

## MEMORANDUM

DATE: June 27, 2014

RE: 6964 staff report, 1001 James Street

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

An application was received for approval of a Landscape Plan with Tree Removal for the remodeling/rehabbing of the existing Keys Energy building at 1001 James Street. The project must be reviewed for conceptual landscape plan removal prior to being discussed at HARC and the Planning Board. Once HARC and Planning Board approval have been received, the project must come back to the Tree Commission for Final Landscape Plan approval with Tree Removal.

Existing Trees: It appears that approximately 32 replacement inches will be required in the landscape plan for the removal of the trees. Most of the native palms will remain or be relocated on-site. The applicant and the Urban Forestry Manager are discussing the possibility of some of the trees being relocated off sight.

The new landscape plan appears to incorporate 70% native vegetation in the plan. It appears that the landscape plan incorporates the required replacement inches. Waivers will be required for frontage landscape buffers since this is a remodeling/rehabbing of an existing building.

Recommend conceptual approval of the Landscape Plan with Tree Removal with the understanding that the applicant will continue to discuss the possibilities of healthy trees being relocated off site instead of removed.

## 1001 James Street-Keys Energy

### VEGETATION/TREE LIST

Tree #	Common Name	Scientific Name	Size	Condition/	Location/	Species/	OA Value	Replace	Plan	
***The following trees are located in the parking area near the building.										
1	Seven Year Apple	Casasia clusiifolia	3"dbh	60%	80%	100%	80%	2.4"	Remove	TC
1A	Silver Buttonwood	Coconcarpus erectus	3"dbh	40%	80%	100%	73%	2"	Remove	TC
	(poor condition due to damage from topping)									
1B	Simpson Stopper	Myrcianthes fragans	hedge						Remove	NPR
2	Mastic	Mastichondendron foetidissimum	2.8"dbh	70%	80%	100%	83%	2.3"	Remove	TC
2A	Black Torch	Erithalis fruticosa	shrubs						Remove	NPR
3	Keys Thatch Palm	Thrinax morrisii	NA-single						Relocate	SA
3A	Palmetto	Serenoa repens	<10ft tall						Remove	NPR
4	Sabal Palm	Sabal palmetto	NA						Relocate	SA
5	Bahmama Strongbark	Bourreria sp.	2.3"dbh	70%	80%	100%	83%	1.9"	Remove	TC
6	Keys Thatch Palm	Thrinax morrisii	NA-double						Relocate	SA
7	Bay Cedar	Suriana maritime	shrub						Remove	NPR
7A	Borrichia, Bay Cedar, Golden Creeper	hedge	NA						Remove	NPR
8	Blolly	Guapira discolor	2.8"dbh	70%	80%	100%	83%	2.3"	Remove	TC
***The following trees are located in a planter in the parking lot along a fence.										
9	Spanish Stopper	Eugenia foetida	2.5"dbh	50%	60%	100%	70%	1.8"	Remove	TC
10	Silver Buttonwood	Coconcarpus erectus	2.5"dbh	40%	60%	100%	66%	1.6"	Remove	TC
	(poor condition due to damage from topping)									
11	Spanish Stopper	Eugenia foetida	2"dbh	60%	60%	100%	73%	1.4"	Remove	TC
12	Sabal Palm	Sabal palmetto	NA						REMAIN	
13	Spanish Stopper	Eugenia foetida	2"dbh	50%	60%	100%	70%	1.4"	Remove	TC
14	Spanish Stopper	Eugenia foetida	1"dbh	60%	60%	100%	73%	0.7"	Remove	TC
15	Sabal Palm	Sabal palmetto	NA						REMAIN	
16	Crabwood	Ateramnus lucidus	shrub						Remove	NPR

Tree #	Common Name	Scientific Name	Size	Condition/	Location/Species/	OA Value	Replace	Plan		
17	Silver Buttonwood (poor condition due to damage from topping)	Coconcarpus erectus	2.5"dbh	40%	60%	100%	66%	1.6"	Remove	TC
18	Crabwood	Ateramnus lucidus	1"dbh	80%	60%	100%	80%	0.8"	Remove	TC
19	Crabwood	Ateramnus lucidus	1"dbh	80%	60%	100%	80%	0.8"	Remove	TC
20	Crabwood	Ateramnus lucidus	2"dbh	50%	60%	100%	70%	1.4"	Remove	TC
21	Silver Buttonwood (poor condition due to damage from topping)	Coconcarpus erectus	2.5"dbh	40%	60%	100%	66%	1.6"	Remove	TC
22	Spanish Stopper	Eugenia foetida	2"dbh	50%	60%	100%	70%	1.4"	Remove	TC
23	Sabal Palm	Sabal palmetto	NA						REMAIN	
24	Crabwood	Ateramnus lucidus	shrub						Remove	NPR
25	Sabal Palm	Sabal palmetto	NA						REMAIN	
26	Crabwood	Ateramnus lucidus	2"dbh	80%	60%	100%	80%	1.6"	Remove	TC
27	Crabwood	Ateramnus lucidus	2.5"dbh	80%	60%	100%	80%	2"	Remove	TC
28	Simpson Stopper	Myrcianthes fragans	6"dbh	40%	60%	50%	50%	3"	Remove	TC
29	Sabal Palm	Sabal palmetto	NA						REMAIN	
30	Simpson Stopper	Myrcianthes fragans	2.5"dbh						Remove	NPR
31	Sabal Palm	Sabal palmetto	NA						Relocate	SA
32	??		2.5"dbh						Remove	
33	Sabal Palm	Sabal palmetto	NA						??	SA

\*\*\*The following trees are located along James Street

34	Buccaneer Palm	Pseudophoenix sargentii	NA						Relocate	SA
35	Buccaneer Palm	Pseudophoenix sargentii	NA						Relocate	SA
36	Roebellini Palm	Phoenix roebelenii	<10 ft tall						Remove	NPR
37	Royal Palm	Roystonea regia	NA						Remove/Relocate	SA
38	Royal Palm	Roystonea regia	NA						Remove/Relocate	SA

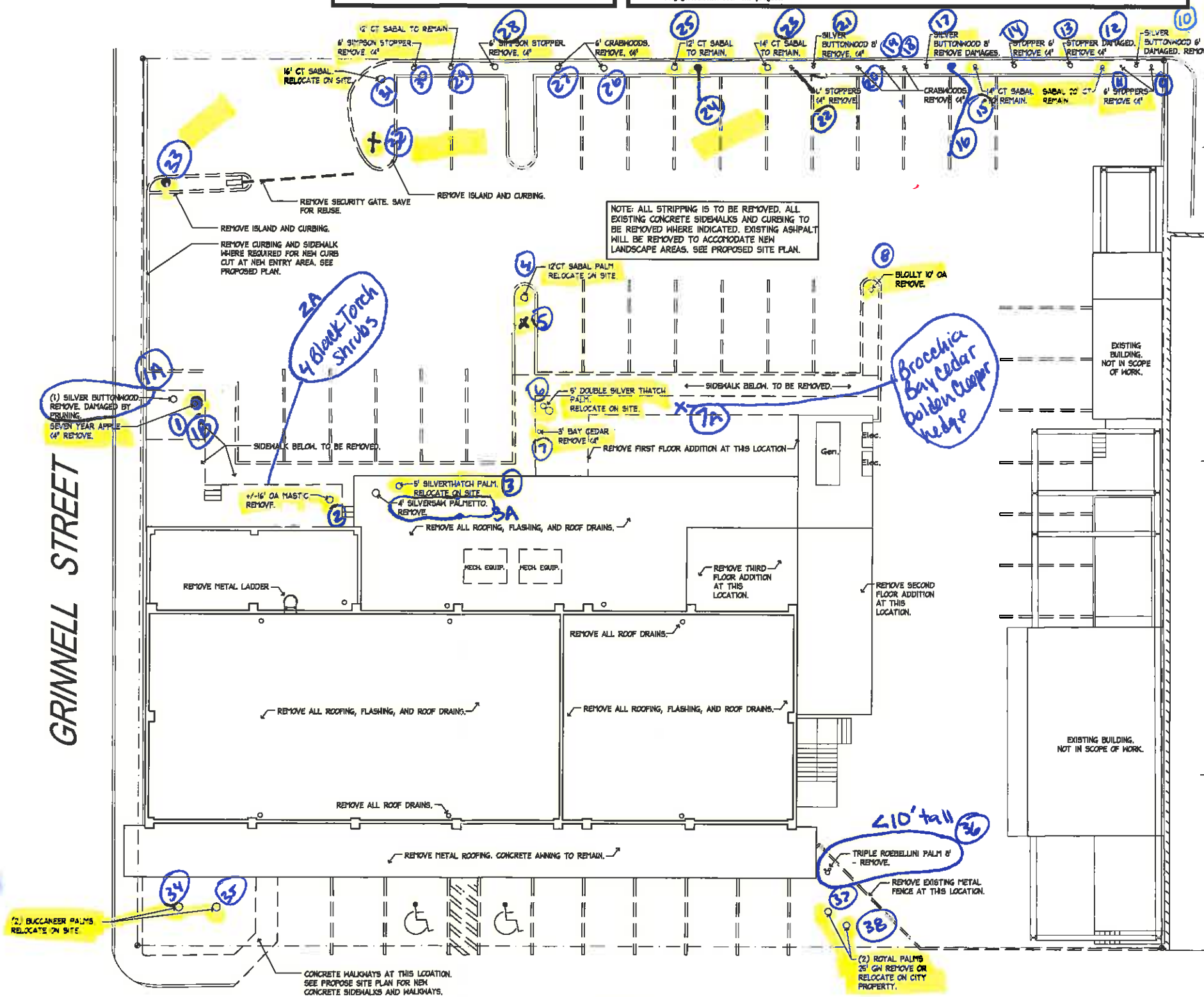
**SA= Staff Approvals**

**TC=Tree Commission Approvals**

**NPR=No Permit required**

DEMOLITION NOTES

1. Remove all miscellaneous fasteners such as nails, screws and clips, as required, to allow patching of existing finishes. Some fasteners will not be able to be removed without extensive damage to historic finishes. Subject to concurrence by the Architect, such fasteners may remain, but must be treated to inhibit rust after cutting back below the wood surface.
2. Prior to submitting for a permit, verify all existing conditions and dimensions on the job site, and also after cutting, but prior to the start of construction.
3. All demolished material, except for artifacts, shall become the property of the contractor, unless specifically noted otherwise, and shall be properly removed from the site. Comply with all applicable laws, codes and regulations of governmental agencies having jurisdiction over the project.
4. All costs of demolition including permit fees, disposal fees, etc. are the responsibility of the Contractor.
5. It is the Contractor's responsibility to be aware of and to comply with all applicable demolition and disposal codes, safety requirements, and environmental protection regulations of any governmental body having jurisdiction over the work.
6. Provide safety barricades as required to protect the safety of the general public and the project.
7. Provide bracing and shoring as required to protect the safety of the general public and workers connected with the project.
8. Demolished material classified as clean fill may be distributed on site when specifically approved by the Architect in advance.



GRINNELL STREET

*JAMES STREET*

1 DEMOLITION SITE PLAN  
A2.1 SCALE: 1/8"=1'-0"

**KEYS ENERGY SERVICES**  
1001 JAMES STREET  
Key West, Florida 33040

410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 298-2727  
Florida License AAC002022

**Bender & Associates**  
**ARCHITECTS**  
p.a.

Project No. 1310

Dates: 5/01/14

## A2.1



# Application



6964

## Tree Permit Application



Date: June 17, 2014

Please Clearly Print All Information unless indicated otherwise.

**Tree Address** 1001 James Street Key West, Fl  
**Cross/Corner Street** Grinnell Street  
**List Tree Name(s) and Quantity** \_\_\_\_\_  
**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  
**Other/Explain** Conceptual Design Approval for 1001 James St.

### Reason for Request

**Property Owner Name** Keys Energy Services (Walter Cashwell)  
**Property Owner eMail Address** walter.cashwell@keysenergy.com  
**Property Owner Mailing Address** P.O. Box 6100  
**Property Owner Mailing City** Key West **State** Fl **Zip** 33040  
**Property Owner Phone Number** (305) 295 - 1181  
**Property Owner Signature** \_\_\_\_\_

**Representative Name** Bender & Associates  
**Representative eMail Address** blbender@bellsouth.net  
**Representative Mailing Address** 410 Angela Street  
**Representative Mailing City** Key West **State** Fl **Zip** 33040  
**Representative Phone Number** (305) 296 - 1347

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 >>>>>

Please identify tree(s) with colored tape

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



6964

## Tree Representation Authorization

Date: June 17, 2014

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

**Please Clearly Print All Information unless indicated otherwise.**

Tree Address 1001 James Street Key West, FL  
Property Owner Name Key Energy Service (Walter Cashwell)  
Property Owner eMail Address Walter.Cashwell@keyenergy.com  
Property Owner Mailing Address PO Box 6100  
Property Owner Mailing City Key West State FL Zip 33040  
Property Owner Phone Number (305) 295-1181  
Property Owner Signature [Signature]  
Representative Name Bender & Associates  
Representative eMail Address blbender@bellsouth.net  
Representative Mailing Address 410 Angela Street  
Representative Mailing City Key West State FL Zip 33040  
Representative Phone Number (305) 290-1341

I Walter Cashwell, hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there is any questions or need access to my property.

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 17th day June, 2014.

By (Print name of Affiant) Walter Cashwell who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

### NOTARY PUBLIC

Sign Name: Daina D. Koutabi

Notary Public - State of Florida (seal)

Print Name: \_\_\_\_\_

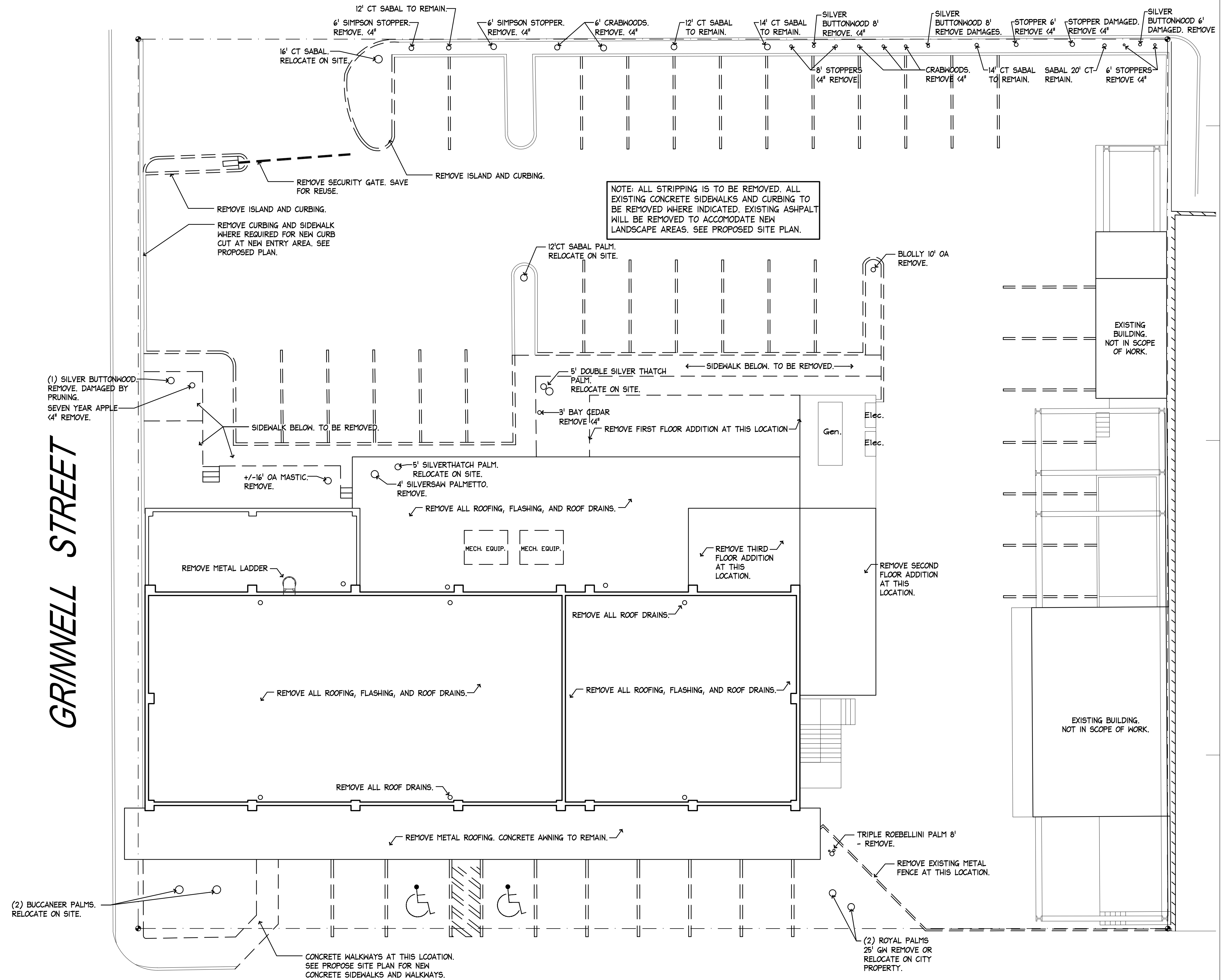
My Commission Expires: \_\_\_\_\_



1. ALL FIXTURES AND FINISHES ARE TO BE REMOVED. ALL INTERIOR PARTITION WALLS, ALL EXTERIOR DOORS, AND ALL EXTERIOR WINDOWS ARE TO BE REMOVED.
2. ALL CONCRETE COLUMNS, CONCRETE EXTERIOR WALLS, CONCRETE FLOOR SLABS, AND OTHER STRUCTURAL FRAMING MEMBERS ARE TO REMAIN.
3. REMOVE ALL ROOFING, FLASHING, AND DRAINS.
4. SEE MEP PLANS FOR MORE DETAILS AND NOTES ON DEMOLITION OF MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.

1. Remove all miscellaneous fasteners such as nails, screws and clips, as required, to allow patching of existing finishes. Some fasteners will not be able to be removed without extensive damage to historic finishes. Subject to concurrence by the Architect, such fasteners may remain, but must be treated to inhibit rust after cutting back below the wood surface.
2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
3. All demolished material, except for artifacts, shall become the property of the contractor, unless specifically noted otherwise, and shall be properly removed from the site. Comply with all applicable laws, codes and regulations of governmental agencies having jurisdiction over the project.

4. All costs of demolition including permit fees, disposal fees, etc., are the responsibility of the Contractor.
5. It is the Contractor's responsibility to be aware of and to conform with all applicable demolition and disposal codes, safety requirements, and all environmental and regulatory requirements of any governmental body having jurisdiction over the work.
6. Provide safety barricades as required to protect the safety of the general public and workers connected with the project.
7. The Contractor shall be responsible for maintaining the safety of the general public and workers connected with the project.
8. Demolished material classified as clean fill may be distributed on site when specifically approved by the Architect in advance.



1 DEMOLITION SITE PLAN  
A2.1 SCALE: 1/8"=1'-0"

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DEMOLITION PLANS

e: 5/01/14

## A2.1

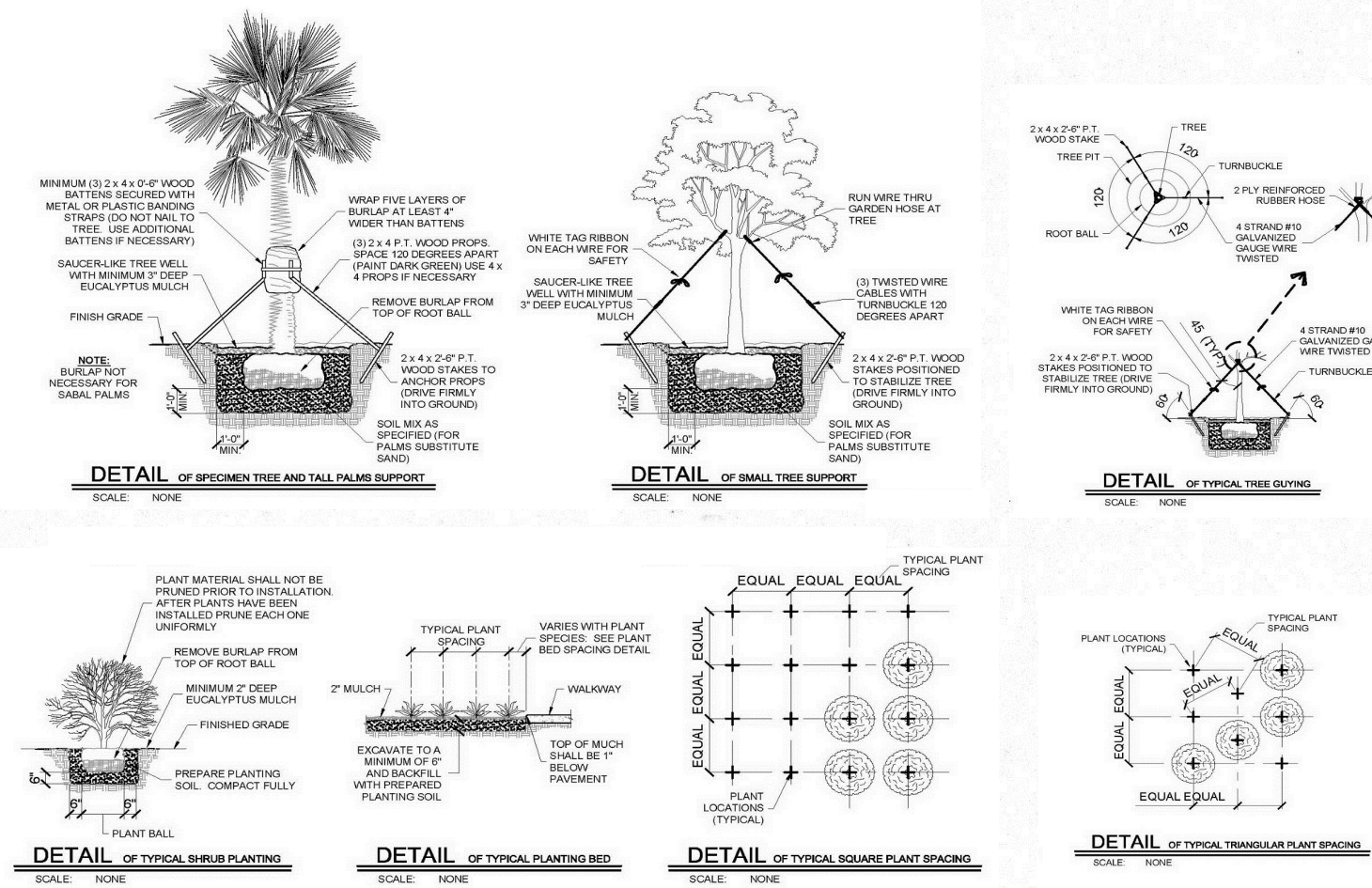


- GENERAL LANDSCAPE NOTES:
- Changes may occur during the normal course of implementation. Verbal change orders will not be honored. Any changes must be submitted to landscape architect in writing as a change order to be reviewed and approved in writing by owner/contractor.
  - All newly planted areas to receive 100% coverage by automatic irrigation system (drip preferred) unless otherwise directed by OWNER. Landscape contractor to coordinate installation of irrigation system with irrigation contractor. Irrigation time clock to be HARD WIRED on completion - responsibility of irrigation contractor. Landscape contractor to hand water or arrange for watering during planting until irrigation system is 100% operable. This is the responsibility of the landscape contractor.
  - Landscape contractor to become familiar with the scope of work as well as the site, digging conditions, and any obstacles prior to bidding.
  - Landscape contractor shall locate and verify all underground utilities prior to digging.
  - All Plant material is to be Florida No. 1 or better. Florida Department of Agriculture Grades and Standards, Parts I & II, 1975, respectively.
  - All trees to be staked in a good workmanlike manner. No nail staking permitted. (Refer to planting details)
  - Landscape plan shall be installed in compliance with all local codes.
  - All tree holes to be back filled around and under root ball with washed beach sand. All shrub beds to be installed with washed beach sand. (See spec)
  - All trees, shrubs and ground covers shall be guaranteed for six months from date of final acceptance. All palms are to be guaranteed for one year.
  - All planting beds shall be weed and grass free.
  - All trees, palms, shrubs and ground cover plants shall be fertilized at installation according to manufacturers' recommendations. Type and amount of fertilizer is up to discretion of Landscape Contractor in order to avoid "burn" on plants that may already contain fertilizer from nursery and ensure proper establishment to maintain contractors warranty.
  - Planting plan shall take precedence over plant list in case of discrepancies.
  - No change shall be made without prior consent of Landscape Architect.
  - All material shall be subject to availability at time of installation. Substitutions may be made after consultation with Landscape Architect.
  - Landscape Contractor to coordinate his work with the General Contractor, Irrigation Contractor, and the Electrical Contractor.
  - All existing plant material to remain shall be protected.
  - All trees to be relocated will get root pruned 30 days min. (or more if required by the species). Upon relocation, thin out 30% of the relocated trees' canopy.
  - After removal or relocation of existing trees and palms, backfill tree pit with washed beach sand, and sod disturbed area, if required.
  - All trees on sod area shall receive a mulch ring 2" in diameter typical.
  - All trees shall have 2" caliper at D.B.H. minimum for a 10' height tree.
  - All 1 gallon material to have 12" spread minimum, all 3 gallon material to have 20-24" spread minimum.
  - Landscape contractor to be County and City licensed where work is to be performed. Liability and Workman's comp insurance is required for each and every employee to be on-site at any time during implementation. Paperwork to this effect to be provided on request within 2 business days.
  - END

IRRIGATION NOTES:

- All Lady Palms (*Rhapis spp.*), Heliconia, and Bamboos to have single bubbler. All Major Palms to have two bubblers on opposing sides of root ball. Bubblers to be hidden from view.
- Irrigation contractor to coordinate location of main lines with Landscape Contractor prior to implementation. Avoid root balls of trees and large plant materials. Refer to landscape drawings.
- All pipe to be PVC schedule 40, 8" minimum cover.
- All heads installed on flexible PVC pipe and fittings.
- Pressurized backflow, rain switch, and multi-programmable controller with battery backup required.
- All crossings under permanent concrete to be sleeved two times the sprinkler pipe size with schedule 40 PVC.
- All valves to have flow control and be installed in green valve boxes with room to work in future.
- All valve boxes to be located away from walkways, garden paths, and groundcovers - keep to back of beds.
- All sprinklers to be commercial grade Toro 570 Series 4" and 12" and installed out of sight.
- Irrigation contractor to measure water available on-site and use no more than 75% of available GPM.
- Water connection to the house, including shut-off valves, shall not be altered by pressurized backflow.
- All wire splices to be in valve boxes and clearly labeled at back of time clock. All wire splices to be installed with water proof connections.
- 2 spare wires to be run to the last valve in each direction.
- Controller to be hard-wired at time of completion and included in irrigation contractors bid.
- System to provide 100% controlled coverage on completion. Additions/modifications from irrigation plan may be necessary.
- Irrigation contractor to be County and City licensed where work is to be performed. Liability and Workman's comp insurance is required for each and every employee to be on-site at any time during implementation. Paperwork to this effect to be provided on request within 2 business days.
- As-built irrigation drawing to be provided prior to final payment.

END



PLANT LIST

Qty.	Botanical Name	Common Name	Specifications
TREES AND PALMS			
1	<i>Bursera simaruba</i>	Gumbo Limbo	12-14' PH
4	<i>Caesalpinia grandiflora</i>	Bridal Veil	10' PH x 4' spread, specimens
18	<i>Calyptranthes zuziyum</i>	Myrtle of the River	9' PH
3	<i>Chrysophyllum oliviforme</i>	Satin Leaf	45 gallon, FF#1
7	<i>Clusia guttiferae</i>	Dwarf Pitch Apple	5' PH
13	<i>Coccothrinax argenatata</i>	Florida Silver Palm	2' PH minimum
1	<i>Guaiacum sanctum</i>	Lignum Vitae	5' PH, specimen
12	<i>Myrcianthes fragrans</i>	Simpson Stopper	5' PH, multi trunk
1	<i>Pimenta dioica</i>	Allspice	5' PH
24	<i>Sabal palmetto</i>	Sabal Palm	14-18' CT, clots, regenerated with leans
7	<i>Serenoa repens</i>	Silver Saw Palmetto	3' x 3'
2	<i>Simarouba glauca</i>	Paradise Tree	14' PH, FF#1
9	<i>Thrinax morrisii</i>	Silver Thatch Palm	4' PH
SHRUBS AND GROUNDCOVERS			
200	<i>Borrichia arborescens</i>	Sea Oxeye Daisy	1 gallon
180	<i>Bulbine frutescens</i>	Bulbine	1 gallon
13	<i>Capparis cynophallophora</i>	Jamaica Caper	5' PH
3	<i>Citharexylum fruticosum</i>	Fiddlewood	4' PH
185	<i>Emodea littoralis</i>	Golden Creeper	1 gallon
5	<i>Gymnanthes lucida</i>	Crabwood	5' PH
200	<i>Psychotria ligustrifolia</i>	DWARF Wild Coffee	3 gallon, full
3	<i>Suriana maritima</i>	Bay Cedar	3' PH
40	<i>Tripsacum floridana</i>	Gama Grass	1 gallon
20	<i>Tripsacum dactyloides</i>	Fakahatchee Grass	1 gallon
215	<i>Zamia floridana</i>	Coontie	3 gallon, full

ADDITIONAL ITEMS  
TBD Eucalyptus Mulch  
TBD Planting soil  
TBD 3/8" granite gravel

1" minimum  
50/50 sand/soil mix  
2" minimum

GRINNELL STREET

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LANDSCAPE PLAN

SCALE: 3/32"=1'-0"



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landscape architecture  
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Project No: 1310

Date: 4/04/14

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