

STAFF REPORT

DATE: December 4, 2017

RE: **801 Eisenhower Street (permit application # T17-8611)**

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

An application was received for Conceptual Landscape Plan Approval for a Minor Development Plan.

No existing protected or regulated trees are being removed from the property but several trees will be transplanted to other areas on the property. Two plants being removed (Foxtail Palm and Croton shrubs) are not regulated therefore, no permit is required for their removal.

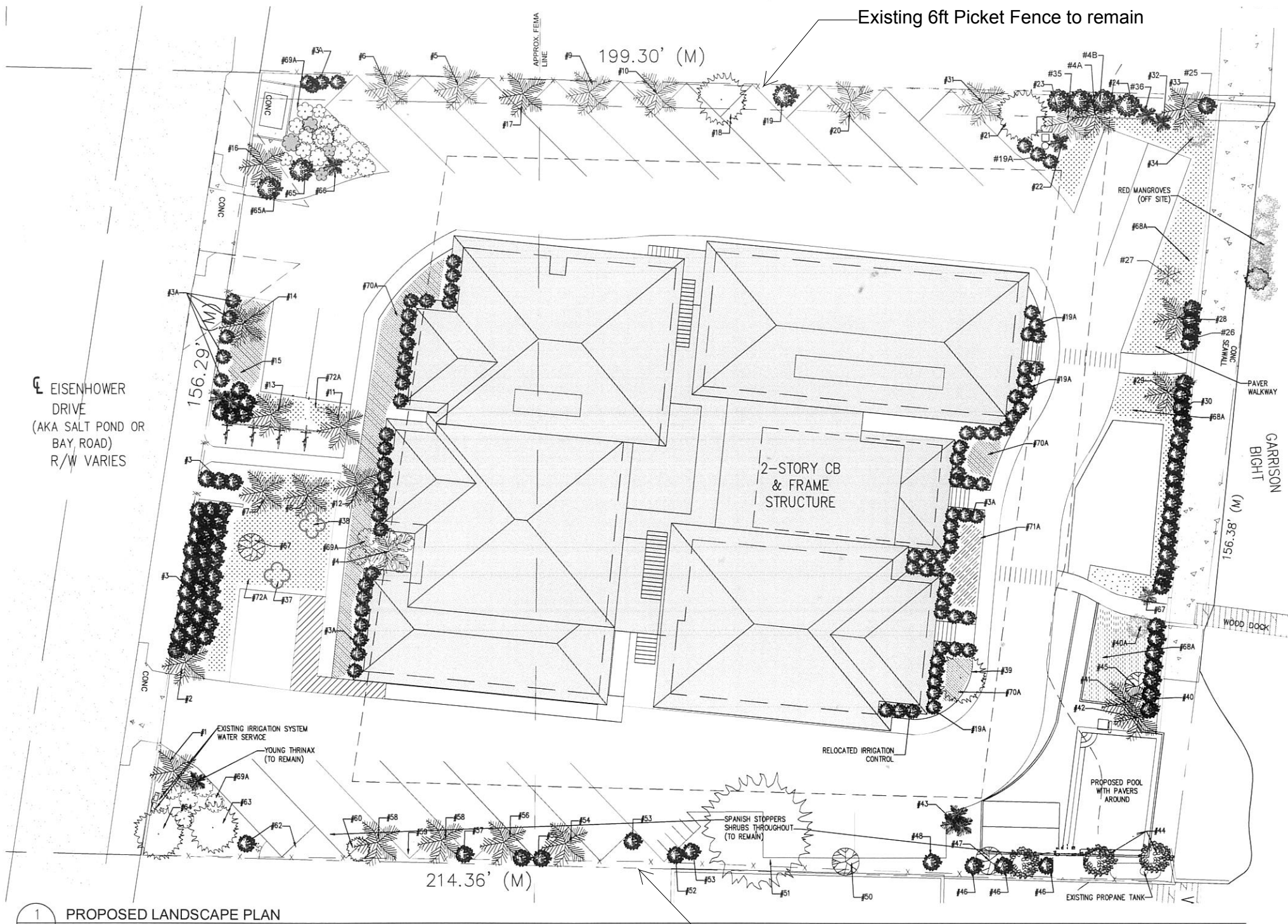
The existing tree/site map does need a few corrections to the table (Tree #57 is a pigeon plum and Tree # 52, 53, 55, 59, and 62 are all trees approximately 1" diameter not shrubs as listed on the table). Also, a transplantation plan needs to be included in the plans that includes a tagging of each tree to be transplanted with its tree number for proper identification. Are the trees being held in a temporary staging area or immediately placed in their new locations? An irrigation plan also needs to be included in the plans. These additions and corrections must be made prior to Final Landscape Plan approval.

The proposed landscape plan does incorporate over 70% new native vegetation that is appropriate for the area. Trees to be transplanted have been incorporated into the plan.

The project is basically redeveloping an existing property. Parking now and in the future is along the northern and southern property lines. The northern property line has an existing picket fence and a new fence is proposed for the southern property line. Negative impacts due to parking along the property lines onto adjacent properties do not appear to be an issue. Landscape waivers are needed for landscape buffer widths and should be granted as this is an existing development that is being remodeled and sufficient landscaping is being added to the existing landscaping.

Approval is given by the Urban Forestry Manager on behalf of the Tree Commission for Conceptual Landscape Plan Approval at 801 Eisenhower Drive to include the transplanting of 9-Sabal Palms (tree# 4, 5, 6, 8, 9, 10, 12, 31, & 35), 6-Thatch Palms (tree# 32, 33, 34, 36, 37, & 38), 1-Coconut Palm (tree# 42), 2-Spanish Stoppers (tree# 4A & 4B), 1-Lignum vitae (tree# 67), 1-Buttonwood (tree #40A), 1-Gumbo Limbo (tree# 45), and 1-Jamaican Caper (tree# 44A), with required corrections to existing site plan tree table, the addition of a transplantation plan and an irrigation plan, and the requirement that all invasive exotic plants (including Sanseveria sp.) on the entire site will be removed and eradicated.

#	Species	Native	Existing		Proposed	
			DBH/Height	No.	No.	Size
1	Cocos nucifera (Coconut Palm)	No	25ft	1	To remain	
2	Cocos nucifera (Coconut Palm)	No	20ft	1	To remain	
3	Ficus microcarpa (Green Islam/ Ficus)	Yes	55 shrubs	43	To remain	
3A	Chrysobalanus icaco (Coco Plum)	Yes	--	27	1 gal	
4	Sabal palmetto (Cabbage Palm)	Yes	12ft	1	Relocate as depicted	
4a	Eugenia foetida (Spanish Stoppers)	Yes	6ft	1	Relocate as depicted	
4b	Eugenia foetida (Spanish Stoppers)	Yes	4 shrubs	4	Relocate as depicted	
5	Sabal palmetto (Cabbage Palm)	Yes	11ft	1	Relocate as depicted	
6	Sabal palmetto (Cabbage Palm)	Yes	10ft	1	Relocate as depicted	
7	Sabal palmetto (Cabbage Palm)	Yes	12ft	1	To remain	
8	Sabal palmetto (Cabbage Palm)	Yes	11ft	1	Relocate as depicted	
9	Sabal palmetto (Cabbage Palm)	Yes	15ft	1	Relocate as depicted	
10	Sabal palmetto (Cabbage Palm)	Yes	10ft	1	Relocate as depicted	
11	Sabal palmetto (Cabbage Palm)	Yes	10ft	1	To remain	
12	Sabal palmetto (Cabbage Palm)	Yes	10ft	1	Relocate as depicted	
13	Sabal palmetto (Cabbage Palm)	Yes	12ft	1	To remain	
14	Cocos nucifera (Coconut Palm)	No	27ft	1	To remain	
15	Phoenix dactylifera (Date Palm)	No	12ft clump	Clump	To remain	
16	Cocos nucifera (Coconut Palm)	No	25ft	1	To remain	
17	Sabal palmetto (Cabbage Palm)	Yes	9ft	1	To remain	
18	Tabebuia impetiginosa (Pink Tabebuia)	No	9in	1	To remain	
19	Capparis cynopallophora (Jamaican Caper)	Yes	Shrub	1	To remain	
19a	Capparis cynopallophora (Jamaican Caper)	Yes	--	30	7 gal	
20	Sabal palmetto (Cabbage Palm)	Yes	9ft	1	To remain	
21	Bursera simaruba (Gumbo Limbo)	Yes	13.5in	1	To remain	
22	Washingtonian robusta (Washingtonian Palm)	No	10ft	1	To remain	
23	Capparis cynopallophora (Jamaican Caper)	Yes	3 shrubs	3	To remain	
24	Sabal palmetto (Cabbage Palm)	Yes	15ft	1	To remain	
25	Chrysobalanus icaco (Coco Plum)	Yes	6 shrubs	1	To remain	
26	Chrysobalanus icaco (Coco Plum)	Yes	12 shrubs	4	To remain	
27	Cocos nucifera (Coconut Palm)	No	15ft	1	To remain	
28	Cocos nucifera (Coconut Palm)	No	13ft	1	To remain	
29	Cocos nucifera (Coconut Palm)	No	15ft	1	To remain	
30	Chrysobalanus icaco (Coco Plum)	Yes	18 shrubs	18	To remain	
31	Sabal palmetto (Cabbage Palm)	Yes	15ft	1	Relocate as depicted	
32	Thrinax radiata (Thatch Palm)	Yes	4ft	1	Relocate as depicted	
33	Thrinax radiata (Thatch Palm)	Yes	9ft	1	Relocate as depicted	
34	Thrinax radiata (Thatch Palm)	Yes	9ft	1	Relocate as depicted	
35	Sabal palmetto (Cabbage Palm)	Yes	15ft	1	Relocate as depicted	
36	Thrinax radiata (Thatch Palm)	Yes	9ft	1	Relocate as depicted	
37	Thrinax radiata (Thatch Palm)	Yes	9ft	1	Relocate as depicted	
38	Thrinax radiata (Thatch Palm)	Yes	9ft	1	Relocate as depicted	
39	Bursera simaruba (Gumbo Limbo)	Yes	15in	1	To remain	
40	Chrysobalanus icaco (Coco Plum)	Yes	13 shrubs	13	To remain	
40a	Conocarpus erectus (Buttonwood)	Yes	Shrub	1	Relocate as depicted	
41	Cocos nucifera (Coconut Palm)	No	12ft	1	To remain	
42	Cocos nucifera (Coconut Palm)	No	15ft	1	Relocate as depicted	
43	Sernoa repens (Saw Palmetto)	Yes	shrub	1	To remain	
44	Capparis cynopallophora (Jamaican Caper)	Yes	2 shrubs	2	1 to remain, 1 to relocate	
45	Bursera simaruba (Gumbo Limbo)	Yes	11in	1	Relocate as depicted	
46	Eugenia foetida (Spanish Stoppers)	Yes	shrubs	3	2 to remain, 1 to relocate	
47	Tabebuia impetiginosa (Pink Tabebuia)	No	9in: stem 1 4.5in: stem 2 4.5in: stem 3	1	To remain	
48	Coccoloba diversifolia (Pigeon Plum)	Yes	1.5in	1	To remain	
50	Bursera simaruba (Gumbo Limbo)	Yes	4in: stem 1 5in: stem 2	1	To remain	
51	Ficu benamina (Ficus)	No	52in	1	To remain	
52	Coccoloba diversifolia (Pigeon Plum)	Yes	shrub	1	To remain	
53	Coccoloba diversifolia (Pigeon Plum)	No	3 shrubs	2	To remain	
54	Sabal palmetto (Cabbage Palm)	Yes	15ft	1	To remain	
55	Coccoloba diversifolia (Pigeon Plum)	No	2 shrubs	2	To remain	
56	Sabal palmetto (Cabbage Palm)	Yes	15ft	1	To remain	
57	Forestier segregate (Florida Privet)	No	shrub	1	To remain	
58	Sabal palmetto (Cabbage Palm)	Yes	2 @ 15ft	1	To remain	
59	Coccoloba diversifolia (Pigeon Plum)	No	shrub	1	To remain	
60	Coccoloba diversifolia (Pigeon Plum)	No	shrub	1	To remain	
62	Coccoloba diversifolia (Pigeon Plum)	Yes	2 shrubs	1	To remain	
63	Swietenia mahagoni (Mahogany)	Yes	13.5in	1	To remain	
64	Swietenia mahagoni (Mahogany) & Bursera simaruba (Gumbo Limbo) shared root system	Yes	9in 5.5in	1	To remain	
65	Capparis cynopallophora (Jamaican Caper)	Yes	shrub	1	To remain	
65a	Olea capensis (Black Ironwood)	Yes	shrub	1	To remain	
67	Guaicum sanctum (Lignumvitea)	Yes	1.5in: stem 1 2in: stem 2	1	Relocate as depicted	
68	Wodyetia bifurcata (Fox Tail Palm)	No	9ft	1	Remove	
68a	Zoysia	Yes	--	4	pallets	
69a	Psychotria nervosa (Wild Coffee)	Yes	--	21	3 gal	
70a	Stachytarpheta jamaicensis (Blue Porterweed)	Yes	--	96	1 gal	
71a	Gaillardia (Blanket Flower)	No	--	77	1 gal	
72a	Muhlenbergia capillaris (Muhly Grass)	Yes	--	20	1 gal	



1 PROPOSED LANDSCAPE PLAN
L-110 SCALE NTS

NOTE:
CONTRACTOR IS TO REUSE
EXISTING IRRIGATION SYSTEM
AND MODIFY AS NEEDED FOR
NEW PLANT MATERIAL

wsa
william shepler & associates
architecture

Tel: 305-850-6191
Email: info@wsaarch.com

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph: 305-269-3293 fax: 269-4890

Seal:

Consultants:
LANDSCAPE ARCHITECT:
LANDWISE DESIGN
1936 San Marco Blvd. Ste 101
Jacksonville, FL 32207
904.343.4191

Submissions / Revisions:
E.P.A.S. - 9.30.16
REV. PLAN - 12.19.16
REV.1 - 2.9.17
REV.2 - 4.3.17
REV.3 - 6.20.17

801 EISENHOWER DRIVE
KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT

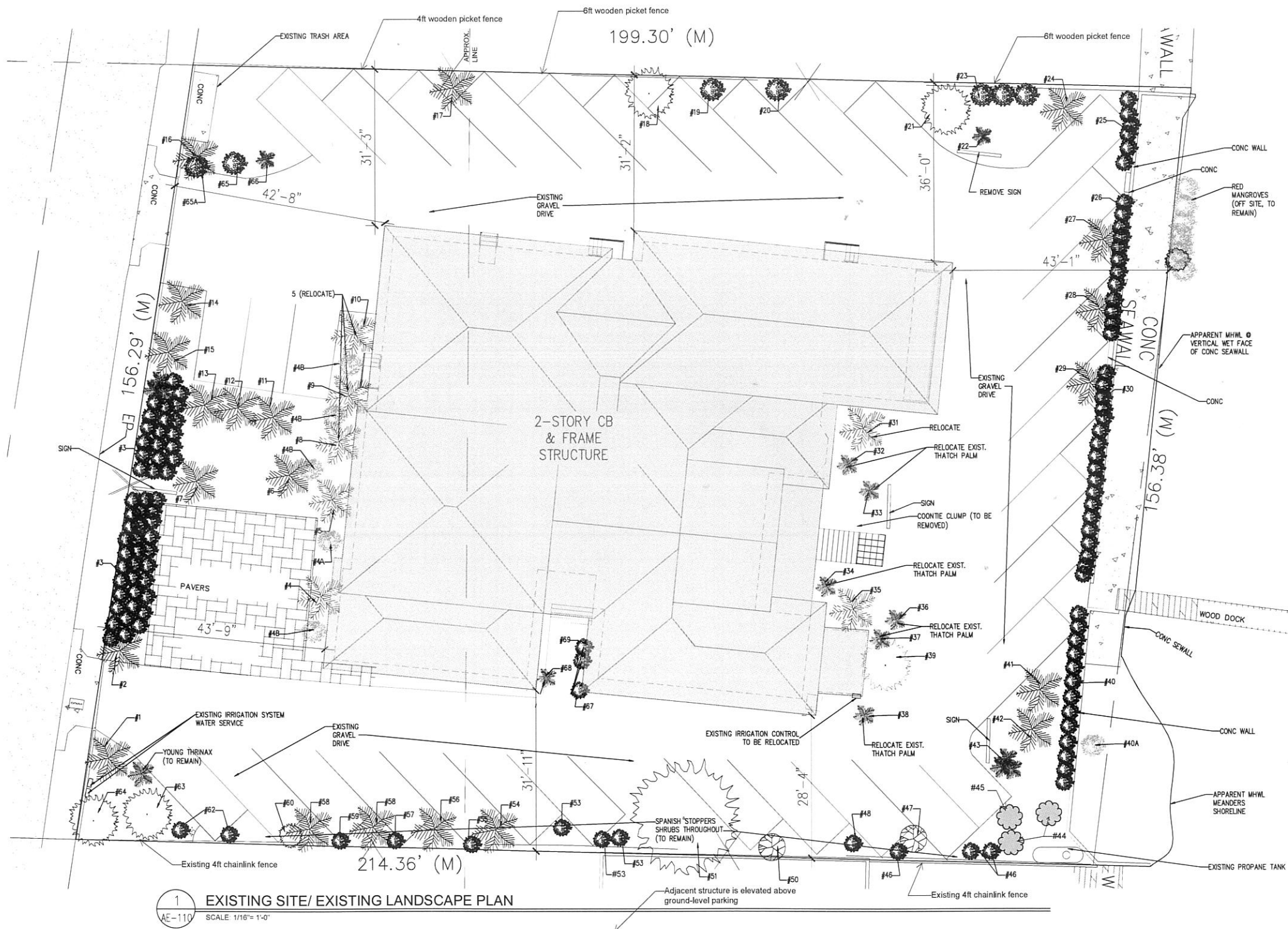
Drawing Size: 24x36 Project #: 16016
Title: PROPOSED LANDSCAPE PLAN

Sheet Number:
L-110
Date: - SEPTEMBER 30, 2016
©2016 by William Shepler Architect

#	Species	DBH/Height	Native	Disposition
1	Cocos nucifera (Coconut Palm)	25ft	No	To remain
2	Cocos nucifera (Coconut Palm)	20ft	No	To remain
3	Ficus microcarpa (Green Islam, Chinese banyan...)	55 shrubs	Yes	43 to remain
4	Sabal palmetto (Cabbage Palm)	12ft	Yes	Relocate
4a	Eugenia foetida (Spanish Stoppers)	6ft	Yes	Relocate
4b	Eugenia foetida (Spanish Stoppers)	4 shrubs	Yes	Relocate
5	Sabal palmetto (Cabbage Palm)	11ft	Yes	Relocate
6	Sabal palmetto (Cabbage Palm)	10ft	Yes	Relocate
7	Sabal palmetto (Cabbage Palm)	12ft	Yes	To remain
8	Sabal palmetto (Cabbage Palm)	11ft	Yes	Relocate
9	Sabal palmetto (Cabbage Palm)	15ft	Yes	Relocate
10	Sabal palmetto (Cabbage Palm)	10ft	Yes	Relocate
11	Sabal palmetto (Cabbage Palm)	10ft	Yes	Remain
12	Sabal palmetto (Cabbage Palm)	10ft	Yes	Relocate
13	Sabal palmetto (Cabbage Palm)	12ft	Yes	Remain
14	Cocos nucifera (Coconut Palm)	27ft	No	Remain
15	Phoenix dactylifera (Date Palm)	12ft clump	No	Remain
16	Cocos nucifera (Coconut Palm)	25ft	No	Remain
17	Sabal palmetto (Cabbage Palm)	9ft	Yes	Remain
18	Tabebuia impetiginosa (Pink Tabebuia)	9in	No	Remain
19	Capparis cynophallophora (Jamaican Caper)	Shrub	Yes	Remain
20	Sabal palmetto (Cabbage Palm)	9ft	Yes	Remain
21	Bursera simaruba (Gumbo Limbo)	13.5in	Yes	Remain
22	Washingtonian robusta (Washingtonian Palm)	10ft	No	Remain
23	Capparis cynophallophora (Jamaican Caper)	3 shrubs	Yes	Remain
24	Sabal palmetto (Cabbage Palm)	15ft	Yes	Remain
25	Chrysobalanus icaco (Coco Plum)	6 shrubs	Yes	1 to Remain
26	Chrysobalanus icaco (Coco Plum)	12 shrubs	Yes	4 to Remain
27	Cocos nucifera (Coconut Palm)	15ft	No	Remain
28	Cocos nucifera (Coconut Palm)	13ft	No	Remain
29	Cocos nucifera (Coconut Palm)	15ft	No	Remain
30	Chrysobalanus icaco (Coco Plum)	18 shrubs	Yes	Remain
31	Sabal palmetto (Cabbage Palm)	15ft	Yes	Relocate
32	Thrinax radiata (Thatch Palm)	4ft	Yes	Relocate
33	Thrinax radiata (Thatch Palm)	9ft	Yes	Relocate
34	Thrinax radiata (Thatch Palm)	9ft	Yes	Relocate
35	Sabal palmetto (Cabbage Palm)	15ft	Yes	Relocate
36	Thrinax radiata (Thatch Palm)	9ft	Yes	Relocate
37	Thrinax radiata (Thatch Palm)	9ft	Yes	Relocate
38	Thrinax radiata (Thatch Palm)	9ft	Yes	Relocate
39	Bursera simaruba (Gumbo Limbo)	15in	Yes	Remain
40	Chrysobalanus icaco (Coco Plum)	13 shrubs	Yes	Remain
40a	Conocarpus erectus (Buttonwood)	Shrub	Yes	Relocate
41	Cocos nucifera (Coconut Palm)	12ft	No	Remain
42	Cocos nucifera (Coconut Palm)	15ft	No	Relocate
43	Sernoa repens (Saw Palmetto)	shrub	Yes	Remain
44	Capparis cynophallophora (Jamaican Caper)	2 shrubs	Yes	1 to remain, 1 to relocate
45	Bursera simaruba (Gumbo Limbo)	11in	Yes	Relocate
46	Eugenia foetida (Spanish Stoppers)	3 shrubs	No	Remain
47	Tabebuia impetiginosa (Pink Tabebuia)	9in: stem 1 4.5in: stem 2 4.5in: stem 3	No	Remain
48	Coccoloba diversifolia (Pigeon Plum)	1.5in	Yes	Remain
50	Bursera simaruba (Gumbo Limbo)	4in: stem 1 5in: stem 2	Yes	Remain
51	Ficus aurea (Strangler Fig)	52in	Yes	Remain
52	Coccoloba diversifolia (Pigeon Plum)	shrub	Yes	Remain
53	Coccoloba diversifolia (Pigeon Plum)	3 shrubs	Yes	Remain
54	Sabal palmetto (Cabbage Palm)	15ft	Yes	Remain
55	Coccoloba diversifolia (Pigeon Plum)	2 shrubs	Yes	Remain
56	Sabal palmetto (Cabbage Palm)	15ft	Yes	Remain
57	Forestier segregate (Florida Privet)	shrub	No	Remain
58	Sabal palmetto (Cabbage Palm)	2 @ 15ft	Yes	Remain
59	Coccoloba diversifolia (Pigeon Plum)	shrub	Yes	Remain
60	Coccoloba diversifolia (Pigeon Plum)	shrub	Yes	Remain
62	Coccoloba diversifolia (Pigeon Plum)	2 shrubs	Yes	Remain
63	Swietenia mahagoni (Mahogany)	13.5in	Yes	Remain
64	Swietenia mahagoni (Mahogany) & Bursera simaruba (Gumbo Limbo) shared root system	9in 5.5in	Yes	Remain
65	Capparis cynophallophora (Jamaican Caper)	shrub	Yes	Remain
65a	Olea capensis (Black Ironwood)	Shrub	Yes	Remain
66	Sernoa repens (Saw Palmetto)	shrub	Yes	Remain
67	Guaiacum sanctum (Lignumvitea)	1.5in: stem 1 2in: stem 2	Yes	Relocate
68	Wodyetia bifurcata (Fox Tail Palm)	9ft	No	Remove
69	Codiaeum variegatum (Croton)	2 shrubs	No	Remove

SITE DATA	
SITE ADDRESS: 801 EISENHOWER DRIVE KEY WEST, FL 33040	
RE: 00023190-000000	
ZONING: CG (GENERAL COMMERCIAL)	
FLOOD ZONE: AEB / AE7	
F.I.R.M. - COMMUNITY #12087C, MAP & PANEL #1516 SUFFIX K, DATE 02-18-05	
SECTION/TOWNSHIP/RANGE: 5-68-25	
LEGAL DESCRIPTION: KW BENJ ALBURY'S SUBD PB1-3 LOT 7-8 OF TR 7	
SETBACKS: FRONT 25 FT, SIDE 15 FT, STREET SIDE N/A FT, REAR 25 FT	
OCCUPANCY: _____	
TYPE OF CONSTRUCTION: VB	
INDEX OF DRAWINGS	
AE-110 - EXISTING SITE/LANDSCAPE PLAN	
A-110 - PROPOSED SITE PLAN	
A-120 - PROPOSED SITE LIGHTING PLAN	
C-110 - PROPOSED SITE DRAINAGE PLAN	
L-110 - LANDSCAPE PLAN	
L-111 - LANDSCAPE DETAILS	
AE-210 - EXISTING FIRST FLOOR PLAN	
AE-220 - EXISTING SECOND FLOOR PLAN	
A-210 - PROPOSED FIRST FLOOR PLAN	
A-220 - PROPOSED SECOND FLOOR PLAN	
AE-310 - EXISTING ELEVATIONS	
AE-320 - EXISTING ELEVATIONS	
A-310 - PROPOSED ELEVATIONS	
A-320 - PROPOSED ELEVATIONS	
LS-210 - LIFE SAFETY 1ST FLOOR	
LS-220 - LIFE SAFETY SECOND FLOOR	

PROJECT DATA				
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO:	00023190-000000			
SETBACKS:				
FRONT	36'-3"	43'-6"	25'	NONE
STREET SIDE	N/A	N/A	20'	NONE
SIDE	28'-4"	28'-4"	15'	NONE
REAR	43'-1"	43'-1"	25'	NONE
LOT SIZE	NO CHANGE	31,726.03 SQ. FT.	15,000 SQ. FT.	NONE
BUILDING COVERAGE	10,017 SQ. FT. 31%	9,248 SQ. FT. 29%	40% MAX	NONE
FLOOR AREA	14,414 SQ. FT. 45	12,291 SQ. FT. 38	0.8	NONE
BUILDING HEIGHT	29'-0"	27'-0"	40' MAX	NONE
IMPERVIOUS AREA	24,500 SQ. FT. 77.6%	24,822 SQ. FT. 77.6%	60% MAX	YES
OPEN SPACE	7,136 SQ. FT. 22.4%	7,104 SQ. FT. 21.7%	20% MIN	NONE



1 EXISTING SITE/ EXISTING LANDSCAPE PLAN
 AE-110 SCALE: 1/16" = 1'-0"

wsa
 william shepler & associates
 architecture

Tel: 305-890-8191
 Email: info@wsaarchitect.com

Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph 305-293-0283 fax 293-4800

Seal: _____

Consultants: _____

Submissions / Revisions:

B.P.A.S. - 9.30.16
DEV. PLAN - 12.15.16
REV. 1 - 2.9.17
REV. 2 - 4.3.17
REV. 3 - 6.20.17

801 EISENHOWER DRIVE
 KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT

Drawing Size: 24x36 | Project #: 19016

Title: COVER SHEET AND EXISTING SITE PLAN AND EXISTING LANDSCAPE PLAN

Sheet Number: **AE-110**

Date: - SEPTEMBER 30, 2016
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SITE DATA

SITE ADDRESS 801 EISENHOWER DRIVE KEY WEST, FL 33040
 RE 00023190-000000
 ZONING CG (GENERAL COMMERCIAL)
 FLOOD ZONE A6B/AE7
 F.I.R.M. - COMMUNITY #12087C MAP & PANEL #1516 SUFFIX K DATE 02-18-05
 SECTION/TOWNSHIP/RANGE 5-68-25
 LEGAL DESCRIPTION KW BENJ ALBURY'S SUBD P81-3 LOT 7-8 OF TR 7
 SETBACKS FRONT 25 FT SIDE 15 FT STREET SIDE N/A FT REAR 25 FT
 OCCUPANCY
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 A-210 - PROPOSED FIRST FLOOR PLAN
 A-220 - PROPOSED SECOND FLOOR PLAN
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 AE-320 - EXISTING ELEVATIONS
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 A-320 - PROPOSED ELEVATIONS
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 LS-220 - LIFE SAFETY SECOND FLOOR

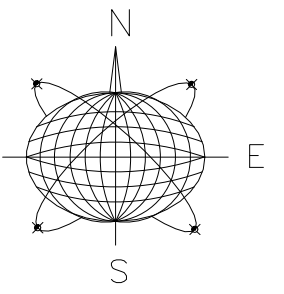
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9	Sabal palmetto (Cabbage Palm)	15ft	Yes	Relocate
10	Sabal palmetto (Cabbage Palm)	10ft	Yes	Relocate
11	Sabal palmetto (Cabbage Palm)	10ft	Yes	Remain
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38	Thrinax radiata (Thatch Palm)	9ft	Yes	Relocate
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46	Eugenia foetida (Spanish Stoppers)	3 shrubs	No	Remain
47	Tabebuia impetiginosa (Pink Tabebuia)	9in: stem 1 4.5in: stem 2 4.5in: stem 3	No	Remain
48	Coccoloba diversifolia (Pigeon Plum)	1.5in	Yes	Remain
50	Bursera simaruba (Gumbo Limbo)	4in: stem 1 5in: stem 2	Yes	Remain
51	Ficus aurea (Strangler Fig)	52in	Yes	Remain
52	Coccoloba diversifolia (Pigeon Plum)	shrub	Yes	Remain
53	Coccoloba diversifolia (Pigeon Plum)	3 shrubs	Yes	Remain
54	Sabal palmetto (Cabbage Palm)	15ft	Yes	Remain
55	Coccoloba diversifolia (Pigeon Plum)	2 shrubs	Yes	Remain
56	Sabal palmetto (Cabbage Palm)	15ft	Yes	Remain
57	Forestier segregata (Florida Privet)	shrub	No	Remain
58	Sabal palmetto (Cabbage Palm)	2 @ 15ft	Yes	Remain
59	Coccoloba diversifolia (Pigeon Plum)	shrub	Yes	Remain
60	Coccoloba diversifolia (Pigeon Plum)	shrub	Yes	Remain
62	Coccoloba diversifolia (Pigeon Plum)	2 shrubs	Yes	Remain
63	Swietenia mahagoni (Mahogany)	13.5in	Yes	Remain
64	Swietenia mahagoni (Mahogany) & Bursera simaruba (Gumbo Limbo) shared root system	9in 5.5in	Yes	Remain
65	Capparis cynophallophora (Jamaican Caper)	shrub	Yes	Remain
65a	Olea capensis (Black Ironwood)	Shrub	Yes	Remain
66	Sernoa repens (Saw Palmetto)	shrub	Yes	Remain
67	Guaiacum sanctum (Lignumvitea)	1.5in: stem 1 2in: stem 2	Yes	Relocate
68	Wodyetia bifurcata (Fox Tail Palm)	9ft	No	Remove
69	Codiaeum variegatum (Croton)	2 shrubs	No	Remove

Pigeon Plum 1" dbh
 Pigeon Plum 1" dbh
 Pigeon Plum 1" dbh
 Pigeon Plum 1" dbh
 Pigeon Plum 1" dbh
 Pigeon Plum 1" dbh

Please correct these are trees not shrubs



1 EXISTING SITE/ EXISTING LANDSCAPE PLAN
 AC-110 SCALE 1/16" = 1'-0"



Seal:

Consultants:

LANDSCAPE ARCHITECT:
LANDWISE DESIGN

1936 San Marco Blvd., Ste 101
Jac. Sonville, FL 32207
904.343.4191

Submissions / Revisions:

B.P.A.S. - 9.30.16
REV. PLAN - 12.19.16
REV.1 - 2.9.17

801 EISENHOWER DRIVE
KEY WEST, FL
RESIDENTIAL CONVERSION PROJECT

Drawing Size | Project #:
24x36 | 16018

Title:

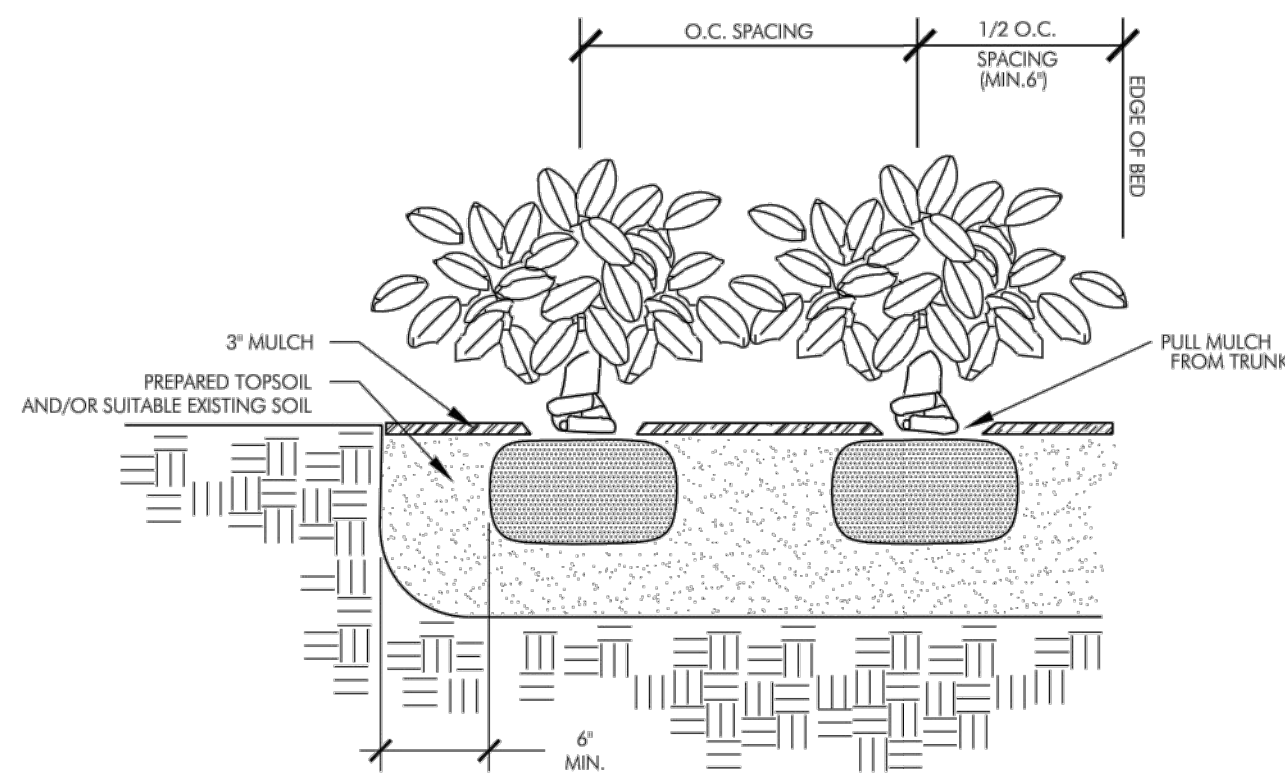
LANDSCAPE
PROTECTION
PLAN

Sheet Number:

L-111

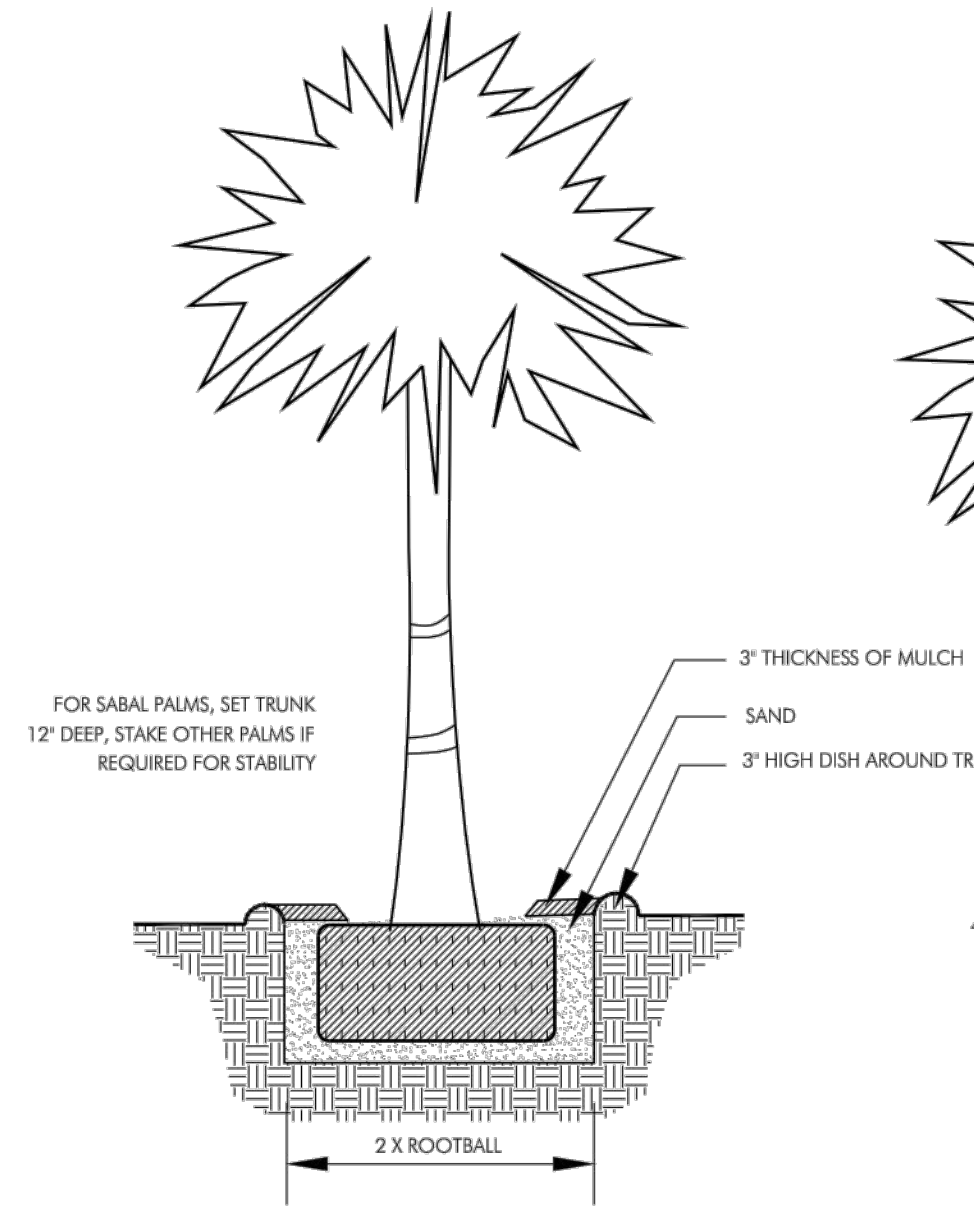
Date: - SEPTEMBER 30, 2016

©2016 by William Shepler Architect

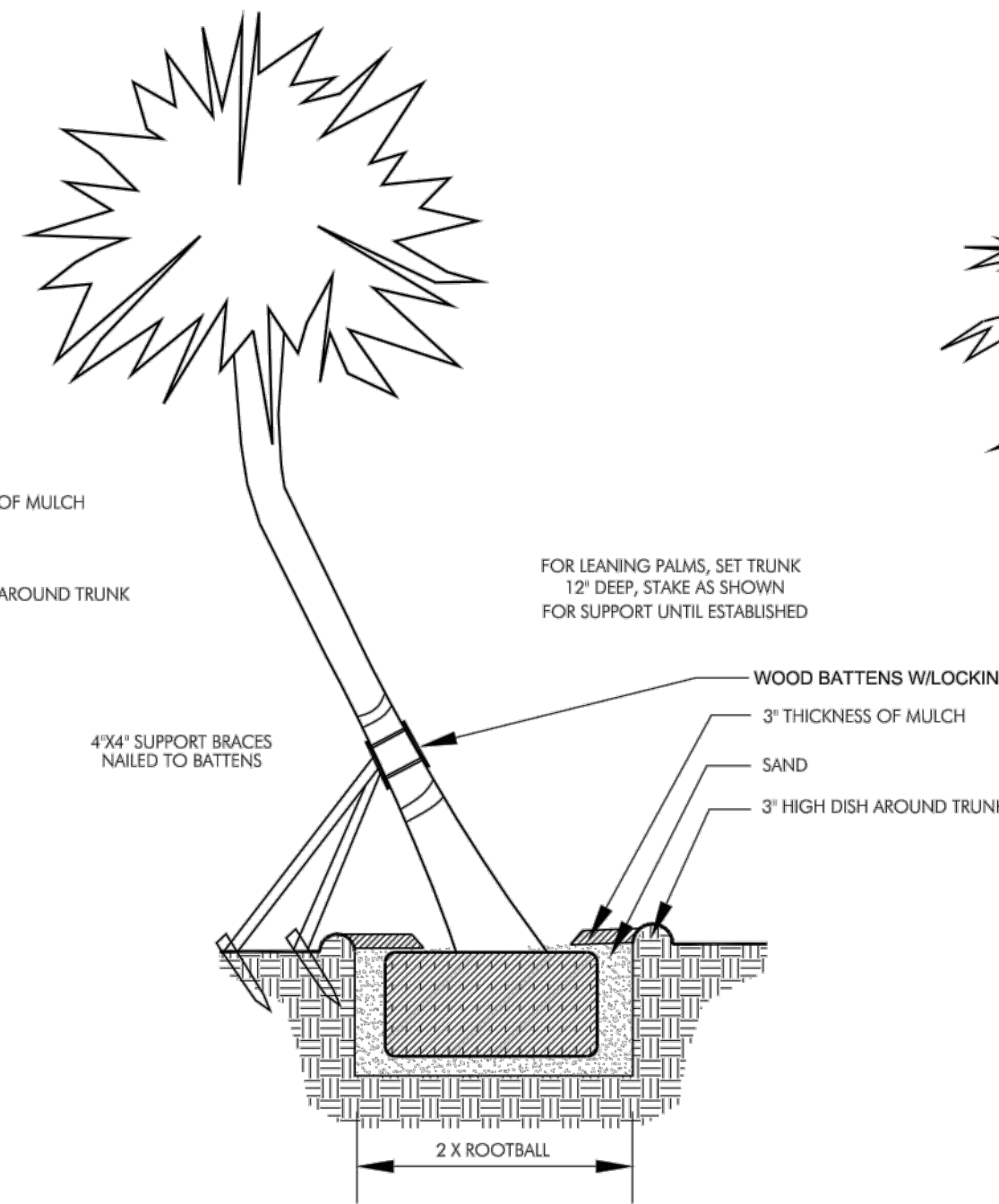


SHRUB PLANTING DETAIL

ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

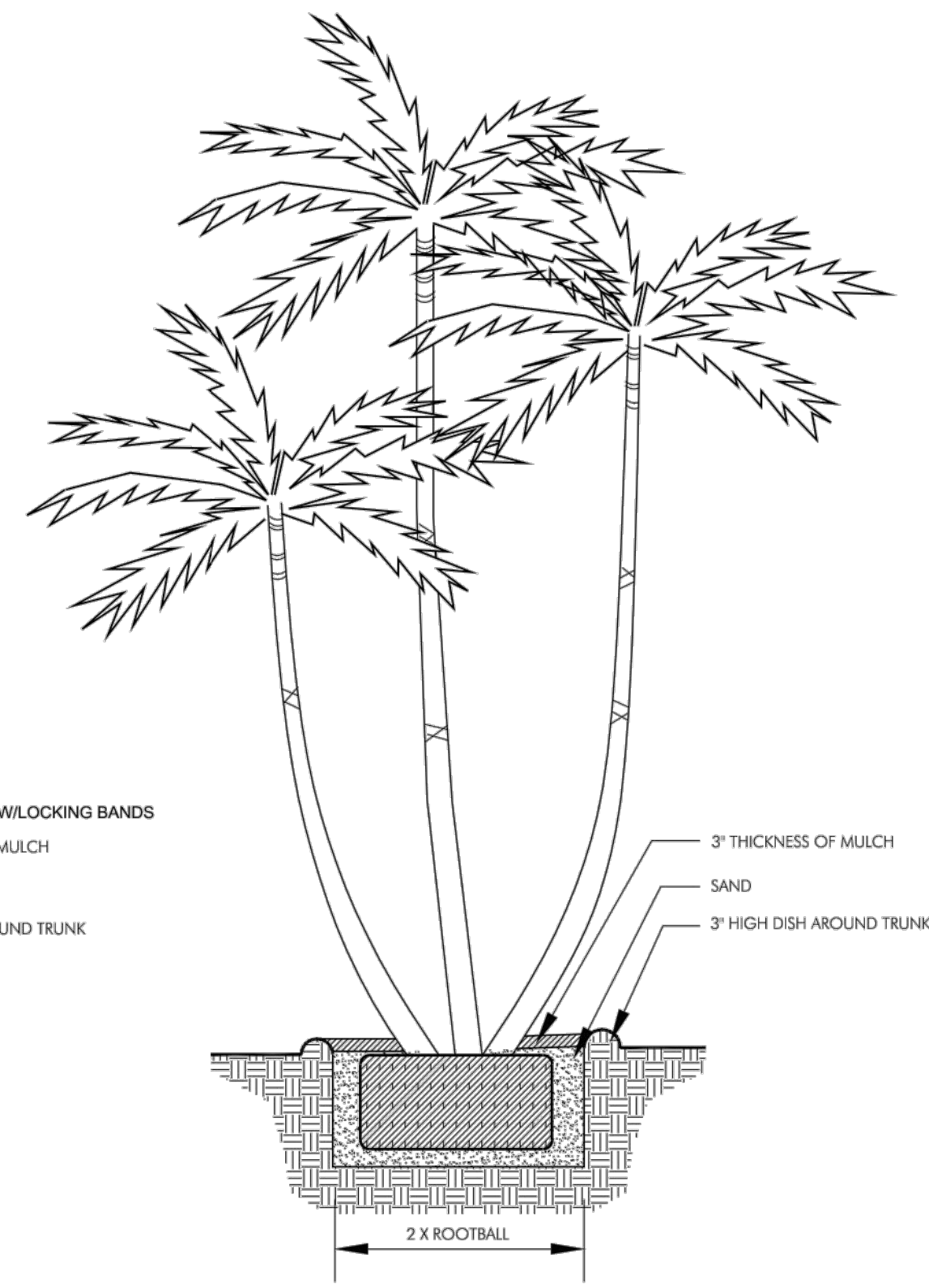


PALM PLANTING DETAIL

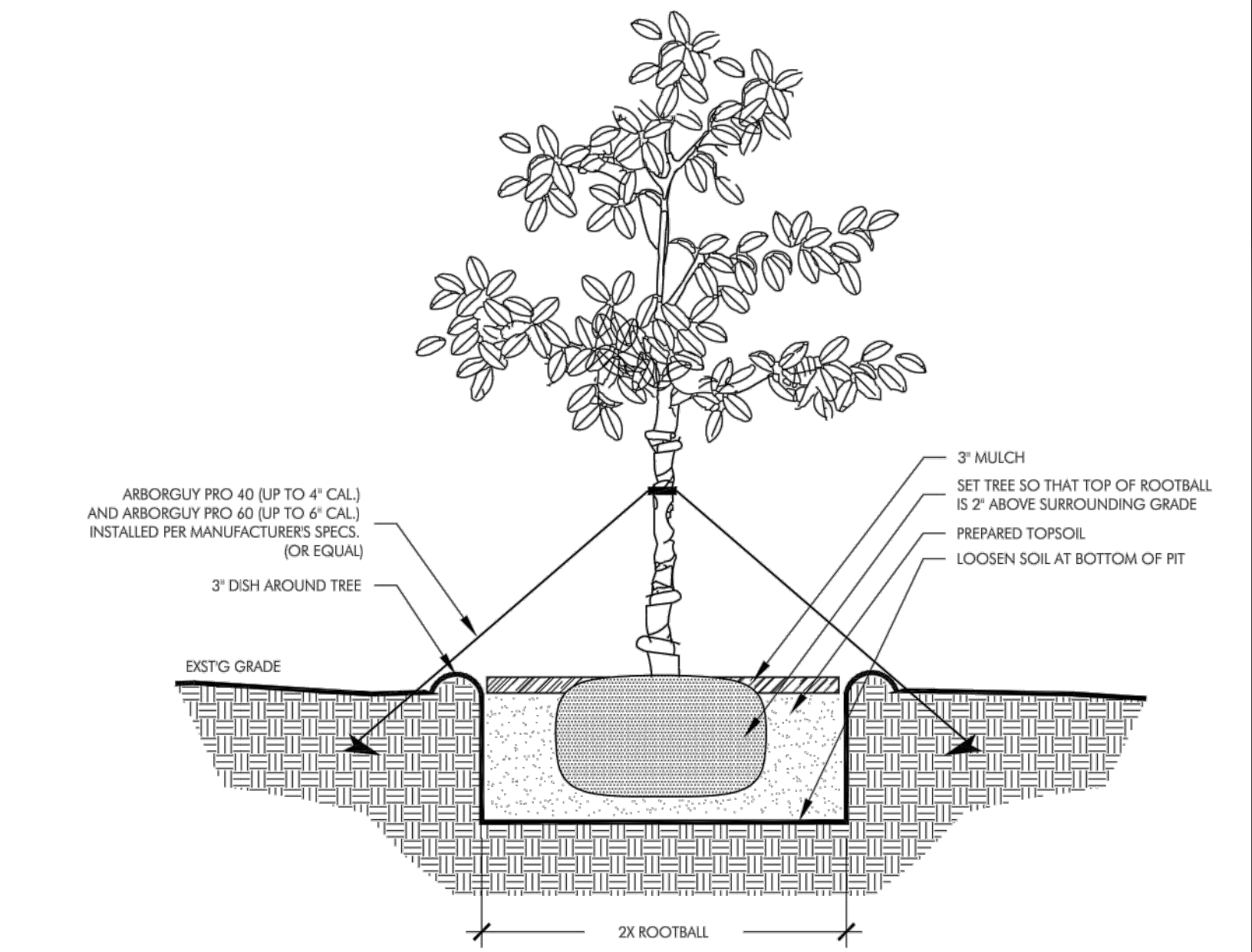


LEANING PALM PLANTING DETAIL

DO NOT LEAN MORE THAN 35 DEGREES.



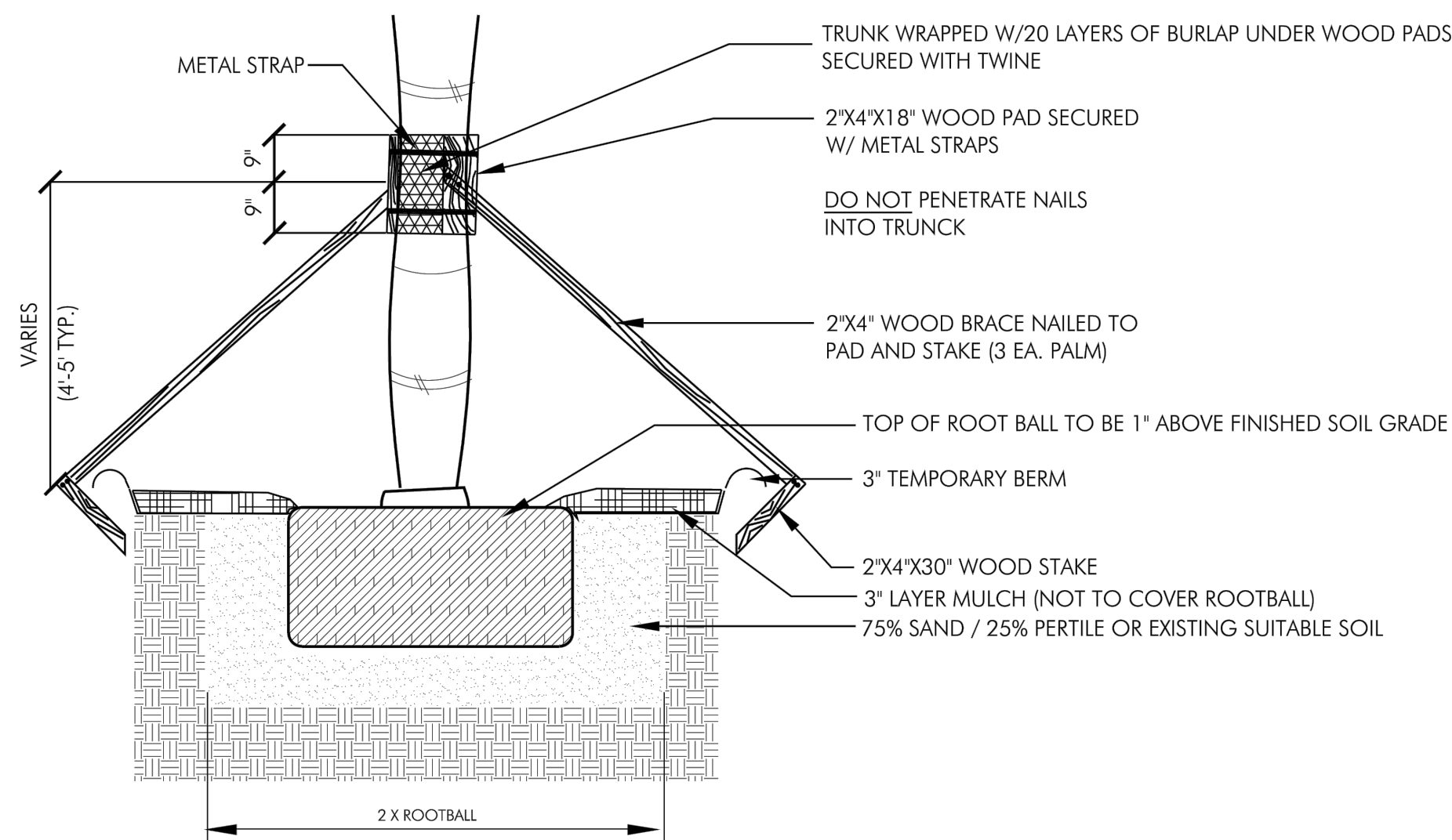
MULTI-TRUNK PALM PLANTING DETAIL



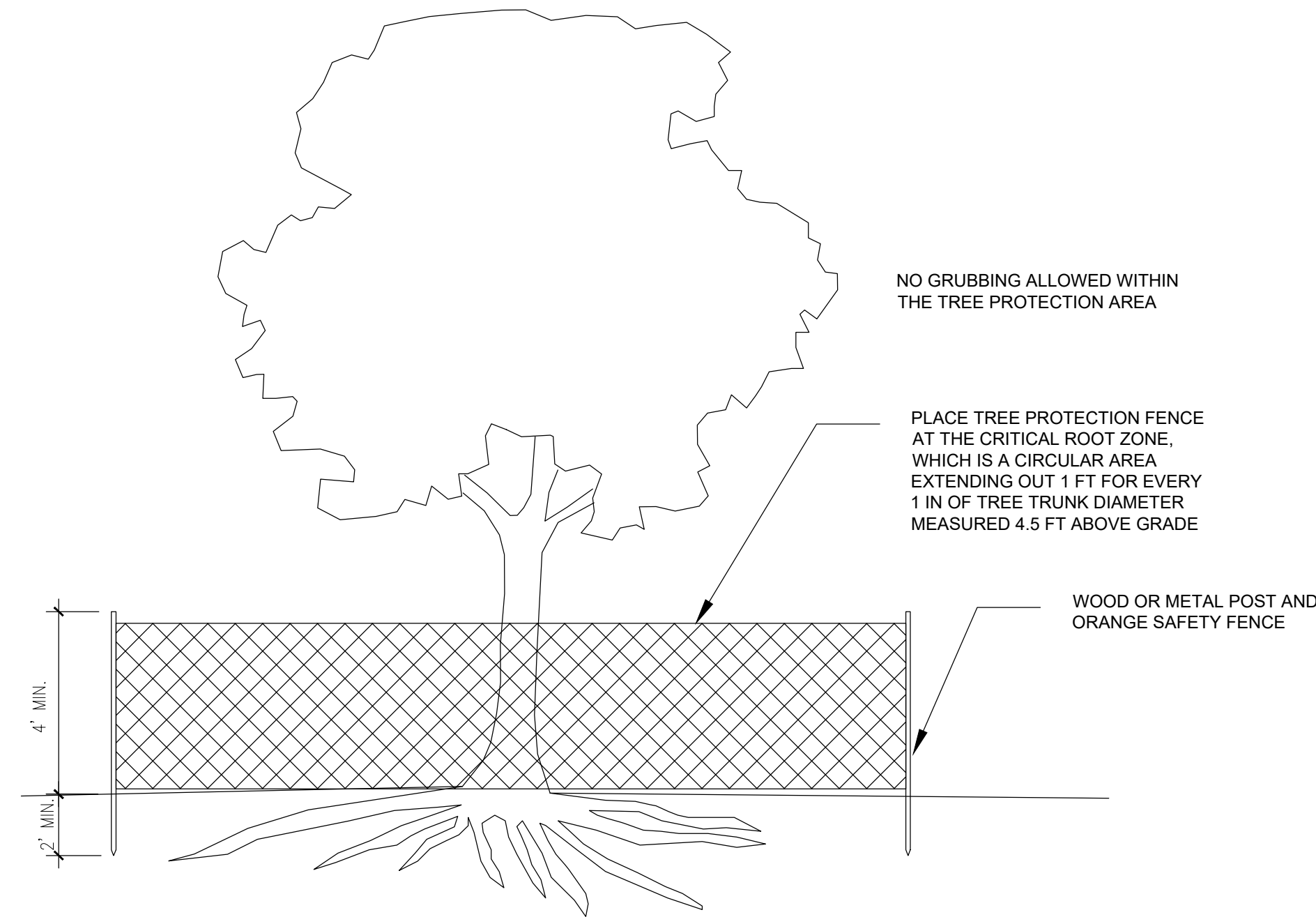
TREE PLANTING DETAIL

ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISHED GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2\"/>

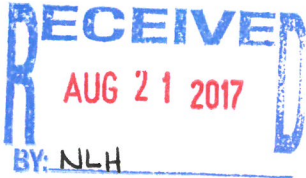


LARGE PALM PLANTING DETAIL



LANDSCAPE PROTECTION DETAIL

SCALE: NTS



Landscape Plan w/ Palm Tree Removal

8611

Tree Permit Application

Date: 08/11/17

Please Clearly Print All Information unless indicated otherwise.

Tree Address 801 Eisenhower Dr.
Cross/Corner Street NA
List Tree Name(s) and Quantity Pls see attached
Species Type(s) check all that apply () Palm () Flowering () Fruit () Shade () Unsure
Reason(s) for Application: () REMOVE () Tree Health () Safety () Other/Explain below
() TRANSPLANT () New Location () Same Property () Other/Explain below
() HEAVY MAINTENANCE () Branch Removal () Crown Cleaning/Thinning () Crown Reduction
Other/Explain Major Development Plan as depicted on the attached.

Reason for Request

Property Owner Name Old Town Trolley Tours of Washington Inc
Property Owner eMail Address
Property Owner Mailing Address 201 Front Street Suite 107
Property Owner Mailing City Key West State FL Zip 33040
Property Owner Phone Number (305) 294-4142
Property Owner Signature

Representative Name Trepanier & Associates, Inc.
Representative eMail Address owen@owentrepanier.com
Representative Mailing Address 1421 1st Street unit 101
Representative Mailing City Key West State FL Zip 33040
Representative Phone Number (305) 293 - 8983

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

Tree Representation Authorization form attached ()

<<<<< Sketch location of tree in this area including cross/corner Street >>>>>

Please identify tree(s) with colored tape

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

PA / checkmarks

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

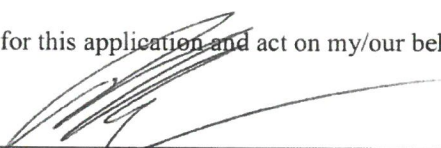
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Benjamin N. McPherson as
Please Print Name of person with authority to execute documents on behalf of entity

Treasurer / CEO of Old Town Trolley Tours of Washington, Inc
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier & Associates, Inc.
Please Print Name of Representative


to be the representative for this application and act on my/our behalf before the City of Key West.



Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 9/1
Date

by Benjamin N. McPherson Treas / CEO
Name of person with authority to execute documents on behalf on entity owner

He She is personally known to me or has presented _____ as identification.


Notary's Signature and Seal

Name of Acknowledger typed, printed or  **STEPHANIE MONSALVATGE**
Commission # FF 144352
Expires November 23, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

Commission Number, if any

Karen DeMaria

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Friday, November 17, 2017 3:15 PM
To: Karen DeMaria
Cc: MichelleCates; Virginia Haller
Subject: RE: 801 Eisenhower Drive

Thank you. I'll make the revisions immediately.

As far as the headlights, the proposed parking is already parking. The adjacent property to the left is owned by the applicant, the units are elevated above flood (and therefore above headlight level), and is separated by a 6ft wooden fence in addition to an existing landscape buffer.



The property to the right is elevated with a retaining wall and the units are elevated above parking (way above headlight level):



Owen

Trepanier & Associates, Inc.

Karen DeMaria

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Tuesday, November 21, 2017 1:44 PM
To: Karen DeMaria
Cc: MichelleCates; Virginia Haller
Subject: RE: 801 Eisenhower Drive
Attachments: 801 Eisenhower Proposed Landscape 11-21-17.pdf; 801 Eisenhower Existing Landscape 11-21-17.pdf

Hi Karen,
Thanks for your patience and your guidance. We corrected the following:

Existing Site Map-need a few corrections on the map (4A and 4B). The existing tree table needs to be fixed.

4A & 4B are now located along the northern property line towards the rear.

Landscape Plan: What is 3A? It is not listed on the table as to what plant species it is. Where are 4A and 4B transplants located? Tree #35 is listed 3 times. Missing the locations of transplants 36 and 38 and I am not sure of 37 as it is partially noted in the front of the building. Also, tree 12 is noted twice on the map. I think the location in front of the property is wrong.

3A are Coco Plums, the notation fell off the legend somewhere along the line. We corrected it. The two "extra" 35's were replaced with 4A & 4B. Front tree No. 12 was removed, 36 is now located along the northern property line towards the rear, 37 and 38 are both in the front yard.

Questions: Does the plan meet the bufferyard/Screening plant unit criteria's under Sec 108.347-352 and 415 (b)? I am concerned with the side property lines (north and south?) where there is parking and the needs for shrubs to help block head lights from leaving the property and disturbing the neighbors. Are there existing fences or walls along those property lines? If so, what are they made of and how tall-note that on the plans. I know the southern property line has a lot of existing shrubbery but the northern line does not.

We have an existing nonconformities with regard to storm water, open space, impervious surface, and landscaping. Notwithstanding, we are making significant improvements to all of them and, in fact, we exceed most of the requirements of 108-347 thru 352. Again, we are making a dramatic improvement to an existing nonconformity, including with respect to 108-415. The existing site doesn't come close to compliance, however, we are eliminating parking and enhancing the perimeter landscaping to bring the property into much greater conformance.

With regard to the headlight issue, the applicant owns the properties on both sides of the northern property line. The residence on the northern side is elevated above flood (above auto headlight level). That property line will also have landscaping on both sides of the existing 6ft picket fence. These three aspects (elevated residences, landscaping on both side of the fence line, and the 6ft picket fence), should all work together to mitigate any headlight intrusion into the northern adjacent property.

Along the southern side, the adjacent property is elevated above parking (way above headlight level). It has a 4ft chain link fence now. We proposed to install a matching 6ft picket (same as the northern side) and then enhance the parking perimeter and buffer landscaping as depicted on the plan. I think all of these changes and improvements will result in a much better situation on the ground.

Thanks again. Your advice and guidance has been invaluable.

Owen.

From: Owen Trepanier [mailto:owen@owentrepanier.com]
Sent: Wednesday, November 01, 2017 1:19 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Cc: MichelleCates <MichelleCates@michellecates.com>; Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>
Subject: RE: 801 Eisenhower Drive

Hi Karen,
Please see revisions attached. Thanks for your help.

Owen

Trepanier & Associates, Inc.
Land Planners & Development Consultants
305-293-8983

From: Karen DeMaria [mailto:kdemaria@cityofkeywest-fl.gov]
Sent: Friday, October 06, 2017 3:57 PM
To: Owen Trepanier <owen@owentrepanier.com>
Cc: MichelleCates <MichelleCates@michellecates.com>
Subject: RE: 801 Eisenhower Drive

Owen:

Attached is a copy of my site visit notes. Please make the corrections and additions to all of the file pages including the landscape plan. I have also provided photos with my notes.

Once I receive the updated plans I will process the staff memo for Conceptual Landscape plan approval.

Sincerely,

Karen

From: Karen DeMaria
Sent: Thursday, August 31, 2017 10:51 AM
To: 'Owen Trepanier' <owen@owentrepanier.com>
Cc: Natalie Hill <nhill@cityofkeywest-fl.gov>; Patrick Wright <pwright@cityofkeywest-fl.gov>; MichelleCates <MichelleCates@michellecates.com>
Subject: RE: 801 Eisenhower Drive

Wait until I visit the site in case there are some more adjustments. I will not be able to do the site visit until late next week. I will be out of town until Thursday due to a death in the family.

Sincerely,

Karen

From: Owen Trepanier [mailto:owen@owentrepanier.com]
Sent: Thursday, August 31, 2017 10:47 AM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>

Cc: Natalie Hill <nhill@cityofkeywest-fl.gov>; Patrick Wright <pwright@cityofkeywest-fl.gov>; MichelleCates <MichelleCates@michellecates.com>

Subject: RE: 801 Eisenhower Drive

They are discrepancies. We don't intend to remove any regulated trees. Do you want revisions before or after your site visit?

Owen

Trepanier & Associates, Inc.

Land Planners & Development Consultants
305-293-8983

From: Karen DeMaria [<mailto:kdemaria@cityofkeywest-fl.gov>]

Sent: Tuesday, August 29, 2017 2:45 PM

To: Owen Trepanier <owen@owentrepanier.com>

Cc: Natalie Hill <nhill@cityofkeywest-fl.gov>; Patrick Wright <pwright@cityofkeywest-fl.gov>; MichelleCates <MichelleCates@michellecates.com>

Subject: RE: 801 Eisenhower Drive

I need to do a site visit to verify the trees on the property and the site map. I did notice that one of the thatch palms (#32) is listed as to be removed but the plans sat relocate. What is it? Why is coconut palm #27 being removed on the tree plan and to remain on the landscape plan?

Once I complete the site inspection and get an updated set of plans I will write a memo into the Planning file representing the Conceptual Landscape Plan approval. This project will need to be reviewed by the Tree Commission for Final Landscape Plan Approval.

Sincerely,

Karen

From: Owen Trepanier [<mailto:owen@owentrepanier.com>]

Sent: Monday, August 21, 2017 11:33 AM

To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>

Cc: Natalie Hill <nhill@cityofkeywest-fl.gov>; Patrick Wright <pwright@cityofkeywest-fl.gov>; MichelleCates <MichelleCates@michellecates.com>

Subject: 801 Eisenhower Drive

Hi Karen,

Attached is a Tree Commission application for 801 Eisenhower Drive. A paper copy, with signed and sealed plans, are following (Ladd Roberts is our LSA). If my memory serves me correctly, we do not need the initial Tree Commission hearing because we are NOT proposing removal of any regulated trees, but you did say we need a Forestry Memo in the file.

Thanks a lot.

I will also follow this email with the full set of plans, just so you have them if you need them.

Thanks

Owen Trepanier