEM SHALL BE DESIGN / BUILD AND DEvised TO MAXIMIZE WATER CONSERVATION AND SHALL CONFORM TO SUBDIVISION II: SECTION 74 - (295 TO 300) PERMANENT WATER CONSERVATION MEASURES OF THE CITY OF KEY WEST CODE.

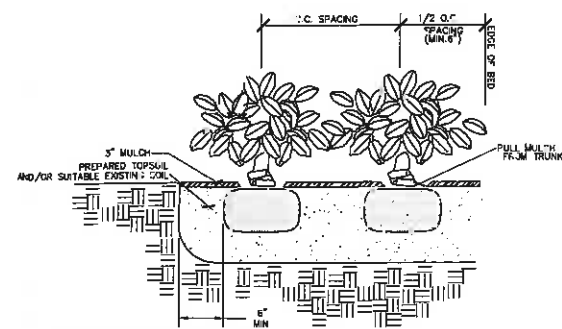
CONTRACTOR TO PROVIDE CITY WITH AS-BUILT DRAWINGS OF INSTALLED SYSTEM INCLUDING: VALVE LOCATIONS, HEAD LOCATIONS, PIPE LOCATIONS, CONTROLLER LOCATION, AND BFP LOCATION, ETC...



**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 WATER AT THE BASE OF THE PLANT.

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISH 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.



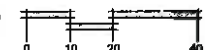
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**SODDING DETAIL**

ALL AREAS TO BE SODDED TO RECEIVE 2" TOP LAYER OF SILICA SAND/PLANTING SOIL AS INDICATED.

**PLANTING PLAN**



## MEMORANDUM

DATE: March 19, 2014

RE: Fort Street Parking Lot, Tree Removal Permit and Landscaping

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

Regarding the construction of the Fort Street Parking lot, the following are the existing trees on site:

1. Gumbo limbo: the tree is located next to the existing sidewalk. The dripline/canopy and root system of this tree is already 12 ft wide. Soon the roots will begin negatively impacting the sidewalk. Due to the structure and fair to poor condition of the tree, it is recommended that the **tree be removed and replacements be planted on-site.**
2. Sabal Palm: the tree is located next to the sidewalk and near the gumbo limbo tree. The tree is healthy and could be transplanted. If the tree is to be transplanted, the sidewalk will have to be cut/damaged in order to get a proper root ball. It is recommended that the **tree be transplanted on-site.**
3. Coconut Palms
  - A. There are two coconut palms at the end of Olivia Street. These palms are slated to **remain on site.** The palms are tall and their heads are currently just over the cable/phone lines. There is an existing sidewalk bulb-out around these palms.
  - B. There are two coconut palms located at the southern end of the project site. There is no sidewalk around these palms. These palms are slated to be removed. The palms are tall and one of the trunks is currently resting on the phone/cable line. It is recommended that they be **removed and replacements be planted on-site.**
4. **Landscape Plan:** The landscaping to be placed on-site must include the replacements required for the Tree Commission permits (two native palms and 10 caliper inches of FL#1 dicot trees). Reviewing the landscape plan, it appears that 10 caliper inches of native trees has been included but the plan is missing palm trees. Trees on the existing landscape plan recommended for planting include 6-pigeon plum, 3-lignum vitae, and 5-crabwood. Due to security issues, no shrubs will be planted. Groundcover to be planted includes golden creeper and spider lily.

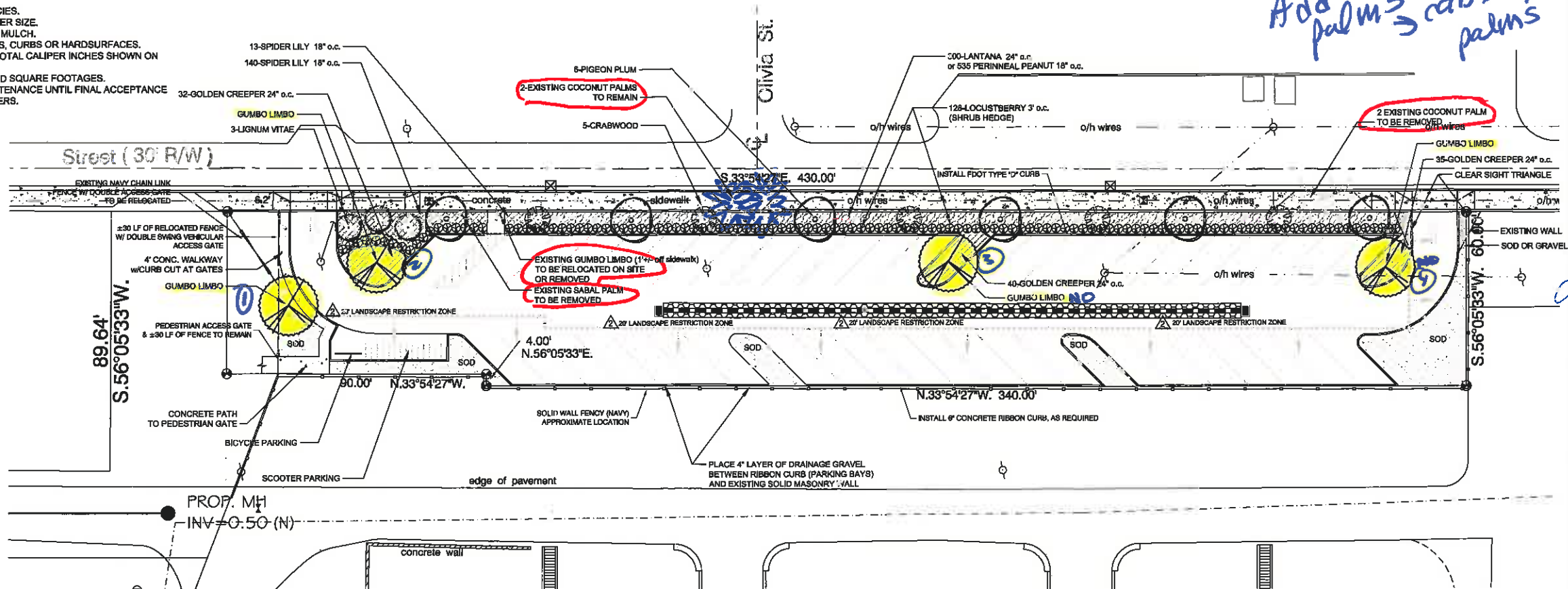
Also, it is recommended that the Gumbo Limbo trees (locations 1-4 on plan) be removed from the landscape plan as they are a canopy tree with large root areas that are not suitable for small street type planters. Therefore, it is recommended that planter locations for gumbo limbos 2-4 be replaced with 3-Sabal palms (to be transplanted from United St/Glynn Archer City Hall) and the existing sabal palm on-site be transplanted to Gumbo limbo location #1.



Fort St

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*Handwritten:*  
Landscape  
3.19.14



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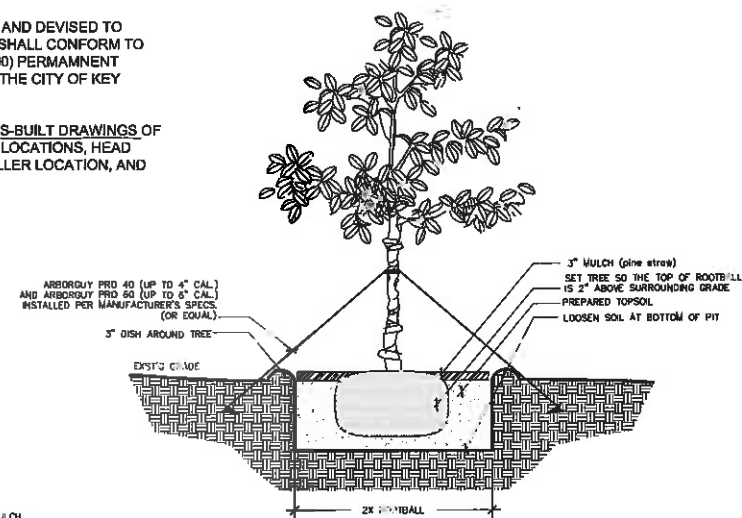
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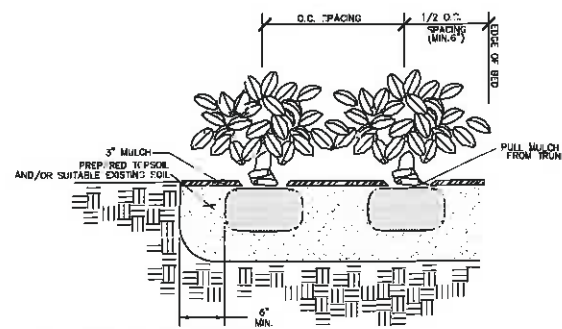
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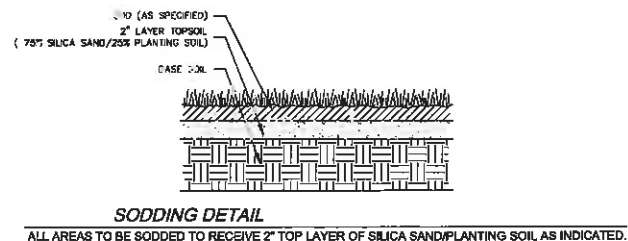
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**SODDING DETAIL**

ALL AREAS TO BE SODDED TO RECEIVE 2" TOP LAYER OF SILICA SAND/PLANTING SOIL AS INDICATED.

**REVISIONS:**  
1 - 7.19.12 Staff Comment  
2 - 2.22.13 Mary Comment



**JOB NUMBER:**  
11007  
**DATE:**  
11.5.11  
**DRAWN BY:**  
LBR  
**CHECKED BY:**  
LAOD B. ROBERTS

**SHEET NUMBER:**  
L-1

