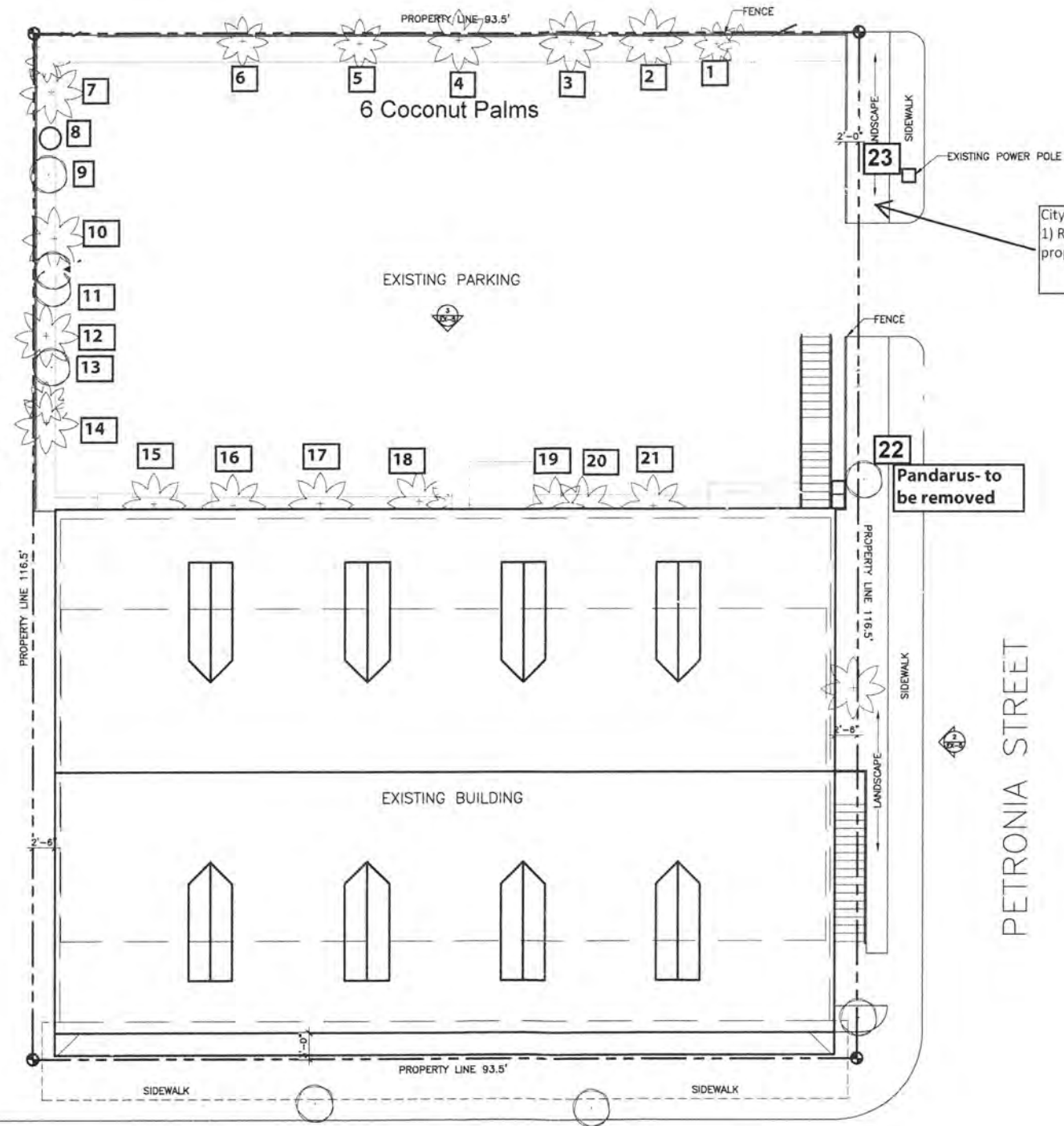
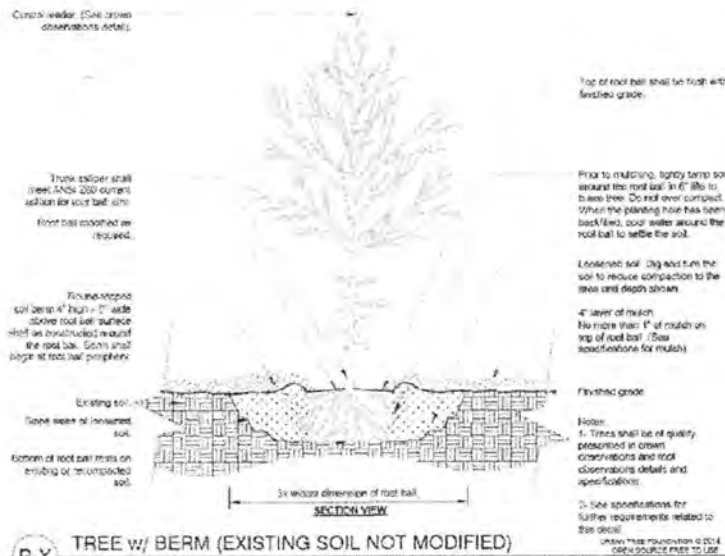


#	Botanical Name	Common Name	DBH	Ht	Spread	Action
1	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	6-8'	Preserve
2	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	6-8'	Preserve
3	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	6-8'	Preserve
4	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	6-8'	Preserve
5	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	6-8'	Preserve
6	<i>Cocos nucifera</i>	Coconut Palm	10"	20'	6-8'	Preserve
7	<i>Sabal palmetto</i>	Sabal Palm	10"	20'	7'	Preserve
8	<i>Sabal palmetto</i>	Sabal Palm	14"	10'	7'	Preserve
9	Unknown	Unknown	multi-trunk	12'	12'	Preserve
10	<i>Veitchia Merrilli</i>	Christmas Palm	10"	25'	7'	Preserve
11	Unknown	Unknown	multi-trunk	11'	6'	Preserve
12	<i>Veitchia Merrilli</i>	Christmas Palm	10"	25'	7'	Preserve
13	Unknown	Unknown	multi-trunk	10'	6'	Preserve
14	<i>Veitchia Merrilli</i>	Christmas Palm	10"	25'	7'	Preserve
15	<i>Veitchia Merrilli</i>	Christmas Palm	x3	20'	9'	Remove
16	<i>Veitchia Merrilli</i>	Christmas Palm	x2	20'	10'	Remove
17	<i>Veitchia Merrilli</i>	Christmas Palm	x2	20'	9'	Remove
18	<i>Veitchia Merrilli</i>	Christmas Palm	x2	20'	9'	Remove
19	<i>Sabal palmetto</i>	Sabal Palm	10"	10'	5'	Remove
20	<i>Veitchia Merrilli</i>	Christmas Palm	x2	20'	9'	Remove
21	<i>Veitchia Merrilli</i>	Christmas Palm	x3	20'	11'	Remove
22	<i>Pandanus</i>	Pandanus palm	--	9"	15'	Remove
23	<i>Zamia</i>	Coontie Shrub	--	--	--	Remove

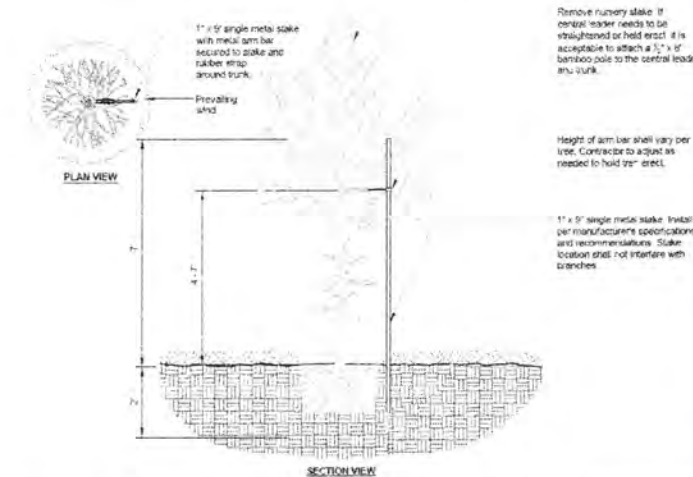


725 Duval Street

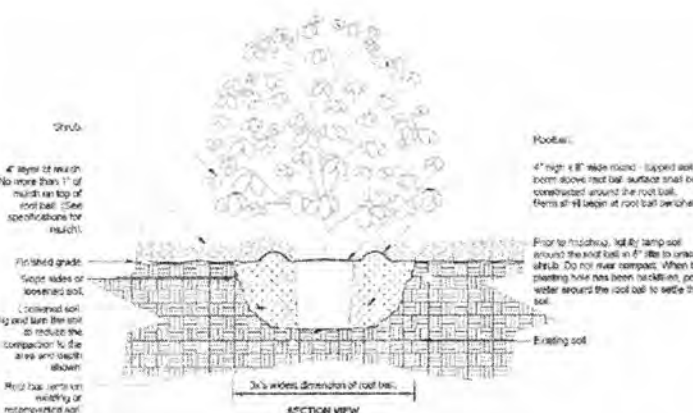




P-X TREE w/ BERM (EXISTING SOIL NOT MODIFIED)



P-X TREE STAKING - SINGLE METAL STAKE



P-X SHRUB - UNMODIFIED SOIL

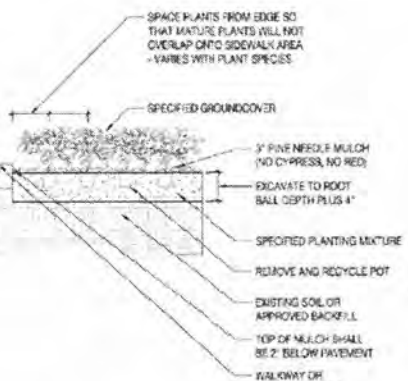
#	Botanical Name	Common Name	Specifications
20	<i>Psychotria nervosa</i>	Wild Coffee	7 GAL. 3'x3' minimum
8	<i>Sabal palmetto</i>	Sabal Palm	25 GAL. 6-8' OA
75	<i>Ernodea littoralis</i>	Golden Creeper	1 GAL. 12" OC

**Section 108-518**

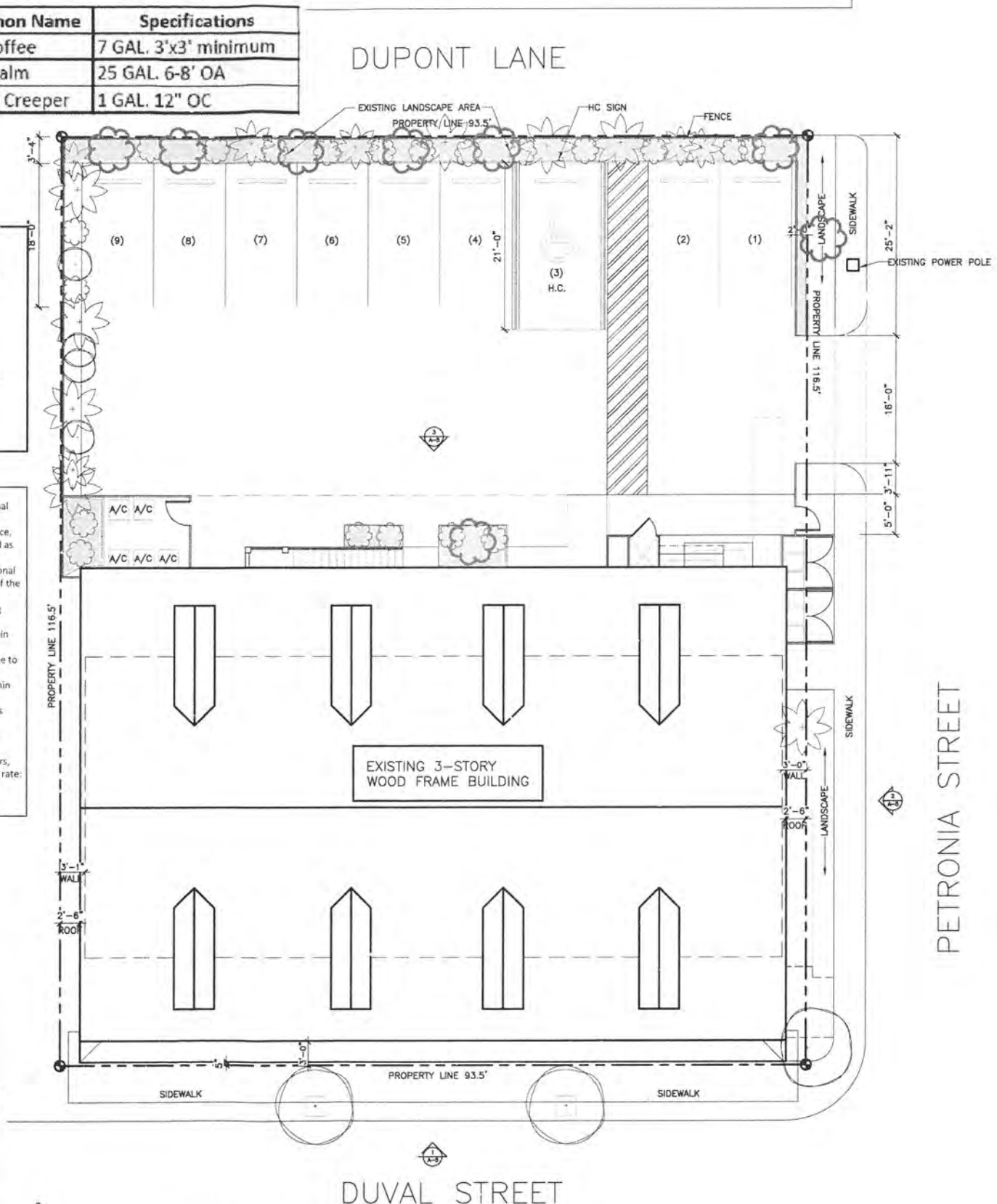
- Wild coffee (*Psychotria nervosa*)
- Sabal Palms (*Sabal palmetto*)
- Golden creeper (*Ernodea littoralis*)

Existing, preserved trees to remain

- LANDSCAPE NOTES**
1. Tree planting shall comply with details herein and the International Society of Arboriculture (ISA) standards.
  2. The owner shall be responsible for the establishment, maintenance, and vigor of plant material in accordance with the design intent and as appropriate for the season of the year.
  3. Tree maintenance shall be in accordance with the American National Standards for Tree Care Operations, ANSI A300 and the standards of the International Society of Arboriculture (ISA).
  4. Tree staking materials, if used, shall be removed after (1) growing season and not more than (1) year after installation.
  5. No equipment shall be cleaned, or harmful liquids deposited within the limits of the root zone of trees which remain on site.
  6. No signs, wires, or other attachments shall be attached to any tree to remain on site.
  7. Vehicular and construction equipment shall not park or drive within the limits of the drip line.
  8. No trenching shall be allowed within the drip-line of a tree, unless approved by the City.
  9. The developer is responsible for all actions of his contractors and subcontractors until the improvements are accepted by the City.
  10. Landscape irrigation shall be provided by hose end yard sprinklers, handheld hose or watering can to all new plantings at the following rate: Daily for 1 month, every other day for 3 months, then weekly until established.



5 GROUND COVER PLANTING DETAIL

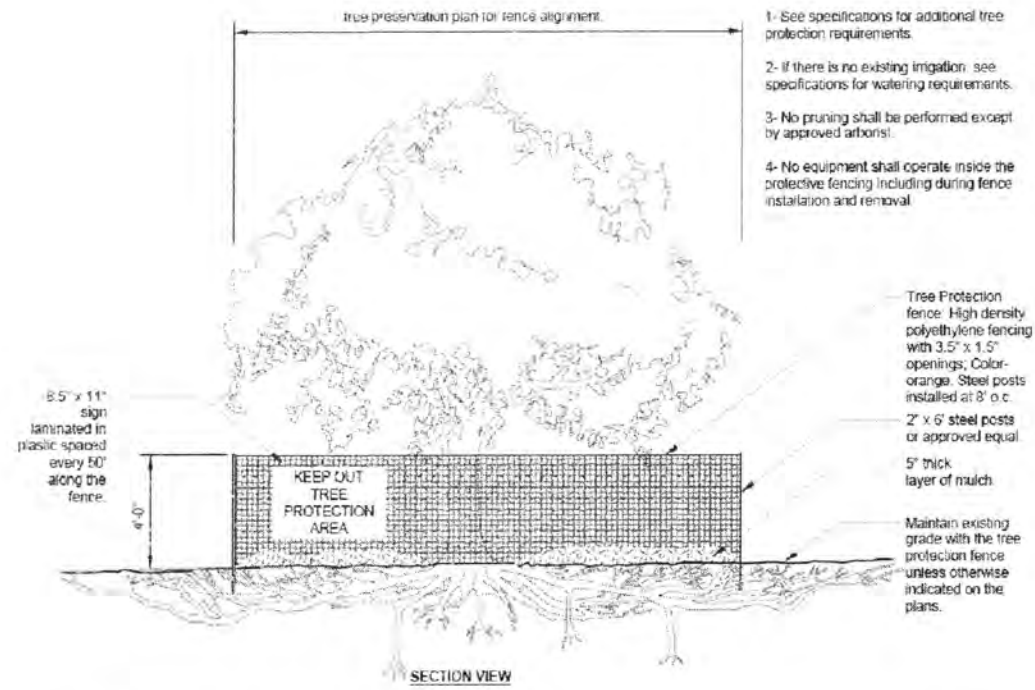


PROPOSED LANDSCAPE PLAN

SCALE: 1/8"=1'-0"

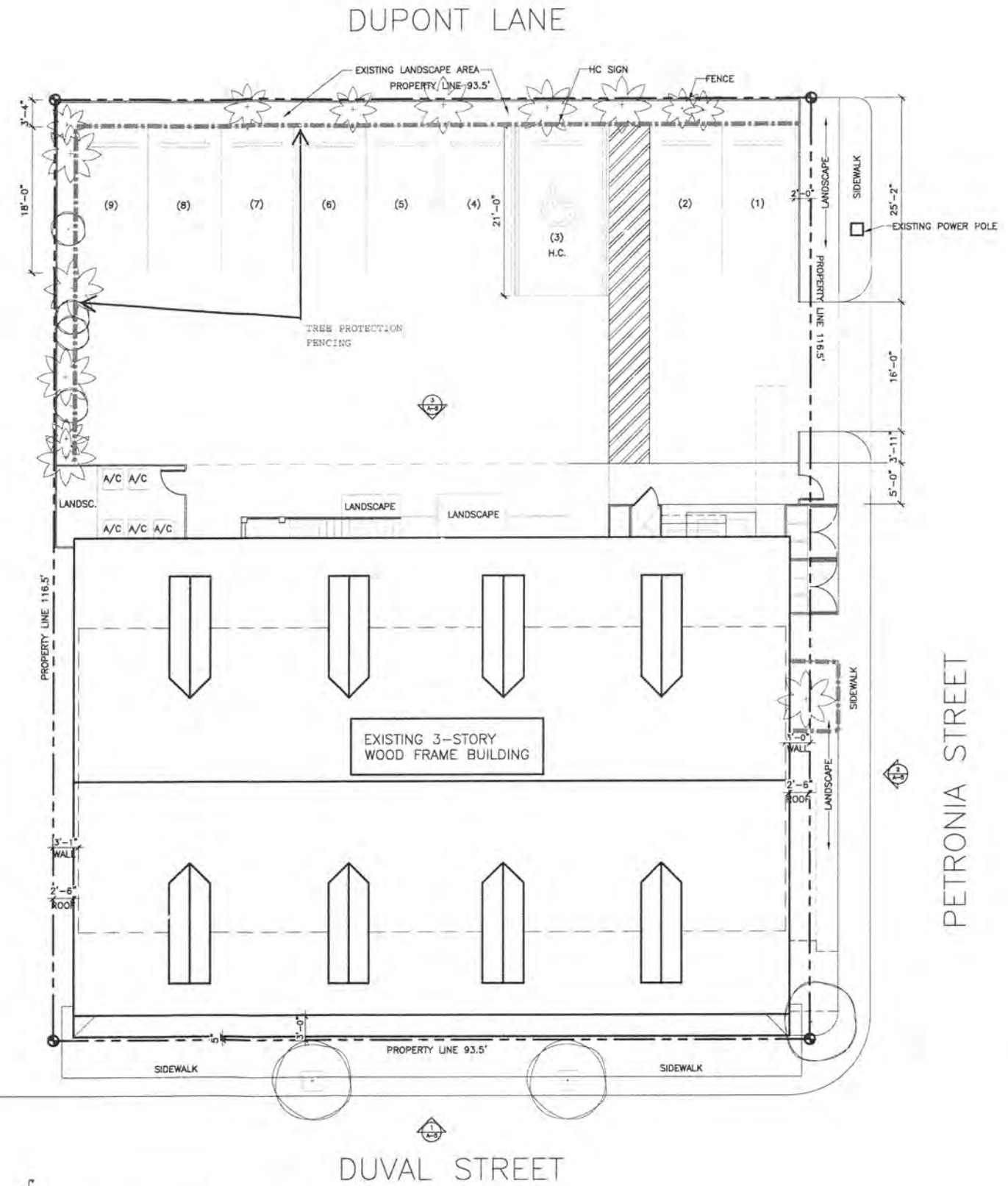
725 Duval Street





S-X TREE PROTECTION

URBAN TREE FOUNDATION © 2014  
OPEN SOURCE FREE TO USE



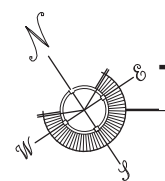
TREE PROTECTION PLAN

SCALE: 1/8"=1'-0"

725 Duval Street

**S-X** TREE PROTECTION

URBAN TREE FOUNDATION © 2014  
OPEN SOURCE FREE TO USE



## 5) TREE PROTECTION PLAN

SCALE: 1/8"=1'-0"

# 725 Duval Street



# STAFF REPORT

DATE: September 28, 2017

RE: **725 Duval Street**  
**(permit application # T17-8622)**

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

An application was received for Final Landscape Plan Approval with Tree Removal. A staff report was originally created on May 27, 2015 regarding the removal of (7) Christmas Palms, (1) Sabal Palm and, (1) Pandarus in relation to the development plan. The report is attached. On September 27, 2017, a site inspection indicated that the trees on the existing site map were still on site therefore, the conceptual plan staff report is still valid.











The Tree Commission gave Conceptual Approval for the landscape plan on June 9, 2015. The Planning Board approved the project with landscape waivers on December 15, 2016. The project is currently being reviewed by HARC.

The Final Landscape Plan submitted does incorporate all the required tree removal replacements and is over 70% native vegetation

**Recommendation: Recommend approval of the Final Landscape Plan With Tree Removal at 725 Duval Street to include the replacement of (8) native palms to be planted onsite and incorporated into the landscape plan.**



## MEMORANDUM

DATE: May 27, 2015

RE: 725 Duval Street – Major Development Review  
Conceptual Landscape Plan with Tree Removal

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

An application was submitted for Conceptual Landscape Plan approval for a major development project at 725 Duval Street. The redevelopment of the existing building at 725 Duval will require the removal of (7) Christmas Palms, (1) Sabal palm, and (1) Pandarus (on City right-of-way). The removal of these trees will require the replacement of 9 palms on the property or in the immediate right of way. A large coontie plant in the City right of way will also be removed (no permit required).

The proposed landscape plan shows 7 sabal palms being planted in existing planting beds with an understory of wild coffee and golden creeper. The landscape plan meets the 70% native plant criteria. One additional native palms will need to be included in the plant in order to meet the tree removal replacement requirement. The applicant will be requesting waivers for other required landscaping including property line and parking buffer/tree requirements.



Standing in the property looking toward Dupont Lane at the existing Coconut Palms. Area to be enhanced with additional plantings.





Standing at the corner of Dupont Lane and Petronia Street looking at property.







Coontie to be removed-no permit required.



Pandanus tree to be removed

Standing at the corner of Dupont Lane and Petronia Street looking down Petronia toward Duval Street.





Standing on Petronia Street looking toward Duval Street at side of existing building/work area. Palm tree to remain and be protected.



Existing palms to be removed.





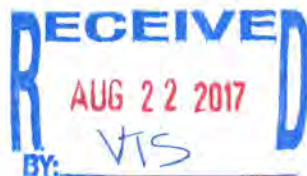
Existing vegetation to remain and to be enhanced with additional plantings.

**RECOMMENDATION: Recommend approval of the Conceptual Landscape Plan with Tree Removal.**



# Application





Final  
Landscape

8622  
Palm Removal

## Tree Permit Application

Date: 08/21/17

Please Clearly Print All Information unless indicated otherwise.

<b>Tree Address</b>	725 Duval Street
<b>Cross/Corner Street</b>	Duval Street and Petronia Street
<b>List Tree Name(s) and Quantity</b>	Please see attached landscape plan
<b>Species Type(s) check all that apply</b>	<input type="checkbox"/> Palm <input type="checkbox"/> Flowering <input type="checkbox"/> Fruit <input type="checkbox"/> Shade <input type="checkbox"/> Unsure
<b>Reason(s) for Application:</b>	
<input type="checkbox"/> REMOVE	<input type="checkbox"/> Tree Health <input type="checkbox"/> Safety <input type="checkbox"/> Other/Explain below
<input type="checkbox"/> TRANSPLANT	<input type="checkbox"/> New Location <input type="checkbox"/> Same Property <input type="checkbox"/> Other/Explain below
<input type="checkbox"/> HEAVY MAINTENANCE	<input type="checkbox"/> Branch Removal <input type="checkbox"/> Crown Cleaning/Thinning <input type="checkbox"/> Crown Reduction
<b>Additional Information and Explanation</b>	Seeking approval of landscape as part of a major development application
<b>Property Owner Name</b>	725 Duval Street LLC
<b>Property Owner eMail Address</b>	45 NW 21st Street Miami, FL 33127
<b>Property Owner Mailing Address</b>	45 NW 21st Street
<b>Property Owner Mailing City</b>	Miami
<b>Property Owner Phone Number</b>	( c/o 305 ) 293 - 8983
<b>Property Owner Signature</b>	owen Trepanier

<b>Representative Name</b>	Trepanier & Associates, Inc.
<b>Representative eMail Address</b>	alvina@owentrepanier.com
<b>Representative Mailing Address</b>	45 NW 21st Street
<b>Representative Mailing City</b>	Miami
<b>Representative Phone Number</b>	( 305 ) 293 - 8983

I put the correct address in the database -VS

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

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

PA  
✓  
✓





8622

Final Landscape

**Tree Permit Application**

Date: 08/21/17

**Please Clearly Print** All Information unless indicated otherwise.

**Tree Address** 725 Duval Street  
**Cross/Corner Street** Duval Street and Petronia Street  
**List Tree Name(s) and Quantity** Please 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** Seeking approval of landscape as part of a major development application

**Property Owner Name** 725 Duval Street LLC  
**Property Owner eMail Address** 45 NW 21st Street Miami, FL 33127  
**Property Owner Mailing Address** 45 NW 21st Street  
**Property Owner Mailing City** Miami **State** FL **Zip** 33127  
**Property Owner Phone Number** ( c/o 305 ) 293 - 8983  
**Property Owner Signature** owen Trepanier

**Representative Name** Trepanier & Associates, Inc.  
**Representative eMail Address** alvina@owentrepanier.com  
**Representative Mailing Address** 45 NW 21st Street  
**Representative Mailing City** Miami **State** FL **Zip** 33127 33040  
**Representative Phone Number** ( 305 ) 293 - 8983

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 ( )

&lt;&lt;&lt;&lt;&lt; Sketch location of tree in this area including cross/corner Street &gt;&gt;&gt;&gt;&gt;

Please identify tree(s) with colored tape

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



City of Key West  
Planning Department



**Authorization Form**  
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Joseph Cohen as  
*Please Print Name of person with authority to execute documents on behalf of entity*  
PRESIDENT of 725 Duval Street, LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*  
authorize Trepanier & Associates, Inc.  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

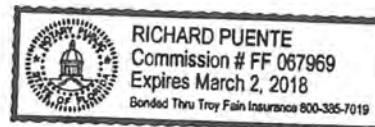
[Signature]  
*Signature of person with authority to execute documents on behalf of entity owner*

Subscribed and sworn to (or affirmed) before me on this 4/29/2014 by  
*date*

Joseph Cohen  
*Name of Authorized Representative*

☒ He/She is personally known to me or has presented \_\_\_\_\_ as identification.

Richard Puente  
*Notary's Signature and Seal*  
Richard Puente  
*Name of Acknowledger typed, printed or stamped*



FF 067969

*Commission Number, if any*





THE CITY OF KEY WEST  
Tree Commission  
Post Office Box 1409 Key West, FL 33041-1409  
Telephone: 305-809-3764

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June 10, 2015

725 Duval Street, LLC  
725 Duval Street  
Key West, FL 33040

To Whom It May Concern:

The City of Key West Tree Commission recently considered your permit application regarding property located at 725 Duval Street, at their regularly scheduled meeting on June 9, 2015.

The request of the permit application, T15-7425, was for Conceptual Approval of the Landscape Plan with Tree Removal for the above mentioned property. The Tree Commission approved the conceptual landscape plan to allow the project to proceed through the permitting process with HARC and the Planning Board, with conditions that you continue to work with the Urban Forestry Manager on a final landscape plan to incorporate additional plantings around the property. Once you have received approval from HARC and the Planning Board, application should be made again to the Tree Commission for Final Landscape Plan approval with Tree Removal.

If you have any questions please call the office at (305) 809-3768.

Sincerely,

A handwritten signature in blue ink, appearing to read "Karen DeMaria", is written over the word "Sincerely,".

Karen DeMaria  
Urban Forestry Program Manager  
City of Key West  
3140 Flagler Avenue  
Key West, FL 33040  
Office: 305/809-3768  
Fax: 305/809-3978  
[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)

Cc: Kevin Sullivan-Trepanier & Assoc

**PLANNING BOARD  
RESOLUTION NO. 2016-61**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN AND LANDSCAPE MODIFICATION / WAIVER APPROVALS PURSUANT TO SECTIONS 108-91.A.2.(A) AND 108-517 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE INTERIOR RENOVATIONS AND RELATED SITE WORK TO DIVIDE THE FIRST FLOOR INTO FOUR SEPARATE COMMERCIAL UNITS AND CONSTRUCT SEVEN NEW RESIDENTIAL UNITS ON THE SECOND AND THIRD FLOORS ON PROPERTY LOCATED AT 725 DUVAL STREET (RE # 00015920-000000; AK # 1016306) WITHIN THE HISTORIC RESIDENTIAL COMMERCIAL CORE (HRCC-1) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on December 15, 2016.

**WHEREAS**, Section 108-91.A.2.(a) of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that within the Historic District, a Major Development Plan is required for the reconstruction of five or more transient residential units; and

**WHEREAS**, modifications and waivers to reduce the City's landscaping requirements are requested pursuant to City Code Section 108-517; and

**WHEREAS**, Code Sections 108-196(a) the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

*cust*  
*1/19/17*  
\_\_\_\_\_  
Chairman  
*1/19/17*  
\_\_\_\_\_  
Planning Director



WHEREAS, Code Section 108-517(a) requires the Planning Board to consider the landscape modification / waiver request and render the final action; and

WHEREAS, the granting of the Major Development Plan and Landscape Modification / Waiver application is consistent with the criteria of the Code of Ordinances;

WHEREAS, the Planning Board determined that the granting of the Major Development Plan and Landscape Modification / Waiver is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

WHEREAS, the granting of the Major Development Plan will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare;

**General Conditions:**

1. The proposed development shall be consistent with the architectural plans by William Horn, Architect, dated January 26, 2016 and the landscape plans dated November 2, 2015 by Ladd B. Roberts, Landscape Architect; notwithstanding any revisions requested and recommended by staff.
2. A building Permit Allocation System (BPAS) award for 7 residential units shall be obtained prior to building permit issuance.
3. Resolution 2016-16 contains a Scribner's error in regards to the appropriate allocation of BPAS units. This is currently being corrected by staff. The property owner and applicant agree on staff's determination of allocations as 4 market rate

*WJH*  
*1/19/17*  
Chairman  
*TD*  
*1/19/17*  
Planning Director

and 3 affordable units.

4. During all phases of demolition and construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

**Conditions prior to the City Commission hearing:**

5. The applicant shall obtain final landscape plan approval from the Tree Commission.

**Conditions prior to issuance of a building permit:**

6. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee

**Condition prior to issuance of a Certificate of Occupancy:**

7. The property owner has agreed to contribute toward the infrastructure of the area by purchasing three additional loops to be included into the recently installed bike rack located on the Petronia Street bike/scooter shared parking area as well as purchasing three bollards to be placed on the Duval Street right-of-way. On-site bike rack loops on Petronia Street and bollards on Duval Street right-of-way shall be installed and inspected by Chris Hamilton Bicycle Coordinator.
8. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

**Section 3.** Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.



  
Chairman  
  
Planning Director



**Section 4.** This Major Development Plan and Landscape Modification / Waiver application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

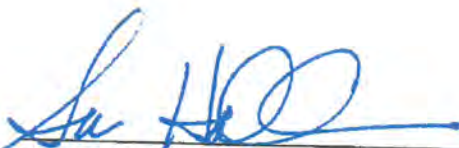
**Section 5.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

  
Chairman  
  
Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 15th day of December, 2016.

Authenticated by the Chairman of the Planning Board and the Planning Director.

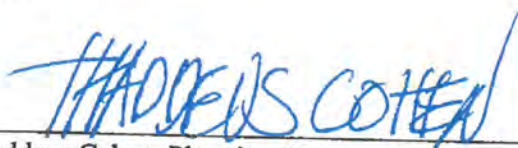


Sam Holland, Planning Board Chairman

1/9/17

Date

Attest:

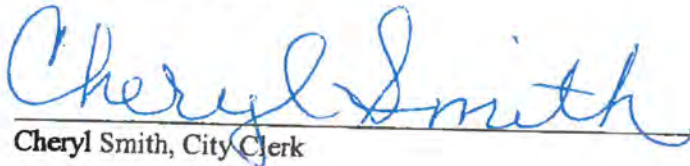


Thaddeus Cohen, Planning Director

1/9/17

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

1/10/2017

Date

1/9/17  
Chairman  
1/9/17  
Planning Director



**PLANNING BOARD  
RESOLUTION NO. 2016-62**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A VARIANCE TO PARKING REQUIREMENTS FOR 13 VEHICLE PARKING SPACES ON PROPERTY LOCATED WITHIN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET GULFSIDE (HRCC-1) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, AND 108-572 (16) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the applicant proposes to redevelop the interior renovations of all three floors.


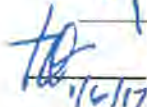
The first floor commercial retail would be partitioned into four commercial spaces. The second and third floors would see the elimination of approximately 5,393 square feet of non-residential floor area and the construction of seven permanent residential units on property located at 725 Duval Street (RE # 00015920-000000; AK # 1016306); and

**WHEREAS**, the existing three-story structure was approved for a parking variance, Resolution #89-486 to install 11 compact spaces and 9 full size spaces under the HP-2 Zoning district; and

**WHEREAS**, Section 108-572 (16) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that minimum required off-street parking for retail stores and service establishments is 1 space per 300 square feet of gross floor area ; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on December 15, 2016; and

**WHEREAS**, the Planning Board finds that special conditions and circumstances exist which

  
Chairman  
  
Planning Director

are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the

  
Chairman  
  
Planning Director



variance application, and by addressing the objections expressed by these neighbors.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** An approval by Resolution of the Key West Planning Board for a variance to parking requirements for property located at 725 Duval Street (RE # 00015920-000000; AK # 1016306) for 13 vehicle parking spaces on property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) zoning district pursuant to sections 90-395 and 108-572 (16) Regulations.

**Section 3.** It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in its entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

**Section 5.** This variance does not constitute a finding as to ownership or right to

*WJ*  
*10/19/17* Chairman  
*10/19/17* Planning Director

possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

*cash*  
*1/19/17*  
Chairman  
*for*  
*1/19/17*  
Planning Director




Read and passed on first reading at a regularly scheduled meeting held this 15th day of December 2016.

Authenticated by the Chairman of the Planning Board and the Planning Director;

  
\_\_\_\_\_  
Sam Holland, Planning Board Chairman

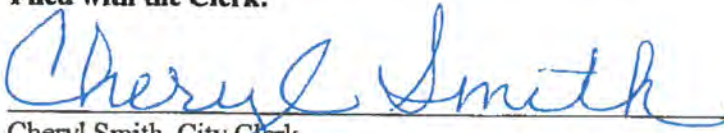
1/9/17  
\_\_\_\_\_  
Date

Attest:

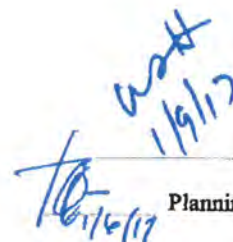

  
\_\_\_\_\_  
Thaddeus Cohen, Planning Director

1/9/17  
\_\_\_\_\_  
Date

Filed with the Clerk:

  
\_\_\_\_\_  
Cheryl Smith, City Clerk

1/9/17  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director

## Karen DeMaria

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**From:** Owen Trepanier <owen@owentrepanier.com>  
**Sent:** Monday, August 21, 2017 2:56 PM  
**To:** Karen DeMaria  
**Cc:** Natalie Hill; Patrick Wright; Bill Horn (wphorn@aol.com); joseph6153@aol.com  
**Subject:** 725 Duval Street  
**Attachments:** Tree Application.pdf; TC 1 Approval.pdf; Res 2016-61 MDP.pdf; Res 2016-62 Var.pdf

Hi Karen,

Attached is an application for the 2<sup>nd</sup> tree commission hearing for 725 Duval. This app received TC approval on 06/09/15. The MDP received a recommendation of approval from the Planning Board on 12/15/16 (Res. 2016-61 & 2016-62 attached). A hard copy of the app and plans will follow. Could you confirm the TC hearing date pls?  
Thanks.

Owen Trepanier

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**Trepanier & Associates, Inc.**

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Key West, FL 33045-2155  
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