

# STAFF REPORT

DATE: June 11, 2021

RE: 210-216 Duval Street (**Landscape Code Review**) <sup>KD</sup>

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

An application was submitted to the Planning Department for a major development plan to redevelop an existing structure. This review is to determine compliance to Sec 108 of the City Code regarding landscaping and buffer requirements. This review is based on the site plan submitted via email to the Urban Forestry Manager on May 26, 2021. The plan proposes the creation of two (2) planters containing shrubs along Charles Street and a request to pay into the City tree fund any additional required landscaping.

The property is an existing, historic structure that occupies most of the property. On two side there are roads (Duval and Charles Streets) and on the other two sides are existing historic structures that are zoned store combo and nightclub. Two planters currently exist on the Charles Street property line area and a narrow strip of land with weeds exists along the southern property line. On Duval Street there are two existing street planters on the City right of way containing a Sabal Palm and a Golden Blossom tree.



Google Earth aerial of property, dated February 2018.



Standing on Charles Street looking toward Duval Street at the northwest corner of the property.



Standing on Charles Street looking at the western property line. White fence indicates the rear property line area.



Standing on Charles Street looking toward Telegraph Lane.



Photo of the southern property line area/rear of the property.



Photo of the front of the property along Duval Street.

#### Review of Section 108:

1. Sec 108-347 bufferyards: The property is considered high intensity use with a zoning of store combo. The adjoining properties to the south and east are zoned store combo and nightclub both considered to be a high intensity use therefore, no buffer landscape is required.
2. Sec 108-412 minimum landscape requirements: Due to the existing conditions of the property with existing and historic structures built close to and abutting the property lines, this project can not meet the minimum landscape requirements of 20%. There is only approximately 300 square feet of property that is it not covered by a structure. This remaining area will become an exfiltration trench.
3. 108-413, landscape requirement along street frontages: This section of the code requires 40 plant units per 100 linear ft in a 10 ft wide landscape area. One tree equals 10 plant units and is defined by City landscape code as being 2.5 inch diameter and a minimum of 15 ft tall (Sec 108-382). A subcanopy tree or palm equals 3 plant units and a shrub equals 1 plant unit. Two street frontage areas exist;
  - A. Duval Street: the property is 85 feet long therefore, 34 plant units would be required
  - B. Charles Street: the property is 88 ft long therefore 35 plant units would be required.
4. There is no parking associated with this property therefore, Sec 108-414 and 415 do not apply to this project.

5. Sec 108-416, interior area landscaping. This section of code specifically looks at the planting of trees and requires that all areas not covered by buildings or hardscape will have grass, groundcover, shrubs or other landscaping materials. There is a small section in the rear of the property, approximately 3-4 ft wide, that currently has no structure or hardscape (approximately 300 square feet). This area is the location of an exfiltration trench and access to the rear of the structure and no vegetation is recommended to be planted in this area. Therefore, compliance not required to this section of code.

The applicant is proposing to create two planter boxes along Charles Street with shrubs. At this time it is not known if the existing planter boxes will be removed and rebuilt, what species of plants will be planted, or how many shrubs will be planted. The applicant has also proposed a donation to the City tree/landscaping fund.

Street buffer requirements equate to 3.4 trees for Duval Street and 3.5 trees for Charles Street. A tree by definition in the landscape code is at least 2.5 inches diameter. The City Tree Ordinance has a mitigation fee of \$200 per inch (Sec 110-327.7.a), therefore, each tree under the landscape code requirements would have a value of \$500 and the donation value for the Duval Street requirement would be \$1,700 and for Charles Street would be \$1,750 (not counting any shrubs) for a total donation of \$3,450.

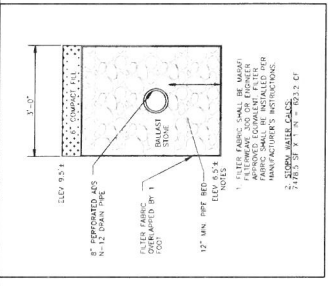


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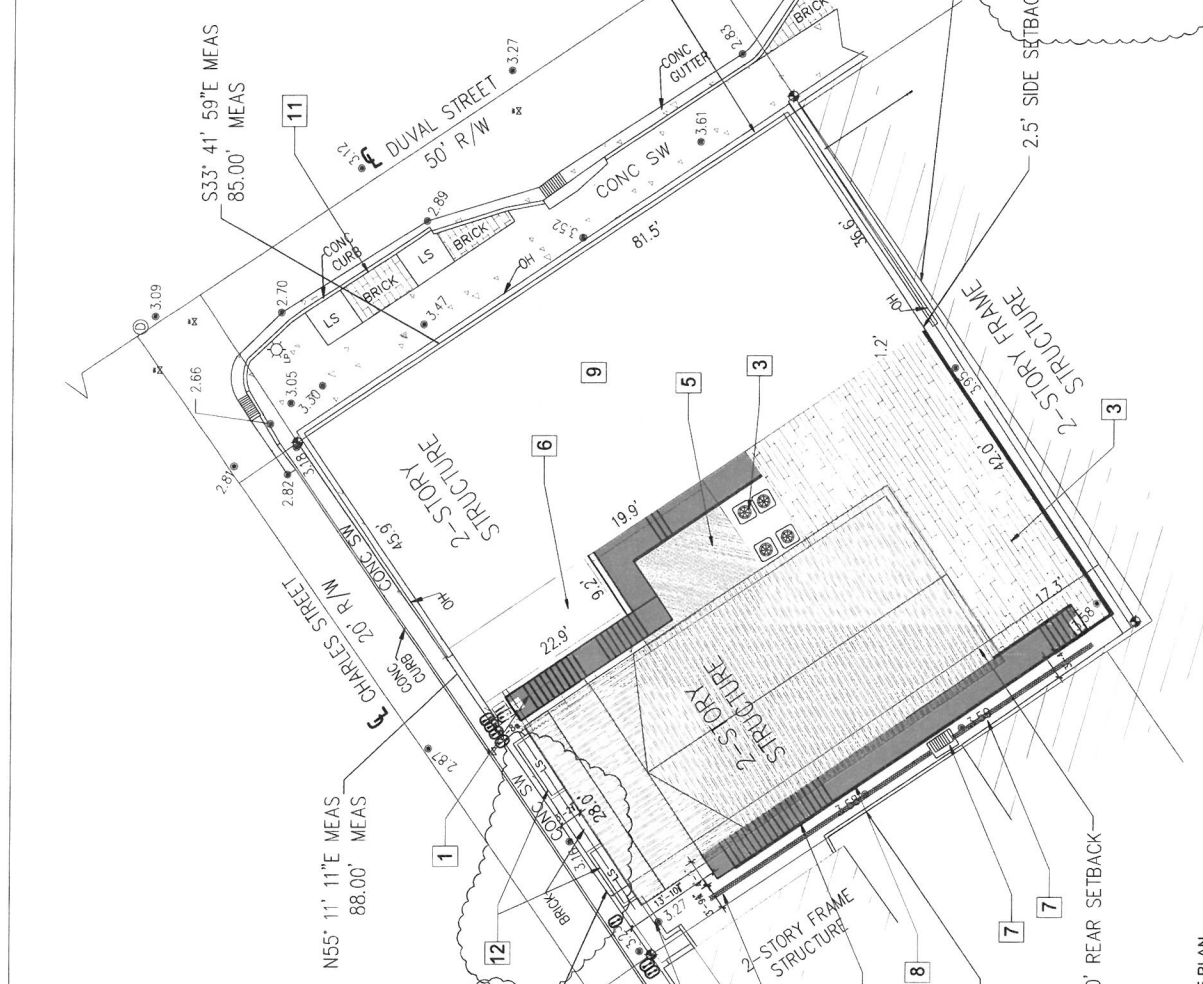
Karen DeMaria  
Urban Forestry Manager  
City of Key West

- KEY NOTES:**
- NEW STAIRS FROM THE SECOND FLOOR OF 210 DUVAL STREET BUILDING TO CHARLES STREET. THE STAIRS WOULD BE REPLACING AN EXISTING SET OF STAIRS THAT WOULD BE REMOVED.
  - NEW STAIRS TO CHARLES STREET STRUCTURE FOR EGRESS FROM THE SECOND FLOOR AND TO PROVIDE A SECOND EGRESS FOR DUVAL STREET STRUCTURE. A SET OF STAIRS PREVIOUSLY EXISTED AT THIS LOCATION.
  - NEW DECK STRUCTURE IN THE SAME FOOTPRINT AS AN EXISTING ROOF STRUCTURE. A NEW ROOF AND DECK WILL BE CONSTRUCTED. THE REAR OF THE DECK WILL BE RAISED APPROX. 2FT AND THE FRONT WILL BE LOWERED APPROX. 1FT. NEW DECK AREA WILL ONLY BE FOR ACCESS TO APARTMENTS. COMMERCIAL AREA WILL NOT HAVE ACCESS TO DECK.
  - NEW ROOF OVER UNCOVERED AREA. NEW ROOF SHALL INCORPORATE AN EXISTING UNCOVERED AREA AND GO UNDER THE STAIRS.
  - NEW ROOF WHERE EXISTING SHED ROOF EXISTS. THE NEW ROOF SHALL BE HIGHER THAN THE EXISTING ROOF.
  - EXISTING ROOF TO BE REPLACED IN KIND.
  - NEW 64 LF OF EXFILTRATION TRENCH TO CONTROL STORMWATER RUNOFF. SEE DETAIL AND CALCULATIONS AROUND THE AREA.
  - EXISTING 2-STORY STRUCTURE TO BE MODIFIED INTERNALLY FOR RESTAURANT.
  - ENTRANCE GATE FOR (2) APARTMENTS ON CHARLES STREET AND SECONDARY EGRESS FOR (2) APARTMENTS ON DUVAL.
  - GENERAL AREA ON DUVAL STREET WHERE OWNER IS PROPOSING TO ADD BICYCLE RACKS.
  - LANDSCAPING PLANTER BOXES. EACH ARE 8'-6" BY 2'-0".

- DEVELOPMENT NOTES:**
- THERE IS NO PARKING CURRENTLY ON THE SITE. THE OWNER IS PROPOSING TO ADD BIKE RACKS ON DUVAL STREET AND UNDER THE STAIRS IN THE REAR YARD SETBACK. THERE IS NO EXISTING DRIVEWAY.
  - NO LANDSCAPING IS PROPOSED. OWNER WILL PAY INTO LANDSCAPING FUND FOR THE CITY.
  - TRASH AND RECYCLING WILL BE ON CHARLES STREET.

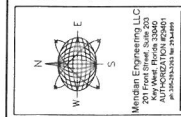


Hydraulic Conductivity, K = 0.0001  
Depth to Water Table, H = 2.1  
Saturated Hydraulic Conductivity, Ks = 1  
Saturated Trench Depth, Ds = 1  
Values to be Filled In: V = 0.117  
Required Trench Length, L = 63.97



- LANDSCAPING NOTES:**
- SEE NOTE 12 OF THE KEY NOTES. TWO (2) PLANTERS WITH KW PLANT LIST TYPE NATIVE SHRUBS ARE PROPOSED ALONG CHARLES STREET.
  - APPLICANT SURVEYED DUVAL STREET FOR ADDITIONAL PLANTING AREAS BUT DID NOT DISCOVER ANY.
  - THE REAR SETBACK AREA CANNOT BE LANDSCAPED BECAUSE IT'S AN EGRESS LANE FOR THE APARTMENTS AND A DRIVEWAY FOR THE FIRE DEPARTMENT. ALSO, AN EXFILTRATION TRENCH IS PROPOSED THAT WILL OCCUPY MOST OF THE REAR SETBACK.
  - EXCEPT FOR THE PLANTER BOXES ON CHARLES STREET, NO LANDSCAPING IS PROPOSED. OWNER WILL PAY INTO LANDSCAPING FUND FOR THE CITY.

1 PROPOSED SITE PLAN  
SCALE: 1/8"=1'-0"



Mentham Engineering LLC  
100 West Duval Street, Suite 2000  
Tallahassee, Florida 32301  
APPROVED FOR PERMIT  
DATE: 11/15/2019

DATE: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_

CLIENT: \_\_\_\_\_

DESIGNER: \_\_\_\_\_

DATE: \_\_\_\_\_

**COMMERCIAL REMODEL**

210-216 DUVAL ST.  
KEY WEST, FL 33040

Drawn By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Scale: \_\_\_\_\_  
Project No.: \_\_\_\_\_  
As Noted  
As Indicated

Revisions

No.	Description	Date

PROPOSED SITE  
LANDSCAPING AND  
DRAINAGE PLAN

Sheet Number  
**C-1**

DATE: DECEMBER 10, 2020