

# **Staff Report**

4      **Landscape and bulb out plan for Virginia Street per conditional approval-  
Virginia Street #800 through #1100 blocks north side sidewalks-  
City of Key West- David Fernandez (H11-01-1773)**

This staff report is for the review of a Certificate of Appropriateness for a landscape plan that was requested by the Commission as part of a conditional approval for the new sidewalks on Virginia Street. The Commission gave a conditional approval of the Virginia Street sidewalks project on December 28, 2011. The condition for the approval was that landscape and bulb out plans should be submitted for further review.

On January 11, 2012 the Commission granted a request to postpone the review. The City of Key West hired landscape architect Elizabeth Newland for the plans. The revised plans include four new bulb outs and a list of proposed trees, small shrubs and materials. Most of the proposed trees are native with caliper ranging from 2" up to 6".

It is staff opinion that the submitted plans include the requested information for the conditional approval.

# **Application**



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 11-01-1773

OWNER'S NAME: City of Key West DATE: 12-29-11

OWNER'S ADDRESS: 3140 Flagler Ave. PHONE #: 809 3879

APPLICANT'S NAME: City of Key West. PHONE #: 809 3879

APPLICANT'S ADDRESS: 3140 Flagler

ADDRESS OF CONSTRUCTION: Virginia St between Unalaska to Wilton # OF UNITS

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK:  
Landscape plan for Streetscape.

*Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 12-29-11

Applicant's Signature: E. David Zemanick



**Required Submittals**

	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

**Staff Use Only**

Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

Denied

Deferred

\_\_\_\_\_

Reason for Deferral or Denial:

1/11/12 proposed - Project  
- Commission expressed concerns that the submitted plan  
did not meet the spirit of conditional approval. Postponed  
to next meeting. Amended

HARC Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 1/11/12

Signature: Rudolph [Signature]

Historic Architectural  
Review Commission



City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

January 26, 2012

Mr. David Fernandez  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

**RE: LANESCAPE AND BULB OUT PLAN FOR VIRGINIA STREET  
PER CONDITIONAL APPROVAL  
FOR: #800-1100 BLOCK VIRGINIA STREET  
HARC APPLICATION # H11-01-1773  
KEY WEST HISTORIC DISTRICT**


Dear Mr. Fernandez:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on the public hearing held on Wednesday, January 25, 2012 as per your request.

Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

  
Enid Torregrosa, MSHP  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

[etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)

# **Revised Plans**





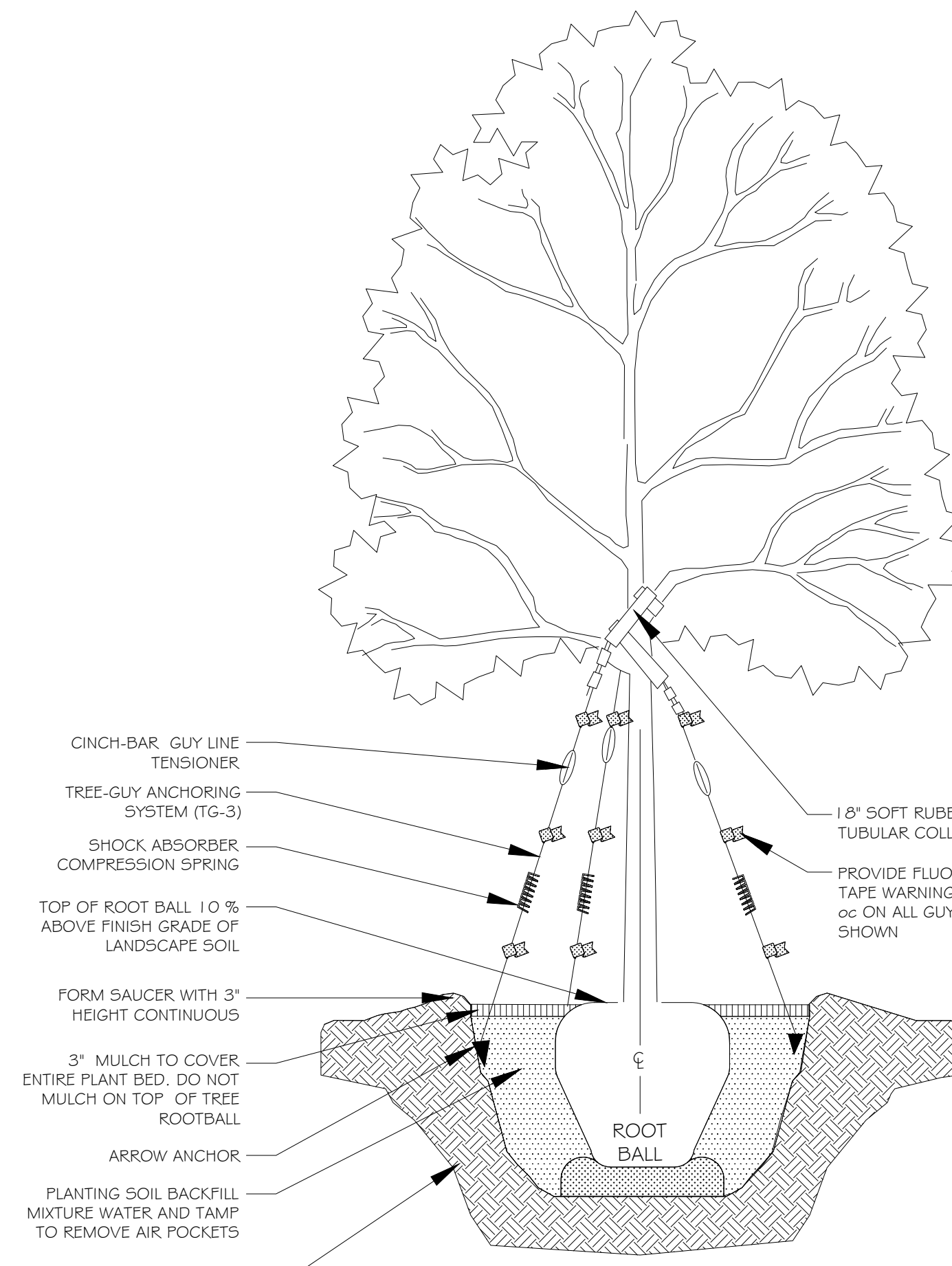
**GENERAL NOTES**

1. General Contractor and Landscape Contractor are responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to Landscape Contractor digging. Utility trenching is to be coordinated by General Contractor with the Landscape plans prior to beginning of project. The Owner, Architect or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for future extras or complaints.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
4. No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
6. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
7. Landscape Contractor to provide finish grade in plant beds and planters 3" lower than finish elevation of hardscape elements to accommodate 3" layer of mulch. Hardscape elements include roads, driveways, curbs, sidewalks and planters.

**PLANTING NOTES**

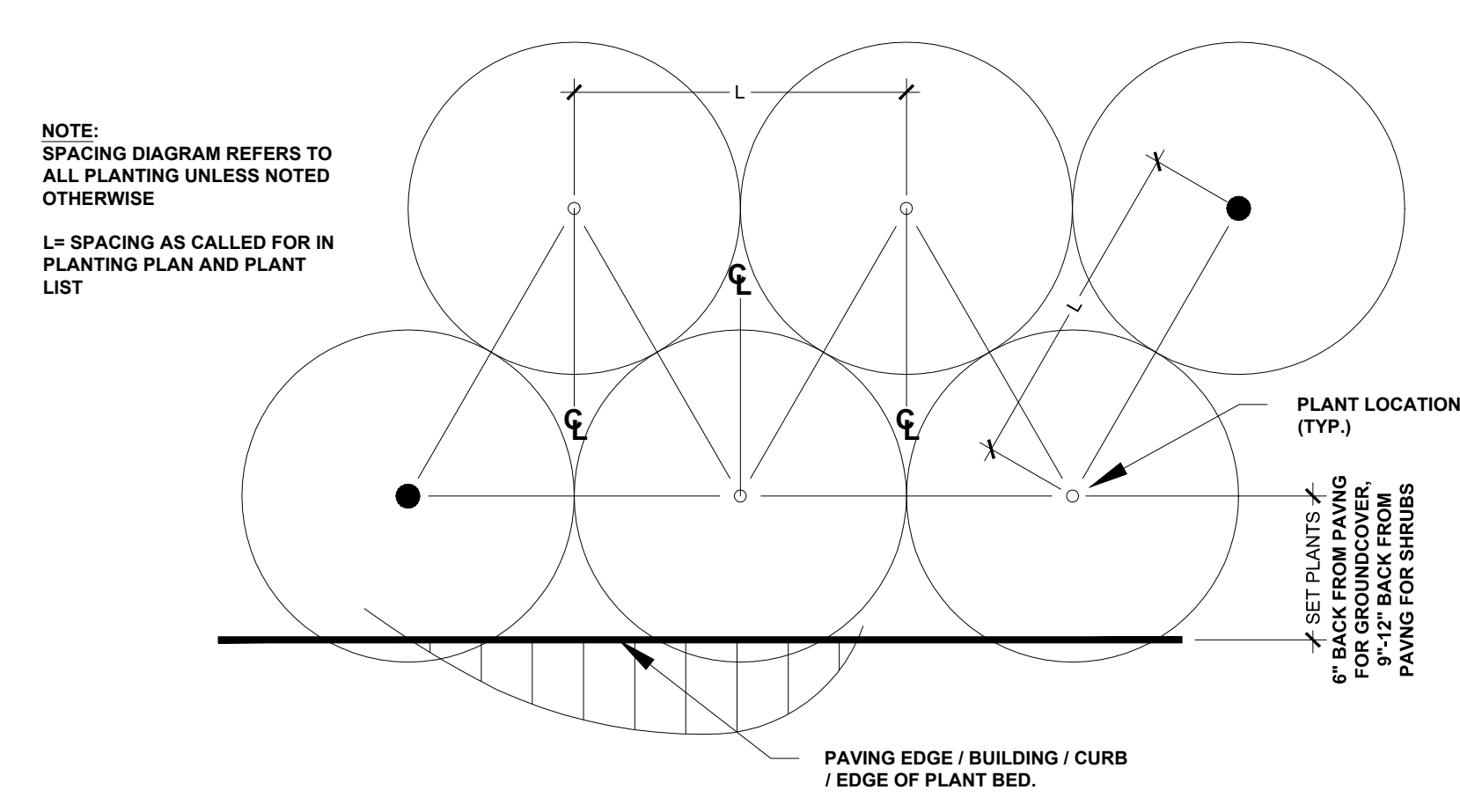
1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, fertilizer, herbicide, preemergence herbicide, seed, and mulch.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor is responsible for scheduling a site stake out approval by Landscape Architect to approve the stake out of all trees and palms prior to installation.
6. Landscape Contractor shall coordinate work with that of the Irrigation and Landscape Lighting Contractor.
7. The Landscape Contractor shall treat new plant areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall wait (7) seven days after preemergence treatment prior to planting.
8. Planting soil shall be a mix of 50% inland muck and 50% freshwater sand. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
9. All soil mix in plant beds for groundcovers, shrubs, palms and trees shall be as per details.
10. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
11. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of the burlap shall be removed or tucked into the plant pit before the trees are backfilled.
12. Landscape Contractor is responsible for mulching all plant beds with a minimum 3" layer of natural color Eucalyptus or Enviromulch immediately after planting. In no case shall Cypress mulch or red colored mulch be used.
13. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No paint shall be applied to any surface of trees or palms. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
14. All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
15. All broken branches and clear trunk branches are to be pruned according to ANSI A-300 Guidelines for Tree Pruning to min. 5'-0" height clearance to the base of canopy.
16. Landscape Contractor to provide all plants with watering as indicated below or until such time that a permanent irrigation system has been installed that provides 100% coverage of landscape:  
First Month-Daily Watering, Second Month-3 Times Per Week, Third and Fourth Month-2 Times Per Week, Last Eight Months-1 Time Per Week. At each watering procedure apply to the top of the root ball 2-3 gallons of water per inch of trunk caliper.
17. Landscape Contractor to provide all plants with fertilizer 30 days after installation. Fertilizer shall comply with state fertilizer laws. It shall have a chemical designation as indicated for each type of plant:  
Palms: 12-4-12 N-P-K, Slow Release Palm Special with micronutrients.  
Shrubs, Groundcover and Trees: 6-6-6 N-P-K, with micronutrients.

**1**  
L-2.0 GENERAL PLANTING NOTES  
SCALE: N.T.S.

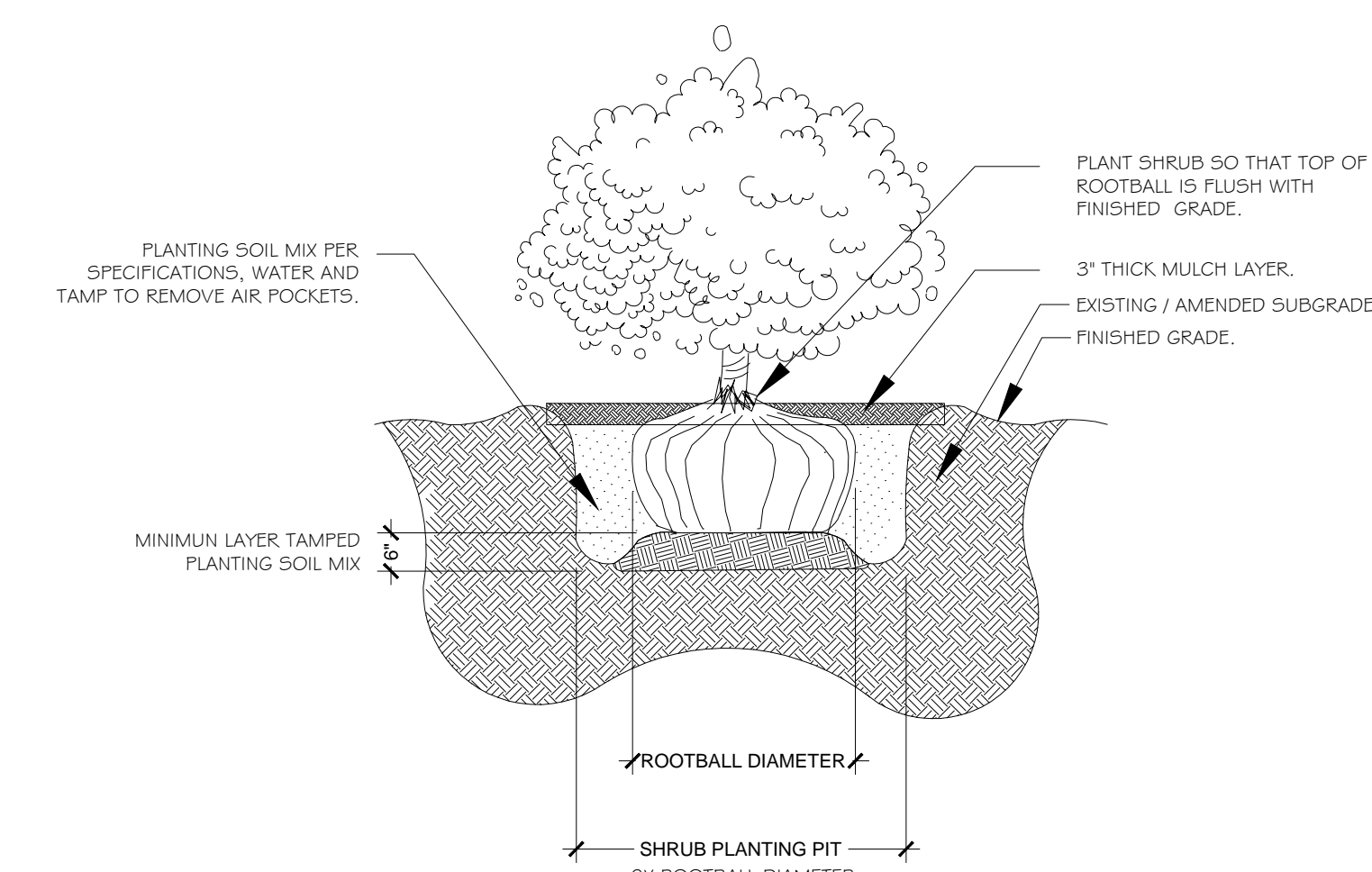


**TREE GUY ANCHORING SYSTEM:**  
U.S. RIGGING SUPPLY  
4001 W. CARRIAGE DR.,  
SANTA ANA, CA 92704  
(800) 624-1116 - FAX (714)  
545-3311  
www.usrigging.com

**2**  
L-2.0 TREE PLANTING DETAIL  
SCALE: N.T.S.

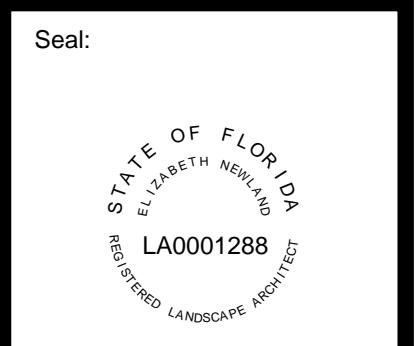


**3**  
L-2.0 SHRUB PLANTING DETAIL  
SCALE: N.T.S.



**4**  
L-2.0 SHRUB PLANTING DETAIL  
SCALE: N.T.S.

**ELIZABETH NEWLAND**  
LANDSCAPE ARCHITECTURE, LLC  
2525 Ponce de Leon Blvd., Suite 300  
Coral Gables, Florida 33134  
305.481.6301  
liznewland@bellsouth.net



Consultants:  
  
Revisions:  
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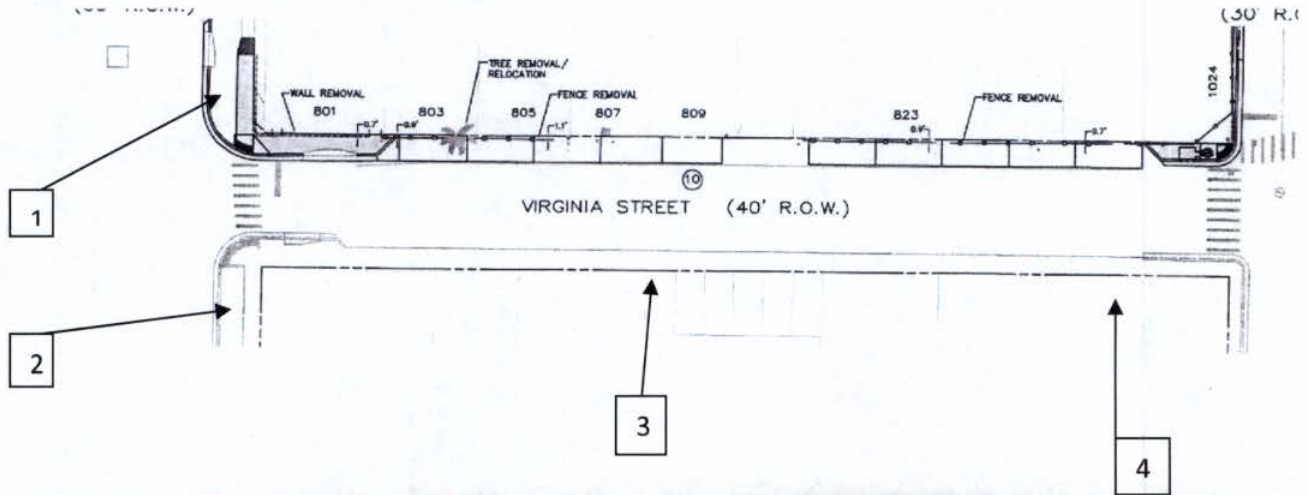
**VIRGINIA STREET**  
KEY WEST, FLORIDA

Drawing Size: 24x36 | Project #:  
Drawn By: EN | Checked By: EN  
Title: **PLANTING NOTES AND DETAILS**  
Sheet Number: **L-2.0**  
Date: FEBRUARY 9, 2012

# **Original Submitted Plans**

# VIRGINIA STREET LANDSCAPE PLAN

Windsor Street at intersection with Virginia Street:



1. Windsor and Virginia Northeast corner: large "green" area with a storm drain. We would like to plant (2) Pigeon Plums and (1) Satin Leaf tree.

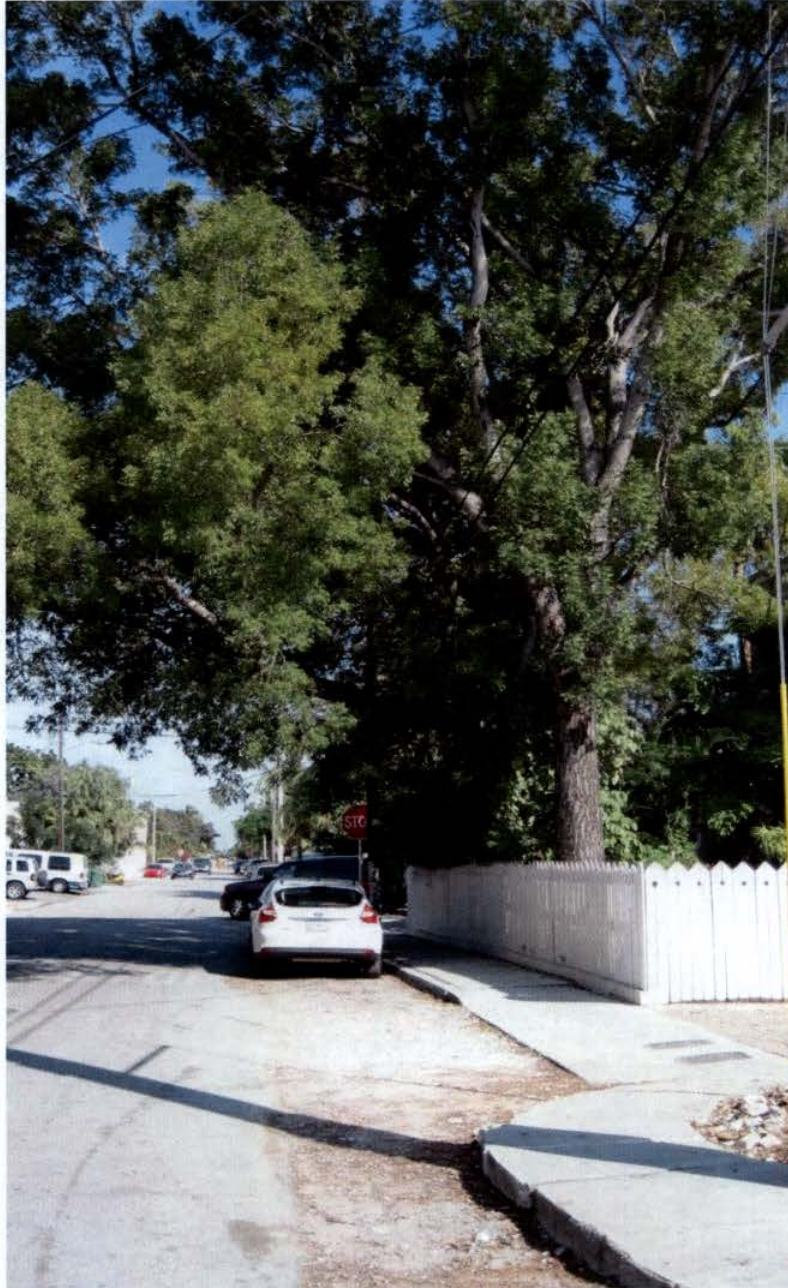


2. Windsor and Virginia Street Southeast corner: large "green" area. There are two potential planting areas, we would like to Transplant (1) Mature Wild Tamarind tree from a previous project to this planter because it so large and there are no power lines to inhibit the growth of the tree.



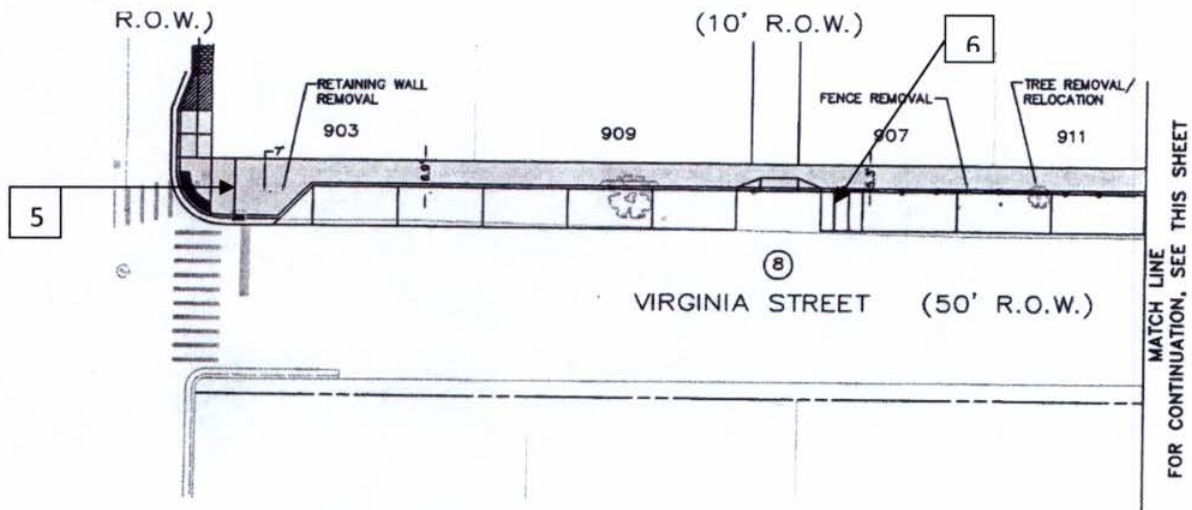
3. Virginia Street Proposed extra bulb out area. We would like to Transplant (1) Sabal Palm from the FMT Building.

Virginia Street between Windsor and Margaret cont...



4. Virginia Street near Margaret Street: Sidewalk work not to impact two existing large diameter mahogany trees and one existing large diameter royal Poinciana tree on southside of the road. The trees and their root system will be maintained via the use of flexipave at the sidewalk.

Virginia Street between Margaret and Packer Street

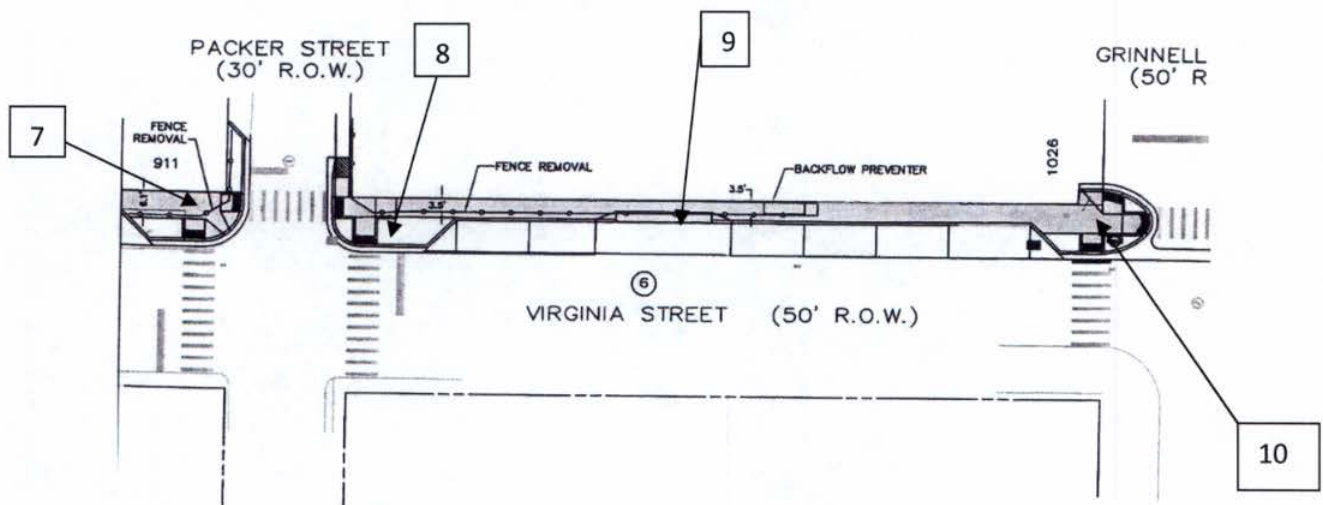


5. Northeast corner of Virginia and Margaret Street: One potential planting area, we would like to plant (1) *Lignum Vitae*.



6. Virginia Street near alley way between Margaret and Packer Street Proposed Bulb out area: Remove non-native woman's tongue tree and plant (1) Blolly.

Virginia Street between Packer and Grinnell





7. Northwest corner of Packer Street: One potential planting area, we would like to transplant (1) Sabal Palm from the FMT Building here.



8. Northeast corner of Packer Street: One potential planting area, we would like to transplant (1) Christmas Palm.



Virginia Street between Packer and Grinnell cont...

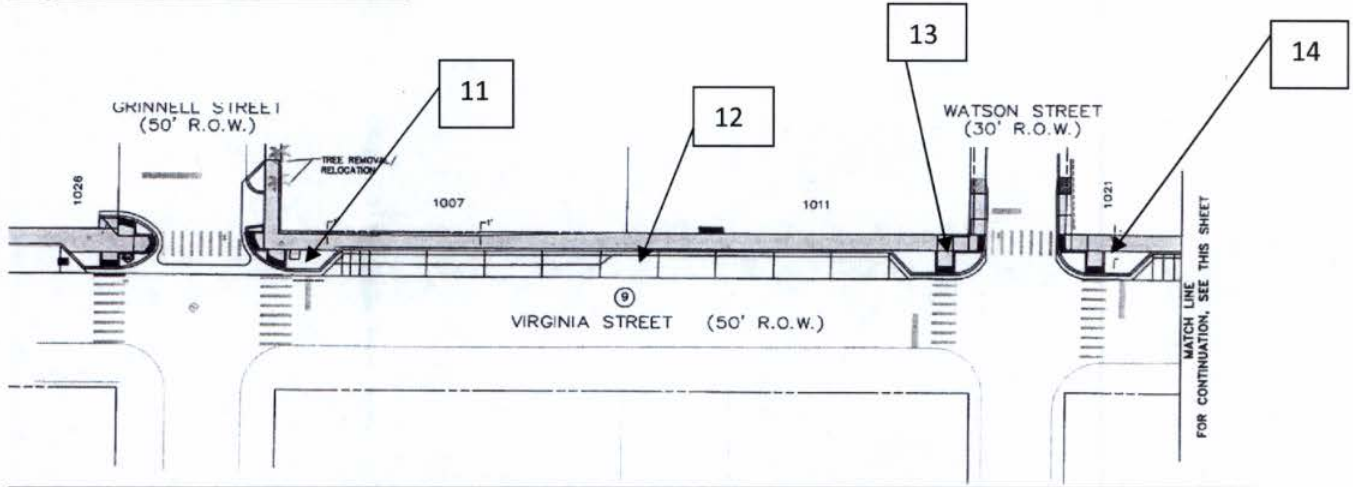


9. Northside of Virginia between Packer and Grinnell, Old Fire Station property: Trees to be relocated from the project area that can not be placed in corner or bulb out areas are being transplanted into this area. Presently, two coconut palms, two stopper trees, and one queen have been transplanted here.



10. Northwest corner of Grinnell Street: Presently, one Christmas palm has been planted. There is one more potential area for planting. We would will be transplanting (1) Sabal Palm from the FMT building this area.

Virginia Street Grinnell to Watson

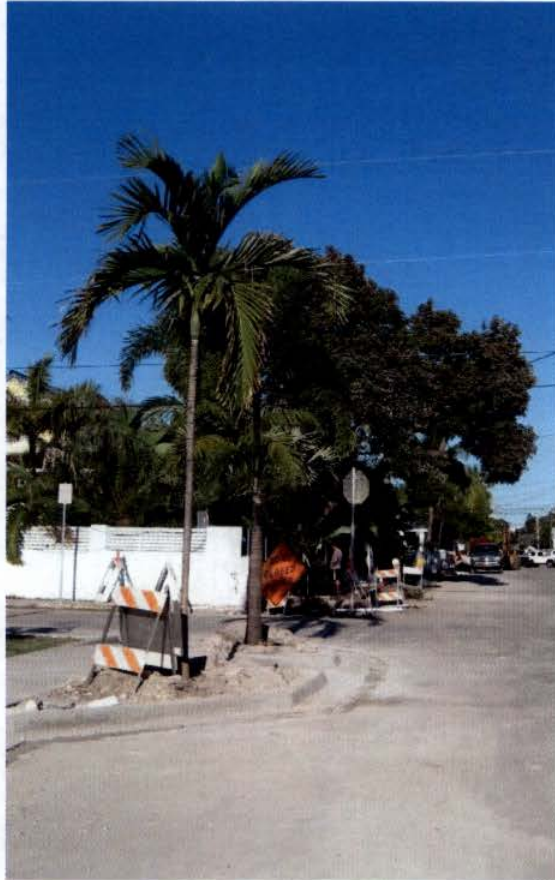


11. Northeast corner of Grinnell Street: Two planting places, we would like to plant (1) Sabal Palm from the FMT Building and (2) Thatch Palms from Indegenious Park.

Virginia Street Grinnell to Watson cont...



12. Proposed bulb out planting area on northside of road at property line with church. Remove the bougainvillea and plant (1) Spanish Stopper.

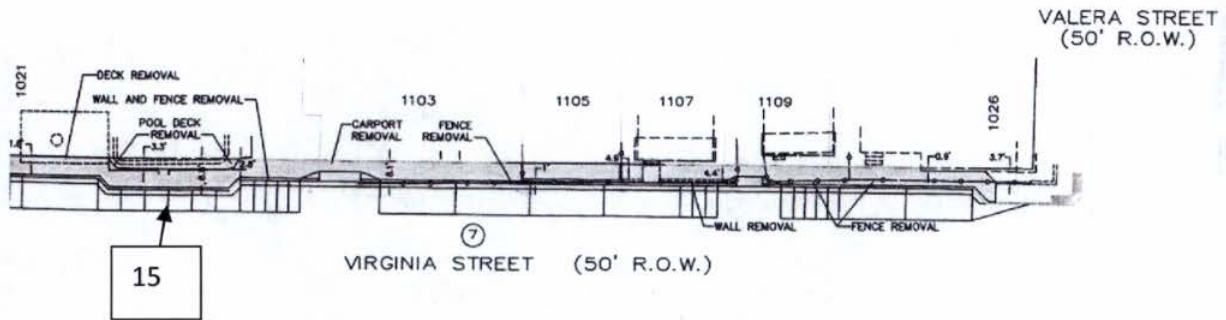


13. Northwest corner of Watson Street: Two palm trees from the existing area have been relocated to these planting areas.



14 Northeast corner of Watson Street: One potential planting area. We would like to plant (1) Pigeon Plum tree.

Virginia Street Watson to Varela



15. Northside of Virginia Street : Three trees to be planted in this “green” area in front of the pool along the fence. We will be transplanting (3) Christmas Palms from the existing area.

Additional Information:

Trees still to be relocated from project area: 2 coconut palms (1103 Virginia and one in the 800 block of Virginia ST). There are two additional Christmas Palms in the 1100 block of Virginia that are to be removed. If the palms can be extricated from the concrete safely, they could be relocated. Total number of trees to Transplanted and/or Relocated from the project or City Property is twenty. We will need to purchase six trees.

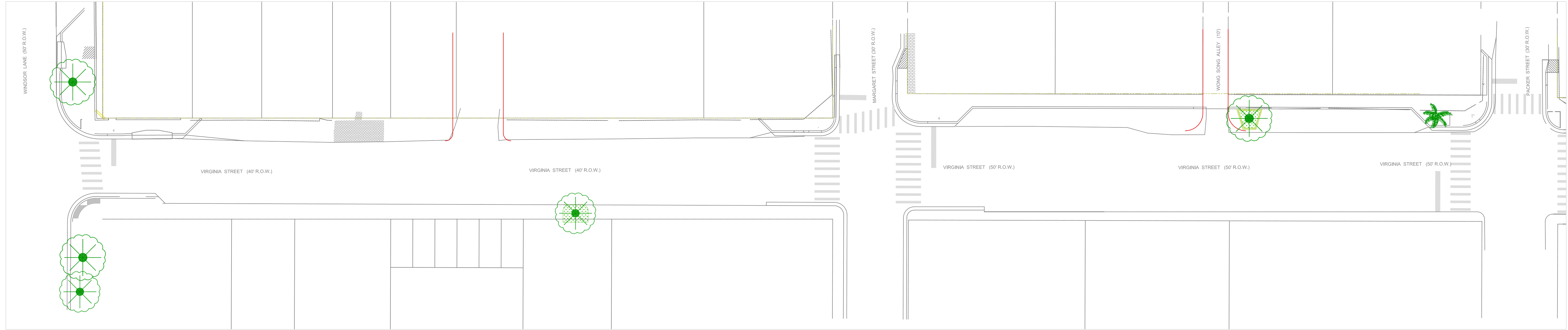
## **Possible Trees for each area:**

### **Transplanting and/or Relocating:**

- (4) Sabal Palms (from the FMT Building) \*No Line of Site Issues.
- (1) Pigeon Plum (from Indegenious Park)
- (1) Wild Tamarind (from a previous City Project) \*No Line of site issues.
- (1) \*\*Lignum Vitae (from Indegenious Park) \*No Line of Site issues.
- (2) Coconut Palms (relocation) \*No Line of Site Issues.
- (2) Stopper Trees (relocation)
- (1) Queen Palm (relocation) \*No Line of Site Issues.
- (2) Thatch Palms (from Indegenious Park)
- (6) Christmas Palms (relocation) \*No Line of Site Issues.

\* Line of site issues

\*\*Endangered or Threatened Species (2 for 1 dbh credit)

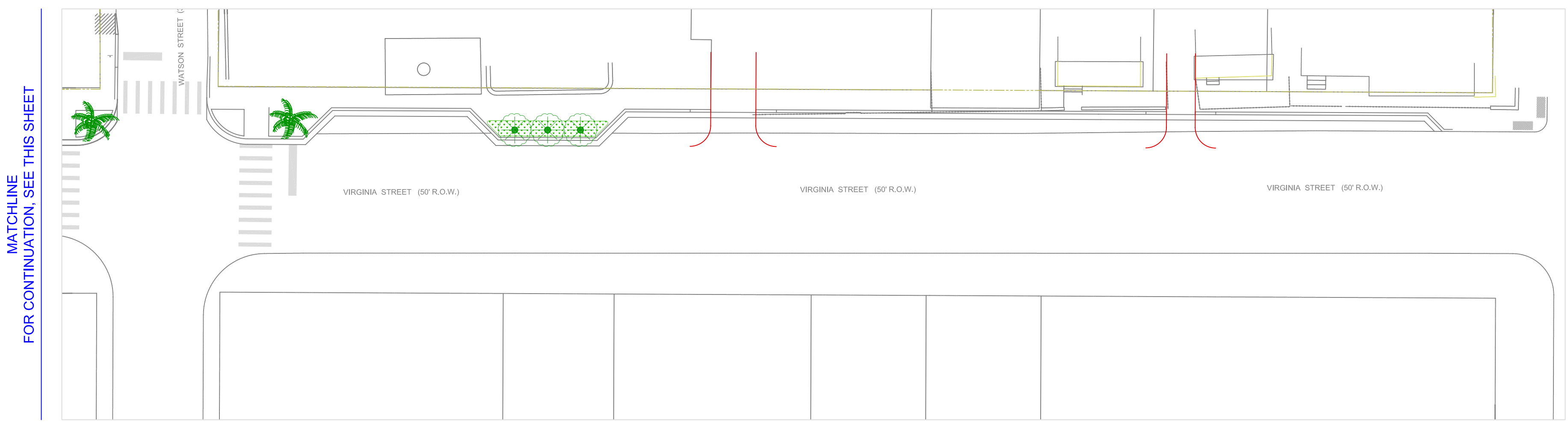


MATCHLINE FOR CONTINUATION, SEE THIS SHEET

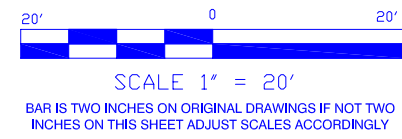


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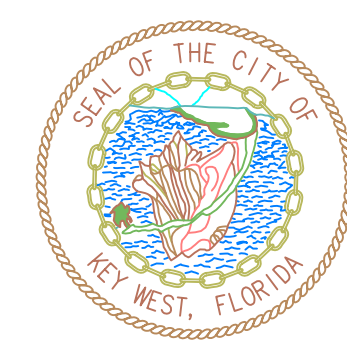


MATCHLINE FOR CONTINUATION, SEE THIS SHEET



**REVISIONS**

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION



*City of  
Key West*  
604 Simonton Street  
Key West, Florida 33040  
(305) 292-8195

**VIRGINIA STREET  
TREE PLANTING PLAN**

**SHEET  
NO.**

## **Miscellaneous Information**



## CITY OF KEY WEST TREE PLANTING

Date	Location	Tree type	Installed	Monthly Total
21-Jan-11	500 Block of Whitehead	Casia	3	3
2-Feb-11	800 block of Whitehead	Silverbuttonwood	1	6
2-Feb-11	800 block of Whitehead	Orange Geiger	1	
2-Feb-11	800 block of Whitehead	Gumbo limbo	1	
3-Feb-11	800 block of Whitehead	Wild Tamarind	2	
4-Feb-11	800 block of Duval	bulgnesia	1	
22-Mar-11	Ferry Terminal	Sable Palms	3	3
25-Mar-11	Lazy Way Ln	Sable Palms	3	
28-Mar-11	Lazy Way Ln	Sable Palms	3	
29-Mar-11	Lazy Way Ln	Sable Palms	3	
20-Apr-11	Ashby, Flagler	Crabwood	1	27
20-Apr-11	Ashby, Flagler	Gumbo limbo	2	
26-Apr-11	Thompson, Flagler	Gumbo limbo	2	
26-Apr-11	Thompson, Flagler	Pigeon Plum	3	
27-Apr-11	1200 block of Flagler	Paradise	3	
27-Apr-11	1200 block of Flagler	Black Ironwood	2	
27-Apr-11	1200 block of Flagler	Blolly	2	
28-Apr-11	1200 block of Flagler	Black Ironwood	4	
28-Apr-11	1200 block of Flagler	Blolly	2	
29-Apr-11	1300 block of Flagler	Blolly	4	
29-Apr-11	1300 block of Flagler	Black Ironwood	1	
29-Apr-11	1300 block of Flagler	Paradise	1	
2-May-11	Florida, Flagler	Pigeon Plum	3	29
2-May-11	Florida, Flagler	Spanish Stopper	2	
3-May-11	Flagler, Leon	Gumbo limbo	3	
3-May-11	Flagler, Leon	Spanish Stopper	2	
6-May-11	Flagler, Leon	Pigeon Plum	4	
6-May-11	Flagler, Leon	Crabwood	2	
11-May-11	Flagler, George	Pigeon Plum	2	
11-May-11	Flagler, George	Spanish Stopper	1	
16-May-11	1800 block of Flagler	Gumbo limbo	4	
17-May-11	1900 block of Flagler	Blolly	2	
17-May-11	1900 block of Flagler	Black Ironwood	1	
17-May-11	1900 block of Flagler	Paradise	1	
17-May-11	1900 block of Flagler	Gumbo limbo	1	
17-May-11	1900 block of Flagler	Jamaican Dogwood	1	
26-Jul-11	Front, Simonton	Blolly	1	1
31-Aug-11	717 Southard	Black Ironwood	1	1

**TOTAL: 79**

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 21, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**LANDSCAPE AND BULB OUT PLAN FOR VIRGINIA STREET PER  
CONDITIONAL APPROVAL**

**VIRGINIA STREET #800 THROUGH #1100 BLOCKS NORTH SIDE SIDEWALKS**

**Applicant- City of Key West David Fernandez-Application Number H11-01-1773**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com) .

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**