

STAFF REPORT

DATE: June 6, 2019

RE: 3824 & 3840 N. Roosevelt Blvd-Conceptual Landscape Plan Approval, Major Development Plan

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

On May 10, 2019, an application was submitted for Conceptual Landscape Plan approval at 3824 & 3840 N. Roosevelt Blvd for the creation of a waterpark area between two existing hotels. The project does incorporate part of one property line area (Gates Hotel).

The northern and southern property lines contain trees and palms planted as part of the landscaping requirements for the recent upgrades to the hotels, Gates and Fairfield Inn. The western portion of the property contains workforce housing units with a fence installed across the property at the rear of the housing buildings. On the property itself is an old garage type structure that will be removed, a Conch Train depot pick up area that will be incorporated into the proposed development, and two large trees that will be preserved, a buttonwood and a strangler fig tree.

At the present time, the existing site map needs minor corrections. The proposed landscape plan does not involve the removal of any regulated trees species and all of the proposed transplants have been accounted for in the new design. The plan currently submitted on June 6, 2019 also does not appear to incorporate the City code requirement of 70% native vegetation. The landscaper has been asked to correct and modify the existing site map and the landscape plan.



Tree #1-#4: to remain (Gates Hotel)



Tree #5-#8: to remain (Gates Hotel)



Looking down the access road at tree area #7 to #14, all to remain (Gates Hotel)



Tree area #15-#18: to remain (Gates Hotel)



Tree area #75-
#81: to remain



Tree #79-#81:
to remain.



Current Gates
Hotel property
line area.
Looking at tree
area #72-#79.



Current Gates
Hotel property
line area.
Looking at tree
area #68- #73



Current Gates
Hotel property
line area.
Looking at tree
area #59- #64



Current Gates
Hotel property
line area.
Looking at tree
area #46- #52

Current Gates Hotel
property line area.
Looking down
property line toward N.
Roosevelt. All trees in
this area to be
transplanted.

05/24/2019





Gates Hotel parking planter tree area #37-#44.



Gates Hotel parking planter tree area #37-#44.



Current Gates Hotel property line area. Looking at tree area #30- #36, all to be transplanted



Current Gates
Hotel property
line area.
Looking at tree
area #23- #27,
all to be
transplanted.



Current Gates
Hotel property
line area.
Looking at tree
area #19- #23.



Property line area with workforce housing site. Tree #86-#111.



View of west and southwest fence line area.



View of west and southwest fence line area. Tree #112-114 are located on southern property line.





Property line area with Fairfield Inn, tree # 115-#117



View looking at Fairfield Inn property line. All trees to remain (tree #118-#134)



Tree #133 and #134 to remain.



View of Fairfield Inn property line, tree #117-#144, all to remain



View of
Fairfield Inn
property line to
N. Roosevelt
Blvd, tree
#148-#152, all
to remain.



Conch Train /
Trolley pick up
area

Google Aerial photo dated February 2018.



Fairfield Inn

Proposed work area.

Gates Hotel

Karen DeMaria

From: Karen DeMaria
Sent: Thursday, June 6, 2019 1:04 PM
To: Nathan VanDeman
Cc: Greg Oropeza; epoole@k2mdesign.com; Vanessa T. Sellers
Subject: RE: 3824 and 3840 N. Roosevelt Blvd Tree Application
Attachments: 3840 N Roosevelt landscape comments 6-6-19.pdf

Nathan:

Attached are my comments and corrections to the site map.

Some notes:

There are no thatch palms in the proposed work area. What is labeled as thatch palm are areca palms.

There are no red stoppers along the fence at the workforce housing property. Those are all simpson stoppers.

There are no wild tamarind trees in the front access area. There are two Bulnesia trees (aka Verawood).

I do not recommend transplanting the schefflera trees. A permit is not required to remove them as they are a not protected, nuisance trees.

City code requires the following: **Sec. 108-412. - Minimum landscaping requirements.**

(a) Minimum landscaped areas. The minimum area of a building site which shall be landscaped with trees, including canopy trees, shrubs and ground cover, and other landscaping as defined in this article shall be a minimum of 20 percent of the building site area.

(b) Minimum native plant requirement. Seventy percent of the minimum required landscaping shall be native plant species.

(c) Landscaping combination requirement. All landscaping must consist of a combination of trees, including canopy and shade trees, shrubs and ground cover and must be in compliance with the land development regulations.

It does not appear that the proposed landscaping is 70% native to the Florida Keys/Key West area. Please provide documentation that it is or adjust your plan. Any changes/updates must be submitted to my office by 9 a.m. Monday June 10, 2019.

Sincerely,

Karen

TREE DISPOSITION SCHEDULE

Tag	Common Name	Latin Name	Height	Width	DBH *	Notes	Preserve	Transplant	Remove
1	Coconut Palm	Cocos nucifera	35'	20'	10"		x		
2	Coconut Palm	Cocos nucifera	30'	20'	10"		x		
3	Coconut Palm	Cocos nucifera	35'	20'	10"		x		
4	Coconut Palm	Cocos nucifera	30'	20'	10"		x		
5	Coconut Palm	Cocos nucifera	26'	20'	10"		x		
6	Coconut Palm	Cocos nucifera	35'	20'	10"		x		
7	Coconut Palm	Cocos nucifera	35'	20'	10"		x		
8	Coconut Palm	Cocos nucifera	30'	20'	10"		x		
9	Coconut Palm	Cocos nucifera	30'	20'	10"		x		
10	Coconut Palm	Cocos nucifera	26'	20'	10"		x		
11	Coconut Palm	Cocos nucifera	26'	20'	10"		x		
12	Coconut Palm	Cocos nucifera	30'	20'	10"		x		
13	Areca Palm	Dypsis lutescens	30'	20'	10"		x		
14	Areca Palm	Dypsis lutescens	26'	20'	10"		x		
15	Coconut Palm	Cocos nucifera	35'	20'	10"		x		
16	Coconut Palm	Cocos nucifera	35'	20'	10"		x		
17	Coconut Palm	Cocos nucifera	28'	20'	10"		x		
18	Coconut Palm	Cocos nucifera	26'	20'	10"		x		
19	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
20	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
21	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
22	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
23	Strangler Fig	Ficus Aurea	25'	25'	36" (agg.)	root prune per arborist report at minimum of 90 days prior to transplant	x		
24	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
25	Dahoon Holly	Ilex Cassine	9'	6'	2"		x		
26	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
27	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
28	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
29	Dahoon Holly	Ilex Cassine	9'	6'	2"		x		
30	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
31	Dahoon Holly	Ilex Cassine	9'	6'	2"		x		
32	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
33	Dahoon Holly	Ilex Cassine	9'	6'	2"		x		
34	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
35	Dahoon Holly	Ilex Cassine	09'	6'	2"		x		
36	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
37	Christmas Palm	Adonia merrilli	12'	8'	15 (5"x3)			x	
38	Christmas Palm	Adonia merrilli	12'	8'	10 (5"x2)			x	
39	Christmas Palm	Adonia merrilli	12'	8'	15 (5"x3)			x	
40	Gumbo Limbo Tree	Bursera simaruba	15'	18'	20 (10"x10")			x	
41	Umbrella Tree	Schefflera actinophylla	17'	15'	16" (8"x8")	1/3 of structure and canopy missing, asymmetrical			x
42	Umbrella Tree	Schefflera actinophylla	15'	12'	8"	Asymmetrical w/ heavy lean			x
43	Gumbo Limbo Tree	Bursera simaruba	22'	25'	28"			x	
44	Umbrella Tree	Schefflera actinophylla	25'	25'	40"			x	
45	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
46	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
47	Dahoon Holly	Ilex Cassine	9'	6'	2"			x	
48	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
49	Solitaire Palm	Phycosperma elegans	12'	6'	N/A			x	
50	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
51	Solitaire Palm	Phycosperma elegans	12'	6'	N/A			x	
52	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
53	Solitaire Palm	Phycosperma elegans	12'	6'	N/A			x	
54	Gumbo Limbo Tree	Bursera simaruba	22'	10'	6"			x	
55	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
56	Sabal Palm	Sabal palmetto	20'	8'	12"			x	
57	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
58	Sabal Palm	Sabal palmetto	20'	8'	10"			x	
59	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
60	Sabal Palm	Sabal palmetto	20'	8'	10"			x	
61	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
62	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
63	Gumbo Limbo Tree	Bursera simaruba	18'	12'	10"			x	
64	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
65	Gumbo Limbo Tree	Bursera simaruba	16'	10'	5"			x	
66	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
67	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
68	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
69	Thrinax Palm	Thrinax radiata	12'	6'	5"			x	
70	Thrinax Palm	Thrinax radiata	10'	6'	4"			x	
71	Thrinax Palm	Thrinax radiata	10'	6'	5"			x	
72	Thrinax Palm	Thrinax radiata	12'	6'	5"			x	
73	Areca Palm	Dypsis lutescens	12'	12'	N/A			x	
74	Wax Palm	Lycotoma sabiu	10'	6'	3"			x	
75	Wax Palm	Lycotoma sabiu	10'	6'	3"			x	
76	Paurotis Palm	Accoliarhaphe wrightii	10'	6'	N/A			x	
77	Wax Palm	Lycotoma sabiu	10'	6'	3"			x	
78	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
79	Coconut Palm	Cocos nucifera	30'	20'	12"			x	
80	Coconut Palm	Cocos nucifera	25'	20'	12"			x	

Add
15A Ligustrum
16A Japanese Privet
17A palm clump (Montgomery?)

Add
36A Holly
36B Areca

Add
53A Areca
B Solitaire
C Areca

Tag	Common Name	Latin Name	Height	Width	DBH *	Notes	Preserve	Transplant	Remove
81	Coconut Palm	Cocos nucifera	25'	20'	12"		x		
82	Avocado Tree	Persea americana	6'	3'	2.5"			x	
83	Avocado Tree	Persea americana	6'	3'	2.5"			x	
84	Avocado Tree	Persea americana	6'	3'	2.5"			x	
85	Avocado Tree	Persea americana	6'	3'	2.5"			x	
86	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
87	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
88	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
89	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
90	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
91	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
92	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
93	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
94	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
95	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
96	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
97	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
98	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
99	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
100	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
101	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
102	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
103	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
104	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
105	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
106	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
107	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
108	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
109	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
110	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
111	Red Stopper Tree	Eugenia rhombea	6'	3'	1"			x	
112	Alexander Palm	Archontophoenix alexandreae	25'	8'	N/A			x	
113	Alexander Palm	Archontophoenix alexandreae	25'	8'	N/A			x	
114	Alexander Palm	Archontophoenix alexandreae	25'	15'	N/A	Double Trunk		x	
115	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
116	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
117	Strangler Fig	Ficus Aurea	18'	25'	25"			x	
118	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
119	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
120	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
121	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
122	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
123	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
124	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
125	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
126	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
127	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
128	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
129	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
130	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
131	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
132	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
133	Green Buttonwood	Conocarpus erectus	35'	25'	25"			x	
134	Strangler Fig	Ficus Aurea	18'	25'	25"	1/3 of main structure damaged and missing canopy		x	
135	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
136	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
137	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
138	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
139	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
140	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
141	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
142	Green Buttonwood	Conocarpus erectus	15'	15'	4"			x	
143	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
144	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
145	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
146	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
147	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
148	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
149	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
150	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
151	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	
152	Areca Palm	Dypsis lutescens	14'	12'	N/A			x	

Note: See LP-01 for proposed locations of transplanted trees and palms, and proposed canopy plant material

note: Areca Palms + Schefflera trees are not regulated.
Areca Palm transplants recommended - landscape buffering.
Do not recommend transplanting Schefflera trees.
(poor condition - nuisance tree)

6-6-19 *[Signature]*

RESOLVE
751 NE 83rd Street
Miami, Florida 33138

Nathan VanDeman, RLA
Registered Landscape Architect
FL Lic. LA 6667174
(317) 442-2213
nathan@resolve.space

Project:
Keys Collection Site E
Landscape Improvements

Planning Board Submittal

SE Key West Owner VII LP

3840 N. Roosevelt Blvd
Key West, Florida

Designed: NVD
Drawn: NVD
Reviewed: NVD

Date Issued:
April 12, 2019

Revisions:
June 6, 2019 - City Comments

Sheet Title:
Tree Disposition
Schedule

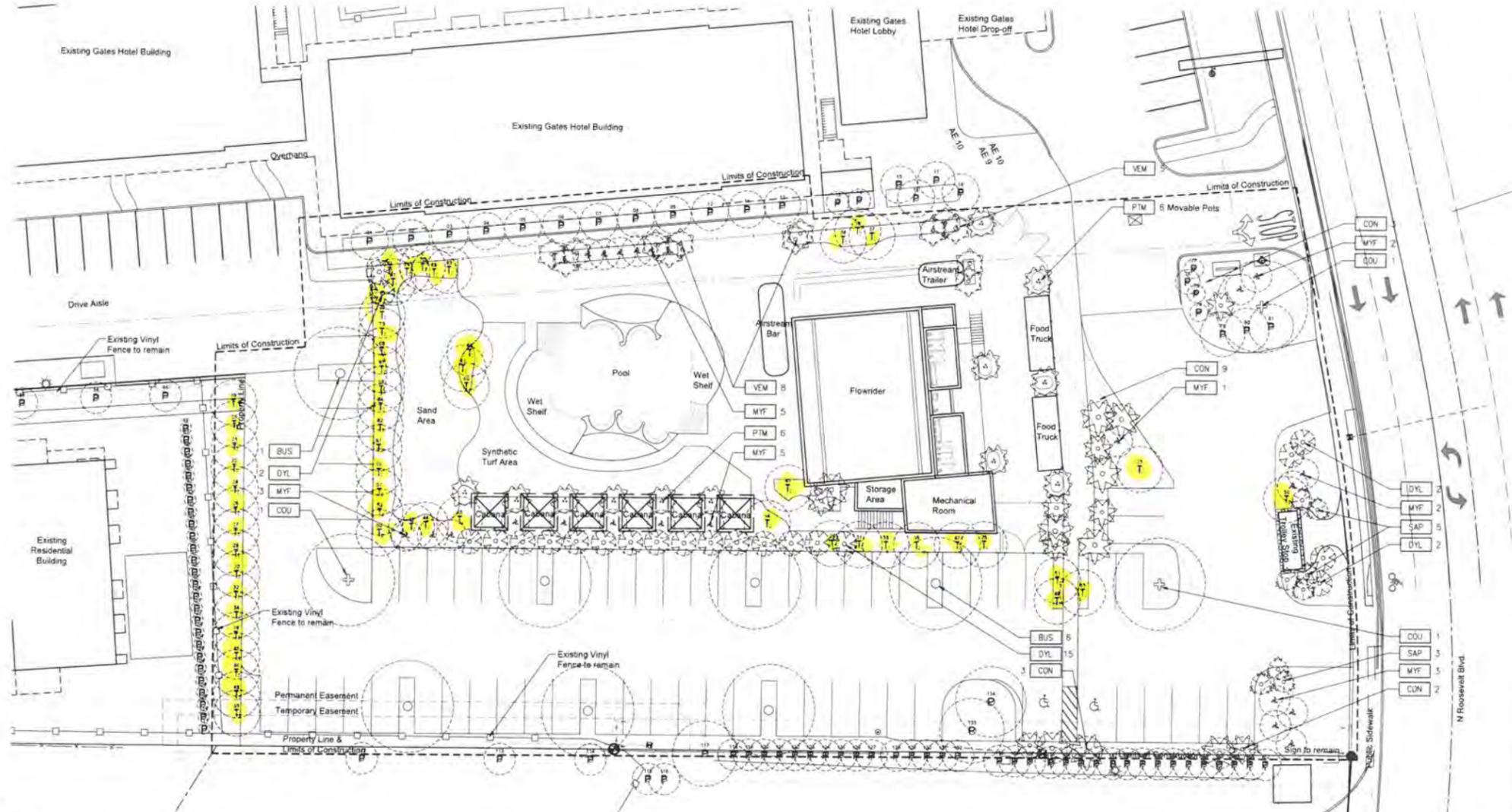
Sheet Number:
LT2-00

70% native
vegetation
as per code?

CANOPY PLANTING LEGEND

7	BUS	Gumbo Limbo Tree	Bursera simaruba	6" cal, 20" ht, 15' Spr, 8' Clear Ht.	See plan	Collected Specimen, low open branching
22	MYF1	Simpson's Stopper Tree	Myrcianthes fragrans	Multi 3" Cal., 12' oa, 4' clear ht.	8' O.C.	Field Grown, B&B
3	COU	Seagrape	Coccoloba uvifera	10" Cal., 25' ht., 20' spr. equal qty: 10' gw, 20' oa & 18' gw, 28' oa		field grown
17	CON	Coconut Palm	Cocos nucifera		7' O.C., see plan	Field Grown, B&B
13	VEM	Montgomery Palm	Veitchia montgomeryana	12' gw, 22' oa.	3' min. see plan	Field Grown, B&B
21	DYL	Areca Palm	Dypos lutescens	12' ht., min. (8) 2" trunks, field grown	See plan	
12	PTM	Macarthur Palm	Ptychosperma macarthurii	12' Greywood, 20' ht., min. (3) 2" trunks		field grown
8	SAP	Sabal Palm	Sabal palmetto	7'-10' Greywood		field grown

Note: See LP3-00 for full plant material specifications



RESOLVE

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Project:
Keys Collection Site E
Landscape Improvements

Planning Board Submittal

SE Key West Owner VII LP

3840 N. Roosevelt Blvd
Key West, Florida

Designed: NVD
Drawn: NVD
Reviewed: NVD

Date Issued:
April 12, 2019

Revisions:
June 6, 2019 - City Comments

Sheet Title:
Canopy
Planting Plan

Sheet Number:
LP1-01

UNDERSTORY PLANTING LEGEND

Qty	Key	Common Name	Latin Name	Size	Spacing	Notes
TBD	ALP	Elephant Ear	<i>Alocasia 'portora'</i>	15g, 36" ht.	36" O.C.	Florida #1
TBD	HER	Lobster Claw	<i>Heliconia rostrata</i>	7g, 36" ht.	30" O.C.	Florida #1
TBD	RHE	Rhaphis Palm	<i>Rhaphis excelsa</i>	7g, 24" ht., full to ground	36" O.C.	Florida #1
TBD	ZAI	Coontie ✓	<i>Zamia integrifolia</i>	7g, 24" ht., 24" spr.	30" O.C.	Florida #1
TBD	CHI	Red tip Coccoloba ✓	<i>Chrysobalanus icaco 'Red Tip'</i>	7 gal., 36" ht., 36" spr., 36" O.C.		Florida #1
TBD	AOC	California Alocasia	<i>Alocasia odora 'California'</i>	3g, 24" ht., 24" spr.	24" O.C.	Florida #1
TBD	AEB	Blue Tango Bromeliad	<i>Aechmea 'Blue Tango'</i>	3g, 24" ht.	18" O.C.	Florida #1
TBD	PBM	Burle Marx Philodendron	<i>Philodendron 'Burle Marx'</i>	3g, 24" ht., 18" spr.	15" O.C.	Florida #1
TBD	NCR	Blue Walking Iris	<i>Neomarica caerulea 'regina'</i>	3g, 24" ht.	12" O.C.	Florida #1
TBD	ERL	Golden Creeper ✓	<i>Erodia littoralis</i>	3 gal., 12" ht., 18" spr., 24" O.C.	12" O.C.	Florida #1
TBD	IBM	Margarita Sweet Potato Vine	<i>Ipomoea batatas 'margarita'</i>	1g, 6" ht.	12" O.C.	Florida #1

Note: See LP3-00 for full plant material specifications

RESOLVE

751 NE 83rd Street
Miami, Florida 33138

Nathan VanDeman, RLA
Registered Landscape Architect
FL Lic. LA 6667174
(317) 442-2213
nathan@resolve.space

Project:

Keys Collection Site E
Landscape Improvements

Planning Board Submittal

SE Key West Owner VII LP

3840 N. Roosevelt Blvd
Key West, Florida

Designed: NVD

Drawn: NVD

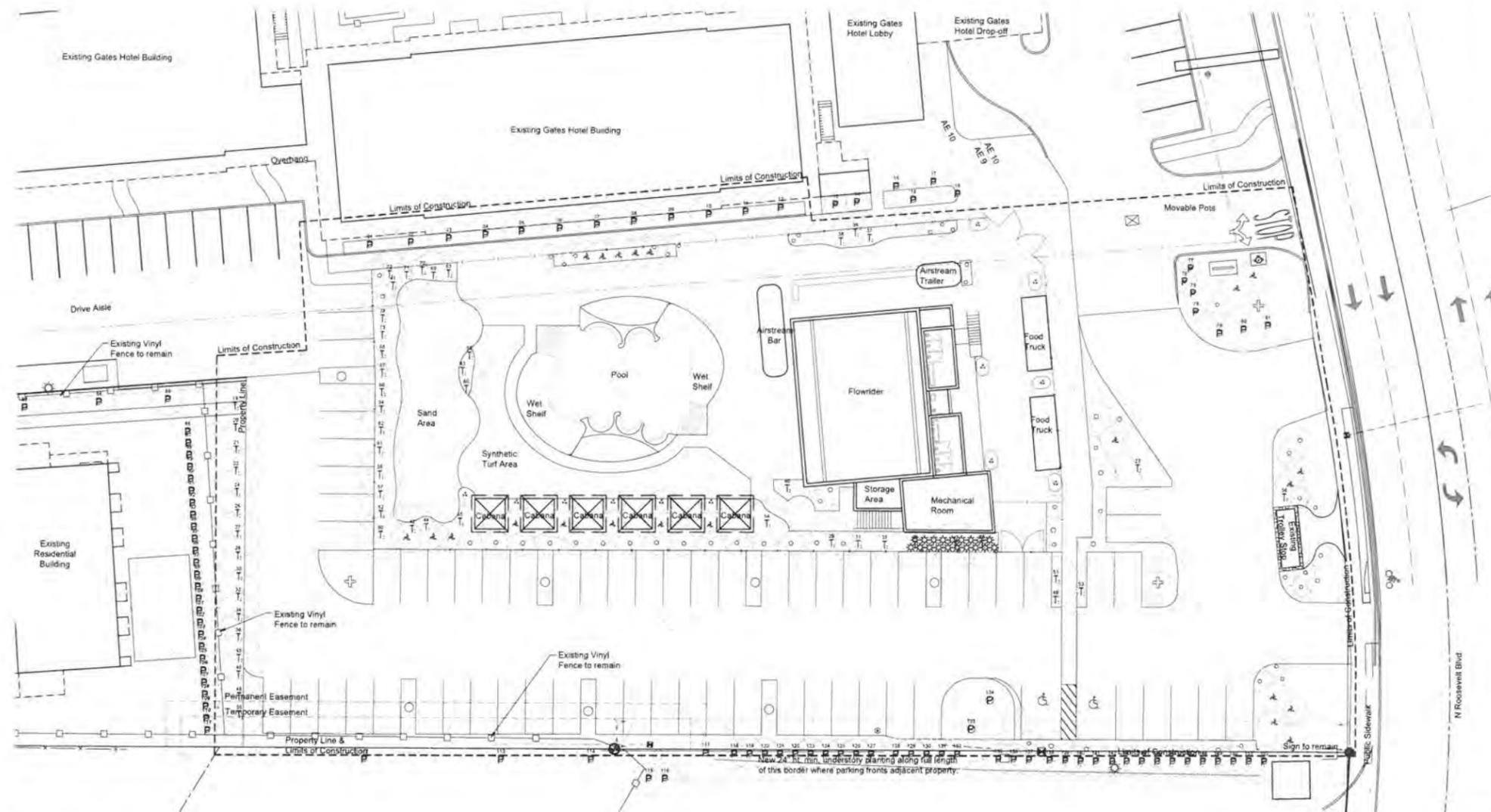
Reviewed: NVD

Date Issued:
April 12, 2019

Revisions:

Sheet Title:
**Understory
Planting Plan**

Sheet Number:
LP2-01



From: Nathan VanDeman <nathan@resolve.space>

Sent: Thursday, June 6, 2019 8:00 AM

To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>

Cc: Greg Oropeza <greg@oropezastonescardenas.com>; epoole@k2mdesign.com; Vanessa T. Sellers <vsellers@cityofkeywest-fl.gov>

Subject: Re: 3824 and 3840 N. Roosevelt Blvd Tree Application

Karen - We've updated the attached sheets based on your comments from the DRC meeting and subsequent emails. Please note, these are only the sheets which were affected by the changes. Let us know if you prefer to have the compiled set which also includes the remaining sheets not changed since the prior submittal.

Nathan VanDeman | Managing Principal | Resolve
8101 Biscayne Boulevard, Suite 515, Miami, FL 33138
Tel 305-204-7612 | Direct 317-442-2213 | www.resolve.space

On Wed, Jun 5, 2019 at 3:25 PM Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

All:

Attached is an updated site map. I need updated plans by this Friday, June 7 by noon in order for this application to proceed at the Tuesday Tree Commission meeting. I have not been able to properly evaluate the landscape plan because there are so many inaccuracies with the existing site map and I and the Tree Commissioners need time to properly review the plans prior to a discussion.

Sincerely,

Karen

Karen DeMaria

From: John Cole <shadetreeservices@yahoo.com>
Sent: Tuesday, June 4, 2019 10:09 PM
To: Alan Brand
Cc: Karen DeMaria
Subject: Strangler Fig Relocation. 3820 N Roosevelt Blvd.

Alan, It was my pleasure to meet with you this morning to review the vitality and survivability of relocating the Strangler Fig. I believe with proper preparation and planning and all surrounding hardscape within the root zone removed. (This will allow proper root reductions and preparation for relocation.)

I believe this tree would relocate very well. The minimum time frame would be no less the 90 days for the best opportunity to successfully relocate. Longer is also good so if the project coordinations are optimized we would like to be working on the tree up to four months prior to date for relocation.

The first step towards planning this project would be applying for a Relocation permit with the city of Key West Tree Commission. I can help with application when your ready to move forward.

Please contact me with any additional questions or for help with coordinating project.

Respectively
Arborist

H. John Cole

[Sent from Yahoo Mail for iPhone](#)

Karen DeMaria

From: Karen DeMaria
Sent: Thursday, May 30, 2019 4:26 PM
To: Greg Oropeza; nathan@resolve.space; epoole@k2mdesign.com
Cc: Vanessa T. Sellers
Subject: 3824 and 3840 N. Roosevelt Blvd Tree Application
Attachments: 3824 & 3840 N Roosevelt Concept tree site map 5-30-19.pdf; Tree #22.JPG; simpson stoppers.JPG

All:

I started looking at the details of the tree application in preparing my staff report for the meeting and I found a lot of errors in the existing site map (see attached notes). This needs to be corrected before we can move forward.

The most important item in the conceptual landscape plan approval is to have an accurate existing site map. What has been submitted is not accurate. Please correct the site map and submit the corrections with an updated landscape plan to my office by noon on June 7 in order for this to be reviewed at the June 11 Tree Commission meeting.

Other comments:

I have an issue with the transplanting of tree #22 and will require information documenting the potential survivability of the transplant (see attached photo).

Need to include the vegetation growing along the southern property line.

Areca palms can not be transplanted on the workforce housing side of the fence along the western side of the property. There are existing simpson stopper trees that are currently existing there as part of the required landscaping for that property (see attached photo). Those are also supposed to be natural trees and not flat trimmed as hedges. Please find another place for those areca palms or show detail that indicates they will not impact the stoppers.

Sincerely,

Karen

Karen DeMaria
Urban Forestry Manager
Certified Arborist
City of Key West Planning Department
1300 White Street, Key West, FL 33040
305-809-3768

Application



3824

2019-0225

3840

2019-0226

Tree Permit Application

Date: 5-8-19

Please Clearly Print All Information unless indicated otherwise.

Tree Address 3824 + 3840 N. Roosevelt Blvd.
Cross/Corner Street N Roosevelt Blvd.
List Tree Name(s) and Quantity See attached Landscape plan
Species Type(s) check all that apply Palm Flowering Fruit Shade Unsure
Reason(s) for Application:

- REMOVE Tree Health Safety Other/Explain below
- TRANSPLANT New Location Same Property Other/Explain below
- HEAVY MAINTENANCE Branch Removal Crown Cleaning/Thinning Crown Reduction

Additional Information and Explanation Landscape plan approval pursuant to major development plan application.

Property Owner Name SC Key West VII LP + SE Key West VII LP
Property Owner eMail Address greg@oropeza stones cardenas. com
Property Owner Mailing Address c/o 221 simonton st
Property Owner Mailing City Key West **State** FL **Zip** 33040
Property Owner Phone Number (305) 294 - 0252
Property Owner Signature [Signature] as Authorized Rep.

Representative Name Oropeza, Stones + Cardenas PLLC
Representative eMail Address greg@oropeza stones cardenas. com
Representative Mailing Address 221 simonton st.
Representative Mailing City Key West **State** FL **Zip** 33040
Representative Phone Number (305) 294 - 0252

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

Tree Representation Authorization form attached

<<<<< Sketch location of tree in this area including cross/corner Street >>>>>

Please identify tree(s) with colored tape

major development plan

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

HIGHGATE KEY WEST WATERPARK

NEW WATERPARK AT THE GATES HOTEL

Planning Submittal

OWNER:
 SE Key West Owner VII LP
 3953 Maple Avenue, Suite 300
 Dallas, Texas 75219
 Contact: Alan Brand
 (305) 504-4157

SHEET INDEX

SITE AND LANDSCAPE
 LS0-00 Cover Sheet
 LT1-01 Tree Disposition Plan
 LP1-01 Canopy Planting Plan
 LP2-01 Understory Planting Plan
 LP3-00 Plant Schedule, Notes and Calculations
 LP3-01 Planting Details

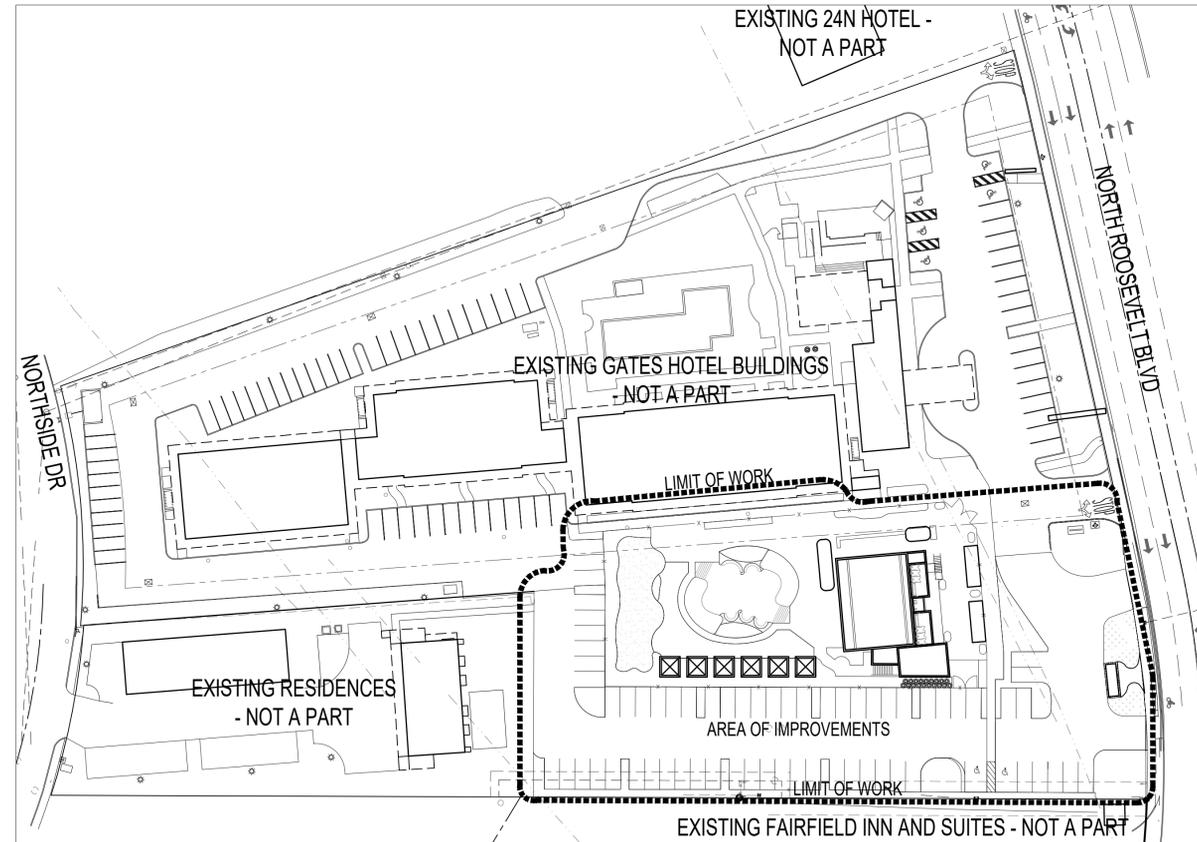
Project Manager & Owners Rep
 Lehrer Cumming
 Miami Beach, FL 33139
 Contact: Alexia Kovar
 (305) 807-9189
 akovar@lehrercumming.com

Architect, MEP, Structural & Civil Engineer
 K2M Design
 Key West, FL 33040
 Contact: Erica Poole
 (305) 307-5840
 epoole@k2mdesign.com

Landscape Architect
 Resolve
 Miami, FL 33138
 Contact: Nathan VanDeman
 (317) 442-2213
 nathan@resolve.space

Irrigation
 Masuen Consulting, LLC
 Newport, WA 99156
 Contact: Timothy Phillips
 (866) 928-1533 ext 217
 tphillips@masuenconsulting.com

Water Feature Consultant
 Aquatic Development Group
 Cohoes, NY 12047
 Contact: David Savage
 (518) 783-0038
 david.savage@aquaticgroup.com



1 SITE LOCATION

2 Site Location Enlargement

NOT TO SCALE
 NORTH

0' 25' 50' 100'
 SCALE: 1"=50'
 NORTH

RESOLVE

751 NE 83rd Street
 Miami, Florida 33138

Nathan VanDeman, RLA
 Registered Landscape Architect
 FL Lic. LA 6667174
 (317) 442-2213
 nathan@resolve.space

Project:
 Keys Collection Site E
 Landscape Improvements

Planning Board Submittal

SE Key West Owner VII LP

3840 N. Roosevelt Blvd
 Key West, Florida

Designed: NVD
 Drawn: NVD
 Reviewed: NVD

Date Issued:
 April 12, 2019

Revisions:

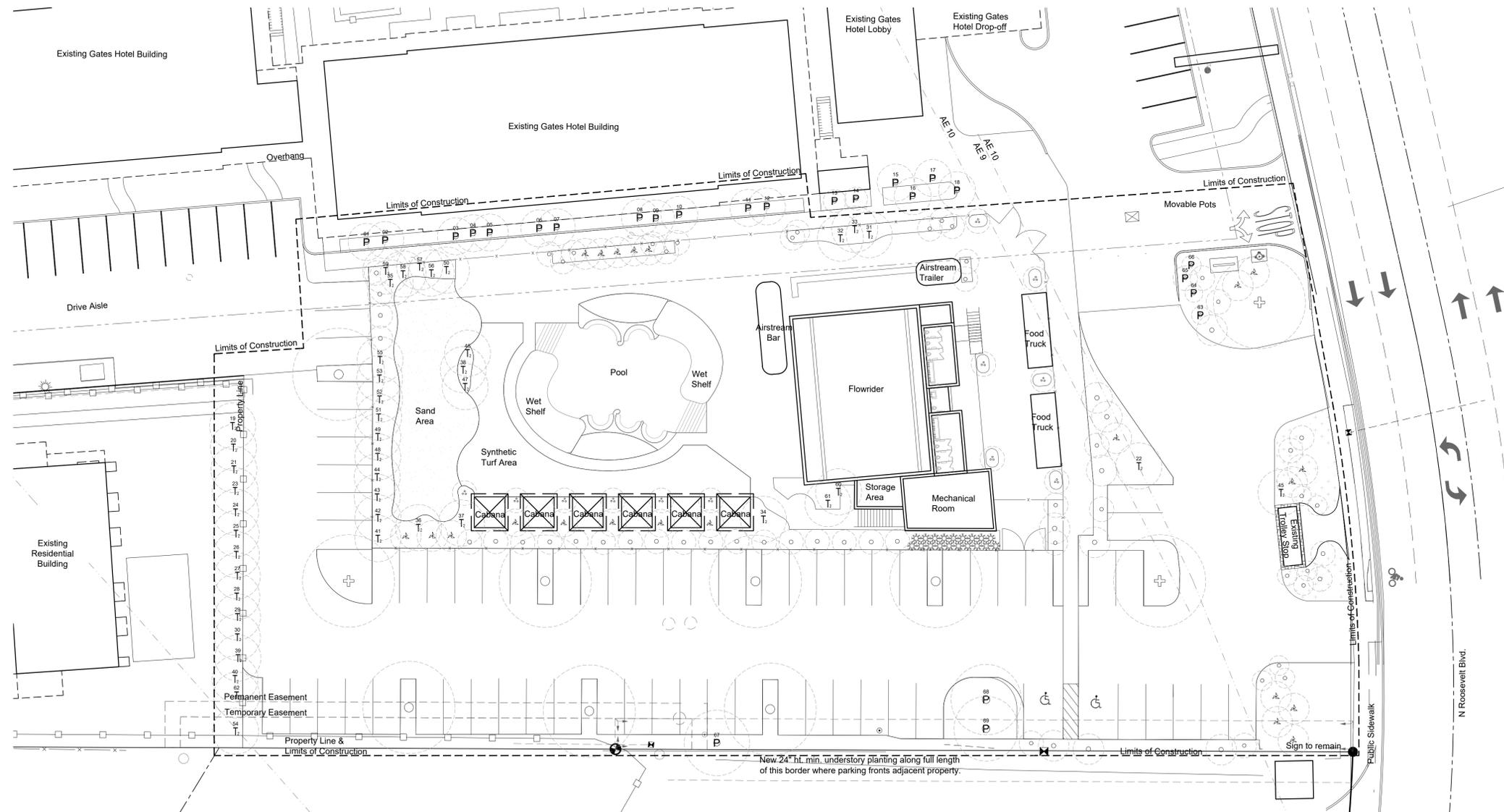
Sheet Title:
Tree Disposition Plan

Sheet Number:
LC0-00

UNDERSTORY PLANTING LEGEND

Qty	Key	Common Name	Latin Name	Size	Spacing	Notes
TBD	ALP	Elephant Ear	<i>Alocasia 'portora'</i>	15g, 36" ht.	36" O.C.	florida #1
TBD	HER	Lobster Claw	<i>Heliconia rostrata</i>	7g, 36" ht.	30" O.C.	florida #1
TBD	RHE	Rhaphis Palm	<i>Rhaphis excelsa</i>	7g, 24" ht., full to ground	36" O.C.	florida #1
TBD	ZAI	Coontie	<i>Zamia integrifolia</i>	7g, 24" ht., 24" spr.	30" O.C.	florida #1
TBD	CHI	Red tip Cocoplum	<i>Chrysobalanus icaco 'Red Tip'</i>	7 gal., 36" ht., 36" spr., 36" O.C.		florida #1
TBD	AOC	California Alocasia	<i>Alocasia odora 'California'</i>	3g, 24" ht., 24" spr.	24" O.C.	florida #1
TBD	AEB	Blue Tango Bromeliad	<i>Aechmea 'Blue Tango'</i>	3g, 24" ht.	18" O.C.	florida #1
TBD	PBM	Burle Marx Philodendron	<i>Philodendron 'Burle Marx'</i>	3g, 24" ht., 18" spr.	15" O.C.	florida #1
TBD	NCR	Blue Walking Iris	<i>Neomarica caerulea 'regina'</i>	3g, 24" ht.	12" O.C.	florida #1
TBD	ERL	Golden Creeper	<i>Ernodea littoralis</i>	3 gal., 12" ht., 18" spr., 24" O.C.	12" O.C.	florida #1
TBD	IBM	Margarita Sweet Potato Vine	<i>Ipomoea batatas 'margarita'</i>	1g, 6" ht.	12" O.C.	florida #1

Note: See LP3-00 for full plant material specifications



RESOLVE

751 NE 83rd Street
Miami, Florida 33138

Nathan VanDeman, RLA
Registered Landscape Architect
FL Lic. LA 6667174
(317) 442-2213
nathan@resolve.space

Project:

Keys Collection Site E
Landscape Improvements

Planning Board Submittal

SE Key West Owner VII LP

3840 N. Roosevelt Blvd
Key West, Florida

Designed: NVD

Drawn: NVD

Reviewed: NVD

Date Issued:
April 12, 2019

Revisions:

Sheet Title:
Understory
Planting Plan

Sheet Number:

LP2-01

CANOPY PLANTING SCHEDULE

Qty	Key	Common Name	Latin Name	Size	Spacing	Notes
7	BUS	Gumbo Limbo Tree	Bursera simaruba	6" cal, 20" ht. 15' Spr. 8' Clear Ht.	See plan	Collected Specimen, low open branching
22	MYF1	Simpson's Stopper Tree	Myrcianthes fragrans	Multi 3" Cal. , 12' oa., 4' clear ht.	8' O.C.	Field Grown, B&B
3	COU	Seagrape	Coccoloba wifera	10" Cal., 25' ht., 20' spr.		field grown
17	CON	Coconut Palm	Cocos nucifera	equal qty: 10' gw, 20' oa & 18' gw., 28' oa	7' O.C., see plan	Field Grown, B&B
13	VEM	Montgomery Palm	Veitchia montgomeryana	12' gw., 22' oa.	3' min, see plan	Field Grown, B&B
25	DYL	Areca Palm	Dypsis lutescens	12' ht., min. (8) 2' trunks, field grown	See plan	
12	PTM	Macarthur Palm	Ptychosperma macarthurii	12' Greywood, 20' ht., min. (3) 2' trunks		field grown
8	SAP	Sabal Palm	Sabal palmetto	7'-10' Greywood		field grown

UNDERSTORY PLANTING SCHEDULE

Qty	Key	Common Name	Latin Name	Size	Spacing	Notes
TBD	ALP	Elephant Ear	Alocasia 'portora'	15g, 36" ht.	36" O.C.	florida #1
TBD	HER	Lobster Claw	Heliconia rostrata	7g, 36" ht.	30" O.C.	florida #1
TBD	RHE	Rhaphis Palm	Rhapis excelsa	7g, 24" ht., full to ground	36" O.C.	florida #1
TBD	ZAI	Coontie	Zamia integrifolia	7g, 24" ht., 24" spr.	30" O.C.	florida #1
TBD	CHI	Red tip Cocoplum	Chrysoalanus icaco 'Red Tip'	7 gal., 36" ht., 36" spr., 36" O.C.		florida #1
TBD	AOC	California Alocasia	Alocasia odora 'California'	3g, 24" ht., 24" spr.	24" O.C.	florida #1
TBD	AEB	Blue Tango Bromeliad	Aechmea 'Blue Tango'	3g, 24" ht.	18" O.C.	florida #1
TBD	PBM	Burle Marx Philodendron	Philodendron 'Burle Marx'	3g, 24" ht., 18" spr.	15" O.C.	florida #1
TBD	NCR	Blue Walking Iris	Neomarica caerulea 'regina'	3g, 24" ht.	12" O.C.	florida #1
TBD	ERL	Golden Creeper	Ernodea littoralis	3 gal., 12" ht., 18" spr., 24" O.C.	12" O.C.	florida #1
TBD	IBM	Margarita Sweet Potato Vine	Ipomoea batatas 'margarita'	1g, 6" ht.	12" O.C.	florida #1

IRRIGATION NOTES:

- 1.) THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES, AND WILL SECURE ALL REQUIRED PERMITS.
- 2.) ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
- 3.) ALL IRRIGATED AREAS SHALL BE INSTALLED TO RECEIVE 100% HEAD-TO-HEAD COVERAGE WITH 50% OVERLAP, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.
- 4.) ALL SHRUB, TURF AND TREE BUBBLER AREAS SHALL BE ZONED SEPARATELY.
- 5.) ALL TREES SHALL RECEIVE (2) BUBBLERS AT TRUNK LOCATION.
- 6.) SYSTEM SHALL INCLUDE A RAIN SENSOR SHUT OFF DEVICE.
- 7.) THE PROPOSED LOCATION OF ALL ABOVE-GROUND EQUIPMENT INCLUDING BACKFLOW PREVENTORS, CONTROLLERS AND WEATHER SENSORS SHALL BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

LANDSCAPE NOTES:

- 1.) ALL PLANT MATERIAL TO BE FLORIDA #1 QUALITY PER FNGLA GRADES AND STANDARDS.
- 2.) THE CONTRACTOR SHALL SUBMIT IMAGES OF ALL LANDSCAPE MATERIAL FOR APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- 3.) LANDSCAPE ARCHITECT SHALL APPROVE LAYOUT OF ALL MATERIALS PRIOR TO INSTALLATION UNLESS WRITTEN APPROVAL BY LANDSCAPE ARCHITECT OR OWNER IS PROVIDED. NOTIFY LANDSCAPE ARCHITECT MINIMUM 18 HOURS PRIOR TO ALL PLANTING.
- 4.) ALL EXISTING TREES AND PALMS TO REMAIN AS NOTED MUST BE PROTECTED FROM DAMAGE. ANY DAMAGED MATERIALS RESULTING IN DEATH OF MATERIAL WILL BE CONTRACTORS RESPONSIBILITY TO REPLACE WITH EQUAL OR GREATER SPECIES.
- 5.) ALL LANDSCAPE WILL BE COVERED WITH 100% AUTOMATIC IRRIGATION. SYSTEM TO INCLUDE RAIN SENSOR AND EFFICIENT IRRIGATION PRACTICE TO MINIMIZE OVER SPRAY.
- 6.) CONTRACTOR RESPONSIBLE FOR ALL SOIL AMENDMENTS INCLUDING PRE-EMERGENT AND TIME RELEASE FERTILIZER TO BE INSTALLED AT TIME OF INSTALLATION.
- 7.) CONTRACTOR SHALL COORDINATE WITH CIVIL ENGINEER TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- 8.) CONTRACTOR TO ENSURE PROPER BRACING AND SUPPORT FOR ALL MATERIALS AS DICTATED BY LOCAL CODE. ALL BRACING TO REMAIN ON THROUGH ONE FULL HURRICANE SEASON. ALL BRACING SHALL BE PAINTED AT A COLOR TO BE SPECIFIED BY THE OWNER.
- 9.) CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- 10.) ENSURE ALL LARGE CANOPY TREES ARE MARKED WITH MIN. 8' RADIUS FROM CENTER OF TRUNK TO INCLUDE STRUCTURAL SOIL OR SILVA CELL (OR EQUAL TECHNOLOGY). TO BE INCLUDED ON BOTH LANDSCAPE AND CIVIL DRAWINGS.
- 11.) NOTE: SHADE TREE SHALL NOT BE INSTALLED CLOSER THAN 12' FROM FACE OF BUILDINGS. PALMS SHALL NOT BE INSTALLED CLOSER THAN 6' FROM FACE OF BUILDING.

GENERAL NOTES:

- 1.) LOCATE AND VERIFY THE CONDITION OF EXISTING UTILITIES PRIOR TO EXCAVATION. TAKE RESPONSIBILITY OF CONTACTING LINE LOCATION SERVICES AND ANY COST INCURRED FOR BODILY INJURY AND / OR DAMAGE OF OWNER'S PROPERTY OR SAID UTILITIES.
- 2.) THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGES IF WORK PROCEEDS WITHOUT THIS NOTIFICATION AND APPROVAL.
- 3.) THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF MAINTAINING A SAFE WORK SITE INCLUDING BUT, NOT LIMITED TO PROVIDING FOR TRAFFIC CONTROL, INSTALLATION AND PLACEMENT OF FENCING AND BARRICADES, EXCAVATION AND TRENCH PROTECTION, AND COMPLIANCE WITH ALL FEDERAL AND LOCAL REGULATIONS AND CODES. ALL SAFETY EXPOSURES OR VIOLATIONS SHALL BE RECTIFIED IMMEDIATELY.
- 4.) THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS BOTH ON SITE AND ADJACENT TO THE WORK SITE AND SHALL REPAIR ANY DAMAGE TO THESE IMPROVEMENTS TO THE SATISFACTION OF THE OWNER.
- 5.) THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT 72 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- 6.) ANY ALTERNATES AND OR SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. CHANGES TO THE SCOPE OF WORK AND / OR CONTRACT DOCUMENTS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND / OR SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 7.) THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF TRASH ON A DAILY BASIS.
- 8.) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. PRIOR TO CONSTRUCTION, ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION OF THE PROJECT SHALL BE PAID FOR AND OBTAINED BY THE CONTRACTOR.
- 9.) COORDINATE WORK WITH SUBCONTRACTORS TO ACCOMPLISH THE SCOPE OF WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS AS WELL AS, COORDINATE CONSTRUCTION WITH OTHER CONTRACTORS WORKING ON THE SITE.
- 10.) THE CONTRACTOR SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES, AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS, PARK VEHICLES OR EQUIPMENT UNDER THE CANOPY OF EXISTING TREES.
- 11.) UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND PAYING ALL TEMPORARY UTILITIES AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS.
- 12.) THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL OFF-SITE DISPOSAL OF SURPLUS MATERIAL AND DEBRIS.
- 13.) UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE PROJECT SITE OF ALL TRASH, REPAIR ALL DAMAGE TO FINISH GRADE, INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS AND ANY SETTling OR EROSION THAT HAS OCCURED PRIOR TO COMPLETION. ALL AREAS OF THE PROJECT SITE SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER PRIOR TO SUBMITTAL OF THE FINAL PAYMENT.
- 14.) TREE REMOVAL AT TIME OF DEMOLITION SHALL NOT BE PERMITTED UNLESS THE MASTER PERMIT FOR REDEVELOPMENT HAS BEEN SUBMITTED FOR REVIEW.

RESOLVE

751 NE 83rd Street
Miami, Florida 33138

Nathan VanDeman, RLA
Registered Landscape Architect
FL Lic. LA 6667174
(317) 442-2213
nathan@resolve.space

Project:

Keys Collection Site E
Landscape Improvements

Planning Board Submittal

SE Key West Owner VII LP

3840 N. Roosevelt Blvd
Key West, Florida

Designed: NVD

Drawn: NVD

Reviewed: NVD

Date Issued:
April 12, 2019

Revisions:

Sheet Title:

Plant Schedule
notes and
calculations

Sheet Number:

LP3-00



GREGORY S. OROPEZA | ADELE VIRGINIA STONES | SUSAN M. CARDENAS

VIA HAND DELIVERY

May 22, 2019

Vanessa Sellers
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

RE: Landscape Waiver Request:

Dear Vanessa,

Pursuant to Article V of Section 108 of the City of Key West Code ("Code"), and more particularly set forth below, the Applicant for 3824 and 3840 N. Roosevelt Boulevard is requesting a waiver to the landscape buffer requirements of the Code. Currently, the area within the scope of work at 3840 N. Roosevelt, commonly referred to as Site E has a single tree located on it and therefore the proposed site improvements will substantially improve compliance with the Code.

Section 108-413 (b) (2) Requirements along Street Frontage: Width of Required Landscaping for 3 plus acre sites:

Existing

Required: 40' width

Provided: Gates Site: 22', Site E: 0'

Required: 40' width

Provided: Gates Site: 22', Site E:
40' West side of Site E, 20' trolley stop/center,
30' East side of Site E. (varying buffer)

Proposed

Section 108-414 (3) Requirements for interior areas: Individual landscape areas: 6' min. width, 60 sf min. contiguous area

Existing

Required: 6' width, 60 sf area

Provided: 3' - 9" width, 60 sf area

Proposed

Required: 6' width, 60 sf area

Provided: 5' width, 60 sf area

Section 108-415 Perimeter landscape Requirements: Perimeter Landscaping Width 20,000-50,000 sf building site:

Existing

Required: 7.5' width

Provided: 10' width

Proposed

Required: 7.5' width

Provided: 4' width (East of Site)

Requirement of 1 tree per 35 linear foot:

Existing (800 linear feet)
Required: 23 canopy trees
Provided: 13 canopy trees

Proposed (800 linear feet)
Required: 23 canopy trees
Provided: 14 canopy trees

If you should have any questions or require additional information, please do not hesitate to contact me.

Very Truly Yours,



Gregory S. Oropeza