

STAFF REPORT

DATE: December 20, 2022

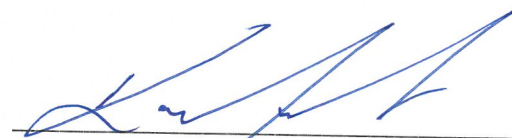
RE: **700 Truman Avenue #TP2022-0024**
(Final Landscape Plan Review)

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

A request was made for Final Landscape Plan approval for the above referenced property also known as The Basilica School of St. Mary Star of the Sea, for a major development plan to remodel an existing structure into a high school facility. No trees or palms are planned to be removed from the area.

A staff report regarding conceptual landscape plan design approval was created on September 1, 2022 and a Sec 108 landscaping and buffer requirements memorandum was created on October 11, 2022. The Tree Commission gave approval of the Conceptual Landscape plan on September 13, 2022 with the approval of a memo into the file for final landscape plan approval by the urban forestry manager. The Planning Board approved the development plan with landscape waivers on October 25, 2022.

The property is an existing elementary and middle school. The Final Landscape Plan will enhance the existing area. No significant changes have been made to the landscape plan since Tree Commission approval therefore, Final Landscape Plan approval is given.



Karen DeMaria
Urban Forestry Manager
305-809-3768

kdemaria@cityofkeywest-fl.gov

KEY WEST CITY REQUIREMENTS

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
 Sent: Tuesday, July 5, 2022 2:35 PM
 To: Greg Oropeza <greg@oropezastonescardenas.com>
 Cc: Kai Murphy <kai@oropezastonescardenas.com>
 Subject: RE: [EXTERNAL] Minor Development Application

I had a meeting with Bill Horn about this a few weeks ago. I would look at the immediate area surrounding the auditorium for the review, the impact area of the proposed development and staging. Of primary interest are the existing trees around that area and some proposed buffer landscaping with the adjoining neighbors.
 Sincerely,
 Karen

Karen DeMaria
 Urban Forestry Manager
 Certified Arborist FL-6585A
 City of Key West
 305-809-3768

RESPONSE

THE PROPOSED DEVELOPMENT IS TO AN EXISTING BUILDING LOCATED ON THE BASILICA OF KEY WEST CAMPUS. THIS SITE IS HEAVILY VEGETATED WITH MANY SPECIMEN TREES AND PALMS. THE RENOVATION TO THE EXISTING AUDITORIUM WILL NOT IMPACT ANY EXISTING TREES OR PALMS. TREE PROTECTION ZONES SHALL BE INSTALLED, FOUNDATION PLANTINGS ADDED AND SCREENING INSTALLED ON THE NW BOUNDARY AS SHOWN PER THE CITY URBAN FORESTRY MANAGER DIRECTION.

EXISTING TREE SCHEDULE LOCATED WITHIN THE DEVELOPMENT AREA.

Number	Name common	Name Botanical	DBH	PALM HEIGHT
1	Royal Poinciana	Delonix regia	19 in	N/A
2	Florida Thatch Palm	Thrinax radiata	N/A	6'0"
3	Florida Thatch Palm	Thrinax radiata	N/A	4'6"
4	Florida Thatch Palm	Thrinax radiata	N/A	7'0"
5	Florida Thatch Palm	Thrinax radiata	N/A	4'6"
6	Florida Thatch Palm	Thrinax radiata	N/A	10'0"
7	Florida Thatch Palm	Thrinax radiata	N/A	8'6"
8	Florida Thatch Palm	Thrinax radiata	N/A	10'0"
9	Florida Thatch Palm	Thrinax radiata	N/A	9'0"
10	Florida Thatch Palm	Thrinax radiata	N/A	7'6"
11	Florida Thatch Palm	Thrinax radiata	N/A	3'6"
12a	Paurotis Palm db	Acoelorrhaphe wrightii	N/A	9'6"
12b	Paurotis Palm db	Acoelorrhaphe wrightii	N/A	15'0"
13	Thrinax Morrisii	Thrinax morrisii	N/A	4'6"
14	Thrinax Morrisii	Thrinax morrisii	N/A	9'0"
15	Florida Thatch Palm	Thrinax radiata	N/A	12'0"
16	Florida Thatch Palm	Thrinax radiata	N/A	15'0"
17	Florida Thatch Palm	Thrinax radiata	N/A	10'0"
18	Florida Thatch Palm	Thrinax radiata	N/A	7'0"
19	Thrinax Morrisii	Thrinax morrisii	N/A	6'0"
20	Thrinax Morrisii	Thrinax morrisii	N/A	10'6"
21a	Florida Thatch Palm db	Thrinax radiata	N/A	9'0"
21b	Florida Thatch Palm db	Thrinax radiata	N/A	8'0"
22a	Florida Thatch Palm db	Thrinax radiata	N/A	7'6"
22b	Florida Thatch Palm db	Thrinax radiata	N/A	4'0"
23	Lignumvitae Tree	Guaiacum sanctum	18.7 in	N/A
24a	Florida Thatch db	Thrinax radiata	N/A	10'0"
24b	Florida Thatch db	Thrinax radiata	N/A	6'0"
25a	Florida Thatch db	Thrinax radiata	N/A	7'6"
25b	Florida Thatch db	Thrinax radiata	N/A	6'0"
26a	Florida Thatch db	Thrinax radiata	N/A	6'6"
26b	Florida Thatch db	Thrinax radiata	N/A	8'0"
27	Montgomery Plam (tpl)	Veitchia montgomeryana	N/A	18'0"
28	Buccaneer Palm	Pseudophoenix sargentii	N/A	6'6"
29	Royal Poinciana	Delonix regia	23 in	N/A
30	Geiger	Cordia sebestena	10.5 in	N/A
31	Royal Poinciana	Delonix regia	11.5 in	N/A
32	Gumbo Limbo	Bursera simaruba	9.23 in	N/A
33	Gumbo Limbo	Bursera simaruba	12 in	N/A
34	Gumbo Limbo	Bursera simaruba	16.9 in	N/A
35	Avocado	Persea americana	10.1 in	N/A
36	Black Ironwood	Krugiodendron ferreum	7.6 in	N/A
37	Frangipani	Plumeria	5.7 in	N/A
38	Guava	Psidium guajava	6.3 in	N/A
39	Frangipani	Plumeria	6 in	N/A
40	Royal Poinciana	Delonix regia	36 on	N/A
41	Banyan	Ficus benghalensis	12 ft	N/A
42	Mahogany	Swietenia mahagoni	36 in	N/A
43	Bridal Bouquet Frangipani	Plumeria pudica	6" Multi-Trunk	N/A
44	Bridal Bouquet Frangipani	Plumeria pudica	6" Multi-Trunk	N/A
45	Florida Thatch Palm	Thrinax radiata	N/A	3'6"
46	Montgomery Plam	Veitchia montgomeryana	N/A	18'0"
47	Blolly	Guapira discolor	3' Multi-Trunk	N/A
48	Brown Turkey Fig	Ficus carica	6" Multi-Trunk	N/A
49	Pgymy Date Palm	Phoenix roebelenii	N/A	1'0"
50	Date Palm	Phoenix sps.	N/A	12'0"

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FREE OF DISEASE AND SHALL BE AS SHOWN ON THE PLANT LIST. PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
2. ALL PLANT MATERIAL SHALL BE SUPPLIED AND COMPLY WITH AMERICAN NURSERYMAN STANDARDS.
3. ALL PLANT MATERIAL SHALL BE PLANTED, STAKED, AND GUYED IN ACCORDANCE WITH SOUND AND ACCEPTED HORTICULTURAL PRACTICES. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE DESIGNER OR OWNER PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH CLEAN, WEED FREE, SHREDDED HARDWOOD MULCH OR EQUIVALENT.
5. REQUIRED SOIL AMENDMENTS SHALL BE DETERMINED PRIOR TO INSTALLATION OF PLANT MATERIAL.
6. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO HAVE UNDERGROUND UTILITIES AND IRRIGATION LINES LOCATED PRIOR TO COMMENCEMENT OF WORK. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AS REQUIRED.
7. ALL INVASIVE EXOTIC PLANT MATERIAL WITH IN THE DEVELOPMENT AREA SHALL BE REMOVED AS PART OF CONSTRUCTION.

IRRIGATION:

THERE IS AN EXISTING IRRIGATION SYSTEM IN THE DEVELOPMENT AREA. THE SYSTEM CONSISTS OF TURF HEADS AND POPUP RISERS. EXPANSION OF THE EXISTING IRRIGATION SYSTEM SHALL BE INSTALLED AS NECESSARY DURING INSTALLATION. ALL LANDSCAPE MAINTENANCE IS PERFORMED BY STAFF DIRECTLY EMPLOYED BY ST. MARY'S, UNDER THE DIRECTION OF THE HEAD GROUNDSKEEPER, MR. PAUL WALTERSON. NEW PLANTINGS SHALL BE WATERED BY HAND DURING THE ESTABLISHMENT PERIOD.

TREE PROTECTION:

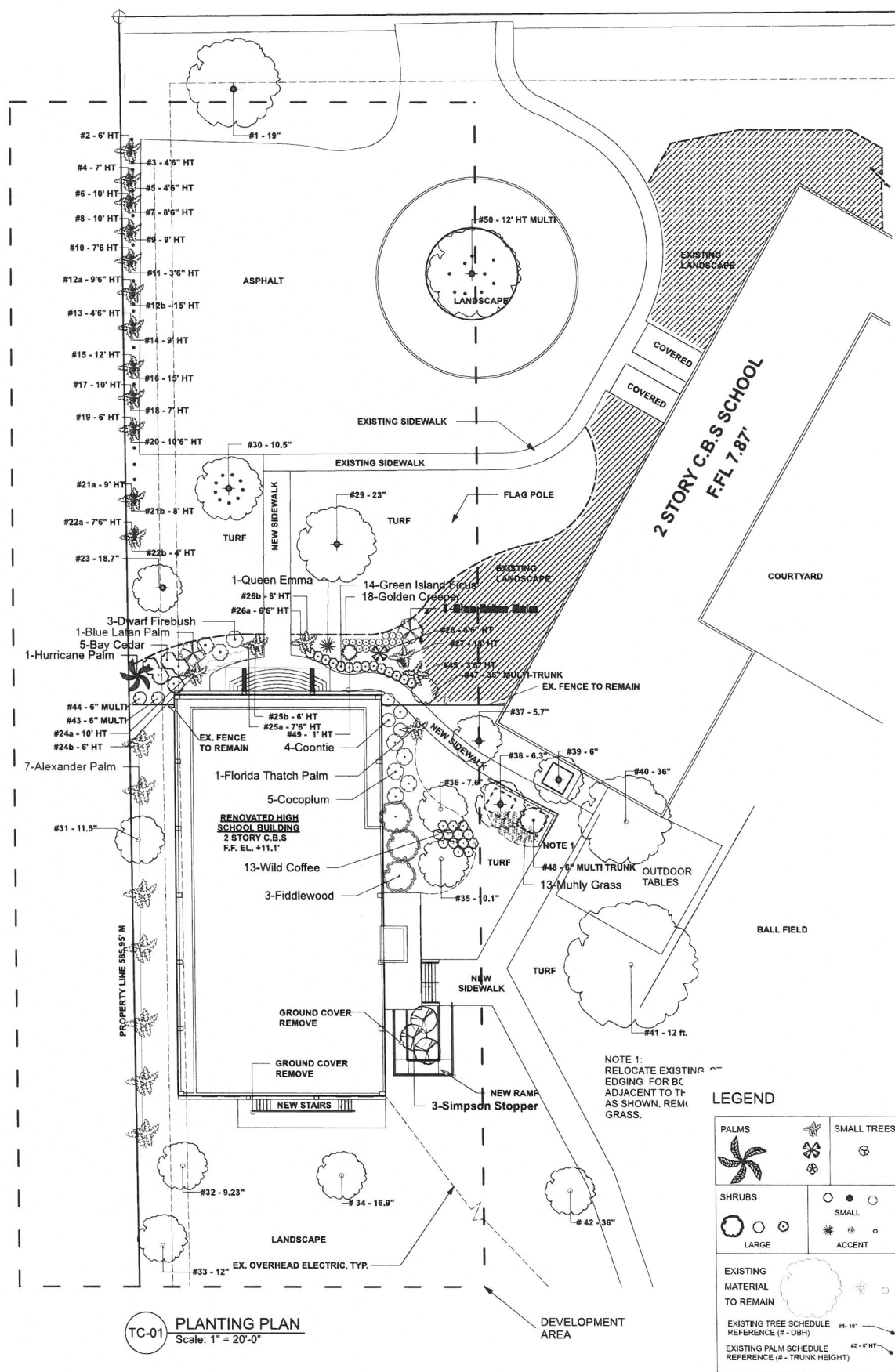
ALL EXISTING TREES LOCATED WITHIN THE DEVELOPMENT AREA SHALL BE PROTECTED WITHA TREE PROTECTION ZONE (TPZ). THE TPZ SHALL BE ERECTED PRIOR TO ANY WORK (INCLUDING ANY STAGING ACTIVITIES) COMMENCING ON THE PROJECT. PLEASE SEE BUILDING PERMIT PLANS FOR TPZ DETAILS. THE TPZ SHALL BE INSPECTED PERIODICALLY DURING CONSTRUCTION AND REPAIRED IF NECESSARY.

SCREENING:

SCREENING REQUESTED BY THE CITY URBAN FORESTRY MANAGER ON THE NW BOUNDARY SHALL BE NON-INVASIVE, NON-NATIVE PALMS DUE TO THE LIMITED PLANTING AREA AND THE EXTENSIVE SHADE.



TRUMAN AVENUE



TC-01 PLANTING PLAN
 Scale: 1" = 20'-0"

**THE BASILICA SCHOOL
 OF ST. MARY STAR OF THE SEA**
 700 TRUMAN AVE
 KEY WEST, FLORIDA

Digitally signed
 by Ladd Roberts
 RLA LWD
 Date: 2022.09.08
 16:15:19 -04'00'

Mitchell Planning & Design, Inc.
 4900 SW 2nd Terrace
 Ocala, Florida 34471
 305.509.0966
 mitchellplanningdesign@gmail.com

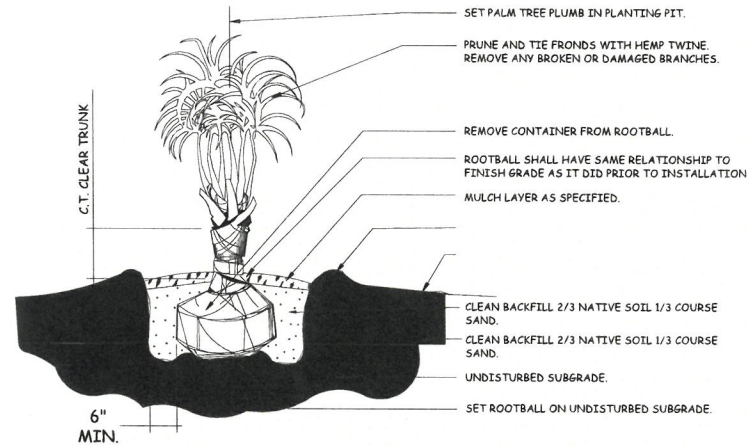
Revisions:
 Date: 07.06.22
 Scale: As Noted
 File: 22-BH-009
 Drawn: BM Checked: LR
 Sheet: LA-01

LANDSCAPE PLAN FOR DEVELOPMENT & TREE COMMISSION APPROVAL

SCALE: AS NOTED

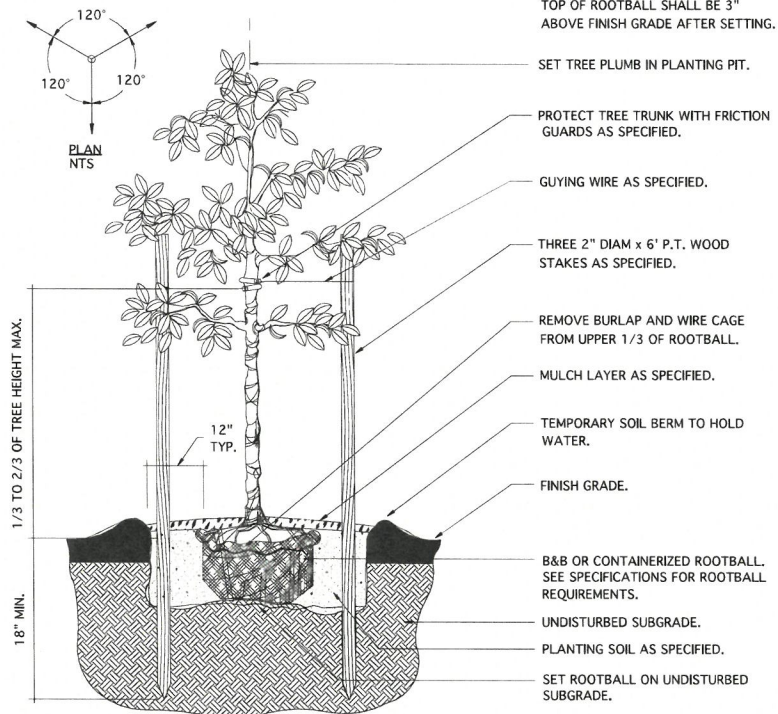
NOTES:

1. SEE PLANS AND SPECS. FOR PALMS WITH BOOTS TO REMAIN ON TRUNK.
2. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

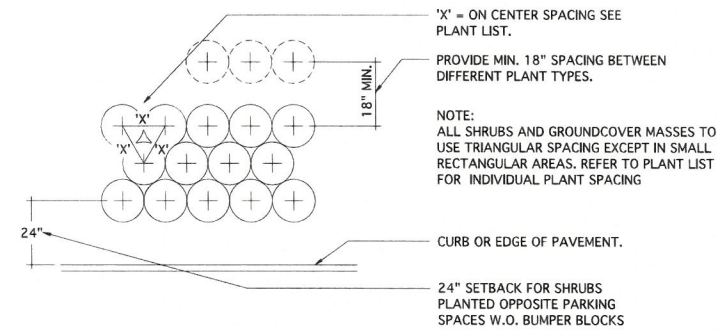


LD-01 TYP. PALM PLANTING SECTION SCALE: N.T.S.

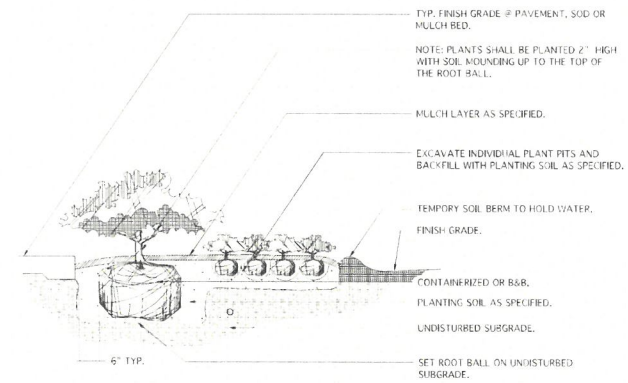
- NOTES: CONTRACTOR SHALL ASSURE PERCOLATION IN THE TREE PITS. TOP OF ROOTBALL SHALL BE 3" ABOVE FINISH GRADE AFTER SETTING.



LD-02 TYP. SMALL TREE SECTION (UNDER 4" CAL.) SCALE: N.T.S.



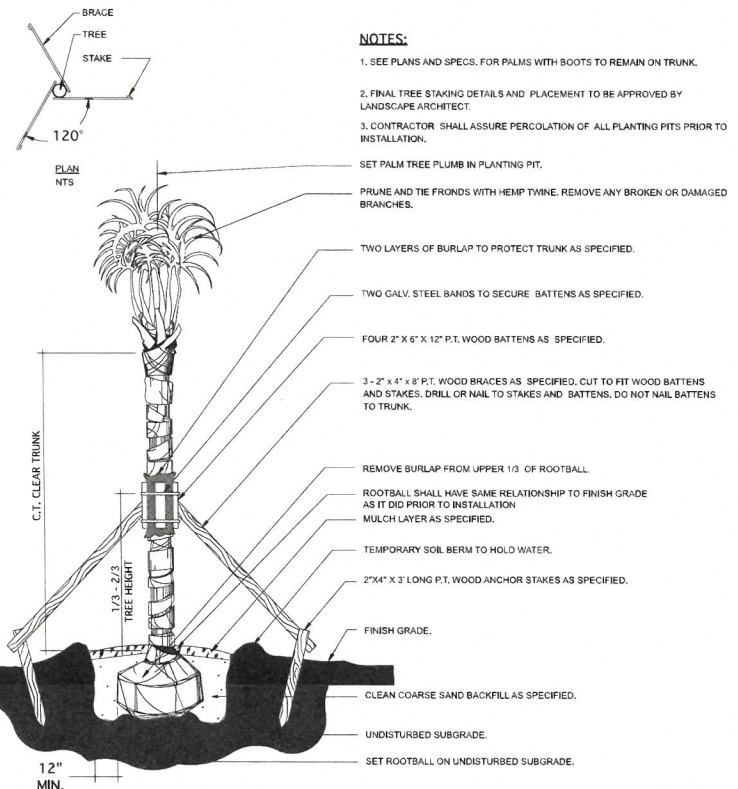
LD-03 TYP. SHRUB AND GROUND COVER PLANT SPACING PLAN SCALE: N.T.S.



LD-04 TYP. SHRUB AND GROUND PLANTING SECTION SCALE: N.T.S.

NOTES:

1. SEE PLANS AND SPECS. FOR PALMS WITH BOOTS TO REMAIN ON TRUNK.
2. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



LD-05 TYP. PALM PLANTING SECTION SCALE: N.T.S.

PLANT SCHEDULE

NEW TREES & PALMS				
Quantity	Latin Name	Common Name	Scheduled Size	Notes
1	Dictyosperma album	Hurricane Palm	8-10' PH, 45 GAL.	Florida #1,
2	Latania loddigesii	Blue Latan Palm	45 gal, 6-8' PH	Florida #1,
3	Myrcianthes qagrans var. "Simpson Stopper"	Simpson Stopper	25 gal, 5-6' PH, Full, TF	Fragrant Native, Specimen, Florida #1
7	Ptychosperma elegans	Alexander Palm	14' - 16' PH, db	Florida #1
1	Thrinax radiata	Florida Thatch Palm	Double, 8-10' OA	Field grown, Florida #1, staggered heights
SHRUBS				
Quantity	Latin Name	Common Name	Scheduled Size	Notes
3	Citharexylum fruticosum	Fiddlewood	3-5' PH	Native, Florida #1
5	Chrysobalanus icaco	Cocoplum	7 gal, heavy	Native, Florida #1
14	Ficus microcarpa "Green Island"	Green Island Ficus	3 gal, 18-24", full	Florida #1, Sun
3	Hamelia patens "Compacta"	Dwarf Firebush	3 gal.	Native, Florida #1
13	Muhlenbergia capillaries	Muhly Grass	3 gal.	Native
13	Psychotria nervosa	Wild Coffee	3 gal.	Native
5	Suriana maritima	Bay Cedar	3 gal, 18-24", full	Native, Florida #1
4	Zamia floridana	Coontie	3 gal., 10-14" Full	Native, Florida #1
GROUND COVERS & ACCENT				
Quantity	Latin Name	Common Name	Scheduled Size	Notes
1	Crinum augustum "Queen Emma"	Queen Emma	15 gal., HVY	Accent Plant, Florida #1
18	Ernodea littoralis	Golden Creeper	1 gal.	Drought tolerant, height to 2' Native

RECEIVED
DEC 20 2022
BY: [Signature]

PLANT SCHEDULE & DETAILS

SCALE: 1" = 20'

Revisions:

Date:	09.08.22
Scale:	As Noted
File:	22-BH-009
Drawn:	BM
Checked:	LR
Sheet:	LA-02