

Karen DeMaria

From: Karen DeMaria
Sent: Friday, January 8, 2021 1:17 PM
To: Karen DeMaria
Subject: FW: 1316 Royal-1319 William Streets
Attachments: LA SET 01.08.21_Final.pdf

From: Thomas Francis-Siburg <thomas@owentrepanier.com>
Sent: Friday, January 8, 2021 11:52 AM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>; Keith Oropeza <K.Oropeza@gaiconsultants.com>
Cc: Owen Trepanier <owen@owentrepanier.com>; Paul Misch <misch1225@gmail.com>
Subject: RE: 1316 Royal-1319 William Streets

Dear Ms. DeMaria,

Please find attached the revised (final) pre-Tree Commission landscape plans.

The changes are as follows (Keith, please correct me if there are any additional changes I missed):

- Trees #80 (Gumbo Limbo), #85 (Satin Leaf), #86 (Gumbo Limbo), and #135 (Jamaican Caper) are now remaining, no longer to be removed.
- L.002 (Tree Inventory List) has been updated to reflect the change in the trees to remain.
- L.005 (Tree Protection Plan) is a new plan outlining protection and preservation notes and mapping
- L.300 (Proposed Landscape Plan) & L.301 (Mitigation Exhibit) have been revised to be consistent with the proposed trees to be planted.
- L.300 (Proposed Landscape Plan) has also been further revised to show additional ground cover in places, such as the William St buffer.
- L.301 (Mitigation Exhibit) has a revised count of a total of 339 points for the proposed trees to be planted.

We understand you identified discrepancies between these landscape plans and the site plans drawn by other parties. The site plans will be updated to be consistent with these landscape plans.

Sincerely,
Thomas

Thomas Francis-Siburg MSW, MURP, AICP
Planner / Development Specialist

Trepanier & Associates, Inc.
Land Planners & Development Consultants
1421 First Street
Key West, FL 33040-3648
Ph. 305-293-8983 / Fx. 305-293-8748
www.owentrepanier.com

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Sent: Thursday, January 7, 2021 3:04 PM
To: Keith Oropeza <K.Oropeza@gaiconsultants.com>
Cc: Owen Trepanier <owen@owentrepanier.com>; Paul Misch <misch1225@gmail.com>; Thomas Francis-Siburg

<thomas@owentrepanier.com>

Subject: RE: 1316 Royal-1319 William Streets

Also, William Street buffer area needs some groundcover or grass plantings as required by the code. That area is part of the overall property and is part of the overall development plan review.

Sincerely,

Karen

From: Keith Oropeza <K.Oropeza@gaiconsultants.com>

Sent: Thursday, January 7, 2021 2:41 PM

To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>

Cc: 'Owen Trepanier' <owen@owentrepanier.com> <owen@owentrepanier.com>; Paul Misch <misch1225@gmail.com>;

Thomas Francis-Siburg <thomas@owentrepanier.com>

Subject: RE: 1316 Royal-1319 William Streets

Karen, we will modify the drawing again tonight to address your concerns. The green indicates we can accommodate. Red is we don't agree. I cannot recommend transplanting a poor tree. The cost is more expensive than buying a new Florida #1 tree with a guarantee.

Thank you Karen

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>

Sent: Thursday, January 7, 2021 2:07 PM

To: Thomas Francis-Siburg <thomas@owentrepanier.com>; Owen Trepanier <owen@owentrepanier.com>; Keith Oropeza <K.Oropeza@gaiconsultants.com>

Cc: keithoropeza@gmail.com; Paul Misch <misch1225@gmail.com>

Subject: 1316 Royal-1319 William Streets

All:

Attached is a draft copy of my staff report. I will be uploading this tomorrow/Friday at noon. Please provide answers and comments to the questions as soon as possible. Below are some additional notes;

Tree removal: Going through my notes, the following trees are ones that I have some question regarding the removal request and suspect the public or commission might ask. Please be prepared to supply additional information regarding their requested removal:

Gumbo Limbo #80: tree is in fair condition, why can't tree be trimmed to create a better canopy? Why does it have to be removed? **We will Retain**

Gumbo Limbo #86: why can't this and tree #85 remain with the J. Caper? Tree has bud mites just like many other gumbo limbo trees in City. Why does it have to be removed? **We will retain**

Gumbo Limbo #101: tree is growing with Royal Poinciana tree #102, why can't it remain? **Tree is in driveway area**

Gumbo Limbo #175: Can impacts be avoided? Can this tree be transplanted? Is it worth transplanting? **This tree is in poor condition, cannot recommend transplanting a poor tree, better to mitigate.**

Gumbo Limbo #177: Can impacts be avoided? Can this tree be transplanted? Is it worth transplanting? **This tree is in poor condition, cannot recommend transplanting a poor tree, better to mitigate.**

Jamaican Caper #90: tree is growing with Royal Poinciana tree #89, why can't it remain along with thatch palms #91 and 93? **Thatch Palms can be transplanted, Jamaican caper in building footprint**

Jamaican Caper #95: tree is growing with Royal Poinciana tree #89, why can't it remain along with thatch palms #91 and 93? **In building footprint, not a high quality tree prefer to mitigate.**

Jamaican Caper #135: Is tree on the property? Looking at L.300 it might not be. If it is, why can't it remain—is it actually growing through the fence, I didn't notice that damage. **We will retain**

Jamaican Caper #160: Why can't this be transplanted? Is the cost worth it compared to starting new? **Do not recommend transplanting a tree in poor condition**

Satinleaf #85: see comments above for GL#86. Can trimming the canopy and providing some care help condition of tree? **We will retain**

White Stopper #184: Why can't this be transplanted? Is the cost worth it compared to starting new? **Do not recommend transplanting a tree in poor condition**

Royal Palm #190: Why can't this be transplanted? Is the cost worth it compared to starting new? **Do not recommend transplanting a tree in poor condition**

Thatch Palm #91 and #93: tree is growing with Royal Poinciana tree #89, why can't it remain along with thatch palms #91 and 93? **We will retain**

I have some concerns with the plans and the actual locations of trees to remain. I noticed that tree #11 is in the wrong location as it is located more toward the back of the building. **No site work in this area, tree is to remain**

Looking at sheet L.300: There is a proposed sidewalk from the house to Royal Street very close to tree #89 that concerns me. **We will work in the field to avoid construction issues.** If that is shifted toward the driveway then the other trees that area can remain and there will not be any potential roots issues with sidewalk and tree. Over near tree # 102 there is an indication of two trees remaining and the way it is located it appears that the second tree might be GL#101 and not tree #103?. Along William Street grass or groundcover must be added to the street buffer area next to the building. Is there curbing along the landscape areas on the William Street parking area? **Williams Street is not being improved other than providing additional plan materials.** Any groundcover, mulch, gravel, or grass to be placed along the property line by the trees/shrubs? Please note that shrubs must be 2 ft tall at planting and any trees to be included in the tree removal mitigation must be at least 5 ft tall at planting in order to qualify as a "tree". **Replacement trees will be specified as 5' tall**

Looking at Sheet C-1.0: Several proposed swale locations have been placed where trees are to remain. Please show the locations of all the remaining existing trees on the map and relocate those swales. Of special concern are swale locations on the southwest side of the existing building along Williams Street, in front of the two existing building along William Street, and by Units 1, 3, 2, 4, and 6. A general rule is the critical root zone extends 10 ft out from the trunk of the tree therefore, excavating is not usually allowed within that area. If absolutely needed, the root structure must be reviewed and sometimes excavating can be done with 5 ft of the tree trunk as long as no roots are being cut or impacted. Also, along Royal Street, there is reference to a 21 ft long trench grate connecting to swales, what swales? That trench is very close to or partially in the critical root zone of two Royal Poinciana trees that are to remain one of which is not noted on the plan.

Looking at Sheet A-1.0: Site Plan does not accurately show locations of all the existing trees to remain. Decks along eastern property line must be removed from landscape buffer area and what are the two red blocks next to the existing building that says 814 gallon (typo on plans)?. That location has existing trees with roots and is where swale was supposed to be located. **Decks have been removed from the buffer areas**

The plans are missing a tree protection plan for the site. That needs to be included. **Will include**

General notes need to be added to the landscape plan that discuss maintenance of the landscaping. A note needs to be included that the Simpson Stoppers can not be hedged and must be maintained at a height no less than 5 ft tall. Also, notes need to be included on the landscape plan stating that no roots are to be cut during the installation of the irrigation. I see lines being installed in root zones of a few trees. **Will add note**

Sincerely,

Karen

Karen DeMaria
Urban Forestry Manager
City of Key West
305-809-3768