

STAFF REPORT

DATE: May 29, 2018

RE: **801 Eisenhower Drive (permit application # T18-9007)**

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

An application was received for Final Landscape Plan Approval. The plan does not involve the removal of any regulated or protected trees but does require permits to transplant regulated and protected palms and trees to other areas on the property. A staff report was created on December 4, 2017 regarding the removal and transplantation of trees in relation to the development of housing. The report is attached.

The Urban Forester gave Conceptual Approval for the landscape plan on December 4, 2017. The Planning Board approved the project with landscape waivers on December 21, 2017. The project is outside of the HARC district.

The Final Landscape Plan submitted does incorporate all the transplants on the property and is over 70% native vegetation. The plans also include a statement that all invasive exotic plants will be removed from the entire site (primarily Sanseveria, Brazilian Pepper, and Lead tree).

Recommendation: Recommend approval of the Final Landscape Plan at 801 Eisenhower Drive to include the transplanting of 9-Sabal Palms (tree# 4, 5, 6, 8, 9, 10, 12, 31, & 35), 6-Thatch Palms (tree# 32, 33, 34, 36, 37, & 38), 2-Coconut Palms (tree# 41 & 42), 2-Spanish Stoppers (tree# 4A & 4B), 1-Lignum vitae (tree# 67), 1-Buttonwood (tree #40A), and 1-Gumbo Limbo (tree# 45) to be replanted onsite with the requirement that all invasive exotic vegetation on the site will be removed and eradicated.

STAFF REPORT

DATE: December 4, 2017

RE: **801 Eisenhower Street (permit application # T17-8611)**

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

An application was received for Conceptual Landscape Plan Approval for a Minor Development Plan.

No existing protected or regulated trees are being removed from the property but several trees will be transplanted to other areas on the property. Two plants being removed (Foxtail Palm and Croton shrubs) are not regulated therefore, no permit is required for their removal.

The existing tree/site map does need a few corrections to the table (Tree #57 is a pigeon plum and Tree # 52, 53, 55, 59, and 62 are all trees approximately 1" diameter not shrubs as listed on the table). Also, a transplantation plan needs to be included in the plans that includes a tagging of each tree to be transplanted with its tree number for proper identification. Are the trees being held in a temporary staging area or immediately placed in their new locations? These additions and corrections must be made prior to Final Landscape Plan approval.

The proposed landscape plan does incorporate over 70% new native vegetation that is appropriate for the area. Trees to be transplanted have been incorporated into the plan.

The project is basically redeveloping an existing property. Parking now and in the future is along the northern and southern property lines. The northern property line has an existing picket fence and a new fence is proposed for the southern property line. Negative impacts due to parking along the property lines onto adjacent properties do not appear to be an issue. Landscape waivers are needed for landscape buffer widths and should be granted as this is an existing development that is being remodeled and sufficient landscaping is being added to the existing landscaping.

Approval is given by the Urban Forestry Manager on behalf of the Tree Commission for Conceptual Landscape Plan Approval at 801 Eisenhower Drive to include the transplanting of 9-Sabal Palms (tree# 4, 5, 6, 8, 9, 10, 12, 31, & 35), 6-Thatch Palms (tree# 32, 33, 34, 36, 37, & 38), 1-Coconut Palm (tree# 42), 2-Spanish Stoppers (tree# 4A & 4B), 1-Lignum vitae (tree# 67), 1-Buttonwood (tree #40A), 1-Gumbo Limbo (tree# 45), and 1-Jamaican Caper (tree# 44A), with required corrections to existing site plan tree table and the addition of a transplantation plan and the requirement that all invasive exotic plants (including Sanseveria sp.) on the entire site will be removed and eradicated.

| Existing Tree Inventory & Disposition | | | | |
|---------------------------------------|---|---|--------|--------------|
| # | Species | DBH/Height | Native | Disposition |
| 1 | Cocos nucifera (Coconut Palm) | 25ft | No | To remain |
| 2 | Cocos nucifera (Coconut Palm) | 20ft | No | To remain |
| 3 | Ficus microcarpa (Green Islm. Chinese banyan...) | 55 shrubs | Yes | 43 to remain |
| 4 | Sabal palmetto (Cabbage Palm) | 12ft | Yes | Relocate |
| 4a | Eugenia foetida (Spanish Stoppers) | 8ft | Yes | Relocate |
| 4b | Eugenia foetida (Spanish Stoppers) | 4 shrubs | Yes | Relocate |
| 5 | Sabal palmetto (Cabbage Palm) | 11ft | Yes | Relocate |
| 6 | Sabal palmetto (Cabbage Palm) | 10ft | Yes | Relocate |
| 7 | Sabal palmetto (Cabbage Palm) | 12ft | Yes | To remain |
| 8 | Sabal palmetto (Cabbage Palm) | 11ft | Yes | Relocate |
| 9 | Sabal palmetto (Cabbage Palm) | 15ft | Yes | Relocate |
| 10 | Sabal palmetto (Cabbage Palm) | 10ft | Yes | Relocate |
| 11 | Sabal palmetto (Cabbage Palm) | 10ft | Yes | Relocate |
| 12 | Sabal palmetto (Cabbage Palm) | 10ft | Yes | Relocate |
| 13 | Sabal palmetto (Cabbage Palm) | 12ft | Yes | Relocate |
| 14 | Cocos nucifera (Coconut Palm) | 27ft | No | Relocate |
| 15 | Phoenix dactylifera (Date Palm) | 12ft clump | No | Relocate |
| 16 | Cocos nucifera (Coconut Palm) | 25ft | No | Relocate |
| 17 | Sabal palmetto (Cabbage Palm) | 9ft | Yes | Relocate |
| 18 | Tabebuia impetiginosa (Pink Tabebuia) | 9ft | No | Relocate |
| 19 | Capparis cynophallophora (Jamaican Caper) | Shrub | Yes | Relocate |
| 20 | Sabal palmetto (Cabbage Palm) | 9ft | Yes | Relocate |
| 21 | Bursaria sinuata (Gumbo Limbo) | 13.5in | Yes | Relocate |
| 22 | Washingtonia robusta (Washingtonian Palm) | 10ft | No | Relocate |
| 23 | Capparis cynophallophora (Jamaican Caper) | 3 shrubs | Yes | Relocate |
| 24 | Sabal palmetto (Cabbage Palm) | 15ft | Yes | Relocate |
| 25 | Chrysobalanus icaco (Coco Plum) | 6 shrubs | Yes | Relocate |
| 26 | Chrysobalanus icaco (Coco Plum) | 12 shrubs | Yes | Relocate |
| 27 | Cocos nucifera (Coconut Palm) | 15ft | No | Relocate |
| 28 | Cocos nucifera (Coconut Palm) | 13ft | No | Relocate |
| 29 | Cocos nucifera (Coconut Palm) | 15ft | No | Relocate |
| 30 | Chrysobalanus icaco (Coco Plum) | 18 shrubs | Yes | Relocate |
| 31 | Sabal palmetto (Cabbage Palm) | 15ft | Yes | Relocate |
| 32 | Thrinax radiata (Thatch Palm) | 4ft | Yes | Relocate |
| 33 | Thrinax radiata (Thatch Palm) | 9ft | Yes | Relocate |
| 34 | Thrinax radiata (Thatch Palm) | 9ft | Yes | Relocate |
| 35 | Sabal palmetto (Cabbage Palm) | 15ft | Yes | Relocate |
| 36 | Thrinax radiata (Thatch Palm) | 9ft | Yes | Relocate |
| 37 | Thrinax radiata (Thatch Palm) | 9ft | Yes | Relocate |
| 38 | Thrinax radiata (Thatch Palm) | 9ft | Yes | Relocate |
| 39 | Bursaria sinuata (Gumbo Limbo) | 15in | Yes | Relocate |
| 40 | Chrysobalanus icaco (Coco Plum) | 13 shrubs | Yes | Relocate |
| 40a | Conocarpus erectus (Buttonwood) | Shrub | Yes | Relocate |
| 41 | Cocos nucifera (Coconut Palm) | 12ft | No | Relocate |
| 42 | Cocos nucifera (Coconut Palm) | 15ft | No | Relocate |
| 43 | Semnos repens (Saw Palmetto) | shrub | Yes | Relocate |
| 44 | Capparis cynophallophora (Jamaican Caper) | 3 shrubs | Yes | Relocate |
| 45 | Bursaria sinuata (Gumbo Limbo) | 11in | Yes | Relocate |
| 46 | Eugenia foetida (Spanish Stoppers) | 3 shrubs | Yes | Relocate |
| 47 | Tabebuia impetiginosa (Pink Tabebuia) | 9in: stem 1 4.5in: stem 2 4.5in: stem 3 | No | Relocate |
| 48 | Coccoloba diversifolia (Pigeon Plum) | 1.5in | Yes | Relocate |
| 50 | Bursaria sinuata (Gumbo Limbo) | 4in: stem 1 5in: stem 2 | Yes | Relocate |
| 51 | Ficus aurea (Strangler Fig) | 52in | Yes | Relocate |
| 52 | Coccoloba diversifolia (Pigeon Plum) | 1in | Yes | Relocate |
| 53 | Coccoloba diversifolia (Pigeon Plum) | 1in | Yes | Relocate |
| 54 | Sabal palmetto (Cabbage Palm) | 15ft | Yes | Relocate |
| 55 | Coccoloba diversifolia (Pigeon Plum) | 1in | Yes | Relocate |
| 56 | Sabal palmetto (Cabbage Palm) | 15ft | Yes | Relocate |
| 57 | Coccoloba diversifolia (Pigeon Plum) | 1in | Yes | Relocate |
| 58 | Sabal palmetto (Cabbage Palm) | 2 @ 15ft | Yes | Relocate |
| 59 | Coccoloba diversifolia (Pigeon Plum) | 1in | Yes | Relocate |
| 60 | Coccoloba diversifolia (Pigeon Plum) | 1in | Yes | Relocate |
| 62 | Coccoloba diversifolia (Pigeon Plum) | 1in | Yes | Relocate |
| 63 | Sweetenia mahagoni (Mahogany) | 13.5in | Yes | Relocate |
| 64 | Sweetenia mahagoni (Mahogany) & Bursaria sinuata (Gumbo Limbo) shared root system | 9in | Yes | Relocate |
| 65 | Capparis cynophallophora (Jamaican Caper) | shrub | Yes | Relocate |
| 65a | Olea capensis (Black Ironwood) | Shrub | Yes | Relocate |
| 66 | Semnos repens (Saw Palmetto) | shrub | Yes | Relocate |
| 67 | Gustafium sanctum (Lignum vitae) | 1.5in: stem 1 2in: stem 2 | Yes | Relocate |
| 68 | Wodyetia bifurcata (Fox Tail Palm) | 9ft | No | Relocate |
| 69 | Codiaeum variegatum (Croton) | 2 shrubs | No | Relocate |

SITE DATA

SITE ADDRESS: 801 EISENHOWER DRIVE KEY WEST, FL 33040
RE: 00023190-000000
ZONING: CG (GENERAL COMMERCIAL)
FLOOD ZONE: AE6 / AE7
F.L.R.M. - COMMUNITY#12067C; MAP & PANEL #1516 SUFFIX K; DATE: 02-16-05
SECTION/TOWNSHIP/RANGE: 5-66-25
LEGAL DESCRIPTION: KW BEN ALBURY'S SUBD P81-3 LOT 7-8 OF TR 7
SETBACKS: FRONT 25 FT, SIDE 15 FT, STREET SIDE N/A FT REAR 25 FT
OCCUPANCY: _____
TYPE OF CONSTRUCTION: VB

INDEX OF DRAWINGS

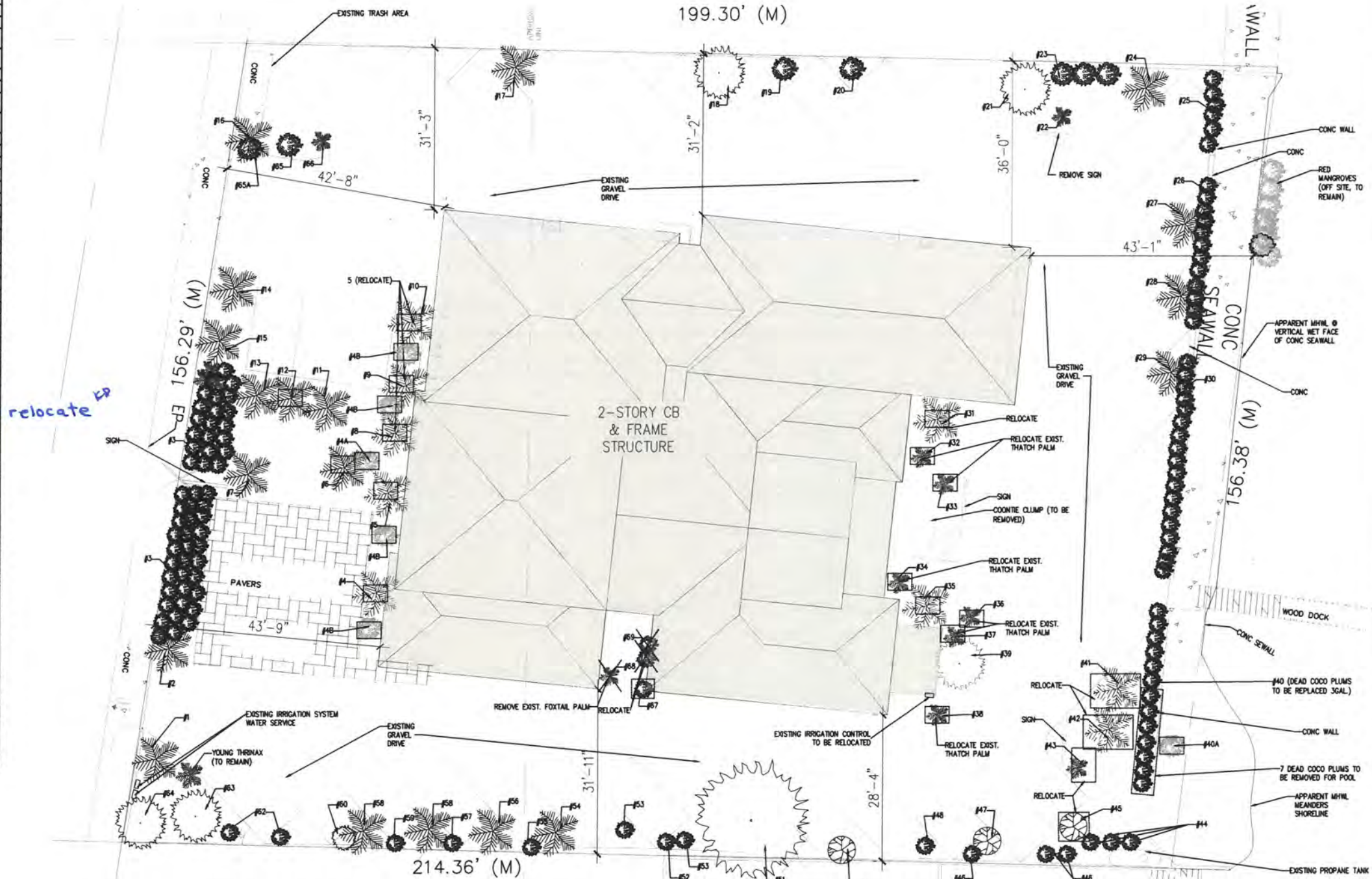
LE-110 - EXISTING SITE/LANDSCAPE PLAN
A-110 - PROPOSED SITE PLAN
A-120 - PROPOSED SITE LIGHTING PLAN
C-110 - PROPOSED SITE DRAINAGE PLAN
LR-110 LANDSCAPE RELOCATION PLAN
L-110 - LANDSCAPE PLAN
L-111 - LANDSCAPE DETAILS
AE-210 - EXISTING FIRST FLOOR PLAN
AE-220 - EXISTING SECOND FLOOR PLAN
A-210 - PROPOSED FIRST FLOOR PLAN
A-220 - PROPOSED SECOND FLOOR PLAN
AE-310 - EXISTING ELEVATIONS
AE-320 - EXISTING ELEVATIONS
A-310 - PROPOSED ELEVATIONS
A-320 - PROPOSED ELEVATIONS
LS-210 - LIFE SAFETY 1ST FLOOR
LS-220 - LIFE SAFETY SECOND FLOOR

| PROJECT DATA | | | | | | |
|-------------------|-----------------|-------|-------------------|-------|---------------|-----------------------|
| | PROPOSED | | EXISTING | | REQUIRED | VARIANCE REQUESTED |
| RE NO. | 00023190-000000 | | | | | |
| SETBACKS: | | | | | | |
| FRONT | 36'-3" | | 43'-0" | | 25' | NONE |
| STREET SIDE | N/A | | N/A | | 20' | NONE |
| SIDE | 28'-4" | | 28'-4" | | 15' | NONE |
| REAR | 43'-1" | | 43'-1" | | 25' | NONE |
| LOT SIZE | NO CHANGE | | 31,728.03 SQ. FT. | | 15,000 SQ.FT. | NONE |
| BUILDING COVERAGE | 10,017 SQ. FT. | 31% | 9,248 SQ. FT. | 29% | 40% MAX | NONE |
| FLOOR AREA | 14,414 SQ. FT. | .45 | 12,261 SQ. FT. | .38 | 0.8 | NONE |
| BUILDING HEIGHT | 29'-0" | | 27'-0" | | 40' MAX | NONE |
| IMPERVIOUS AREA | 24,590 SQ. FT. | 77.5% | 24,822 SQ. FT. | 77.6% | 80% MAX | YES |
| OPEN SPACE | 7,138 SQ. FT. | 22.4% | 7,104 SQ. FT. | 21.7% | 20% MIN | NONE |

LANDSCAPE LEGEND

- TREE TO BE RELOCATED
- X

TREE TO BE REMOVED



* 26 TOTAL PLANTS TO BE RELOCATED

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Seal

Consultants

Submissions / Revisions:

8/2/15 - 9/30/15

REV. PLAN - 12/19/16

REV.1 - 2/9/17

REV.2 - 4/3/17

REV.3 - 6/20/17

801 EISENHOWER DRIVE

KEY WEST, FL

RESIDENTIAL CONVERSION PROJECT

Drawing Size

24x36

Project #

16016

Title

EXISTING SITE PLAN AND EXISTING LANDSCAPE PLAN

Sheet Number:

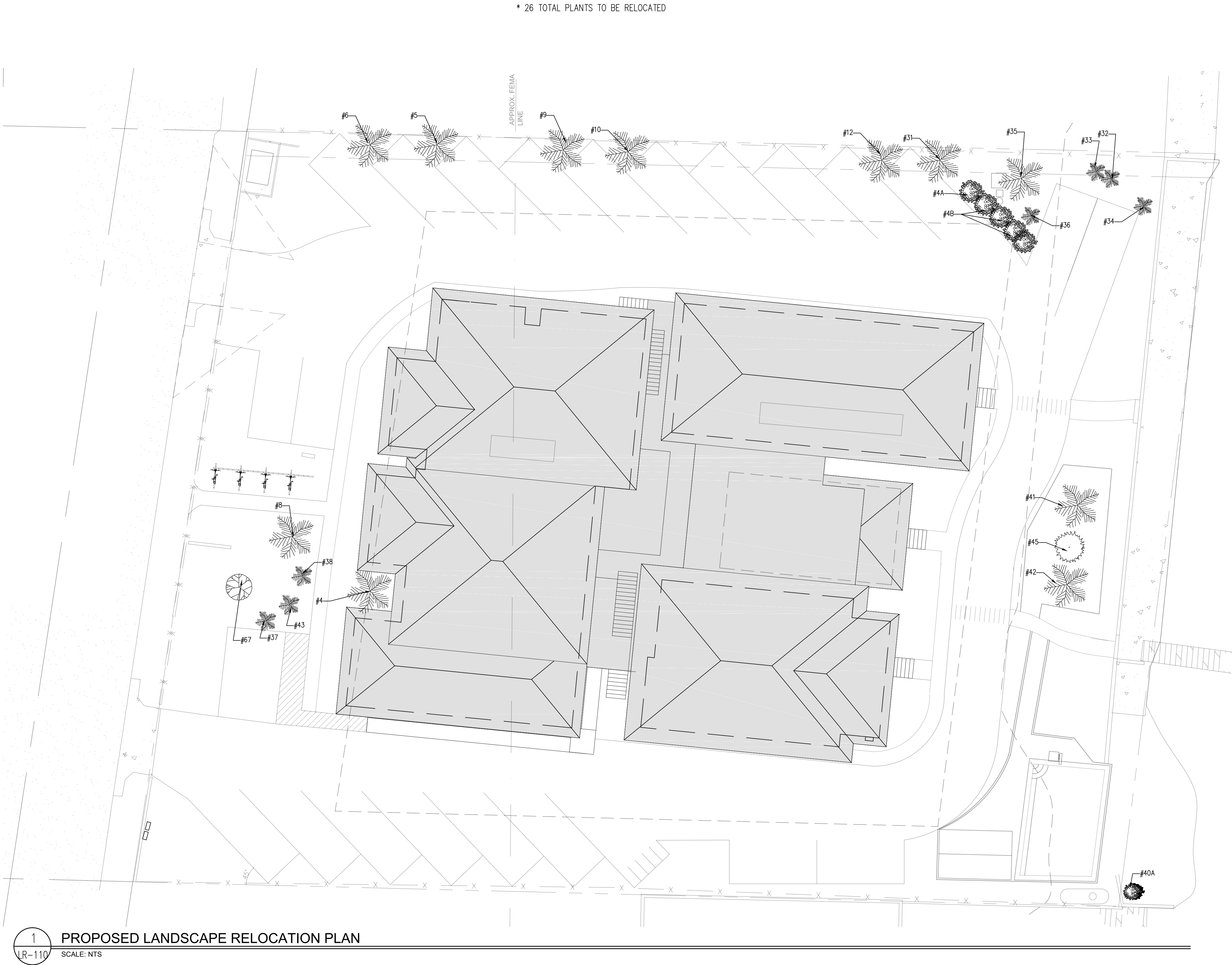
L-101

Date: -

SEPTEMBER 30, 2016

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| Proposed Tree Inventory | | | | | |
|-------------------------|--|--------|---|----------|----------------------|
| # | Species | Native | Existing DBH/ Height | Proposed | |
| | | | | No. | Size |
| 1 | Cocos nucifera (Coconut Palm) | No | 25ft | 1 | To remain |
| 2 | Cocos nucifera (Coconut Palm) | No | 20ft | 1 | To remain |
| 3 | Chrysobalanus icaco (Coco Plum) | Yes | 55 shrubs | 43 | To remain |
| 4 | Sabal palmetto (Cabbage Palm) | Yes | 12ft | 1 | Relocate as depicted |
| 4a | Eugenia foetida (Spanish Stoppers) | Yes | 6ft | 1 | Relocate as depicted |
| 4b | Eugenia foetida (Spanish Stoppers) | Yes | 5 shrubs | 5 | Relocate as depicted |
| 5 | Sabal palmetto (Cabbage Palm) | Yes | 11ft | 1 | Relocate as depicted |
| 6 | Sabal palmetto (Cabbage Palm) | Yes | 10ft | 1 | Relocate as depicted |
| 7 | Sabal palmetto (Cabbage Palm) | Yes | 12ft | 1 | To remain |
| 8 | Sabal palmetto (Cabbage Palm) | Yes | 11ft | 1 | Relocate as depicted |
| 9 | Sabal palmetto (Cabbage Palm) | Yes | 15ft | 1 | Relocate as depicted |
| 10 | Sabal palmetto (Cabbage Palm) | Yes | 10ft | 1 | Relocate as depicted |
| 11 | Sabal palmetto (Cabbage Palm) | Yes | 10ft | 1 | To remain |
| 12 | Sabal palmetto (Cabbage Palm) | Yes | 10ft | 1 | Relocate as depicted |
| 13 | Sabal palmetto (Cabbage Palm) | Yes | 12ft | 1 | To remain |
| 14 | Cocos nucifera (Coconut Palm) | No | 27ft | 1 | To remain |
| 15 | Phoenix dactylifera (Date Palm) | No | 12ft clump | Clump | To remain |
| 16 | Cocos nucifera (Coconut Palm) | No | 25ft | 1 | To remain |
| 17 | Sabal palmetto (Cabbage Palm) | Yes | 9ft | 1 | To remain |
| 18 | Tabebuia impetiginosa (Pink Tabebuia) | No | 9in | 1 | To remain |
| 19 | Capparis cynophallopora (Jamaican Caper) | Yes | Shrub | 1 | To remain |
| 19a | Capparis cynophallopora (Jamaican Caper) | Yes | -- | 30 | 7 gal |
| 20 | Sabal palmetto (Cabbage Palm) | Yes | 9ft | 1 | To remain |
| 21 | Bursera simaruba (Gumbo Limbo) | Yes | 13.5in | 1 | To remain |
| 22 | Washingtonian robusta (Washingtonian Palm) | No | 10ft | 1 | To remain |
| 23 | Capparis cynophallophora (Jamaican Caper) | Yes | 3 shrubs | 3 | To remain |
| 24 | Sabal palmetto (Cabbage Palm) | Yes | 15ft | 1 | To remain |
| 25 | Chrysobalanus icaco (Coco Plum) | Yes | 6 shrubs | 6 | To remain |
| 26 | Chrysobalanus icaco (Coco Plum) | Yes | 12 shrubs | 12 | Remove |
| 27 | Cocos nucifera (Coconut Palm) | No | 15ft | 1 | To remain |
| 28 | Cocos nucifera (Coconut Palm) | No | 13ft | 1 | To remain |
| 29 | Cocos nucifera (Coconut Palm) | No | 15ft | 1 | To remain |
| 30 | Chrysobalanus icaco (Coco Plum) | Yes | 18 shrubs | 18 | To remain |
| 31 | Sabal palmetto (Cabbage Palm) | Yes | 15ft | 1 | Relocate as depicted |
| 32 | Thrinax radiata (Thatch Palm) | Yes | 4ft | 1 | Relocate as depicted |
| 33 | Thrinax radiata (Thatch Palm) | Yes | 9ft | 1 | Relocate as depicted |
| 34 | Thrinax radiata (Thatch Palm) | Yes | 9ft | 1 | Relocate as depicted |
| 35 | Sabal palmetto (Cabbage Palm) | Yes | 15ft | 1 | Relocate as depicted |
| 36 | Thrinax radiata (Thatch Palm) | Yes | 9ft | 1 | Relocate as depicted |
| 37 | Thrinax radiata (Thatch Palm) | Yes | 9ft | 1 | Relocate as depicted |
| 38 | Thrinax radiata (Thatch Palm) | Yes | 9ft | 1 | Relocate as depicted |
| 39 | Bursera simaruba (Gumbo Limbo) | Yes | 15in | 1 | To remain |
| 40 | Chrysobalanus icaco (Coco Plum) | Yes | 13 shrubs | 13 | To remain |
| 40a | Conocarpus erectus (Buttonwood) | Yes | Shrub | 1 | Relocate as depicted |
| 41 | Cocos nucifera (Coconut Palm) | No | 12ft | 1 | Relocate as depicted |
| 42 | Cocos nucifera (Coconut Palm) | No | 15ft | 1 | Relocate as depicted |
| 43 | Sernoa repens (Saw Palmetto) | Yes | shrub | 1 | Relocate as depicted |
| 44 | Capparis cynophallophora (Jamaican Caper) | Yes | 3 shrubs | 3 | 3 to remain |
| 45 | Bursera simaruba (Gumbo Limbo) | Yes | 11in | 1 | Relocate as depicted |
| 46 | Eugenia foetida (Spanish Stoppers) | Yes | 3 shrubs | 3 | 3 to remain |
| 47 | Tabebuia impetiginosa (Pink Tabebuia) | No | 9in: stem 1 4.5in: stem 2 4.5in: stem 3 | 1 | To remain |
| 48 | Coccoloba diversifolia (Pigeon Plum) | Yes | 1.5in | 1 | To remain |
| 50 | Bursera simaruba (Gumbo Limbo) | Yes | 4in: stem 1 5in: stem 2 | 1 | To remain |
| 51 | Ficu benjamina (Ficus) | No | 52in | 1 | To remain |
| 52 | Coccoloba diversifolia (Pigeon Plum) | Yes | 1 in | 1 | To remain |
| 53 | Coccoloba diversifolia (Pigeon Plum) | Yes | 1 in | 2 | To remain |
| 54 | Sabal palmetto (Cabbage Palm) | Yes | 15ft | 1 | To remain |
| 55 | Coccoloba diversifolia (Pigeon Plum) | Yes | 2 shrubs- 1 in | 2 | To remain |
| 56 | Sabal palmetto (Cabbage Palm) | Yes | 15ft | 1 | To remain |
| 57 | Coccoloba diversifolia (Pigeon Plum) | Yes | 1 in | 1 | To remain |
| 58 | Sabal palmetto (Cabbage Palm) | Yes | 2 @ 15ft | 1 | To remain |
| 59 | Coccoloba diversifolia (Pigeon Plum) | Yes | 1 in | 1 | To remain |
| 60 | Coccoloba diversifolia (Pigeon Plum) | Yes | 1in | 1 | To remain |
| 62 | Coccoloba diversifolia (Pigeon Plum) | Yes | 2 shrubs- 1 in | 2 | To remain |
| 63 | Swietenia mahagoni (Mahogany) | Yes | 13.5in | 1 | To remain |
| 64 | Swietenia mahagoni (Mahogany) & Bursera simaruba (Gumbo Limbo) shared root system | Yes | 9in 5.5in | 1 | To remain |
| 65 | Capparis cynophallophora (Jamaican Caper) | Yes | shrub | 1 | To remain |
| 65a | Olea capensis (Black Ironwood) | Yes | shrub | 1 | To remain |
| 66 | Sernoa repens (Saw Palmetto) | Yes | shrub | 1 | To remain |
| 67 | Guaiacum sanctum (Lignumvitea) | Yes | 1.5in: stem 1 2in: stem 2 | 1 | Relocate as depicted |
| 68 | Wodyetia bifurcata (Fox Tail Palm) | No | 9ft | 1 | Remove |
| 68a | Zoysia | Yes | -- | 4 | pallets |
| 69 | Codiaeum variegatum (Croton) | No | shrubs | 2 | Remove |
| 69a | Psychotria nervosa (Wild Coffee) | Yes | -- | 21 | 3 gal |
| 70a | Stachytarpheta jamaicensis (Blue Porterweed) | Yes | -- | 96 | 1 gal |
| 71a | Gallardia (Blanket Flower) | Yes | -- | 77 | 1 gal |
| 72a | Muhlenbergia capillaris (Muhly Grass) | Yes | -- | 20 | 1 gal |



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Seal:

Consultants:

Submissions / Revisions:

B.P.A.S. - 9.30.16

DEV. PLAN - 12.19.16

REV.1 - 2.9.17

REV.2 - 4.3.17

REV.3 - 6.20.17

801 EISENHOWER DRIVE

KEY WEST , FL

RESIDENTIAL CONVERSION PROJECT

Drawing Size 24x36

Project #: 10018

Title:

LANDSCAPE RELOCATION PLAN

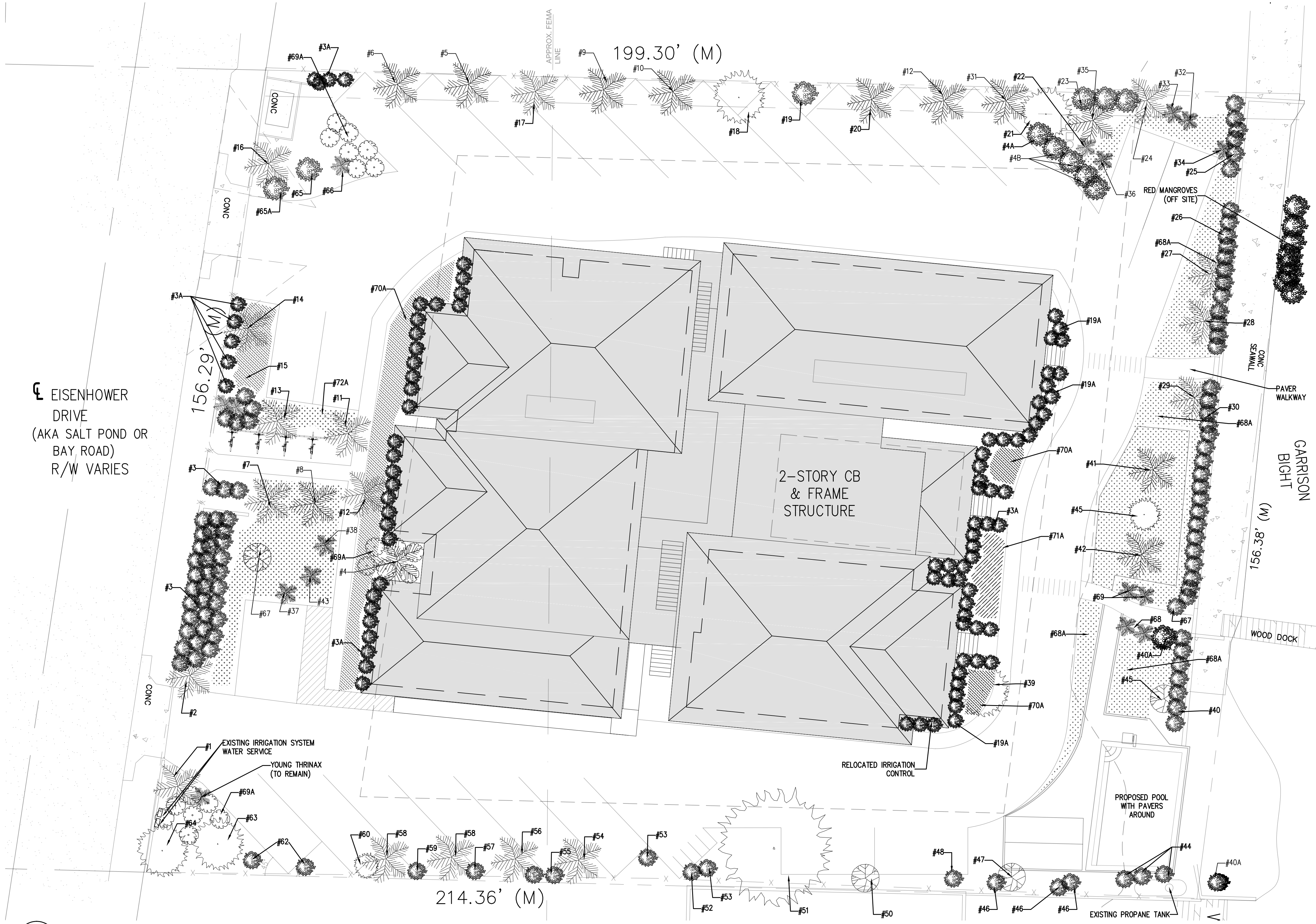
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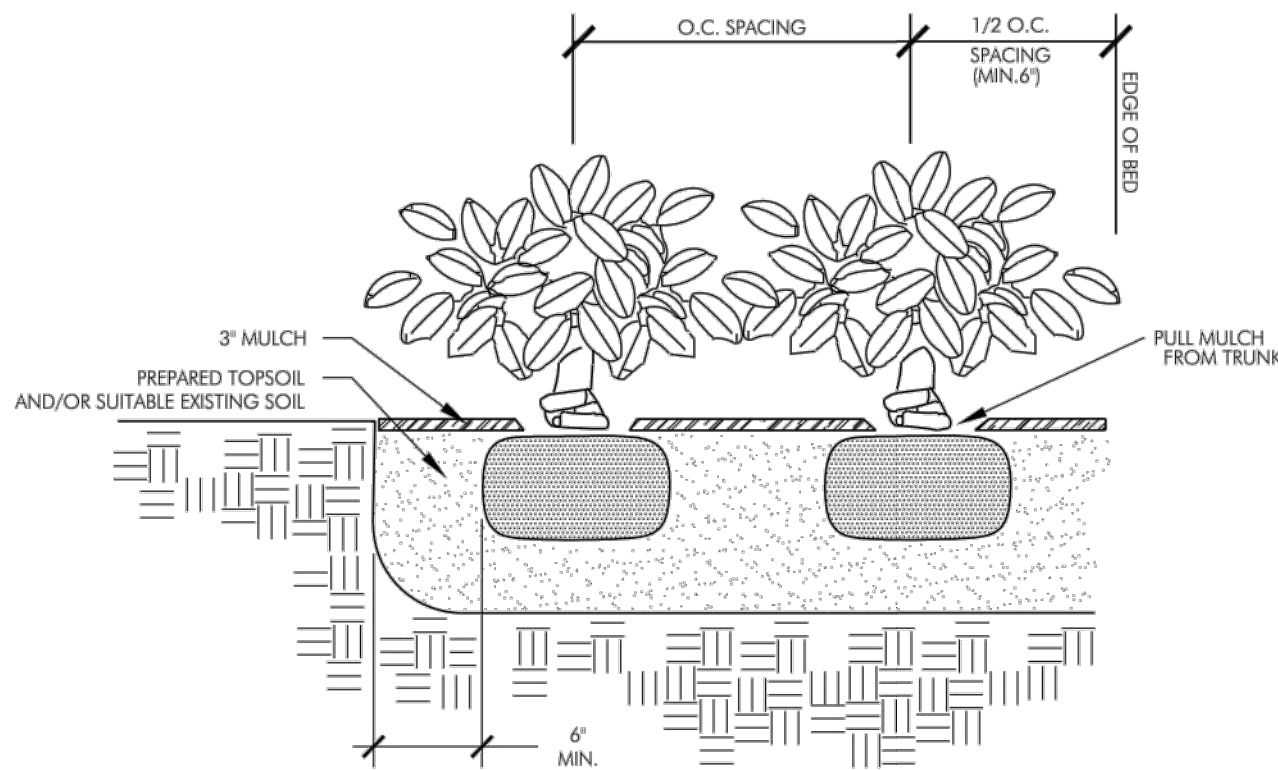
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Date: - SEPTEMBER 30, 2016

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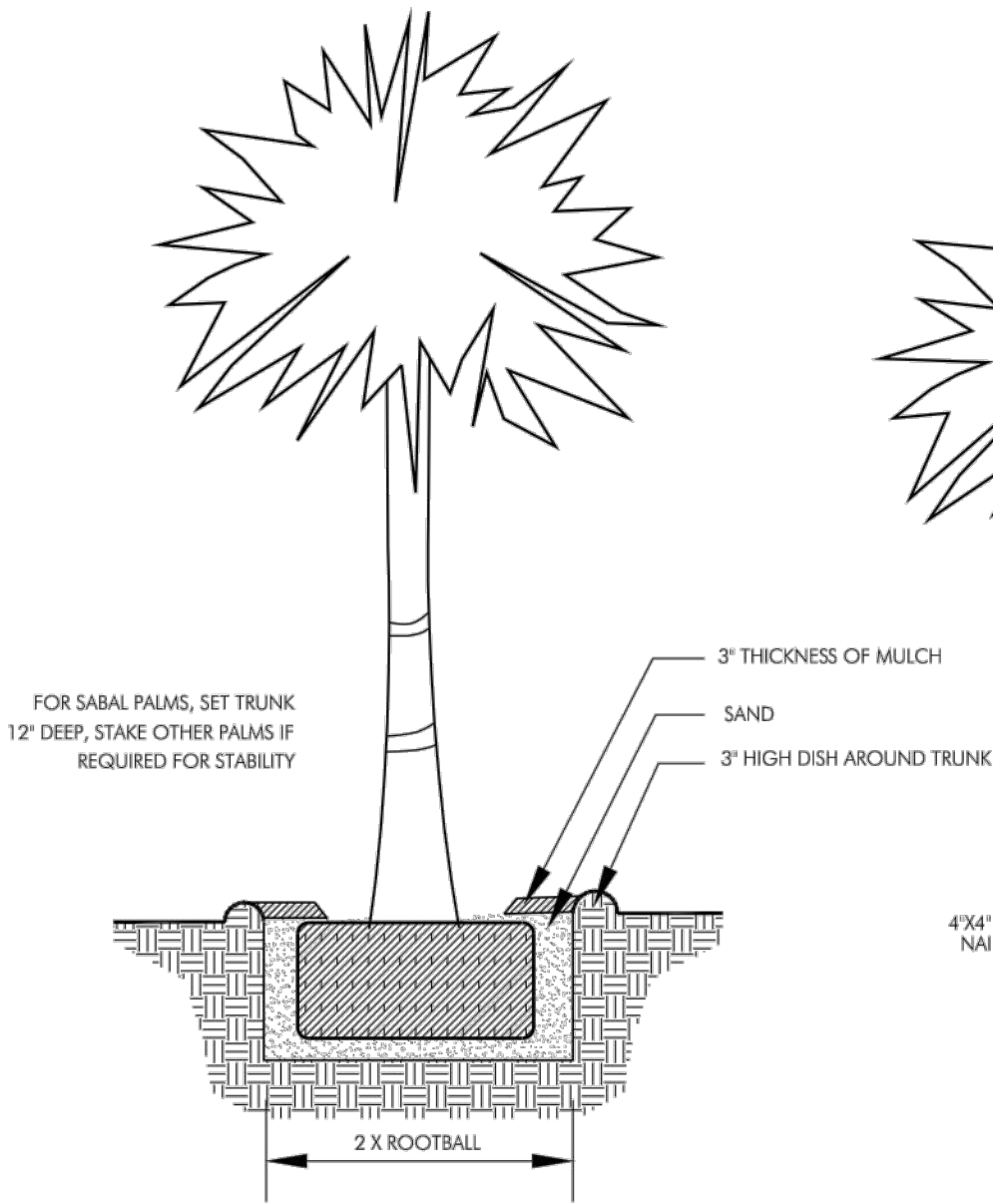
| Proposed Tree Inventory | | | | | |
|-------------------------|--|--------|---|-----------------|----------------------|
| # | Species | Native | Existing DBH/ Height | Proposed No. | Proposed Size |
| 1 | Cocos nucifera (Coconut Palm) | No | 25ft | 1 | To remain |
| 2 | Cocos nucifera (Coconut Palm) | No | 20ft | 1 | To remain |
| 3 | Chrysobalanus icaco (Coco Plum) | Yes | 55 shrubs | 43 | To remain |
| 4 | Sabal palmetto (Cabbage Palm) | Yes | 12ft | 1 | Relocate as depicted |
| 4a | Eugenia foetida (Spanish Stoppers) | Yes | 6ft | 1 | Relocate as depicted |
| 4b | Eugenia foetida (Spanish Stoppers) | Yes | 5 shrubs | 5 | Relocate as depicted |
| 5 | Sabal palmetto (Cabbage Palm) | Yes | 11ft | 1 | Relocate as depicted |
| 6 | Sabal palmetto (Cabbage Palm) | Yes | 10ft | 1 | Relocate as depicted |
| 7 | Sabal palmetto (Cabbage Palm) | Yes | 12ft | 1 | To remain |
| 8 | Sabal palmetto (Cabbage Palm) | Yes | 11ft | 1 | Relocate as depicted |
| 9 | Sabal palmetto (Cabbage Palm) | Yes | 15ft | 1 | Relocate as depicted |
| 10 | Sabal palmetto (Cabbage Palm) | Yes | 10ft | 1 | Relocate as depicted |
| 11 | Sabal palmetto (Cabbage Palm) | Yes | 10ft | 1 | To remain |
| 12 | Sabal palmetto (Cabbage Palm) | Yes | 10ft | 1 | Relocate as depicted |
| 13 | Sabal palmetto (Cabbage Palm) | Yes | 12ft | 1 | To remain |
| 14 | Cocos nucifera (Coconut Palm) | No | 27ft | 1 | To remain |
| 15 | Phoenix dactylifera (Date Palm) | No | 12ft clump | 1 | To remain |
| 16 | Cocos nucifera (Coconut Palm) | No | 25ft | 1 | To remain |
| 17 | Sabal palmetto (Cabbage Palm) | Yes | 9ft | 1 | To remain |
| 18 | Tabebuia impetiginosa (Pink Tabebuia) | No | 9in | 1 | To remain |
| 19 | Capparis cynopallophora (Jamaican Caper) | Yes | Shrub | 1 | To remain |
| 19a | Capparis cynopallophora (Jamaican Caper) | Yes | -- | 30 | 7 gal |
| 20 | Sabal palmetto (Cabbage Palm) | Yes | 9ft | 1 | To remain |
| 21 | Bursera simaruba (Gumbo Limbo) | Yes | 13 5in | 1 | To remain |
| 22 | Washingtonia robusta (Washingtonian Palm) | No | 10ft | 1 | To remain |
| 23 | Capparis cynophallophora (Jamaican Caper) | Yes | 3 shrubs | 3 | To remain |
| 24 | Sabal palmetto (Cabbage Palm) | Yes | 15ft | 1 | To remain |
| 25 | Chrysobalanus icaco (Coco Plum) | Yes | 6 shrubs | 6 | To remain |
| 26 | Chrysobalanus icaco (Coco Plum) | Yes | 12 shrubs | 12 | Remove |
| 27 | Cocos nucifera (Coconut Palm) | No | 15ft | 1 | To remain |
| 28 | Cocos nucifera (Coconut Palm) | No | 13ft | 1 | To remain |
| 29 | Cocos nucifera (Coconut Palm) | No | 15ft | 1 | To remain |
| 30 | Chrysobalanus icaco (Coco Plum) | Yes | 18 shrubs | 18 | To remain |
| 31 | Sabal palmetto (Cabbage Palm) | Yes | 15ft | 1 | Relocate as depicted |
| 32 | Thrinax radiata (Thatch Palm) | Yes | 4ft | 1 | Relocate as depicted |
| 33 | Thrinax radiata (Thatch Palm) | Yes | 9ft | 1 | Relocate as depicted |
| 34 | Thrinax radiata (Thatch Palm) | Yes | 9ft | 1 | Relocate as depicted |
| 35 | Sabal palmetto (Cabbage Palm) | Yes | 15ft | 1 | Relocate as depicted |
| 36 | Thrinax radiata (Thatch Palm) | Yes | 9ft | 1 | Relocate as depicted |
| 37 | Thrinax radiata (Thatch Palm) | Yes | 9ft | 1 | Relocate as depicted |
| 38 | Thrinax radiata (Thatch Palm) | Yes | 9ft | 1 | Relocate as depicted |
| 39 | Bursera simaruba (Gumbo Limbo) | Yes | 15in | 1 | To remain |
| 40 | Chrysobalanus icaco (Coco Plum) | Yes | 13 shrubs | 13 | To remain |
| 40a | Conocarpus erectus (Buttonwood) | Yes | Shrub | 1 | Relocate as depicted |
| 41 | Cocos nucifera (Coconut Palm) | No | 12ft | 1 | Relocate as depicted |
| 42 | Cocos nucifera (Coconut Palm) | No | 15ft | 1 | Relocate as depicted |
| 43 | Sernoa repens (Saw Palmetto) | Yes | shrub | 1 | Relocate as depicted |
| 44 | Capparis cynopallophora (Jamaican Caper) | Yes | 3 shrubs | 3 | 3 to remain |
| 45 | Bursera simaruba (Gumbo Limbo) | Yes | 11in | 1 | Relocate as depicted |
| 46 | Eugenia foetida (Spanish Stoppers) | Yes | 3 shrubs | 3 | 3 to remain |
| 47 | Tabebuia impetiginosa (Pink Tabebuia) | No | 9in: stem 1 4.5in: stem 2 4.5in: stem 3 | 1 | To remain |
| 48 | Coccoloba diversifolia (Pigeon Plum) | Yes | 1.5in | 1 | To remain |
| 50 | Bursera simaruba (Gumbo Limbo) | Yes | 4in: stem 1 5in: stem 2 | 1 | To remain |
| 51 | Ficu benjamina (Ficus) | No | 52in | 1 | To remain |
| 52 | Coccoloba diversifolia (Pigeon Plum) | Yes | 1 in | 1 | To remain |
| 53 | Coccoloba diversifolia (Pigeon Plum) | Yes | 1 in | 2 | To remain |
| 54 | Sabal palmetto (Cabbage Palm) | Yes | 15ft | 1 | To remain |
| 55 | Coccoloba diversifolia (Pigeon Plum) | Yes | 2 shrubs- 1 in | 2 | To remain |
| 56 | Sabal palmetto (Cabbage Palm) | Yes | 15ft | 1 | To remain |
| 57 | Coccoloba diversifolia (Pigeon Plum) | Yes | 1 in | 1 | To remain |
| 58 | Sabal palmetto (Cabbage Palm) | Yes | 2 @ 15ft | 1 | To remain |
| 59 | Coccoloba diversifolia (Pigeon Plum) | Yes | 1 in | 1 | To remain |
| 60 | Coccoloba diversifolia (Pigeon Plum) | Yes | 1in | 1 | To remain |
| 62 | Coccoloba diversifolia (Pigeon Plum) | Yes | 2 shrubs- 1 in | 2 | To remain |
| 63 | Swietenia mahagoni (Mahogany) | Yes | 13.5in | 1 | To remain |
| 64 | Swietenia mahagoni (Mahogany) & Bursera simaruba (Gumbo Limbo) shared root system | Yes | 9in 6.5in | 1 | To remain |
| 65 | Capparis cynopallophora (Jamaican Caper) | Yes | shrub | 1 | To remain |
| 65a | Olea capensis (Black Ironwood) | Yes | shrub | 1 | To remain |
| 66 | Sernoa repens (Saw Palmetto) | Yes | shrub | 1 | To remain |
| 67 | Guaiacum sanctum (Lignum vitae) | Yes | 1.5in: stem 1 2in: stem 2 | 1 | Relocate as depicted |
| 68 | Wodyetia bifurcata (Fox Tail Palm) | No | 9ft | 1 | Remove |
| 68a | Zoysia | Yes | -- | 4 | pallets |
| 69 | Codiaeum variegatum (Croton) | No | shrubs | 2 | Remove |
| 69a | Psychotria nervosa (Wild Coffee) | Yes | -- | 21 | 3 gal |
| 70a | Stachytarpheta jamaicensis (Blue Porterweed) | Yes | -- | 96 | 1 gal |
| 71a | Gaillardia (Blanket Flower) | Yes | -- | 77 | 1 gal |
| 72a | Muhlenbergia capillaris (Muhly Grass) | Yes | -- | 20 | 1 gal |



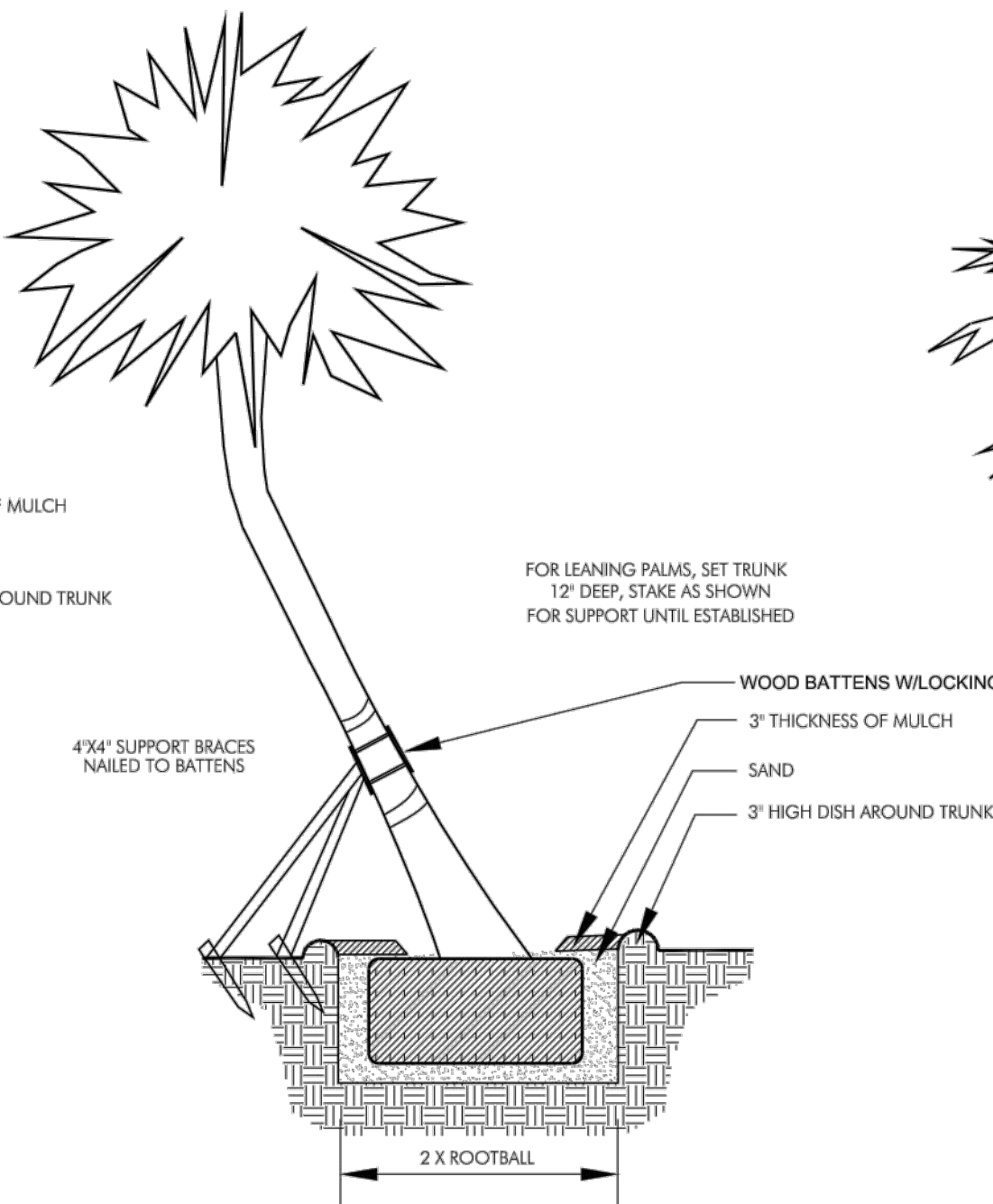


SHRUB PLANTING DETAIL

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 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.

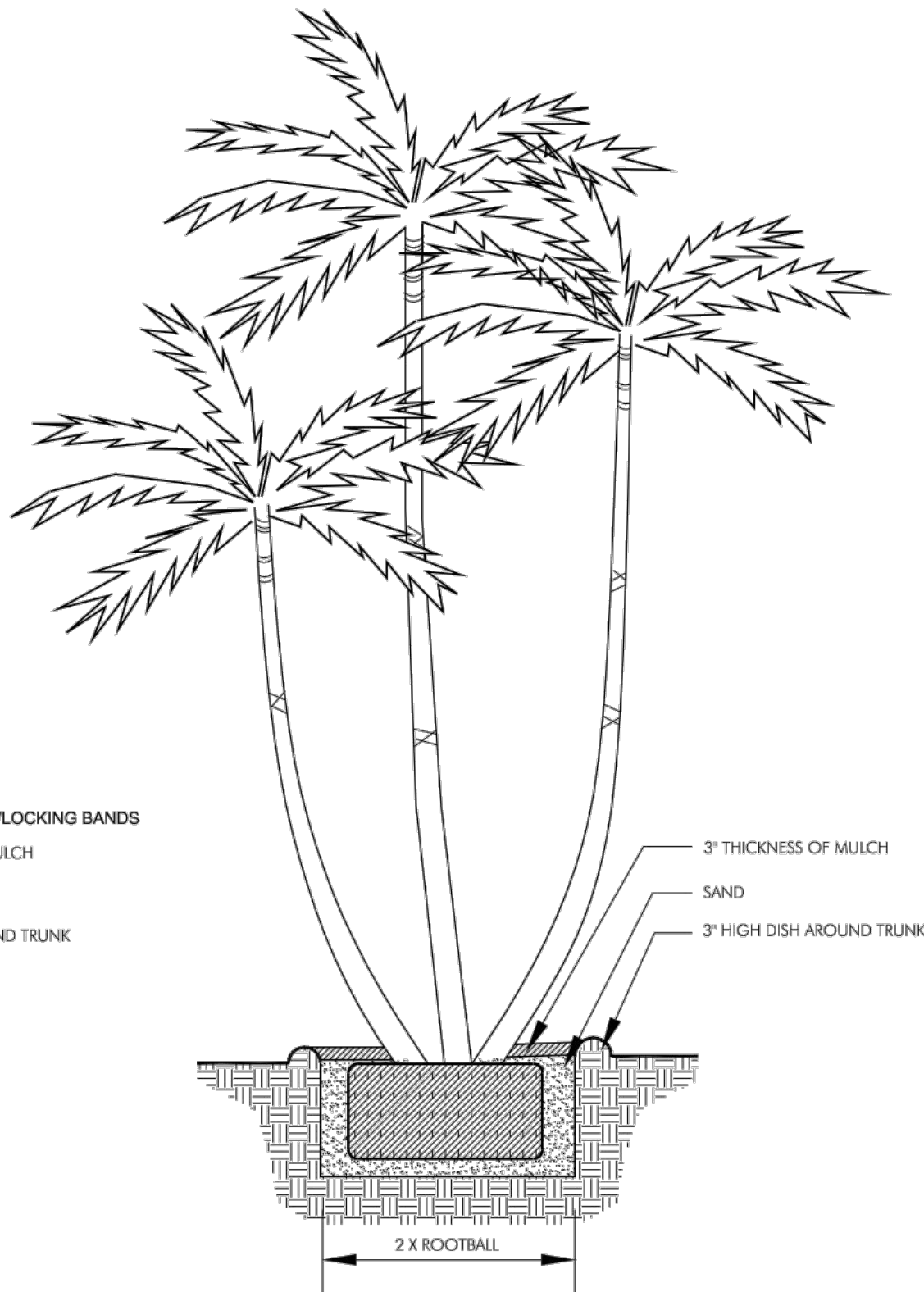


PALM PLANTING DETAIL

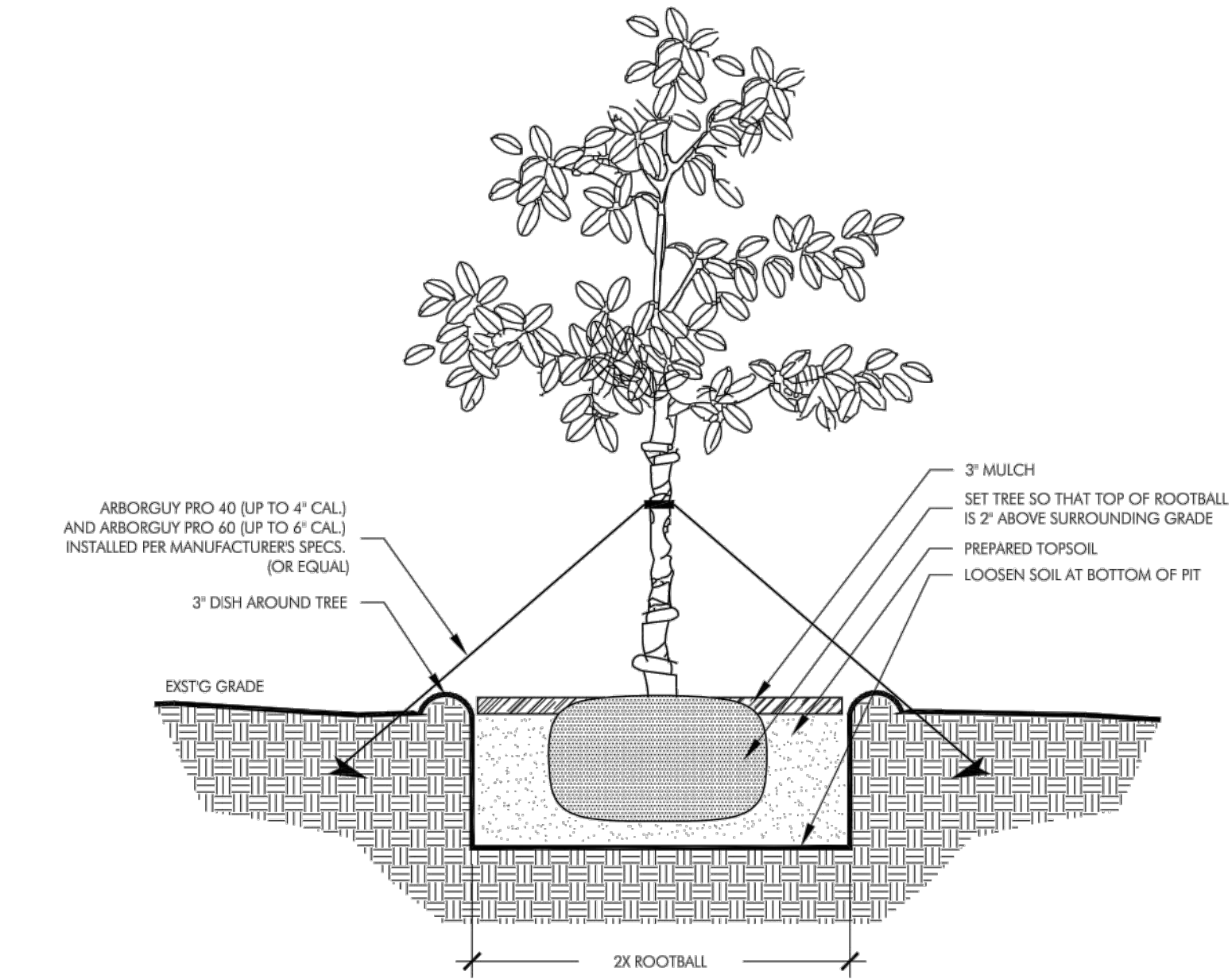


LEANING PALM PLANTING DETAIL

DO NOT LEAN MORE THAN 35 DEGREES.



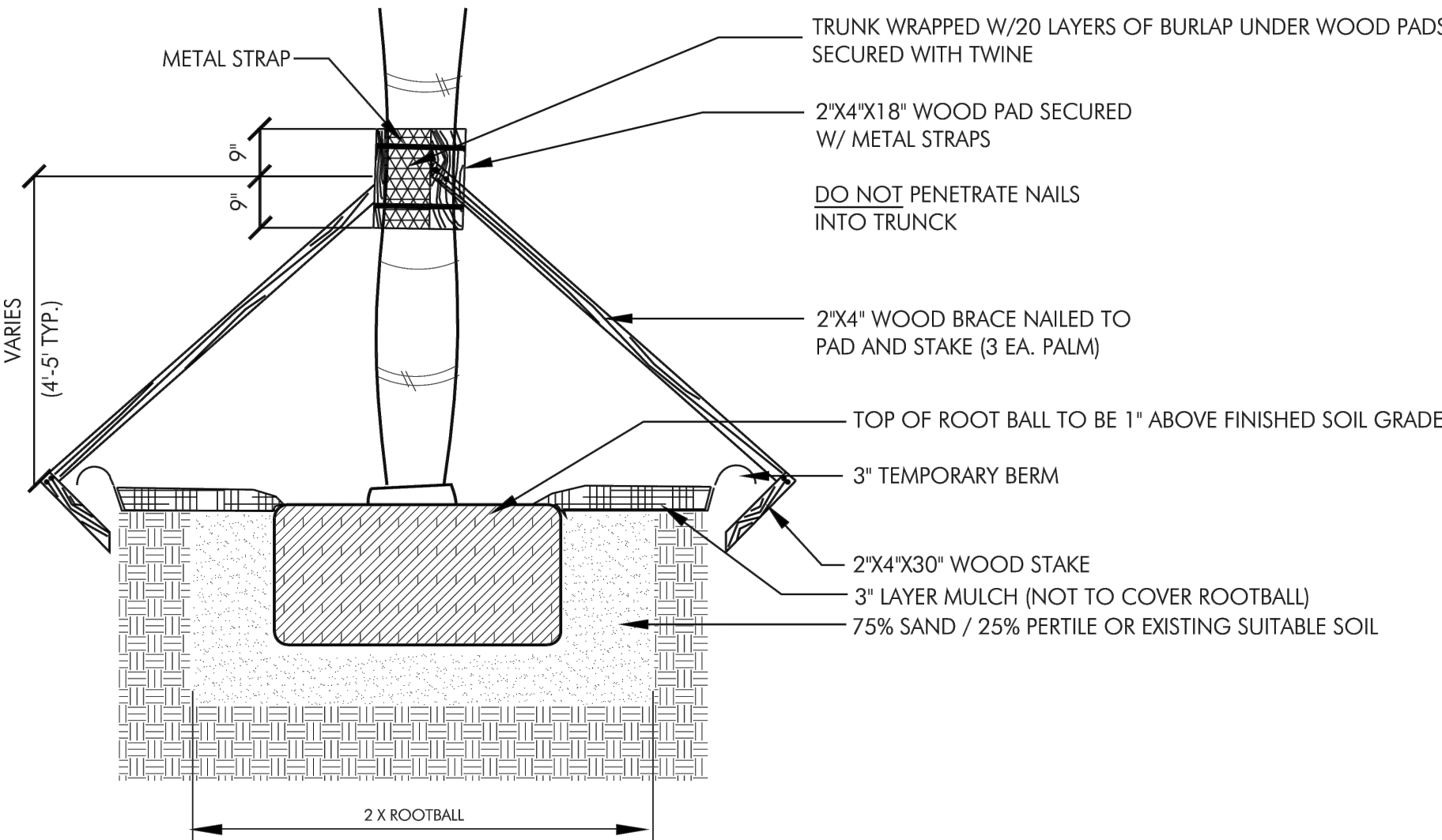
MULTI-TRUNK PALM PLANTING DETAIL



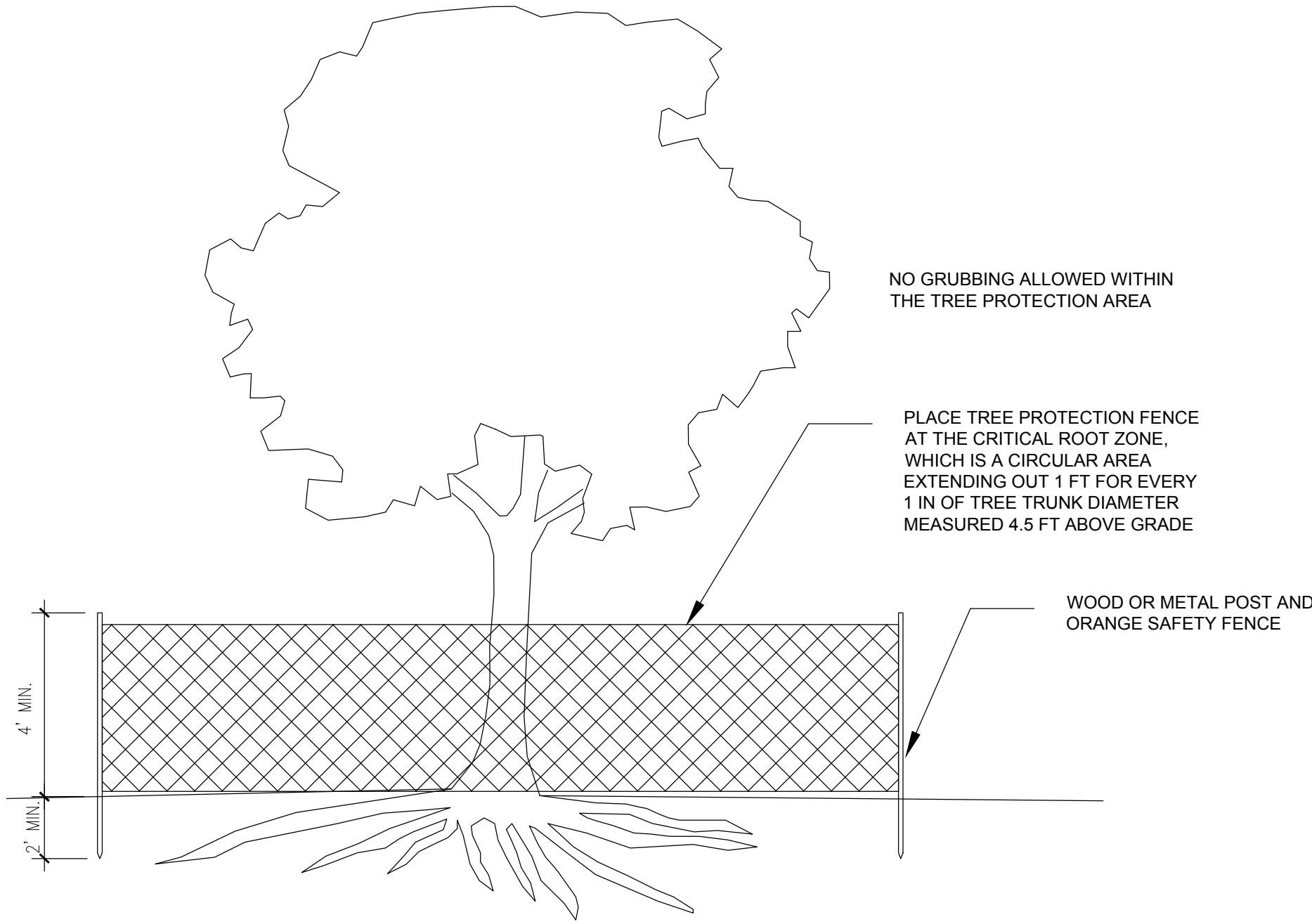
TREE PLANTING DETAIL

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 BASE OF THE PLANT.

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

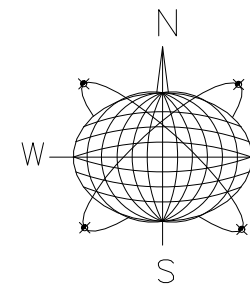


LARGE PALM PLANTING DETAIL



LANDSCAPE PROTECTION DETAIL

SCALE: NTS



Seal:

Consultants:

LANDSCAPE ARCHITECT:
LANDWISE DESIGN

1936 San Marco Blvd., Ste 101
Jacksonville, FL 32207
904.343.4191

Submissions / Revisions:

B.P.A.S. — 9.30.16
REV. PLAN— 12.19.16
REV.1 — 2.9.17

801 EISENHOWER DRIVE
KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT

Drawing Size | Project #:
24x36 | 16018

Title:

LANDSCAPE
PROTECTION
PLAN

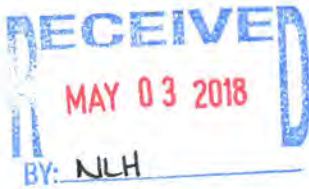
Sheet Number:

L-111

Date: ~ SEPTEMBER 30, 2016

©2016 by William Shepler Architect

Application



9007

Final Landscape Plan
Approval

Tree Permit Application

Date: 04/15/18

Please Clearly Print All Information unless indicated otherwise.

| | | | |
|--|--|--------------|---------------------|
| Tree Address | 801 Eisenhower Dr. | | |
| Cross/Corner Street | NA | | |
| List Tree Name(s) and Quantity | Pls see attached | | |
| Species Type(s) check all that apply | <input type="checkbox"/> Palm <input type="checkbox"/> Flowering <input type="checkbox"/> Fruit <input type="checkbox"/> Shade <input type="checkbox"/> Unsure | | |
| Reason(s) for Application: | | | |
| <input checked="" type="checkbox"/> REMOVE | <input type="checkbox"/> Tree Health <input type="checkbox"/> Safety <input checked="" type="checkbox"/> Other/Explain below | | |
| <input checked="" type="checkbox"/> TRANSPLANT | <input type="checkbox"/> New Location <input checked="" type="checkbox"/> Same Property <input type="checkbox"/> Other/Explain below | | |
| <input type="checkbox"/> HEAVY MAINTENANCE | <input type="checkbox"/> Branch Removal <input type="checkbox"/> Crown Cleaning/Thinning <input type="checkbox"/> Crown Reduction | | |
| Other/Explain | Remove invasive exotics, transplant as depicted on the attached plan. | | |
| Reason for Request | Major Development Plan as depicted on the attached. | | |
| Property Owner Name | Old Town Trolley Tours of Washington Inc | | |
| Property Owner eMail Address | | | |
| Property Owner Mailing Address | 201 Front Street Suite 107 | | |
| Property Owner Mailing City | Key West | State | FL Zip 33040 |
| Property Owner Phone Number | (305) 294-4142 | | |
| Property Owner Signature | <i>[Signature]</i> agent for Owner | | |
| Representative Name | Trepanier & Associates, Inc. | | |
| Representative eMail Address | owen@owentrepanier.com | | |
| Representative Mailing Address | 1421 1st Street unit 101 | | |
| Representative Mailing City | Key West | State | FL Zip 33040 |
| Representative Phone Number | (305) 293 - 8983 | | |

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

PAI ✓

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. 3768

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Benjamin N. McPherson as
Please Print Name of person with authority to execute documents on behalf of entity

Treasurer / CEO of Old Town Trolley Tours of Washington, Inc
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier & Associates, Inc.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 9/
Date

by Benjamin N. McPherson Treas / CEO
Name of person with authority to execute documents on behalf on entity owner

He She is personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Karen DeMaria

From: Ladd Roberts <lroberts@landwisedesign.com>
Sent: Tuesday, May 29, 2018 3:02 PM
To: Karen DeMaria
Cc: Lori Thompson; owen@owentrepanier.com; jonathan tavarez
Subject: 801 Eisenhower Drive Final Landscape Plan Approval

Karen,

Sorry for the discrepancies.....this project has been a challenge.

Yes, your take off's of trees / plants to be relocated looks correct. Good job deciphering the discrepancies.

Below are a couple of additional notes:

1. #40a will be relocated directly south to the property line just east of the propane tank.
2. We will remove tree #70 and show #45 in its place on sheet L-102 and L-103. We will remove #70 from the tables.
3. #4a is to be relocated with the #4b's. All these plants are labeled as #4b on sheet L-101, we will rename one of the plants as #4a.
4. We will change #57 to be a Pigeon Plum (*Coccoloba diversifolia*) in the tables.
5. #44's are to remain and will be reflected in the tables.
6. #41 / #42 and #43 will be shown 'to be relocated' in the tables.
7. #52 / #53 / #55 / #57 / #59 / #60 and #62 will be called out as 1" in the tables.

Thank you for your help!

Ladd B. Roberts, RLA | 904-343-4194



1936 SAN MARCO BLVD – SUITE 101 – JACKSONVILLE - FL 32207

The information contained in this transmission may contain privileged and confidential content. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

From: Karen DeMaria [mailto:kdemaria@cityofkeywest-fl.gov]
Sent: Tuesday, May 29, 2018 11:53 AM
To: Ladd Roberts <lroberts@landwisedesign.com>
Cc: Lori Thompson <lori@owentrepanier.com>; owen@owentrepanier.com
Subject: RE: 801 Eisenhower Drive Final Landscape Plan Approval

Any comments on the advertising verbiage? I'm in the process of drafting the agenda to be finalized tomorrow morning.

Sincerely,

Karen



Landscape
Plan w/
Palm Tree
Removal

8611

Tree Permit Application

Date: 08/11/17

Please Clearly Print All Information unless indicated otherwise.

Tree Address 801 Eisenhower Dr.
Cross/Corner Street NA
List Tree Name(s) and Quantity Pls see attached
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 Major Development Plan as depicted on the attached.

Reason for Request

Property Owner Name Old Town Trolley Tours of Washington Inc
Property Owner eMail Address
Property Owner Mailing Address 201 Front Street Suite 107
Property Owner Mailing City Key West **State** FL **Zip** 33040
Property Owner Phone Number (305) 294-4142
Property Owner Signature

Representative Name Trepanier & Associates, Inc.
Representative eMail Address owen@owentrepanier.com
Representative Mailing Address 1421 1st Street unit 101
Representative Mailing City Key West **State** FL **Zip** 33040
Representative Phone Number (305) 293 - 8983

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.

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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I, Benjamin N. McPherson as
Please Print Name of person with authority to execute documents on behalf of entity

Treasurer / CEO of Old Town Trolley Tours of Washington, Inc
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Date

by Benjamin N. McPherson, Treas / CEO
Name of person with authority to execute documents on behalf on entity owner

He She is personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Karen DeMaria

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Friday, November 17, 2017 3:15 PM
To: Karen DeMaria
Cc: MichelleCates; Virginia Haller
Subject: RE: 801 Eisenhower Drive

Thank you. I'll make the revisions immediately.

As far as the headlights, the proposed parking is already parking. The adjacent property to the left is owned by the applicant, the units are elevated above flood (and therefore above headlight level), and is separated by a 6ft wooden fence in addition to an existing landscape buffer.



The property to the right is elevated with a retaining wall and the units are elevated above parking (way above headlight level):



Owen

Trepanier & Associates, Inc.