

STAFF REPORT

DATE: June 29, 2021

RE: 220 Margaret Street-Boathouse (Landscape Sec 108 Review)

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

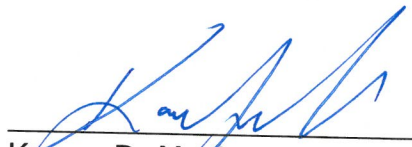
An application was submitted to the Tree Commission for Conceptual Landscape Plan approval for a major development plan to redevelop the old Turtle Krawl area. The area being reviewed is a portion of a larger parcel owned by the City of Key West. This review is to document compliance to Sec 108 of the City Code regarding landscaping and buffer requirements to help the Planning Board with their review. This review is based on the lease area for the Boathouse only.

Review of Section 108:

1. Sec 108-243: A plan has been submitted to enhance the existing area, as requested by the City. Subcanopy trees will be planted around the walk in cooler for buffering, as per Sec 108-279 and 450, a few shrubs/groundcover plants will be planted in a small corner planter near the dock for aesthetics, and a Wild Tamarind tree will be donated to the City to plant in the area behind the restaurant where the City will be doing stormwater improvements and ultimately create an outside break area for staff.
2. Sec 108-279: A fence has been built and proposed subcanopy trees will be planted to buffer the public appearance of the white walk in cooler that was recently installed.
3. Sec 108-289: There currently is one open permit on the site for the removal of (2) palms, T2020-0311, and requires the planting of (2) native palms, 4 ft tall, FL #1, from the approved list, to be planted on site and incorporated into the landscape plan. The applicant has proposed the planting of (2) new coconut palms in line with existing palms along the fence.
4. Sec 108-346: At this time the open space percentage is not known. This property is an existing developed area and part of a larger developed parcel.
5. Sec 108-347 (bufferyards): The proposed and existing uses of the property and the larger parcel is commercial/high impact. No bufferyards are required.
6. Sec 108-348 allows for credit of existing plant material. The area of the property near the walk in cooler contains several large canopy trees and numerous palms that are to remain.
7. Sec 108- 412: The plan does incorporate over 70% native vegetation. At this time it is not known what percentage of the lease property is to be or currently landscaped.

8. 108-413, landscape requirement along street frontages: Not applicable.
9. Sec 108-414 Interior parking areas: Not applicable.
10. Sec 108-415 perimeter parking areas: Not applicable.
11. Sec 108-416, interior area landscaping: There are (4) existing Gumbo Limbo trees on this property and (1) Wild Tamarind tree will be donated to the City for planting in an improved area therefore, the project meets this code requirement.
12. Sec 108-447: Existing building permits have been issued which require tree protection be used.
13. Sec108-448: Not applicable.
14. Sec 108-450: Landscape screening has been provided where requested.

It should be noted that the City of Key West received development plan approval in 2019 for the modification and enhancement of areas of the Key West Seaport. Part of that development plan includes the planting of trees along the Margaret Street parking area in front of this lease property (copy of plan attached).



Karen DeMaria
Urban Forestry Manager
City of Key West

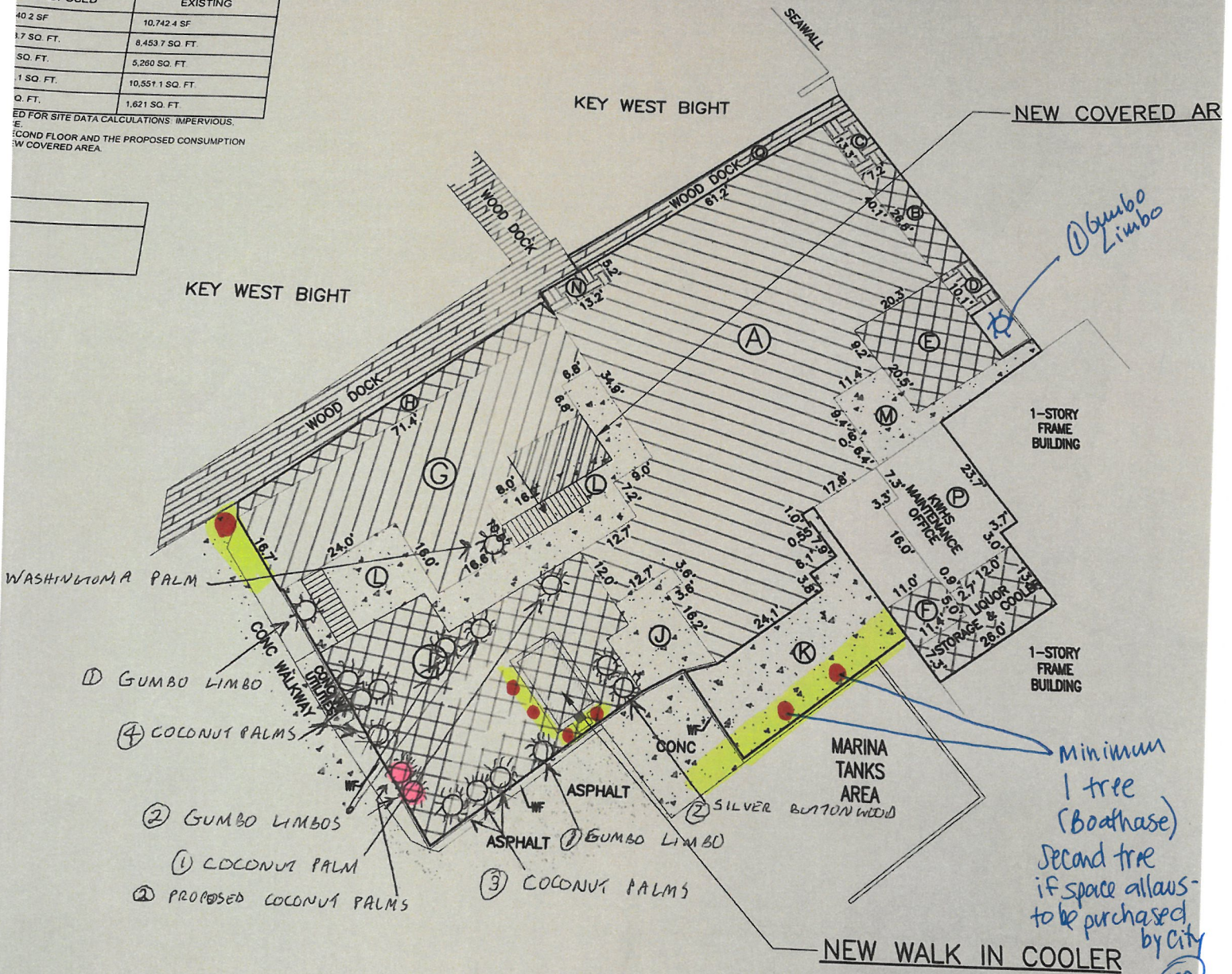
Tree and Landscape Map

6-29-21

Potential planting areas

PROPOSED	EXISTING
40.2 SF	10,742.4 SF
17.7 SQ. FT.	8,453.7 SQ. FT.
5.0 SQ. FT.	5,280 SQ. FT.
1.1 SQ. FT.	10,551.1 SQ. FT.
0.9 FT.	1,621 SQ. FT.

ED FOR SITE DATA CALCULATIONS: IMPERVIOUS.
E.
COND FLOOR AND THE PROPOSED CONSUMPTION
W COVERED AREA.



required replacement palms
T2020-0311

2 PROPOSED SITE PLAN
CS-1 SCALE: 1/16"=1'-0"

6/29/21
[Signature]

Karen DeMaria

From: Karen DeMaria
Sent: Tuesday, June 29, 2021 4:13 PM
To: Karen DeMaria
Subject: Re: 220 Margaret/Boathouse MDP Landscaping

From: Timothy Ryan 1007 EYW <1007simonton@gmail.com>
Sent: Tuesday, June 29, 2021 2:34 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Re: 220 Margaret/Boathouse MDP Landscaping

Hi Karen,

Yes, I approve and agree with your proposal. Please proceed with the necessary steps with the Planning dept. Feel free to contact me with any questions or concerns.
Thank you for your time and consideration.

Sincerely,
Timothy Ryan. Member - Boat House Key West, LLC

On Tue, Jun 29, 2021 at 2:27 PM Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

Tim:

Attached are some plans and photos showing the proposed landscape areas and requirements. If this is agreeable to you, please respond to this e-mail.

Landscape Plans:

1. Area #1-At dock area at corner of building: plant some groundcover/shrubs plant species. Amount is dependent on species and size. Goal is to make that small corner look nice. Recommended plants include Necklace Pod, Ixora, Muhly Grass, or Fountain Grass (probably need two 3 gallon size plants) or Blanket Flower-Gaillardia (probably need 3-5, 1 gallon size plants).
2. Area #2- Around Walk In Cooler: Plant 4 subcanopy trees species, minimum 6 ft tall at planting. Recommended tree species include Spanish Stopper and Cinnamon Bark to be spaced around rear and left side of cooler, as marked on plans.
3. Area #3-Stormwater area: City will be removing concrete and installing a drainage system in the area marked as K on Tree and Landscape Map dated June 29, 2021. Once the groundwork has been done by the City in this area, Boathouse agrees to donate 1-65 Gallon Wild Tamarind tree to the City to be planted in this area. If an additional space is created for an additional tree in this area, the City will be responsible for the purchase or donation of second tree.

Additionally, the City will be improving the landscaping at the Margaret Street entrance area, as approved by a 2019 development plan.

Sincerely,

Karen

Karen DeMaria

Karen DeMaria

Urban Forestry Manager

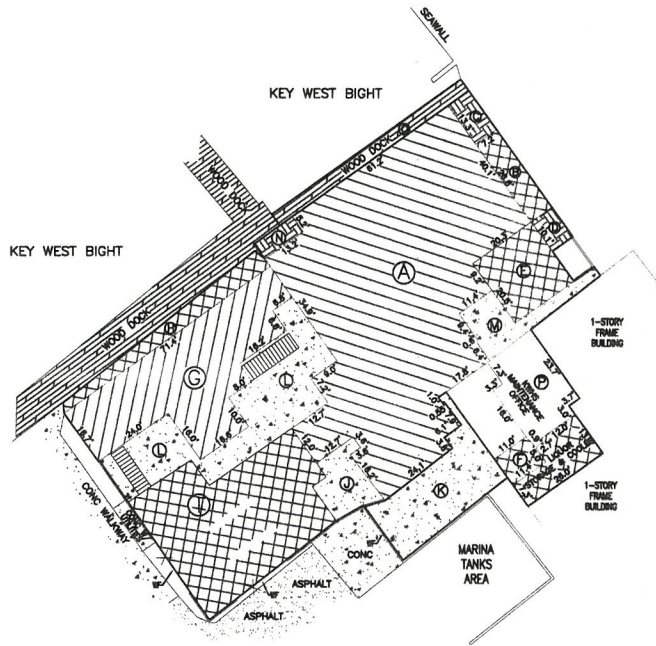
Certified Arborist FL-6585A

City of Key West

305-809-3768



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Timothy Ryan



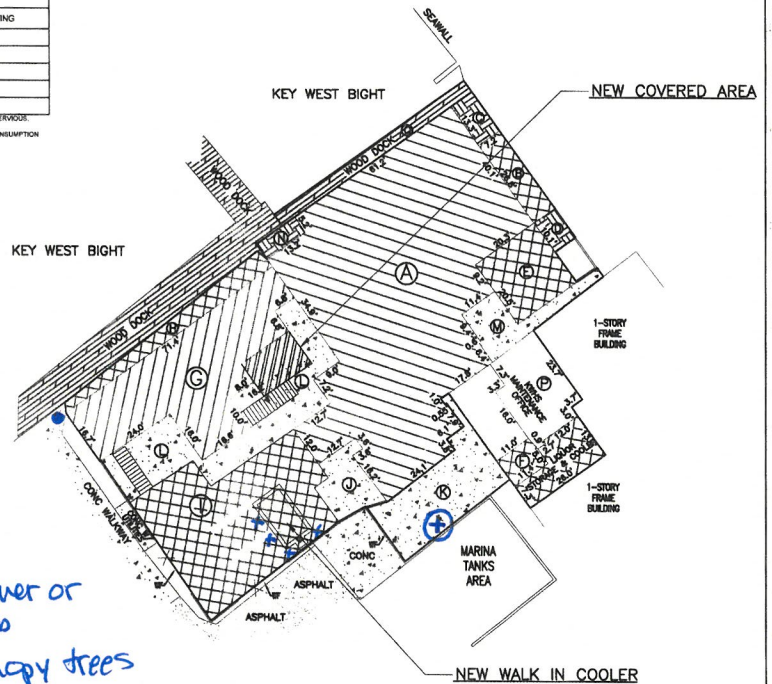
1 EXISTING SITE PLAN
CS-1 SCALE: 1/16"=1'-0"

SITE PLANS ARE BASED ON LEASE AREA SURVEY BY FLORIDA KEYS LAND SURVEYING DATED APRIL 19, 2016

PROJECT DATA		
	PROPOSED	EXISTING
LEASE AREA	11,840.2 SF	10,742.4 SF
BUILDING COVERAGE	8,908.7 SQ. FT.	8,453.7 SQ. FT.
CONSUMPTION AREA	5,634 SQ. FT.	5,380 SQ. FT.
IMPERVIOUS AREA	11,006.1 SQ. FT.	10,551.1 SQ. FT.
OPEN SPACE	1,489 SQ. FT.	1,481 SQ. FT.

NOTE: FIRST FLOOR LEASE AREAS USED FOR BITE DATA CALCULATIONS: IMPERVIOUS, BUILDING COVERAGE AND OPEN SPACE. CONSUMPTION AREA INCLUDES THE SECOND FLOOR AND THE PROPOSED CONSUMPTION AREA INCLUDES THE WALKWAY AND NEW COVERED AREA.

INDEX OF DRAWINGS	
SHEET 01 - SITE PLAN	
SHEET 02 - LDDP PLAN	
SHEET 03 - COVERED AREA ELEVATION PLAN	
SHEET 04 - IMPERVIOUS COVER ELEVATION PLAN	
SHEET 05 - OPENING PLAN	



2 PROPOSED SITE PLAN
CS-1 SCALE: 1/16"=1'-0"

• = ground cover or shrub
x = 4 subcanopy trees

⊗ = 1 - 65 gallon tree (wild Tamarind) to be donated to city once groundwork completed by city

6-29-21
J. J. [Signature]

Northstar Engineering LLC
201 Front Street, Suite 200
Key West, Florida 33040
AUTHORIZATION #34715
01-201-451-0400

Seal:

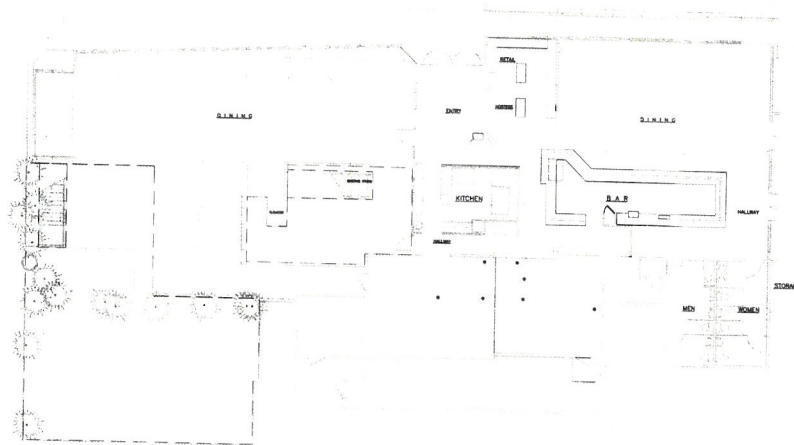
Richard J. Milelli
PE #88315

Current Notes:

Driven By: TJS Checked By: JJM
Project No. Scale: AS NOTED
AutoCad File No.:

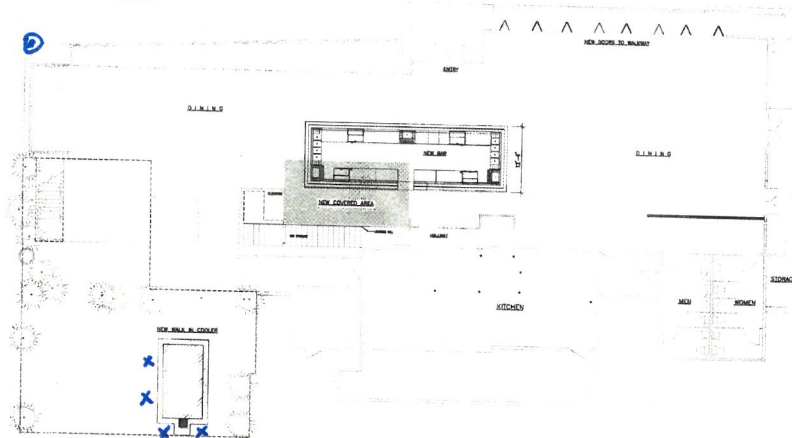
Title: SITE PLAN

Sheet Number: CS-1
Date: APRIL 13, 2021



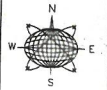
1 EXISTING FLOOR PLAN
SCALE: 3/32"=1'-0"
A-1

← Dock →



2 PROPOSED FLOOR PLAN
SCALE: 3/32"=1'-0"
A-1

- ⊙ Ground cover or Shrub plant (necklace pod, ixora, Blanket Flower, muhly grass, or Fountaingrass)
- x: Spanish Stopper or similar subcanopy tree - Cinnamon Bark



Northstar Engineering LLC
201 Ford Street, Suite 201
Key West, Florida 33040
AUTHORIZATION #04715
RJS-41-0009

Richard J. Mueller
PE #50315

TURTLE KRAALS
231 MARGARET STREET
KEY WEST, FL

Drawn By: TLS
Checked By: RJM
Project No.:
Scale: AS NOTED
AutoCad File No.:

Title:
FLOOR PLAN

Sheet Number:
A-1

Date: APRIL 13, 2021

6-29-21
Laurel

Area #1



Planting area



06/10/2021

Proposed planting area



⊙ : Plant some groundcover/shrub type plants

X : Plant (4) Subcanopy trees - Stopper or Cinnamon bark suggested - 6 ft tall minimum at planting.

Area #2

06/10/2021

6-22-21
D. J. [Signature]

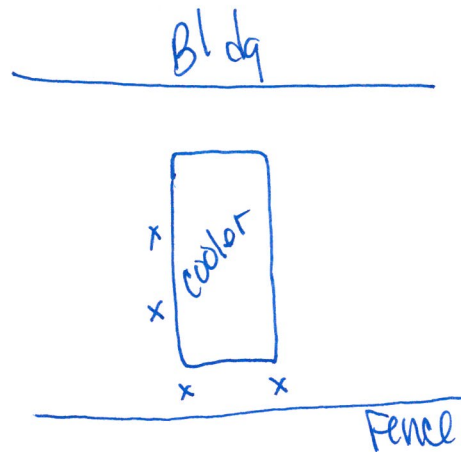
Area #2



Standing outside the lease area looking toward cooler



Photo showing behind the cooler area.



x = proposed planting areas
subcanopy tree species

6-29-21
A. J. [signature]



Area #2

06/10/2021



Area #3

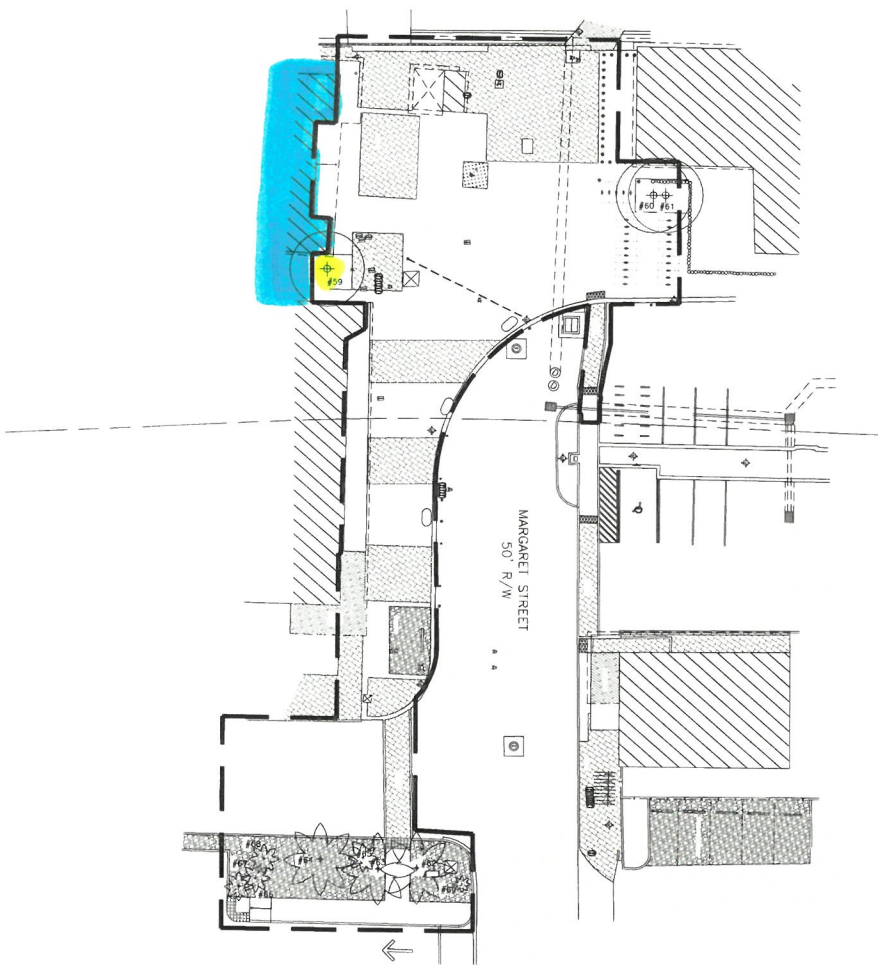
Area where concrete removal is to occur - future tree planting area.

06/10/2021

⊗ one 65 gallon tree to be donated to City once stormwater - grand work completed by City.
6.29.21
[Signature]

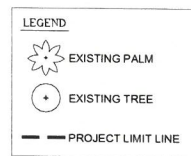
6-29-21
K. Delucia

Boat House
Lease area



KEY WEST HISTORIC SEAPORT MARGARET STREET EXISTING TREE/PALM DISPOSITION #1319	TRANSPLANT							
NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	S STATUS	DESTINATION
59	Bursera simarouba	Gumbo Limbo	20'-22'	15'-20'	18" (S)	Fair	Remain	
60	Bursera simarouba	Gumbo Limbo	15'-20'	15'-20'	Multi	Fair	Remain	
61	Bursera simarouba	Gumbo Limbo	15'-20'	15'-20'	Multi	Fair	Remain	
62	Coccothrinax	Coccoloba Palm	20'-25'	20'	8"-12"	Fair	Remain	
63	Coccothrinax	Coccoloba Palm	20'-25'	20'	8"-12"	Fair	Remain	
64	Coccothrinax	Coccoloba Palm	20'-25'	20'	8"-12"	Fair	Transplant	Margaret Street
65	Sabal palmetto	Sabal Palm	15'-20'	8"	1 1/2"	Fair	Remain	Margaret Street
66	Sabal palmetto	Sabal Palm	15'-20'	8"	1 1/2"	Fair	Remain	
67	Sabal palmetto	Sabal Palm	15'-20'	8"	1 1/2"	Fair	Remain	
68	Sabal palmetto	Sabal Palm	15'-20'	8"	1 1/2"	Fair	Remain	
69	Thespesia	Thespesia palm	8'-10'	8"	2"	Fair	Remain	

All Shrubs/Vegetation/Slumps Within Project Limits Not Shown On This Schedule Are To Be Removed By General Contractor.
All Existing Green Granite Gravel Mulch To Be Removed, Cleaned and Stockpiled By General Contractor for Reuse On Site.



- Notes:
1. Location of existing trees and palms are approximate only.
 2. See Architecture and Civil engineering plans for all hardscape, site lighting and site furniture construction details and dimensioning.
 3. Irrigation System is design build. Landscape Contractor to provide complete fully functional irrigation system according specifications provided by Architect.
 4. Landscape Contractor to provide unit pricing in bid.



HISTORIC SEAPORT HARBORWALK - AREA #3 MARGARET STREET (EXISTING TREE & PALM DISPOSITION)

SCALE: 1/16"=1'-0"

KEY WEST HISTORIC SEAPORT
PHASE II
KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST
KEY WEST
FLORIDA
33940

TEL: 305/296-4367
FAX: 305/296-1033

LICENSE NO.
A.A. 0033840

KEY WEST HISTORIC SEAPORT
PHASE II

KEY WEST RIGHT
KEY WEST, FL. 33940

ELIZABETH
NEWLAND
LANDSCAPE
ARCHITECTURE, LLC

P.O. Box 14008
Coral Gables, Florida 33134
305-441-4300
info@elizabethnewland.com

SEAL _____

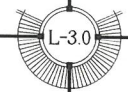
THESE DRAWINGS MAY
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WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

DATE
08-24-2018 HARC SUBMITTAL
09-20-2019 PERMIT SUBMITTAL

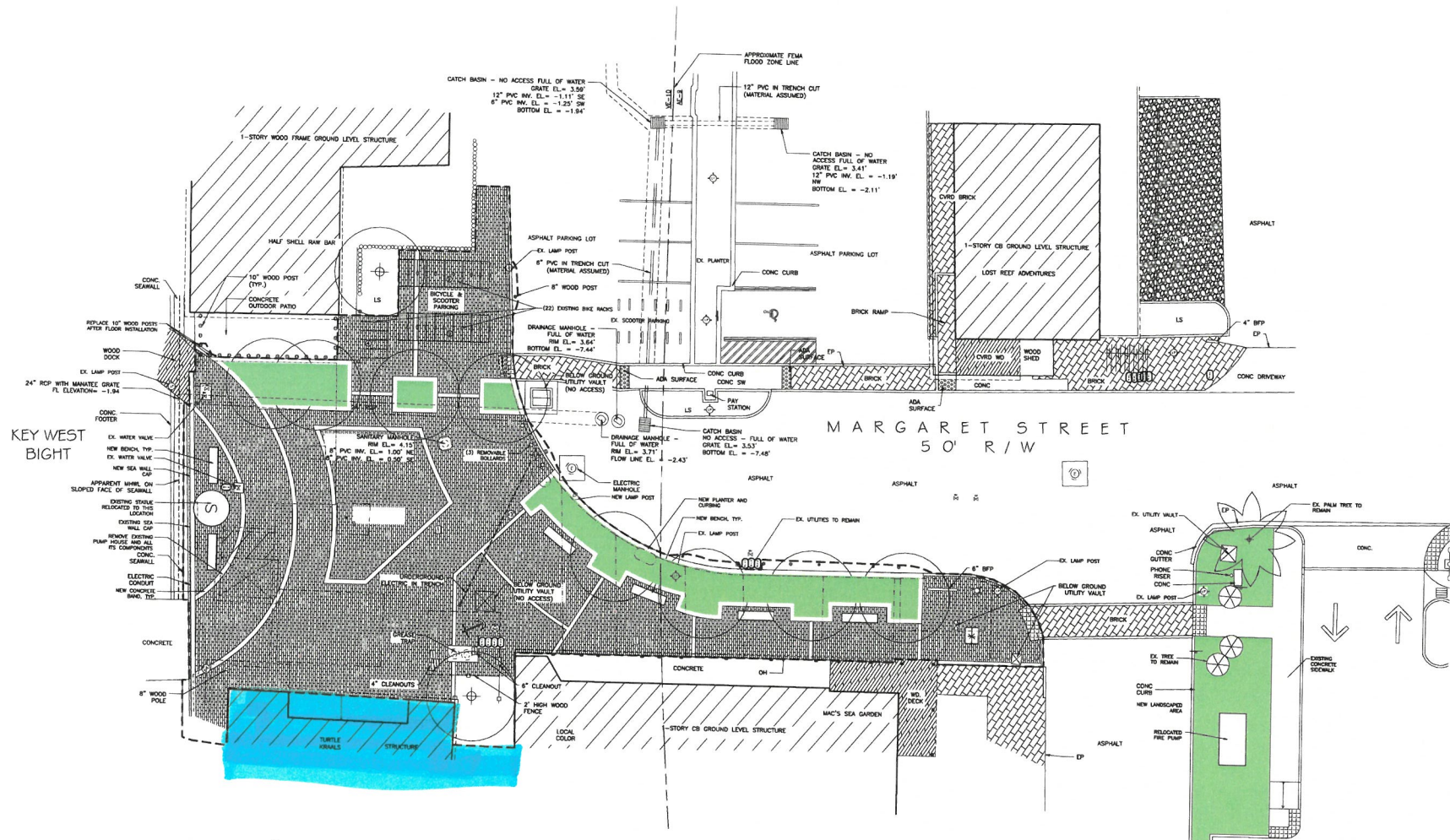
REVISIONS _____

DRAWN BY _____

PROJECT
NUMBER
1609



Boathouse
Lease area



PROPOSED HISTORIC SEAPORT HARBORWALK - AREA #3 MARGARET STREET PLAZA

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING SURVEYOR DATED
ON 03/21/2019

SCALE: 3/32"=1'-0"

KEY WEST HISTORIC SEAPORT
PHASE II
KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

145 EATON ST
KEY WEST
FLORIDA
33940

TEL: 305-296-8392
FAX: 305-296-1033

LICENSE NO.
AA 0053040

KEY WEST
HISTORIC
SEAPORT
PHASE II

KEY WEST BIGHT
KEY WEST, FL. 33940

SEAL

THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

DATE
08-24-2018 HARC SUBMITTAL
05-01-2019 PERMIT SUBMIT

REVISIONS

DRAWN BY
JW

PROJECT
NUMBER
1609



6-29-21
L. J. [Signature]