

# STAFF REPORT

DATE: July 16, 2021

RE: **220 Margaret Street-Boathouse File #TP2021-0007  
(Final Landscape Plan Review)**

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

An application was processed for Final Landscape Plan Approval for the above referenced property, The Boathouse (formerly Turtle Krawls). There is no tree removal involved with this review. A staff report regarding conceptual landscape plan design approval and Sec 108 landscaping and buffer requirements was created on June 29, 2021. The report is attached.

The Planning Board approved the development plan on July 15, 2021. The project is currently being by HARC staff.

The Final Landscape Plan will enhance the existing area. Subcanopy trees will be planted around the walk in cooler for buffering, 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. The approved plan is as follows:

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).

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.

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.

It should also 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.

Therefore, since no tree removal is involved with this review, the Final Landscape Plan is approved (staff approval).



Karen DeMaria  
Urban Forestry Manager  
City of Key West  
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305-809-3768

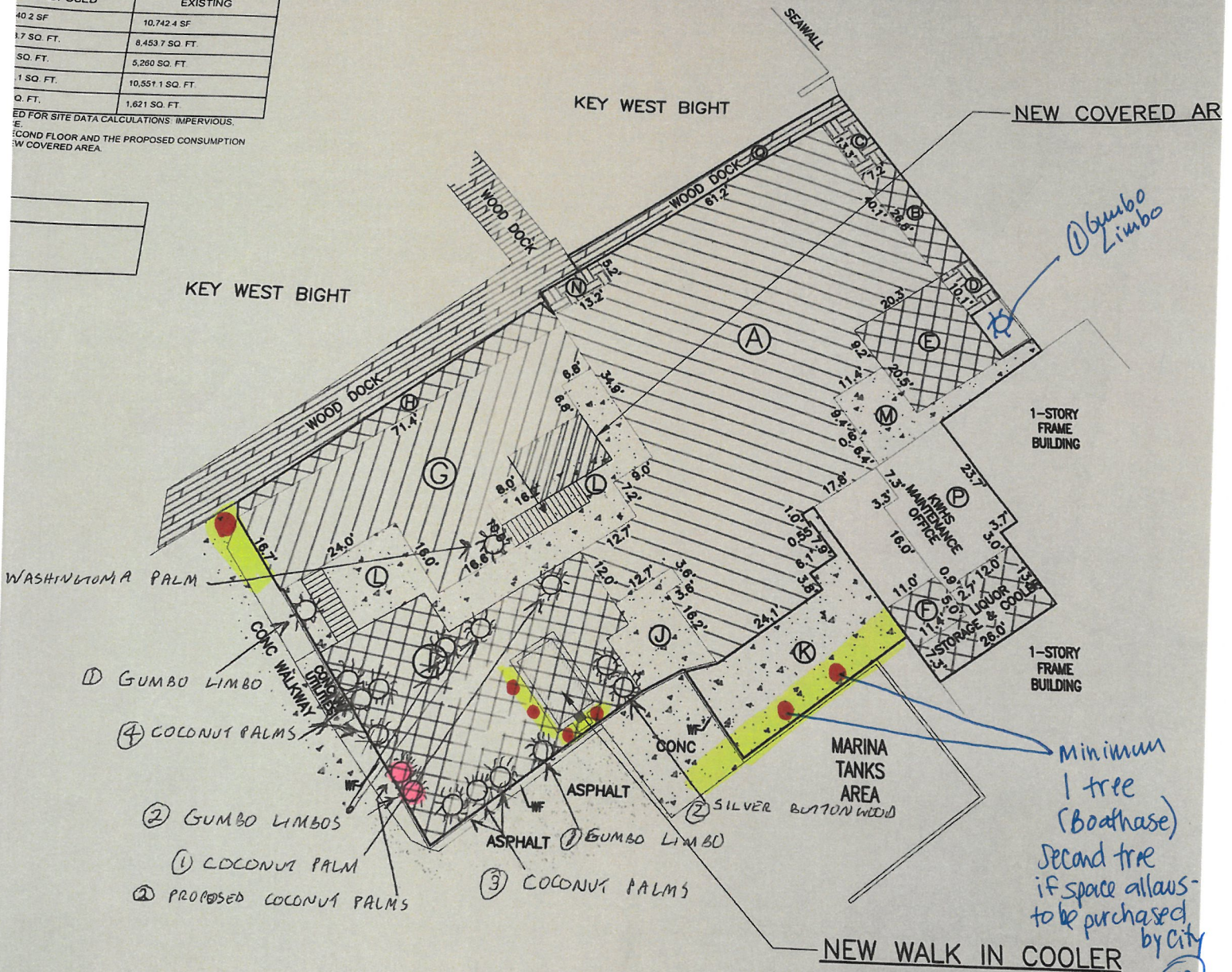
# Tree and Landscape Map

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.

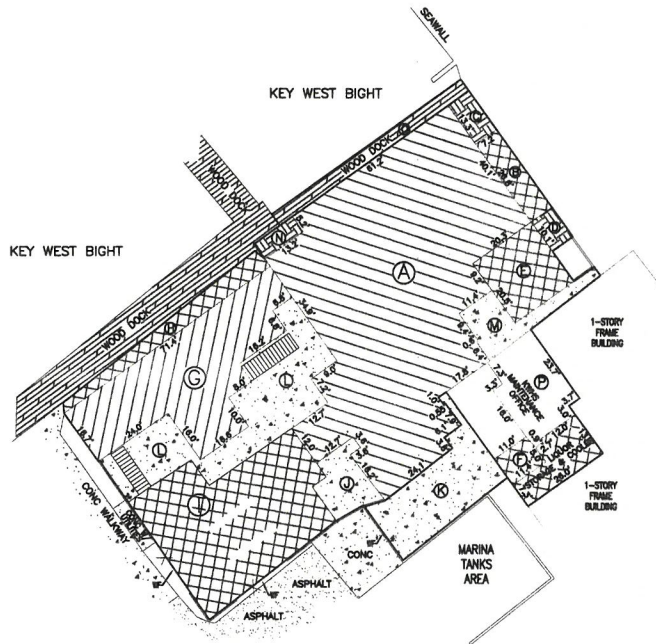
ED FOR SITE DATA CALCULATIONS: IMPERVIOUS.  
E.  
COND FLOOR AND THE PROPOSED CONSUMPTION  
W COVERED AREA.



required replacement palms  
T2020-0311

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

6/29/21  
[Signature]



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

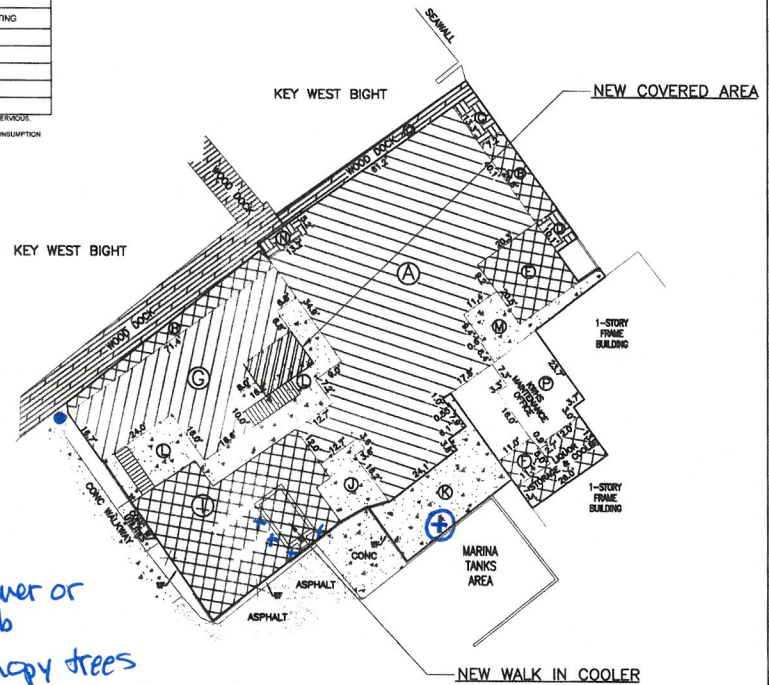
SITE PLANS ARE BASED ON LEASE AREA SURVEY BY FLORIDA KEYS LAND SURVEYING DATED APRIL 19, 2016

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 - LDCR PLAN	
SHEET 03 - COVERED AREA ELEVATION PLAN	
SHEET 04 - IMPERVIOUS COVER ELEVATION PLAN	
SHEET 05 - OPENING PLAN	

• = ground cover or shrub  
x = 4 subcanopy trees



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

⊗ = 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

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Current Notes:

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**TURTLE KRAALS**  
231 MARGARET STREET  
KEY WEST, FL.

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Drawn By: TLE	Checked By: RJM
Project No.:	Scale: AS NOTED

AutoCad File No.:

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Title:  
SITE PLAN

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Sheet Number:  
**CS-1**

Date: APRIL 13, 2021

