

# **Staff Report**



PROJECT NAME:

# TRUMAN WATERFRONT PARK

PROJECT LOCATION ADDRESS:

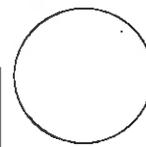
TRUMAN WATERFRONT PARK  
WEST OF FORT STREET AND THE  
EAST SIDE OF THE EASEMENT,  
NORTH OF KEY WEST NAVAL BASE

SUB-CONSULTANT INFORMATION:



ENGINEERS PLANNERS SURVEYORS  
INC.  
2502 Northside Drive  
Boynton Beach, FL 33409

PROFESSIONAL SEAL:



FREDERICK H. PALMBERG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
FL LICENSE NO.: 2748

SUBMITTAL DESCRIPTION / MILESTAKE

DEVELOPMENT  
APPLICATION  
January 14, 2013

| REVISIONS: | DATE:      | BY: | REASON:            |
|------------|------------|-----|--------------------|
| 1.         | 08/08/2002 | FHH | ISSUED FOR PERMITS |
| 2.         | 08/08/2002 | FHH | REVISED PERMITS    |
| 3.         | 08/08/2002 | FHH | REVISED PERMITS    |
| 4.         | 08/08/2002 | FHH | REVISED PERMITS    |
| 5.         | 08/08/2002 | FHH | REVISED PERMITS    |
| 6.         | 08/08/2002 | FHH | REVISED PERMITS    |
| 7.         | 08/08/2002 | FHH | REVISED PERMITS    |
| 8.         | 08/08/2002 | FHH | REVISED PERMITS    |

DRAWING SHEET INFORMATION

IS PROJECT NO.: 02-004

SCALE: 1" = 40'-0"

DATE: August 8, 2002

DRAWN BY: FHH

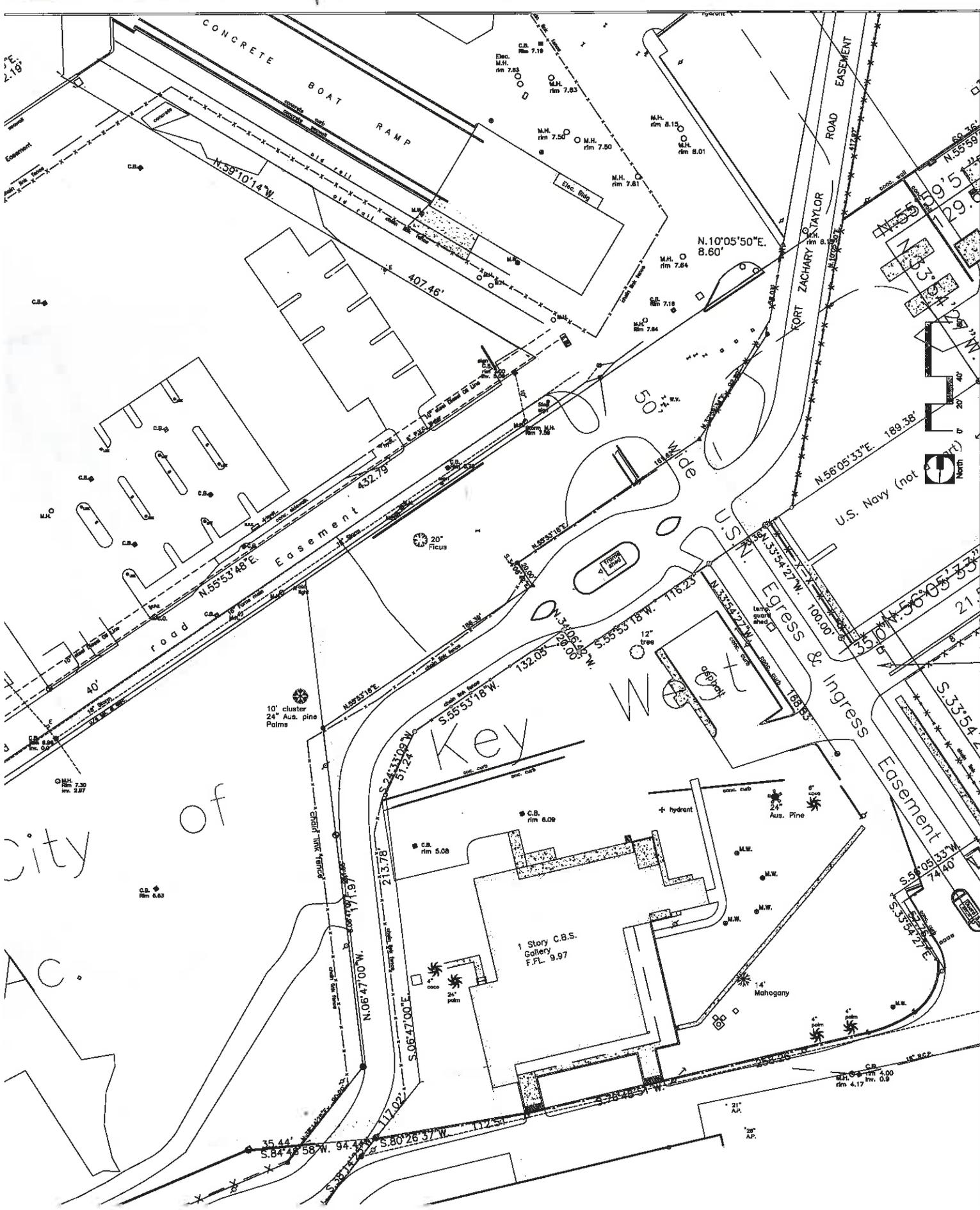
CHECKED BY: FHH

CAADD FILE: X:\Truman Waterfront

DRAWING TITLE:  
**OVERALL SURVEY PLAN**

SHEET NO.

# SS-07





MEMORANDUM FOR THE FILE

DATE: January 6, 2014

RE: Truman Waterfront Park-PAL Building Demolition

FROM: Karen DeMaria, Urban Forestry Manager

In April 2013, Bermello Ajamil & Partners, Inc. presented a plan for the Truman Waterfront Park to the Tree Commission for conceptual approval of the landscape plan. Final approval for the project and landscape plan has not been reviewed by the Tree Commission. Information and recommendations from that plan have been incorporated into the tree report.

In December 2013, the City Commission directed staff to move forward with the plan to build the multi-use recreation field at Truman Waterfront Park. At this time, the exact extent of the tree impacts is not directly known. The PAL building will be demolished and trees immediately in the vicinity of the building will have to remove or relocated. The access road to Ft. Zach will be relocated. The exact placement of the relocated Ft. Zach access road is dependent on the exact location and construction of the multi-use field. Therefore, the City is requesting tree removal permits with the understanding that the primary goal will be to relocate many of the trees.

Most of the trees to be directly impacted by the field construction are currently located along the fenced access road to Ft. Zach starting at the guard shack. These trees are currently growing in and along a wire fence.

All trees within the potential impact area have been listed. It is the goal of the City to relocate as many trees as possible onto other areas of the property. Trees that are slated for removal have been noted. A separate permit will be issued for the relocation and removal of the palm trees within the impact area (Permit #6682).

Inside Existing Fenced Area (PAL building and horse stables):



Standing at PAL entrance gate looking west toward horse stable. Coconut palm straight ahead in photo is tree #13.



Standing at PAL entrance gate looking toward the northwest toward Ft Zach access road.

Black Olive tree (tree #31, not regulated due to size, <24" dbh)



Standing at PAL entrance gate looking toward the southwest at existing PAL building (to be demolished).



2 gumbo limbos (tree #A and B)  
under Australian pine (tree #29).



Brazilian pepper inside  
building/roof? (NPR)

Silver buttonwood hedge-not  
regulated



3 coconut palms (tree # 26, 27, and 28)  
2 silver buttonwood shrubs and 4  
cocoplum shrubs (not regulated-good  
condition, transplant).



Large Mahogany (tree# 25) with a Thatch palm (tree # C)



Area between PAL building and Navy fence, huge mahogany tree (38" dbh, tree #D) under utility wires and next to Navy fence, recommend major trimming of tree.



Another view of area between PAL building and Navy fence, Sabal palm (tree #E) growing at base of mahogany tree (tree #D). One gumbo limbo limbo (tree#F) also regulated in this area. Other vegetation in this area includes lead tree, young gumbo limbos, and young ficus, all not regulated due to size or is an invasive species.



Ficus tree (strangler fig, tree #G) growing next to stable door, next to building.



In horse stable area, Coconut Palm (tree # 12) and Sabal Palm Tree # H)



In horse stable area, young mahogany (tree #I).



Inside PAL fenced area, looking at northern fence line. Trees are located on Ft. Zach access road area with branches growing through wire fence.



View of Impact Area Outside Existing Fence:



Along northwestern boundary of proposed work area, Strangler fig (tree #15) and an Australian Pine with a clump of date palms growing in it (tree # 7, 8, and 9).



Standing near East Quay Road looking south toward Ft. Zach access road and PAL area.



Standing near East Quay Road looking southeast toward Ft. Zach access road/guard shack and PAL area.



Sabal palm near Ft. Zach entrance road, (tree# O).



Northside of Ft. Zach entrance road (tree # P, Q, R, S, T, U), several gumbo limbos, and a sprawling sea grape.



Northside of Ft. Zach entrance road (tree# 17, V, W, and X), double trunked coconut palm, gumbo limbos and a sprawling sea grape.



Northside of Ft. Zach access road at northwest curve (tree # 10, Y, and Z) large Mahogany, sabal palm and several young gumbo limbos.



View of northwest fence along Ft. Zach access road (trees L, K, and J), a Jamaican dogwood and two gumbo limbos.



Close up of tree #J-Jamaican dogwood to be removed. Tree is growing in the fence.



Two mahogany trees at southwest corner of project area, next to Navy property (tree # M and N).



Mahogany tree at corner of Ft. Zach access road, PAL property and Navy property (tree# AA1) on east side of fenceline.



Standing on the southwest corner of the Ft. Zach access road looking east at the PAL property/horse stable fence line (tree #AA 2-8 and BB).



Mahogany tree (tree#11) on Ft. Zach access road fence line with horse stable.



Clump of vegetation at southeastern curve of Ft. Zach access road, several Sabal palms, Gumbo limbos, Mahogany, and a multi trunked, sprawling Buttonwood tree (tree # CC, DD, EE, and FF).



Looking toward the east at the clump of vegetation at the southeastern curve of Ft. Zach access road, several sabal palms, gumbo limbos, Mahogany, and a multi trunked sprawling buttonwood tree (tree # CC, DD, EE, and FF).



Ft. Zach access road cont....on south side of access road next to fence with PAL building, Black Olive tree (tree #GG) and a hedge of cocoplum.



Gumbo Limbo tree (tree #HH)  
on Ft. Zach access road along  
southern fence with PAL  
property.



Gumbo limbo and Cocoplum  
(tree # II and JJ) on Ft. Zach  
access road along southern  
fence with PAL property, near  
guard shack.



Clump of vegetation along Ft. Zach  
access road near the southern fence  
line and guard shack (tree# KK, LL,  
MM, and NN), several Gumbo Limbo,  
Cocoplum, a black olive, and a  
sprawling sea grape.

## TREE LISTS

### REMOVE/RELOCATE (Tree Commission Approval)

38 Trees are being recommended for removal/relocation. See attached Tree List spreadsheet for additional information.

### PALMS (Staff Approval Permits):

| Tree # | Species      | Recommendation  |
|--------|--------------|---|
| 30     | Coconut Palm | Relocate (Consultant recommendation)                    |
| 28     | Coconut Palm | Relocate (Consultant recommendation)                    |
| C      | Thatch Palm  | Relocate-close to tree roots of #25 mahogany tree       |
| 13     | Coconut Palm | Relocate (Consultant recommendation)                    |
| H      | Sabal Palm   | Relocate  |
| 12     | Coconut Palm | Relocate (Consultant recommendation)                    |
| 16     | Sabal Palm   | Relocate (Consultant recommendation)                    |
| 17     | Coconut Palm | Relocate (2 trunks-Consultant recommended relocate)     |
| O      | Sabal Palm   | Remove-too close to electric pole                       |
| 7      | Date Palm    | Remove (Consultant recommendation-growing in A.pine #8) |
| 9      | Date Palm    | Remove (Consultant recommendation-growing in A.pine *8) |

### No Permit Required:

| Tree # | Species         | Comments                            |
|--------|-----------------|-------------------------------------|
| 29     | Australian Pine | on the City not protected tree list |
| A      | Gumbo Limbo     | < 5 ft tall, <1" dbh-not a tree     |
| 31     | Black Olive     | <24" dbh                            |
| KK     | Black Olive     | <24" dbh                            |
| 8      | Australian Pine | on the City not protected tree list |

### REMAIN: (Fence can be removed from around the trees growing along fence line if needed)

| Tree # | Species      | Comments   |
|--------|--------------|--|
| 27     | Coconut Palm | consultants recommended remain-next to Navy property             |
| 26     | Coconut Palm | consultants recommended remain, next to Navy property            |
| D      | Mahogany     | 38" dbh-large, under utility lines and next to Navy fence (trim) |
| E      | Sabal Palm   |  |
| CC1    | Sabal Palm   |  |
| CC2    | Sabal Palm   |  |
| CC3    | Sabal Palm   |  |
| CC4    | Sabal Palm   |  |
| 11     | Mahogany     | 16" dbh-consultant recommended relocate in final plan            |

**REMAIN cont...**

| Tree # | Species     | Comments  |
|--------|-------------|---|
| BB     | Sabal Palm  |   |
| AA1    | Mahogany    | (17.5" dbh)   |
| AA2    | Mahogany    | (6" dbh)  |
| AA3    | Mahogany    | (11" dbh)   |
| AA4    | Mahogany    | (16" dbh)   |
| AA5    | Mahogany    | (8" dbh)  |
| AA6    | Mahogany    | (14.5" dbh)   |
| AA7    | Mahogany    | (12" dbh)   |
| AA8    | Mahogany    | (1" dbh)  |
| N      | Mahogany    | (4.5" dbh)  |
| M      | Mahogany    | (24.5" dbh)   |
| L      | Gumbo Limbo | (8.5" dbh)  |
| K      | Gumbo Limbo | (2 trunks = 12" dbh total)  |
| 10     | Mahogany    | (good health, consultants had this tree listed as remaining in final plan, 26" dbh) |
| Y      | Sabal Palm  | (growing in root system of #10 Mahogany)  |
| Z1     | Gumbo Limbo | (growing in root system of #10 Mahogany)  |
| Z2     | Gumbo Limbo | (growing in root system of #10 Mahogany)  |
| Z3     | Gumbo Limbo | (growing in root system of #10 Mahogany)  |
| Z4     | Gumbo Limbo | (growing in root system of #10 Mahogany)  |

**RECOMMENDATION: Recommend the removal/relocation of (18) Gumbo Limbo, (3) Mahogany, and (1) Sea Grape. All removal/relocations shall be coordinated with the Urban Forester. Prior to any removal/relocation work, trees will be flagged and numbered. Any trees not being relocated will be replaced as per the replacement value listed on the January 2014 staff report spread sheet.**

**Recommend the removal of (5) Gumbo Limbo, (1) Mahogany, (1) Strangler Fig, (2) Cocoplum, (1) Black Olive, (1) Buttonwood, (1) Jamaica Dogwood, (2) Sea Grape, (1) Strangler Fig to be replaced with 124.5 caliper inches of FL#1 native dicot, fruit, or Royal Poinciana trees. All trees will be flagged by the Urban Forester for removal prior to any work commencing.**

| TREE ID | Species       | DBH      | Species value | Location Value | Condition Value | City KW Tree Value | Replacement Value | Recommendation | Comment   |
|---------|---------------|----------|---------------|----------------|-----------------|--------------------|-------------------|----------------|---|
| B       | Gumbo Limbo   | 1" dbh   | 100%          | 70%            | 80%             | 83%                | 0.8"              | Relocate       | growing at base of A.pine tree, condition good for transplanting  |
| 25      | Mahogany      | 16" dbh  | 100%          | 70%            | 80%             | 83%                | 13.2"             | Relocate       | consultant recommended relocate- root system cracking and heaving adjacent sidewalk, condition appears to be good   |
| F       | Gumbo Limbo   | 2.5" dbh | 100%          | 60%            | 60%             | 73%                | 1.8"              | Remove         | close to existing fence and building, codominant trunks   |
| G       | Strangler Fig | 15" dbh  | 100%          | 40%            | 40%             | 60%                | 9"                | Remove         | multi trunks, growing in between buildings, poor structure  |
| I       | Mahogany      | 1" dbh   | 100%          | 70%            | 40%             | 70%                | 0.7"              | Remove         | poor structure, growing close to building   |
| NN      | Sea Grape     | 24" dbh  | 100%          | 70%            | 60%             | 76%                | 18.2"             | Relocate       | multi trunks, sprawling tree with major trunk sideways-with a good prune, can reshape and relocate  |
| MM      | Cocoplum      | 25" dbh  | 50%           | 60%            | 40%             | 50%                | 12.5"             | Remove         | large and sprawling, multiple trunks, was a hedge that was not maintained, poor structure, growing through a chain link fence   |
| LL1     | Gumbo Limbo   | 5.5"     | 100%          | 60%            | 30%             | 63%                | 3.4"              | Remove         | appear to be in very poor health, growing in and along fence line with other vegetation. Hard to see trunk and root structure to determine if candidate for relocation. |

| TREE ID | Species     | DBH      | Species value | Location Value | Condition Value | City KW Tree Value | Replacement Value | Recommendation  | Comment  |
|---------|-------------|----------|---------------|----------------|-----------------|--------------------|-------------------|-----------------|--|
| LL2     | Gumbo Limbo | 1" dbh   | 100%          | 60%            | 50%             | 70%                | 0.7"              | Remove/Relocate | appear to be in fair to poor health, growing in and along fence line with other vegetation. Hard to see trunk and root structure to determine if candidate for relocation. |
| LL3     | Gumbo Limbo | 3.5" dbh | 100%          | 60%            | 50%             | 70%                | 2.4"              | Remove/Relocate | appear to be in fair to poor health, growing in and along fence line with other vegetation. Hard to see trunk and root structure to determine if candidate for relocation. |
| LL4     | Gumbo Limbo | 2.5" dbh | 100%          | 60%            | 50%             | 70%                | 1.7"              | Remove/Relocate | appear to be in fair to poor health, growing in and along fence line with other vegetation. Hard to see trunk and root structure to determine if candidate for relocation. |
| LL5     | Gumbo Limbo | 11" dbh  | 100%          | 60%            | 50%             | 70%                | 7.7"              | Remove/Relocate | appear to be in fair to poor health, growing in and along fence line with other vegetation. Hard to see trunk and root structure to determine if candidate for relocation. |
| II      | Cocoplum    | 15" dbh  | 50%           | 60%            | 40%             | 50%                | 7.5"              | Remove          | large sprawling growth, was a hedge that was not maintained, multiple trunks, growing in and along wire fence  |

| TREE ID | Species          | DBH      | Species value | Location Value | Condition Value | City KW Tree Value | Replacement Value | Recommendation | Comment  |
|---------|------------------|----------|---------------|----------------|-----------------|--------------------|-------------------|----------------|--|
| JJ2     | Gumbo Limbo      | 4" dbh   | 100%          | 60%            | 40%             | 66%                | 2.6"              | Remove         | poor condition, growing in and along wire fence                                  |
| JJ1     | Gumbo Limbo      | 2.5" dbh | 100%          | 60%            | 40%             | 66%                | 1.6"              | Remove         | poor condition, growing in and along wire fence                                  |
| HH      | Gumbo Limbo      | 11" dbh  | 100%          | 60%            | 40%             | 66%                | 7.2"              | Remove         | fair to poor condition, growing in wire fence                                    |
| GG      | Black Olive      | 4" dbh   | 0%            | 60%            | 60%             | 40%                | 1.6"              | Remove         | 28" dbh -24" dbh not regulated, multiple trunks, growing in and along wire fence |
| FF      | Buttonwood       | 40" dbh  | 100%          | 60%            | 60%             | 73%                | 29"               | Remove         | multi trunked and sprawling  |
| EE1     | Mahogany         | 5.4" dbh | 100%          | 80%            | 70%             | 83%                | 4.4"              | Relocate *     | multiple trunks  |
| EE2     | Mahogany         | 8.5" dbh | 100%          | 80%            | 80%             | 86%                | 7.3"              | Relocate *     | multiple trunks, good condition  |
| DD1     | Gumbo Limbo      | 6" dbh   | 100%          | 70%            | 70%             | 80%                | 4.8"              | Relocate *     | growing in a clump of vegetation, fair structure                                 |
| DD2     | Gumbo Limbo      | 14" dbh  | 100%          | 70%            | 70%             | 80%                | 11.2"             | Relocate *     | growing in a clump of vegetation, fair structure                                 |
| DD3     | Gumbo Limbo      | 2" dbh   | 100%          | 70%            | 70%             | 80%                | 1.6"              | Relocate *     | growing in a clump of vegetation, fair structure                                 |
| DD4     | Gumbo Limbo      | 1.5" dbh | 100%          | 70%            | 70%             | 80%                | 1.2"              | Relocate *     | growing in a clump of vegetation, fair structure                                 |
| DD5     | Gumbo Limbo      | 2.5" dbh | 100%          | 70%            | 70%             | 80%                | 2"                | Relocate *     | growing in a clump of vegetation, fair structure                                 |
| DD6     | Gumbo Limbo      | 8" dbh   | 100%          | 70%            | 70%             | 80%                | 6.4"              | Relocate *     | growing in a clump of vegetation, fair structure                                 |
| J       | Jamaican Dogwood | 21" dbh  | 100%          | 50%            | 30%             | 60%                | 12.6"             | Remove         | Growing in fence- butchered, multi trunked, very poor condition                  |
| U       | Gumbo Limbo      | 3" dbh   | 100%          | 70%            | 60%             | 76%                | 2.2"              | Relocate       | located at entrance to Ft. Zach, fair condition                                  |
| V       | Gumbo Limbo      | 10" dbh  | 100%          | 70%            | 60%             | 76%                | 7.6"              | Relocate       | located at entrance to Ft. Zach, Fair condition.                                 |

| TREE ID | Species       | DBH     | Species value | Location Value | Condition Value | City KW Tree Value | Replacement Value | Recommendation | Comment   |
|---------|---------------|---------|---------------|----------------|-----------------|--------------------|-------------------|----------------|---|
| W       | Gumbo Limbo   | 4" dbh  | 100%          | 70%            | 60%             | 76%                | 3"                | Relocate       | located at entrance to Ft. Zach, fair condition.                  |
| X       | Sea Grape     | 14" dbh | 100%          | 70%            | 60%             | 76%                | 10.6"             | Remove         | located at entrance to Ft. Zach, sprawling, multiple trunks       |
| P       | Gumbo Limbo   | 2" dbh  | 100%          | 70%            | 60%             | 76%                | 1.5"              | Relocate       | located at entrance to Ft. Zach, fair condition.                  |
| Q       | Gumbo Limbo   | 8" dbh  | 100%          | 70%            | 60%             | 76%                | 6"                | Relocate       | located at entrance to Ft. Zach, fair condition                   |
| R       | Gumbo Limbo   | 10" dbh | 100%          | 70%            | 60%             | 76%                | 7.6"              | Relocate       | located at entrance to Ft. Zach, fair condition                   |
| S       | Gumbo Limbo   | 4" dbh  | 100%          | 70%            | 60%             | 76%                | 3"                | Relocate       | located at entrance to Ft. Zach, fair condition                   |
| T       | Sea Grape     | 14" dbh | 100%          | 70%            | 60%             | 76%                | 10.6"             | Remove         | located at entrance to Ft. Zach, sprawling, multiple trunks       |
| 15      | Strangler Fig | 21" dbh | 100%          | 70%            | 30%             | 66%                | 13.8"             | Remove         | seeds on branch-poor health, decay = -consultant recommend remove |
|         |               |         |               |                |                 |                    |                   |                |   |
|         |               |         |               |                |                 |                    |                   |                |   |
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|         |               |         |               |                |                 |                    |                   |                |   |



**PROJECT NAME:**  
**TRUMAN WATERFRONT PARK**

**PROJECT LOCATION/ADDRESS:**  
 TRUMAN WATERFRONT PARK,  
 1000 EAST QUAY ROAD,  
 TRUMAN AIRFIELD DEVELOPMENT,  
 HORTON OF KEY WEST NAVAL BA

**SUB-CONSULTANT INFORMATION:**  
 DWYKES PLANNERS SURVEYOR  
 2122 Highway One  
 Key West, FL 33003

**PROFESSIONAL SEAL:**

**PROFESSIONAL SEAL:**

**PROFESSIONAL SEAL:**

**DEVELOPMENT APPLICATION**  
**January 14, 2013**

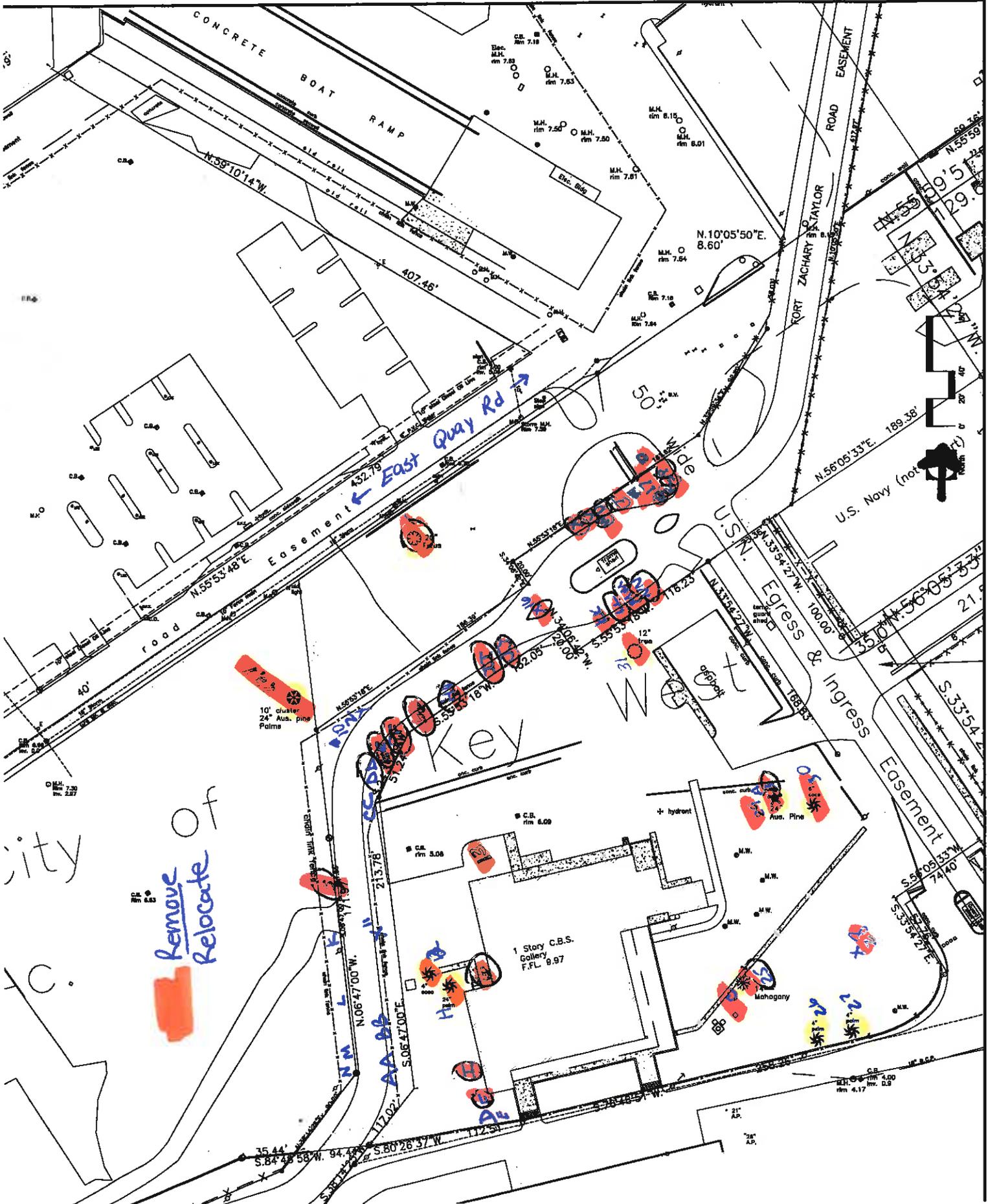
**REVISIONS:**

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|-----|---------------|
| 1.  | REVISED BOARD |
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| 3.  | REVISED BOARD |
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| 49. | REVISED BOARD |
| 50. | REVISED BOARD |

**DRAWING SHEET INFORMATION:**  
 IS PROJECT NO.: 00-004  
 SCALE: 1" = 40'-0"  
 DATE: August 8, 2009  
 DRAWN BY: FHH  
 CHECKED BY: FHH  
 CADD FILE: X:\Truman\Truman

**DRAWING TITLE:**  
**OVERALL SURVEY PLAN**

**SHEET NO.**  
**SS-07**



# Application



6652

City of Key West Tree Commission

Tree Permit Application

PO Box 1409  
Key West, FL 33040  
Phone: 305-809-3764  
Fax: 305-809-3978

RE#: 1630.001 + 1630.0011  
Alt Key: 9038855 + 9038866

Home/Property Owner: City of Key West Date: 12/10/13

Mailing Address: PO Box 1409

Owner Signature: [Signature] Owner Ph#: ( )

Represented by: Mike Vieux Rep. Ph#: 305.809.3964

Represented by mailing address: PO Box 1409, KW

**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.**

A letter of representation from the owner must accompany this application if the owner is unable to attend.

Letter of Representation ( )

Tree(s) Address: PAL gym Truman Waterfront Cross/Corner Street:

Common Name(s): Scientific Name(s):

Species Type(s) {check all that apply}: ( ) Palm ( ) Flowering ( ) Fruit ( ) Shade

Reason(s) for Application {check all that apply}:

- REMOVE ( ) TRANSPLANT ( ) HEAVY MAINTENANCE
- ( ) Tree Health ( ) New Location ( ) Branch Removal
- ( ) Safety ( ) Same Property ( ) Crown Cleaning/Thinning
- Other / Explain ( ) Other / Explain ( ) Crown Reduction

Reason(s) for request:

for demolition of P.A.B. Building to be replaced with multi-purpose field as part of Phase I of TW Redevelopment.

Replacement plant material must be Florida Grade #1. Replacement of a palm with a native palm is required. Replacement of a canopy tree with a native canopy tree is required. If you need assistance with replacements, please call the Landscape Department at 305-809-3723. If this process requires blocking of a city right-of-way, a separate ROW Permit is required. Please contact Diane Nicklaus 305-809-3951.

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

---

Provide access for viewing tree(s) prior to meeting  
Identify tree(s) with colored tape

---

**PLEASE DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY**

Tree Species \_\_\_\_\_

Circumference \_\_\_\_\_  $\div 3.14 =$  diameter \_\_\_\_\_

Location \_\_\_\_\_ % Species \_\_\_\_\_ % Condition \_\_\_\_\_ % Total Average Value \_\_\_\_\_ %

Avg. value \_\_\_\_\_ X \_\_\_\_\_ Diameter = \_\_\_\_\_  
Replacement Inches

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**LOCATION: OLD CITY HALL, 510 GREENE STREET, 5:00 p.m.**

**FOR TREE COMMISSION USE ONLY.**

( ) Tabled ( ) APPROVED ( ) DENIED ( ) FURTHER ACTION

COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**P.A.L. DEMOLITION  
BOUNDARY OF WORK**

10/10/2011  
11:11 AM



# Truman Waterfront Park

THE CITY OF KEY WEST  
DATE: 11-7-2015