

STAFF REPORT

DATE: December 7, 2023

RE: 638 United Street (Landscape Sec 108 Review) addressed as 634, 636, & 638 United Street and 1302 Villa Mill Alley.

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

An application was submitted to the Planning Department regarding a modification to an old development plan project from 2018. This review is to verify compliance to Sec 108 of the City Code regarding landscaping and buffer requirements to help the Planning Department in the review process. This review is based on the site and landscape plan submitted to the Planning Department dated October 12, 2023, and approved on October 16, 2023, by the Tree Commission and memorandums from the representative dated November 29, 2023.

Review of Section 108:

1. Sec 108-243: An updated, existing tree map, a tree protection plan, and a landscape plan has been submitted. **The landscape plan is not sealed. No irrigation plan has been submitted.**
2. Sec 108-289: The project received Conceptual Landscape plan approval with tree removal at the October 16, 2023 Tree Commission meeting (TP2023-00005) to include the removal of (9) young Spanish Lime trees including tree #3, #5, & #6b, (1) Gumbo Limbo (tree #7b), (2) Arborvitae (tree #7a & #8), and (1) Fishtail Palm (tree#6a NPR) to be replaced with a total of 29.1 caliper inches of approved trees from the approved list, to be planted on site and incorporated into the landscape plan. The fishtail palm is not regulated.

A large, Spanish Lime tree on the property and (1) large Gumbo Limbo and (1) large Tamarind tree growing along the southwestern property line are to remain.

3. Sec 108-346: Code requires 35% open space for residential uses. The redesigned project proposes 37% open space.
4. Sec 108-347 (bufferyards): The proposed use of the property is considered multi-family. According to the property appraiser site, the properties along the rear and southwest side are single family residential (B Buffer) or 45 plant units per 100 linear feet.

Along the rear, approximately 40 shrubs of various heights will be planted (Clusia, Silver Buttonwood, Cocoplum, Cardboard Palm and Green Island Ficus) for a total of approximately 40 plant units. Code requires the planting of 64 plant units in the 132.6 linear feet. **WAIVER NEEDED.**

Along the southwest property line area, there are two large existing canopy trees. Approximately 36 shrubs (Ixora, Cardboard Palm and Lady Palms) will be added for a total of 76 plant units in the 105.5 linear feet area. Code requires 47 plant units for this area.

5. Sec 108-348: This section of code allows for credit of existing plant material. There are three, large canopy trees on the property that are to remain and be protected, Tree #1-Spanish Lime, Tree#2-Gumbo Limbo, & Tree#4-Tamarind. The Gumbo limbo and the Tamarind tree are located along the southwest property line and the Spanish Lime tree will be part of the backyard of Unit 4.
6. Sec 108-351 (increasing screening/bufferyard): One of the proposed pools is located within 5 ft of a neighboring single family residential property. A recent inspection of the area indicates that the pool area is in line with the neighboring rear of the house and backyard area. No additional screening is warranted at this time.
7. Sec 108-412: The proposed modified plan states 23% percentage of the property is to be landscaped. The plan does not incorporate over 70% native vegetation. The plan is 70% native and indigenous plants (Ixora and Green Island Ficus, two common plants in Old Town). The Tree Commission gave approval for this plan based on the native and indigenous percentage being over 70%. It appears that the rest of the property not covered in hardscape or groundcover will have gravel placed. **WAIVER NEEDED**
8. 108-413 (landscape requirement along street frontages): The property is 0.32 acres therefore, this section of the code requires 40 plant units per 100 linear ft in a 10 ft wide landscape area.

Along Villa Mill Alley, code requires 40 plant units in a 10 ft wide landscape area. The plan proposes a consistent 5 ft wide landscape area. Proposed vegetation to be planted totals 62 plant units.

Along United Street, code requires 54 plant units in a 10 ft wide landscape area. The plan proposes a consistent 5 ft wide landscape area. Proposed vegetation to be planted totals 90 plant units.

WAIVER NEEDED DUE TO WIDTH OF LANDSCAPE AREAS.

9. Sec 108-414 (interior parking areas): There are no interior parking areas on the property. All parking areas are for single family residential uses.
10. Sec 108-415 (perimeter parking areas): Not applicable.
11. 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. Landscape Materials means vegetation, groundcover, plants, and trees, whether natural or artificial, and materials or features such as edging, rocks, or mulch,

and similar items that accent the overall appearance of property. It appears the landscape plan proposes to place gravel in areas not covered by trees, palms, or shrubs.

This section of code also states that four trees shall be planted in the interior open space areas. Two Gumbo Limbo, and one Wild Tamarind tree are proposed to be planted and one existing, large Spanish Lime tree is being preserved.

12. Sec 108-447: The landscape plan does include a tree protection plan. A condition should be placed on the resolution requiring protection of the three large trees on the property that are to remain; Spanish Lime (Tree #1), Gumbo Limbo (Tree #2), & Tamarind (Tree #4).
13. Sec 108-448: It does not appear that all landscape strips are covered with living material and/or mulch. No sod or grass is being proposed. Gravel is instead being placed in nonvegetative, open space landscape strips. **WAIVER NEEDED**
14. Sec 108-451 (credit for existing trees): The project will preserve three large, protected canopy trees. A two-tree credit was given for these trees due to their species, age, and health.
15. Sec 108-481: Shrubs must be at least 24 inches OA at planting. Specs in the landscape plan state 18-24"OA. Also, palms account for 67% of the total tree requirements, code states that palms shall not constitute more than 25 percent of the of the total tree requirements. The Tree Commission was presented with this information and approved the landscape plan, as submitted. **WAIVER NEEDED**

Waivers needed:

Sec 108-347, only 40 plant units will be planted. Code requires the planting of 64 plant units in this area, the rear property line that runs off Villa Mill Alley.

Sec 108-412.b, the plan does not incorporate over 70% native vegetation. The plan is 70% native and indigenous plants (Ixora and Green Island Ficus, two common plants in Old Town). The Tree Commission gave approval for this plan based on the native and indigenous percentage being over 70%.

Sec 108-413, the code requires a 10 ft wide landscape area. The landscape plan proposes a consistent 5 ft wide landscape area. Waiver needed due to width of landscape areas.

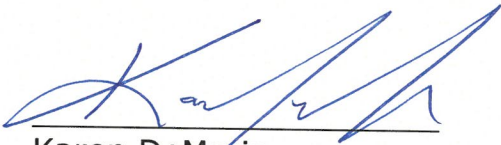
Sec 108-448, gravel is being placed in landscape strips where trees, shrubs, or groundcover is not being planted. No sod or grass is proposed to be installed on the properties. This section of code requires grass or sod be planted.

Sec 108-481, shrubs are to be at least 24 inches OA at planting. Specs in the landscape plan state 18-24"OA. Also, palms account for 67% of the total tree

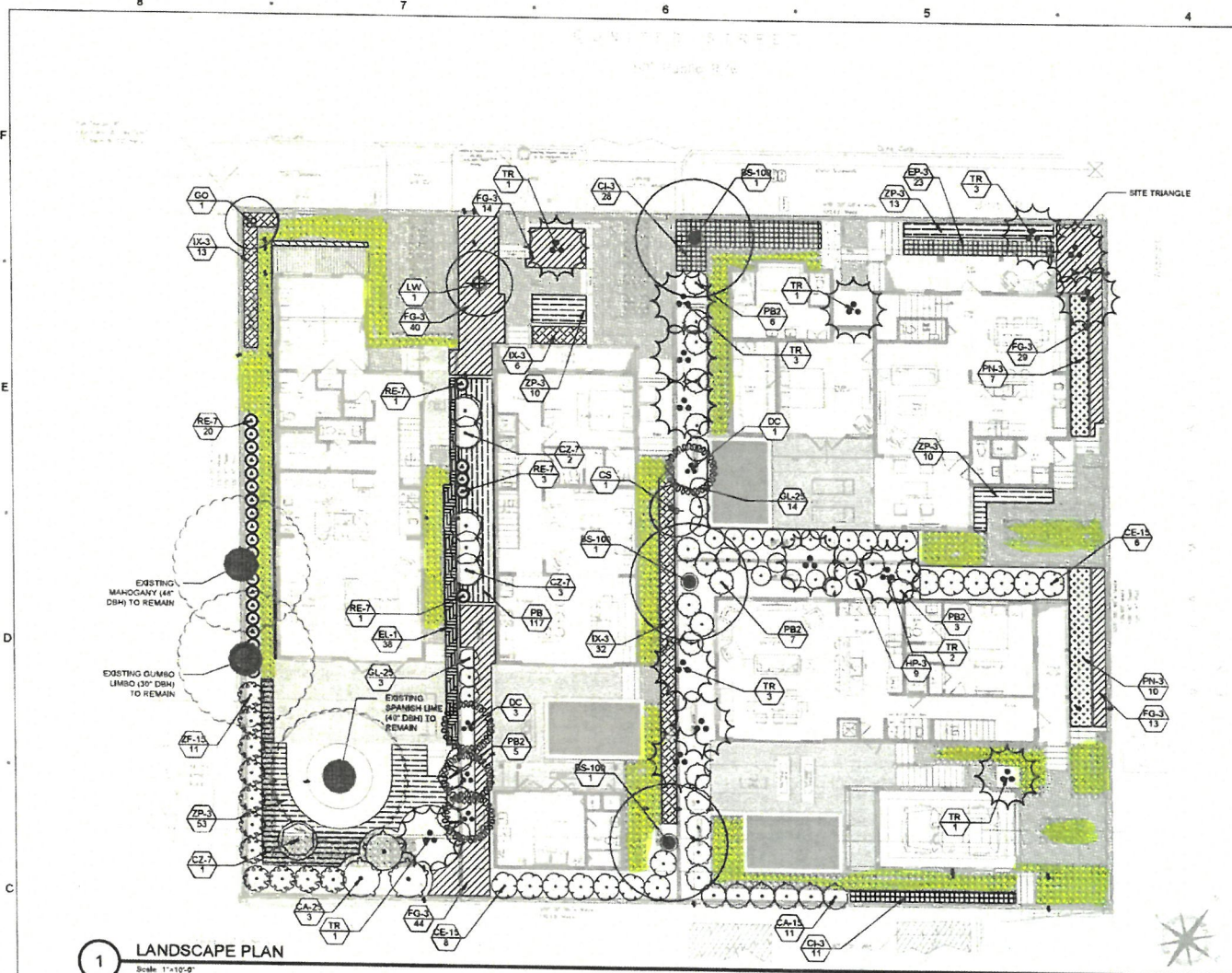
requirements, code states that palms shall not constitute more than 25 percent of the of the total tree requirements.

Required Conditions:

1. Sealed landscape plans must be submitted prior to City Commission review.
2. An irrigation plan must be submitted either prior to City Commission review or prior to building permits being issued.
3. The three existing, large, protected trees on the property that are to remain; 1-Spanish Lime (Tree #1), 1-Gumbo Limbo (Tree #2), and 1-Tamarind tree (Tree #4), are to be protected during all phases of the project. No impacts including to the roots, trunks, or canopy branches, are authorized to occur to these trees.
4. Final Landscape plan review is required. If no significant changes have been made to the project, the review can be done by the Urban Forestry Manager.



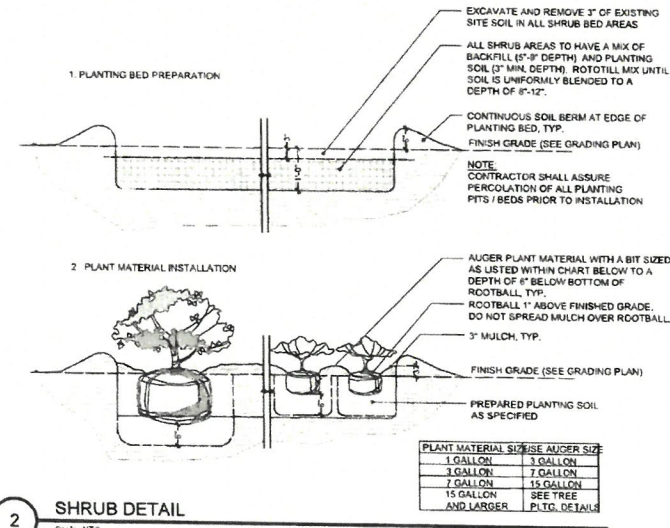
Karen DeMaria
Urban Forestry Manager
City of Key West



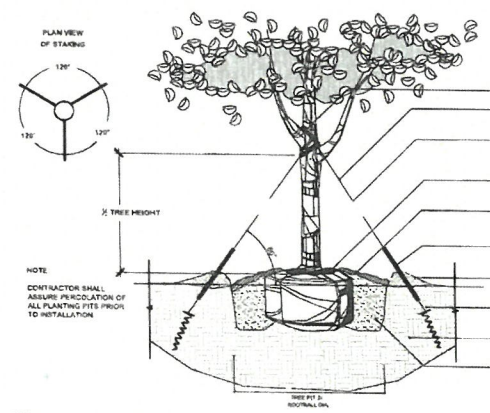
1 LANDSCAPE PLAN
Scale: 1"=10'-0"

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	
	BS-100	3	Bursera simaruba / Gumbo Limbo	100 GAL	6" CAL, 16' HT X 8' SPRD	
	CS	1	Cordia sebestena / Orange Dager Tree	F.G.	12' MIN HT, X 6' SPRD, 5' CT.	
	DC	4	Drypis cabadae / Cabada Palm	45 GAL	10'-12' HT, X 5'-6" SPRD, 6' C.T., 3" MIN. CAL, SINGLE LEADER	
	OO	1	Ocotea effundens / Lignum Vitae	F.G.	3" CAL, 12'-14' HT	
	LW	1	Lycium latifolium / Wild Tamarind	FD	3" CAL, 12'-14' QW	
	TR	15	Thrinax radiata / Florida Thatch Palm	FG	12' OA	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	
	CZ-7	8	Calyptrothrix zuzuyum / Myrtle of the River	7 GAL	36" HT MIN	
	CA-15	11	Clusia rosea / Autograph Tree	15 GAL	4'-5' HT	
	CA-25	3	Clusia rosea / Autograph Tree	25 GAL	6' HT X 3' SPRD	
	CE-15	14	Conocarpus erectus / Silver Buttonwood	15 GAL	6' HT X 3' SPRD	
	GL-25	17	Gymnanthes lucida / Crabwood	25 GAL	6' HT X 3' SPRD	
	HP-3	9	Hemelia patens / Firebush	3 GAL	20" DIA MIN	
	FB2	21	Philodendron bipinnatifidum / Cut Leaf Philodendron	3 GAL	FULL	
	RE-7	25	Rhapis excelsa / Lady Palm	7 GAL	3' DIA	
	ZF-15	11	Zamia furfuracea / Cardboard Palm	15 GAL	30"-36" OA	
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	SPACING
	CA-3	39	Chrysobalanus icaco / Coco Plum	3 GAL	24" DIA. MIN.	24" o.c.
	EL-1	34	Emodia lactoralis / Golden Creeper	1 GAL	10"-14" HT, X 5-7 PPF	18" o.c.
	EP-3	23	Excoecaria parvifolia / Inkwood	3 GAL		18" o.c.
	FG-3	140	Ficus microcarpa 'Green Island' / Green Island Ficus	3 GAL	18"-24" OA	24" o.c.
	IS-3	51	Ilex 'Nora Orant' / Ilex 'Nora Orant'	3 GAL	18"-24" OA	24" o.c.
	PS	117	Philodendron 'Buddy Marx' / Buddy Marx Philodendron	1 GAL	12" SPRD, FULL	12" o.c.
	PN-3	17	Psychotria nervosa / Hibb Coffee	3 GAL		36" o.c.
	CP-3	91	Zamia purdiei / Coontie	3 GAL	18"-24" OA	24" o.c.

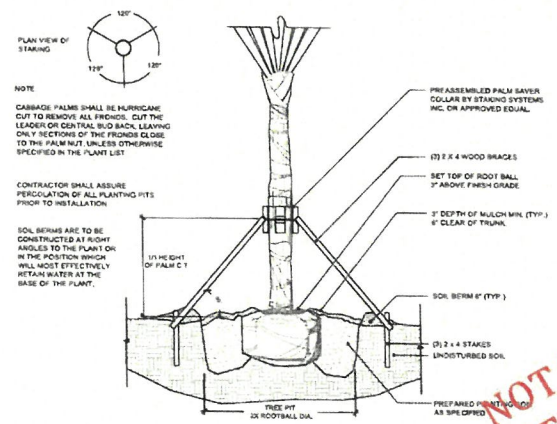
gravel areas 12-7-23 KD



2 SHRUB DETAIL
Scale: NTS



3 TREE DETAIL
Scale: NTS



4 PALM DETAIL
Scale: NTS

NOT FOR CONSTRUCTION

10-16-23

Kan...

KEITH OROPEZA
LANDSCAPE ARCHITECT
PO BOX 647201
ORLANDO, FL 32864
407.222.8963

PROJECT
NEW RESIDENTIAL DEVELOPMENT
1500 SW 2ND STREET LIMITED STREET
1302 VILLA MILA
KEY WEST, FL 33040

CONSULTANTS

REGISTRATION

REVISED FOR:

REVISION	DATE
1	10-16-23
2	10-16-23
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PROJECT NUMBER: 23-044

DATE: 10-16-23

SCALE: AS NOTED

DRAWN BY: N

CHECKED BY: KD

DRAWING SCALE AND NORTH ARROW



SHEET TITLE
LANDSCAPE PLAN AND DETAILS

SHEET NUMBER
LD-100

SHEET OF