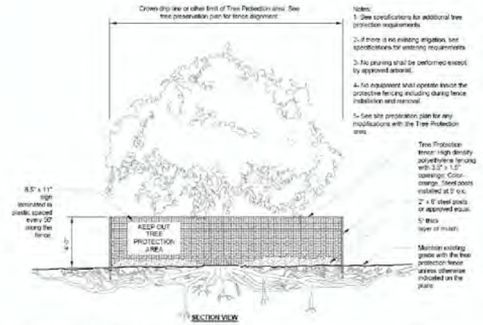
MALLORY SQUARE- Existing Tree & Palm Disposition

#	Common Name	Height	Spread	DBH	Condition	Notes / Action	Photo Y/N
1	Ficus	35'	35'	48"	Good	Remain	N
2	Sea Grape	30'	30'	11.5"	Dead	Remove	Y
3A	Sea Grape	30'	30'	5"/6" Multi.	Fair	Remain	N
3B	Sea Grape	30'	30'	5"/6" Multi.	Fair	Remain	N
4	Sea Grape	30'	30'	6"/12"/12"/14"	Fair	Remove- Multi-trunk, encroaches on proposed building location.	Y
5	Gumbo Limbo	30'	20'	15"	Poor	Remain	N
6	Gumbo Limbo	30'	20'	12"	Good	Remove- Tree cambium severely damaged, long term health- questionable.	Y
7	Poinciana	30'	20'	11"	Good	Remove- Tree in reasonable condition, encroaches on proposed building location.	Y
8	Coconut Palm	35'	20'	12"	Good	Remove- Encroaches on proposed building location.	Y
9	Ficus	15'	10'	4"	Poor	Remove- To accommodate proposed handicap ramp.	Y
10	Coconut Palm	30'	20'	12"	Good	Remain	N
11	Coconut Palm	25'	20'	12"	Good	Remain	N
12	Coconut Palm	30'	20'	12"/Bend	Fair	Remain	N
13	Washingtonia Palm	50'	10'	12"	Poor	Remove- Tree in very poor condition, safety hazard.	Y
14	Ficus			5"	Poor	Remove	N

Total Removed DBH Inches: 60.5"

(Palm Species not included in DBH Removed Calculation, Palm Species Replaced at a 1:1 Ratio: 2 Palms to be Replaced)



S-X TREE PROTECTION

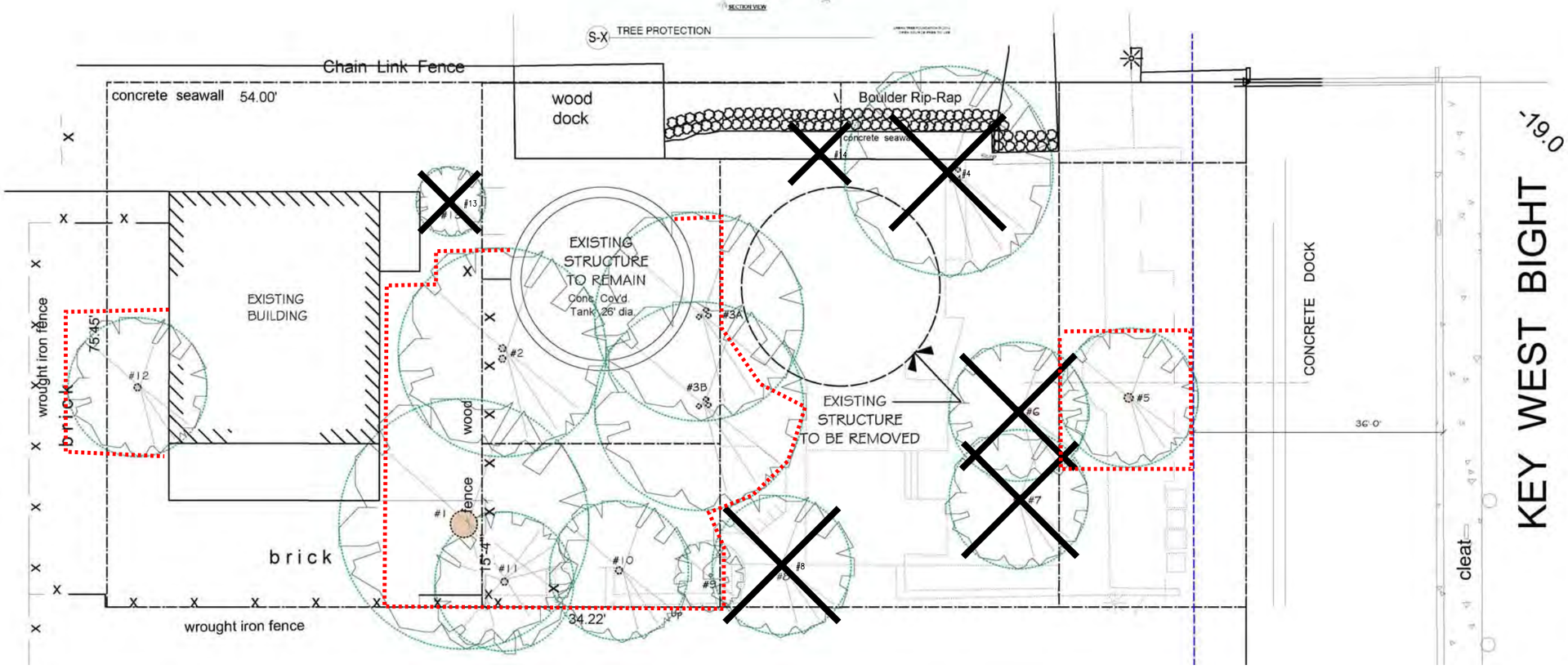


IMAGE #2- SEA GRAPE

IMAGE #4- SEA GRAPE

IMAGE #6- GUMBO LIMBO

IMAGE #7- POINCIANA

IMAGE #8- COCONUT PALM

IMAGE #9- FICUS

IMAGE #13- WASHINGTONIA PALM

DEMOLITION PLAN KEY

TREE TO BE REMOVED

#0 INVENTORY NUMBER

REVISIONS:	DATE

PETER PIKE ARCHITECT

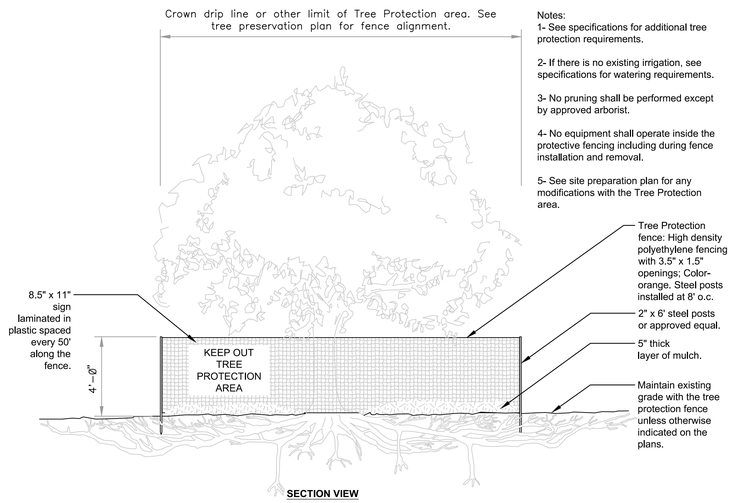
471 U.S. HIGHWAY 1
SUITE 101
KEY WEST, FL 33040
305-296-1692

PROJECT:
TROPICAL SOUP
MALLORY SQUARE
KEY WEST, FL 33040

DRAWING TITLE:
SITE PLAN & SITE DATA

PROJECT NUMBER: 14.17
DRAWN: TSN
CHECKED:
DATE: 03.02.2015

SHEET 2
L-2
DEMOLITION PLAN



Notes:
1- See specifications for additional tree protection requirements.

2- If there is no existing irrigation, see specifications for watering requirements.

3- No pruning shall be performed except by approved arborist.

4- No equipment shall operate inside the protective fencing including during fence installation and removal.

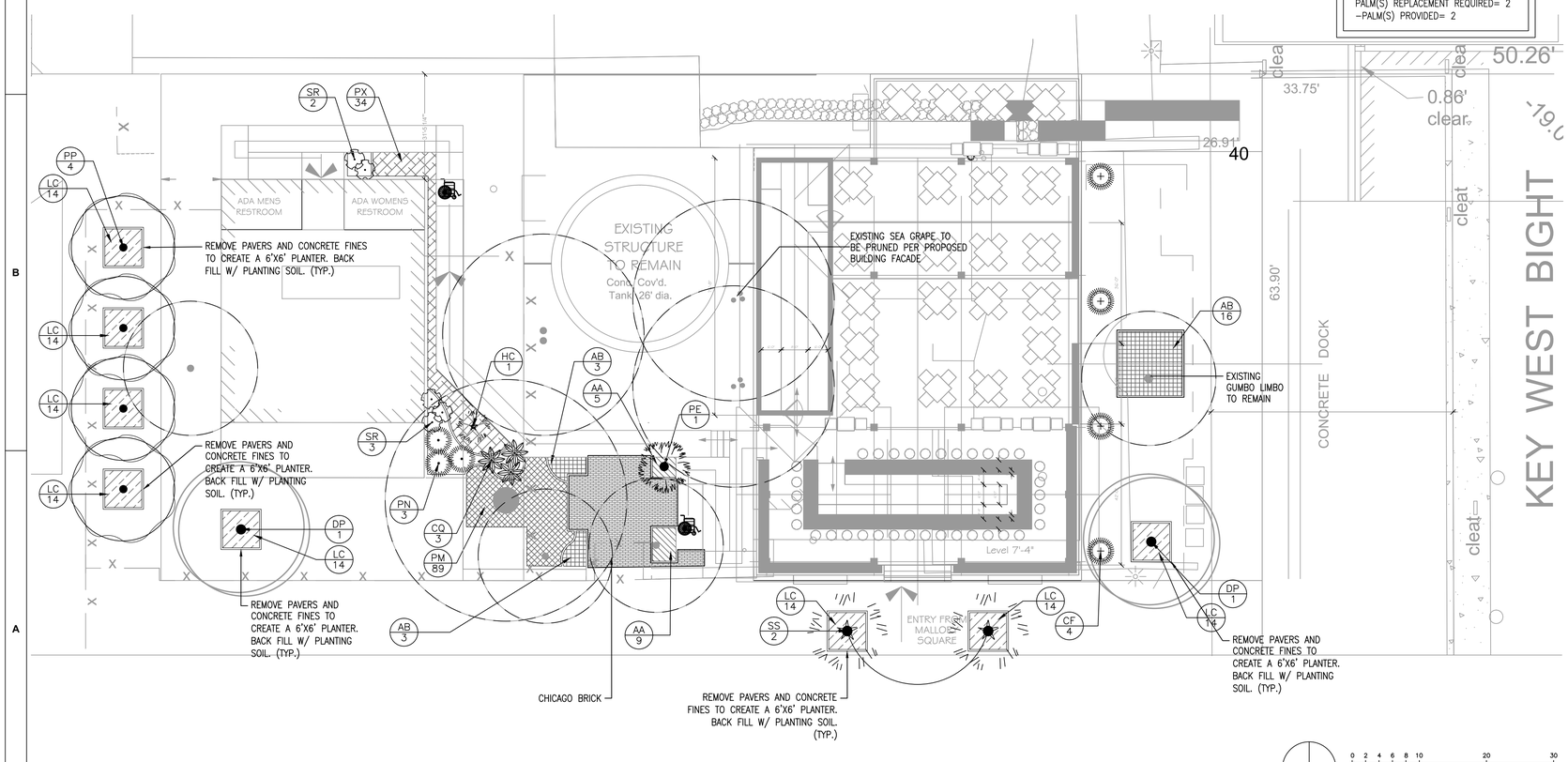
5- See site preparation plan for any modifications with the Tree Protection area.

SECTION VIEW

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

TREE PROTECTION DETAIL 1 / L-1

SCALE: NTS



TREE REPLACEMENT NOTES

REPLACEMENT INCHES REQUIRED= 34.2
-INCHES PROVIDED=36

PALM(S) REPLACEMENT REQUIRED= 2
-PALM(S) PROVIDED= 2

BOTANICAL NAME	COMMON NAME	NATIVE	QTY
DELONIX POINCIANA	ROYAL POINCIANA	NO	2
HIBISCUS SPECIES	RED HIBISCUS	YES	1
PISCIDIA PISCIPULA	JAMAICAN DOGWOOD	YES	4
PTYCHOSPERMA ELEGANS	ALEXANDER PALM	NO	1
SABAL PALMETTO	CABBAGE PALM	YES	2
COCCOTHRINAS ARGENTATA	FLORIDA SILVER PALM	YES	4
CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA' CRINUM	YES	3
PSYCHOTRIA NERVOSA	WILD COFFEE	YES	3
STRELITZIA REGINAE	BIRD OF PARADISE	NO	5
ADIANTUM AETHIOPICUM	MAIDENHAIR FERN	YES	14
AECHMEA BLANCHETIANA	ORANGE BROMELIAD	YES	22
LANTANA CAMARA	LANTANA	YES	112
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	NO	74
ZAMIA FLORIDANA	COONTIE PALM	YES	34
TOTAL PLANTS			**281**
TOTAL NATIVE			**199**
PERCENT NATIVE			**71%**

EXISTING TREE TO REMAIN

PRECAST PLANTERS:
MASARU SERIES- MS-21.5 21.5" TALL X 30" DIA. X 20" BASE
MANUFACTURER: KORNEGAY DESIGN- WWW.KORNEGAYDESIGN.COM
COLOR: T.B.D.- DAVIS COLORS
QTY: 4 (WITH EACH MANGROVE FAN PALM)
NOTES: PROVIDE WITH 1-1/4" DIA. DRAIN-HOLE & MATCHING PRECAST SAUCER WITH NO.57 STONE, FILTER FABRIC & PLANTING MIX. EACH PLANTER TO BE PROVIDED WITH DRIP IRRIGATION.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	DP	2	DELONIX POINCIANA	ROYAL POINCIANA	FG, 6" CAL. 20' OA
	HC	1	HIBISCUS SPECIES CARNATION	RED HIBISCUS	15 GAL; 5'-6' HT, FULL, STD
	PP	4	PISCIDIA PISCIPULA	JAMAICAN DOGWOOD	FG. 6" CAL., 16' OA
	PE	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	TYP. FTG, 10'-18' OA HT., SGL., DBL., OR TPL.
	SS	2	SABAL PALMETTO	CABBAGE PALMETTO	16' C.T. , SLICK TRUNK
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	CF	4	COCCOTHRINAX ARGENTATA	FLORIDA SILVER PALM	3 GAL.; SPECIMEN
	CQ	3	CRINUM AUGUSTUM 'QUEEN EMMA'	'QUEEN EMMA' CRINUM	15 GAL; 48"X48", FULL
	PN	3	PSYCHOTRIA NERVOSA	WILD COFFEE	3 GAL; 18"-24"X18"-24"
	SR	5	STRELITZIA REGINAE	BIRD OF PARADISE	7 GAL; 24"X24", HEAVY

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	AA	14	ADIANTUM AETHIOPICUM	MAIDENHAIR FERN	1 GAL., FULL	18" o.c.
	AB	22	AECHMEA BLANCHETIANA	ORANGE BROMELIAD	3 GAL FULL	30" o.c.
	LC	112	LANTANA CAMARA	LANTANA	1 GAL., 6"x12"-14",	18" o.c.
	PM	74	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL FULL	18" o.c.
	ZF	34	ZAMIA FLORIDANA	COONTIE PALM	3 GAL; 16"-18"X16"-18"	24" o.c.

REVISIONS: DATE

PETER PIKE ARCHITECT
471 U.S. HIGHWAY 1
SUITE 101
KEY WEST, FL 33040
305-296-1692

PROJECT:
TROPICAL SOUP
MALLORY SQUARE
KEY WEST, FL 33040

DRAWING TITLE:
SITE PLAN & SITE DATA

PROJECT NUMBER: 14.17
DRAWN: TSN
CHECKED:
DATE: 06.04.2015

SHEET 1
L-1
LANDSCAPE PLAN

STAFF REPORT

DATE: May 27, 2015

RE: **Mallory Square-Tropical Soup**
(permit application # T15-7424)

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

An application was received for the removal **of (1) Sea Grape, (1) Gumbo Limbo, (1) Royal Poinciana, (2) Stangler Fig trees, (1) Coconut Palm, and (1) Washingtonian Palm**. A site inspection was done on May 6, 2015 and documented the following:

Tree #1 (Strangler Fig) to remain

Tree #12 (Coconut Palm) to remain

Tree #1

Tree #11 (Coconut Palm) to remain

Tree #10 (Coconut Palm) to remain)

Tree #2
dead tree to be removed

Trees #3A and 3B to remain

Tree #9 (Strangler Fig) to be removed

Tree #8 (Coconut Palm) to be removed

Trees #3A and #3B (Sea Grapes)

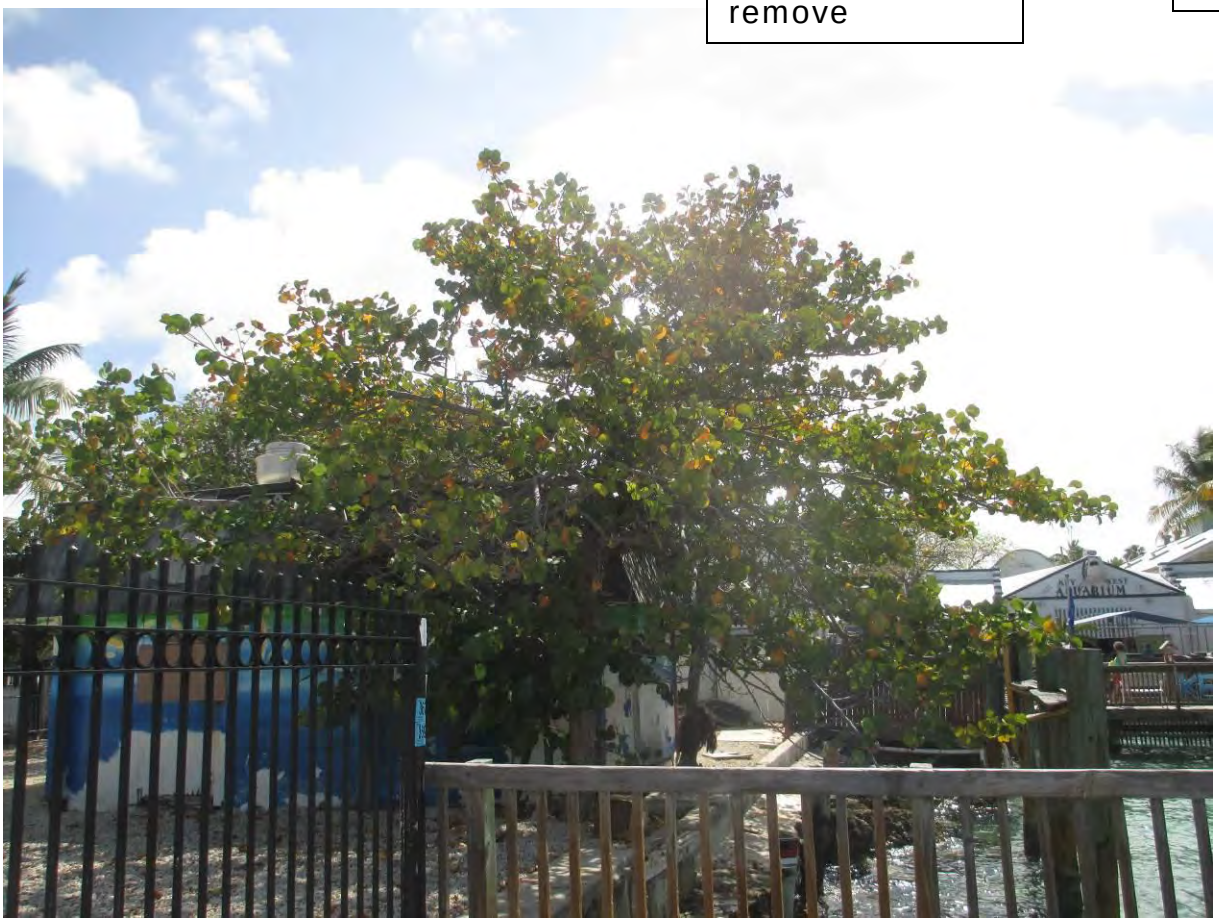
Tree #6 (Gumbo Limbo) to remove

Tree #7 (Royal Poinciana) to remove

Tree #6

Tree #7

Tree#5 (Gumbo Limbo) to remain
Tree #4 (Sea Grape) to remove
Tree #14 (Strangler Fig) to remove



Tree #4

Tree #14

Tree #13 (Washingtonian Palm) to be removed

Values for Tree to be removed:

Tree #4: Sea Grape (Cocoloba uvifera)
Diameter: 14″ (multi trunked)
Location: 60%
Species: 100% (on protected tree list)
Condition: 60% (fair)
Total Average Value = 73%
Value x Diameter = 10.2 replacement caliper inches

Tree #6: Gumbo Limbo (Bursera simaruba)
Diameter: 12″
Location: 70%
Species: 100% (on protected tree list)
Condition: 50% (fair-base of trunk damaged by old decking)
Total Average Value = 73%
Value x Diameter = 8.7 replacement caliper inches

Tree #7: Royal Poinciana (Delonix regia)
Diameter: 11″
Location: 70%
Species: 100% (on protected tree list)
Condition: 80% (good)
Total Average Value = 83%
Value x Diameter = 9.1 replacement caliper inches

Tree #9: Strangler Fig (Ficus aurea)
Diameter: 4″
Location: 60%
Species: 100% (on protected tree list)
Condition: 60% (fair)
Total Average Value = 73%
Value x Diameter = 2.9 replacement caliper inches

Tree #14 Strangler Fig (Ficus aurea)
Diameter: 5″
Location: 60%
Species: 100% (on protected tree list)
Condition: 40% (poor)
Total Average Value =66%
Value x Diameter = 3.3 replacement caliper inches

Palm Trees to be removed: #8 Coconut Palm
#13 Washingtonian Palm

Replacement of 2-native palms

Total required replacements in landscape plan if all requested trees approved for removal (1-Sea Grape, 1-Gumbo Limbo, 1-Royal Poinciana, 2-Strangler fig trees, 1-Coconut Palms, and 1-Washingtonian Palm) is 34.2 caliper inches FL#1 trees from approved tree list and 2 native palms.

<u>September 2013 photo of property</u>

Above photos shows decking around tree #6 and #7.

Property History: In 2010, the property was involved in a Major Development Plan. At that time, the project requested removal of 3-Sea Grape, 1-Royal Poinciana, 1- Strangler Fig, 4-Coconut Palms, and 1-Washintonian palm, and the transplantation of 2-Gumbo Limbo trees. The project did receive approvals from the Tree Commission, the Planning Board, and HARC but did not receive City Commission approval.

Landscape Plan: The submitted landscape plan does not address the required replacement inches on the property. The plan also does not meet code requirements of 70%.

Application

Major Dev P.

7424

Tree Permit Application

Date: April 20, 2015

Please Clearly Print All Information unless indicated otherwise.

Tree Address Mallory Square
Cross/Corner Street
List Tree Name(s) and Quantity See Attached Plan
Species Type(s) check all that apply (x) Palm ( ) Flowering ( ) Fruit (x) Shade ( ) Unsure
Reason(s) for Application:
(x) REMOVE (x) Tree Health (x) Safety (x) Other/Explain below
( ) TRANSPLANT ( ) New Location ( ) Same Property ( ) Other/Explain below
( ) HEAVY MAINTENANCE ( ) Branch Removal ( ) Crown Cleaning/Thinning ( ) Crown Reduction
Additional Information and Explanation Requesting removal for site development of new facility. Trees requested to be removed are in conflict with new site design. Several trees are damaged or dead. See attached plan.

Property Owner Name City of Key West
Property Owner eMail Address
Property Owner Mailing Address 3132 Flagler Avenue
Property Owner Mailing City Key West **State** FL **Zip** 33040
Property Owner Phone Number (305) 809-3768 -
Property Owner Signature

Representative Name Keith Oropeza, PLA
Representative eMail Address koropeza@leainc.com
Representative Mailing Address 1615 Edgewater Drvie
Representative Mailing City Orlando **State** FL **Zip** 32804
Representative Phone Number (407) 222 - 9583

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 (x)

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

Please identify tree(s) with colored tape

See Attached Plan

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
(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, James K. Scholl as City Manager of the City of Key West, FL hereby authorize

Tropical Soup Corporation and their professional team:
- Trepanier & Associates, Inc.
- Pike Architects, Inc.
- Little John Engineering Associates, Inc.
- Perez Engineering, Inc.

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

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

Subscribed and sworn to (or affirmed) before me on this 1, May, 2015 *Date*

by Jim Scholl.
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.

Maria G. Ratcliff
Notary's Signature and Seal

Maria G. Ratcliff
Name of Acknowledger typed, printed or stamped

March 22, 2019
Commission Number, if any

MARIA G. RATCLIFF
Commission # FF 192155
Expires March 22, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Karen DeMaria

From: Kevin Sullivan <kevin@owentrepanier.com>
Sent: Wednesday, May 20, 2015 7:46 AM
To: Karen DeMaria
Cc: Carlene Smith
Subject: FW: Mallory Square- Authorization Forms
Attachments: DRC Submittal.pdf; Verification_Authorization_Packet.pdf

Karen,
Here is what we discussed on the phone yesterday about authorization/ verification.
We submitted a blanket authorization for the design team and it's a lil unique since its City owned and a leasehold.
I believe it is with Thaddeus currently.

Thanks.

Kevin Sullivan, AICP

Trepanier & Associates, Inc.
Land Planners & Development Consultants
1421 First Street, P.O. Box 2155
Key West, FL 33045-2155
Ph. 305-293-8983 / Fx. 305-293-8748
www.owentrepanier.com

From: James K. Scholl [mailto:jscholl@cityofkeywest-fl.gov]
Sent: Tuesday, April 28, 2015 4:42 PM
To: Kevin Sullivan
Cc: Thaddeus L. Cohen; Shawn D. Smith; Larry Erskine
Subject: FW: Mallory Square- Authorization Forms

Kevin,

Thanks for the information and documents. I have Mr. Cohen reviewing for completeness and will also review with legal prior to signature. It will not take long to complete the review.

Jim Scholl

From: Kevin Sullivan [mailto:kevin@owentrepanier.com]
Sent: Tuesday, April 28, 2015 4:14 PM
To: James K. Scholl
Cc: Owen Trepanier; jack .flats; Marilyn Wilbarger; Portia Navarro; Thaddeus L. Cohen
Subject: Mallory Square- Authorization Forms

Mr. Scholl,

Thanks for talking with me on the phone today.
As discussed, I am including the following attachments:

1. For signature- Verification form that you are the authorized representative of the property owner (City).

2. For signature- Authorization to allow Tropical Soup Corporation (design team) to move forward the applications through the necessary City approvals.
3. Recent Major Development Application submittal (Planning Dept-in house).

The authorization and verification forms are substantial duplicates of what was done in 2010 but since the names have changed slightly we tried to consolidate to cover all the design professional involved.

Please advise if you have any questions, desire modifications or additional documentation.

Thank you.

Kevin Sullivan, AICP

Trepanier & Associates, Inc.
Land Planners & Development Consultants
1421 First Street, P.O. Box 2155
Key West, FL 33045-2155
Ph. 305-293-8983 / Fx. 305-293-8748
www.owentrepanier.com

TREPANIER

& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

03/02/15

Kevin Bond, AICP, Acting Planning Director
City of Key West
PO Box 1409
Key West, FL 33040

RE: Mallory Square

Dear Kevin,

The attached Planning Board Resolution No. 2011-002 was granted for the redevelopment of a restaurant on Mallory Square. There were several associated variances also approved. An adjacent property owner appealed the variances and eventually the 3rd DCA denied all appeals. The project was then able to proceed to the City Commission. The Commission had concerns about the design and the project did not receive final approval.

Since that time, we have been working on a redesign of the project to accommodate the Commission's concerns and eliminate the need for a height variance. We believe the attached plans better conform to the Commissioner's vision for the property.

We anticipate the need to go back to DRC and we hope we can be scheduled for the March 19th meeting.

Thanks so much,

Owen Trepanier

1421 First Street • P.O. Box 2155 • Key West, FL • 33045-2155
Phone: 305-293-8983 • Fax: 305-293-8748 • Email: Owen@owentrepanier.com

"Tropical Soup"

PROPOSED RESTAURANT

- AT MALLORY SQUARE -

ARCHITECTS : PETER PIKE & ASSOCIATES
471 US HIGHWAY 1, KEY WEST, FLORIDA 305-296-1692

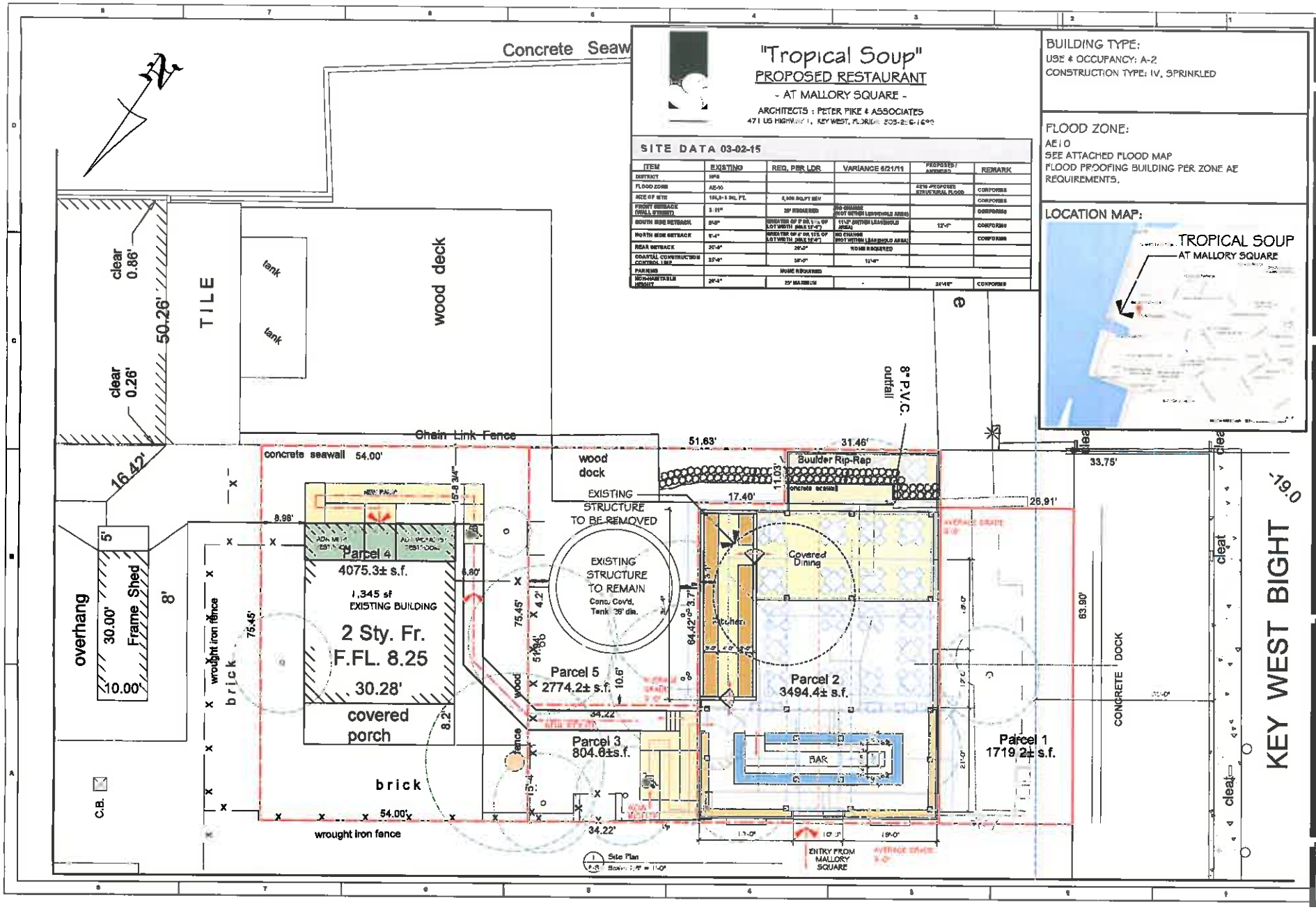
SITE DATA 03-02-15

ITEM	EXISTING	REQ. PER LDR	VARIANCE 6/21/11	PROPOSED/ AMENDED	REMARK
DISTRICT	HRB				
FLOOD ZONE	AE-10			AE10 PROPOSED STRUCTURAL FLOOD	CONFORMS
SIZE OF SITE	165.5± SQ. FT.	6,000 SQ.FT MIN			CONFORMS
FRONT SETBACK (WALL STUDIO)	3'-11"	20' REQUIRED	NO CHANGE (NOT WITHIN LEASEHOLD AREA)		CONFORMS
SOUTH SIDE SETBACK	5'-0"	SETBACK OF 7'-6" OR 1/3 OF LOT WIDTH (MIN 12'-6")	11'-0" (WITHIN LEASEHOLD AREA)	12'-4"	CONFORMS
NORTH SIDE SETBACK	5'-4"	SETBACK OF 7'-6" OR 1/3 OF LOT WIDTH (MIN 12'-6")	NO CHANGE (NOT WITHIN LEASEHOLD AREA)		CONFORMS
REAR SETBACK	20'-4"	20'-0"	NONE REQUIRED		
COASTAL CONSTRUCTION CONTROL LINE	23'-4"	30'-0"	12'-4"		
PARKING	NONE REQUIRED				
NON-HABITABLE HEIGHT	26'-4"	25' MAXIMUM	-	24'-10"	CONFORMS

BUILDING TYPE:
USE & OCCUPANCY: A-2
CONSTRUCTION TYPE: IV, SPRINKLED

FLOOD ZONE:
AE10
SEE ATTACHED FLOOD MAP
FLOOD PROOFING BUILDING PER ZONE AE REQUIREMENTS.

LOCATION MAP:



1 Site Plan
Scale: 1/8" = 1'-0"

REVISIONS: DATE

PETER PIKE ARCHITECT
471 U.S. HIGHWAY 1
SUITE 101
KEY WEST, FL 33040
305-296-1692

PROJECT:
TROPICAL SOUP
MALLORY SQUARE
KEY WEST, FL 33040

DRAWING TITLE:
SITE PLAN & SITE DATA

PROJECT NUMBER: 14.17
DRAWN: TRN
CHECKED:
DATE: 03/02/2015

SHEET # A-1 OF

PETER M. PIKE FLA. REGISTRATION # AR0015198