

**From:** Karen DeMaria <kdemaria@cityofkeywest-fl.gov>  
**Sent:** Wednesday, April 17, 2024 2:49 PM  
**To:** Donna Phillips <donna.phillips@cityofkeywest-fl.gov>  
**Cc:** Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>; Jordan Mannix-Lachner <jordan.lachner@cityofkeywest-fl.gov>; Perez-Alvarez, Nicholas <Nicholas.Perez-Alvarez@stantec.com>  
**Subject:** RE: 4.25.24 DRC DRAFT Agenda for Comments - Comments due 4.18.24

## URBAN FORESTRY COMMENTS

### 711 Eisenhower (minor development plan):

1. There is no separate existing vegetation map. The landscape plan states that two coconut palms are being removed. Is there anything else growing on the property?
2. This area is a high salt area. Any landscaping must be high salt tolerant. I am concerned about the number of Sabal Palms-they are not fond of a lot salt. Also, the palm to tree ratio appears to be over what the code allows therefore, a waiver might be needed.
3. Remove live oak from the plans. Live oaks are not native and do not belong in the Keys or Key West.
4. If no significant comments arise from the DRC meeting, an application must be made to the Tree Commission for conceptual landscape plan review with tree removal. Contact [tree@cityofkeywest-fl.gov](mailto:tree@cityofkeywest-fl.gov) for additional information.

### 619/621 Duval (major development plan):

1. Lots of landscaping waivers will be required due to the existing building being also the property line.
2. Is there any existing vegetation on the property? If not, please note on the existing site plan that there is not otherwise, submit an existing tree map.
3. The landscape plans show a high amount of palms versus trees and appears to be not code compliant. Waiver may be needed due to plant species.
4. An irrigation plan is needed.

### 1904/1906 Flagler Avenue (major development plan): original comments were made 4-4-24 via email to Planner

1. This property is not owned by the school district, therefore, City of Key West land development regulations regarding development plans are valid. When the Somerset Academy school was built at 1908 Flagler, it went through the proper development plan process.
2. There is a restaurant/bar immediately next door and the property line is their structure. Additional information is needed as to what impacts this project will have on that property (demolition and rebuilding) and what does that property owner think of the project and design (good neighbor policy)
3. There is an existing, signed Settlement Agreement (enforcement case) against the neighboring bar/restaurant related to trees located in the rear of 1904. There needs to be a discussion regarding the enforcement file and this project.

4. There are no existing tree surveys in the file for the properties. There are numerous large trees in the back and along the side of 1904 and an existing landscape plan plantings at 1908 that need to be mapped.

5. The submitted landscape plan is without details and is incomplete.

Sincerely,

Karen

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