

## STAFF REPORT

DATE: March 31, 2023 and April 5, 2023

RE: **1500 Reynolds Street-Casa Marina File #TP2023-0004**  
**(Landscape Plan Review)**

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

An application was submitted for Landscape Plan Approval for the above referenced property, the Casa Marina. There is no tree removal involved with this review. Thirty-two palms are proposed to be removed (26-Sabal Palms, 5-Washingtonian Palms, and 1-Date Palm) and seventeen palms (10-Coconut and 7-Sabal Palms) will be transplanted.

The Casa Marina is proposing to do construction work to improve and maintain the existing facilities. Protected palms to be transplanted are due to new construction. Unprotected but regulated palms to be removed are to improve and enhance the landscape, and protected palms along Seminole Street are to be removed and replaced because they are causing damage to the building façade.

The proposed landscape plan will enhance the existing areas within the hotel property and enhance the entrance corner area. The request to remove the Sabal Palms along Seminole Street against the building is a reasonable request. The plan proposes to replant with (13) Thatch palms in this area where (26) Sabal Palms are being removed. Discussions are still ongoing regarding possible additional improvements to the Seminole Street area to include the city right of way area.



Karen DeMaria  
Urban Forestry Manager  
City of Key West  
[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)  
305-809-3768



Photo of Palms 1, 2,  
& 3, to be  
transplanted.



Photo of Palm 4, to  
be transplanted.





Photo of Palms 5 & 6, to be transplanted.



Photo of Palms 7 & 8, to be transplanted.



Photo of Palms 9 & 10, to be transplanted.





Photo of Palms 11 & 12, to be removed.

Photo of palm 16, to be removed.

Photo of Palms 13, 14, & 15, to be transplanted.



Photo of Palms 19 & 20, to be transplanted.





Photo of Palms 17 & 18,  
to be transplanted.



Photo of Palms  
21, 22, & 23, to  
be removed.





Two photos of Palms 23-49, to be removed along Seminole Street.







The above two photos show the location of the existing Sabal Palms to the historic structure.

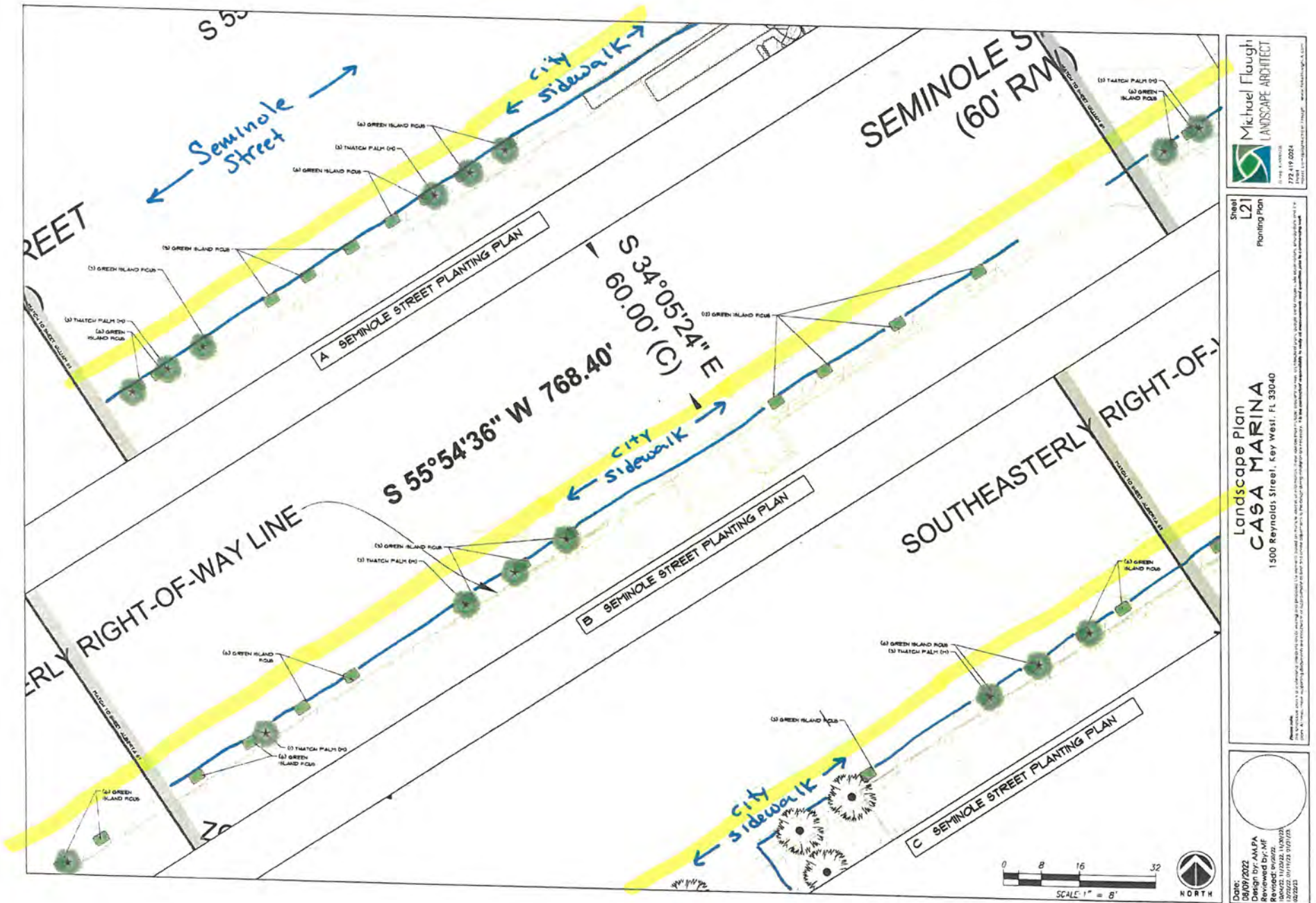


Photo showing the right of way planter area between the sidewalk and Seminole Street.



city right of way  
planter

Proposed



Michael Flough  
LANDSCAPE ARCHITECT  
772.419.2024  
www.michaelflough.com

Sheet  
L21  
Planting Plan

Landscape Plan  
CASA MARINA  
1500 Reynolds Street, Key West, FL 33040

Date: 08/09/2022  
Design by: AMPA  
Reviewed by: [Signature]  
Revised: 08/09/2022  
08/09/2022



- Transplant
- remove x



Landscape Plan  
**CASA MARINA**  
1500 Reynolds Street, Key West, FL 33040

[illegible]

Date: 08/09/2022  
Design by: AM/PA  
Reviewed by: MF  
Revised: 09/20/22  
06/22, 11/23/22, 11/30/22,  
3/22/22, 01/19/23, 01/31/23,  
2/22/23

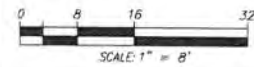
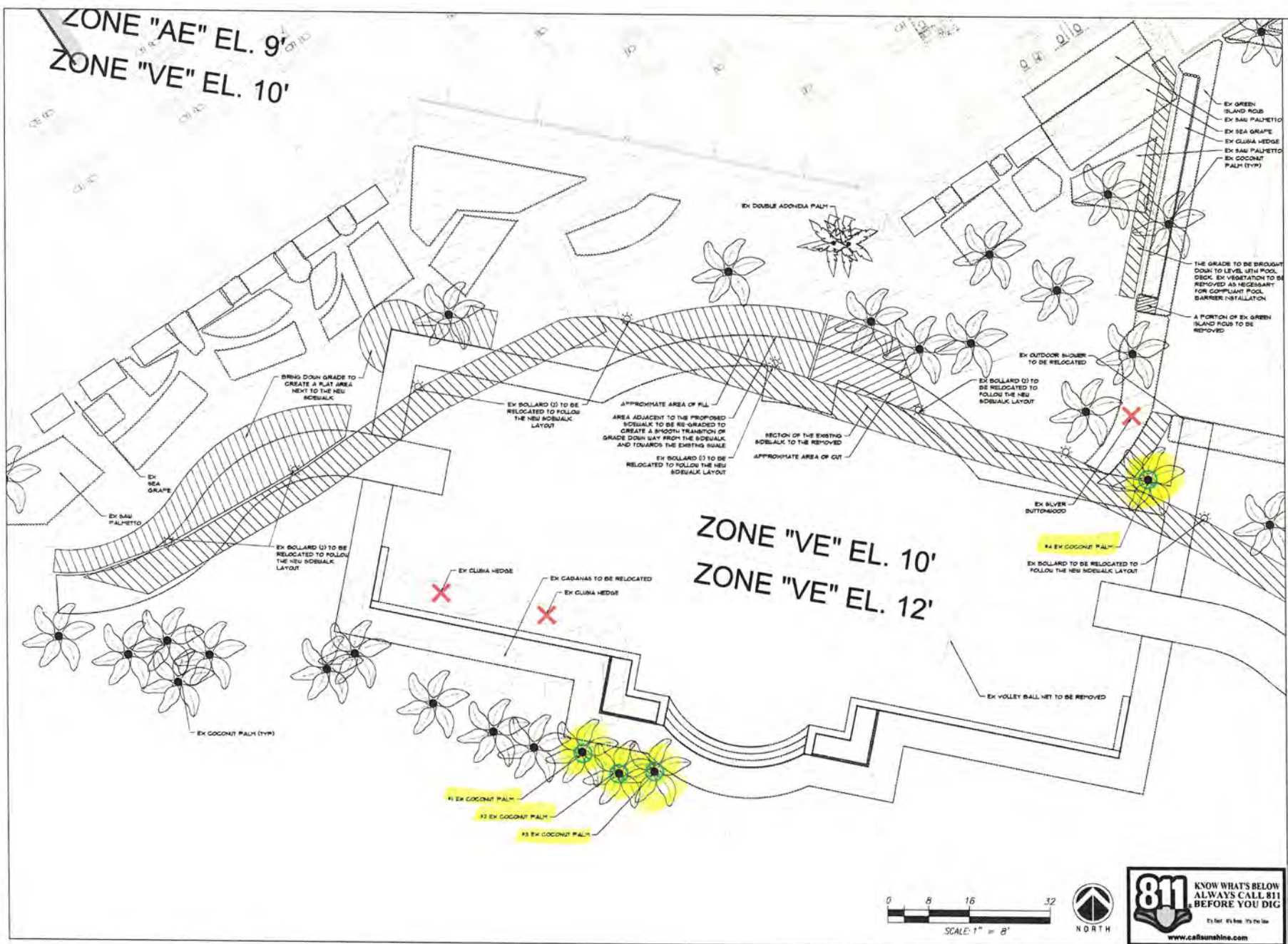






Transplant

EXISTING



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Michael Flough  
LANDSCAPE ARCHITECT

772.419.0024

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Sheet  
L3  
Sitework Plan

Landscape Plan  
**CASA MARINA**  
1500 Reynolds Street, Key West, FL 33040

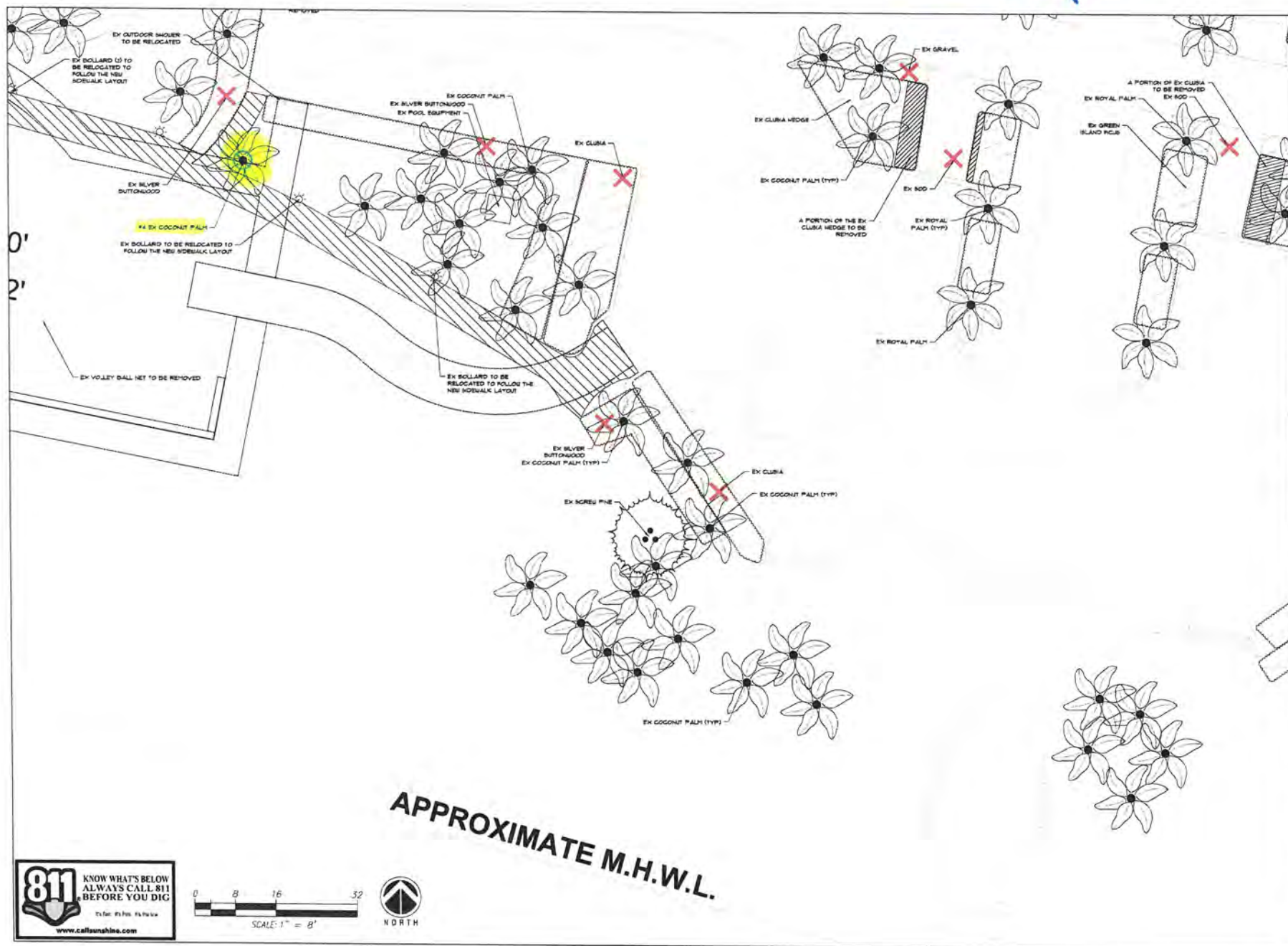
Date: 08/01/2022  
Design by: AM/PA  
Reviewed by: AM/PA  
Revised: 09/09/22  
10/04/22, 11/23/22, 11/28/22  
12/09/22, 01/11/23, 01/18/23  
02/28/23







## Transplant



Michael Flough  
LANDSCAPE ARCHITECT

Sheet  
L5  
Sitemework Plan

Landscape Plan  
**CASA MARINA**  
1500 Reynolds Street, Key West, FL 33040

Date: 08/09/2022  
Design by: AM,PA  
Reviewed by: MF  
Revised: 07/20/22  
07/22/22, 01/18/23, 01/31/23  
02/22/23



EXISTING



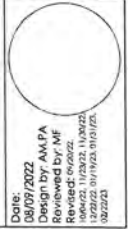
772.419.0024  
Singer  
www.singer.com

**Practical note:** The above discussion is based on the assumption that the data are normally distributed. If the data are not normally distributed, the results may be biased. In such cases, non-parametric methods should be used.

Date: 08/09/2022  
Design by: AM.PA  
Reviewed by: MF  
Revised: 09/20/22  
10/04/22, 11/23/22, 11/30/22  
12/22/22, 01/19/23, 01/31/23  
02/22/23



Remove

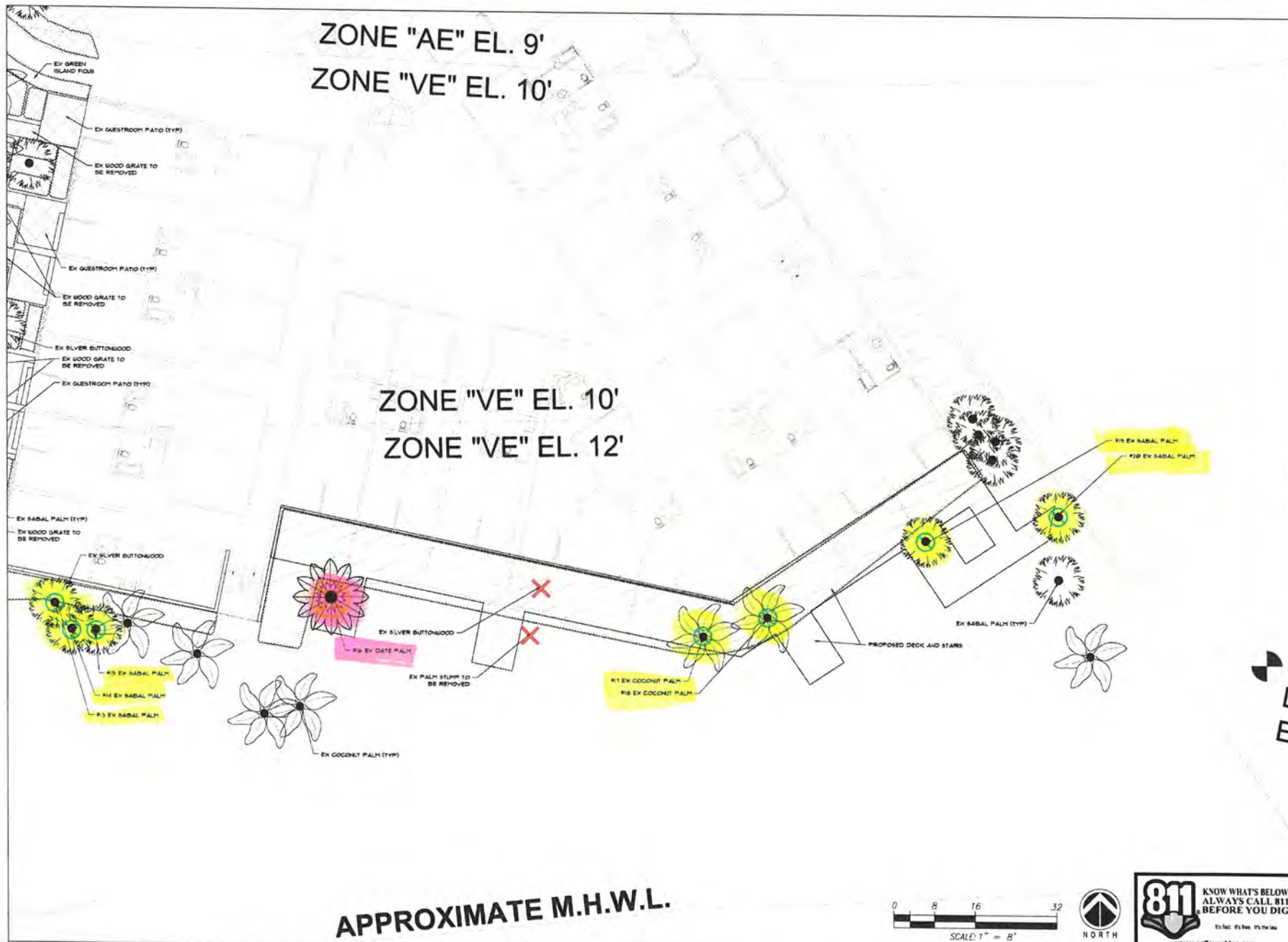




## Transplant

Remove

EXISTING



**Michael Flaugh**  
**LANDSCAPE ARCHITECT**

774/219-6024  
772/419-6024  
http://www.flough.com

Sheet  
87  
Sitework Plan

Landscape Plan  
**CASA MARINA**  
1500 Reynolds Street, Key West, FL 33040

[illegible]

Date: 08/09/2022  
Design by: AM.PA  
Reviewed by: MF  
Revised: 01/20/22  
06/04/22, 11/23/22, 11/30/22,  
2/22/23, 01/19/23, 01/31/23,  
02/22/23

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BEFORE YOU DIG

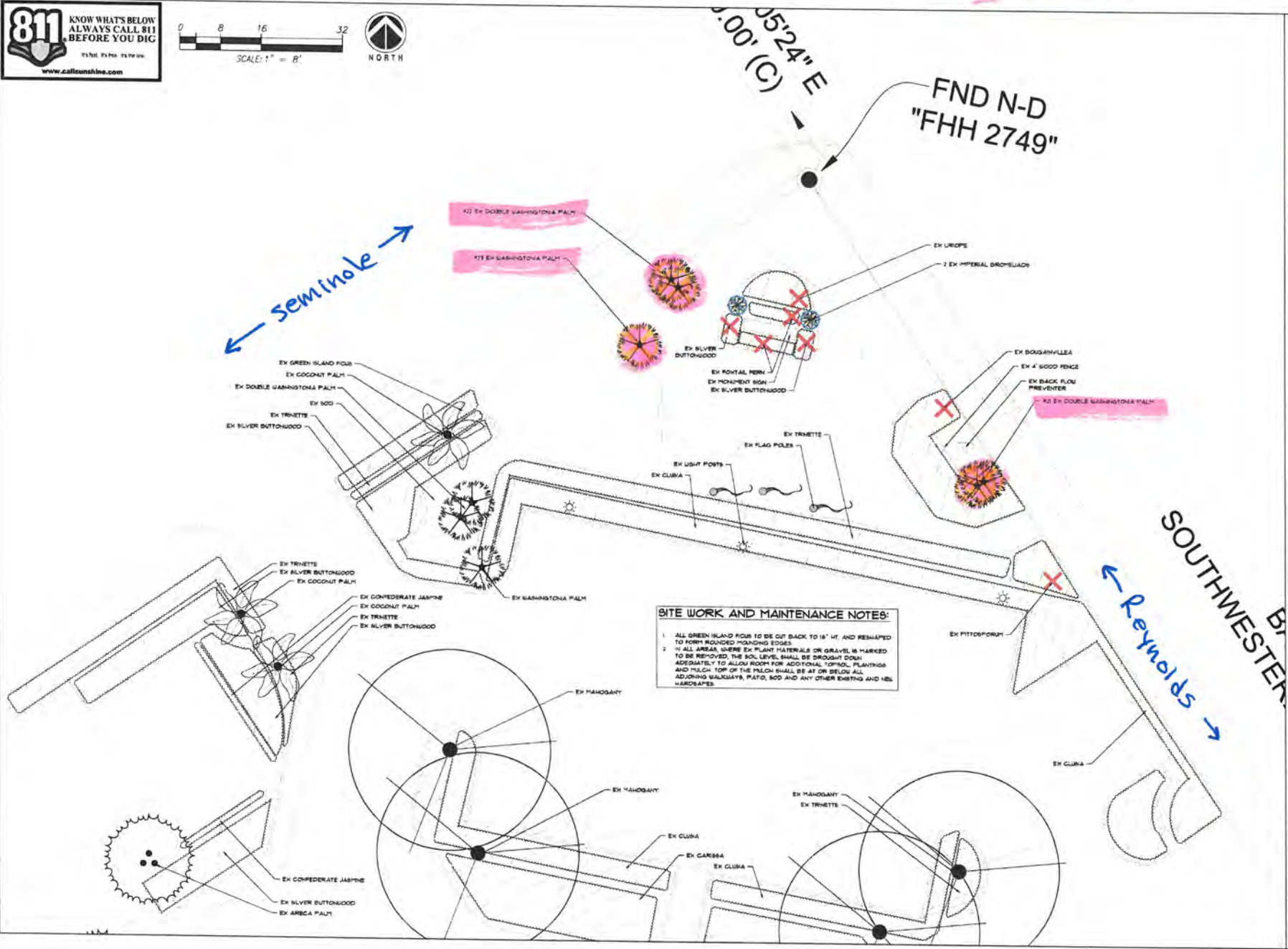
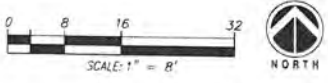
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EXISTING

Removal



**SITE WORK AND MAINTENANCE NOTES:**

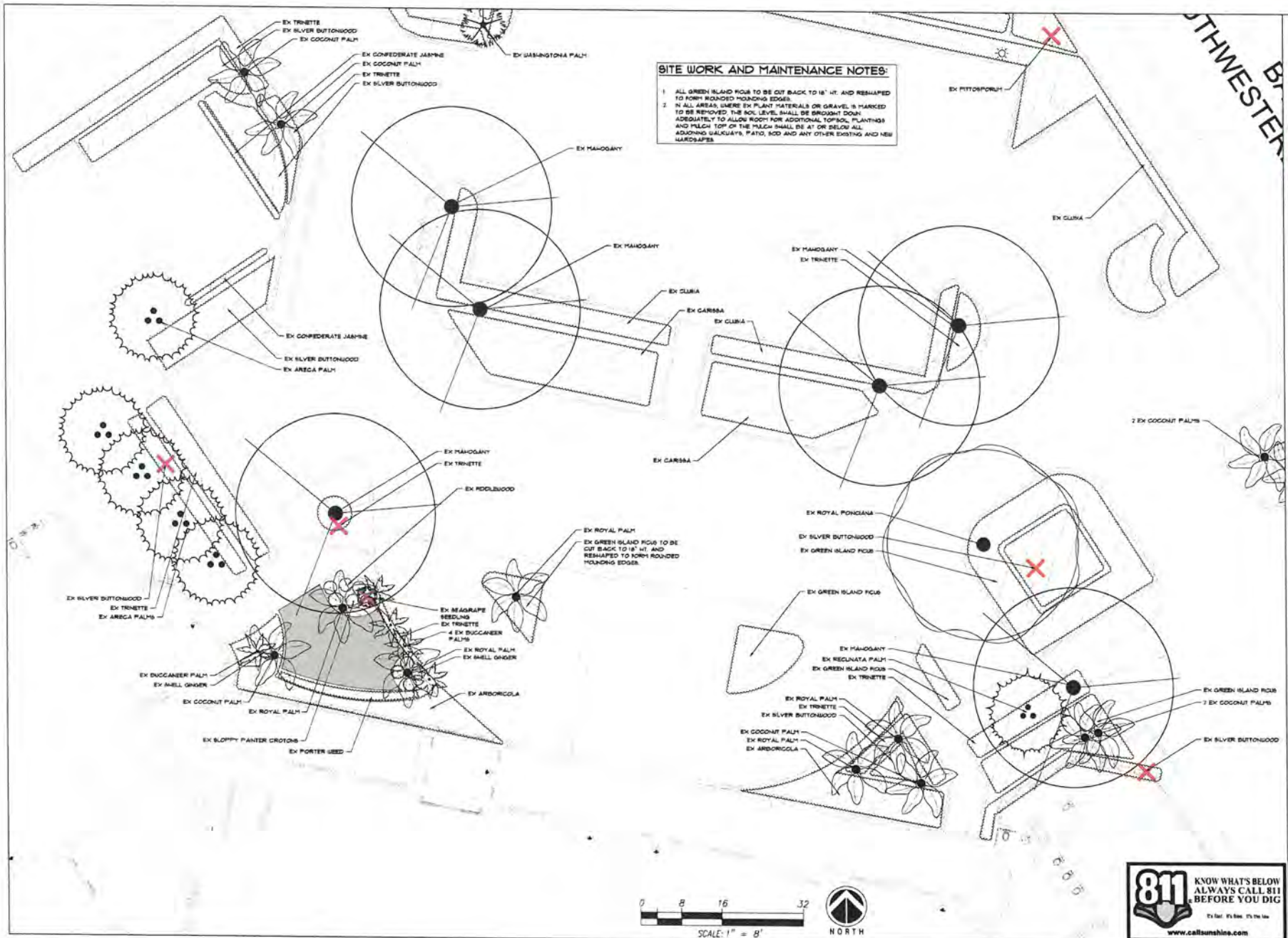
1. ALL GREEN ISLAND FOUR TO BE CUT BACK TO 18" HT. AND RESHAPED TO FORM ROUNDED MOUNDING EDGES.
2. IN ALL AREAS WHERE EX PLANT MATERIALS OR GRAVEL IS MARKED TO BE REMOVED, THE SOIL LEVEL SHALL BE BROUGHT DOWN ADEQUATELY TO ALLOW ROOM FOR ADDITIONAL TOPSOIL, PLANTINGS AND MULCH TOP OR THE FILLER SHALL BE AT OR BELOW ALL ADJOINING WALKWAYS, PATIO, SOG AND ANY OTHER EXISTING AND NEW HARDSCAPES.



Sheet L9  
Sitework Plan  
**Landscape Plan**  
**CASA MARINA**  
1500 Reynolds Street, Key West, FL 33040

Date: 08/09/2022  
Designed by: MFA  
Reviewed by: MFA  
Revised: 01/23/22  
1004022-1102302-1102302  
02/23/22











# ADDITIONAL INFORMATION



## Karen DeMaria

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**From:** Pete Anderson <pete@mikeflaughla.com>  
**Sent:** Thursday, April 6, 2023 1:24 PM  
**To:** Karen DeMaria; Vinay Mathews  
**Cc:** Diana Marquez; Heather Carruthers; Anna Morgan  
**Subject:** [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] Casa Marina Landscaping Plans  
**Attachments:** Casa Marina 230330 L21 Mark Up.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Karen,

The attached sheet L21 has been marked up to reflect our recent correspondence. We are calling for St. Augustine sod to be installed in the area between the sidewalk and Seminole Street. We are also calling for approximately 10 understory trees or palms to be installed along the length of Seminole Street.

Please let me know if you need anything else from us at this time.

Thanks

*Thank you for using email, it is the best way for us to accurately interpret, respond, share and archive client comments and information.*

**Pete Anderson**  
Senior CAD Designer

**772-419-0024**

FL reg # LA0001728  
Member American Society of Landscape Architects  
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**Islamorada**

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**Naples**

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**(772)419-0024 Office**

3744 East Ocean Blvd.

**Stuart, FI 34996**

80925 Overseas Highway, #7

**Islamorada, FI 33036**

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**From:** Karen DeMaria <kdemaria@cityofkeywest-fl.gov>  
**Sent:** Thursday, April 6, 2023 12:41 PM  
**To:** Vinay Mathews <VMathews@k2mdesign.com>; Pete Anderson <pete@mikeflaughla.com>



