

STAFF REPORT

DATE: July 2, 2019

RE: **521 Thomas Street (permit application # T2019-0298)**

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

An application was received for Conceptual Landscape Plan Approval for a major development plan. There are no trees located on this portion of the property.



Photo of property, view 1.



Photo of
property, view 2



Photo of property,
view 3. Sabal
Palm not on this
proposed
development
area.



Photo of property, view 4

This project was originally submitted for Planning review in 2017. At that time, it was asked that some landscaping be incorporated in the front of the property. This request has been included in the plans. Also, issues with HARC required a redesign of the project and a re-initiation of the development plan review.

The landscape plan submitted is 70% native vegetation. The applicant is requesting landscape waivers to be reviewed by the Planning department.

Recommendation: Recommend approval of the Conceptual Landscape Plan at 521 Thomas Street.

Karen DeMaria

From: Lori Thompson <lori@owentrepanier.com>
Sent: Wednesday, July 3, 2019 2:47 PM
To: Karen DeMaria
Subject: Chiller plant - 521 Thomas - landscape waiver details

Hi Karen,

I have someone working on the signed and sealed plans with notation for irrigation.

The below is a breakdown of the landscape requirements and what is proposed. Code sections that are applicable to the landscape waiver request and not outlined in the table below are listed at the end of the email.

Code Sec. 108-347	Buffer Type Required		Plant units Required	Plant units Proposed
North Elevation	None		0	16
South Elevation	None		0	0
East Elevation	None		0	0
West Elevation	None		0	0
	Required	Proposed	Plant units Required	Plant units Proposed
Street frontage (Sec. 108-413)	10' width	5' width	30	16
Perimeter (Sec. 108-415)	5'	2.5' partial perimeter		
Nonvehicle use areas (108-416)	30-39% open space	32% open space	4 trees/2,500 sf	0

Associated codes for landscape waiver:

108-346

108-347

108-413

108-415

108-416

108-450

Hopefully I didn't miss anything. If so, please let me know and I will amend asap. Thanks for your help.

Best,

Lori Thompson

Trepanier & Associates

Lori@owentrepanier.com

1421 First Street, Key West Florida 33040

Phone: 305.293.8983 / FAX: 305.293.8748

Karen DeMaria

From: Karen DeMaria
Sent: Tuesday, July 2, 2019 1:07 PM
To: Alvina Covington
Cc: Owen Trepanier
Subject: RE: Chiller- Tree application.

Alvina:

I am writing the staff report for the conceptual landscape plan approval and have the following questions:

Who designed the landscape plan? It is not signed or sealed.

Is there an irrigation plan?

Are they requesting landscape waivers?

Please provide this information as soon as possible so I can finalize my staff report.

Sincerely,

Karen

From: Alvina Covington <alvina@owentrepanier.com>
Sent: Wednesday, June 19, 2019 3:13 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Subject: RE: Chiller- Tree application.

Hi Karen, I corrected the address according to GSI

Alvina Covington

Trepanier & Associates, Inc.
Land Planners & Development Consultants
1421 First Stree, Key West, FL 33040
Ph. 305-293-8983 / 305-293-8748

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Sent: Wednesday, June 19, 2019 1:48 PM
To: Alvina Covington <alvina@owentrepanier.com>
Cc: Owen Trepanier <owen@owentrepanier.com>
Subject: RE: Chiller- Tree application.

I don't need the originals. Electronic is fine.