

# STAFF REPORT

DATE: February 13, 2025

RE: 1321 and 1325 Simonton Street (Permit Application # T2025-0001)

FROM: Mckenzie Fraley, City of Key West Urban Forester Manager

Landscape Plan Review: The applicant is requesting Conceptual Landscape Plan Review.

1. The tree removal permit would require the planting of 140.6 caliper inches and 59 approved palms with a minimum height of 4'OH. The plan dated 12-19-24 and reviewed on 2-13-25 does not incorporate those required replacements in the landscape plan.
  - a. The caliper inches of proposed canopy trees total to 118.5 caliper inches (this includes a 2:1 ratio for the proposed Satinleafs). The proposed palm replacements total to 42-53 approved palms (this includes accounting for the Coconut Palms being Full Grown, as depicted, with approximate heights of 8-12 feet resulting in a 2:1 or 3:1 ratio).
2. A specimen Lignum Vitae will be protected and preserved during work. Two (2) regulated trees on site will remain (1-Gumbo Limbo with 6" DBH and 1-Montgomery palm; single 10ft CT). Two (2) trees will remain that overhang the property as well (1-Neem and 1-Ponytail Palm).
3. City code requires that the proposed vegetation to be planted in landscaping shall be a minimum of 70% native (Sec 108-412). The proposed landscape plan dated 12-19-24 incorporates 84% of native trees, 64% of native shrubs, and 100% of native ground cover. This totals to 82.7% of native vegetation incorporated in the plan.
4. Please note that the proposed landscape incorporates 65% palms (21-Christmas Palms, 11-Coconut Palms, and 20-Keys Thatch Palms (52 total) compared to 10-Satinleafs, 5-Silver Buttonwoods, 2-Geiger Trees, 8-Crabwoods, 1-Traveler's Tree, and 2-Paradise Trees (28 total)). City code Sec 108-481 states that if palms are used, they shall constitute no more than 25% of the total tree requirement.

Approvals Requested, Tree Commission:

- A. Removal of 59 regulated and protected palms and 31 regulated and protected dicot trees.
- B. Conceptual Landscape Plan – to be postponed or approved with conditions due to:
  - a. Proposed plant list is 22.1 caliper inches short of the 140.6 caliper inches required, 6-17 approved palms short of the 59 palms required (based on height).
  - b. Proposed palm to tree ratio is greater than the 25% code allotment when assessing the “tree” category. If this plan remains as is (palm heavy):
    - i. The Planning Board will need the Tree Commission’s opinion on the plan (i.e. if the plan looks okay, if more trees are desired, any recommendations), and
    - ii. A waiver will be required from the Planning Board for the plan to be palm heavy