



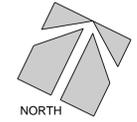
LANDSCAPE CALCULATIONS - Chapter 108.346 to 108.347			
<b>108.346 OPEN SPACE</b> RESIDENTIAL USE = 35% REQ. OF TOTAL SITE AREA (19,775)	REQUIRED 35% / 6,921 SF	PROVIDED 24.6% / 4,868 SF	
<b>108.347 REQUIRED SCREENING</b>			
NORTH ADJACENCY - MULTI-FAMILY 3' "B" Buffer @ 45 PU's per 100' 198 LF Requires 89 PU's (1.98 x 45 = 89.1)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	0	10	0
Understory Trees	9	3	27
Shrubs	64	1	64
<b>TOTAL PU's PROVIDED</b>			<b>91</b>
SOUTH ADJACENCY - SINGLE-FAMILY NO BUFFER REQUIRED			
198 LF Requires 0 PU's (1.98 x 0 = 0)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	0	10	0
Understory Trees	0	3	0
Shrubs	0	1	0
<b>TOTAL PU's PROVIDED</b>			<b>0</b>
EAST ADJACENCY - LOW IMPACT 6' "C" Buffer @ 72 PU's per 100' 100 LF Requires 72 PU's (1.00 x 72 = 72)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	5	10	50
Understory Trees	5	3	15
Shrubs	7	1	7
<b>TOTAL PU's PROVIDED</b>			<b>72</b>
WEST ADJACENCY - SEE STREET FRONTAGE Section 108.413			

LANDSCAPE CALCULATIONS - Chapter 108.412 to 108.416			
<b>108.412(a) MINIMUM LANDSCAPE AREA</b> MINIMUM LANDSCAPE 20% OF BLDG. SITE AREA	REQUIRED 20% / 3,955 SF	PROVIDED 24.6% / 4,868 SF	
<b>108.412(b) MINIMUM NATIVE PLANT REQUIREMENT 70%</b>			
NATIVE PLANTS (70% Minimum)	92	75%	
EXOTIC PLANTS (30% Maximum)	30	25%	
<b>108.413 MINIMUM STREET FRONTAGE LANDSCAPING ALONG ROW</b> (LESS THAN .5 ACRES = 10' WIDTH / 40 PLANT UNITS PER 100 LF) 82 LF Street Frontage / 100 LF = .82 x 40 PU's = 32.8 PU's REQUIRED			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	2	10	20
Understory Trees	1	3	3
Shrubs	16	1	16
<b>TOTAL PU's PROVIDED</b>			<b>39</b>
<b>108.414 INTERIOR LANDSCAPE REQUIREMENT</b> NOT APPLICABLE			
<b>108.415 PERIMETER LANDSCAPE REQUIREMENT</b> NOT APPLICABLE			
<b>108.416 NON-VEHICULAR OPEN SPACE (NOS) TREE REQUIREMENT</b>			
REQUIRED	PROVIDED		
4,868 SF / 24.6% NOS REQUIRES 4 Trees / 2,000 SF of NOS	15		
4,868 SF / 2,000 = 2.43 x 4 Trees = 9.7 Trees Required	4-Trees / 11- Palms		

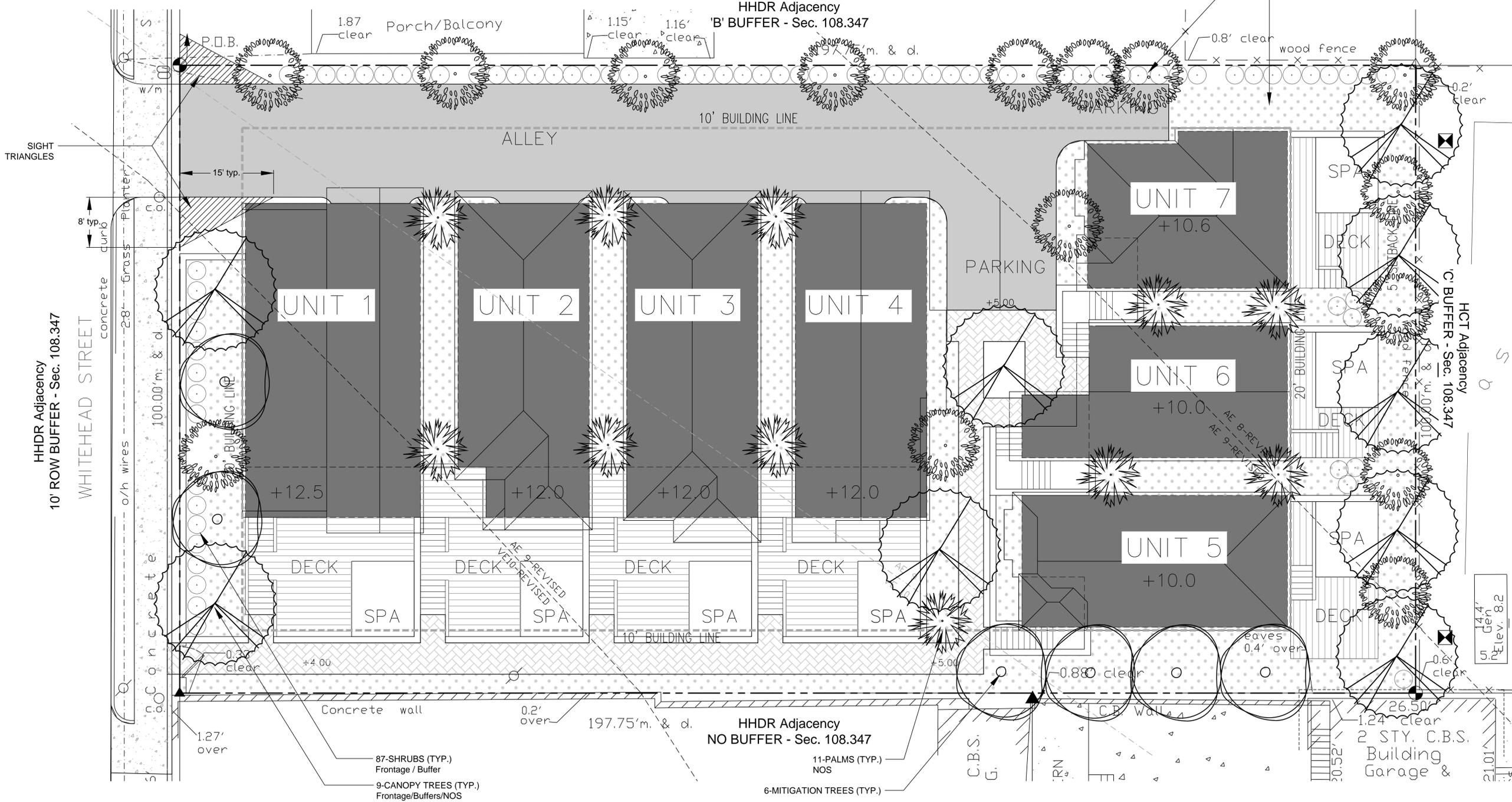
GENERAL INFORMATION & TREE MITIGATION	
ZONING	HHDR
GROSS SITE AREA	.45 ACRES OR 19,775 SF
BUILDING COVERAGE	39.4% or 7,794 SF
IMPERVIOUS SURFACE AREA	SEE CIVIL
<b>TREE MITIGATION CALCULATIONS</b>	
TREES IMPACTED	
PROTECTED TREES IMPACTED	36"
MITIGATION REQUIRED (60%) (36" x .60 = 21.6")	21.6"
DSH INCHES PROVIDED (4" DSH MIN. TREES)	6 Trees / 24"

**1315 WHITEHEAD ST**

1315 WHITEHEAD STREET  
KEY WEST, FL 33040



SCALE: 1/8" = 1'-0"



LANDSCAPE PLAN

DATE: 7.31.14

REVISIONS:		
No.	Date	Notes
1.		
2.		
3.		
4.		
5.		
6.		
7.		

**Landscape Plans**

SHEET NUMBER:  
**L-2**

JOB #: 14007 DRAWN BY: LBR  
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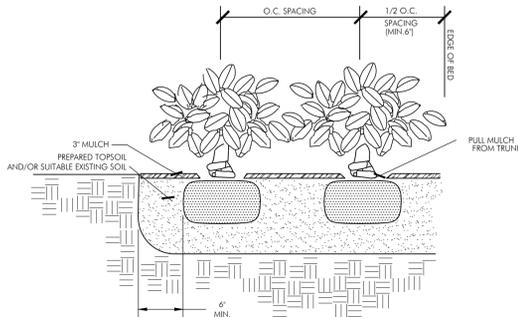
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# 1315 WHITEHEAD ST

1315 WHITEHEAD STREET  
KEY WEST, FL 33040

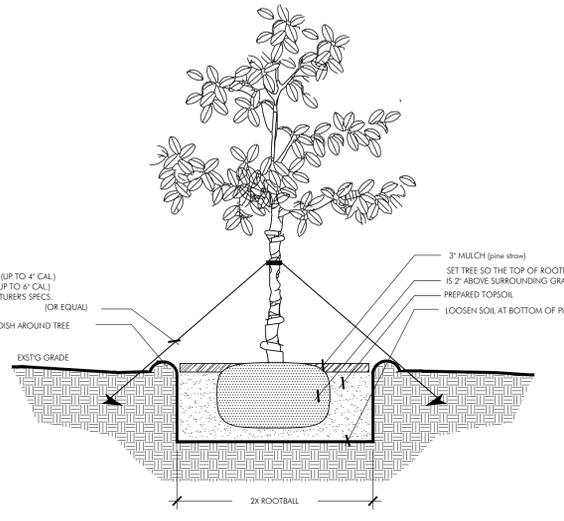


SCALE: 1/8" = 1'-0"



### SHRUB PLANTING DETAIL

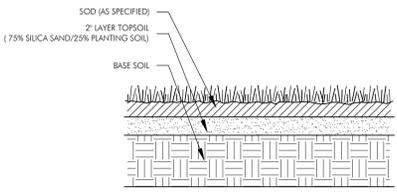
ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



### TREE PLANTING DETAIL

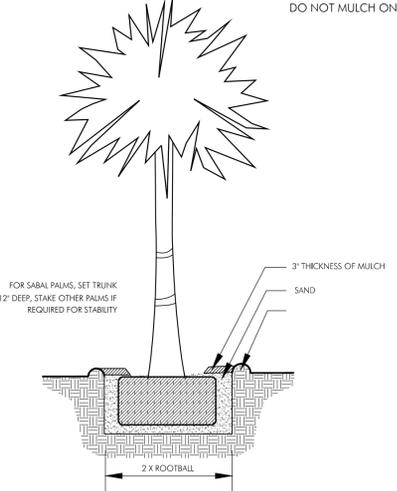
ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISH GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL, DO NOT MULCH ON TOP OF ROOTBALL.



### SODDING DETAIL

ALL AREAS TO BE SODDED TO RECEIVE 2" TOP LAYER OF SILICA SAND/PLANTING SOIL AS INDICATED.



### PALM PLANTING DETAIL

### GENERAL NOTES:

AT LEAST 70% OF THE SPECIFIED SPECIES FOR REQUIRED MATERIAL WILL BE NATIVE AS STIPULATED IN THE MINIMUM NATIVE PLANT REQUIREMENT.

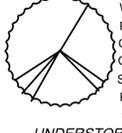
100% OF THE REQUIRED REPLACEMENT TREES SHALL BE NATIVE. REPLACEMENT TREES SHALL BE FIELD LOCATED AND STAFF SHALL BE PROVIDED WITH AN AS-BUILT PLAN LOCATING THEIR POSITIONS ON SITE.

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGN TO MAXIMIZE WATER CONSERVATION AND SHALL CONFORM TO SECTION 3-13.12: 'C' OF THE CITY OF KEY WEST CODE. AS BUILT DRAWING REQUIRED.

ALL LARGE CANOPY AND RELOCATED TREES SHALL UTILIZE IRRIGATION BUBBLERS AT BASE OF TREE.

## Conceptual Planting Palette

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
<b>PALMS (11 palms)</b>						<b>SHRUBS (87 shrubs)</b>					
	SABAL PALM	Sabal palmetto	12'-18' cir. trnk.		FL #1 NATIVE		SPANISH STOPPER	Eugenia foetida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	KEY THATCH PALM	Thrinax morrisii	4-6' o.h.		FL #1 NATIVE		WILD COFFEE	Psychotria nervosa	3 gal., 24"-36" hgt./sprd.	FL #1	NATIVE
	FLA. THATCH PALM	Thrinax radiata	6" o.h.		FL #1 NATIVE		FICUS 'GREEN ISLAND'	Ficus 'Green Island'	3 gal., 14"-18" sprd/hgt.	FL #1	NATIVE
	SAW PALMETTO	Serona repens 'Silver'	15 gal. 3' o.h.		FL #1 NATIVE		LOCUSTBERRY	Brysonima lucida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	BUCCANEER PALM	Pseudophoenix sargentii	30 gal. 6'-8' o.h.		FL #1 NATIVE		JAMAICA CAPER	Capparis cynophallophora	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	ROYAL PALM	Roystonea elata	8 to 12' grey wood, Fat Trunks		FL #1 NATIVE		FIREBUSH	Hamelia patens	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
<b>TREES</b>						<b>GROUNDCOVER (3,900 SF)</b>					
	<b>CANOPY (9 canopy trees / 6 mitigation trees)</b>						<b>MUHLI GRASS</b>				
	MAHOGANY	Sweetenia mahogany	4" cal., 14-16' o.h., 10-12' sprd.		FL #1 NATIVE		Muhlenbergia capillaris				
	WILD TAMARIND	Lysiloma latifolium	4" cal., 12-14' o.h.,		FL #1 NATIVE		WART FERN				
	PIDGON PLUM	Coccoloba diversifolia	3" cal., 12-14' o.h.		FL #1 NATIVE		Microsorium scolopendrum				
	GUMBO LIMBO	Bursera simaruba	4" cal., 14-16' o.h.		FL #1 NATIVE		GOLDEN CREEPER				
	GREEN BUTTONWOOD	Conocarpus erectus	4" cal., 12-14' o.h.		FL #1 NATIVE		Ernodea littoralis				
	SILVER BUTTONWOOD	Silver buttonwood	2" cal. 10'-12' o.h.		FL #1 NATIVE		SILVER LOVE GRASS				
	PARADISE TREE	Simarouba glauca	3" cal., 12-14' o.h.		FL #1 NATIVE		Eragrostis elliotii				
	CINNAMON BARK	Canella Winterana	1.5" cal. 6'-8' o.h.		FL #1 NATIVE		SPIDER LILY				
	<b>UNDERSTORY (15 understory trees)</b>						TICKSEED				
	LIGNUM VITAE	Guaiaacum sanctum	1.5" cal. 6'-8' o.h.		FL #1 NATIVE		Coreopsis ssp 'Dwarf'				
	CRABWOOD	Gymnathes lucida	1.5" cal. 6'-8' o.h.		FL #1 NATIVE		ST. AUGUSTINE SOD or Preferred Species				
	SATINWOOD	Zanthoxylum flavum	1.5" cal. 6'-8' o.h.		FL #1 NATIVE						
	SIMPSON STOPPER	Myrianthes fragrans	1.5" cal. 6'-8' o.h.		FL #1 NATIVE						
	RED STOPPER	Eugenia rhombea	1" cal. 5-6 o.h.		FL #1 NATIVE						



DATE: 7.31.14

REVISIONS:		
No.	Date	Notes
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## Landscape Plans

SHEET NUMBER:

L-3

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PLANT SCHEDULE & DETAILS

# STAFF REPORT

DATE: August 29, 2014

**RE: 1315 Whitehead Street (permit application #7063)**

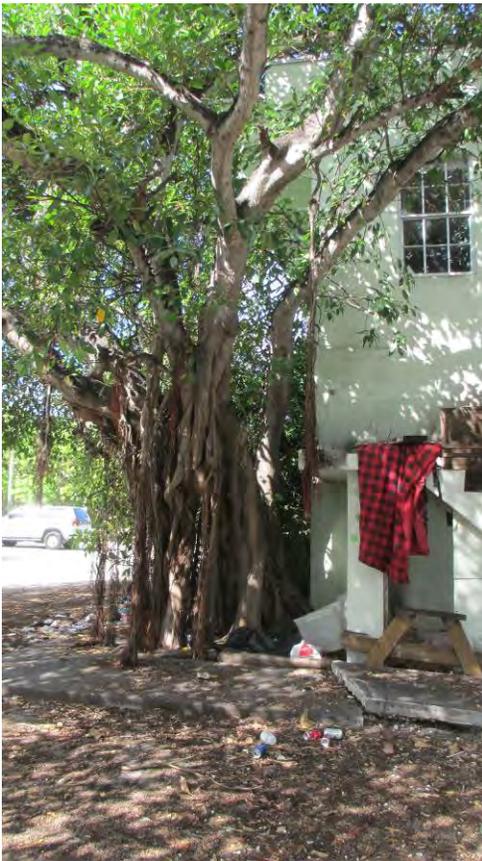
FROM: Karen DeMaria, Urban Forestry Manager,  
City of Key West

An application was received for Conceptual Landscape Plan approval for the redevelopment of the above stated property. Demolition of the existing structure and redevelopment of the property will impact several trees including one regulated Christmas Palm and one large, protected strangler fig. All other trees on the property are not protected or regulated (see attached tree list).

The removal of the Christmas Palm will require the replacement of one native palm, minimum 4 ft tall, to be planted on the property.



The removal of the Strangler fig tree (*Ficus aurea*) will require the following:







Diameter: 70"

Location: 40% (roots all in foundation area of property)

Species: 100% (on protected tree list)

Condition: 60% (fair)

Total Average Value = 66%

Value x Diameter = **46 replacement caliper inches**

**Recommend the approval of the conceptual landscape plan with tree removal with the stipulation that the applicant make sure that the Final Landscape plan documents that the plan incorporates all necessary tree replacements on site, 1-native palm minimum 4 ft tall and 46 caliper inches of native dicot or fruit trees. Also, it is recommended that any large canopy trees to be planted along Whitehead Street be setback away from the sidewalk area due to any potential future impacts to power lines (canopy) and the sidewalk (roots).**

Photos of entire property:



Seaside mahoe (tree #1) along southern property line.



Christmas palm (tree #2) in front of property along Whitehead Street.



Eastern side of building.



Looking toward the north at the eastern side of building. Tree #3, #4, #5, #6 and #7 are located in this area.



Northern side of building (tree #7)



Western side of building



Tree #8 on western side of building.

<b>TREE ID</b>	<b>Species</b>	<b>DBH</b>	<b>Height</b>	<b>Species value</b>	<b>Location Value</b>	<b>Condition Value</b>	<b>City KW Tree Value</b>	<b>Replacement Value</b>	<b>L.A. Recommendation</b>	<b>Comment</b>
1	Seaside Mahoe	NA		<i>unprotected</i>				<b>NA</b>	REMOVE	
2	Christmas Palm		16'	<i>regulated</i>				<b>1-native palm</b>	REMOVE	double trunk
3	Areca Palm			<i>unprotected</i>				<b>NA</b>	REMOVE	
4	Areca Palm			<i>unprotected</i>				<b>NA</b>	REMOVE	
5	Areca Palm			<i>unprotected</i>				<b>NA</b>	REMOVE	
6	Areca Palm			<i>unprotected</i>				<b>NA</b>	REMOVE	
7	Strangler Fig	70"		<i>protected</i>					REMOVE	three trunks
8	Woman's Tongue	NA		<i>unprotected</i>				<b>NA</b>	REMOVE	<24" diameter

# 1315 WHITEHEAD ST

1315 WHITEHEAD STREET  
KEY WEST, FL 33040



SCALE 1/4" = 1'-0"



## TREE IMPACT PLAN

8-21-14  
K. DeFari

DATE: 7.31.14

REVISIONS		
No.	Date	Notes
1.		
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## Landscape Plans

SHEET NUMBER:  
**L-1**

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TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DBH	HEIGHT	SPREAD	REMOVE	CONDITION (%)				
								Location	Species	Condition	Mit. Req.	Total
1	Seaside Mahoe	Thespesia populnea	Category I Invasive Exotic	16"	18'	14'	X	60	0	60	n	40
2	Christmas Palm	Adonidia Sp.	Unprotected	tw'n 6" ea	16'	14'	X	100	50	80	n	77
3	Christmas Palm	Adonidia Sp.	Unprotected	6"	6'	6'	X	40	50	40	n	43
4	Christmas Palm	Adonidia Sp.	Unprotected	6"	8'	6'	X	40	50	40	n	43
5	Christmas Palm	Adonidia Sp.	Unprotected	6"	6'	6'	X	40	50	40	n	43
6	Areca Palm	Dyopsis lutescens	Unprotected	12"	12'	4-8'	X	40	0	80	n	40
7	Strangler Fig	Ficus aurea	Specialty Protected, Foundation & Bldg Issues				X	20	100	60	y	60
											Total Mitigation %	60%

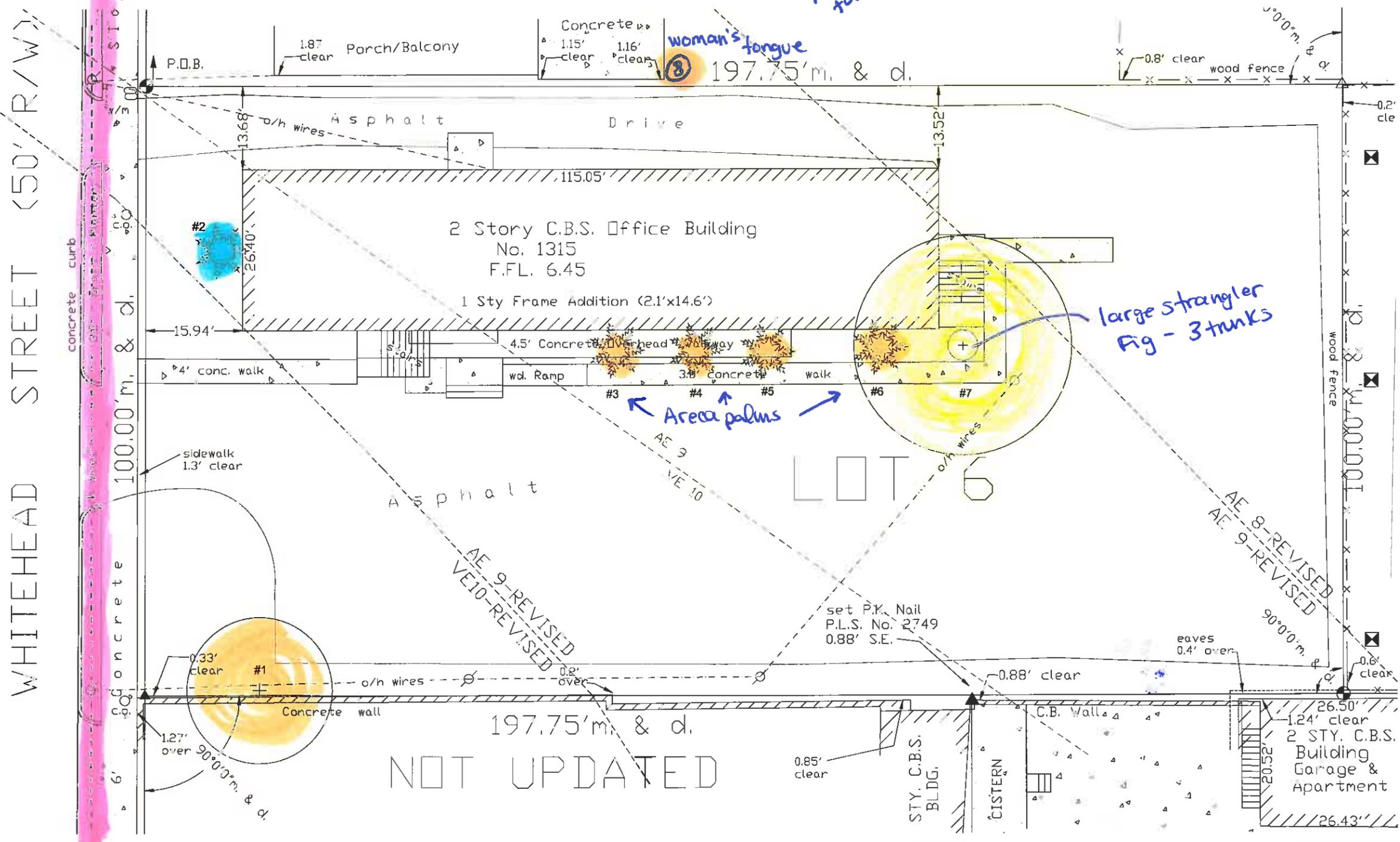
Areca Palms  
70" dbh total

woman's tongue

large strangler Fig - 3 trunks

Areca palms

Electric + Utility lines



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# Application



7063

# Tree Permit Application

Date: 8-20-14

**Please Clearly Print** All Information unless indicated otherwise.

**Tree Address** 1315 Whitehead Street  
**Cross/Corner Street** Whitehead and South St.  
**List Tree Name(s) and Quantity** Strangler Fig (1)  
**Species Type(s) check all that apply** ( ) Palm ( ) Flowering ( ) Fruit (X) Shade ( ) Unsure

**Reason(s) for Application:**  
 REMOVE (X) 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** Conceptual landscape plan for new residential development

**Reason for Request** Tree is significantly compromised due to its growth under and around the corner of building. Demolition of the structure will further impact the tree due to its proximity and extensive root system.

**Property Owner Name** Southwhitehead LLC  
**Property Owner eMail Address** Janichols@sprynet.com  
**Property Owner Mailing Address** 490 Martell Drive  
**Property Owner Mailing City** Bloomfield Hills **State** MI **Zip** 48304  
**Property Owner Phone Number** (248) 703-4354  
**Property Owner Signature** [Signature]

Pres., Trepanier & Assoc., agent for Southwhitehead

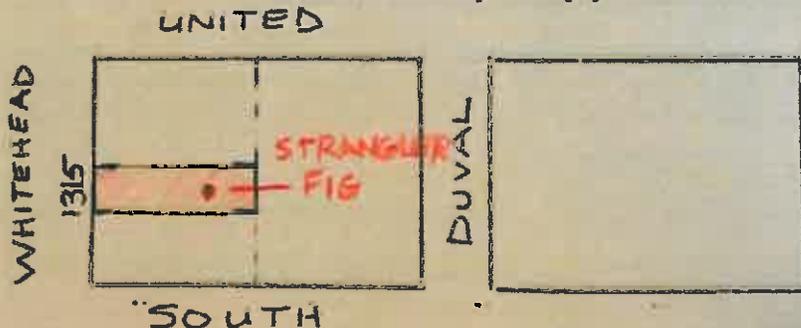
**Representative Name** Ladd Roberts/ Landwise Design  
**Representative eMail Address** lroberts@landwisedesign.com  
**Representative Mailing Address** 922 Tapestry Parck Circle  
**Representative Mailing City** Jacksonville **State** FL **Zip** 33040  
**Representative Phone Number** (904) 343-4194

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.

City of Key West  
Planning Department



Authorization Form  
(Individual or Joint Owner)

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

I, Jim Nichols, Southwhitehead, LC authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

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 Owner*

\_\_\_\_\_  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this July 8, 2014  
*Date*

by Jim Nichols, MANAGING MEMBER, SOUTHWHITE HEAD LC  
*Name of Owner*

He/She is personally known to me or has presented Drivers License as identification.

  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*

MAGGIE JANNOTT  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF OAKLAND  
My Commission Expires 4-24-2019  
Acting in the County of Oakland



# Tree Representation Authorization

Date: 8/20/14

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

**Please Clearly Print All Information unless indicated otherwise.**

**Tree Address** 1315 Whitehead Street

**Property Owner Name** Southwhitehead, LLC

**Property Owner eMail Address** Janichols@sprynet.com

**Property Owner Mailing Address** 490 Martell Drive

**Property Owner Mailing City** Bloomfield Hills **State** MI **Zip** 48304

**Property Owner Phone Number** (248) 703 - 4354

**Property Owner Signature** *[Signature]*  
Trepanier & Assoc Inc. agent for Southwind, LLC

**Representative Name** Ladd Roberts, Landwise Design/

**Representative eMail Address** lroberts@landwisedesign.com

**Representative Mailing Address** 922 Tapestry Park circle - suite 201

**Representative Mailing City** Jacksonville **State** FL **Zip** 32246

**Representative Phone Number** (904) 343 - 4194

Owen Trepanier, Pres. Trepanier Assoc., Agent for Southwhitehead, LLC, hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above; there is any questions or need access to my property.

**Property Owner Signature** *[Signature]*

The forgoing instrument was acknowledged before me on this 20 day August, 2014.

(Print name of Affiant) Mr. Owen Trepanier who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

**NOTARY PUBLIC**  
In Name: Richard Puente  
Print Name: Richard Puente

Notary Public - State of Florida (seal)

Commission Expires: FF 067969





Karen DeMaria &lt;kdemaria@keywestcity.com&gt;

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## 1315 Whitehead Tree Commission application

---

Lori Thompson &lt;lori@owentrepanier.com&gt;

Wed, Aug 20, 2014 at 11:57 AM

To: "Karen DeMaria (kdemaria@keywestcity.com)" &lt;kdemaria@keywestcity.com&gt;

Cc: "Ladd Roberts (lroberts@landwisedesign.com)" &lt;lroberts@landwisedesign.com&gt;

Hi Karen,

Thanks for the direction yesterday. Attached is our Tree Commission application we are submitting on behalf of Ladd Roberts, landscape architect.

If you have any questions or need additional information please don't hesitate to contact one of us. Ladd will be traveling soon so he may be unobtainable. I will do my best to answer any questions if necessary.

Thanks again,

*Lori Thompson*

### **Trepanier & Associates**

lori@owentrepanier.com

1421 First Street, Key West Florida 33040

Phone: 305.293.8983 / FAX: 305.293.8748

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#### 10 attachments

**Mischcoverletter.pdf**  
58K

**Full treeApp.pdf**  
317K

**Misch.Auth.treeSigned.pdf**  
347K

**SignedAuthorization.pdf**  
35K

**1315 Whitehead St KW LS Plan 7.31.14 DRC-L1.pdf**  
194K

**1315 Whitehead St KW LS Plan 7.31.14 DRC-L2.pdf**  
419K

**1315 Whitehead St KW LS Plan 7.31.14 DRC-L3.pdf**  
402K

August 20, 2014

Karen DeMaria  
Urban Forestry Manager  
City of Key West  
3140 Flagler Avenue  
Key West, FL 33040



Dear Ms. DeMaria,

Please find attached an application for the September 9, 2014 Tree Commission meeting. We are submitting this application on behalf of Ladd Roberts, landscape architect residing in Jacksonville, FL. Mr. Roberts has provided a landscape plan for a new residential development project proposed at 1315 Whitehead Street. Our office submitted a full set of development plans on the first of this month to the Planning Department for inclusion on the August 28<sup>th</sup> DRC agenda.

If you have any questions or concerns please don't hesitate to contact me. We appreciate your assistance and look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lori Thompson', is positioned below the word 'Sincerely,'.

Lori Thompson





