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:

 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.

Mckenzie Fraley

Urban Forestry Manager

305-809-3768

Tree@cityofkeywest-fl.gov



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.
- 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

EXISTING LANDSCAPE TO REMAIN OR REMOVE: NOTES Nuisance/Exotic plant species that become reestablished within common and open spaces shall be continually removed for the life of the 2. Tree Protection Barriers shall be spaced a minimum of 1.5 times the tree diameter at breast height. 3. Avoid Silt Fence under tree drip lines. 30[🕱] 31 33 37[×] 34^X 35[×] CONC CURB &

CAROLINE STREET

- 4x4 WOOD POSTS

- 2x4 WOOD RAILS

- ORANGE SAFETY

BARRIER TO BE

POST AND THE

TOP RAIL

TREE PROTECTION AND PRESERVATION NOTES

- 1. Protect designated existing trees scheduled to remain -Unnecessary cutting, breaking, or skinning of roots -Skinning and bruising of bark -Smothering of trees by stockpiling construction or excavation materials within protection barrier
- 2. Protection barriers (tree barricades) shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment within the barricade.
- 3. For all trees to be preserved, see Tree Protection and Barricade Elevation detail.
- STAPLED TO EACH 4. No grade changes shall be made within the protective barrier zones without prior approval.
 - 5. Protection barriers shall maintain the "Critical Root Zone" for the protected tree equal to or greater than 1.5 times the tree diameter at breast height.
 - 6. To facilitate "effective" preservation of trees silt fences shall not be trenched within drip lines of trees where avoidable. If unavoidable then install silt fence at grade (no trenching).

TREE PROTECTION DETAIL

6' -0" MAX.

BARRICADES PLACED AT DRIPLINE

OR LIMITS OF APPROVED DISTURBANCE

(SEE PLANS FOR LOCATION)

LEGEND

X = REMOVE

TREE INVENTORY

#	COMMON NAME	SCIENTIFICNAME	SIZE	KWaty LDR	DISPOSITION	REQUIRED REPLACEMENT	NOTES
1	Travelers Palm (clump)	Revenala madagascariensis	20 ft OH	Not Regulated	Remove	NA	multiple trunks
2	Christmas Palm	Anonidia merrilli	3 ft CT	Not Regulated	Remove	NA	
3	Tropical Almond	Terminalia catappa	10" dbh	Not Regulated	Remove	NA	Growing through roof
4	Tropical Almond	Terminalia catappa	4" dbh	Not Regulated	Remove	NA	
5	Umbrella Tree	Schellera actinophylla	24" dbh	Not Regulated	Remove	NA	
6	Christmas Palm	Anonidia merrilli	20 ft OH	Regulated	Remove	1- 4ft tall native palm	
7	Coconut Palm	Cocos nucifera	20 ft OH	Protected	Remove	1-4ft tall native palm	
8	Areca Palm	Dypsis lutescens	clump	Not Regulated	Remove	NA	
9	Christmas Palm	Anonidia merrilli	20 ft OH	Regulated	Remove	1-4ft tall native palm	
10	Coconut palm	Cocos nucifera	20 ft OH	Protected	Remove	1-4ft tall native palm	2 trunks
11	Fiddlewood	Otharexylum spinosum	3.5" dbh	Protected	Remove		
12	Christmas Palm	Anonidia merrilli	18 ft CT	Regulated	Remove	1-4ft tall native palm	
13	Coconut Palm	Cocos nucifera	15 ft CT	Protected	Remove	1-4ft tall native palm	
14	Christmas Palm	Anonidia merrilli	14 ft CT	Regulated	Remove	1-4ft tall native palm	
15	Tropical Amond	Terminalia catappa	2" dbh	Not Regulated	Remove	NA	
16	SIver Buttonwood	Conocarpus erectus	4.5" dbh	Protected	Remove		two trunks
17	Fan Palm	Livistona sp.	20 ft OH	Regulated	Remove	1-4ft tall native palm	
18	Alexander Palm	Archontophoenix alexandrae	15 ft CT	Regulated	Remove	1-4ft tall native palm	two trunks
19	Non Native Palm	unidentified	5 ft CT	Not Regulated	Remove	NA	
20	Alexander Palm	Archontophoenix alexandrae	15 ft CT	Regulated	Remove	1-4ft tall native palm	
21	Coconut Palm	Cocos nucifera	20 ft OH	Protected	Remove	1-4ft tall native palm	
22	Coconut Palm	Cocos nucifera	20 ft OH	Protected	Remove	1-4ft tall native palm	
23	Coconut Palm	Cocos nucifera	20 ft OH	Protected	Remove	1-4ft tall native palm	
24	Coconut Palm	Cocos nucifera	20 ft OH	Protected	Remove	1-4ft tall native palm	
25	Coconut Palm	Cocos nucifera	20 ft OH	Protected	Remove	1-4ft tall native palm	
26	Pigeon Plum	Coccoloba diversifolia	5" dbh	Protected	Remove		poor condition-parking lot pl tree
	Washingtonian Palm	Washingtonia robusta	1 ft CT	Not Regulated	Remove	NA	
_	Bamboo	unidentified	clump	Not Regulated	Remove	NA	
29	Areca Palm	Dypsis lutescens	clump	Not Regulated	Remove	NA	
\dashv	Washingtonian Palm	Washingtonia robusta	15 ft CT	Regulated	Remove	1-4ft tall native palm	growing at corner of structure
一	Wld Tamarind	Lysiloma latisiliquum	14" dbh	Protected	Remove		poor condition
32	Sabal Palm	Sabal palmetto	15 ft CT	Protected	Remove	1-4ft tall native palm	
33	Sabal Palm	Sabal palmetto	15 ft CT	Protected	Remove	1-4ft tall native palm	
	Sabal Palm	Sabal palmetto	15 ft CT	Protected	Remove	1-4ft tall native palm	
_	Sabal Palm	Sabal palmetto	15 ft CT	Protected	Remove	1-4ft tall native palm	
_	Pigeon Plum	Coccoloba diversifolia	4" dbh	Protected	Remove		
\dashv	Pigeon Plum	Coccoloba diversifolia	4" dbh	Protected	Remove		
一	Pigeon Plum	Coccoloba diversifolia	4" dbh	Protected	Remove		

Sec. 110-327. - Approval criteria. (5)The tree will be replaced with an equivalent tree planted in a location suitable for healthy growth on the same lot or parcel. Sufficient space shall be provided on site to allow replacement tree(s) to establish a mature canopy spread, based on typical growth characteristics. The tree commission shall have the ability, at the request of the applicant, to allow the replacement of dicot trees with native palm trees and the replacement of palm trees with dicot trees in areas due to unique placement challenges or existing landscape without losing overall canopy



618 E. SOUTH STREET SUITE 700 ORLANDO, FL 32801 407.423.8398

CERTIFICATE OF AUTHORIZATION: EB9951

907 CAROLINE ST

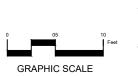
STEVEN MCLEARY

1300 WHITE ST. KEY WEST, FL 33040

ISSUED FOR:

PROJECT NUMBER SEE BELOW or LIST

DRAWING SCALE AND NORTH ARROW

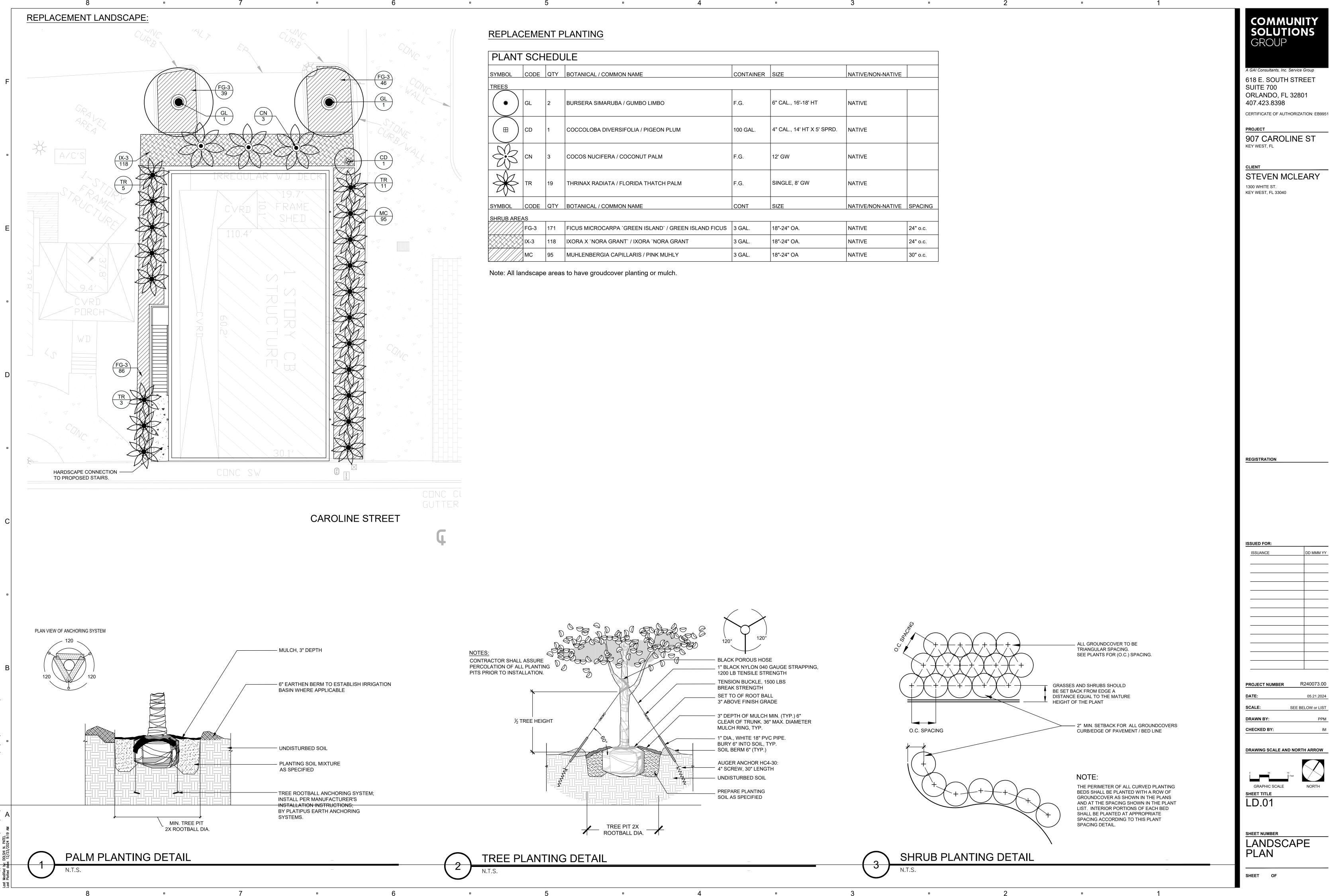


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CHECKED BY:

SHEET NUMBER LANDSCAPE REMOVAL

SHEET OF



COMMUNITY SOLUTIONS GROUP

618 E. SOUTH STREET SUITE 700 ORLANDO, FL 32801

407.423.8398

907 CAROLINE ST

STEVEN MCLEARY

1300 WHITE ST. KEY WEST, FL 33040

REGISTRATION

ISSUED FOR:

PROJECT NUMBER SEE BELOW or LIST CHECKED BY:

DRAWING SCALE AND NORTH ARROW

GRAPHIC SCALE

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SHEET NUMBER LANDSCAPE

SHEET OF