



## **DRAFT STAFF REPORT**

DATE: June 2, 2014

**RE: 1521, 1523, 1525 Bertha St and 1512 Dennis St (compound)  
(permit application #6914)**

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

An application was received for the removal of several trees on the property due to redevelopment of the property. The applicant requests conceptual landscape approval to include the tree removal.

The application only shows existing trees that will be directly impacted by the development. The development includes the demolition of existing structures and the building of new structures in those same areas. Trees and shrubs not directly within the impact area will be protected from construction and demolition activities.

### **1. Staff Approvals: Transplantations (22 tree trunks total)**

#### **\*need to verify rootball count**

14 Christmas Palms (tree #18, 19, 20, 23, 24, 25, 26, 27, 28, 29, 34,  
36, 37 and 38)

6 Keys Thatch Palms (tree #6, 43, 44, 48, 49, and 51)

1 Bay Cedar (tree #54)

1 Silver Buttonwood (tree #52)

### **2. Staff Approvals: Palm tree removals (7 tree trunks total)**

#### **\*need to verify root ball count**

7 Coconut Palms (tree #4, 5, 31, 32, 40, 50, and 53)

### **3. Tree Commission: Tree removals (10 trees total)**

1 Black Olive (tree #1)

1 Royal Poinciana (tree #2)

4 Gumbo Limbo (tree #3, 17, 33, and 41)

1 Shortleaf Fig (tree #15)

1 Green Buttonwood (tree #39)

1 Barbados Cherry (tree #16)

1 Frangipani (tree #47)

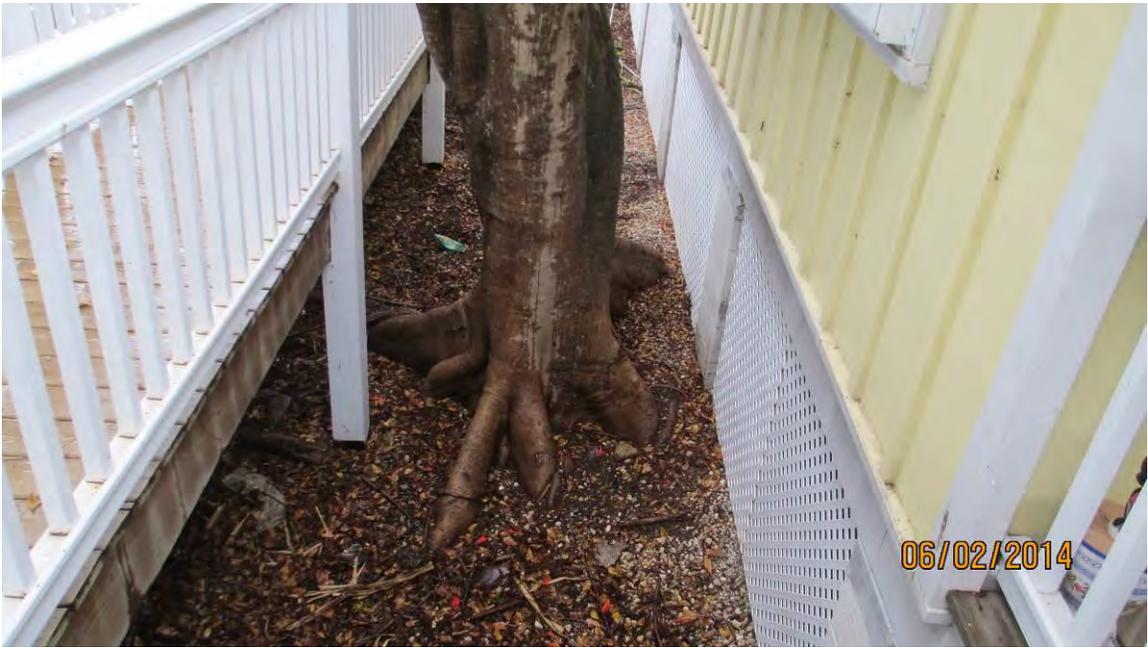
A. Tree #1: Black Olive (*Bucidia beceras*)



Diameter:  $28 - 24 = 4''$   
Location: 70%  
Species: 0% (on not protected tree list)  
Condition: 70% (fair)  
Total Average Value = 47%  
Value x Diameter = **2 replacement caliper inches**

B. Tree #2: Royal Poinciana (Delonix regia)





Diameter: 32"

Location: 50% (possible foundation issues, large roots going under building and ramp)

Species: 100% (on protected tree list)

Condition: 70% (far, lopsided canopy due to trimming form over roof)

Total Average Value = 73%

Value x Diameter = **23 replacement caliper inches**

C. Tree #3: Gumbo Limbo (*Bursera simaruba*)



Diameter: 16"  
Location: 80%  
Species: 100% (on protected tree list)  
Condition: 60% (fair, low, codominant trunks)  
Total Average Value = 80%  
Value x Diameter = **12**  
**replacement caliper inches**



D. Tree #17: Gumbo Limbo (*Bursera simaruba*)



Diameter: 6”  
Location: 70%  
Species: 100% (on protected tree list)  
Condition: 60% (fair, canopy crowded by other trees)  
Total Average Value = 76%  
Value x Diameter = **4.5 replacement caliper inches**



E. Tree #33: Gumbo Limbo (*Bursera simaruba*)



Diameter: 14"

Location: 60%

Species: 100% (on protected tree list)

Condition: 60% (fair, low multi trunked)

Total Average Value = 73%

Value x Diameter = **10 replacement caliper inches**

F. Tree #41: Gumbo Limbo (*Bursera simaruba*)



Diameter: 12"

Location: 60%

Species: 100% (on protected tree list)

Condition: 70% (fair)

Total Average Value = 76%

Value x Diameter = **9 replacement caliper inches**

G. Tree #15: Shortleaf Fig (*Ficus citrifolia*)





Diameter: 46"

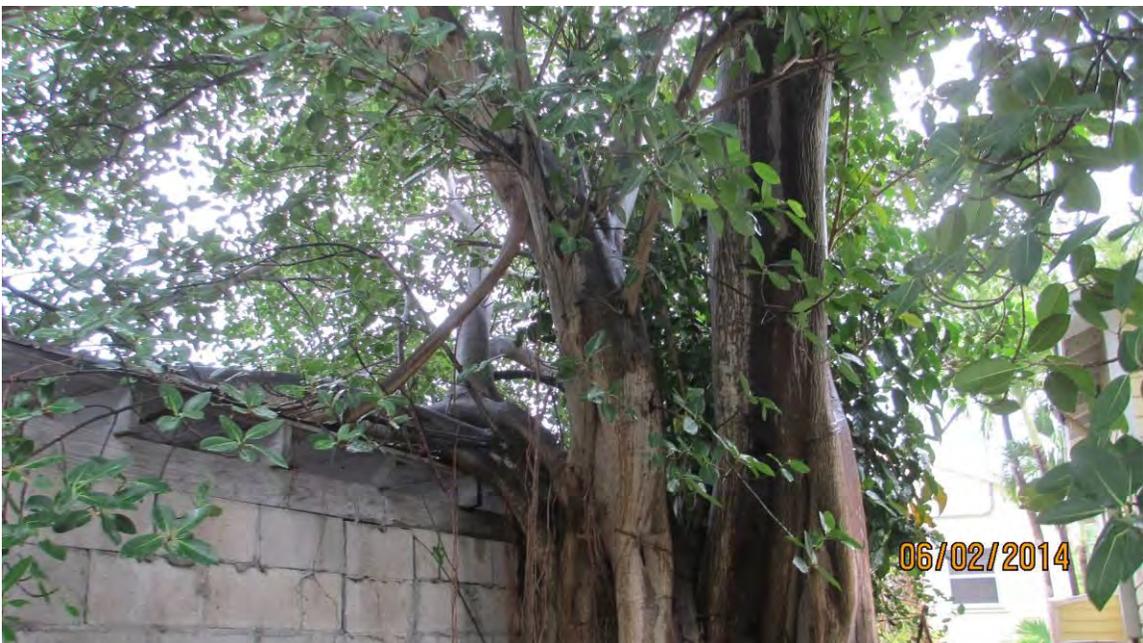
Location: 40% (fence/property line root issues)

Species: 100% (on protected tree list)

Condition: 50% (fair health, poor structure)

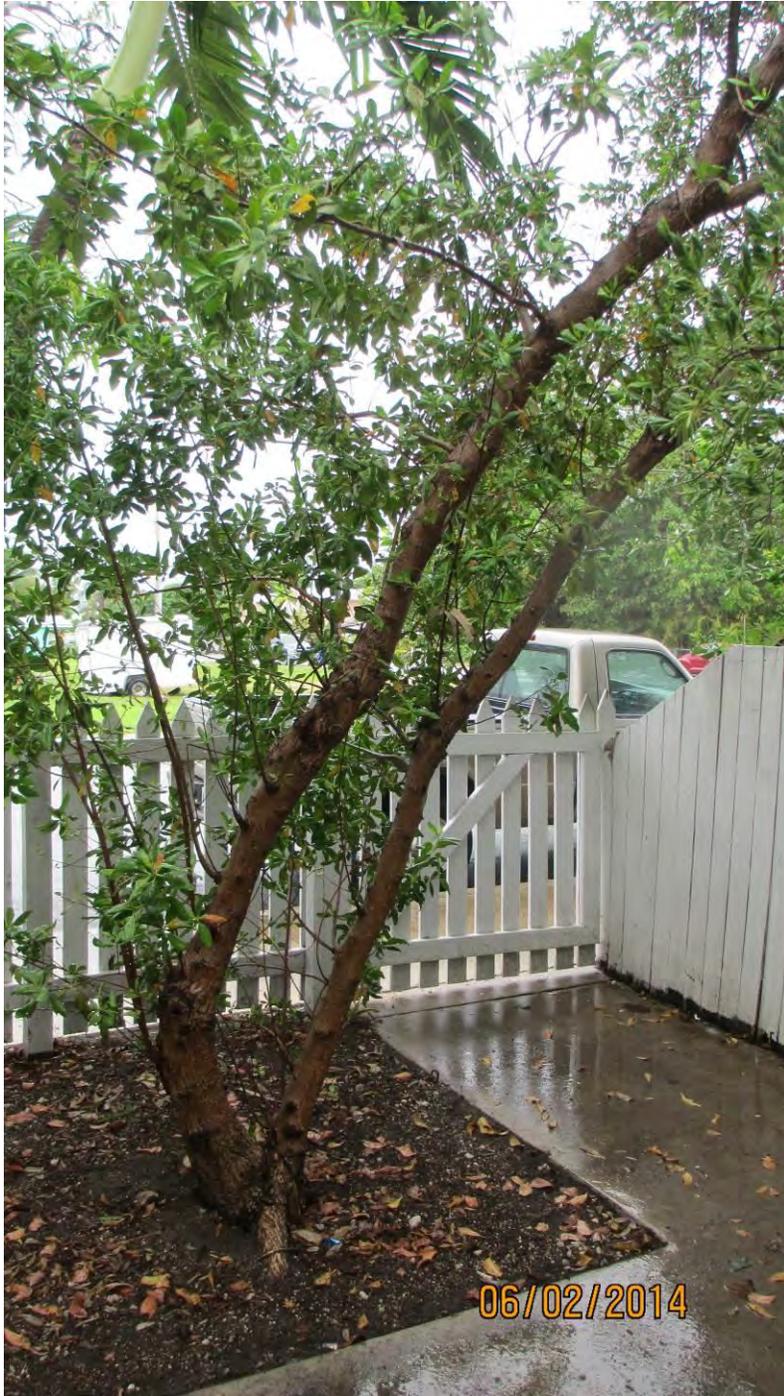
Total Average Value = 63%

Value x Diameter = **28 replacement caliper inches**



H. Tree #39: Green Buttonwood (*Conocarpus erectus*)





Diameter: 6"

Location: 70%

Species: 100% (on protected tree list)

Condition: 50% (fair, strong trunk lean, structure poor)

Total Average Value = 73%

Value x Diameter = **4 replacement caliper inches**

I. Tree #16: Barbados Cherry (*Malpighia glabra*)



Diameter: 8"

Location: 80%

Species: 50% (not on protected or not protected tree list)

Condition: 70% (fair)

Total Average Value = 66%

Value x Diameter = **5 replacement caliper inches**

J. Tree #47: Frangipani (Plumeria sp.)



Diameter: 6"

Location: 80%

Species: 50% (not on protected or not protected tree list)

Condition: 70% (fair)

Total Average Value = 66%

Value x Diameter = **4 replacement caliper inches**

Total tree removal replacement requirements (dicot trees):  
**101.5 caliper inches**

Total tree removal replacements requirements (palm trees): 7 native palm trees plus 1 native palm tree (permit # 6300) = **8 native palms total**

**4. Landscape Plan Requirements: Applicant is requesting a waiver to Sec 108, landscaping requirements. The project is an existing development that is being redeveloped. Sec 108 requirements for landscape buffer and plantings along the property perimeter and parking areas are geared toward new development. Their requests for a waiver to parking and buffer plantings is agreeable as long as replacement requirements for tree removals have been met and the plant palette is 70% native.**

**5. No Permit Required for removal:** Trees being removed that do not need a permit for removal include non-native palm trees less than 10 ft tall (Washingtonian, Triangle, Bismark, and Christmas palms), trees on the not protected tree list (Ficus benjamin tree, Areca, and Travelers Palms) and trees on the not protected tree list that are less than 24” diameter (Woman’s Tongue and Tabebuia trees).

**PHOTOS OF THE PROPERTY:**

Starting at the North corner of the compound along Dennis St.



Looking into pool area, no proposed impacts to vegetation in this area.



Looking adjacent to pool area, location of proposed new residential building. Tree # 16, #17, #18, and #19 are visible in this photo.



Looking south down Dennis St toward Venetia, adjacent to the pool area, at proposed location of new residential building. Tree #20 and 21. Pigeon plum tree next to fence will not be impacted.



Looking west into the property, adjacent to the pool area, at proposed location of new residential building. Tree #21 and #22 with canopy of tree # 17 and #18 in background.



Interior of property looking northeast toward Dennis St. Building to be removed and area redeveloped.



Interior of property looking southeast toward Dennis St. Royal Poinciana to remain and will be protected during demolition and development. Christmas palms in background to be relocated.



Tree # 23, #24,  
#25, #26, #27,  
#28, #29



Two Christmas palms and one gumbo limbo to remain and be protected during demolition and development.



Standing on Dennis St looking west at property.



Standing on Dennis St looking southwest toward Venetia, at property. Trees along fence line will not be impacted from demolition and development. Proper tree protection measures will be required.



Above photo, standing on Venetia looking east toward Dennis St and corner of property.



Standing on Venetia looking north down Dennis St property line area. None of these trees are to be impacted by the demolition or development including the large yellow tabebuia, white stopper shrubs, and Alexander palms.



Standing on Venetia looking north into the property. All of these buildings are to be demolished and redeveloped. Trees in this photo include #40, #41, #43, #44, #46, #47, and #45.



Standing on Venetia looking north into the property. All of these buildings are to be demolished and redeveloped. Trees in this photo include #33, #34, #35, #36, #37, #38, and #39.



Silver buttonwood tree (#52) to be relocated.



Tree #50 to be removed.



Standing on Bertha St looking southeast toward Venetia. No impacts will occur to vegetation in this area.



Standing on Bertha St looking northeast at corner of property. Building to be demolished and redeveloped. All vegetation to be removed or relocated from this area. Tree # 57, #24, #24, #15, #8, #9, #56, 7, and #6 are in this photo.



Looking down Bertha St property line area, no impacts are proposed for vegetation in this area.



Interior of property off Bertha St looking at tree # 3, #4, and #5.



Tree trunks #4 and #5, one rootball. Tree #3 in background. Trees are to be removed.



Interior of property off Bertha St, coconut palm will not be impacted by demolition and redevelopment (located just east of tree #4 and #5).



Interior of property, looking toward Bertha St at building to be demolished and vegetation to be removed or relocated. Tree #6, #7, #56, #8, and #9.



Close up of tree #8, Ficus benjamina.



Interior of property off Bertha St looking north at area to be impacted by demolition and redevelopment. Tree #10 and #11.

TREE ID	Species	DBH	Palm Height	Relocate / Remove	Sec 110 Status
1	Black Olive	28		Remove	4" regulated= TC
2	Poinciana	32		Remove	regulated = TC
3	Gumbo Limbo	16		Remove	regulated = TC
4	Coconut Palm		<10 ft	Remove	regulated = SA
5	Coconut Palm		<10 ft	Remove	regulated = SA
6	Keys Thatch		<10 ft	Relocate	regulated = SA
7	Washingtonian Palm		< 10 ft	Remove	NOT regulated
8	Ficus Benjamin	5		Remove	NOT regulated
9	Christmas Tree Palm		<10 ft	Relocate	NOT regulated
10	Woman's Tongue	10		Remove	NOT regulated
11	Woman's Tongue	9		Remove	NOT regulated
12	Christmas Tree Palm		<10 ft	Relocate	NOT regulated
13	Christmas Tree Palm		<10 ft	Relocate	NOT regulated
14	Christmas Tree Palm		<10 ft	Relocate	NOT regulated
15	Ficus Citrofolia	46		Remove	regulated = TC
16	Barbados Cherry	8		Remove	regulated = TC
17	Gumbo Limbo	6		Remove	regulated = TC
18	Christmas Tree Palm		>10 ft	Relocate	regulated = SA
19	Christmas Tree Palm		>10 ft	Relocate	regulated = SA
20	Christmas Tree Palm		>10 ft	Relocate	regulated = SA
21	Areca Palm			Relocate	NOT regulated
22	Bismark Palm		< 10 ft	Relocate	NOT regulated
23	Christmas Tree Palm		>10 ft	Relocate	regulated = SA
24	Christmas Tree Palm		>10 ft	Relocate	regulated = SA
25	Christmas Tree Palm		>10 ft	Relocate	regulated = SA
26	Christmas Tree Palm		>10 ft	Relocate	regulated = SA
27	Christmas Tree Palm		>10 ft	Relocate	regulated = SA
28	Christmas Tree Palm		>10 ft	Relocate	regulated = SA
29	Christmas Tree Palm		>10 ft	Relocate	regulated = SA
30	Triangle Palm		< 10 ft	Relocate	NOT regulated
31	Coconut Palm		>10 ft	Remove	regulated = SA

TREE ID	Species	DBH	Palm Height	Relocate / Remove	Sec 110 Status
32	Coconut Palm		>10 ft	Remove	regulated = SA
33	Gumbo Limbo	14		Remove	regulated = TC
34	Christmas Tree Palm		>10 ft	Relocate	regulated = SA
35	Tabebuia	11		Remove	NOT regulated
36	Christmas Tree Palm		>10 ft	Relocate	regulated = SA
37	Christmas Tree Palm		>10 ft	Relocate	regulated = SA
38	Christmas Tree Palm		>10 ft	Relocate	regulated = SA
39	Green Buttonwood	6		Remove	regulated = TC
40	Coconut Palm		>10 ft	Remove	regulated = SA
41	Gumbo Limbo	12		Remove	regulated = TC
42	Travelers Palm			Remove	NOT regulated
43	Keys Thatch		<10 ft	Relocate	regulated = SA
44	Keys Thatch		<10 ft	Relocate	regulated = SA
45	Travelers Palm			Remove	NOT regulated
46	Areca Palm			Remove	NOT regulated
47	Frangipani	6		Remove	regulated = TC
48	Keys Thatch		<10 ft	Relocate	regulated = SA
49	Keys Thatch		<10 ft	Relocate	regulated = SA
50	Coconut Palm		>10 ft	Remove	regulated = SA
51	Keys Thatch		<10 ft	Relocate	regulated = SA
52	Silver Buttonwood	9		Relocate	regulated = TC
53	Coconut Palm		>10 ft	Remove	regulated = SA
54	Bay Cedar			Relocate	regulated = SA
55	Washingtonian Palm		<10 ft	Remove	NOT regulated
56	Christmas Tree Palm		<10 ft	Relocate	NOT regulated
57	Christmas Tree Palm		<10 ft	Relocate	NOT regulated





Karen DeMaria <[kdemaria@keywestcity.com](mailto:kdemaria@keywestcity.com)>

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## 1521. 1523. 1525 Bertha St and 1512 Dennis St

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Rick Milelli <[rmilelli@meridianengineeringflkeys.com](mailto:rmilelli@meridianengineeringflkeys.com)>  
To: Karen DeMaria <[kdemaria@keywestcity.com](mailto:kdemaria@keywestcity.com)>

Wed, May 28, 2014 at 6:08 PM

Hi Karen,

Here's the proposed landscape plan. As we discussed in the field, the building contractor, will take measures to protect the existing trees near the proposed work areas. In addition, I'm only showing the trees that are in the proposed work area.

Thank you,

Rick

Rick Milelli

Meridian Engineering LLC

201 Front Street, Ste 209

Key West, FL 33040

Office 305-293-3263

Cell 305-481-0400

From: Karen DeMaria [<mailto:kdemaria@keywestcity.com>]  
Sent: Tuesday, May 27, 2014 12:06 PM  
To: Rick Milelli  
Cc: Brendon Cunningham; Owen Trepanier  
Subject: 1521. 1523. 1525 Bertha St and 1512 Dennis St

Rick:

I need a copy of the landscape plan and development plan for the above referenced property to include in the file for the Tree Commission. This project will be placed on the June 10 Tree Commission for conceptual approval of the landscape plan to include a review of the proposed tree removal/relocations. Final approval of the landscape plan and tree removal/relocations will occur once the project has received approval from the Planning Commission and is presented again to the Tree Commission (July 8 or August 12 meeting).

Sincerely,

Karen

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**Karen DeMaria**

Urban Forestry Manager

Certified Arborist

City of Key West

305-809-3768



AHI 10 4.15.14.pdf  
307K



05/05/14

Mr. Brendon Cunningham  
Senior Planner  
City of Key West  
3140 Flagler Avenue  
Key West, FL 33040

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

Dear Mr. Cunningham,

This is a request for modification to the standards of this ordinance is hereby filed with the city planning office and shall be considered by the planning board after reviewing recommendations of the city planner or designated staff. The planning board shall render the final action.

This request is to waive the following landscape requirements of Sec. 108 so as to:

1. Protect and preserve the integrity of this vital community service.
2. The waiver will not have a significant adverse impact on the public interest, or on adjacent property.
3. The waiver or modification is not discriminatory, considering similar situations in the general area.
4. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.
5. Strict application of the requirement will effectively deprive the owner and the community of reasonable use of the land for the intended purpose due to its unusual size, shape, and location.
6. The effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case.
7. Strict application of the requirement would be technically impractical.

Specific Waivers/ Modifications:

**Sec. 108-413. Requirements along street frontage.**

To permit the street frontage landscaping as proposed on the attached plans.

**Sec. 108-414. Requirements for interior areas.**

To permit the interior parking lot landscaping as proposed on the attached plans.

**Sec. 108-415. Perimeter landscape requirements.**

To permit the perimeter landscaping as proposed on the attached plans.

**Sec. 108-416. Other landscape requirements for nonvehicular use areas.**

To permit the nonvehicular use area landscaping as proposed on the attached plans.

**Sec. 108-450. Landscape screening.**

To permit the landscape screening as proposed on the attached plans.

Sincerely,

Patrick Wright, Planner

# Application

Conceptual  
landscape plan  
approval with  
tree  
removal



June 2014  
TZ 20

6914

# Tree Permit Application

Date: 5/21/14

Please Clearly Print All Information unless indicated otherwise.

**Tree Address** 1521, 1523, 1525 Bertha St. & 1512 Dennis St. (compound)  
**Cross/Corner Street** Venetia St.  
**List Tree Name(s) and Quantity** 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** NEED TO REMOVE/RELOCATE FOR NEW DEVELOPMENT  
RELOCATE TRIANGLE/CHRISTMAS AND BISMARCK  
**Reason for Request** NEW BUILDINGS

**Property Owner Name** A. H. of Monroe County, Inc.  
**Property Owner eMail Address** scott.p@aidshelp.cc  
**Property Owner Mailing Address** P.O. Box 4374  
**Property Owner Mailing City** Key West **State** FL **Zip** 33040  
**Property Owner Phone Number** (305) 296-6196  
**Property Owner Signature** [Signature]

**Representative Name** Rick Mitelli  
**Representative eMail Address** rmitelli@meridianengineeringflkeys.com  
**Representative Mailing Address** 201 FRONT ST STE 209  
**Representative Mailing City** KEY WEST **State** FL **Zip** 33040  
**Representative Phone Number** (305) 293-3263

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.

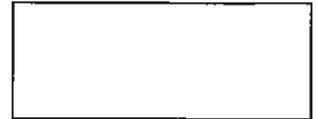
Tree Representation Authorization form attached (  )

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

Please identify tree(s) with colored tape

SEE ATTACHED PLANS

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



### Tree Representation Authorization

Date: 5/21/14

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 1521, 1523, 1525 Bertha St. & 1512 Dennis St. (compound)

Property Owner Name A.H. of Monroe County, Inc.  
Property Owner eMail Address scott.p@aidshelp.cc  
Property Owner Mailing Address P.O. Box 4374  
Property Owner Mailing City Key West State FL Zip 33040  
Property Owner Phone Number (305) 296 - 6196  
Property Owner Signature Eugene Scott Pridgen

Representative Name Rick Mitelli  
Representative eMail Address rmilelli@meridianengineeringflkeys.com  
Representative Mailing Address 201 Front St ste 209  
Representative Mailing City Key West State FL Zip 33040  
Representative Phone Number (305) 293 - 3263

I SCOTT PRIDGEN, 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 is there is any questions or need access to my property.

Property Owner Signature Eugene Scott Pridgen

The forgoing instrument was acknowledged before me on this 6<sup>th</sup> day May 2014.

By (Print name of Affiant) Scott Pridgen who is personally known to me or has produced p. known as identification and who did take an oath.

#### NOTARY PUBLIC

Sign Name: Rosalee K Hayes  
Print Name: Rosalee K. Hayes  
My Commission Expires: Dec. 01 2017

Notary Public - State of Florida (seal)



Rosalee K. Hayes  
Commission # FF073677  
Expires: Dec. 01, 2017  
www.AARONOTARY.com



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 9073824 Parcel ID: 00072082-003908**

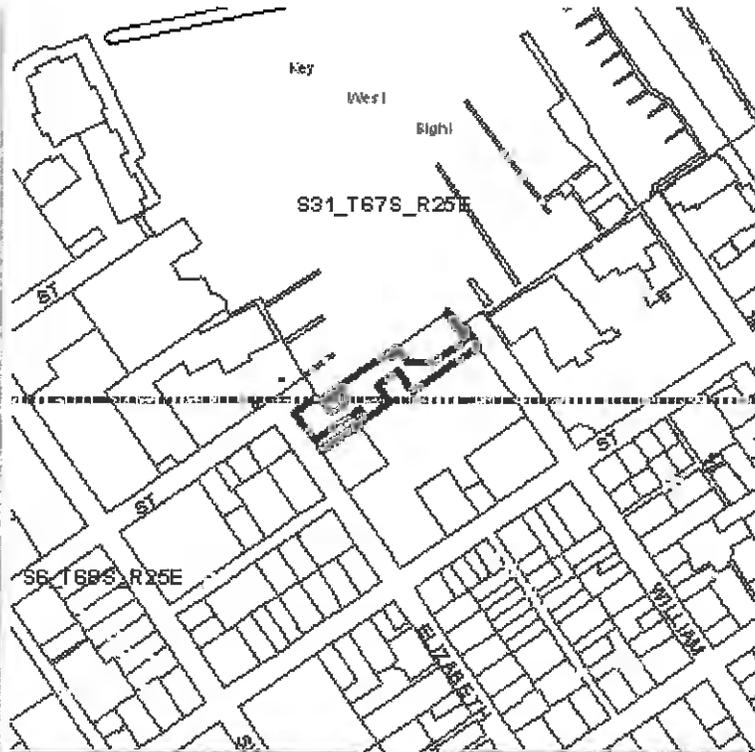
**Ownership Details**

**Mailing Address:**  
CITY OF KEY WEST  
PO BOX 1409  
KEY WEST, FL 33041-1409

**Property Details**

**PC Code:** 80 - VACANT GOVERNMENTAL  
**Millage Group:** 12KW  
**Affordable Housing:** No  
**Section-Township-Range:** 31-67-25  
**Property Location:** LAZY WAY LN KEY WEST  
**Legal Description:** KW PT SQR 11 (LAZY WAY LANE, WALKWAYS - OPEN TO PUBLIC)) G42-467/68 OR427-17/18 OR572-126E OR656-645/46 OR1424-992/99(LG)

**Click Map Image to open interactive viewer**



**Exemptions**

Exemption	Amount
15 - MUNICIPAL LANDS	1,539,766.00

**Land Details**

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	0	0	23,639.00 SF

DEVELOPMENT DOCUMENTS for:  
**MARTY'S PLACE**  
**AH of MONROE COUNTY INC**  
KEY WEST FL 33040

DESIGN BUILD CONTRACTOR:

**KENMAR GENERAL CONTRACTING, LLC**

SBA Certified 8(a) WOSB Design/Build Construction Company  
Jacksonville Office: 31 W. Adams Street, Suite 102, Jacksonville, FL 32202  
Key West Office: 923 White Street, Key West, FL 33040  
www.kenmargc.com  
PHONE: 305-797-5344 Fax: 866-941-6701

**DEVELOPMENT REVIEW DOCUMENTS**

APRIL 14, 2014

DEVELOPMENT CONSULTANT:

**TREPANIER & ASSOCIATES**

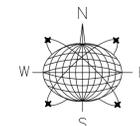
402 APPLEROUTH LANE, Key West Florida 33040 PHONE: 305-293-8983  
Fax: 305-293-8748

INTERIOR DESIGN:

**M INTERIOR DESIGN**

923 White Street, Key West Florida 33040  
PHONE: 305-509-2659 Fax: 305-320-0521

RICHARD J. MILELLI  
FL PE # 58315

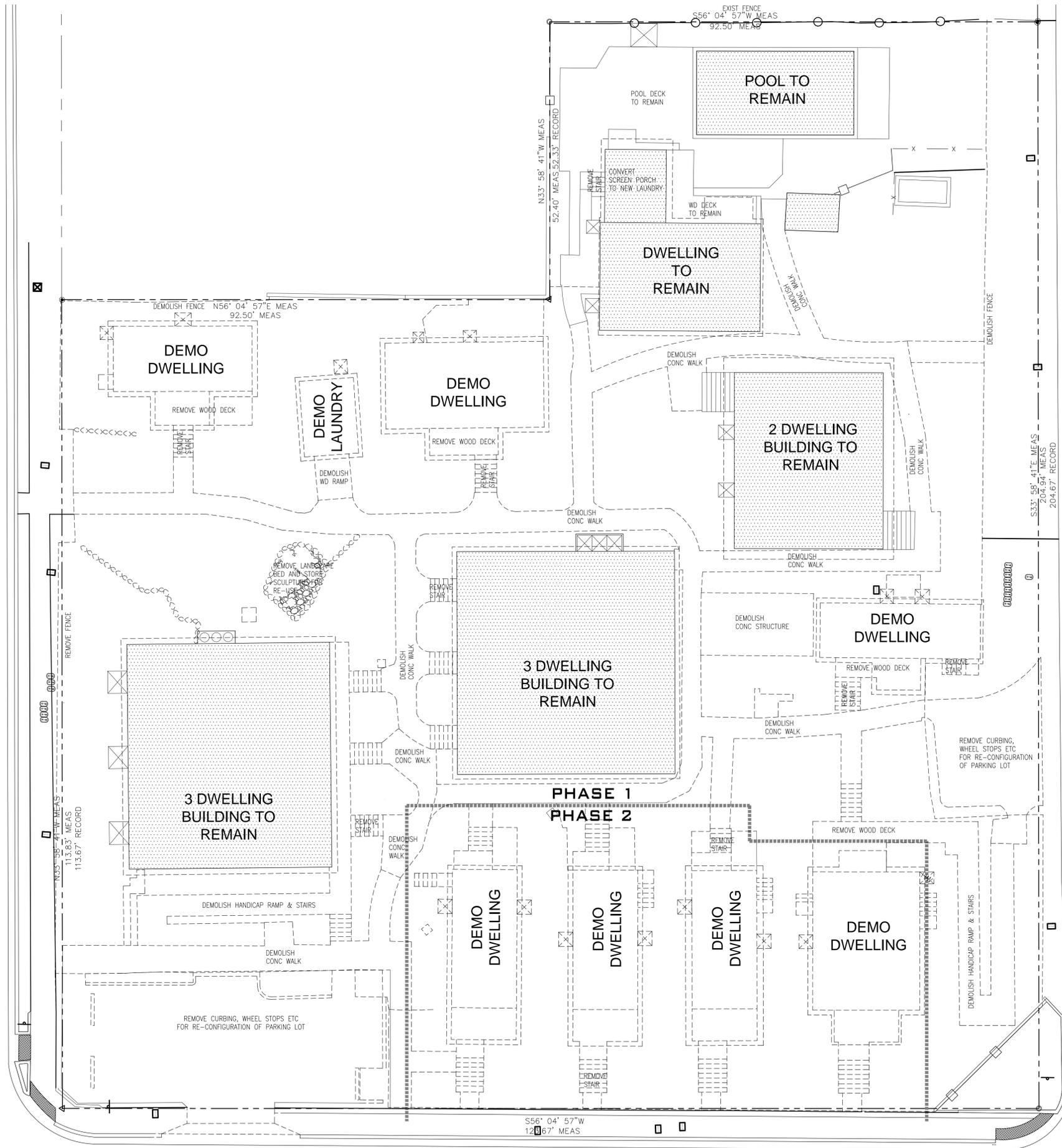


**MERIDIAN ENGINEERING, LLC**

201 FRONT STREET, SUITE 209, KEY WEST FL 33040, PHONE 305-293-3263, FAX 305-293-4899, AUTHORIZATION NO. 29401

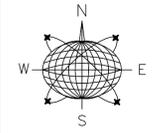
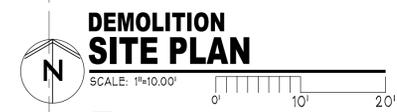


BERTHA STREET  
50' ROW



VENETIA STREET  
50FT ROW

DENNIS STREET  
30' ROW



Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-5263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
 SIGNED AND SEALED BY THE ENGINEER  
 RICHARD J. MILELLI  
 PE #58315

General Notes:

**AH of MONROE COUNTY INC.**  
 P.O. BOX 4374  
 KEY WEST, FL 33040

Drawn By: MT	Checked By: RJM
Project No. 11-0102	Scale: AS NOTED

HTA AutoCad File No.

Revisions:	

Title:  
FIRST FLOOR PLAN

Sheet Number:  
**2**

Date: 04.14.14

















