

STAFF REPORT

DATE: June 4, 2021

RE: 322 and 324 Truman Avenue (file application #TP2021-0003)

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

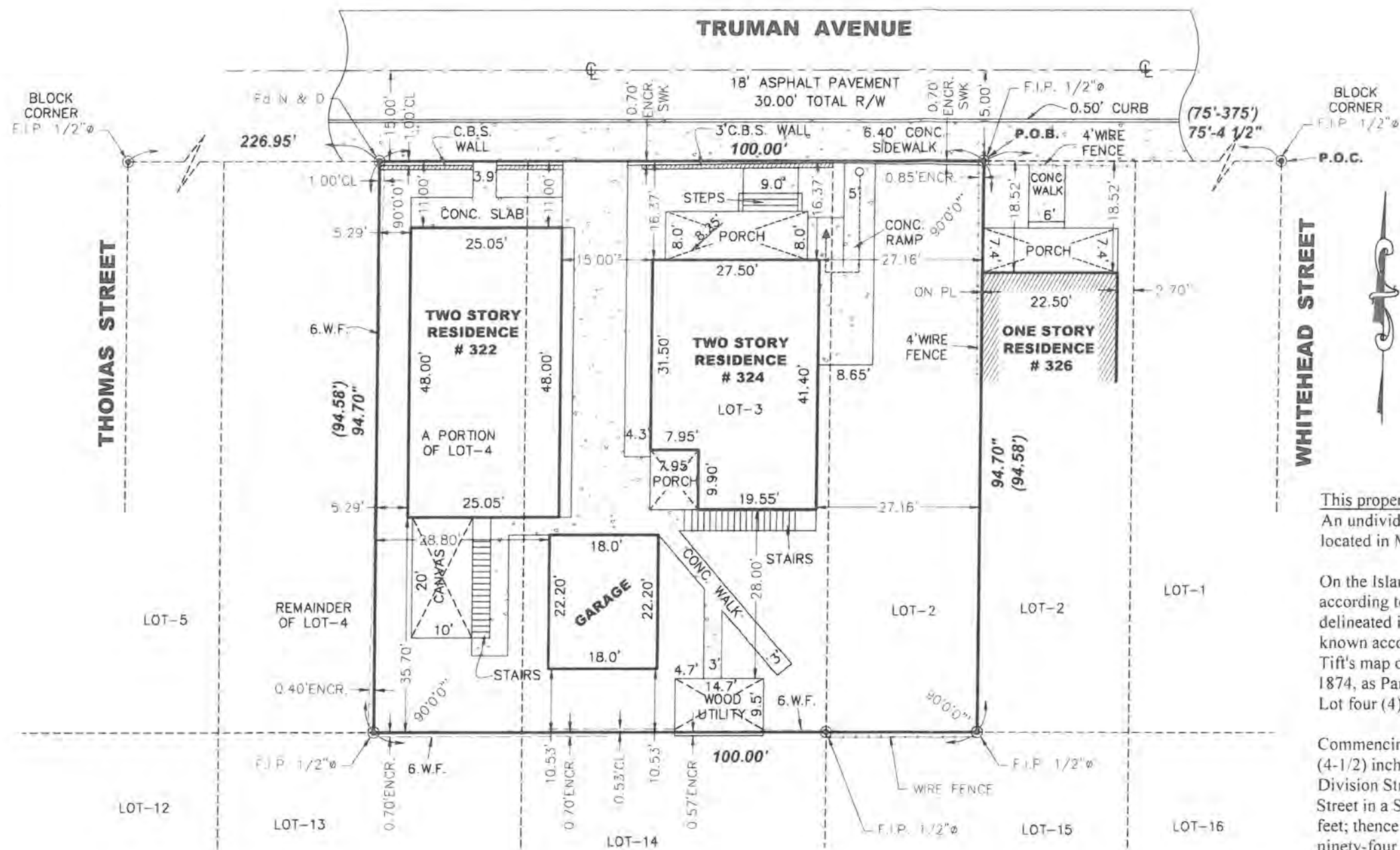
Re: Conceptual Landscape Plan Review

On May 17, 2021, an application was submitted for Conceptual Landscape Plan approval with tree removal for a major development plan. The property is to be redevelopment with a mixture of affordable and market rate housing units.

The plan requires the removal of (8) Spanish Lime trees and (1) Coconut Palm. One Sapodilla, (1) Royal Poinciana, (1) Spanish Lime, and (2) Coconut Palms are to remain on site.

The Conceptual Landscape Plan is over 70% native vegetation and plant species are appropriate for the area. The proposed landscape plan has not been reviewed yet for compliance to Sec 108 landscape requirements but it is expected that a waiver will be requested from the Planning Board for side yard buffers due to the Fire Department request to keep the side property line areas open for access and the interior canopy tree requirement due to the lack of space for the proper growth of canopy trees with the proposed development plan. A quick review of the plan indicates a variety of the planting species has been proposed and the plan does incorporate all the required tree replacements for the requested tree removals.

The current proposed plan submitted to the Urban Forestry Manager does not include the required irrigation plan and does not indicate where proposed swales will be located on the property. These items must be submitted prior to Planning Board review.



NOTE: a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined. b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification. c) Code restrictions and title search not reflected in this survey. d) Underground utilities, improvements, footings and encroachments, if any not located. e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof for any damage that occurs from reliance on said information. f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied. g) All roads shown hereon are public unless otherwise noted. h) No identification cap found on property corners unless otherwise noted. i) Distance along boundary of this document are measured and measured unless otherwise noted. j) The graphic portions of this document are intended to be displayed at the graphic name scales as depicted on the map. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data. k) Accuracy: The expected use of land as classified in the minimum technical standards (S.J.17-FAC), is "Suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement. l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

- LEGEND**
- A = Arc
 - ASPH = Asphalt
 - BM = Bench Mark
 - BRG = Bearing
 - CATV = Catch basin
 - CB = Catch basin
 - CBS = Concrete Block Structure
 - CH = Chord
 - Chatta = Chattahoochee
 - C = Center Line
 - CLF = Chain Link Fence
 - CL = Clear
 - CONC = Concrete
 - D = Delta
 - Ø = Diameter
 - DH = Drill Hole
 - DME = Drainage & Maintenance Easement
 - E.B. = Electric Box
 - Enc = Encroachment
 - F.F. = Finish Floor
 - F.H. = Fire Hydrant
 - F.I.R. = Found Iron Rebar
 - FPL = Florida Power & Light
 - F.I.P. = Found Iron Pipe
 - FD = Found
 - L.P. = Light Pole
 - M = Measured
 - M.F. = Metal Fence
 - M.H. = Manhole
 - M = Monument Line
 - MON = Monument
 - N/A = Not Applicable
 - N/D = Nail & Disc
 - NTS = Not to Scale
 - O/S = Offset
 - O.U.L. = Overhead Utility Lines
 - OH = Overhang
 - P = Plat
 - P.B. = Plat Book
 - PC = Point of Curvature
 - P.C.C. = Point of Compound Curvature
 - PCP = Permanent Control Point
 - PG = Page
 - P.I. = Point of Intersection
 - P.L. = Property Line
 - PL = Planter
 - P.O.B. = Point of Beginning
 - P.O.C. = Point of Commencement
 - P.P. = Power Pole
 - P.R.M. = Permanent Reference Monument
 - P.R.C. = Point of Reverse Curvature
 - PT = Point of Tangency
 - R = Radius
 - R/R = Railroad
 - PSM = Professional Surveyor Mapper
 - R/W = Right-of-Way
 - SWK = Sidewalk
 - Sec. = Section
 - (TYP) = Typical
 - T = Tangent
 - U.E. = Utility Easement
 - W.F. = Wood Fence
 - W.M. = Water Meter
 - W.V. = Water Valve
 - + = Denotes Spot Elevations Taken

This property described as:
An undivided interest in the following real property located in Monroe County, Florida, described as follows:

On the Island of Key West and is part of Tract Ten (10) according to William A. Whitehead's map of said Island, delineated in February, A.D., 1829, but now better known according to Howe's Diagram of Charles. W. Tift's map of the City of Key West, delineated in July, 1874, as Part of Lot Two (2), Lot Three (3) and Part of Lot four (4) (Square One (1), of said Tract Ten (10):

Commencing seventy-five (75) feet, four and one-half (4-1/2) inches from the corner of Whitehead and Division Streets and running thence along Division Street in a Southwesterly direction one hundred (100) feet; thence at right angles in a southeasterly direction ninety-four (94) feet and seven (7) inches; thence at right angles in a Northeasterly direction one hundred (100) feet; thence at right angles in a; Northwesterly direction ninety-four (94) feet, seven (7) inches back to the point of beginning.

Certified to:
TDGroup Truman Ave LLC
Smith Hawks, PL
First American Title Insurance Company

Address:
322 - 324 Truman Avenue, Key West, FL 33040

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on N/A (reference) N/A

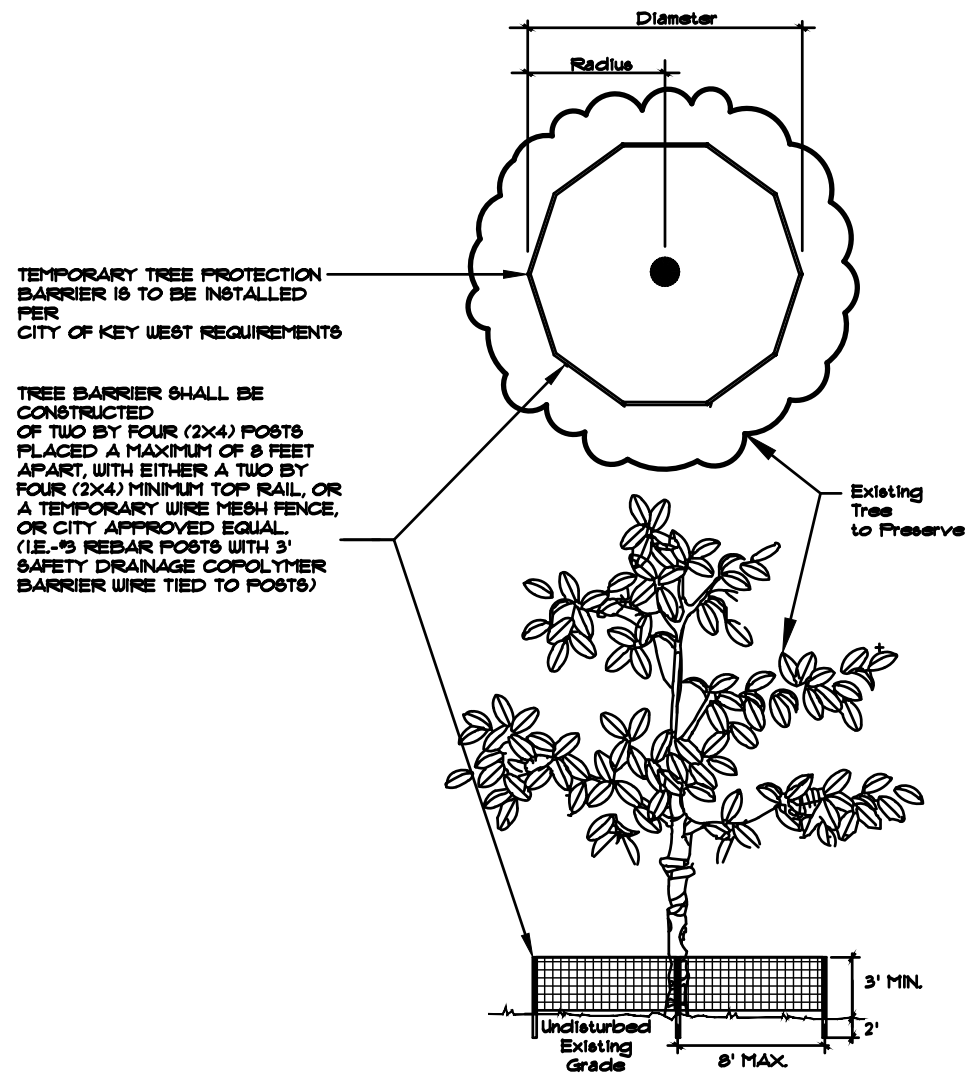
REVISIONS:				
02/21/19 SURVEY UPDATE				
12/20/19 SURVEY UPDATE				
FLOOD ZONE	COMM. No	PANEL No	SUFFIX	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
X	120168	1516	K	
F.I.R.M. DATE	F.I.R.M. INDEX	BASE ELEV.		
02/18/05	02/18/05	+ N/A N.G.V.D.		

BOUNDARY SURVEY
I HEREBY CERTIFY that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 04/21/17
PROFESSIONAL SURVEYOR AND MAPPER No. 4327, State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale	Drawn by:	Drwg. No.
03/31/17	1"=20'	R.S.	17-19114



TREE PROTECTION BARRIER DETAIL

NO SCALE

NOTE: PROVIDE TREE PROTECTION BARRICADE AROUND ALL EXISTING TREES AND PALMS (SUCH AS TO REMAIN ON SITE AND FOR ALL RELOCATED TREES OR PALMS FOR THE FULL DURATION OF CONSTRUCTION.

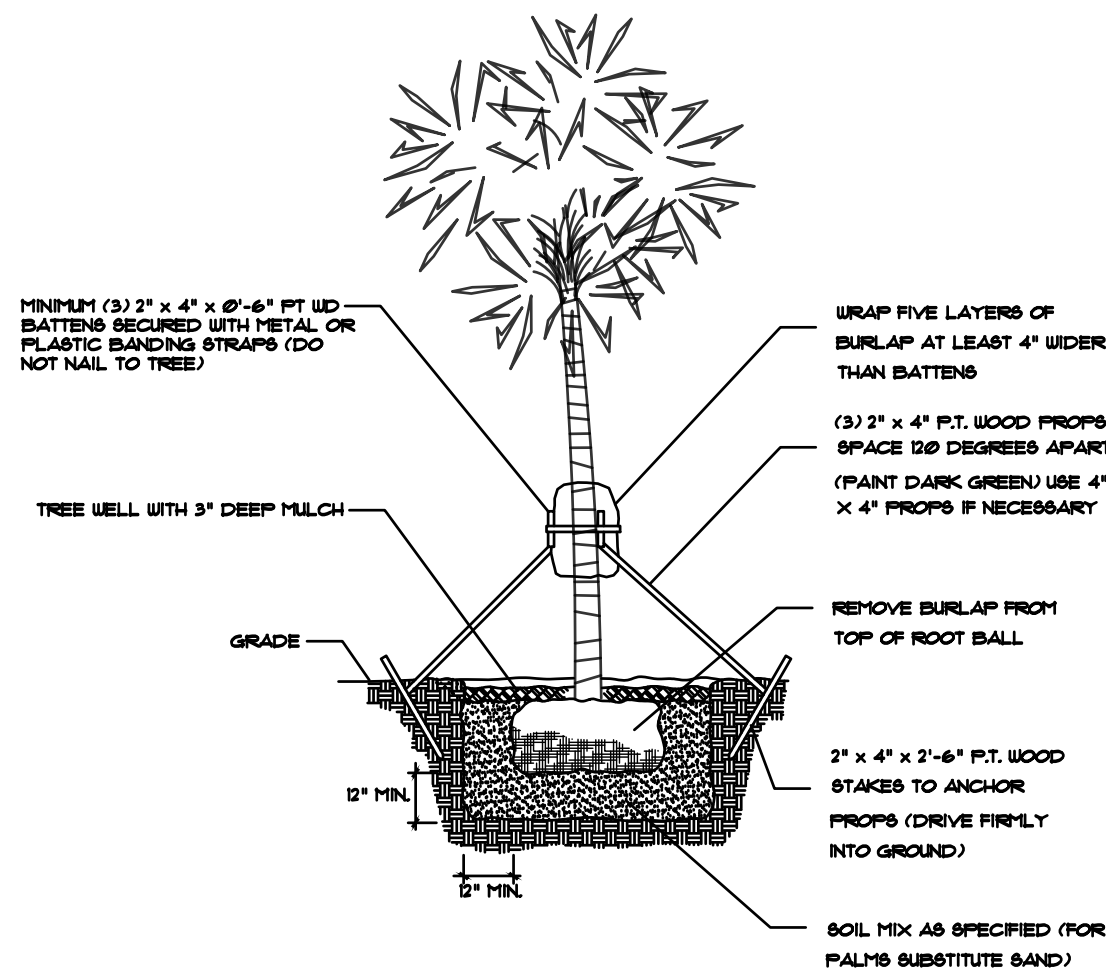
NO MATERIALS OR EQUIPMENT SHALL BE STORED, OPERATED, DUMPED, OR BURNED WITHIN THE PROTECTED AREA.

NO ATTACHMENT (WIRE SIGNS, ETC.) SHALL BE ATTACHED TO A PROTECTED TREE.

PRIOR TO ANY LAND CLEARING OPERATIONS, TREE LINES WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH NATIONAL ARBORISTS ASSOCIATION PRUNING STANDARDS.

ALL PROTECTED TREES SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED LIMBS AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY ROOT LOSS.

OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.



TREE SUPPORT DETAIL

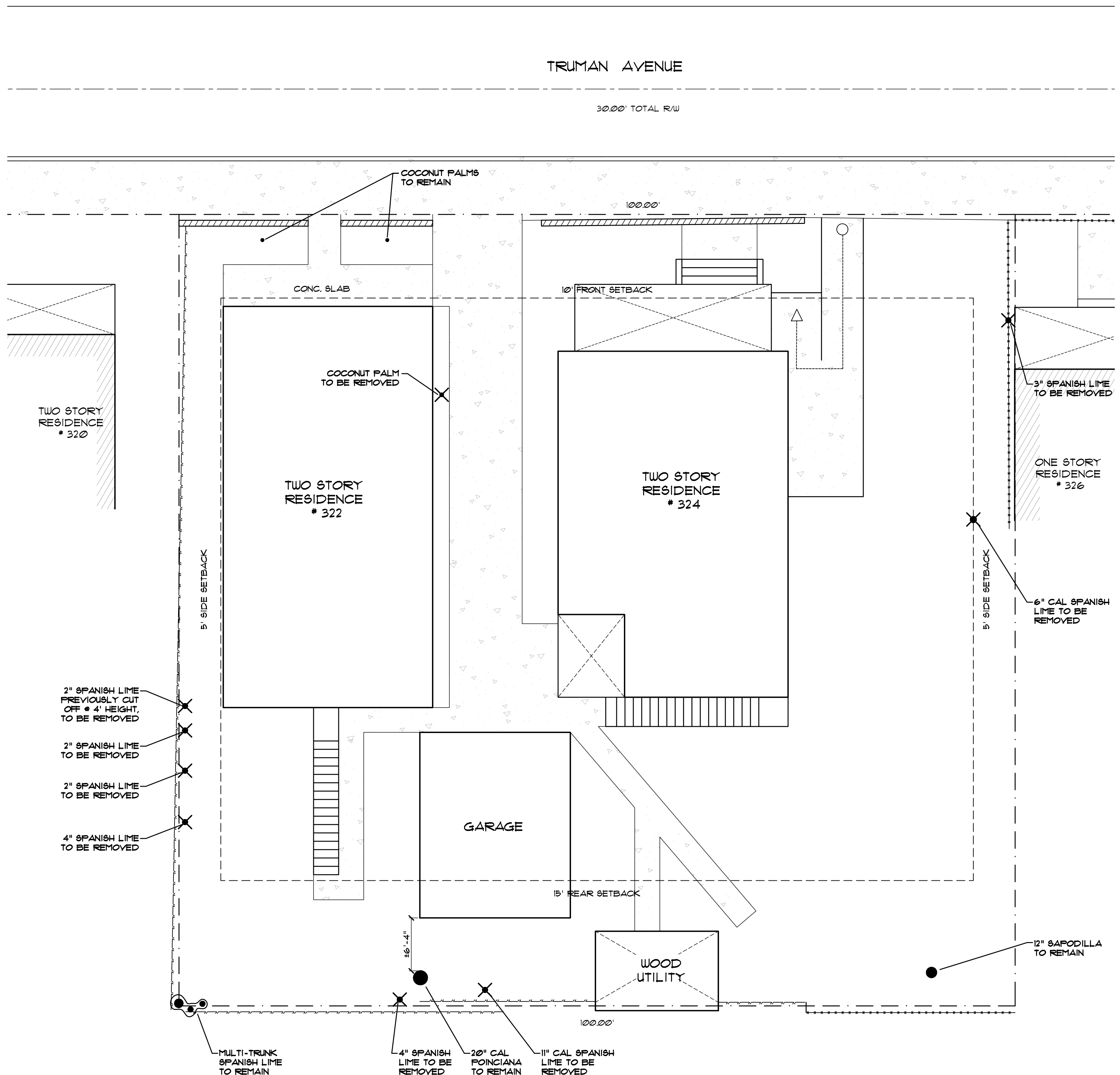
NO SCALE

NOTE: BURLAP IS NOT NECESSARY FOR SABAL PALMS

TREES				
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	DISPOSITION
1	Delonix regia	Royal Poinciana	20"	Remain
1	Melicoccus bijugatus	Spanish Lime	Multi-trunk	Remain
2	Cocos nucifera	Coconut Palm	10"	Remain
1	Manikara zapota	Sapodilla	12"	Remain
8	Melicoccus bijugatus	Spanish Lime	2" - 12" (Approx. 64" Total)	Remove
1	Cocos nucifera	Coconut Palm	10"	Remove

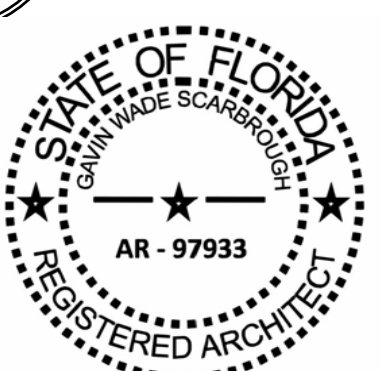
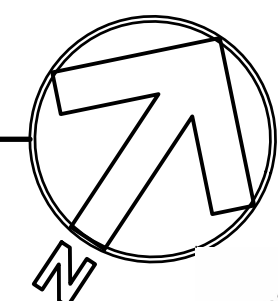
Plant List

NTS



Tree Disposition Plan

1/8" = 1' - 0"

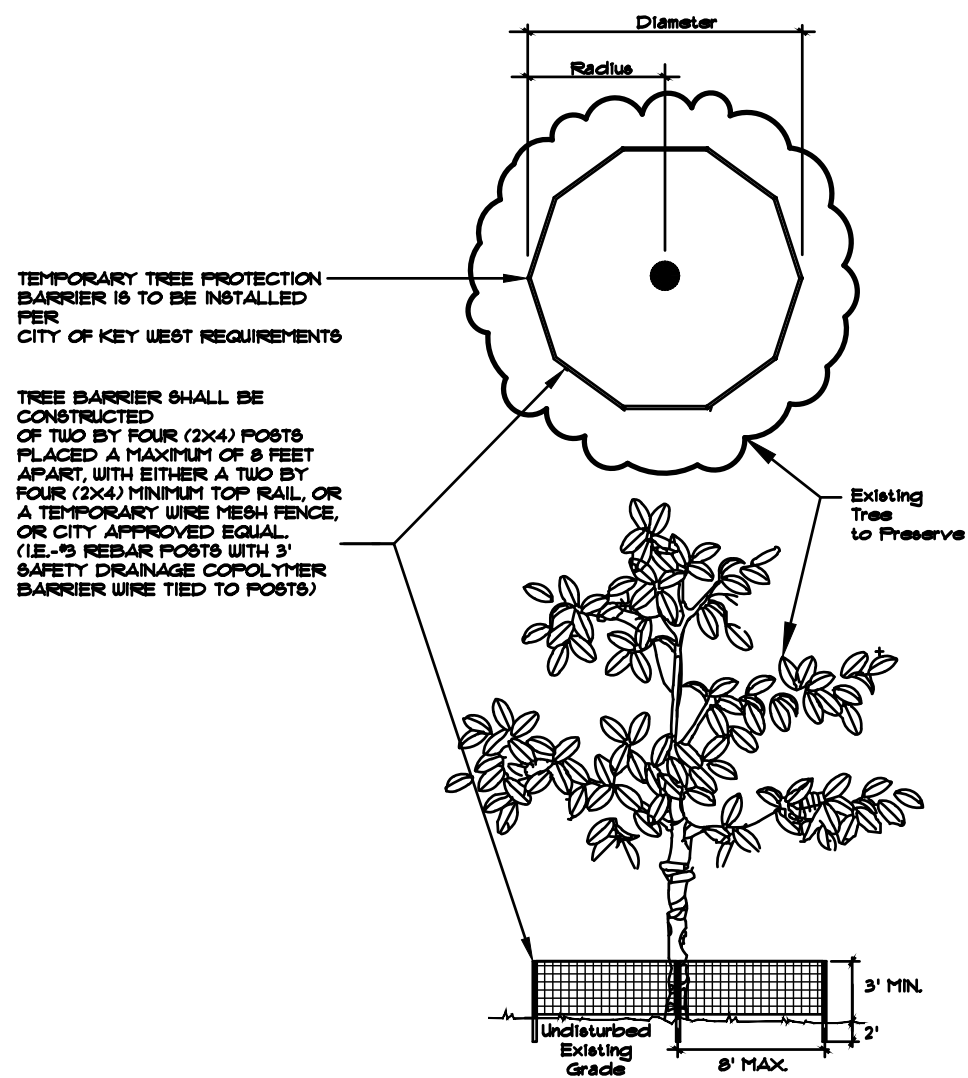


sheet:
10.1

date:
1/26/21
revision:

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
(305) 296 3611
610 White St, Key West FL

322-324 Truman Avenue
Key West, FL
322-324 Truman Ave



TREE PROTECTION BARRIER DETAIL

NO SCALE

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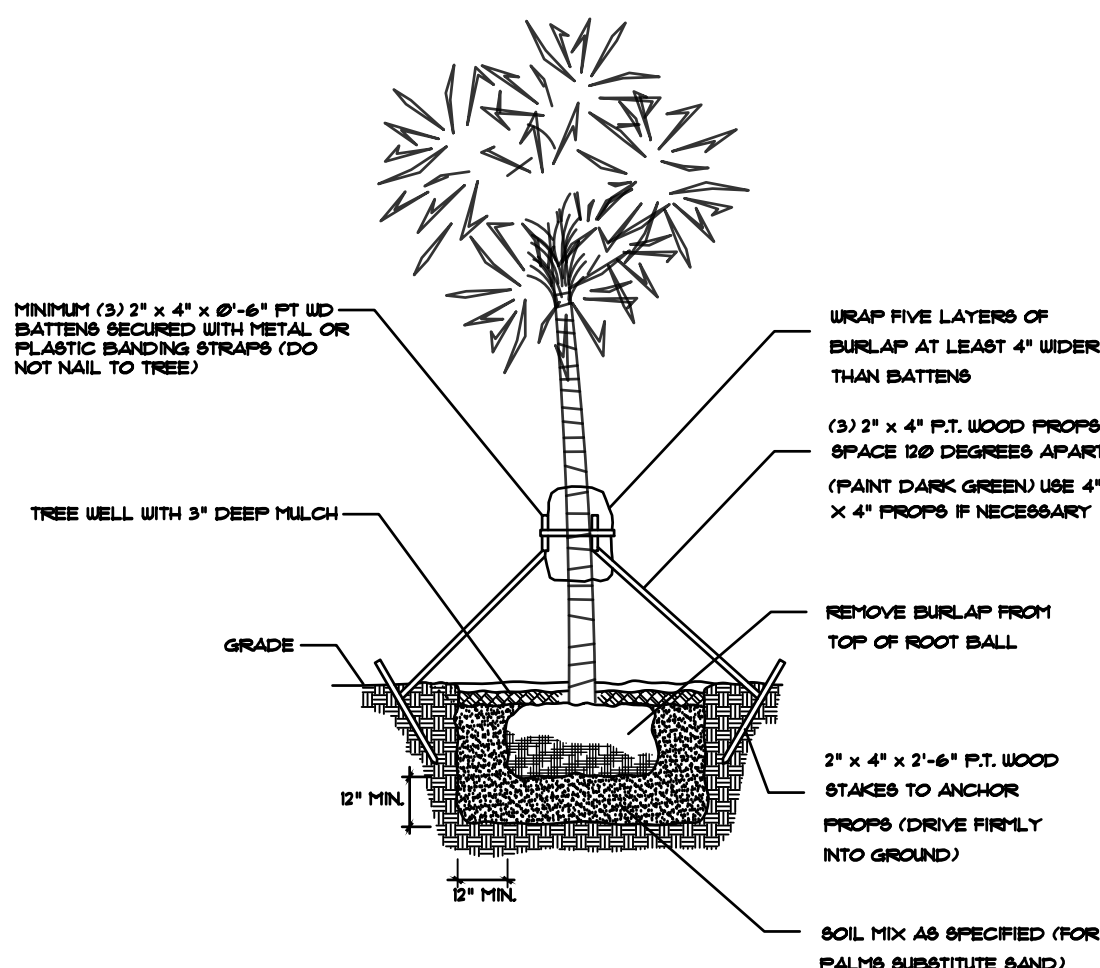
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ALL PROTECTED TREES SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED LIMBS AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY ROOT LOSS.

OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.



TREE SUPPORT DETAIL

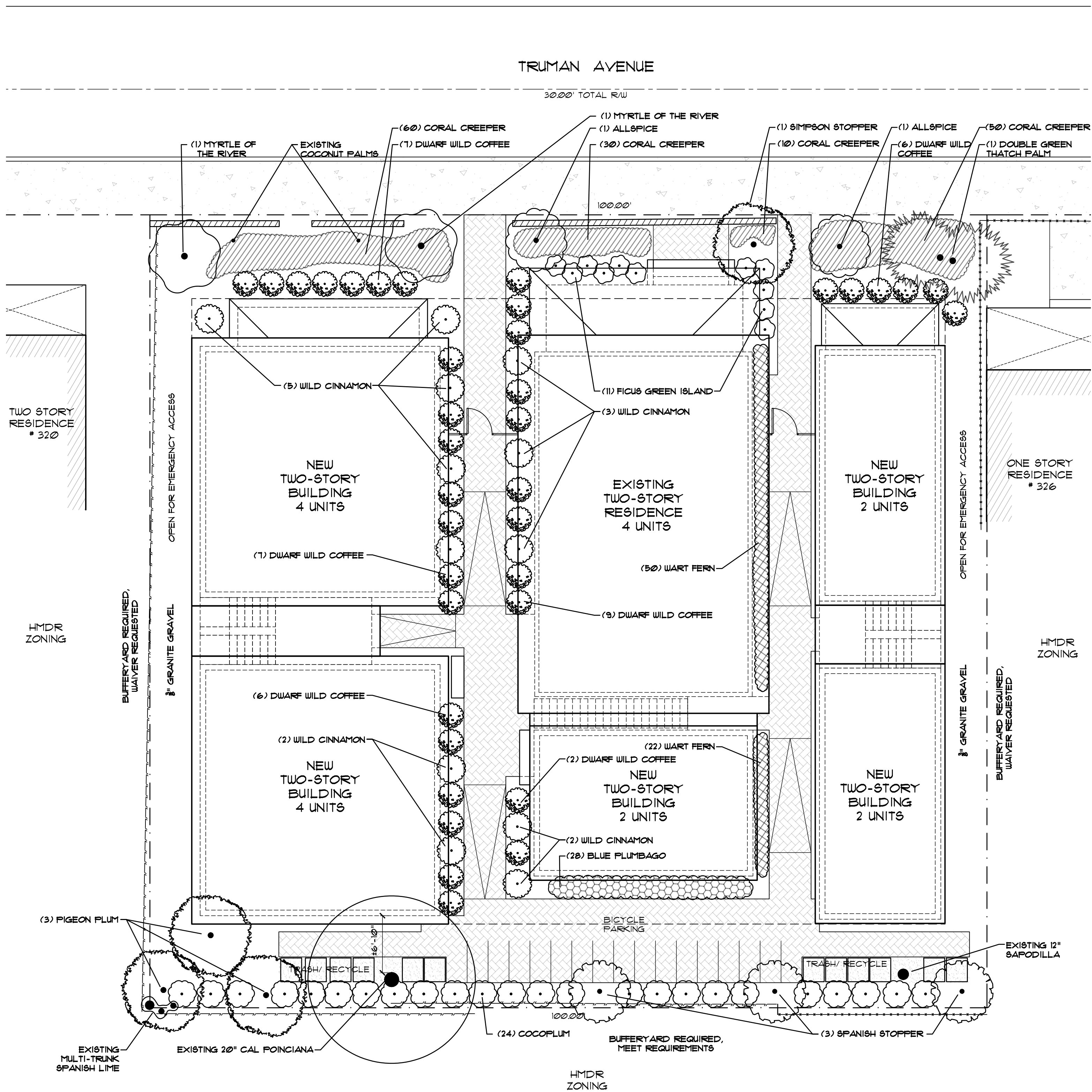
NO SCALE

NOTE: BURLAP IS NOT NECESSARY FOR SABAL PALMS

TREES & PALMS			
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
2	Pimenta Dioica	Allspice	6'-8' PH (2" DBH)
3	Coccoloba diversifolia	Pigeon Plum	8' min. PH (2" DBH)
1	Myrcianthes fragrans	Simpson Stopper	8' min. PH (4"-6" DBH)
1	Thrinax radiata	Green Thatch Palm	8' PH Double
12	Canella winterana	Wild Cinnamon	6'-8' PH (2" DBH)
3	Eugenia foetida	Spanish Stopper	45 Gal. (2" DBH)
2	Calyptranthes zuzygium	Myrtle of the River	8' min. PH (4"-6" DBH)
GROUND COVERS & SHRUBS			
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
150	Barleria repens	Coral Creeper	1 gal.
24	Chrysobalanus icaco	Cocoplum	7 gal.
11	Ficus 'Green Island'	Ficus microcarpa	3 gal.
37	Psychotria nervosa	Dwarf Wild Coffee	3 gal.
72	Phymatosorus scolopendria	Wart Fern	1 gal.
28	Plumbago auriculata	Blue Plumbago	1 gal.
ADDITIONAL ITEMS			
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
		3/4" Granite Gravel	as needed
		Black Eucalyptus Mulch	3" depth in all planted areas
		Planting soil	as needed

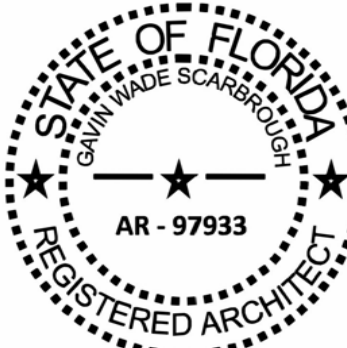
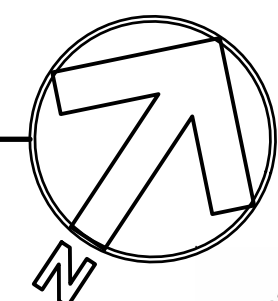
Plant List

NTS



Proposed Landscape Plan

1/8" = 1' - 0"



date:
1/26/21
revision:

sheet:
10.2

322-324 Truman Avenue
Key West, FL
322-324 Truman Ave

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

STAFF REPORT

DATE: June 3, 2021

RE: 322 and 324 Truman Avenue
(permit application # TP2021-0003)

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

An application was received requesting Conceptual Landscape Plan Approval with Tree Removal to include the removal of (8) Spanish Lime trees and (1) Coconut Palm. A site inspection was done and documented the following:



Google Earth photo dated February 2018 of the site.



3000 TOTAL RAIL



5-17-21 KD



Tree Species: Spanish Lime (*Melicoccus bijugatus*)

Tree #1



Standing on the property line looking at tree.



Photo of whole tree, view 1.



Photo showing base of tree in fence.



Photo of whole tree, view 2.

Tree #1-Diameter: 3.1"

Location: 40% (base of tree growing in wire fence, close to structure - wrong tree, wrong place)

Species: 100% (on protected tree list)

Condition: 50% (Fair to poor, canopy healthy, growing in fence immediately next to neighbor's house-base of tree compromised, trunk growth lean)

Total Average Value = 63%

Value x Diameter = 1.9 replacement caliper inches

Tree #2

Brazilian Pepper-
Invasive Exotic (NPR)



Photo of whole tree.



Photo of tree trunk and canopy.



Tree #2-photos showing tree trunk and base of tree. Lots of surface roots.





Standing near
property line,
photo of tree
canopy.



Standing near
property line,
photo showing
base of tree
location.

Tree #2-Diameter: 6.6"

Location: 70% (side yard near property line. Canopy impacts to neighboring property.)

Species: 100% (on protected tree list)

Condition: 60% (fair, canopy structure stronger over neighboring property, lots of surface roots.)

Total Average Value = 76%

Value x Diameter = 5.0 replacement caliper inches

Tree #3

Royal Poinciana tree to remain.

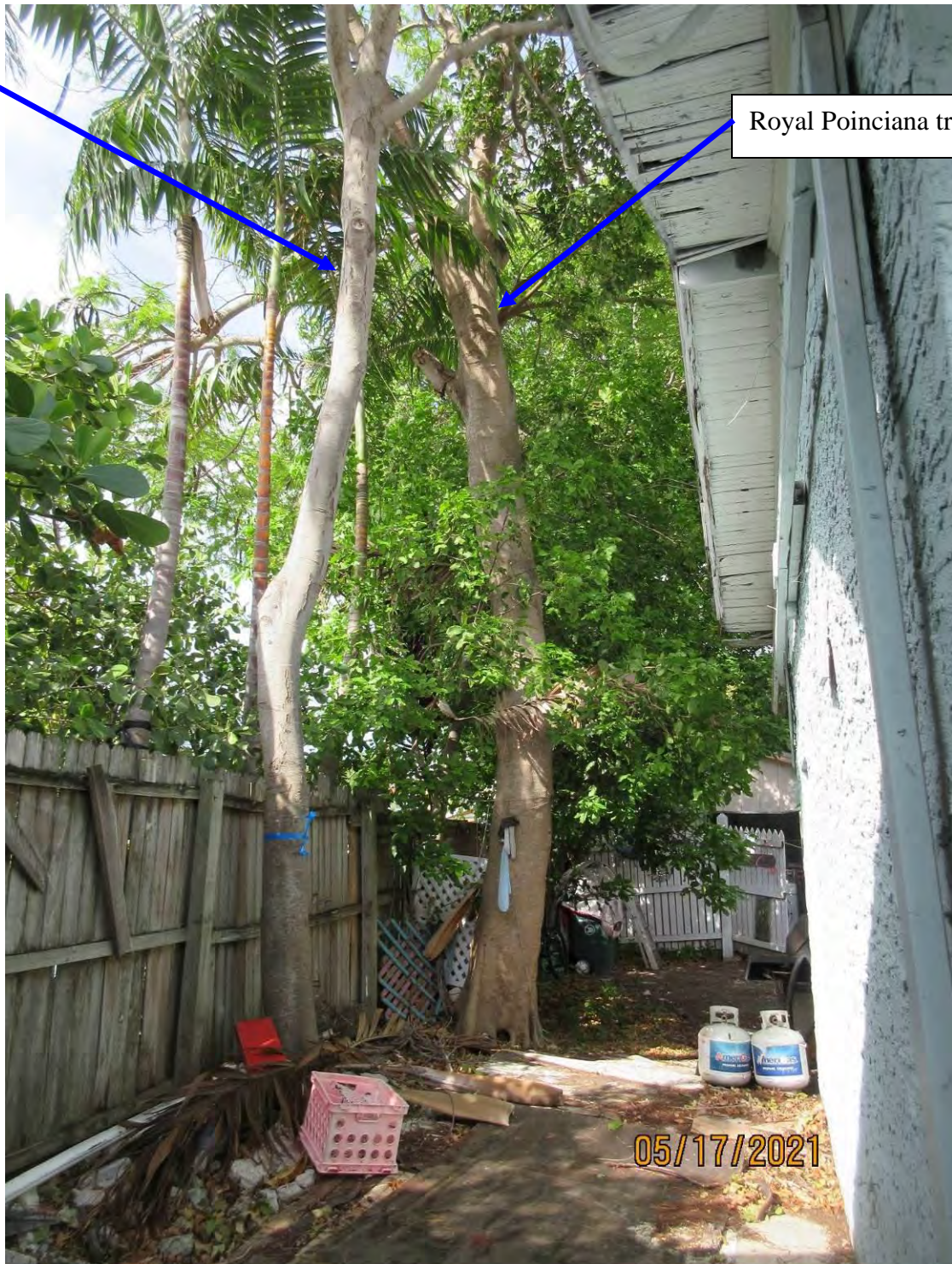




Photo of the canopy of tree #3.



Photo of tree trunk, view 1.



Photo showing trunk and base of tree.



Photo of tree trunk, view 2.



Photo of base of tree.

Tree #3-Diameter: 10.1"

Location: 60% (growing in canopy of Royal Poinciana tree-in future will compete for root and air space with tree, growing close to rear property line).

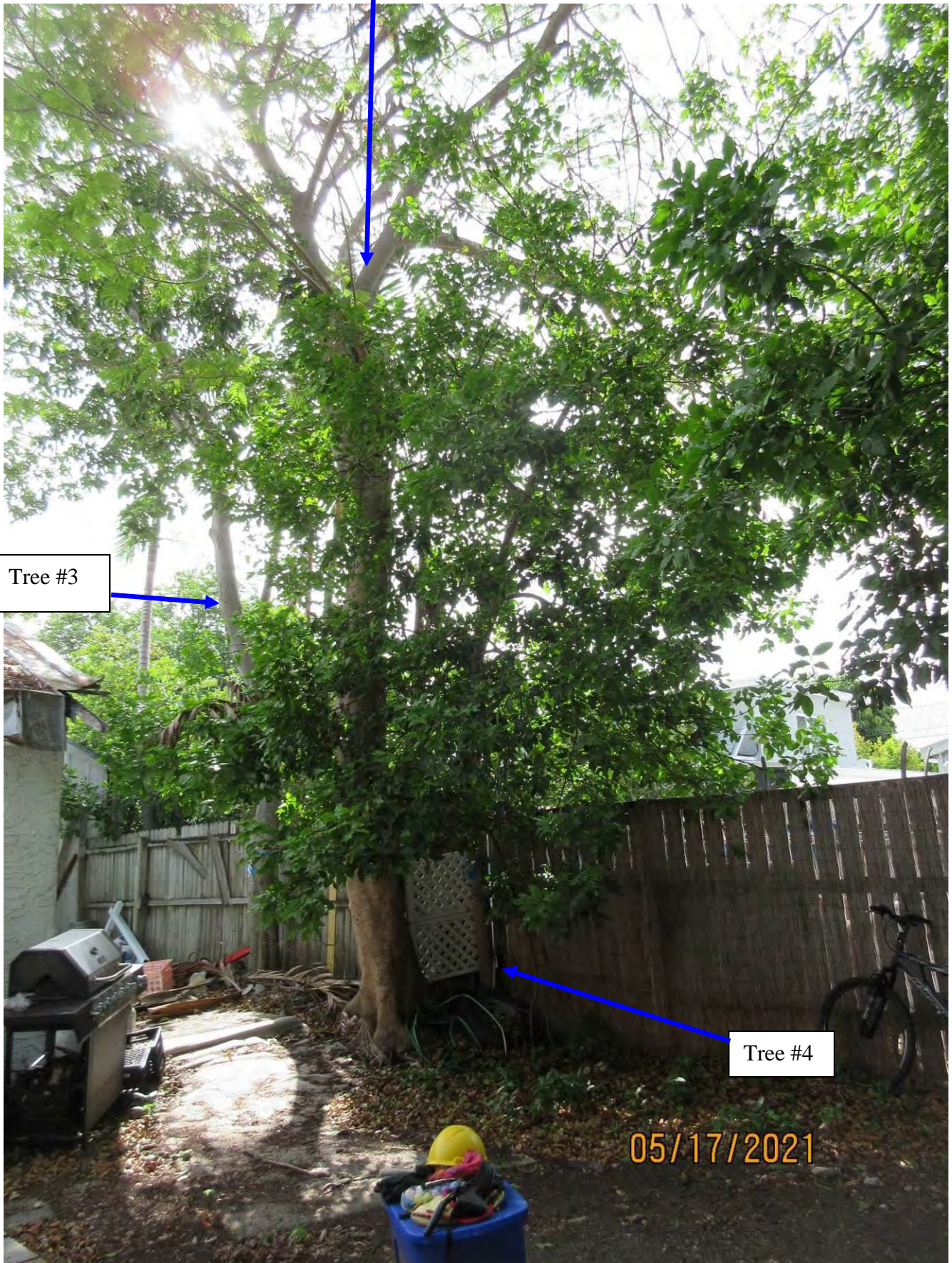
Species: 100% (on protected tree list)

Condition: 70% (Good to fair condition, elongated trunk growth with no lower branches, appears one section growing toward neighboring property was cut in the past.)

Total Average Value = 76%

Value x Diameter = 7.6 replacement caliper inches

Royal Poinciana tree to remain.



Tree #3

Tree #4

05/17/2021

Photo showing location of the base of Tree #4 in relation to Royal Poinciana tree.





View of the trunk of Tree #4.

View of tree canopy.



Tree #4-Diameter: 4.4"
 Location: 30% (growing I primary
 root zone of Royal Poinciana tree
 close to rear property line).
 Species: 100% (on protected tree
 list)
 Condition: 60% (fair)
 Total Average Value = 63%
 Value x Diameter = 2.7
 replacement caliper inches

Photo showing tree locations.

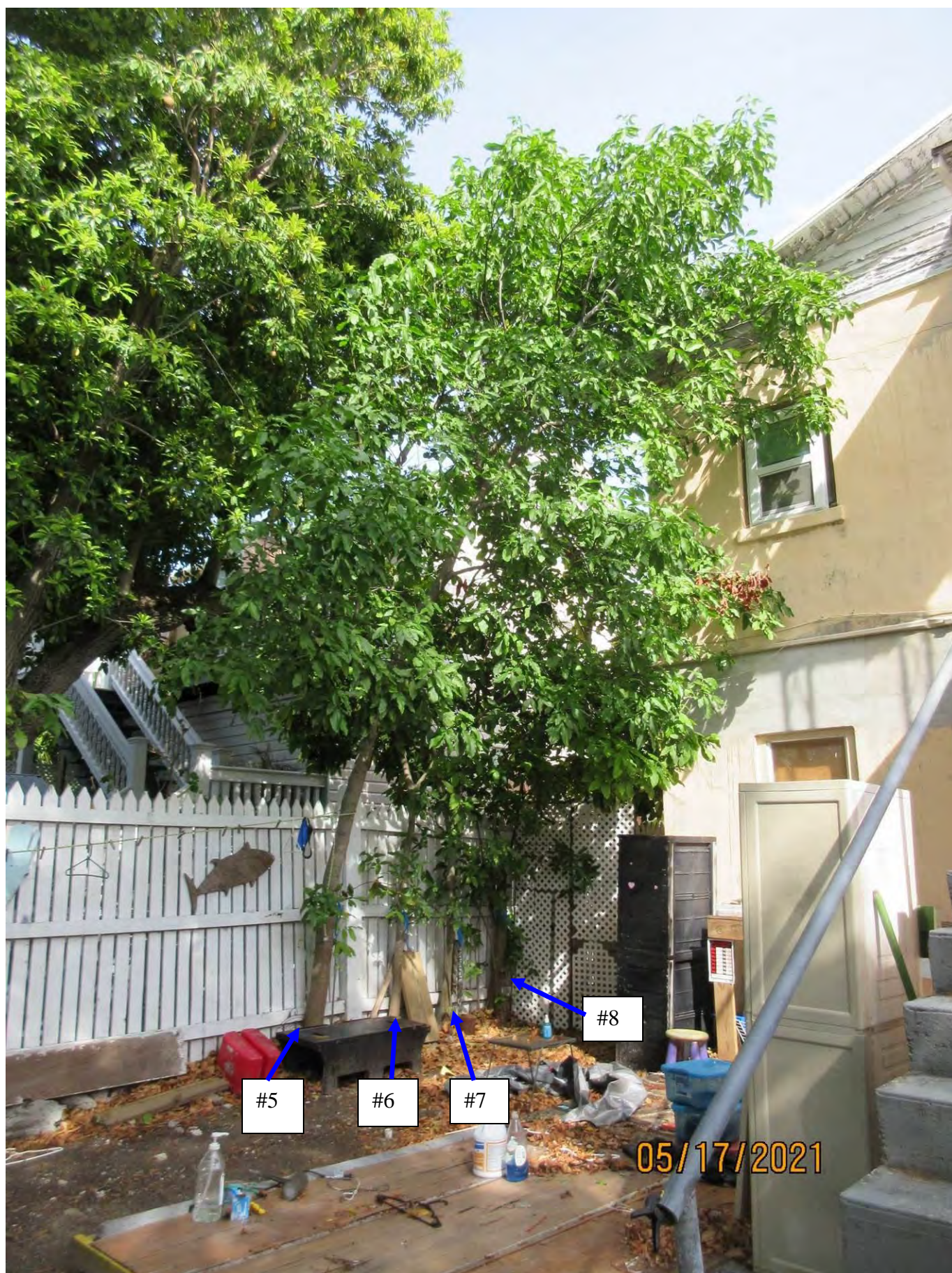




Photo showing canopy of trees 5-8.

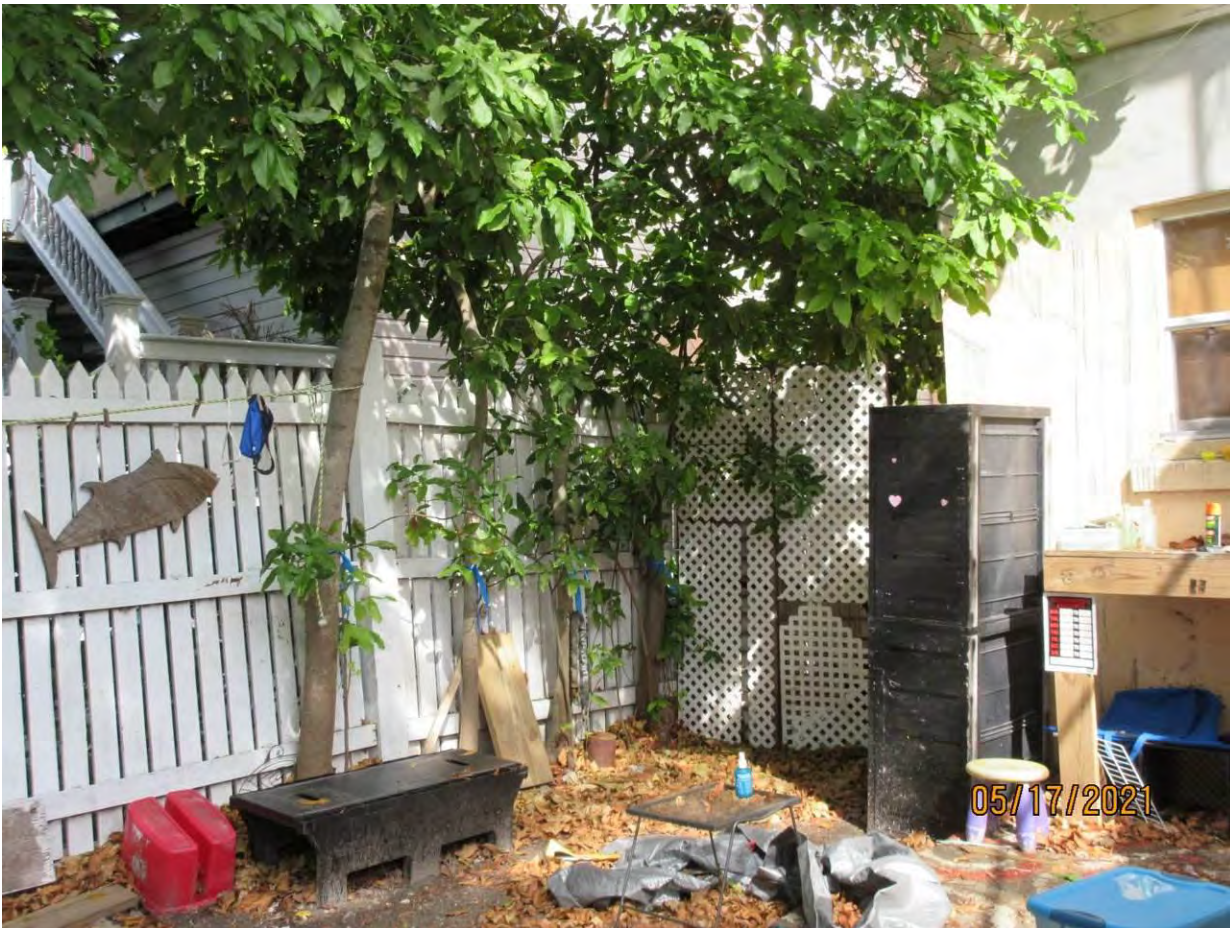


Photo showing trunks of trees 5-8.



Photo of canopy of tree #5.

Photo showing base of tree #5.

Tree #5-Diameter: 5.0"
 Location: 40% (growing at base of fence/property line in root zone with other trees, main portion of canopy over neighbor' house)
 Species: 100% (on protected tree list)
 Condition: 60% (Fair condition, canopy with lopsided growth structure)
 Total Average Value = 66%
 Value x Diameter = 3.3
 replacement caliper inches





Photo of trunk of tree #6

Photo of base of tree #6.



Tree #6-Diameter: 2.8"
 Location: 40% (growing at base
 of fence/property line in root
 zone with other trees, competing
 canopies)
 Species: 100% (on protected
 tree list)
 Condition: 60% (Fair)
 Total Average Value = 66%
 Value x Diameter = 1.8
 replacement caliper inches



Tree #7-Diameter: 3.1"

Location: 40% (growing at base of fence/property line in root zone with other trees, competing canopies)

Species: 100% (on protected tree list)

Condition: 40% (Poor condition, top of trunk cut-resprouts)

Total Average Value = 60%

Value x Diameter = 1.8 replacement caliper inches



Tree #8-Photo showing top of tree trunk (4 ft from ground)



Photo showing base of tree.



Tree #8-Diameter: 2" (measured 4.5 ft from ground)

Location: 40% (growing at base of fence/property line in root zone with other trees)

Species: 100% (on protected tree list)

Condition: 40% (top of tree trunk cut, resprouts)

Total Average Value = 60%

Value x Diameter = 1.2 replacement caliper inches

Total required amount of replacement inches:

Tree #1 = 1.9"

Tree #2 = 5.0"

Tree #3 = 7.6"

Tree #4 = 2.7"

Tree #5 = 3.3"

Tree #6 = 1.8"

Tree #7 = 1.8"

Tree #8 = 1.2"

Total = 25.3"

Photos of Property



Front of 322 Truman Avenue-Two Coconut Palms to remain.



Photo showing old driveway between 322 and 324 Truman. Coconut Palm on side of building to be removed.



Photo of the front of 324 Truman Avenue.



Photo of the side lot next to 324 Truman Avenue. Tree #1 and #2 to be removed are located in the area.



Standing on the side lot next to 324 Truman looking toward the rear corner property line area. Sapodilla tree to remain.



Standing near the Sapodilla tree looking toward the rear property line and yard areas of 324 and 322 Truman, view 1.



Standing near the Sapodilla tree looking toward the rear property line and yard areas of 324 and 322 Truman, view 2.



Photo of the rear of 322 Truman looking at structures.



Photo of rear property line behind 322 Truman. Photo shows Tree #3 an #4 to be removed and Royal Poinciana tree to remain.



Rear corner of 322 Truman Avenue. Large multi-trunked Spanish Lime tree to remain.



Photo showing side property line of 322 Truman Avenue with 320. Root zone of neighboring large Sapodilla tree is partially in fence area.

Photo of side property line area of 322 Truman.

