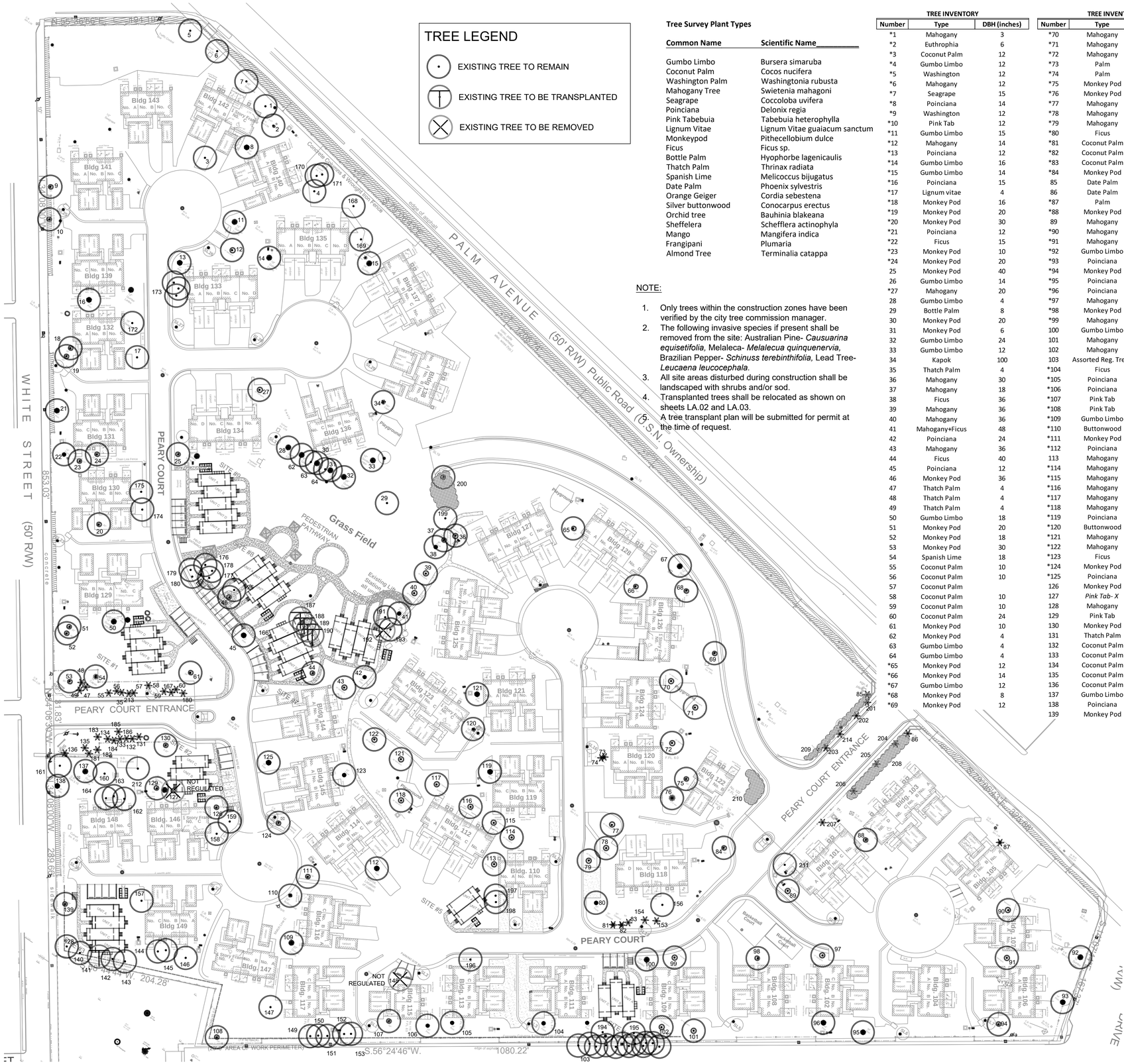


TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE TRANSPLANTED
- EXISTING TREE TO BE REMOVED

Tree Survey Plant Types

Common Name	Scientific Name
Gumbo Limbo	Bursera simaruba
Coconut Palm	Cocos nucifera
Washington Palm	Washingtonia rubusta
Mahogany Tree	Swietenia mahagoni
Seagrape	Coccoloba uvifera
Poinciana	Delonix regia
Pink Tabebuia	Tabebuia heterophylla
Lignum Vitae	Lignum Vitae guaiacum sanctum
Monkeypod	Pithecellobium dulce
Ficus	Ficus sp.
Bottle Palm	Hyophorbe lagenicaulis
Thatch Palm	Thrinax radiata
Spanish Lime	Melicoccus bijugatus
Date Palm	Phoenix sylvestris
Orange Geiger	Cordia sebestena
Silver buttonwood	Conocarpus erectus
Orchid tree	Bauhinia blakeana
Sheffelera	Schefflera actinophyla
Mango	Mangifera indica
Frangipani	Plumaria
Almond Tree	Terminalia catappa

NOTE:

1. Only trees within the construction zones have been verified by the city tree commission manager.
2. The following invasive species if present shall be removed from the site: Australian Pine- *Causuarina equisetifolia,* Melaleca- *Melalecua quinquenervia,* Brazilian Pepper- *Schinuss terebinthifolia,* Lead Tree- *Leucaena leucocephala.*
3. All site areas disturbed during construction shall be landscaped with shrubs and/or sod.
4. Transplanted trees shall be relocated as shown on sheets LA.02 and LA.03.
5. A tree transplant plan will be submitted for permit at the time of request.

TREE INVENTORY

Number	Type	DBH (inches)
*1	Mahogany	3
*2	Euthrophia	6
*3	Coconut Palm	12
*4	Gumbo Limbo	12
*5	Washington	12
*6	Mahogany	12
*7	Seagrape	15
*8	Poinciana	14
*9	Washington	12
*10	Pink Tab	12
*11	Gumbo Limbo	15
*12	Mahogany	14
*13	Poinciana	12
*14	Gumbo Limbo	16
*15	Gumbo Limbo	14
*16	Poinciana	15
*17	Lignum vitae	4
*18	Monkey Pod	16
*19	Monkey Pod	20
*20	Monkey Pod	30
*21	Poinciana	12
*22	Ficus	15
*23	Monkey Pod	10
*24	Monkey Pod	20
25	Monkey Pod	40
26	Gumbo Limbo	14
*27	Mahogany	20
28	Gumbo Limbo	4
29	Bottle Palm	8
30	Monkey Pod	20
31	Monkey Pod	6
32	Gumbo Limbo	24
33	Gumbo Limbo	12
34	Kapok	100
35	Thatch Palm	4
36	Mahogany	30
37	Mahogany	18
38	Ficus	36
39	Mahogany	36
40	Mahogany	36
41	Mahogany+Ficus	48
42	Poinciana	24
43	Mahogany	36
44	Ficus	40
45	Poinciana	12
46	Monkey Pod	36
47	Thatch Palm	4
48	Thatch Palm	4
49	Thatch Palm	4
50	Gumbo Limbo	18
51	Monkey Pod	20
52	Monkey Pod	18
53	Monkey Pod	30
54	Spanish Lime	18
55	Coconut Palm	10
56	Coconut Palm	10
57	Coconut Palm	
58	Coconut Palm	10
59	Coconut Palm	10
60	Coconut Palm	24
61	Monkey Pod	10
62	Monkey Pod	4
63	Gumbo Limbo	4
64	Gumbo Limbo	4
*65	Monkey Pod	12
*66	Monkey Pod	14
*67	Gumbo Limbo	12
*68	Monkey Pod	8
*69	Monkey Pod	12

TREE INVENTORY

Number	Type	DBH (inches)
*70	Mahogany	14
*71	Mahogany	30
*72	Mahogany	36
*73	Palm	12
*74	Palm	12
*75	Monkey Pod	24
*76	Monkey Pod	14
*77	Mahogany	36
*78	Monkey Pod	24
*79	Mahogany	30
*80	Ficus	50
*81	Coconut Palm	10
*82	Coconut Palm	10
*83	Coconut Palm	10
*84	Monkey Pod	48
85	Date Palm	12
86	Date Palm	12
*87	Palm	18
*88	Monkey Pod	14
89	Mahogany	48
*90	Mahogany	12
*91	Mahogany	14
*92	Gumbo Limbo	12
*93	Poinciana	14
*94	Monkey Pod	14
*95	Poinciana	36
*96	Poinciana	24
*97	Mahogany	12
*98	Monkey Pod	24
*99	Mahogany	14
100	Gumbo Limbo	12
101	Mahogany	30
102	Mahogany	4
103	Assorted Reg. Trees	
*104	Ficus	36
*105	Poinciana	24
*106	Poinciana	24
*107	Pink Tab	14
*108	Pink Tab	24
*109	Gumbo Limbo	20
*110	Buttonwood	20
*111	Monkey Pod	14
*112	Poinciana	14
*113	Mahogany	30
*114	Mahogany	36
*115	Mahogany	24
*116	Mahogany	36
*117	Mahogany	36
*118	Mahogany	36
*119	Poinciana	24
*120	Buttonwood	14
*121	Mahogany	30
*122	Mahogany	36
*123	Ficus	20
*124	Monkey Pod	14
*125	Poinciana	20
126	Monkey Pod	18
127	*Pink Tab- X*	14
128	Mahogany	4
129	Pink Tab	12
130	Monkey Pod	20
131	Thatch Palm	12
132	Coconut Palm	10
133	Coconut Palm	10
134	Coconut Palm	10
135	Coconut Palm	10
136	Coconut Palm	10
137	Gumbo Limbo	14
138	Poinciana	18
139	Monkey Pod	20

TREE INVENTORY

Number	Type	DBH (inches)
140	Orange Geiger	60
141	*Coconut Palm- T*	12
142	Coconut Palm	60
143	Coconut Palm	12
*144	Pink Tab	12
*145	Pink Tab	6
*146	Gumbo Limbo	16
*147	Pink Tab	18
148	*Pink Tab- X*	6
*149	Gumbo Limbo	12
*150	Gumbo Limbo	12
*151	Gumbo Limbo	12
*152	Gumbo Limbo	12
*153	Gumbo Limbo	12
*154	Coconut Palm	12
*155	Coconut Palm	12
*156	Mahogany	24
157	Monkey Pod	80
*158	Gumbo Limbo	18
*159	Gumbo Limbo	18
160	Silver Buttonwood + Orchid Tree	24
161	Silver Buttonwood	48
162	Coconut Palm	12
163	Pink Tab	8
164	Pink Tab	12
*165	Mahogany	36
166	Seagrape	10
167	Thatch Palm	4
*168	Gumbo Limbo	10
*169	Washington	12
*170	Sheffelera	4
*171	Sheffelera	4
*172	Seagrape	24
*173	Silver Buttonwood-cluster	4
*174	Coconut Palm	12
*175	Gumbo Limbo	5
176	Coconut Palm	12
177	Coconut Palm	12
178	Gumbo Limbo	12
179	Silver Buttonwood	6
180	Silver Buttonwood	4
181	Thatch Palm	4
182	Thatch Palm	4
183	Coconut Palm	12
184	Thatch Palm	4
185	Coconut Palm	12
186	Thatch Palm	4
187	*Coconut Palm- T*	12
188	*Thatch Palm- T*	4
189	*Thatch Palm- T*	4
190	*Thatch Palm Clump-T*	12
191	Mahogany	4
192	*Ficus- X*	4
193	Mango	4
194	Royal Poinciana	4
195	Almond	4
196	Silver Buttonwood	4
197	Frangipani	4
198	Frangipani	4
199	Gumbo Limbo	4
200	Ficus+Buttonwoods	
201	Thatch Palm	4
202	Thatch Palm	4
203	Thatch Palm	4
204	Thatch Palm	4
205	Thatch Palm	4
206	Thatch Palm	4
207	Alexander Palm	4
208	Silver Buttonwood	4
209	Silver Buttonwood	Hedge
210	Existing Trees	
211	Silver Buttonwood	4
212	Pink Tab+Orchid Tree	22
213	Thatch Palm	4
214	Thatch Palm	4

** Trees have not been verified*
T- To be transplanted
X- To be Removed

Transplanting Criteria

1. All trees and palms to be transplanted are listed on the tree inventory sheet and shown on the proposed landscape plans.
2. If transplanted materials are not immediately installed in their final location, they will be held on site. The contractor will set up a holding area and ensure trees and palms are stored in an upright manner and braced appropriately. All root balls will be covered with an organic layer of mulch and soil. Root balls will be kept moist and checked regular for moisture content. A temporary overhead misting system will be installed to keep canopy and plan buds moist to reduce plants from shocking.
3. Pruning of trees and palms to be transplanted will be in accordance with the Florida Grades and Standards Manual's most recent addition.
4. Trees and palms will be root pruned a minimum of 6 weeks prior to moving or as industry standard and Florida Grades and Standards dictate

NOT FOR CONSTRUCTION

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407.423.8398
CERTIFICATE OF AUTHORIZATION: EB9951

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PEARY COURT DEVELOPMENT
KEY WEST, FLORIDA

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305.296.1347 tel

OWNER
PEARY COURT APARTMENTS, LLC
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3850 HOLLYWOOD BLVD, SUITE 400
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CONSULTANTS

REGISTRATION
KEITH CROPEAU — REGISTERED LANDSCAPE ARCHITECT — LA 0001023 — STATE OF FLORIDA

ISSUED FOR:

TREE COMMISSION SUBMITTAL	10 MAR 22

PROJECT NUMBER R210129.00
DATE: 02.08.22
SCALE: 1"=20'-0"
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CHECKED BY: KO

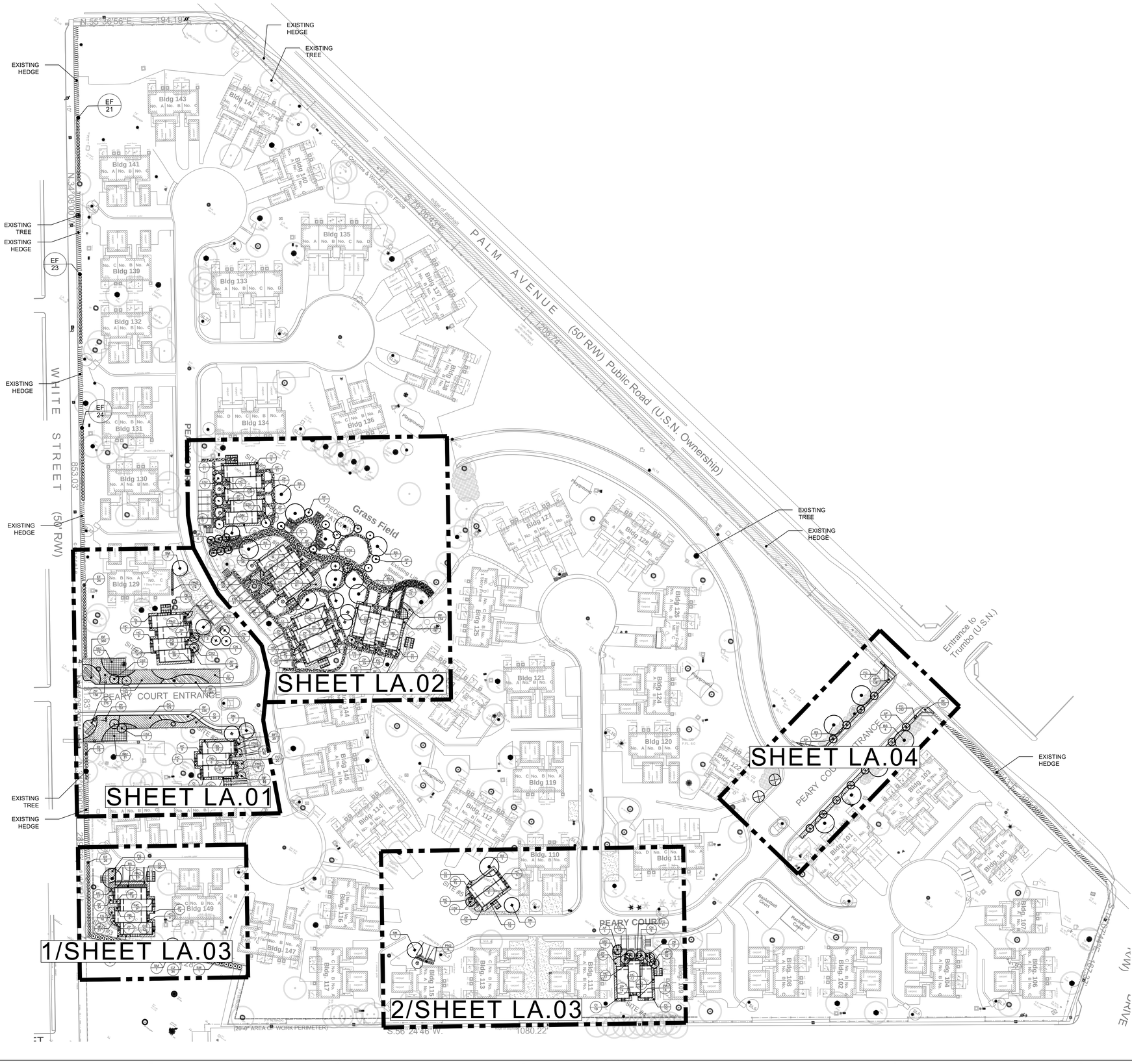
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TREE SURVEY

SHEET NUMBER
TS.00

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REGISTRATION
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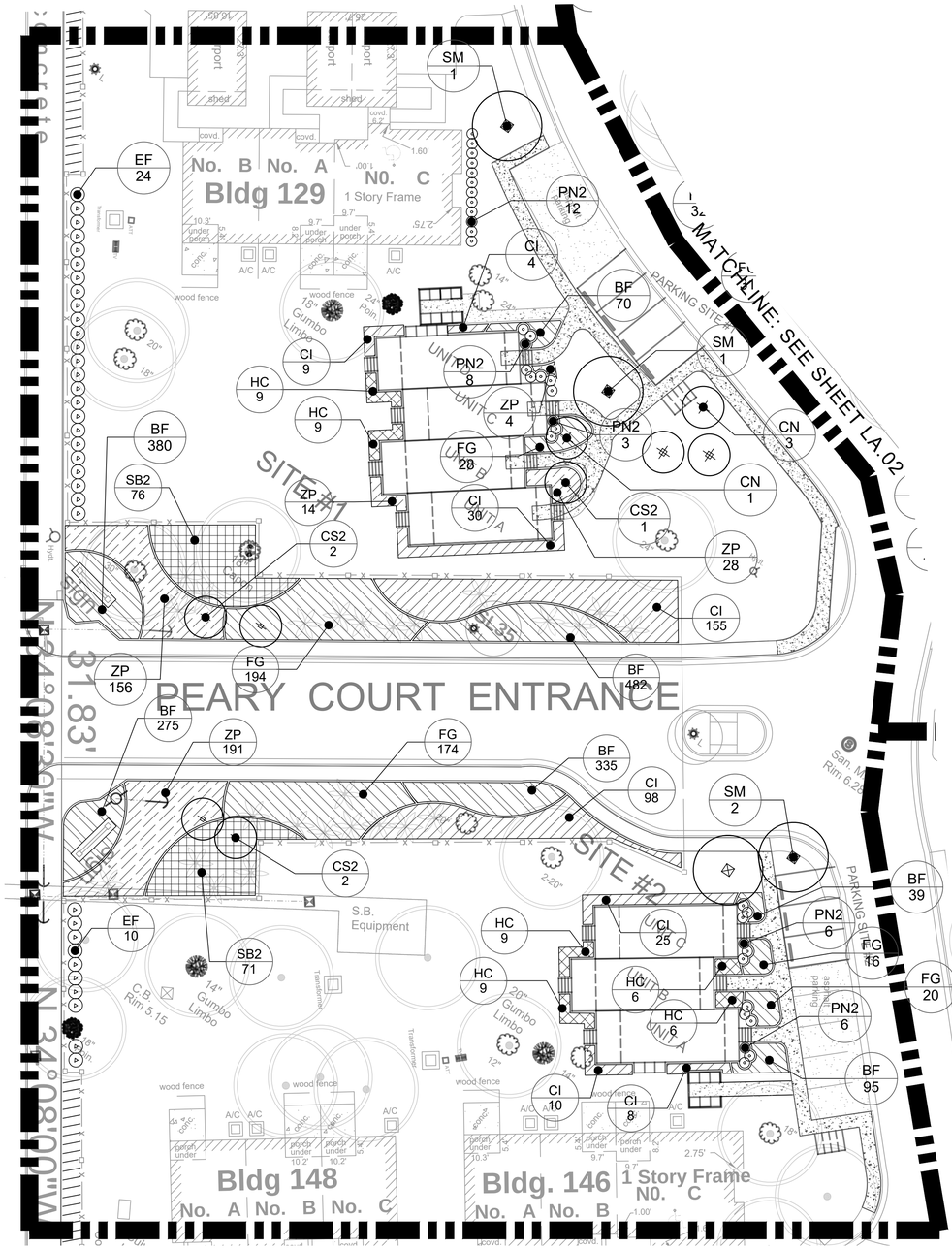
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NORTH

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OVERALL LANDSCAPE PLAN

SHEET NUMBER
LA.00

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REGISTRATION

REGISTERED LANDSCAPE ARCHITECT KEITH OROPEZA LA 0001023 STATE OF FLORIDA

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GRAPHIC SCALE 0 10 20 Feet

NORTH

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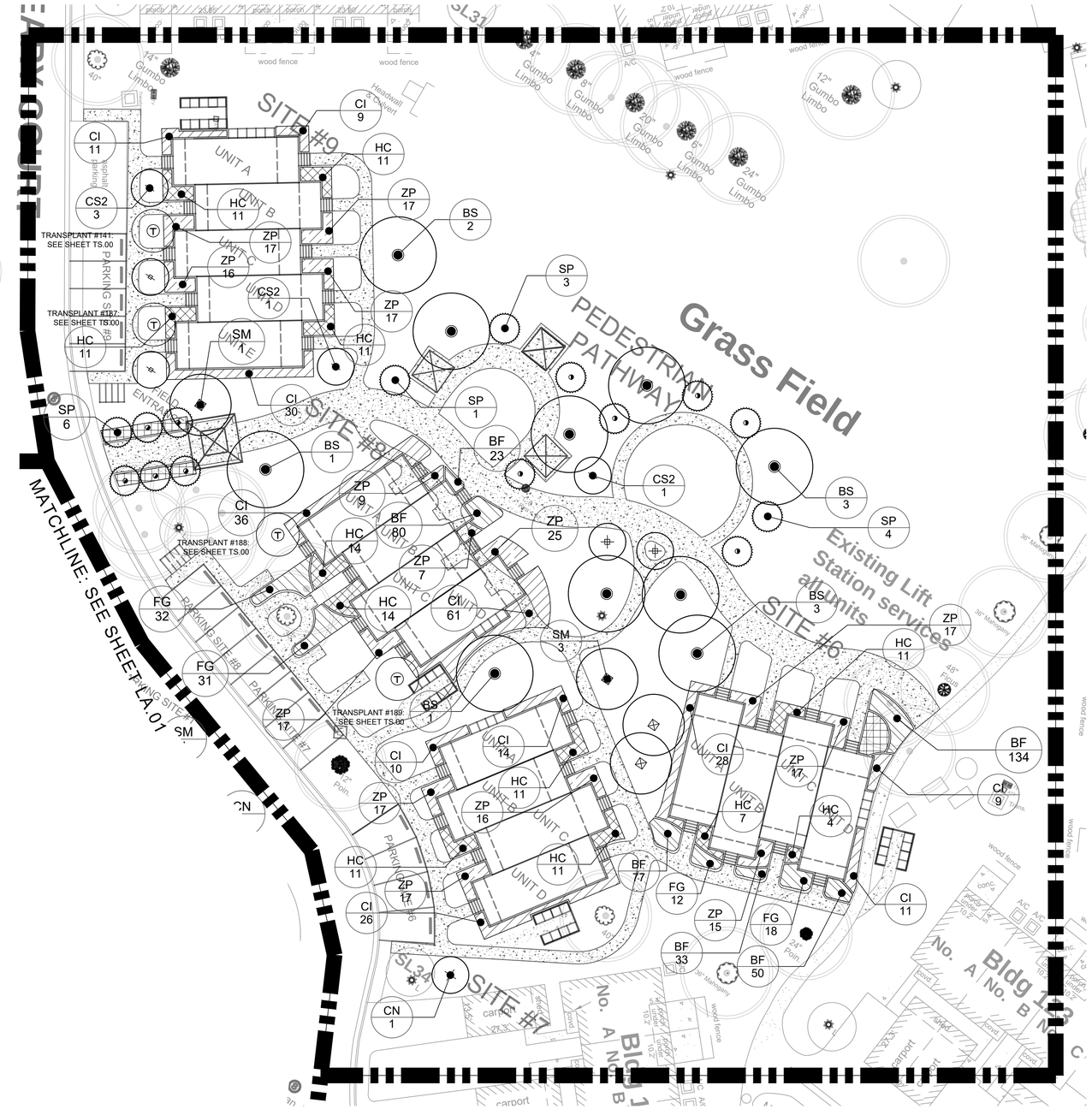
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LA 0001023
STATE OF FLORIDA

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DRAWING SCALE AND NORTH ARROW

GRAPHIC SCALE 0 10 20 Feet

NORTH

SHEET TITLE

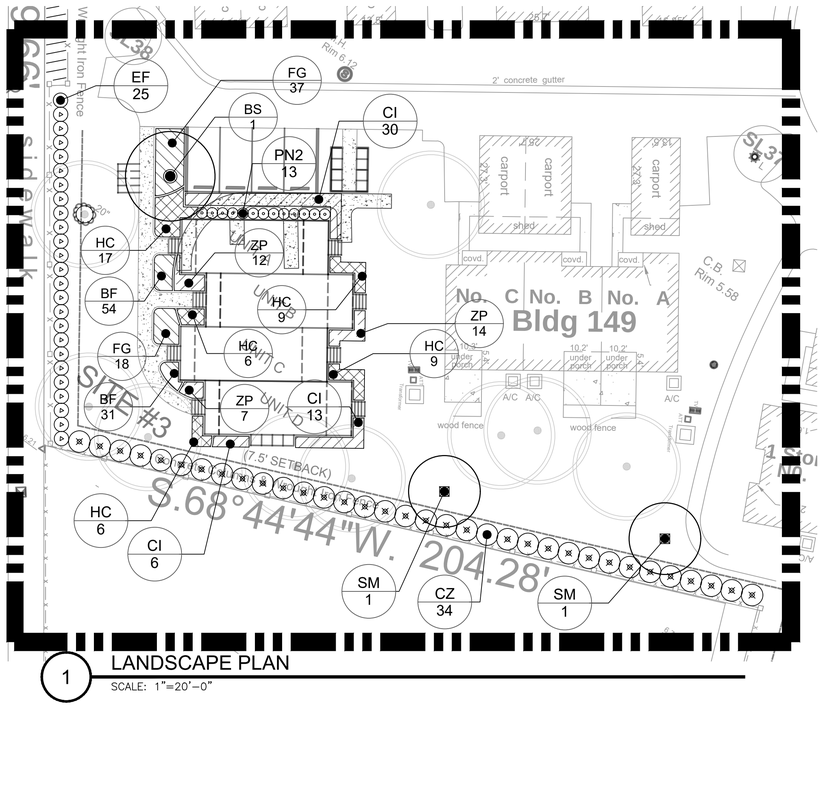
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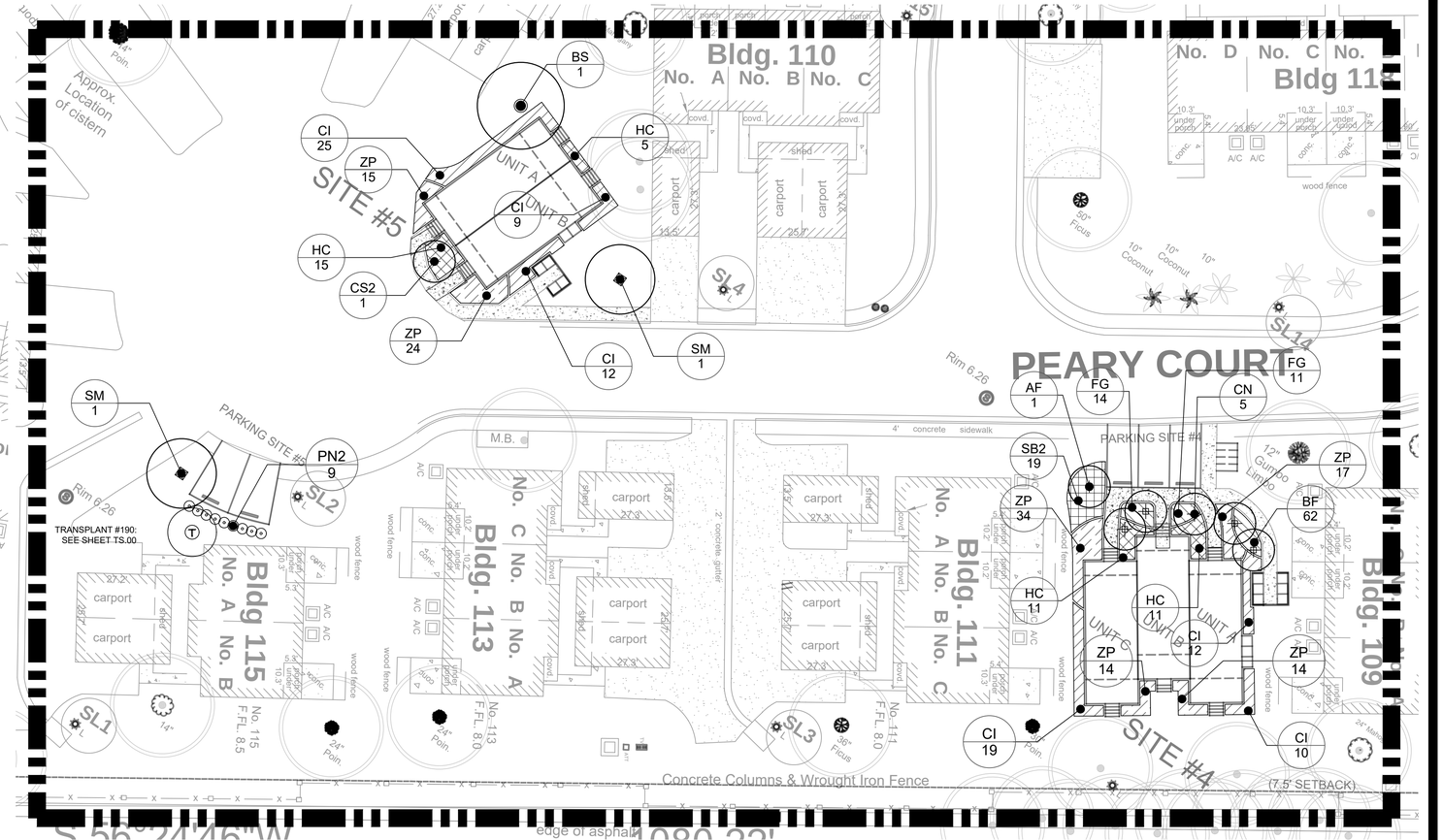
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1 LANDSCAPE PLAN

SCALE: 1"=20'-0"



2 LANDSCAPE PLAN

SCALE: 1"=20'-0"

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LA 0001023
STATE OF FLORIDA

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DRAWING SCALE AND NORTH ARROW

GRAPHIC SCALE NORTH

SHEET TITLE

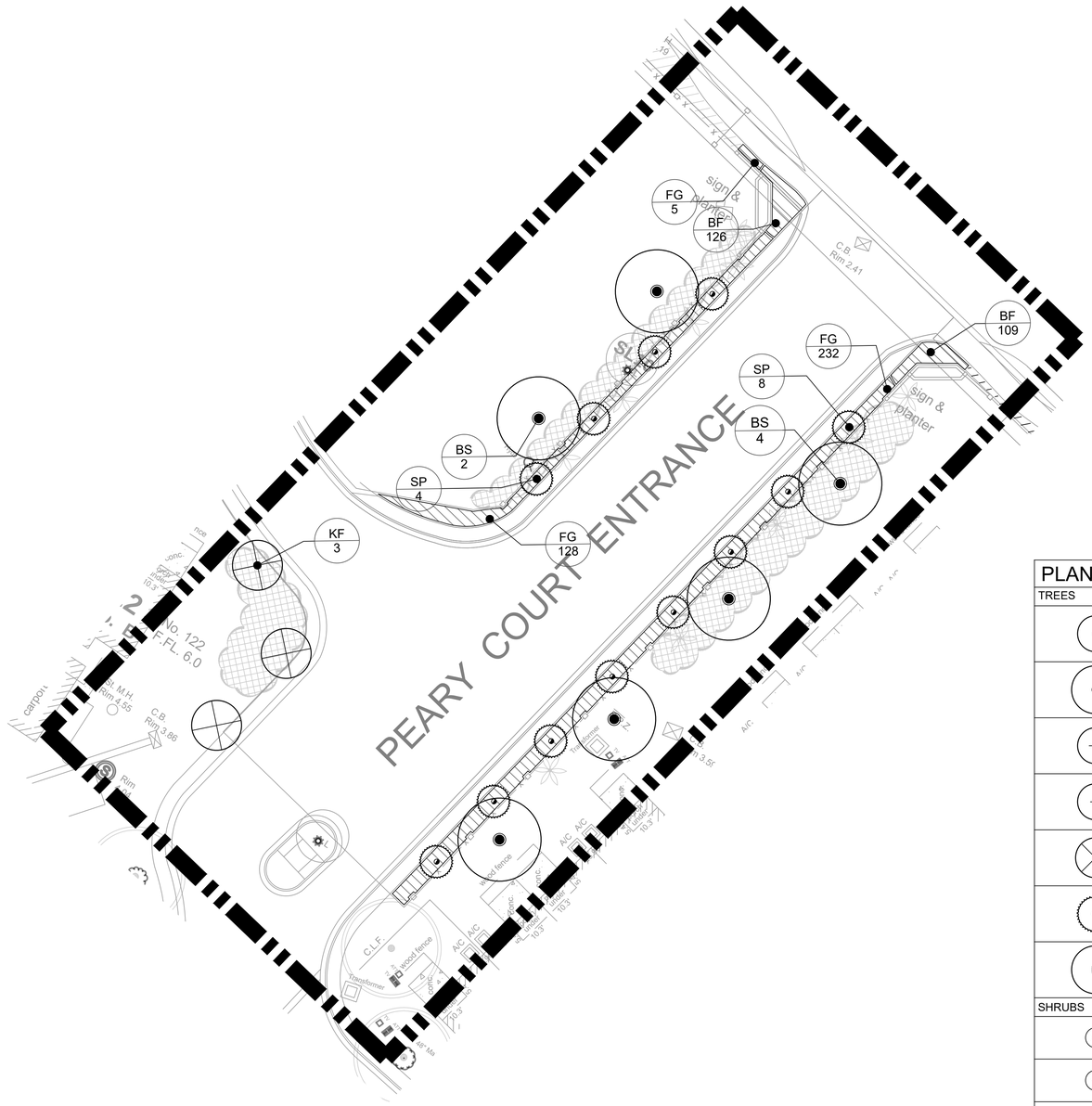
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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
	AF	1	Acacia farnesiana	Sweet Acacia	65 GAL.	12` HT.	2.5" CAL.	
	BS	18	Bursera simaruba	Gumbo Limbo	65 GAL.	14`-16` HT.	4" CAL.	
	CN	12	Cocos nucifera	Coconut Palm	F.G.	SEE PLAN FOR C.T. HT.	--	
	CS2	11	Cordia sebestena	Orange Geiger Tree	F.G.	12` MIN HT. X 6` SPRD., 6` CT.	3" CAL.	
	KF	3	Krugiodendron ferreum	Black Ironwood	100 GAL.	12`-14` HT. X 5`-6` SPRD	3-1/2" CAL.	
	SP	27	Sabal palmetto	Cabbage Palmetto	FG.	--	SEE PLAN FOR CT HT.	
	SM	12	Swietenia Mahagoni	Mahogany	65 GAL.	14`-16` HT.	3" CAL.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE		
	CZ	34	Calyptranthes zuzygium	Myrtle of the River	45 gal	Single Leader, 2-2.5" Cal, 7-10` HT		
	EF	127	Eugenia foetida	Spanish Stopper	15 GAL.	6` HT. MIN., FULL		
	PN2	57	Psychotria nervosa	Wild Coffee	3 GAL.	24" OA MIN.		
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE		
	CI	720	Chrysobalanus icaco	Coco Plum	7 GAL.	24" OA. MIN.		30" o.c.
	FG	970	Ficus microcarpa `Green Island`	Green Island Ficus	3 GAL.	24" OA. MIN.		24" o.c.
	HC	264	Hamelia patens `Compacta`	Dwarf Firebush	3 GAL.	24" OA. MIN.		30" o.c.
	SB2	205	Spartina bakeri	Sand Cord Grass	3 GAL.	24"-30" OA, FULL		36" o.c.
	ZP	768	Zamia pumila	Coontie	3 GAL.	24" OA. MIN.		24" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE		
	BF	2,455	Bulbine frutescens	Stalked Bulbine	1 GAL.	FULL		12" o.c.

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CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT

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CONSULTANTS

REGISTRATION

ISSUED FOR:

TREE COMMISSION SUBMITTAL	10 MAR 22

PROJECT NUMBER R210129.00

DATE: 02.08.22

SCALE: 1"=20'-0"

DRAWN BY: IM

CHECKED BY: KO

DRAWING SCALE AND NORTH ARROW

GRAPHIC SCALE NORTH

SHEET TITLE

LANDSCAPE PLAN & SCHEDULE

SHEET NUMBER

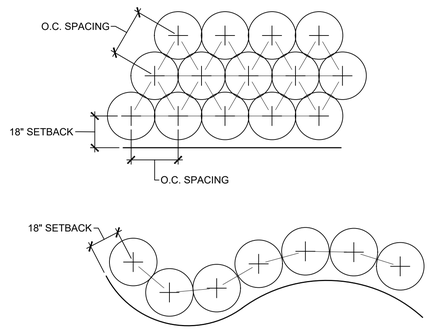
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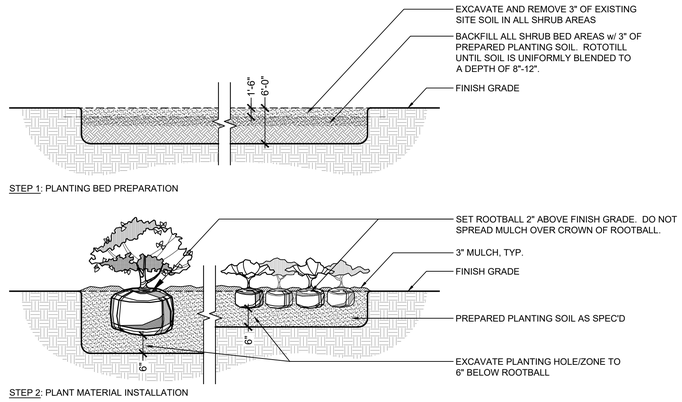
NOTES:

1. THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED AT WITH A ROW OF PLANTS AS SHOWN IN THIS DETAIL, AT THE O.C. SPACING SHOWN IN THE PLANT LIST.
2. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED IN A TRIANGULAR PATTERN AS SHOWN IN THIS DETAIL, AT THE O.C. SPACING SHOWN IN THE PLANT LIST.
3. SETBACKS ARE APPLICABLE AGAINST ALL HARDSCAPE SURFACES AND SOD EDGES.



1 SHRUB AND GROUNDCOVER LAYOUT

N.T.S.

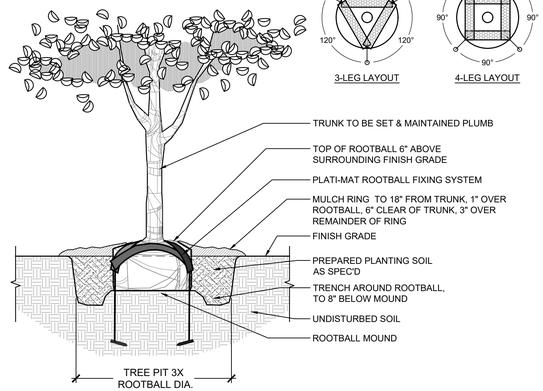


2 SHRUB AND GROUNDCOVER DETAIL

N.T.S.

NOTES:

1. EXCAVATE OVERALL PLANTING HOLE TO DEPTH NECESSARY TO SET TOP OF ROOTBALL 6" ABOVE SURROUNDING FINISH GRADE. THIS IS THE ROOTBALL MOUND ELEVATION.
2. EXCAVATE A TRENCH TO AN ADDITIONAL 8" DEPTH AROUND THE ROOTBALL MOUND.
3. ASSURE PERCOLATION OF PLANTING HOLE PRIOR TO SETTING THE TREE. NOTIFY THE OWNER IN WRITING IF SATISFACTORY PERCOLATION IS NOT ACHIEVED.
4. CONSULT PLATIPUS-US FOR APPROPRIATE PLATI-MAT PRODUCT SPEC/KIT FOR EACH TREE SIZE IN THE PROJECT SCOPE. PROVIDE A PRODUCT SUBMITTAL FOR EACH SEPARATE PRODUCT SPEC/KIT FOR APPROVAL.

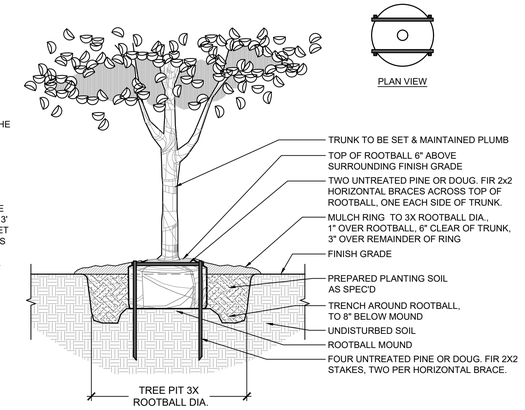


3 TREE PLANTING DETAIL (15-45 GAL)

N.T.S.

NOTES:

1. EXCAVATE OVERALL PLANTING HOLE TO DEPTH NECESSARY TO SET TOP OF ROOTBALL 6" ABOVE SURROUNDING FINISH GRADE. THIS IS THE ROOTBALL MOUND ELEVATION.
2. EXCAVATE A TRENCH TO AN ADDITIONAL 8" DEPTH AROUND THE ROOTBALL MOUND.
3. ASSURE PERCOLATION OF PLANTING HOLE PRIOR TO SETTING THE TREE. NOTIFY THE OWNER IF SATISFACTORY PERCOLATION IS NOT ACHIEVED.
4. INSTALL 2x2 STAKES AGAINST THE OUTER EDGE OF THE ROOTBALL, 3' MIN. INTO UNDISTURBED SOIL. SET 2x2 HORIZONTAL BRACES ACROSS TOP OF ROOTBALL AND SECURE TO STAKES w/ 3" LONG H.D. GALV. WOOD SCREWS.



NOTES:

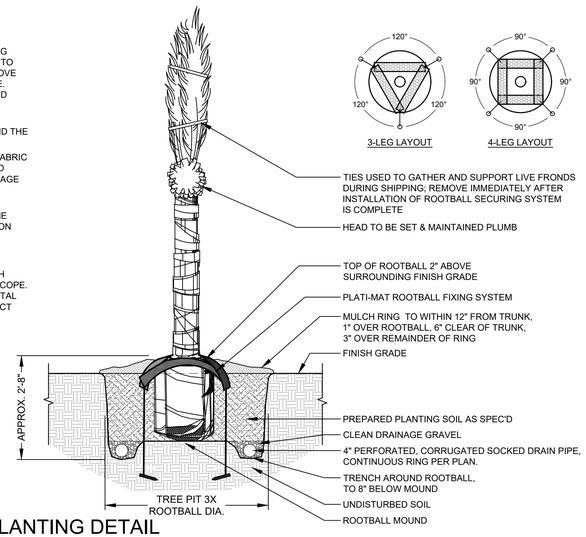
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2. EXCAVATE A TRENCH TO AN ADDITIONAL 8" DEPTH AROUND THE ROOTBALL MOUND.
3. ASSURE PERCOLATION OF PLANTING HOLE PRIOR TO SETTING THE TREE. NOTIFY THE OWNER IN WRITING IF SATISFACTORY PERCOLATION IS NOT ACHIEVED.
4. CONSULT PLATIPUS-US FOR APPROPRIATE PLATI-MAT PRODUCT SPEC/KIT FOR EACH TREE SIZE IN THE PROJECT SCOPE. PROVIDE A PRODUCT SUBMITTAL FOR EACH SEPARATE PRODUCT SPEC/KIT FOR APPROVAL.

4 TREE PLANTING DETAIL (65-300 GAL)

N.T.S.

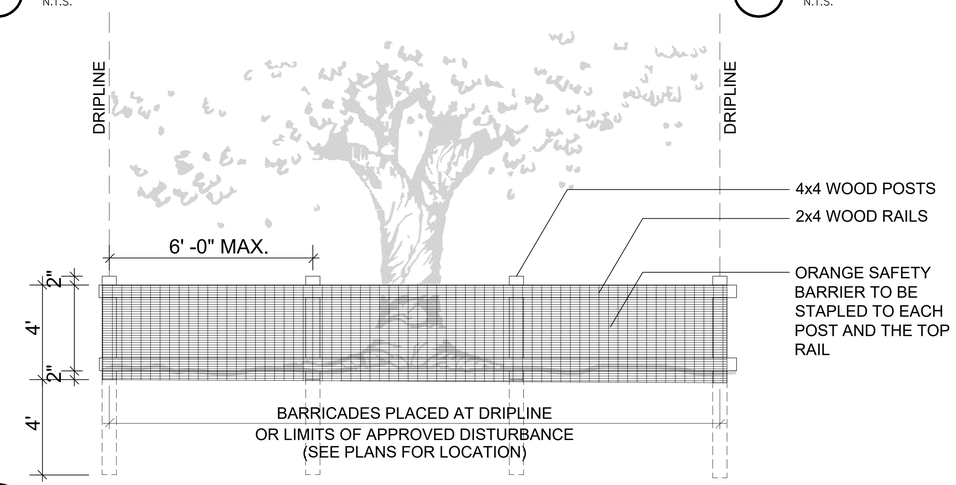
NOTES:

1. EXCAVATE OVERALL PLANTING HOLE TO DEPTH NECESSARY TO SET TOP OF ROOTBALL 6" ABOVE SURROUNDING FINISH GRADE. THIS IS THE ROOTBALL MOUND ELEVATION.
2. EXCAVATE A TRENCH TO AN ADDITIONAL 8" DEPTH AROUND THE ROOTBALL MOUND.
3. PROVIDE SOIL SEPARATION FABRIC BETWEEN PLANTING SOIL AND DRAINAGE STONE AND DRAINAGE GRAVEL.
4. CONNECT DRAIN PIPE TO STORMWATER SYSTEM AT THE CONNECTION POINT SHOWN ON THE CIVIL ENG. DWGS.
5. CONSULT PLATIPUS-US FOR APPROPRIATE PLATI-MAT PRODUCT SPEC/KIT FOR EACH TREE SIZE IN THE PROJECT SCOPE. PROVIDE A PRODUCT SUBMITTAL FOR EACH SEPARATE PRODUCT SPEC/KIT FOR APPROVAL.



5 PALM PLANTING DETAIL

N.T.S.



6 TREE PROTECTION DETAIL

N.T.S.

TREE PROTECTION AND PRESERVATION NOTES

1. Protect designated existing trees scheduled to remain against:
   -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.
4. No grade changes shall be made within the protective barrier zones without prior approval.

NOTES:

1. ALL LANDSCAPE SHALL COMPLY WITH CITY OF KEY WEST LANDSCAPE CODES.
2. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
3. FINAL ARRANGEMENT OF PLANT MATERIAL SHALL BE STAKED BY THE CONTRACTOR FOR THE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES BASED ON SPECIFIED SPACING AND SHALL REPORT ANY DISCREPANCIES TO THE OWNER FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
5. WHERE DISCREPANCIES APPEAR BETWEEN THE NUMBER OF SHRUB SYMBOLS AND PLANT TAGS ON THE PLAN SHEETS, THE PLANT TAGS RULE.
6. REMOVE SURVEY STAKES, SILT FENCE, TREE TAGGING, AND OTHER RELATED ITEMS AFTER OWNER'S FINAL ACCEPTANCE OF THE WORK.
7. ALL PLANT MATERIAL SHALL BE PROVIDED AND MAINTAINED THROUGH FINAL COMPLETION AT FL #1 OR BETTER, ACCORDING TO THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, FL DEPT. OF AGRICULTURE AND CONSUMER SERVICES.
8. NEW LANDSCAPE MATERIALS WILL BE IRRIGATED WITH AN ABOVE GROUND TEMPORARY IRRIGATION SYSTEM TO PROVIDE NECESSARY WATER FOR NEWLY INSTALLED PLANTS TO THRIVE. THIS SYSTEM WILL USE POTABLE WATER AND METERED AT SPECIFIC NEW RESIDENTIAL BUILDINGS. NEWLY INSTALLED PLANT MATERIALS WILL BE MONITORED TO VERIFY THEY ARE GROWING AND THRIVING. IN THE ADVENT ADDITIONAL IS REQUIRED HAND WATER WILL BE PROVIDED UNTIL PLANT MATERIALS ARE ESTABLISHED AND GROWING.
9. PER SEC. 108-482 AND OTHER APPLICABLE CITY CODES, MAINTENANCE OF LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY IN A GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE.

NOT FOR CONSTRUCTION

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CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT
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CONSULTANTS

REGISTRATION

ISSUED FOR:

TREE COMMISSION SUBMITTAL	10 MAR 22

PROJECT NUMBER	R210129.00
DATE:	02.08.22
SCALE:	1"=20'-0"
DRAWN BY:	IM
CHECKED BY:	KO

DRAWING SCALE AND NORTH ARROW

SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER
LA.05

SHEET OF

Plotted: Mar 17, 2022 - 3:06 PM
Last Modified by: IAN_MARKHAM
Filename: Z:\2021\R210129.00 - PEARY COURT DEVELOPMENT\CAD\ACAD\PRODUCTION DRAWINGS\R210129.00--LA1.DWG

STAFF REPORT

DATE: April 6, 2022

RE: 541 White Street-Peary Court #TP2022-0008
(Final Landscape Plan Review)

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

An application was submitted for Final Landscape Plan Approval for the above referenced property, Peary Court. There is no regulated tree removal involved with this project. The project involves the transplantation of five palms (#141, #187 #188 #189, & #190) and one mango tree (#190) to other areas on the property. Three unregulated trees will be removed; tree #127 and #148, both Pink Tabebuia trees and tree #192, a non native "Ollie" Ficus tree. All three trees are less than 24 inches diameter and therefore, no permit is needed to remove them.

A Conceptual Landscape Plan review was done and approved on February 8, 2022 by the Urban Forestry Manager. A Sec 108 landscaping and buffer requirements report was created for the Planning Board on February 10, 2022. The reports are attached.

The Planning Board approved the development plan on February 17, 2022 and HARC approved the project on March 22, 2022.

The landscape plan will enhance the existing area by providing additional trees and shrubs around the new residential units and protecting the existing large trees. The plan also includes additional plantings at the Palm Avenue entrance and includes a requirement that once a year, all listed invasive plant species (Australian Pine-Casuarina equisetifolia, Brazilian Pepper-Schinus terebinthifolia, Lead Tree-Leucaena leucocephala, and Melaleuca- Melaleuca quinquenervia) shall be removed from the site and treatment of the stumps should be done with an appropriate herbicide type treatment to prevent regrowth.

Recommend approval of the Final Landscape Plan submitted to the Tree Commission and dated March 21 and April 1, 2022.

Additional Information

STAFF REPORT

DATE: February 9 and 10, 2022

RE: 541 White Street-Peary Court (Landscape Sec 108 Review)

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

An application was submitted to the Planning Board for a major development plan review to redevelop the property with housing units. This review is to verify compliance to Sec 108 of the City Code regarding landscaping and buffer requirements to help the Planning Board with their review.

This review is based on updated site and landscape plans submitted to the Urban Forestry Manager dated February 10, 2022.

Review of Section 108:

1. Sec 108-243: An updated, signed and sealed landscape plan has been submitted that includes a tree protection plan. No formal irrigation plan has been submitted. On page LA.05 there is a note regarding a proposed irrigation plan to include an above ground temporary irrigation system.

2. Sec 108-289: Once the existing tree maps for the immediate, proposed development areas were verified it was determined that two Pink Tabebuia trees (#127 and #148) and one non-native Ficus tree (tree #192) will be impacted-removed. These three trees are not regulated therefore, no permit is required to remove them and approval from the Tree Commission is not needed for their removal. Five palms (#141, #187, #188, #189, & #190) and one mango tree (#193) will be transplanted on the site. Transplant permits are normally approved by the Urban Forestry Manager. All other trees and palms will remain in place, on site. Therefore, the conceptual landscape plan for this project was reviewed by the Urban Forestry Manager and a memo of approval was submitted to the file on February 8, 2022.

3. Sec 108-346: The required open space is 35%. The proposed open space will be 50%. The property owner has agreed to remove invasive exotic plant species, Australian Pine-Casuarina equisetifolia, Brazilian Pepper-Schinus terebinthifolia, Lead Tree-Leucaena leucocephala, and Melaleuca- Melaleuca quinquenervia, from the entire site.

4. Sec 108-347 (bufferyards): The existing and proposed use of the property is multi-family. According to the property appraiser site, most of the property is bounded by streets. There is a small section behind site #3 that would require a bufferyard as that area abuts a park-cemetery (low impact).

   The submitted landscape plan includes the planting of numerous myrtle-of-the-river sub canopy, shrubby trees. These trees satisfy the buffer requirement and the request from HARC for a shrub buffer to visually block the housing area from the historic cemetery.

5. Sec 108-348, allows for credit of existing plant material: This development plan request consists of nine new development sites within an overall developed parcel. Numerous trees and shrubs currently exist throughout the property and along the existing property line areas with most to remain in place.

6. Sec 108-381: A landscape plan has been submitted that consolidates new landscaping around the new development areas, at the two entrances to the parcel, and some infill areas to the existing perimeter landscape parcel buffers areas.

7. Sec 108-411: Since there was no tree removal requested that required Tree Commission approval, the conceptual landscape plan review was completed by the Urban Forestry Manager for compliance to Sec 110 guidelines.

8. Sec 108-412: At this time, it is not known what percentage of the property is currently landscaped or the percentage of the additional landscape as a large portion of the property has previously been developed. There are numerous large trees throughout the parcel. The plan does incorporate over 70% native vegetation. The rest of the proposed work areas not covered in hardscape, shrubs, or groundcover will have sod placed.

9. 108-413, landscape requirement along street frontages: The entire parcel is 24.2 acres and is bounded by Palm Avenue, White Street, Angela Street and Eisenhower Drive. Most of the property has been previously developed as federal housing therefore, no buffer requirements were established. Most of the parcel does contain a perimeter hedge with some trees. The applicant has proposed some additional shrubs to fill in sections of the street perimeter area and is upgrading the landscaping along the two main entrance areas.

   Each new development area does contain landscaping along the street area for beautification that contains a mixture of trees, palms, shrubs, and groundcover.

10. Sec 108-414, interior parking areas: There are several interior parking areas as part of this development plan. Most are expansion of existing parking areas and consist of no more than 9 spots. New and existing trees are noted on the landscape plans near these parking areas. A few locations will also include the planting of shrubs to help prevent headlights from impacting the residences.

11. Sec 108-415 perimeter parking areas: There are no perimeter parking areas on the property.

12. Sec 108-416, interior area landscaping. This section of code specifically looks at the planting of trees and requires that all areas not covered by buildings or hardscape will have grass, groundcover, shrubs or other landscaping materials. The applicant has stated that sod will be placed in the proposed development areas not covered by groundcover, shrubs, or hardscape.

    It is not known what percentage of the site is currently under review for this

section. The site is a current developed site with numerous, large existing trees. The landscape plan does incorporate the planting of approximately 45 new trees in the new development areas.

13. Sec 108-447: The landscape plan does include a tree protection plan and parking stops in the parking areas.

14. Sec 108-448: It does appear that all landscape strips are covered with living material, mulch, or grass.

15. Sec 108-515: A formal landscape plan has not been submitted and is not proposed. A note on the landscape plans indicates the use of an above ground temporary irrigation system to provide necessary water for the newly installed plants using potable water and metered at the specific new building sites. Newly installed plant materials will be monitored for health (see note #8 on landscape page LA.05). Waiver needed?

Conditions:

1. **Final Landscape Plan approval required from Tree Commission.**

2. **Once a year, all listed invasive plant species (Australian Pine-Casuarina equisetifolia, Brazilian Pepper-Schinus terebinthifolia, Lead Tree-Leucaena leucocephala, and Melaleuca- Melaleuca quinquenervia) shall be removed from the site. Stumps should be treated with an appropriate herbicide type treatment to prevent regrowth.**

3. **A transplantation plan must be submitted at the time of issuance of the tree permits.**

Karen DeMaria
Urban Forestry Manager
City of Key West

Attachments: February 10, 2022 Landscape Plan with notes
Site Photos
February 8, 2022 Landscape Plan with color coded vegetation

New trees

New shrubs

Existing Trees & Palms



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FEB 08 2022
BY:

Areas not covered with building or hardscape will be planted with shrubs or grass.

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CERTIFICATE OF AUTHORIZATION: EB9921

PROJECT
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CONSULTANTS

REGISTRATION

ISSUED FOR:

ISSUANCE	CO MMM YY

PROJECT NUMBER R210129.00
DATE: 01.06.22
SCALE: 1"=20'-0"
DRAWN BY: IM
CHECKED BY: KC

DRAWING SCALE AND NORTH ARROW
GRAPHIC SCALE NORTH

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
LA.01

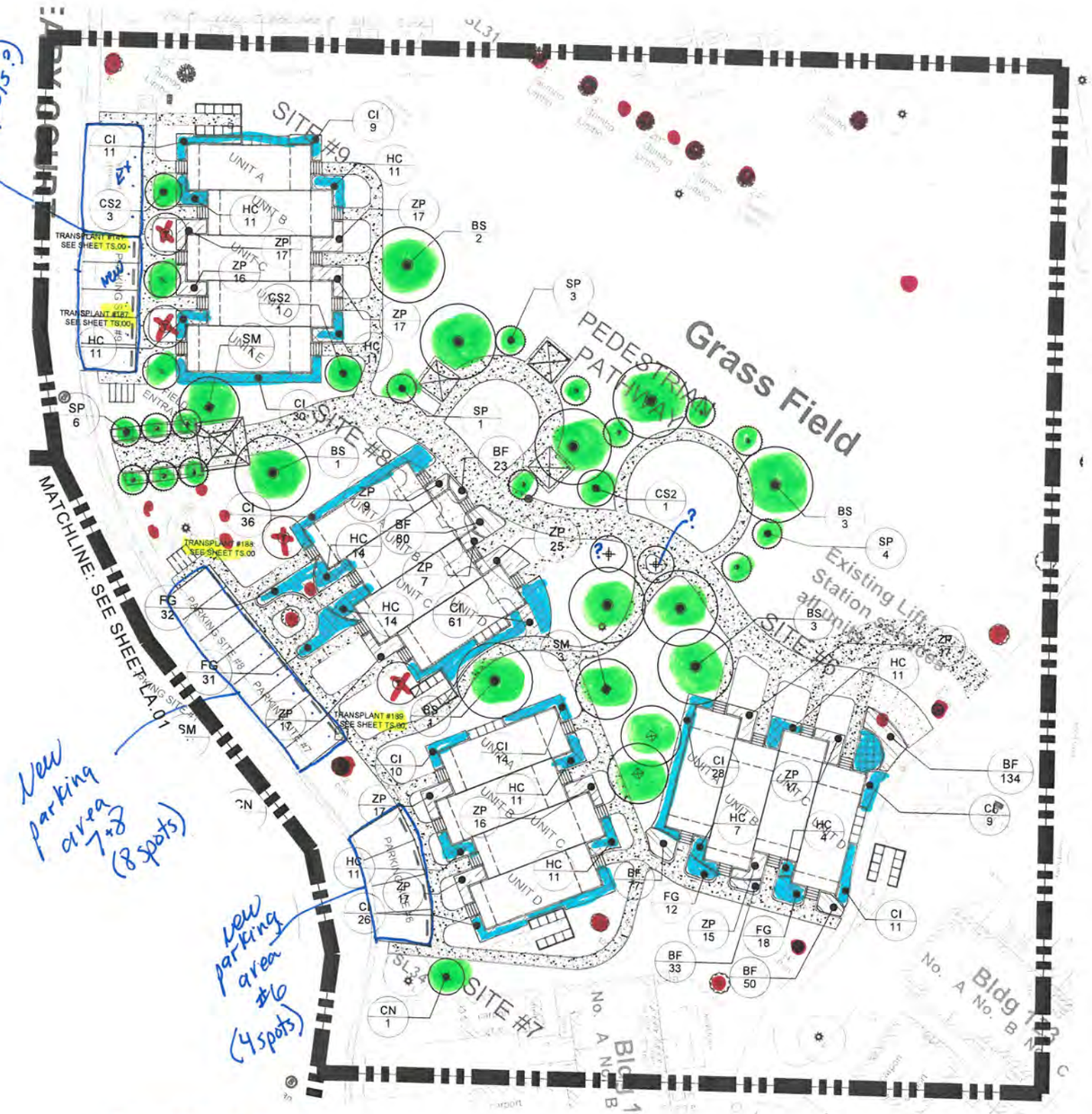
SHEET OF

Existing to be parking expanded #9 (19spots.)

New trees

New shrubs

Existing trees + palms



New parking area 7+8 (8spots)

New parking area #6 (4spots)

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REGISTRATION

ISSUED FOR:

ISSUANCE	DD MMM YY

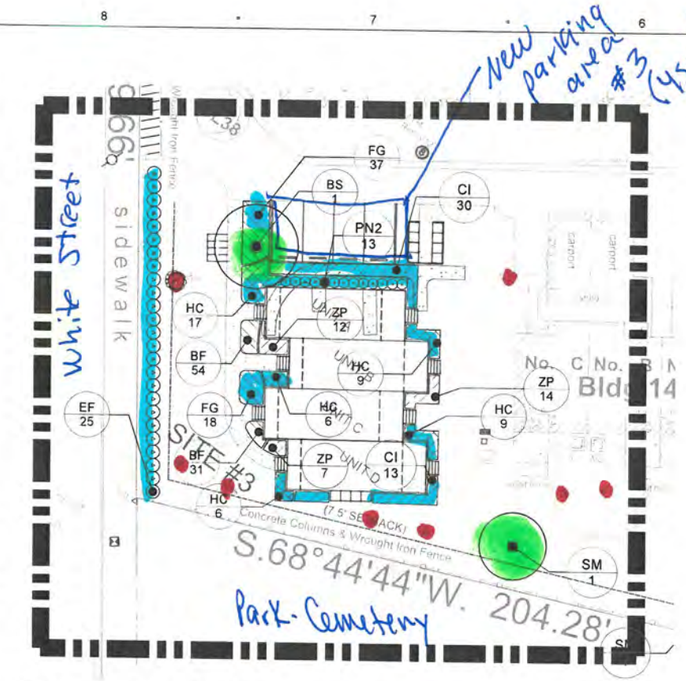
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DATE: 01.06.22
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CHECKED BY: KD

DRAWING SCALE AND NORTH ARROW
GRAPHIC SCALE NORTH

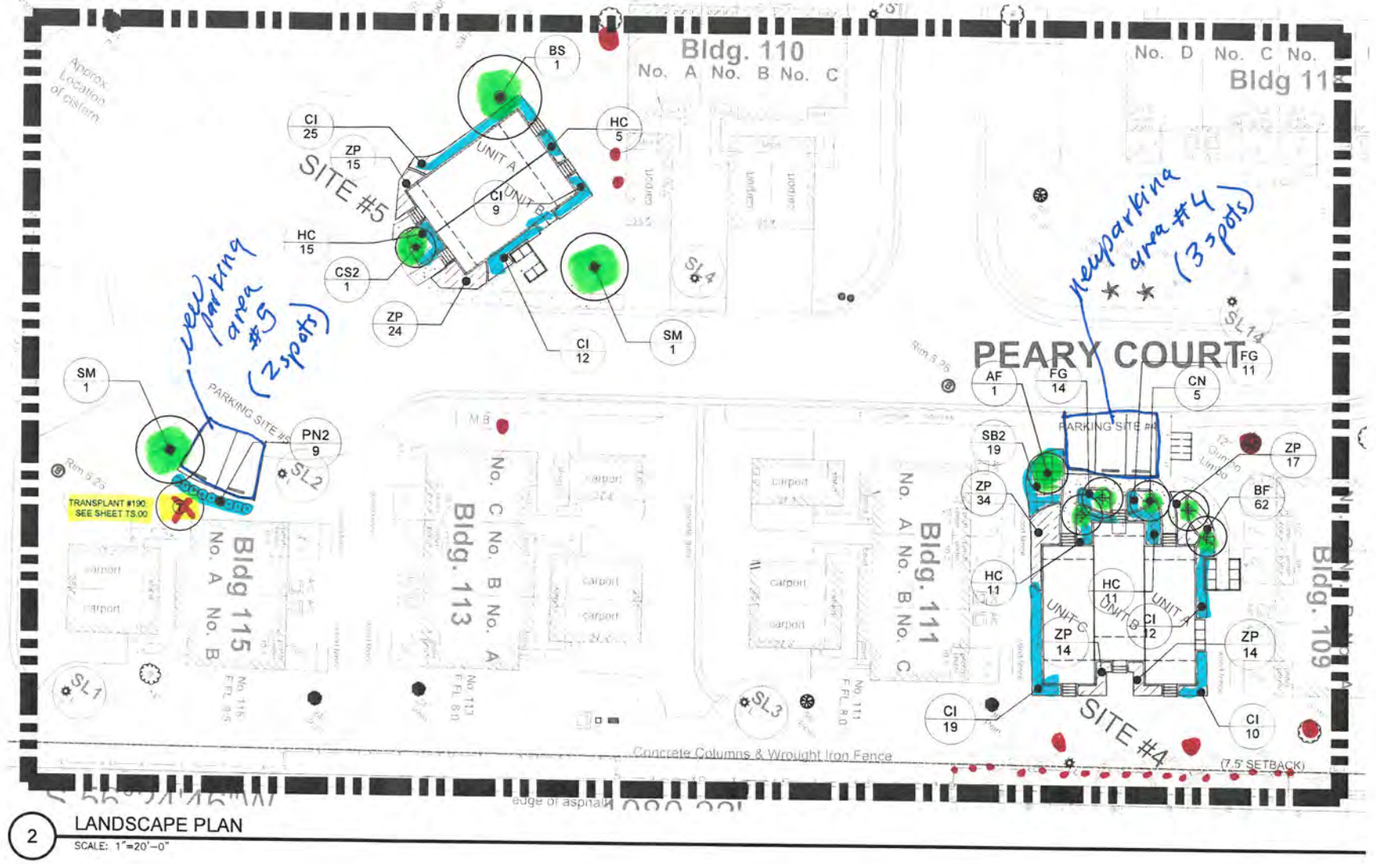
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
LA.02

SHEET OF



1 LANDSCAPE PLAN
SCALE: 1"=20'-0"



2 LANDSCAPE PLAN
SCALE: 1"=20'-0"

- Existing Trees + Palms
- New Shrubs
- New Trees

Areas not covered in building or hardscape will be planted with grass or shrubs.

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CONSULTANTS

REGISTRATION

ISSUED FOR:

ISSUANCE	DD MMM YY

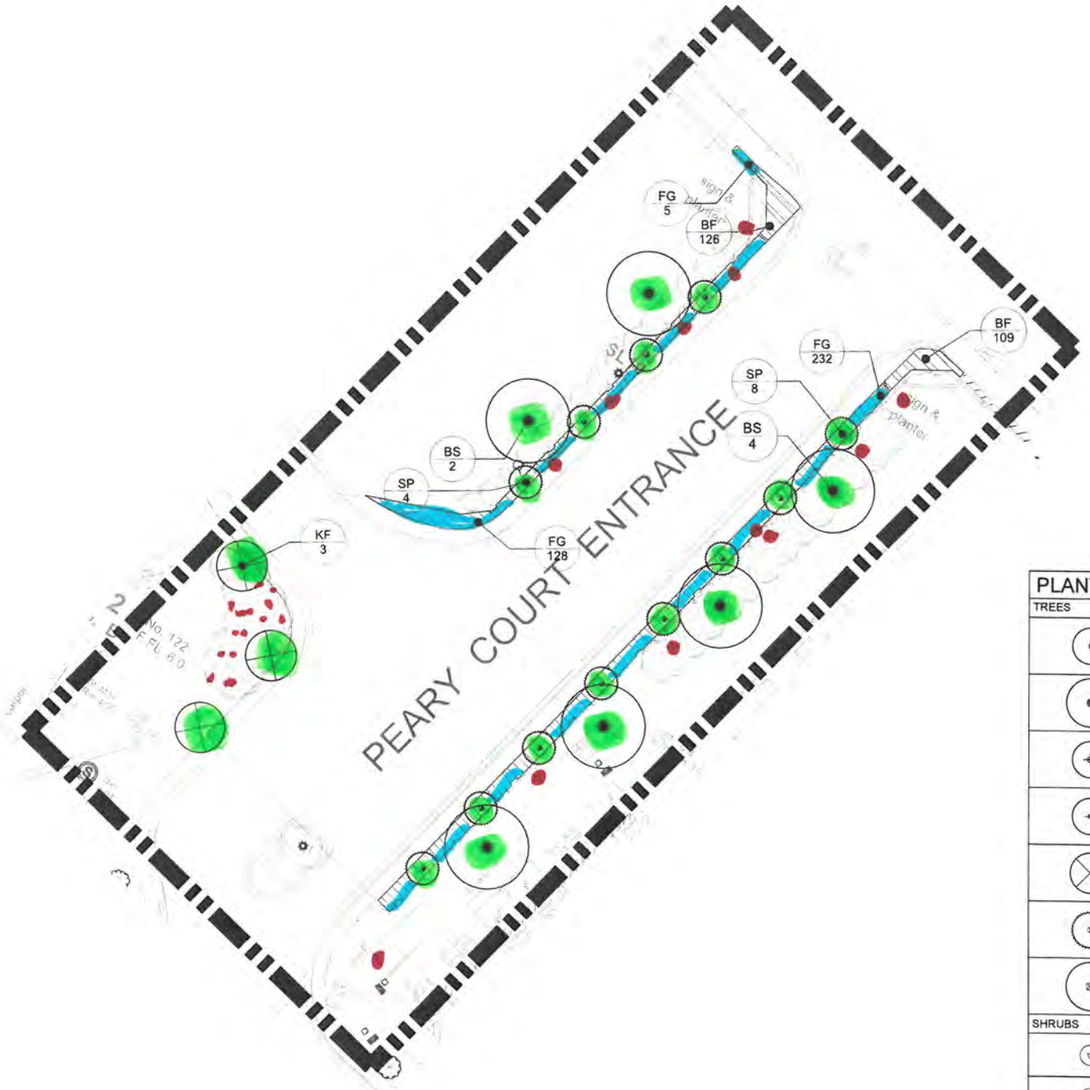
PROJECT NUMBER R210129.00
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CHECKED BY: KO

DRAWING SCALE AND NORTH ARROW
GRAPHIC SCALE NORTH

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
LA.03

SHEET OF



- Existing Tree and Palm Locations
- N="native"
- New shrubs
- New trees

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME		COMMON NAME	CONT	CAL	SIZE	
	AF	1	Acacia farnesiana	N	Sweet Acacia	65 GAL.	12` HT.	2.5" CAL.	
	BS	18	Bursera simaruba	N	Gumbo Limbo	65 GAL.	14`-16` HT.	4" CAL.	
	CN	12	Cocos nucifera	N	Coconut Palm	F.G.	SEE PLAN FOR C.T. HT.	--	
	CS2	11	Cordia sebestena	N	Orange Geiger Tree	F.G.	12` MIN HT. X 6` SPRD., 6` CT.	3" CAL.	
	KF	3	Krugiodendron ferreum	N	Black Ironwood	100 GAL.	12`-14` HT. X 5`-6` SPRD	3-1/2" CAL.	
	SP	27	Sabal palmetto	N	Cabbage Palmetto	F.G.	--	SEE PLAN FOR CT HT.	
	SM	12	Swietenia Mahagoni	N	Mahogany	65 GAL.	14`-16` HT.	3" CAL.	
SHRUBS	CODE	QTY	BOTANICAL NAME		COMMON NAME	CONTAINER	SIZE		
	EF	127	Eugenia foetida	N	Spanish Stopper	15 GAL.	6` HT. MIN., FULL		
	PN2	45	Psychotria nervosa	N	Wild Coffee	3 GAL.	18"-24" OA		
SHRUB AREAS	CODE	QTY	BOTANICAL NAME		COMMON NAME	CONT	SIZE		
	CI	720	Chrysobalanus icaco	N	Coco Plum	7 GAL.	20"-24" OA.		30" o.c.
	FG	970	Ficus microcarpa `Green Island`		Green Island Ficus	3 GAL.	18"-24" OA.		24" o.c.
	HC	264	Hamelia patens `Compacta`	N	Dwarf Firebush	3 GAL.	18"-24" OA.		30" o.c.
	SB2	205	Spartina bakeri	N	Sand Cord Grass	3 GAL.	24"-30" OA, FULL		36" o.c.
	ZP	768	Zamia pumila	N	Coontie	3 GAL.	18"-24" OA.		24" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME		COMMON NAME	CONT	SIZE		
	BF	2,455	Bulbine frutescens		Stalked Bulbine	1 GAL.	FULL		12" o.c.

24" at planting ✓

RECEIVED
FEB 08 2022
BY: KD

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CONSULTANTS

REGISTRATION

ISSUED FOR:

ISSUANCE	DD MMM YY

PROJECT NUMBER R210129.00
DATE: 01.06.22
SCALE: 1"=20'-0"
DRAWN BY: IM
CHECKED BY: KD

DRAWING SCALE AND NORTH ARROW
GRAPHIC SCALE NORTH

SHEET TITLE
LANDSCAPE PLAN & SCHEDULE

SHEET NUMBER
LA.04

SHEET OF

Filename: J:\2021\R210129.00 - PEARY COURT (DEVELOPMENT)\ARCH\PRODUCTION DRAWINGS\R210129.00-A.LDNC
Last Plotted By: IAN ROSSITER
Last Plotted On: 1/6/2022 11:29 AM

STAFF REPORT

DATE: February 8, 2022

RE: **541 White Street-Peary Court (#TP2022-00001)**

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

On January 10, 2022, an application was submitted for Conceptual Landscape Plan approval for a major development plan to construct additional housing in Peary Court. A tree survey of the property was submitted and updated but only those areas directly impacted by the proposed construction work were reviewed. At the time of review, the existing site map needed the addition of the scientific names to those trees and palms that were reviewed. This review is based on plans submitted on February 8, 2022 to the Urban Forestry Manager.

Initial review of the existing site plans and the tree locations to the proposed plans questioned potential impacts to several trees. The applicant shifted buildings and sidewalk areas to avoid impacts to some of the trees and palms. Five palms (#141, #187 #188 #189, & #190) and one mango tree (#190) will be transplanted to other areas on the property. Three unregulated trees will be removed; tree #127 and #148, both Pink Tabebuia trees and tree #192, a non native "Ollie" Ficus tree. All three trees are less than 24 inches diameter and therefore, no permit is needed to remove them.

The Conceptual Landscape Plan is over 70% native vegetation, tree species are appropriate for the area, and no regulated trees are being removed. Proposed landscaping enhances the existing neighboring landscape area.

Therefore, the Urban Forestry manager approves of the Conceptual Landscape Plan, as submitted, so that the file can be reviewed by the Planning Board. Final Landscape Plan approval will have to be approved by the Tree Commission.

Karen DeMaria
Urban Forestry Manager
City of Key West





Existing conditions- White Street Entrance





Existing conditions- White Street Entrance

Existing conditions- White Street Entrance







Site #1-SHEET LA.01, existing conditions



All existing trees on site to remain.



Site #2: Sheet LA.01, existing conditions.



Site #2: photo showing tree to be removed, #127-Pink Tabebuia (not regulated).



Site #6, #7, #9, and #9: SHEET LA.02, existing conditions



Site #6, #7, #9, and #9: SHEET LA.02







Close up photos of palm clump #187, #188, #189, & #190 to be transplanted on site

Mango tree #193 to be transplanted



Ficus tree #192 to be removed-not regulated, no permit required.

SHEET LA.02- existing pedestrian pathway





Site #3-SHEET LA.03, existing conditions





Coconut Palm #141 to be transplanted

SHEET LA.03



Parking site #5-existing conditions,Pink Tabebuia tree #148 to be removed, no permit required.



Site #5-existing conditions.

SHEET LA.03



Site #4-existing conditions

SHEET LA.04



Peary Court Entrance-existing conditions.



SHEET LA.04- Palm Avenue entrance, existing conditions.



SHEET LA.04- Palm Avenue entrance, existing conditions.





SHEET LA.04- Palm Avenue entrance, existing conditions.





Application

Project - Tree
T2022-0008

RECEIVED
MAR 11 2022
BY: KD

City of Key West Tree Commission

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: January 10, 2022

Tree Address	Peary Court
Cross/Corner Street	White Street and Palm Avenue
List Tree Name(s) and Quantity	No trees being removed Final Landscape Plan Approval
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	Landscape plans being submitted for approval
Property Owner Name	Jeffrey Cornfeld
Property Owner email Address	jeff@cornfeldgroup.com
Property Owner Mailing Address	3850 Hollywood Blvd., Suite 400 Hollywood, Fl 33021
Property Owner Phone Number	954 989-2200
Property Owner Signature	X
Representative Name	Keith Oropeza, ASLA
Representative email Address	GAI Consultants 618 E. South Street, Orlando, FL 32801
Representative Mailing Address	k.oropeza@gaiconsultants.com
Representative Phone Number	407 222 9583

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

Attached are the landscape plans representing improvements to the property. No trees or palms are being requested to be removed.

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	January 10, 2022
Tree Address	Peary Court
Property Owner Name	Jeffery Cornfeld
Property Owner Mailing Address	3850 Hollywood Blvd., Suite 400 Hollywood, Fl 33021
Property Owner Mailing City, State, Zip	
Property Owner Phone Number	954 989-2200
Property Owner email Address	jeff@cornfeldgroup.com
Property Owner Signature	X
Representative Name	Keith Oropeza
Representative Mailing Address	GAI Counsultants
Representative Mailing City, State, Zip	618 E. South Street, Suite 700, Orlando, FL 32801
Representative Phone Number	407 222 9583
Representative email Address	k.oropeza@gaiconsultants.com

I Jeffery Cornfeld 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 is there is any questions or need access to my property.

Property Owner Signature X

The forgoing instrument was acknowledged before me on this 7TH day JANUARY, 2022.
By (Print name of Affiant) JEFFREY D. CORNFELD who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: Leslie Loring
Print name: LESLIE LORING

My Commission expires: 10/12/25 Notary Public-State of FLORIDA (Seal)

LESLIE LORING
MY COMMISSION EXPIRES OCTOBER 12, 2025
#GH 141693
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA