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AUG 07 2020  
BY: YD



Project T2020-0005

## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 8/5/2020

Tree Address 1020 MARGARET ST.

Cross/Corner Street TRUMAN + MARGARET

List Tree Name(s) and Quantity PLEASE SEE 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 Trim  Branch Removal  Crown Cleaning/Thinning  Crown Reduction

Additional Information and

Explanation

Property Owner Name SONS AND SONS LTD PARTNERSHIP

Property Owner email Address TEJNUTZ @ GMAIL.COM, KENISON1 @ GMAIL.COM

Property Owner Mailing Address 830 TRUMAN AVE., KEY WEST, FL. 33040

Property Owner Phone Number 305-292-9596

Property Owner Signature

Representative Name WILLIAM P. HOWE, CRAIG REYNOLDS

Representative email Address WILLIAME @ PHONIACOM.NET, CRAIG@GMAIL.COM

Representative Mailing Address 915 CAYON ST., 517 DUVAL ST.

Representative Phone Number 305-296-8302, 305-292-7293

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

PLEASE SEE LANDSCAPE PLAN

MID2020-0001

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



## Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Date AUGUST 5, 2020

Tree Address 1020 MANGALUT ST.

Property Owner Name SONI AND SONS LTD PARTNERSHIP

Property Owner Mailing Address 830 T LUMIN AVB.

Property Owner Mailing City,

State, Zip KEY WEST, FL. 33040

Property Owner Phone Number 305-292-9596

Property Owner email Address TB1NUT2@GMAIL.COM, KWSTSONI@GMAIL.COM

Property Owner Signature [Signature]

Representative Name CRAIG REYNOLDS

Representative Mailing Address 517 DUVOL ST.

Representative Mailing City,

State, Zip KEY WEST, FL. 33040

Representative Phone Number 305-292-7243

Representative email Address CRAIG@CRAIGREYNOLDS.NET

I Hansa Soni

hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there is any questions or need access to my property.

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 5 day August 2020.

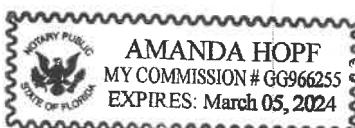
By (Print name of Affiant) Hansa Soni who is personally known to me or has produced FL DL as identification and who did take an oath.

Notary Public

Sign name: Amanda Hopf

Print name: Amanda Hopf

My Commission expires: March 5 2024 Notary Public-State of Florida (Seal)





## Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Date AUGUST 5, 2020

Tree Address 1020 MANHATTAN ST.

Property Owner Name SONI AND SONS LTD PARTNERSHIP

Property Owner Mailing Address 830 TRUMAN AVE.

Property Owner Mailing City,

State, Zip KEY WEST, FL. 33040

Property Owner Phone Number 305-292-9596

Property Owner email Address TESNUT2@GMAIL.COM, KRISTSONI@GMAIL.COM

Property Owner Signature

Representative Name WILLIAM P. HORN

Representative Mailing Address 915 BATION ST.

Representative Mailing City,

State, Zip KEY WEST, FL. 33040

Representative Phone Number 305-296-8302

Representative email Address WILLIAM@WPHORN@HOTMAIL.COM

Hansa Soni

I hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there is any questions or need access to my property.

Property Owner Signature A. Horn

The forgoing instrument was acknowledged before me on this 5 day AUGUST 2020.  
By (Print name of Affiant) Hansa Soni who is personally known to me or has produced

FL DL

as identification and who did take an oath.

Notary Public

Sign name: A. Horn

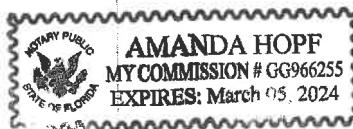
Print name: AMANDA HOPF

My Commission expires: MARCH 5, 2024

Notary Public-State of

Florida

(Seal)



## Karen DeMaria

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**From:** Owen Trepanier <owen@owentrepanier.com>  
**Sent:** Tuesday, August 18, 2020 3:57 PM  
**To:** Daniel Sobczak; Karen DeMaria  
**Cc:** Donna Phillips; Krishna Soni; Bill Horn (William@wphornarchitect.com); Lea Kindt; craig@craigreynolds.net; Katie P. Halloran; joe@wphornarchitect.com; Lauren Mongelli  
**Subject:** 1020 Margaret Street - Landscape Waiver/Modification Request  
**Attachments:** 1020 Margaret - Landscape Waiver-Modification.pdf; 9. Survey.pdf; 8-18-20 CRLA 1020 Margaret Tree Disposition and Planting Plan.pdf

Hi Daniel, Karen,

Please see the attached Landscape Waiver/Modification Request For 1020 Margaret Street. The modification requests the substitution of Shade, Ornamental, and Palm trees in lieu of larger more traditional canopy trees. We make this request to avoid tree-structure conflicts in the future. I am also attaching a revised LS plan that we request to replace the previous submission (it contains a small revision to the accounting of the interior planting) and survey for your convenience.

Thanks a lot. Please let me know if you have any questions or need any additional information.  
Owen

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**Trepanier & Associates, Inc.**  
Land Planners & Development Consultants  
305-293-8983

# MEMORANDUM



**Date:** 08/18/20  
**To:** Mr. Daniel Sobczak, KW Planner 1  
Ms. Karen DeMaria, KW Urban Forester  
**From:** Owen Trepanier *Owen Trepanier*  
**CC:** Ms. Katie Halloran, KW Planning Director  
Soni & Sons LP  
William Horn Architects  
Craig Reynolds Landscape Architects  
**Re:** **1020 Margaret Street**  
**Landscape Waiver/ Modification Request**

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## Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:

Pursuant to Sec. 108-517, this is a formal request for modification to the standards of Ordinance No. 97-10, to allow the development as depicted on the associated development plans. This request is hereby filed with the city planning office.

This request is to modify landscape requirements of Sec. 108 because proposed landscaping, and associated mitigative techniques, are not contrary to the intent of the applicable regulations and a literal enforcement of the standards would be impractical. The property is an existing nonconformity relative to open space, screening, buffers, and landscaping. Significant improvements, as depicted on the plans, are proposed to open space, screening, buffers, and landscaping. The design, utilizing shade, ornamental and palm trees, is conducive to the plan as depicted whereas large canopy trees are anticipated to interfere with paths, drives and structures. Avoiding canopy tree - structure conflicts will prolong the lifespan of the project infrastructure and the trees alike. The plan proposes the thoughtful use of shade, ornamental and palm trees in lieu of traditionally identified canopy trees.

The following specific waivers/modifications are requested:

Section	Requirement	Modification
Sec. 108-412(a) - Minimum landscaping requirements.	The minimum area of a building site which shall be landscaped with trees, including canopy trees....	Allow shade, ornamental and palm trees in lieu of traditionally identified canopy trees.
Sec. 108-412(c) - Minimum landscaping requirements.	All landscaping must consist of a combination of trees, including canopy and shade trees....	Allow shade, ornamental and palm trees in lieu of traditionally identified canopy trees.
Sec. 108-415. - Perimeter landscape requirements.	One canopy shade tree and ....	Allow shade, ornamental and palm trees in lieu of traditionally identified canopy trees.

This request is to waive/modify the above cited landscape requirements of Sec. 108 in compliance with the following:

1. Protect and preserve the integrity of the existing site.
2. The waiver will not have a significant adverse impact on the public interest, or on adjacent property.
3. The waiver or modification is not discriminatory, considering similar situations in the general area. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.
4. Strict application of the requirement will effectively deprive the owner and the community of reasonable use of the land for the intended purpose due to its unusual size, shape, and location.
5. The effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case.
6. Strict application of the requirement would be technically impractical.

# MAP OF BOUNDARY SURVEY



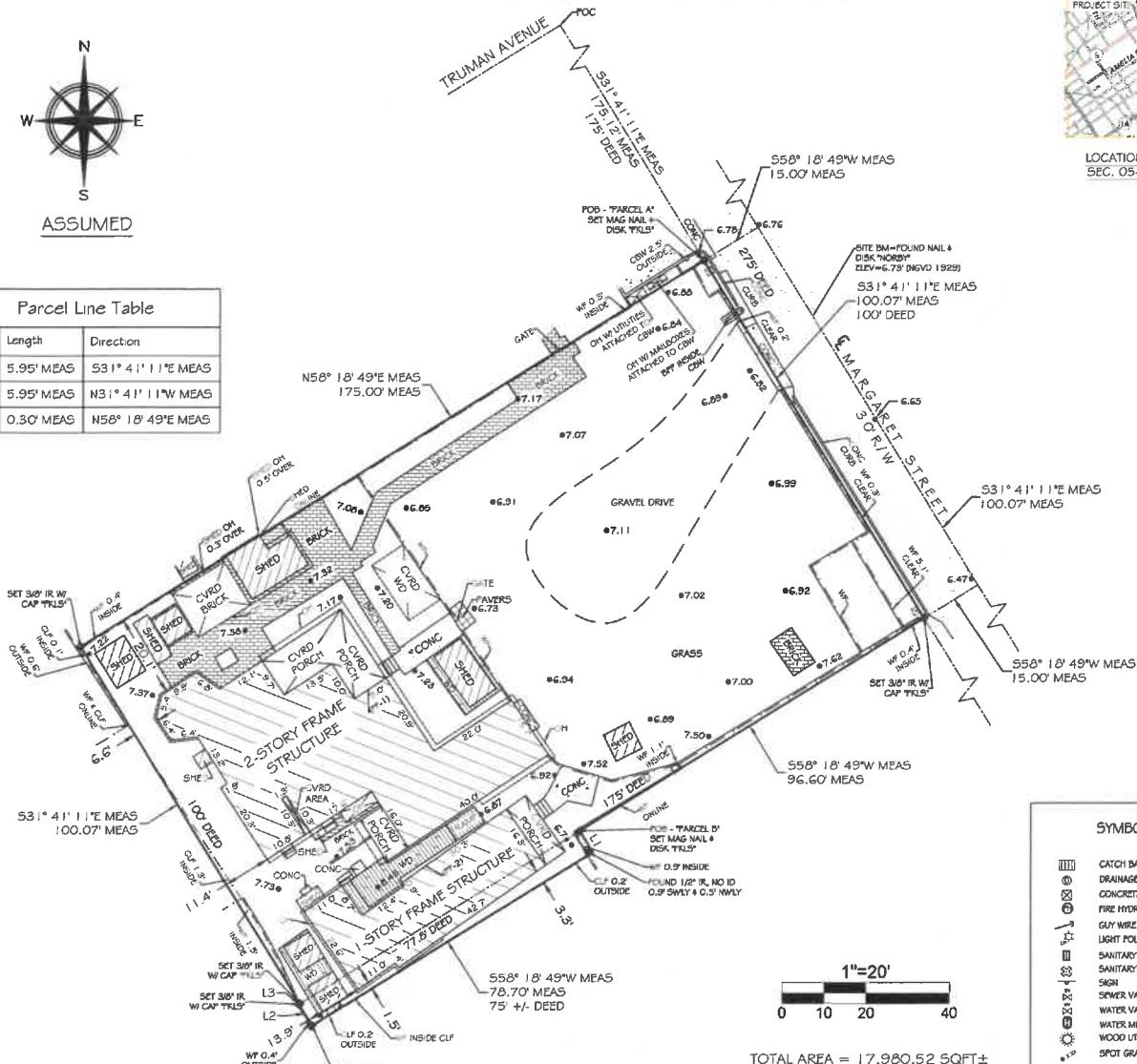
ASSUMED



LOCATION MAP - NTS  
SEC. 05-T685-R25E

## Parcel Line Table

Line #	Length	Direction
L1	5.95' MEAS	S31°41'11"E MEAS
L2	5.95' MEAS	N31°41'11"W MEAS
L3	0.30' MEAS	N58°18'49"E MEAS



**SYMBOL LEGEND:**



## SURVEYORS NOTES

- BEARING BASE: ALL BEARINGS ARE BASED ON S31°14'11" E ASSUMED ALONG THE CENTERLINE OF MARGARET STREET.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK; DESIGNATION 1572 4580 TIDAL 23° P.D. AA0004, ELEVATION=5.11' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 1020 MARGARET STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS OBTAINED ON 02/05/2019.
- COMMUNITY NO.: 120168; MAP NO.: 12087C-15165; MAP DATE: 02-16-2005; FLOOD ZONE: X-SHADED; BASE ELEVATION: N/A

$\langle FF-1 \rangle = 9.5$  (NGVD 1929)

(FF-2) = 9.3' (NGVD 1929)

- FINISHED FLOOR ELEVATIONS (FF-1 & FF-2) WERE TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP. NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED.

LEGAL DESCRIPTION(S)

**"PARCEL A"**  
A parcel of land in Tract Twelve (12) on the Island of Key West, and more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southeasterly property line of Division Street (Truman Avenue) and the Southwesterly property line of Margaret Street, run Southeasterly along the Southwesterly property line of Margaret Street for a distance of 175 feet to the point of beginning of the parcel of land hereinafter described; from said point of beginning continue Southeasterly along the Southwesterly property line of Margaret Street for a distance of 100 feet; thence at right angles to Margaret Street and Southwesterly for a distance of 175 feet; thence at right angles and Northwesterly for a distance of 100 feet; thence at right angles and Northeastery for a distance of 175 feet, back to the point of beginning on Margaret

"PARCEI B" ALSO

"PARCEL D" - ALSO  
A parcel of land in Part of Tract Twelve (12) on the Island of Key West, and more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southeasternly property line of Division Street (Truman Avenue) and the Southwesternly property line of Margaret Street, run Southeastwardly along the Southwesternly property line of Margaret Street for a distance of 275 feet to a point; from said point run Southwestwardly and at right angles to Margaret Street along an old wood fence line for a distance of 96.6 feet to the point of beginning of the parcel of land hereinabove described; thence bear Southerly meandering an old fence line to a point which is 5.95 feet, measured at right angles to the preceding course; thence bear SouthWestwardly and parallel to Division Street (Truman Avenue) for a distance of 75 feet, more or less to a point which is 175.3 feet Southwestwardly of and measured at right angles to Margaret Street; thence bear Northwestwardly and parallel with Margaret Street and across the back face of an old frame pony for a distance of 5.95 feet to a point; thence at right angles and Northeastwardly and parallel with Division Street (Truman Avenue) for a distance of 77.8 feet back to the point of beginning.

CERTIFIED TO -

Scan & Sons Limited Partnership Agreement

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN MEANS REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

5CALE: 1<sup>st</sup> 20<sup>11</sup> I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE  
FIELD WORK STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND  
DATE 02/05/2011 ENGINEERS AND LAND SURVEYORS, INC., FURNISHED SECTION 472.027,  
FLORIDA STATUTES AND COMPLIES WITH CHAPTER 377, FLORIDA STATUTES.

MAP DATE	03/19/2012	FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.	
REVISION DATE	XX/XX/XXXX		
Sheet	1 OF 1		
DRAWN BY:	SIGNED		
JOB NO.:	ERIC A. ISAACS #A#6782, PROFESSIONAL SURVEYOR AND MAPPER, LMI 7647		
<small>NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.</small>			