

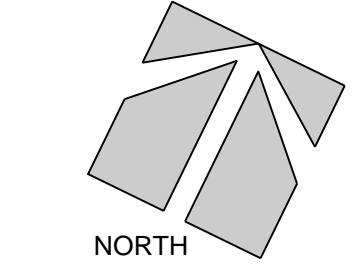
LANDSCAPE CALCULATIONS - Chapter 108.346 to 108.347			
108.346 OPEN SPACE RESIDENTIAL USE = 35% REQ. OF TOTAL SITE AREA (19,775)	REQUIRED 35% / 6,921 SF	PROVIDED 36% / 7,062 SF	
108.347 REQUIRED SCREENING NORTH ADJACENCY- MULTI-FAMILY 3' "B" Buffer @ 45 PU's per 100' 198 LF Requires 89 PU's (1.98 x 45 = 89.1)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	4	10	40
Understory Trees	6	3	18
Shrubs	65	1	65
TOTAL PU's PROVIDED			123
SOUTH ADJACENCY - SINGLE-FAMILY NO BUFFER REQUIRED 198 LF Requires 0 PU's (1.98 x 0 = 0)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	8	10	80
Understory Trees	5	3	15
Shrubs	11	1	11
TOTAL PU's PROVIDED			106
EAST ADJACENCY - LOW IMPACT 5' "C" Buffer @ 72 PU's per 100' 100 LF Requires 72 PU's (1.00 x 72 = 72)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	5	10	50
Understory Trees	6	3	18
Shrubs	5	1	5
TOTAL PU's PROVIDED			73
WEST ADJACENCY - SEE STREET FRONTAGE Section 108.413			

LANDSCAPE CALCULATIONS - Chapter 108.412 to 108.416			
108.412(a) MINIMUM LANDSCAPE AREA MINIMUM LANDSCAPE 20% OF BLDG. SITE AREA	REQUIRED 20% / 3,955 SF	PROVIDED 20% / 3,960 SF	
108.412(b) MINIMUM NATIVE PLANT REQUIREMENT 70% NATIVE PLANTS (70% Minimum) EXOTIC PLANTS (30% Maximum)	PROVIDED 651 155	PERCENTAGE 80% 20%	
108.413 MINIMUM STREET FRONTAGE LANDSCAPING ALONG ROW (LESS THAN .5 ACRES = 10' WIDTH / 40 PLANT UNITS PER 100 LF) 82 LF Street Frontage / 100 LF = .82 x 40 PU's = 32.8 PU's REQUIRED			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	0	10	0
Understory Trees	1	3	3
Shrubs	115	1	115
TOTAL PU's PROVIDED			118
108.414 INTERIOR LANDSCAPE REQUIREMENT NOT APPLICABLE			
108.415 PERIMETER LANDSCAPE REQUIREMENT NOT APPLICABLE			
108.416 NON-VEHICULAR OPEN SPACE (NOS) TREE REQUIREMENT (3,960 SF / 20% NOS REQUIRES 4 Trees / 2,000 SF of NOS (3,960 SF / 2,000 = 1.98 x 4 Trees = 7.9 Trees Required)	REQUIRED 7.9	PROVIDED 8 (8 trees)	

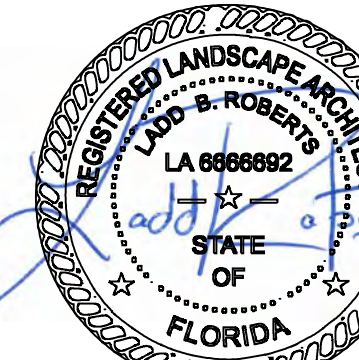
GENERAL INFORMATION & TREE MITIGATION	
ZONING	HHDR
GROSS SITE AREA	.45 ACRES OR 19,775 SF
BUILDING COVERAGE	33.0% or 6,492 SF
IMPERVIOUS SURFACE AREA	SEE CIVIL
TREE MITIGATION CALCULATIONS	DSH INCHES REMOVED
TREES IMPACTED	
PROTECTED TREES IMPACTED	70"
MITIGATION REQUIRED (66%) (70" x .66 = 21.6")	46"
DSH INCHES PROVIDED (4" DSH MIN. TREES)	72" (26" Surplus)

1315  
WHITEHEAD ST

1315 WHITEHEAD STREET  
KEY WEST, FL 33040



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



LANDSCAPE PLAN

DATE 10.17.14

REVISIONS:		
No.	Date	Notes
1.	11.14.14	CISTERN - B.P.A.S. UNIT
2.	11.18.14	Coord. w/Arch Plans
3.	12.5.14	LS Chnges per Planning/Legal
4.	12.7.14	Moved Equip/gate per SP Chnges
5.	12.19.14	2nd Tree Commission Submittal
6.		
7.		

Landscape  
Plans

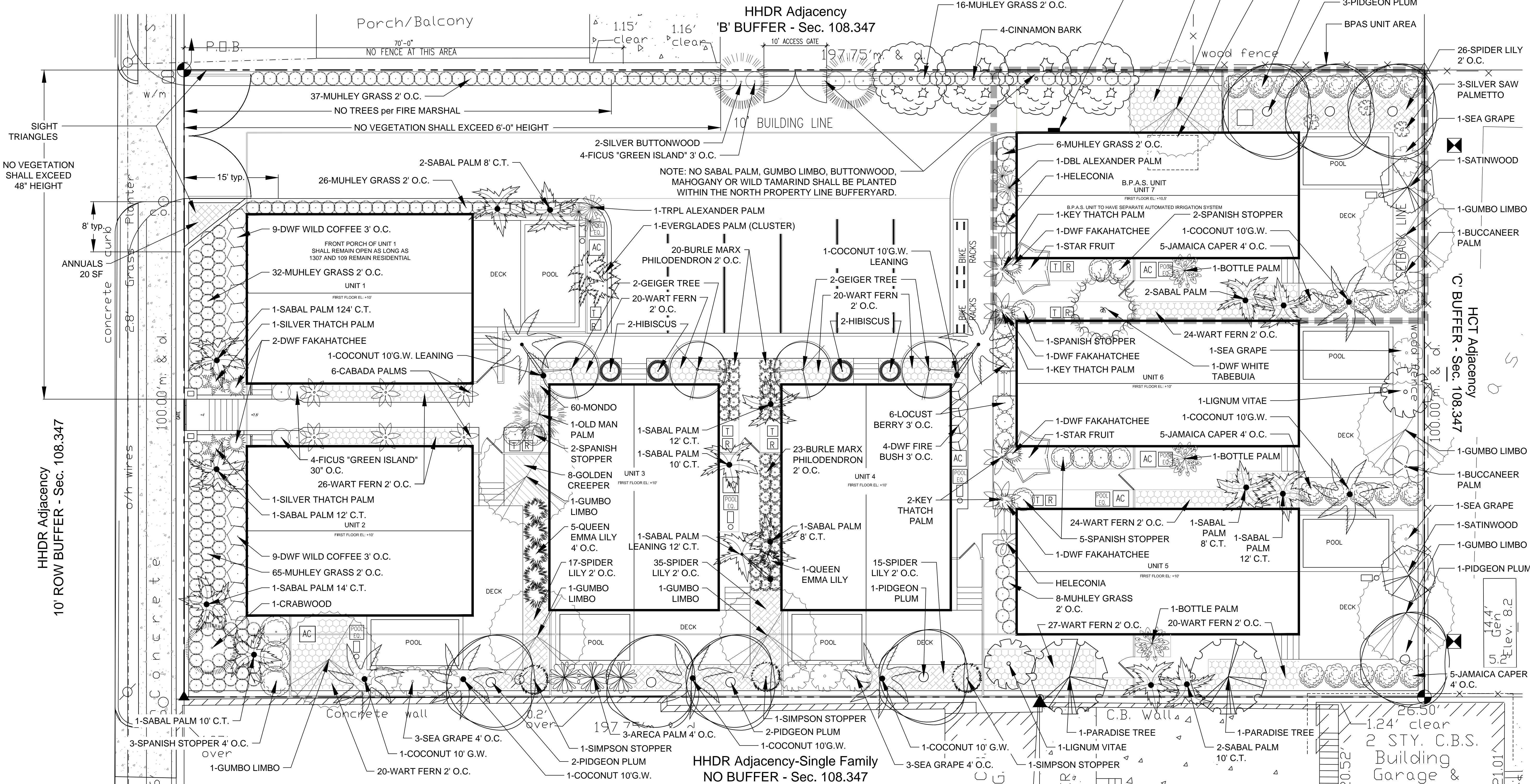
SHEET NUMBER:

L-2

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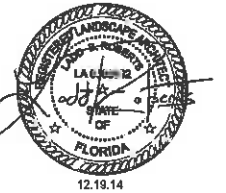
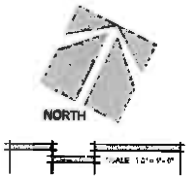
904.343.4194





# 1315 WHITEHEAD ST

1315 WHITEHEAD STREET  
KEY WEST, FL 33040



## PLANT SCHEDULE & DETAILS

DATE 10.17.14

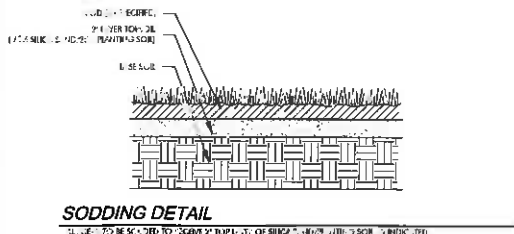
REVISIONS:		
No.	Date	Notes
1.	12.19.14	2nd Tree Commission Submit
2.		
3.		
4.		
5.		
6.		
7.		

## Landscape Plans

SHEET NUMBER:

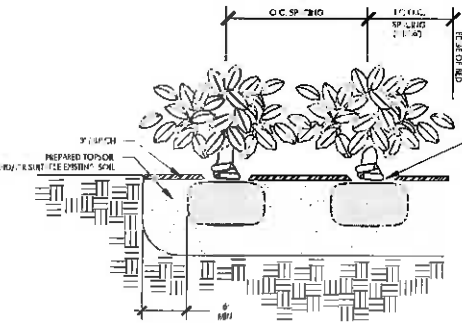
L-3

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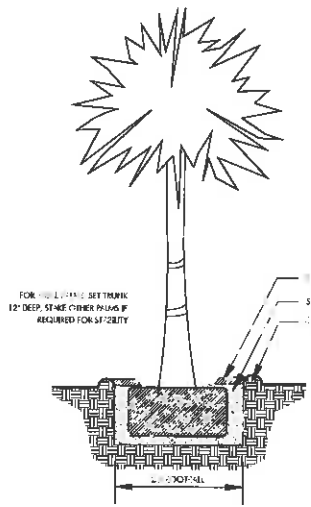
SODDING DETAIL

SHRUBS TO BE SECURED TO STAKE WITH 12\"/>

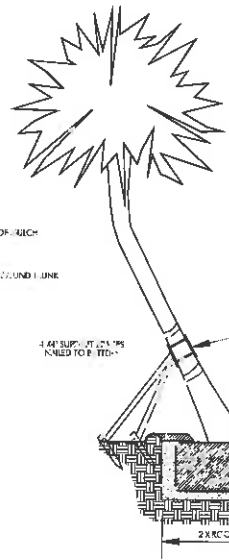


SHRUB PLANTING DETAIL

ALL SHRUBS 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 FACE OF SHRUB OR IN A MANNER IN WHICH THEY WILL NOT EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE GASE OF THE PLANT.

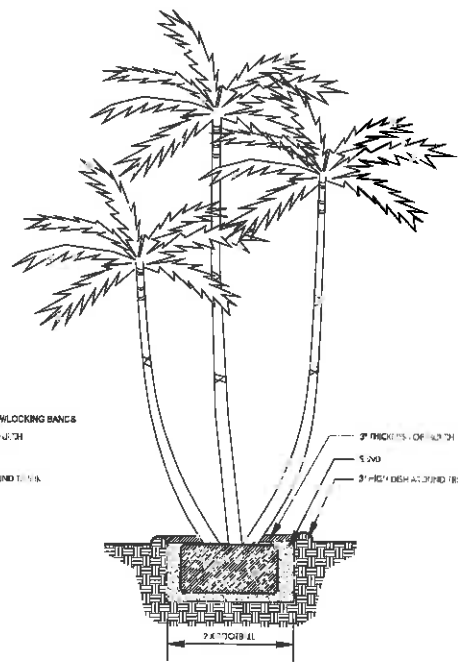


PALM PLANTING DETAIL

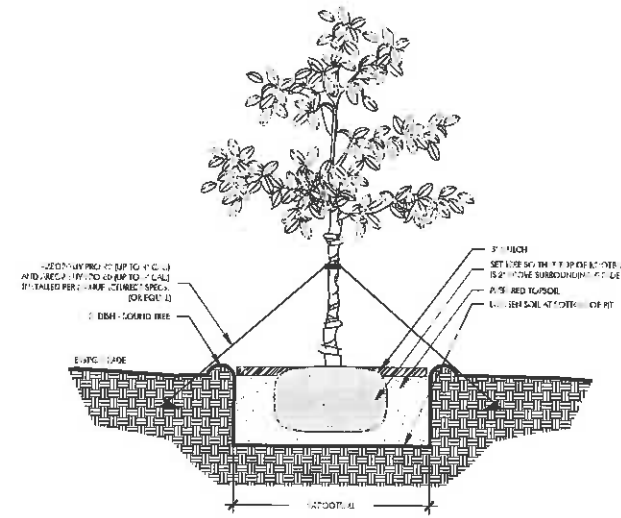


LEANING PALM PLANTING DETAIL

DO NOT PENETRATE NAIL INTO TRUNK



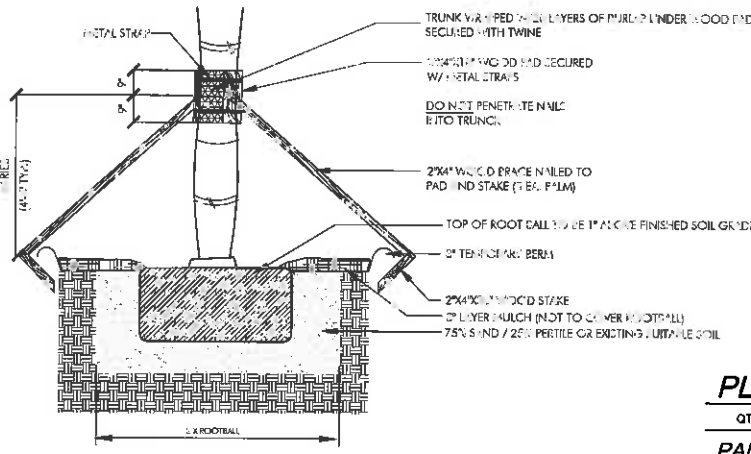
MULTI-TRUNK PALM PLANTING DETAIL



TREE PLANTING DETAIL

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

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISHED GRADE OF THE ROOTBALL SOIL AND LANDSCAPE SOILS 2\"/>



LARGE PALM PLANTING DETAIL

### GENERAL NOTES:

AT LEAST 70% OF THE SPECIFIED SPECIES FOR REQUIRED MATERIAL WILL BE NATIVE AS STIPULATED IN THE MINIMUM NATIVE PLANT REQUIREMENT.

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGN TO MAXIMIZE WATER CONSERVATION AND SHALL CONFORM TO SECTION 3-13.12.12 OF THE CITY OF KEY WEST CODE.

### PLANT SCHEDULE (80% of the SPECIFIED PLANT MATERIAL IS NATIVE)

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
<b>PALMS</b> 54% Native (28 Native Palms = 100% Native for Code Required Palms)						<b>SHRUBS</b> 79% Native (79 Native Shrubs = 100% Native for Code Required Shrubs)					
16	SABAL PALM	Sabal palmetto	12-18 dr. trnk.	FL #1	NATIVE	13	SPANISH STOPPER	Eugenia foetida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
4	KEY THATCH PALM	Thrinax morrisii	4' o.h.	FL #1	NATIVE	18	DWF. WILD COFFEE	Psychotria ligustrifolia	3 gal., 24"-36" hgt./sprd.	FL #1	NATIVE
3	BOTTLE PALM	Hyophorbe lagenicaulis	8' to 12' o.h.	FL #1	NATIVE	8	FICUS 'GREEN ISLAND'	Ficus 'Green Island'	3 gal., 14"-18" sprd./hgt.	FL #1	NATIVE
3	SILVER SAW PALMETTO	Sawra repens 'Silver'	15 gal., 4' o.h.	FL #1	NATIVE	8	LOCUSTBERRY	Brysonima lucida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
2	BUCCANEER PALM	Pseudophoenix argentea	8-12' o.h.	FL #1	NATIVE	23	JAMAICA CAPER	Capparis cynophallophora	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
2	SILVER THATCH PALM	Coccothrinax argentea	3'-5' o.h.	FL #1	NATIVE	2	HELICONIA 'BRAZILIAN BOMBER'	Heliconia Forsteri	15 gal., full	FL #1	NATIVE
2	ALEXANDER PALM (MULTI)	Pythosperma elegans	8' to 10' multi-trnk, stagger heights	FL #1	NATIVE	4	DWF. FIREBUSH	Hamelia patens 'Lumpe's'	3 gal., full	FL #1	NATIVE
1	OLD MAN PALM	Coccothrinax crinita	4'-haired trunk	FL #1	NATIVE	5	SEA GRAPE	Coccoloba uvifera	45 gal., 8'-10' o.h., full	FL #1	NATIVE
1	EVERGLADES PALM	Acrotrichum wrightii	12' to 16' o.h., multistem cluster	FL #1	NATIVE	4	HIBISCUS	Hibiscus rosa-sinensis	7 gal., full	FL #1	NATIVE
8	COCONUT PALM	Cocos nucifera	8' to 12' grey wood, 2-leaning	FL #1	NATIVE	5	QUEEN EMMA CRINUM LILY	Crinum agatum	15 gal., full	FL #1	NATIVE
6	CABADA PALM	Dypsis caladase	12' to 18' o.h., multistem cluster	FL #1	NATIVE	6	DWF. FAKAHATCHEE GRASS	Typhaum floridanum	7 gal., full	FL #1	NATIVE
5	ARECA PALM	Dyrris luteocens	10' to 14' o.h., multistem cluster	FL #1	NATIVE						
<b>TREES</b> 21% Native (22 Native Canopy Trees = 100% Native for Code Required Canopy Trees) (Total Canopy Mitigation Inches Provided= 72')						<b>GROUNDCOVER</b> 83% Native (507 Native Groundcover = 100% Native for Code Required Groundcovers)					
<b>CANOPY</b>						181	MUHLEY GRASS	Muhlenbergia capillaris	1 gal., full	FL #1	NATIVE
8	PIGEON PLUM	Coccoloba diversifolia	4' cal., 14-16' o.h., 10-12' sprd.	FL #1	NATIVE	215	WART FERN	Microsorium scolopendrium	3 gal., full	FL #1	NATIVE
8	GUMBO LIMBO	Bursera simaruba	4' cal., 14-16' o.h., 10-12' sprd.	FL #1	NATIVE	8	GOLDEN CREEPER	Ernodea littoralis	1 gal., full	FL #1	NATIVE
2	PARADISE TREE	Shmouba glauca	4' cal., 14-16' o.h., 10-12' sprd.	FL #1	NATIVE	43	PHILODENDRON 'BUTLE MARX'	Philodendron 'Butle Marx'	3 gal., full	FL #1	NATIVE
4	CINNAMON BARK	Canella Winterana	2' cal., 6-8' o.h.	FL #1	NATIVE	93	SPIDER LILY	Hymenocallis latifolia	1 gal., full	FL #1	NATIVE
2	STAR FRUIT	A. erithos carambola	3' cal., 65 gal., 12-14' o.h.	FL #1	NATIVE	60	MCNDO GRASS	O. hiopogon japonicus	1 gal., full	FL #1	NATIVE
<b>UNDERSTORY</b> 100% Native (15 Native Understory Trees = 100% Native for Code Required Understory Trees)						20 p.f.	ANNUALS				
2	LIGNUM VITAE	Guaiacum sanctum	6'-9' o.h.	FL #1	NATIVE						
2	SILVER BUTTWOOD	Conocarpus erectus var. sericeus	10'-12' o.h.	FL #1	NATIVE						
1	DWF. WHITE TABESBIA	Tabebuia bahamensis	6'-8' o.h.	FL #1	NATIVE						
1	CRAEWOOD	Gymnathes lucida	6'-8' o.h.	FL #1	NATIVE						
2	SATINWOOD	Zanthoxylum flavum	6'-8' o.h.	FL #1	NATIVE						
3	SIMPSON STOPPER	Myrtanthes fragrans	10'-12' o.h. / tree form	FL #1	NATIVE						
4	SEIGER TREE	Cordia sebestena	10'-12' o.h. / tree form	FL #1	NATIVE						



# STAFF REPORT

DATE: December 22, 2014

**RE: 1315 Whitehead Street (permit application #7208)**

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

An application was submitted for Final Landscape Plan Approval with Tree removal. The applicant proposes to remove 1-Strangler Fig and 1-Christmas Palm (double trunk) for the construction of multi-family residences (Major Development Plan). The project received conceptual approval on September 10, 2014 (#7063) and has received HARC and Planning Board approvals.

Total required replacements for the removal of these trees is 46 caliper inches and 1-native palm. The landscape plan proposes approximately 106 caliper inches (canopy and sub canopy trees) and 24 native palms. The landscape plan exceeds the requirement of native plant vegetation.

**Recommendations: Recommend approval of the Final Landscape Plan with Tree Removal to include the removal of (1) Strangler fig and (1) Christmas Palm at 1315 Whitehead Street to be replaced with 46 caliper inches of FL#1 native dicots or fruit trees and 1-native palm, 4 ft tall.**

TREE ID	Species	DBH	Height	Species value	Location Value	Condition	City KW Tree	Replacement Value	L.A. Recommendation	Comment
1	Seaside Mahoe	NA		<i>unprotected</i>				NA	REMOVE	
2	Christmas Palm		16'	<i>regulated</i>				1-native palm	REMOVE	double trunk
3	Areca Palm			<i>unprotected</i>				NA	REMOVE	
4	Areca Palm			<i>unprotected</i>				NA	REMOVE	
5	Areca Palm			<i>unprotected</i>				NA	REMOVE	
6	Areca Palm			<i>unprotected</i>				NA	REMOVE	
7	Strangler Fig	70"		<i>protected</i>	40%	60%	66%	46"	REMOVE	three trunks
8	Woman's Tongue	NA		<i>unprotected</i>				NA	REMOVE	<24" diameter

# STAFF REPORT

DATE: August 29, 2014

**RE: 1315 Whitehead Street (permit application #7063)**

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

An application was received for Conceptual Landscape Plan approval for the redevelopment of the above stated property. Demolition of the existing structure and redevelopment of the property will impact several trees including one regulated Christmas Palm and one large, protected strangler fig. All other trees on the property are not protected or regulated (see attached tree list).

The removal of the Christmas Palm will require the replacement of one native palm, minimum 4 ft tall, to be planted on the property.





The removal of the Strangler fig tree (*Ficus aurea*) will require the following:











Diameter: 70"

Location: 40% (roots all in foundation area of property)

Species: 100% (on protected tree list)

Condition: 60% (fair)

Total Average Value = 66%

Value x Diameter = **46 replacement caliper inches**

**Recommend the approval of the conceptual landscape plan with tree removal with the stipulation that the applicant make sure that the Final Landscape plan documents that the plan incorporates all necessary tree replacements on site, 1-native palm minimum 4 ft tall and 46 caliper inches of native dicot or fruit trees. Also, it is recommended that any large canopy trees to be planted along Whitehead Street be setback away from the sidewalk area due to any potential future impacts to power lines (canopy) and the sidewalk (roots).**

Photos of entire property:



Seaside mahoe (tree #1) along southern property line.



Christmas palm (tree #2) in front of property along Whitehead Street.





Eastern side of building.



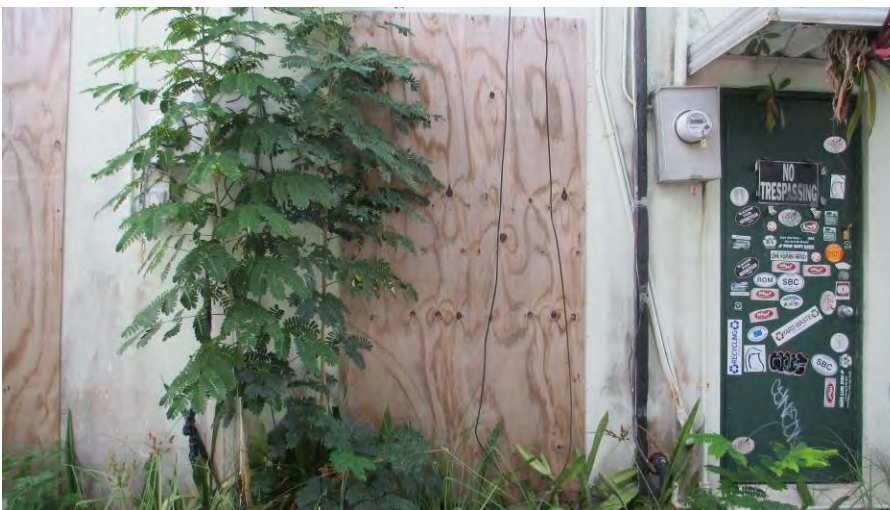
Looking toward the north at the eastern side of building. Tree #3, #4, #5, #6 and #7 are located in this area.



Northern side of  
building (tree #7)



Western side of  
building



Tree #8 on western side of building.



# Application



7208

## Tree Permit Application

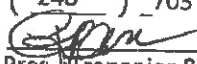
Date: 12-17-14

Please Clearly Print All Information unless indicated otherwise.

**Tree Address** 1315 Whitehead Street  
**Cross/Corner Street** Whitehead Street and South Street  
**List Tree Name(s) and Quantity** 1- Strangler Fig + 1 Christmas PALM (double trunk)  
**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** Installation of new landscaping for Major Development Plan

**Reason for Request** Final Tree Commission approval for landscape plan

**Property Owner Name** South Whitehead, LLC  
**Property Owner eMail Address** Janichols@sprynet.com  
**Property Owner Mailing Address** 490 Martell Drive Dallas  
**Property Owner Mailing City** Bloomfield Hills **State** MI **Zip** 48304  
**Property Owner Phone Number** ( 248 ) 703 - 4354  
**Property Owner Signature**  OWEN TREPANI  
Pres. Trepanier & Assoc., agent for Southwhitehead LLC  
**Representative Name** Ladd Roberts, Landscape Architect  
**Representative eMail Address** lroberts@landwisedesign.com  
**Representative Mailing Address** 9822 Tapestry Park Circle, Suite 201  
**Representative Mailing City** Jacksonville **State** Florida **Zip** 32210  
**Representative Phone Number** ( 904 ) 343 - 4194

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

Please see attached plans

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







## Tree Representation Authorization

Date: 8/20/14

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 1315 Whitehead Street

Property Owner Name Southwhitehead, LLC

Property Owner eMail Address Janichols@sprynet.com

Property Owner Mailing Address 490 Martell Drive

Property Owner Mailing City Bloomfield Hills State MI Zip 48304

Property Owner Phone Number (248) 703 - 4354

Property Owner Signature [Signature]

Trepanier & Assoc Inc. agent for Southwind, LLC

Representative Name Ladd Roberts, Landwise Design/

Representative eMail Address lroberts@landwisedesign.com

Representative Mailing Address 922 Tapestry Park circle - suite 201

Representative Mailing City Jacksonville State FL Zip 32246

Representative Phone Number (904) 343 - 4194

Owen Trepanier, Pres. Trepanier Assoc., Agent for Southwhitehead, LLC, 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; there is any questions or need access to my property.

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 20 day August, 2014.

(Print name of Affiant) Mr. Owen Trepanier who is personally known to me or has produced as identification and who did take an oath.

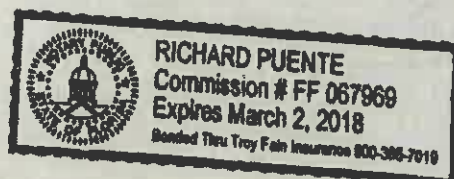
**NOTARY PUBLIC**

In Name: Richard Puente

at Name: Richard Puente

Commission Expires: FF 067969

Notary Public - State of Florida (seal)





## Karen DeMaria

---

**From:** Lori Thompson <lori@owentrepanier.com>  
**Sent:** Thursday, December 18, 2014 2:49 PM  
**To:** Karen DeMaria (kdemaria@keywestcity.com)  
**Cc:** Ladd Roberts; Ralph; Paul  
**Subject:** 1315 Whitehead. final tree submission  
**Attachments:** Signed.finaltreeapp..pdf; Package.pdf

Hi Karen,

Attached is a Tree Commission application for final landscape approval for the above property. We still need to confirm plant count and provide final tallies for the table. Ladd will be following up with you to provide missing data by the end of the month. Please don't hesitate to contact me if you have any questions or concerns.

Thanks so much for your help on this project.  
Happy Holidays!

*Lori Thompson*

**Trepanier & Associates**

[lori@owentrepanier.com](mailto:lori@owentrepanier.com)

1421 First Street, Key West Florida 33040

Phone: 305.293.8983 / FAX: 305.293.8748