

MEMORANDUM

DATE: March 7, 2025

RE: **907 Caroline St (#TP2024-0015)**
(Final Landscape Plan Review)

FROM: Mckenzie Fraley, City of Key West Urban Forestry Manager

A request was made for Final Landscape Plan approval for the above referenced property, for a development plan project to demolish the existing building to redevelop it into a 2-story flood-proofed building with retail on the first floor and 4 affordable workforce housing units on the second.

The project received Conceptual Landscape plan approval with tree removal at the January 21, 2025 Tree Commission meeting (TP2024-0015) to include the removal of (1) Fiddlewood, (1) Silver Buttonwood, (1) Wild Tamarind, (4) Pigeon Plums, (1) Washingtonian Palm, (4) Christmas Palms, (8) Coconut Palms, (1) Fan Palm, (2) Alexander palms, and (4) Sabal Palms. The landscape plan includes the planting of (2) Gumbo Limbos, (1) Pigeon Plum, (3) Coconut Palms, and (19) Thatch Palms. The Tree Commission also gave approval of the review and a memo into the file for final landscape plan approval by the Urban Forestry Manager if no significant changes occur to the landscape plan during the review process.

No excavation of soil or installation of more than 4 inches of fill within 10 ft of the base of the trees is authorized.

The Planning Board approved the development plan on February 20, 2025.

No significant changes have been made to the landscape plan since Tree Commission approval therefore, the landscape and irrigation plans dated December 23, 2024, from Keith Oropeza is approved.

CONDITIONS:

1. A tree removal application must be submitted prior to finalization of building permits, for issuance of the tree removal permit.

2. No excavation of soil or installation of more than 4 inches of fill within 10 ft of the base of the trees is authorized. Tree protection must be installed and maintained during the construction process.

A handwritten signature in black ink, appearing to read 'McKenzie Fraley', is written over a horizontal line.

McKenzie Fraley

Urban Forestry Manager

305-809-3768

Tree@cityofkeywest-fl.gov



THE CITY OF KEY WEST
Tree Commission
Post Office Box 1409
Key West, FL 33041-1409
Telephone: 305-809-3725

March 7, 2025

City of Key West
1300 White St
Key West, FL 33040

RE: Final Landscape Plan Approval – 907 Caroline St

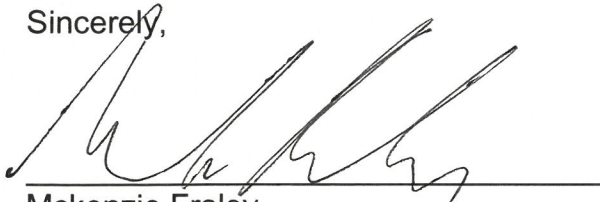
To Whom It May Concern:

Regarding a request for approval of the Final Landscape Plan for property located at 907 Caroline St. Review of the file indicates that the recently submitted landscape plans are consistent with the approved Tree Commission conceptual landscape plan from the January 21, 2025 Tree Commission meeting. Therefore, the landscape plan received February 26, 2025, dated December 23, 2024 is approved for Final Landscape Plan approval with conditions. Below are the two conditions related to the approval:

1. The permits to remove these trees and palms will not be issued until demolition and/or building permits have been submitted to the building department. At the same time, an application must be submitted to the Urban Forestry Manager for processing.
2. No excavation of soil or installation of more than 4 inches of fill within 10 ft of the base of the trees is authorized. Tree protection must be installed and maintained during the construction process.

If you have any questions please call the office at (305) 809-3768.

Sincerely,



Mckenzie Fraley
Urban Forestry Program Manager, City of Key West
tree@cityofkeywest-fl.gov

ec: Keith Oropeza

