

# STAFF REPORT

DATE: February 13, 2025

RE: 3101 N Roosevelt Blvd (Permit Application # T2024-0016)

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

Landscape Plan Review: The applicant is requesting Conceptual Landscape Plan Review.

1. The tree removal permit would require the planting of 99.1 caliper inches and 217 approved palms with a minimum height of 4'OH. The plan dated 06-07-24 and reviewed on 2-13-25 exceeds those required replacements in the landscape plan.
  - a. The caliper inches of proposed canopy trees total to 317.5 caliper inches (this includes a 4:1 ratio for the proposed Gumbo Limbos and Mahoganies, as well as a 4.25:1 ratio for the proposed Royal Poincianas). The proposed palm replacements total to 282-387 approved palms (this includes accounting for the Coconut Palms being Full Grown, as depicted, with approximate heights of 8-12 feet resulting in a 2:1 or 3:1 ratio, as well as a 3:1 ratio for the Royal Palms with approximate heights of 14 feet).
2. Approximately 55 native trees and palms will remain on site including Black and Red Mangroves, a Seagrape, a Gumbo Limbo, a Bay Cedar, Green Buttonwoods, and Coconut Palms. There will also be 34 Thatch Palms that will be transplanted on site, however these transplants are not included in the site plan.  
**These are now shown on the plans.**
3. The plan incorporates 96% of native species for proposed tree/palm planting. This calculation does not include the Coconut Palms remaining or the Thatch Palms being transplanted. All proposed plants seem suitable for the area.
4. Please note that the proposed landscape incorporates 72% palms (1-Christmas Palm, 105-Coconut Palms, 3-Cabada Palms, 3-Medjool Date Palms, and 24 Royal Palms (136 Total) compared to 21-Gumbo Limbos, 6-Pigeon Plums, 1-Silver Buttonwood, 8-Geiger Trees, 4-Royal Poincianas, and 12-Mahoganies (52 total)). These totals and calculations do not include the Coconut palms and Thatch Palms that will be remaining on site. City code Sec 108-481 states that if palms are used, they shall constitute no more than 25% of the total tree requirement.  
**This is a resort project and requires the image of a heavy palm presence. In addition, we are proposing 3xs the required dicot canopy replacement.**

5. Also, please note that there are three old permits that remain open on this site and whose required mitigation needs to be incorporated into the landscape plan; CNVTRE2020-0009 (T10-5619) requires the planting of 1-native palm, CNVTRE2020-0011 (T11-5641) requires the planting of 9 caliper inches of approved trees, and CNVTRE2020-0013 (T11-5657) requires the planting of 1-native palm. The total required mitigation would be 108.1 caliper inches and 219 approved palms. With the associated ratios for certain species, both proposed caliper inches and palm replacements still exceed these total requirements. **The additional materials proposed identified on the plan will satisfy all open permits.**

Approvals Requested, Tree Commission:

- A. Removal of 217 regulated and protected palms and 21 regulated and protected dicot trees.

**Approved at the February Tree Commission meeting**

- B. Conceptual Landscape Plan with the proposed replacement of 317.5 caliper inches and 282-387 approved palms based on associated ratios for certain species.

**Approved at the February Tree Commission meeting**

- a. Proposed palm to tree ratio is greater than the 25% code allotment when assessing the “tree” category. If this plan remains as is (palm heavy):

**Response:**

**This is a resort project and requires the image of a heavy palm presence. In addition, we are proposing 3xs the required dicot canopy replacement.**

- i. The Planning Board will need the Tree Commission’s opinion on the plan (i.e. if the plan looks okay, if more trees are desired, any recommendations), and
- ii. A waiver will be required from the Planning Board for the plan to be palm heavy
- b. The proposal states that there will be 34 Thatch Palms transplanted, but this is not shown in the site plan.

**Response:**

**The final landscape plan has been updated to include the location of these plants.**