

## MEMORANDUM FOR THE FILE

DATE: June 26, 2013

**RE: 1015 to 1027 Simonton Street (permit application # 6448)**

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

An application was received for approval of the Final Landscape Plan for the project. The plans include the redevelopment of the property located at 1015 to 1027 Simonton Street and the redevelopment of Virginia Street.

The plan meets code requirements (Sec 108) regarding bufferyards and landscaping. Over 70% native vegetation is being used in the new landscaping.

Regarding potential mitigation/replacement requirements for tree removals, the plan shows all the potential caliper inches for the redevelopment of the property being placed onsite.

The developer is also required to redevelop Virginia Street to include sidewalks and a proper paved roadway with parking, as per city code. In the right of way of Virginia Street there are numerous trees, mostly in poor condition due to the constant trimming because they are growing under the utility lines. Mitigation replacement requirements for removal of these trees will mostly be done on-site with three canopy type trees in three planters or in the development itself.

Recommendations: Recommend final approval of the landscape plan.











**GENERAL SITE INFORMATION**

DISTRICT: HNC-1 (Historic Neighborhood Commercial - 1)  
 GROSS AREA: .97 acres or 42,225 s.f.  
 BLDG. COVERAGE: 20,759.68 s.f. (49.16%)  
 IMPERVIOUS SURFACE: see civil plans  
 OPEN SPACE: 14,400 s.f. (33.05%)  
 LANDSCAPE AREA: 14,400 s.f. (33.05%)  
 FLOOR AREA RATIO: see civil plans

**LANDSCAPE DATA/CALCULATIONS**

**MINIMUM LANDSCAPE AREA**  
 MINIMUM REQUIRED 20% OF BLDG. SITE AREA: 8,445 s.f. or .19 acres  
 LANDSCAPE AREA PROVIDED: 13,487.54 or .31 acres

**STREET FRONTAGE REQUIREMENT**

97 ACRES REQUIRES 20 L.F. WIDE STRIP AT 80 PUs PER 100 L.F.  
 NOTE: Request waiver for Bufferyard Planting in Lieu of Street Frontage Requirement.

**SIMONTON STREET REQUIREMENT: 20' wide Strip**

171 L.F. = 136 PLANT UNITS within 20' wide strip  
 ISSUE: Only 3' planting space for most of Frontage and much of area encumbered by walkways and driveways.

**VIRGINIA STREET REQUIREMENT: 20' wide Strip**

248 L.F. = 200 PLANT UNITS within 20' wide strip  
 ISSUE: Only 7'-6" planting space for most of Frontage and much of area encumbered by walkways and driveways.

**INTERIOR PARKING REQUIREMENT**

NOT APPLICABLE

**PERIMETER PARKING REQUIREMENT**

NOT APPLICABLE

**NON-VEHICULAR USE AREA (NOS)**

16.8% OF BUILDING SITE IS NON-VEHICULAR OPEN SPACE (NOS)

(13.26% or 7,100 s.f. / 2,000 = 3.5  
 3.5 X 4 Trees = 14 TREES REQUIRED  
 (NOS) TREES PROVIDED = 14+

**BUFFERYARD/LANDSCAPE SCREENING**

**NORTH ADJACENCY:**

Northwest: Mixed-use 5' "B" BUFFER (low-impact) at 40 PUs per 100 L.F.  
 113 L.F. = 45 PUs Required  
 PUs Provided: 45+

Northeast: Multi-family 5' "A" BUFFER at 17 PUs per 100 L.F.  
 135 L.F. = 23 PUs Required  
 PUs Provided: 23+

**EAST ADJACENCY:**  
 Northeast: Church 17' "B" BUFFER (low-impact) at 36 PUs per 100 L.F.  
 60 L.F. = 22 PUs (50% wall reduction) 11 PUs Required  
 PUs Provided: 11+

Southeast: Church 27' NO BUFFER required

**SOUTH ADJACENCY:**

Southeast: SF Residential 18' "B" BUFFER at 36 PUs per 100 L.F.  
 181 L.F. = 65 PUs Required  
 PUs Provided: 65+

Southwest: Mixed-use 18' "B" Buffer (low-impact) at 36 PUs per 100 L.F.  
 87 L.F. = 32 PUs Required  
 PUs Provided: 32+

**WEST ADJACENCY:**

Southwest: Mixed-use 20' "C" BUFFER (low-impact) at 56 PUs per 100 L.F.  
 80 L.F. = 45 PUs Required  
 PUs Provided: 45+

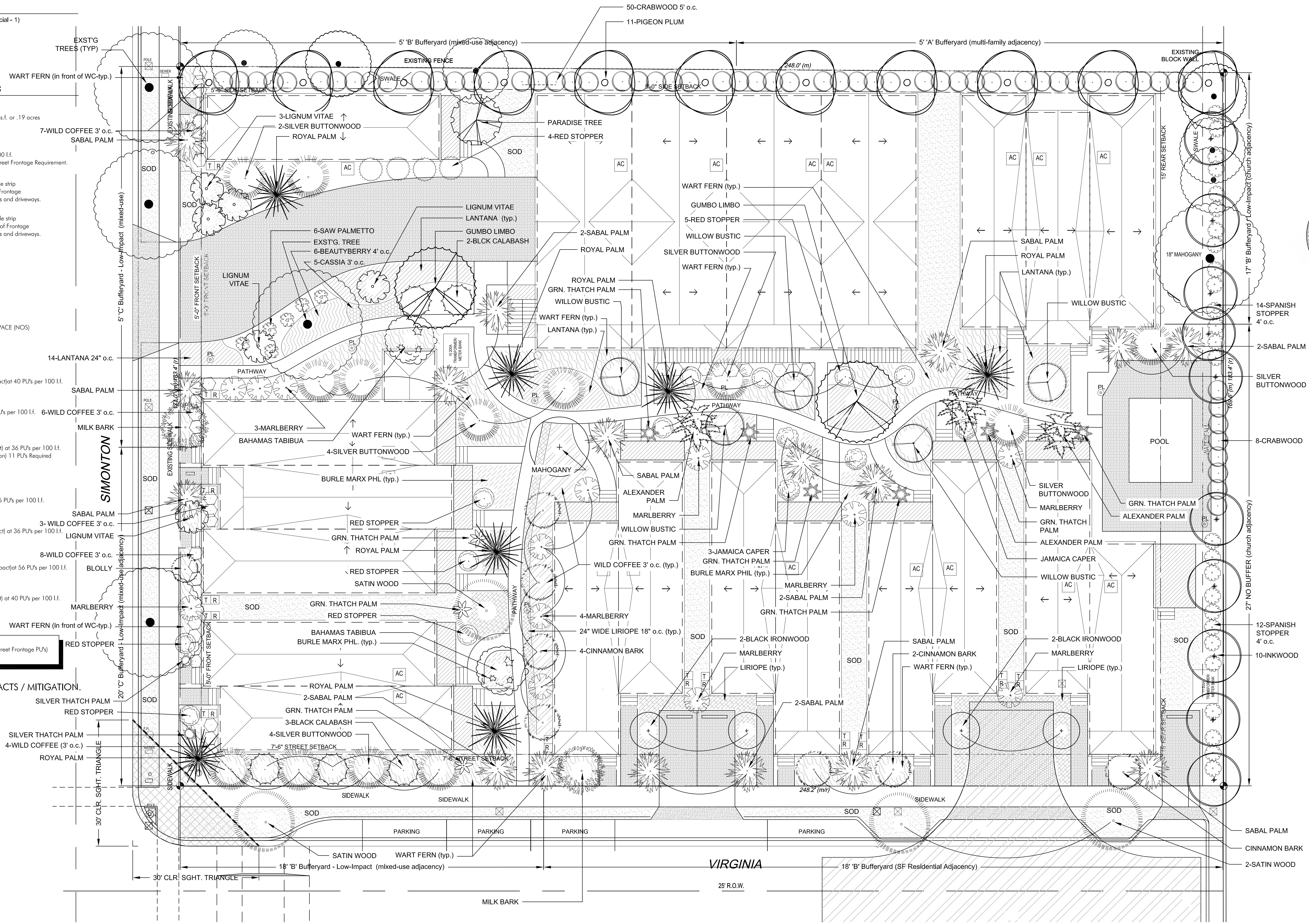
Northwest: Mixed-use 5' "C" Buffer (low-impact) at 40 PUs per 100 L.F.  
 91 L.F. = 37 PUs Required  
 PUs Provided: 37+

**PLANT UNIT TOTALS:**

TOTAL PLANT UNITS REQUIRED: 258 (594 including Street Frontage PUs)

TOTAL PLANT UNITS PROVIDED: 258+

NOTE: SEE SHEET L-2 FOR TREE IMPACTS / MITIGATION.



**ECOSCAPES**  
 native caribbean gardens  
 1120 SEMINARY STREET, KEY WEST, FL 33090

REGISTERED LANDSCAPE ARCHITECT  
 STATE OF FLORIDA  
 LA 688882  
 5.25.13

**SOUTHERNMOST CABANA**  
 KEY WEST, FLORIDA

**CODE LANDSCAPE PLAN**

REVISIONS:  
 4.8.13 site plan change  
 4.16.13 existg tree correct  
 6.24.13 REVISED PLANTS

NORTH

JOB NUMBER:  
 LWD 13003.1

DATE:  
 3.1.13

DRAWN BY:  
 LADD B. ROBERTS

CHECKED BY:  
 EVAN BELL

SHEET NUMBER:  
**L-1**

SCALE 3/32" = 1'-0"

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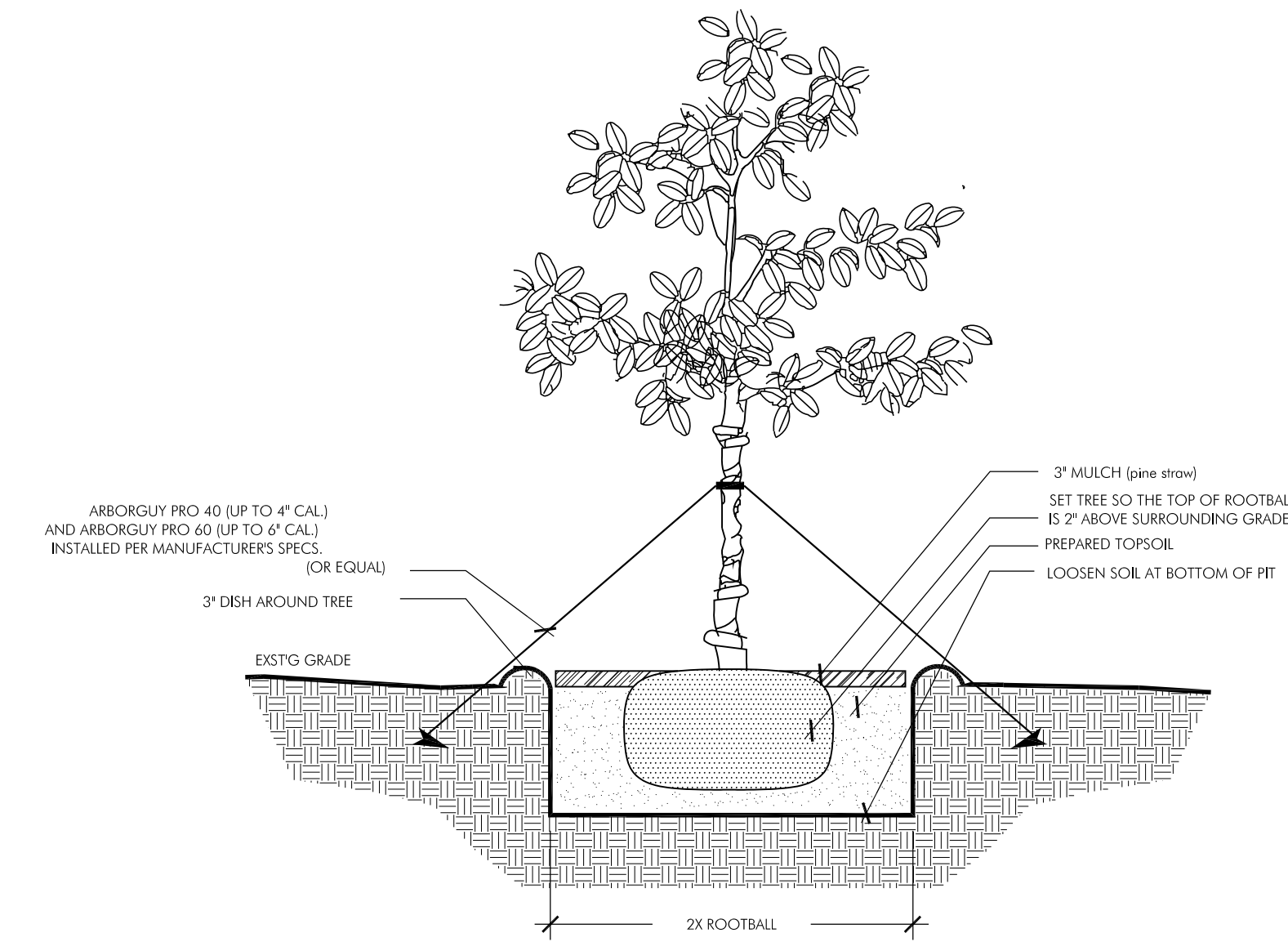
LANDSCAPE PLAN

LANDSCAPE PLAN

Qty.	Botanical Name	Common Name	Specifications	inches	
<b>PALMS</b>					
2	<i>Acoelorrhaphe wrightii</i>	Paurotis Palm	6-8' ph mult.		
9	<i>Dypsis cabadae</i>	Cabada Palm	10' ph		
3	<i>Pseudophoenix sargentii</i>	Buccaneer Palm	6' ph		
4	<i>Ptychosperma elegans</i>	Alexander Palm	8-12' ph		
6	<i>Rhapis excelsa</i>	Lady Palm	5' ph		
7	<i>Roystonea elata</i>	Florida Royal Palm	6' wood		
14	<i>Sabal palmetto</i>	Cabbage Palm	14-20' ph		
6	<i>Serenoa repens 'Silver'</i>	Saw Palmetto	15 gal. 2x2'		
3	<i>Thrinax morrisii</i>	Keys Thatch Palm	4' ph		
3	<i>Thrinax radiata</i>	Green Thatch Palm	5' ph		
<b>LARGE TREES 40+</b>					
2	<i>Bursera simaruba</i>	Gumbo Limbo	14-16' ph 6" caliper	6	12
1	<i>Simarouba glauca</i>	Paradise Tree	12-14' ph 4" caliper	4	4
1	<i>Swietenia mahogany</i>	Mahogany	14-16' ph 6" caliper	6	6
<b>MEDIUM TREES 25-40'</b>					
6	<i>Amphiteca latifolia</i>	Black Calabash	6-8' ph 1.5" caliper	1.5	9
7 *	<i>Canella winterana</i>	Cinnamon Bark	10' ph 1" caliper	2	14
16	<i>Coccoloba diversifolia</i>	Pidgeon Plum	12-14' 2.5" cal.	2.5	40
13	<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood	8-10' ph 1.5" cal.	1.5	19.5
5	<i>Dipholis salicifolia</i>	Willow Busic	10' ph 1.5" caliper	1.5	7.5
3	<i>Drypetes diverifolia</i>	Milk Bark	8-10' ph 1.5" cal.	1.5	4.5
10	<i>Exothea paniculata</i>	Inkwood, Ironwood	10' ph 2" caliper	2	20
<b>SMALL TREES 15-25'</b>					
11	<i>Ardisia escallonioides</i>	Marlberry	4-5' ph 1" cal.	1	11
6	<i>Capparis cynophallophora</i>	Jamaica Caper	5-6' 1" cal.	1	6
31	<i>Eugenia foetida</i>	Spanish Stopper	6' ph 1" cal.	1	31
15 *	<i>Eugenia rhombea</i>	Red Stopper	6' ph 1.5" cal.	3	45
1	<i>Guapira discolor</i>	Bloily	10' ph 2" cal.	2	2
5 *	<i>Guaiaacum santum</i>	Lignum Vitae	6' ph 1.5" cal.	3	15
60	<i>Gymnanthes lucida</i>	Crabwood	5-6' ph 1" cal.	1	60
4	<i>Krugiodendron ferreum</i>	Black Ironwood	10-12' ph 2" cal.	2	8
2	<i>Tabebuia bahamensis</i>	Dwarf White	10-12' ph 2" cal.	2	4
4 *	<i>Zanthoxylum flavum</i>	Yellow Heart, Satinwood	10-12' ph 2.5" cal.	5	20
<b>SHRUBS and Ground Covers</b>					
10	<i>Callicarpa americana</i>	Beautyberry	3 gal.		
5	<i>Cassia Chapmanii</i>	Bahama Senna	7 gal. 24" ph		
10	<i>Codiaeum variegatum</i>	assorted Croton	7 gal. 24" ph		
14	<i>Gardenia taitensis</i>	Tahitian Gardenia	7 gal. 24" ph		
200	<i>Lantana sp.</i>	Same	1 gal.		
600	<i>Liriope muscari 'Evergreen Giant'</i>	Giant Liriope	1 gal.		
150	<i>Philodendron 'Burle Marx'</i>	Same	3 gal.		
700	<i>Polypodium aureum</i>	Wart Fern	1 gal.		
25	<i>Pyschotria ligustrifolia</i>	Bahama Coffee	3 gal.		
38	<i>Pyschotria nervosa</i>	Wild Coffee	3gal.		
<b>ACCENTS</b>					
	<i>Cordyline fruticosa 'Peter Buck'</i>	Same			
	<i>Crinum augustum 'Queen Emma'</i>	Purple Crinum			
	<i>Dracaena reflexa 'Song of India'</i>	Same			
	<i>Zamia maritima</i>	Cardboard Plant			

Plant Material

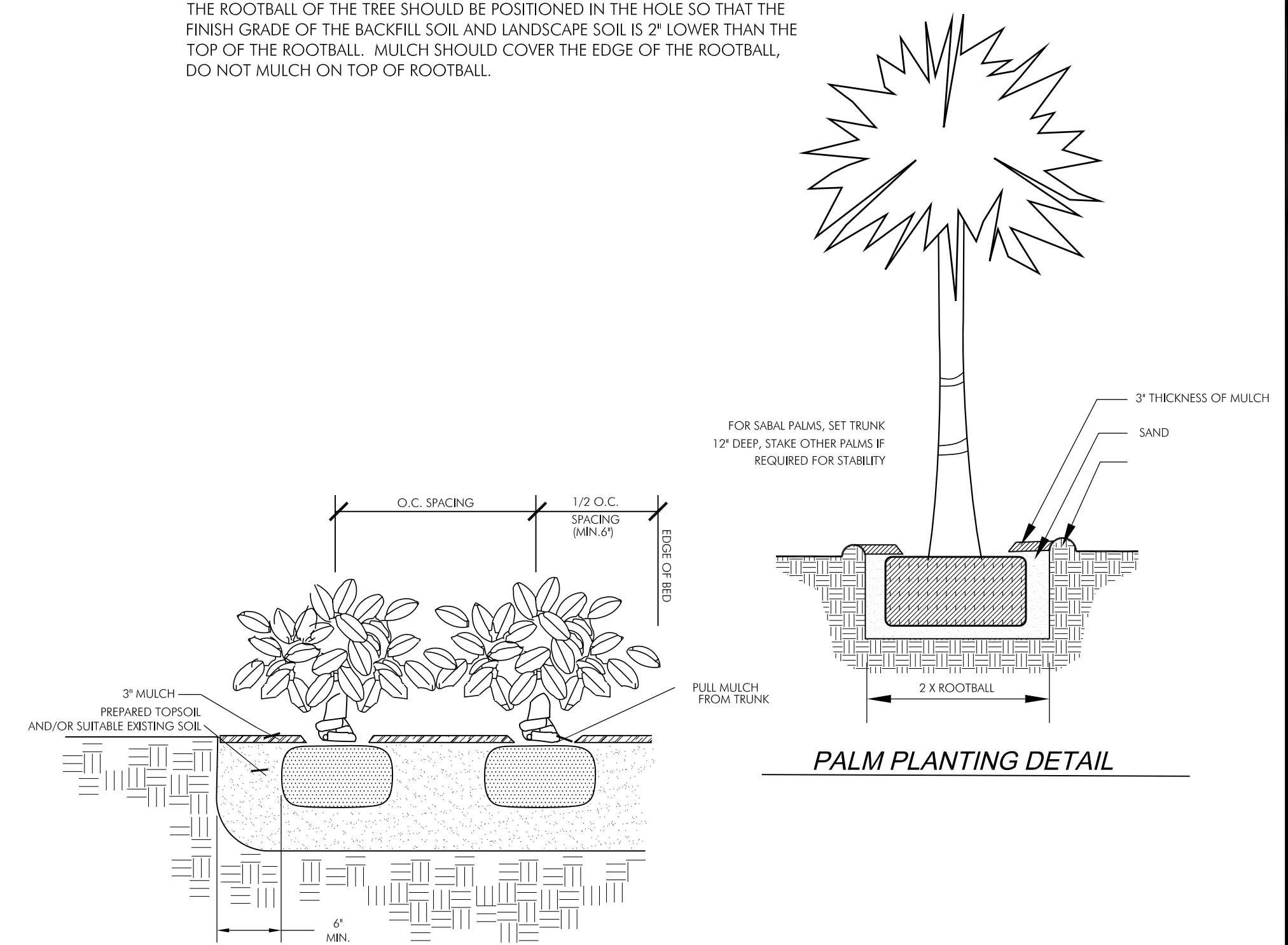
338.5 inches replaced



**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.



**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.

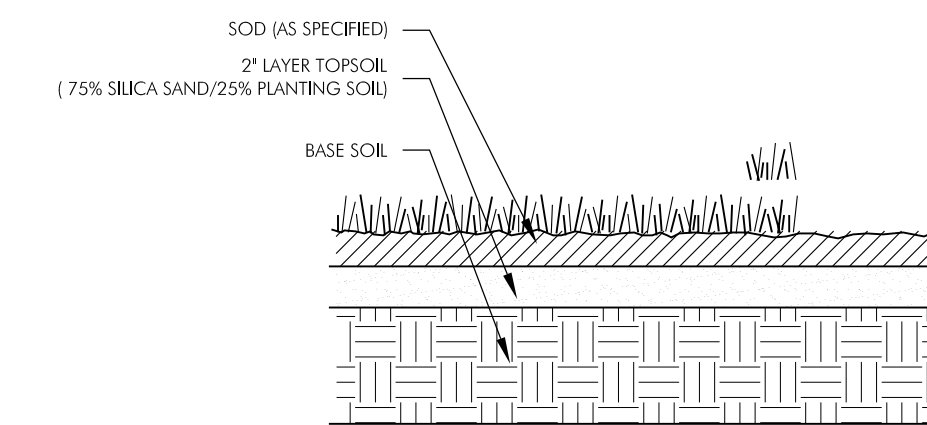
**GENERAL NOTES:**

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.

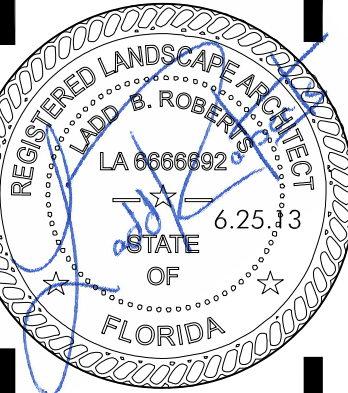
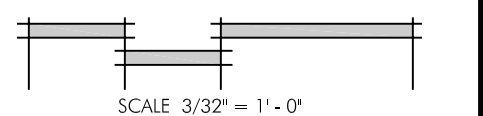
ALL LARGE CANOPY AND RELOCATED TREES SHALL UTILIZE IRRIGATION BUBBLERS AT BASE OF TREE.



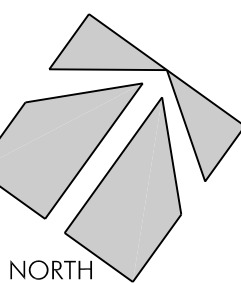
**SODDING DETAIL**

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

**PLANTING SCHEDULE AND DETAILS**



REVISIONS:



JOB NUMBER:  
LWD 13003.1  
DATE:  
6.25.13  
DRAWN BY:  
LADD B. ROBERTS  
CHECKED BY:  
EVAN BELL

SHEET NUMBER:

L-2

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1015-1027 Simonton Street City ROW							
Line No.	Tree	Local Name	Scientific Name	Remove	Approximate DBH	Quality	Notes
1	15			X	18	Co-dominant - hatrack	Non-native
2	20	Spanish Lime	Melicoccus bijugatus	X	20	Hat Rack, lobbed of one side	Specially Protected
3	21	Spanish Lime	Melicoccus bijugatus	X	6	Hat Rack, lobbed of one side	Specially Protected
4	22	Spanish Lime	Melicoccus bijugatus	X	18	Asymetrical ,Base rot	Specially Protected
5	23	Mahogany	Sweitenia mahoganii	X	20	Hatracked, One sided	Specially Protected
6	24	Spanish Lime	Melicoccus bijugatus	X	8	6 stems sucking out of base	Specially Protected
7	25	Tamarindus indica	Tamarind	x	10	Asymetrical leaning,Under power lines	Non-native
8	26	Spanish Lime	Melicoccus bijugatus	X	6	Hatracked	Specially Protected
9	27	Spanish Lime	Melicoccus bijugatus	X	12	Multi-stem, lobbed off, underlines	Specially Protected
10	28	Spanish Lime	Melicoccus bijugatus	X	15	10 stems going out of base, underlines	Specially Protected
11	29	Mahogany	Sweitenia mahoganii	X	24	Asymetrical, nice, leaning away from lines	Specially Protected
12	30	Gumbo Limbo	Bursera simaruba	X	20	3 stems at base, topped under lines	Specially Protected
13	46	Womans Tongue	Albizia lebeck	X	30	Decay at wounds, Scared	Unprotected
14	47	Mahogany- Simonton st.	Sweitenia mahoganii	Remain	50	Interior of tree trim away from power lines, nice	Specially Protected
15	48	Mahogany- Simonton st.	Sweitenia mahoganii	Remain	24	Interior of tree trim away from power lines, nice	Specially Protected
16	49	Mahogany- Simonton st.	Sweitenia mahoganii	Remain	60	Interior of tree trim away from power lines, nice	Specially Protected

\* Unprotected  
 Total Protected Trees on site 341  
 Total Protected Trees to remain on site. 134  
 To Be Removed : 207

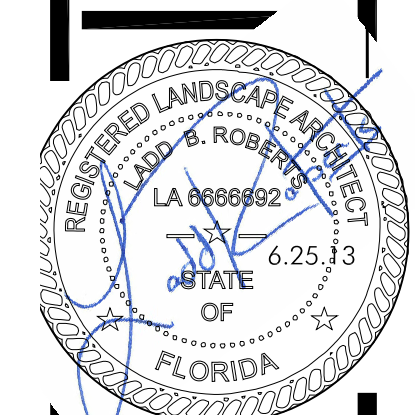
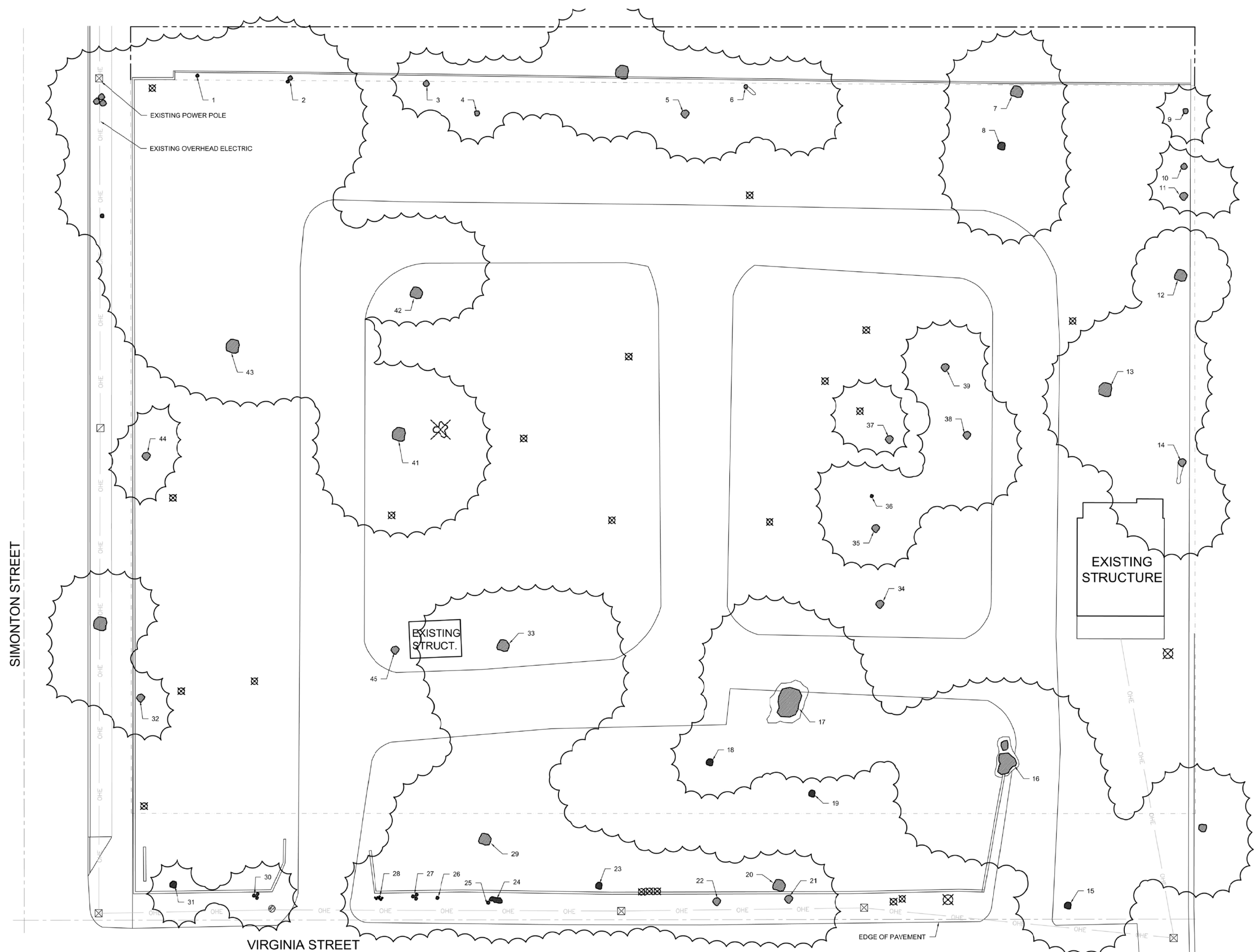
**1015-1027 Simonton Street**

April, 2013 Inventory						
Tree	Local Name	Scientific Name	Remove	Approximate DBH	Quality	Notes
1	Royal Poinciana	Delonix regia	X	12	Asymetrical , Competing with Mohogany on ROW	Specially Protected
2	Royal Poinciana	Delonix regia		31	Decent, Reduce canopy less than 30%	Specially Protected
3	Royal Poinciana	Delonix regia	X	15	Growing in utility lines	Specially Protected
4	Royal Poinciana	Delonix regia	X	20	Asymetrical , wound in central crotch	Specially Protected
5	Spanish Lime	Melicoccus bijugatus	X	28	Decent, Slight crown die back	Specially Protected
6	Gumbo Limbo	Bursera simaruba	x	14	Asymetrical leaning, No central leader	Specially Protected
7	Tropical Almond	Terminalia catappa	x	28	Decent, Few decaying stub cuts	Specially Protected Due to Size
8	Womans Tongue	Albizia lebeck	X	30	Asymetrical leaning, No central leader	Specially Protected Due to Size
9	Persea americana	Avocado		6	Nice	Specially Protected
10	China Berry	Melia azedarach	X		Hat rack, Mutli stem suckers, declining- less than 24"	Non-native- Not protected
11	China Berry	Melia azedarach	X		Hat rack, Mutli stem suckers, declining- less than 24"	Non-native- Not protected
12	Mahogany	Sweitenia mahoganii		18	Nice	Specially Protected
13	Sapodilla	Manikara zapota	X	30	Mutli- trunked at low origin	Specially Protected
14	Royal Poinciana	Delonix regia	X	18	leaning on wall, Few decay spots	Specially Protected
16	Ficus Aurea	Strangler Ficus	X	60	Nice	Specially Protected Due to Size
17	Spanish Lime	Melicoccus bijugatus	X	48	Hollow	Heavy Damage /Spec Prot.-size
18	Royal Poinciana	Delonix regia	X	8	Minor included bark at notch	Specially Protected
19	Coconut Palm	Cocos nucifera	X		Too tall	Non-native
32	Spanish Lime	Melicoccus bijugatus	X	8	Hat Rack, Under utility lines	Specially Protected
33	Tamarind	Lysiloma latisiquum	X	30	Nice, minor cross branching	Specially Protected
34	Christmas Palm	Adonidia sp.	X		Non Native	Non-native
35	Royal Poinciana	Delonix regia	X	16	Nice	Specially Protected
36	Christmas Palm	Adonidia sp.	X		Non Native	Non-native
37	Royal Poinciana	Delonix regia	X	8	Nice, minor cross branching	Specially Protected
38	Royal Poinciana	Delonix regia	X	9	Major cross branching, growing on structure	Specially Protected
39	Royal Poinciana	Delonix regia	X	14	Nice	Specially Protected
40	Fiddlewood	Citharexylum fruticosum	X	8	Hat rack, sucker growth only	Heavy Damage
41	Mahogany	Sweitenia mahoganii	X	28	Nice, Minor concrete inclusion at base	Specially Protected
42	Royal Poinciana	Delonix regia		18	Nice, Remain if not impacted by road layout	Specially Protected
43	Sandbox Tree	Hura crepitans		36	Nice, Trim back canopy less than 30%	Non-Native
44	Sandbox Tree	Hura crepitans	X	6	In fence line	Non-Native
45	Sandbox Tree	Hura crepitans	X	12	Nice	Non-Native
<b>TOTALS</b>						
Total Protected Trees on site				559		
Total Protected Trees to remain on site.				91		
Total Protected inches to be Removed				468		
Palms to be removed- Non Native				3		

**TREE MITIGATION CALCULATIONS (70% replacement value)**

TREES INCHES REQUIRED: 328" (468" X .70 = 327.6")

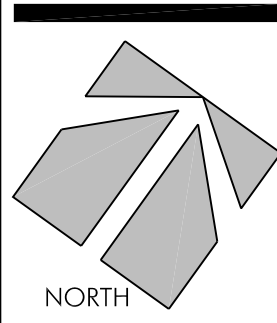
TREES INCHES PROVIDED: 328" REPLACEMENT INCHES SHALL BE PROVIDED ON SITE OR MITIGATED FOR VIA TREE FUND PAYMENT.



CODE LANDSCAPE PLAN

SOUTHERNMOST CABANA  
KEY WEST, FLORIDA

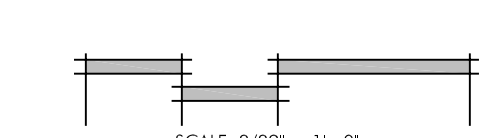
REVISIONS:



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**L-3**

**TREE INVENTORY**



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6448

City of Key West Tree Commission

Tree Permit Application

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

Home/Property Owner: Southernmost Cabana Resort Date: 6/18/13

Mailing Address: 1015-1027 SIMONTON ST

Owner Signature: Owner Ph#:( )

Represented by: Annalise Mammia Rep. Ph#: 305 7970465

Represented by mailing address: 3739 Paula Ave

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: 1015-1027 Simonton Cross/Corner Street: Virginia

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

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

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

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

Reason(s) for request:

Constructed Final Landscape Plan

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 305-809-3764.

<<<< 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

AGENDA ITEM #

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

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

Circumference \_\_\_\_\_ ÷ 3.14 = diameter \_\_\_\_\_

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

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

**Replacement Inches**

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

**FOR TREE COMMISSION USE ONLY.**

( ) TABLED    ( ) APPROVED    ( ) DENIED    ( ) FURTHER ACTION

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

**Southermost Cabana Resort LLC  
1015 Simonton Street  
3720 North Roosevelt Blvd.  
Key West FL 33040  
(305) 292-7729**

November 8, 2012

City of Key West Tree Commission  
PO Box 1409  
Key West FL 33040

RE: Tree Permit Application 1015-1027 Simonton St

Dear Honorable Commissioners:

We have made application for the removal of trees through our agent Annalise Mannix Engineering and Consulting, LLC. Please accept this letter making the firm our agent.

Sincerely,



Joe Cleghorn  
Corporate Agent  
Southermost Cabana Resort LLC