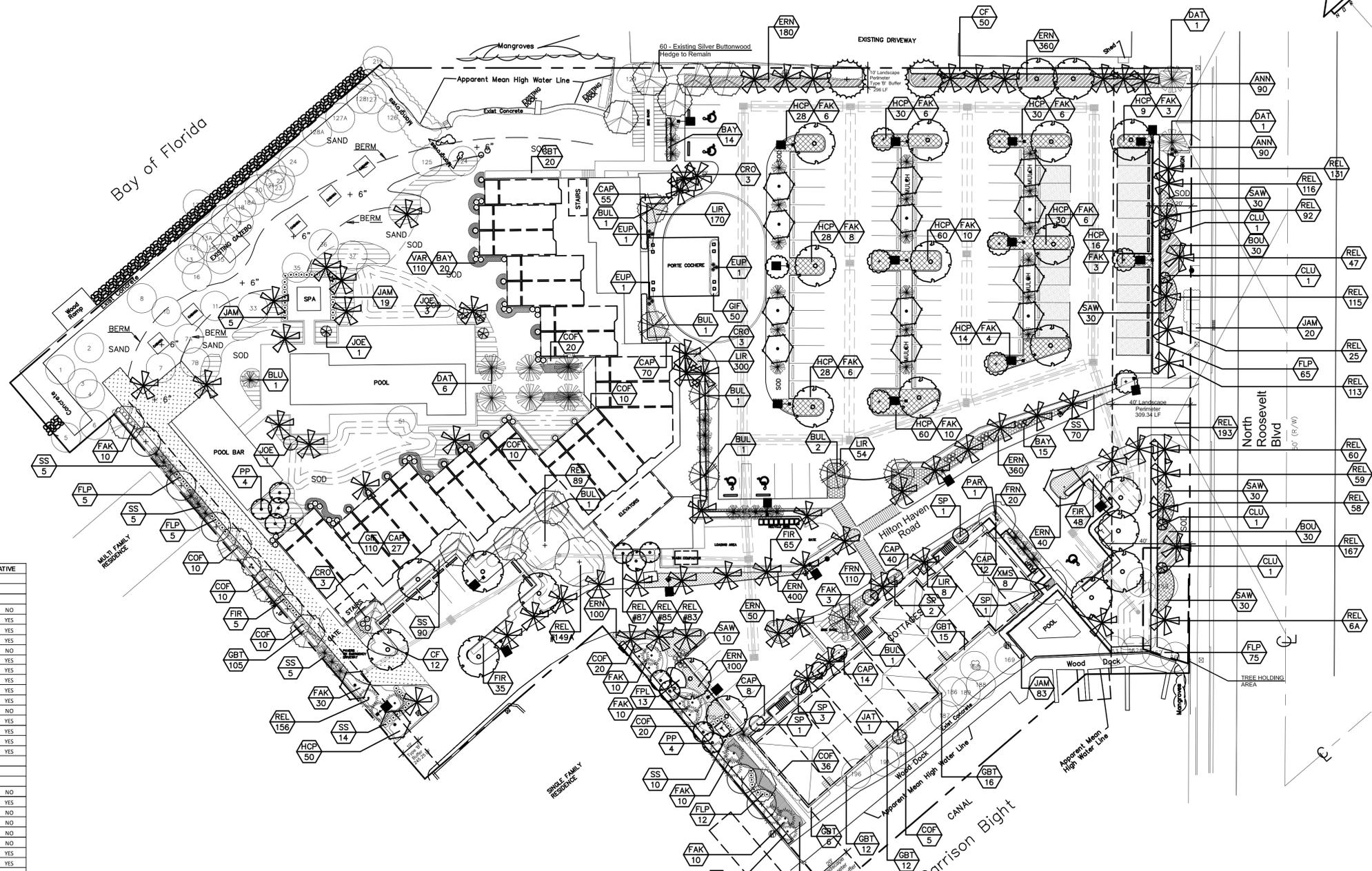


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-  MAHOGANY
-  GUMBO LIMBO
-  SEAGRAPE
-  CLUSIA ROSEA
-  LIGNUM VITAE
-  SILVER BUTTONWOOD
-  COCONUT PALM
-  THATCH PALM
-  SABAL PALM
-  GREEN BUTTONWOOD
-  BULNESIA
-  MIXTURE OF THE FOLLOWING PLANTS:
SEVEN YEAR APPLE
BEACH ELDER
SCAVOLA
DUNE SUNFLOWER / ATL GALLARDIA
RAILROAD VINE
SEA LAVENDER
LIRIOPE
WHITE FOUNTAIN GRASS / ALT SEA OATS
SAW PALMETTO



KEY	SCIENTIFIC NAME	COMMON NAME	CAL	QTY	HT	SP	REMARKS	NATIVE
TREES								
BUL	Bulnesia arborea	Verawood		7	12'			NO
BUR	Bursera simaruba	Gumbo Limbo	4"	15	12'	6'	single trunk	YES
CLU	Clusia rosea	Pitch Apple	3"	23	12'	6'	single trunk	YES
COC	Coccoloba uvifera	Seagrape	3"	6	12'	8'	multi-trunk	YES
CON	Conocarpus erectus	Green Buttonwood	2.5"	13	12'	6'		YES
CON	Conocarpus erectus 'sericeus'	Silver Buttonwood	2.5"	1	8'		Multi trunk	YES
PP	Eugenia rhombica	Red Stopper	2"	8	8-10'	5'		YES
SP	Myrcianthes fragrans	Simpson Stopper	2.5"	9	8'-10' ht.	B&B, 2" CAL.		YES
DAT	Phoenix sylvestris	Wild Date Palm		8	9-10'		Multi trunk	NO
SAB	Sabal palmetto	Sabal Palm		14	14', 16', 18' OA		Slick	YES
PAR	Swietenia mahagoni	Mahogany	2.5"	1	12'			YES
SWI	Swietenia mahagoni	Mahogany	2.5"	2	12'		single trunk	YES
THR	Thrinax radiata	Thatch Palm	42		10'-12' OA		B&B	YES
SHRUBS AND GROUND COVERS								
ANN	Annual Flowers			180			1 gal	NO
BAY	Suriana maritima	Bay Cedar		49	4'			YES
BLU	Lantana loddigesii	Blue Lantana Palm		1	10'		B&B	NO
BOU	Bougainvillea sp.	Bougainvillea		60	18"	18"	color by owner	NO
CAP	Schefflera arboricola 'gold capella'	Capella		226	30"	30"		NO
CF	Livistona chinensis	Chinese Fan Palm		62	36"	30"		NO
CLU	Clusia guttata	Small Leaf Clusia		4	6"			YES
COF	Psychotria nervosa	Wild Coffee		156	24"	18"		YES
CRN	Codiaeum variegatum 'Bravo'	Croton		9	5"		standard	NO
ERN	Ermodea littoralis	Golden Creeper		1190	12"	12"	18" oc	YES
EUP	Chamaerops humilis	European Fan Palm		3	5'	5'	Multi trunk	NO
FAK	Muhlenbergia capillaris	Mulhy Grass		148	24"	18"		YES
FIR	Hamelia patens 'compacta'	Firebush		153	24"	18"		YES
FLP	Forestiera segregata	Florida Privet		175	36"	18"		YES
FRN	Nephrolepis exaltata	Sword Fern		400	10"	10"	no tubers	YES
GBT	Conocarpus erectus	Green Buttonwood		251	3'		full to ground	YES
GTI	Ficus microcarpa 'Green Island'	Green Island Ficus		160	12"	12"		NO
HCP	Chrysobalanus icaco 'horizontal'	Horizontal Cocoplum		383	12"	15"		YES
JAM	Capparis cynophallophora	Jamica Caper		120	30"			YES
JAT	Jatropha integerrima	Jatropha		1	4'		Multi trunk	NO
JOE	Alternanthera ficoidea	Joewood		2"	5'	5'	B&B	YES
LIR	Liriope muscari 'super green'	Liriope		562	12"	12"	6 bib min	NO
PEP	Peperomia obtusifolia	Peperomia		200			1 gal	YES
SAW	Serona repens	Saw Palmetto		130	2'	4'	Silver	NO
SS	Myrcianthes fragrans	Simpson Stopper		199	3'		full to ground	YES
VAR	Schefflera arboricola 'trinetta'	Trinette		235	18"	14"		NO
XMS	Crossopetalum ilicifolium	Quail Berry		68		14"		YES
BEACH PLANT MIX								
	Adonidia merillii	Adonidia Palm		10			Relocated from the holding area	
	Geniwa clusifolia	Seven Year Apple		9	4'			YES
	Argusia gnaphalodes	Sea Lavender		30	1'-3'		plant deep	YES
	Helianthus debilis	Dune Sunflower		40	12"	12"	#1	YES
	Ipomoea pes-caprae	Railroad Vine		12		18"	3 runner min.	YES
	Iva imbricata	Beach Elder		200			#1	YES
	Peperomia obtusifolia	Peperomia		200	12"	12"		YES
	Ermodea littoralis	Golden Creeper		20	12"			YES
	Serona repens	Saw Palmetto		23	2'	4'		YES
	Scaevola plumieri	Inkberry		40	1'	1'		YES
	Uniola paniculata	Sea Oats		80	18"	18"		YES
	Total number plants			6009				
	Total number native plants			4427				73%

Open Space - Sec. 108-346 (b)	Required	Provided SF	Provided %
Non Residential Open Space Minimum 20%	34,651.2 SF	69,386 SF	40%
Site Area 173,256 SF x 20% Minimum Area of Building Site		69,386 SF	40%
Landscape Areas		69,386 SF	40%
Active Recreation / Permeable Areas		69,386 SF	40%
Total Open Space		69,386 SF	40%
REQUIRED SCREENING - Sec. 108-347 (b,c,d)			
Landscape Buffer West Property Line - Multi-family	Total Plants Provided	x Plant Units	Plant Units Provided
Type B Buffer 10' - 245.25 LF			
40 Plant Units / 100 LF			
40 x 2.45 = 99 units required			
Canopy Trees	14	10	140
Ornamental Trees		5	
Shrubs	219	1	219
Total Plant Units Provided West Property Line			359
Landscape Buffer West Property Line - Single Family	Total Plants Provided	x Plant Units	Plant Units Provided
Type C Buffer 20' - 160 LF			
56 Plant Units / 100 LF			
56 x 1.6 = 90 units required			
Canopy Trees	8	10	80
Ornamental Trees	4	5	20
Shrubs	193	1	193
Total Plant Units Provided West Property Line			293
Landscape Buffer North/East Property Line - Commercial	Total Plants Provided	x Plant Units	Plant Units Provided
Type B Buffer 10' - 296 LF			
36 Plant Units / 100 LF			
36 x 2.96 = 107 units required			
Canopy Trees	7	10	70
Ornamental Trees		5	
Shrubs	43	1	43
Total Plant Units Provided North/East Property Line			113

SEC. 108-411/416 MINIMUM LANDSCAPE REQUIREMENTS	Minimum Landscaped Areas - Sec. 108-412 (a)	SF / % Required	SF / % Provided
Site Area 173,256 SF x 20% Minimum Area of Building Site		34651 SF / 20%	69,386 SF / 40%
Minimum Native Plant Requirement 70% - Sec. 108-412 (b)			
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Native Plants		1582	27%
Exotic Plants		6009	
Minimum Standards Landscaping Along Street Frontage Right of Way - Sec. 108-413			
Area of Site more than 3 Acre, Width of Required Landscaping 40' and 160 Plant Units / 100 LF			
309.34 LF Property Line Abutting Street Frontages / 100 LF = 3.09			
160 Plant Units x 3.09 = 495 Plant Units Required			
Total Plants Provided			
Canopy Shade Trees		18	180
Evergreen / Ornamental Trees		4	12
Shrubs		304	304
Total Plant Units Provided			496
Requirements for Interior Areas - Sec. 108-414			
Landscape Area 20% of total Parking Area			
49,071 SF Parking Area x .20 = 9814.2 SF Landscape Area Required			
1 tree required per 100 SF Required Landscape Area			
9814.2 SF Required / 100 SF		99 Trees	99 Trees
Perimeter Landscaping Requirements - Sec. 108-415			
Building Site over 50,000 SF - 10' Perimeter Landscape Width Required			
1 Canopy Tree and 10 shrubs required / 35 LF in perimeter Landscape Area			
296 LF / 35		9 Trees	9 Trees
		90 Shrubs	90 Shrubs
Landscape Requirements in Nonvehicular Open Space (NOS) - Sec. 108-416			
Percent of Site in NOS is Less Than 30% NOS Requires 4 Trees / 2000 SF of NOS			
24.7 % or 42964.2 SF of Site is Nonvehicular Open Space			
Total Trees Required		86 trees	104 trees
Total Trees Provided			
42964.2 SF / 2000 = 21.48 SF x 4 trees			

GENERAL LANDSCAPING

LANDSCAPE ARCHITECTURE
LANDSCAPE CONSTRUCTION

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BOCA RATON, FLORIDA 33487
(561) 994-3755

BANANA BAY

North Roosevelt Blvd.
Key West, FL

- REVISIONS
- 6/23/15
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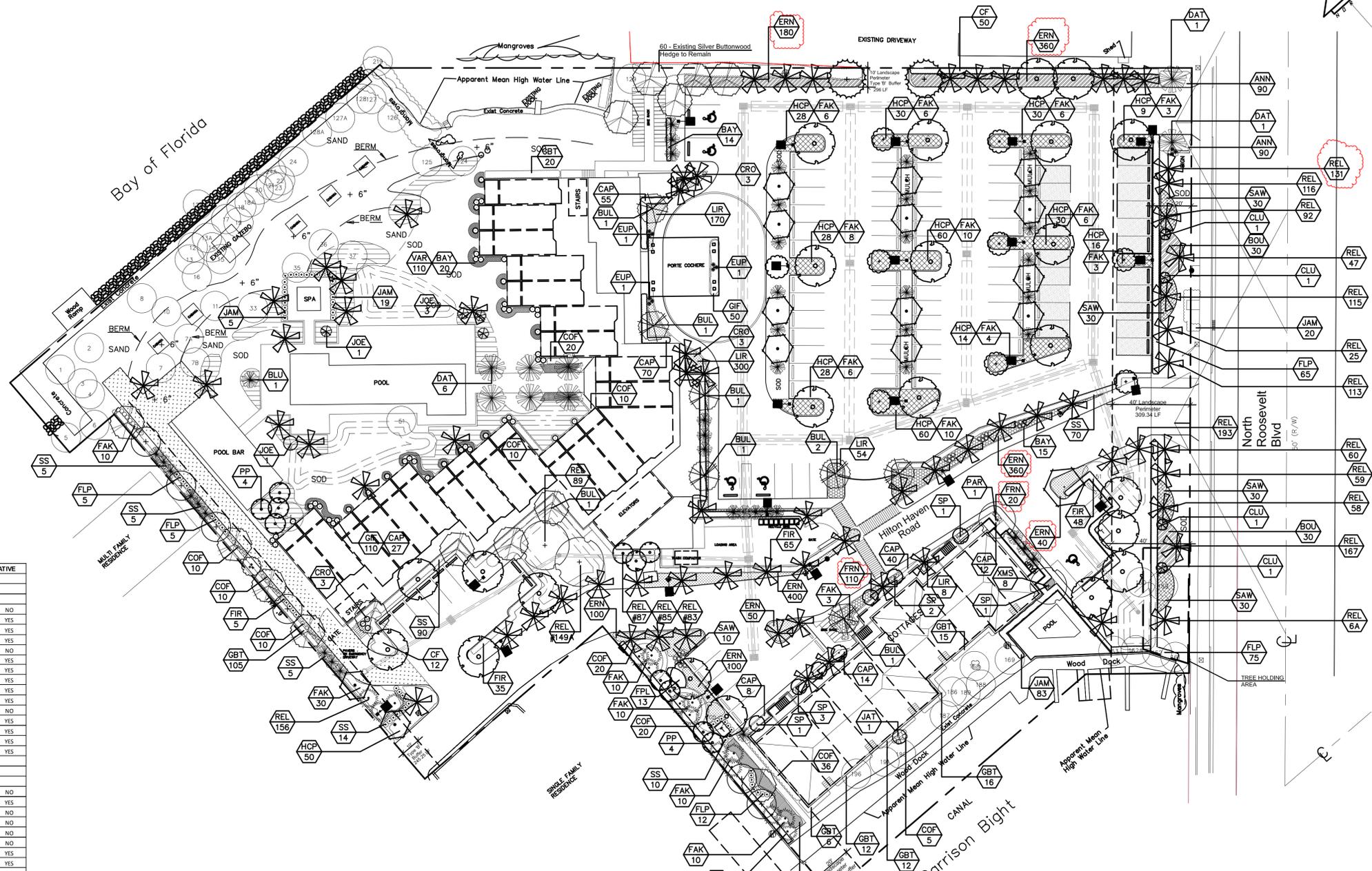
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DT: _____ CO: _____
SCALE: _____ DATE: _____
1" = 30' 4/24/15

LANDSCAPE PLAN

FILE NO: _____ JOB NO: _____
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Active Recreation / Permeable Areas			
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REQUIRED SCREENING - Sec. 108-347 (b,c,d)			
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36 Plant Units / 100 LF			
36 x 2.96 = 107 units required			
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Shrubs	43	1	43
Total Plant Units Provided North/East Property Line			113

SEC. 108-411/416 MINIMUM LANDSCAPE REQUIREMENTS	Minimum Landscaped Areas - Sec. 108-412 (a)	SF / % Required	SF / % Provided
Site Area 173,256 SF x 20% Minimum Area of Building Site		34651 SF / 20%	69,386 SF / 40%
Minimum Native Plant Requirement 70% - Sec. 108-412 (b)	Total Plants Provided		
Native Plants	4427		73%
Exotic Plants	1582		27%
Total Native & Exotic Plants	6009		
Minimum Standards Landscaping Along Street Frontage Right of Way - Sec. 108-413		Width of landscape area north of drive 20' - south of drive 40'	
Area of Site more than 3 Acre, Width of Required Landscaping 40' and 160 Plant Units / 100 LF			
309.34 LF Property Line Abutting Street Frontages / 100 LF = 3.09			
160 Plant Units x 3.09 = 495 Plant Units Required			
Total Plant Units Provided			
Canopy Shade Trees	18	10	180
Evergreen / Ornamental Trees	4	3	12
Shrubs	304	1	304
Total Plant Units Provided			496
Requirements for Interior Areas - Sec. 108-414		Total Trees Required	Total Trees Provided
Landscape Area 20% of total Parking Area			
49,071 SF Parking Area x .20 = 9814.2 SF Landscape Area Required			
1 tree required per 100 SF Required Landscape Area			
9814.2 SF Required / 100 SF		99 Trees	99 Trees
Perimeter Landscape Requirements - Sec. 108-415		Total Required	Total Provided
Building Site over 50,000 SF - 10' Perimeter Landscape Width Required			
1 Canopy Tree and 10 shrubs required / 35 LF in perimeter Landscape Area		9 Trees	9 Trees
296 LF / 35		90 Shrubs	90 Shrubs
Landscape Requirements in Nonvehicular Open Space (NOS) - Sec. 108-416		Total Trees Required	Total Trees Provided
Percent of Site in NOS is Less Than 30% NOS Requires 4 Trees / 2000 SF of NOS			
24.7 % or 42964.2 SF of Site is Nonvehicular Open Space			
42964.2 SF / 2000 = 21.48 SF x 4 trees		86 trees	104 trees

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LANDSCAPE PLAN

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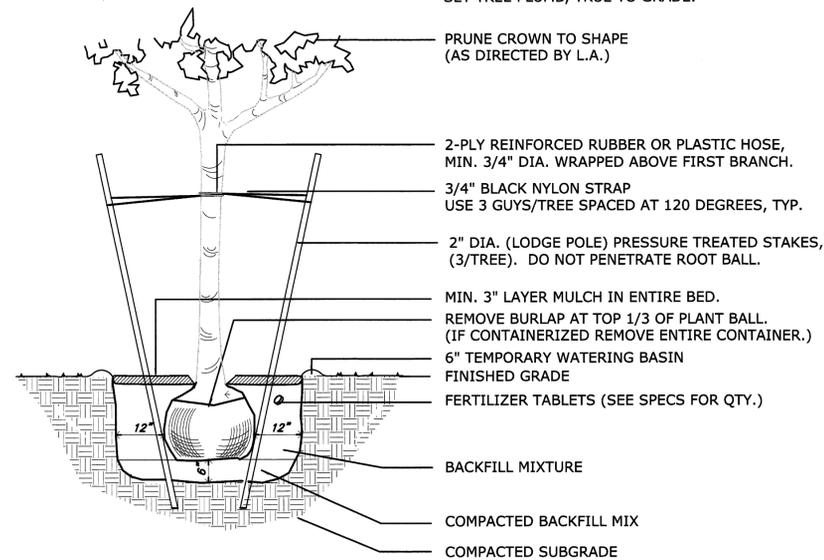
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TITLE _____

LANDSCAPE DETAILS

FILE NO. _____ JOB NO. _____
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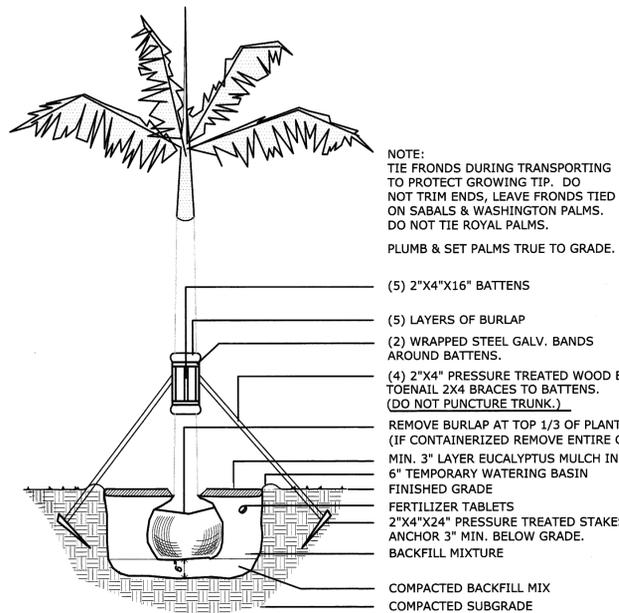
LANDSCAPE ARCHITECT
Chris Carter
12/1/15
L-2
of 4

NOTE: MULCH RING AROUND
BASE OF TREE TO BE MIN. 2'0"
IN DIA. SOD TO BE TRIMMED
IN A CIRCULAR CONFIGURATION.
SET TREE PLUMB, TRUE TO GRADE.



TREE PLANTING DETAIL

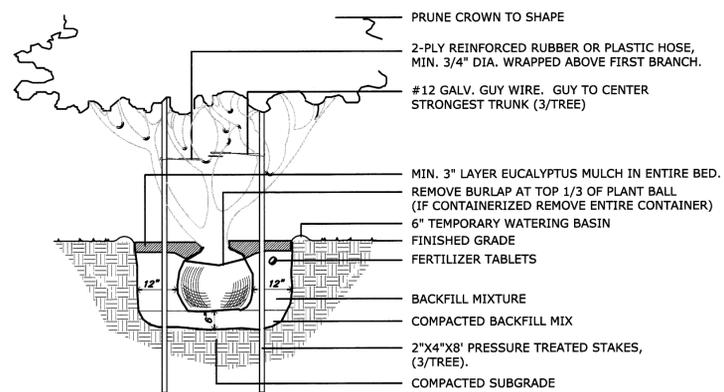
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PALM PLANTING DETAIL

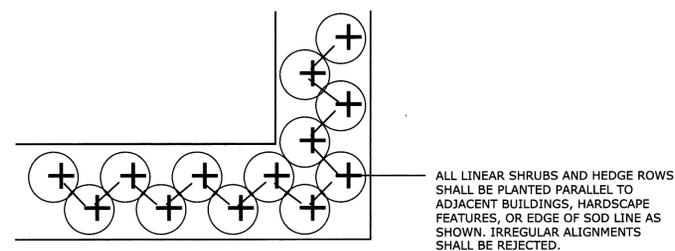
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NOTE: MULCH RING AROUND
BASE OF TREE TO BE 2'0"
IN DIA. SOD TO BE TRIMMED
IN A CIRCULAR CONFIGURATION.
SET TREE PLUMB, TRUE TO GRADE.



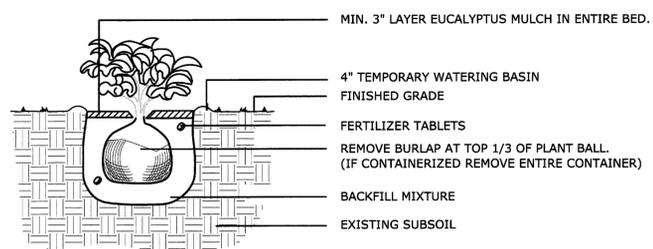
MULTITRUNK PLANTING DETAIL

No Scale



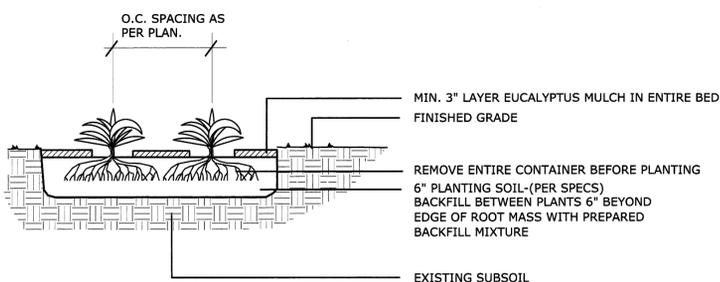
PLANTING SPACE DETAIL

No Scale



SHRUB PLANTING DETAIL

No Scale



GROUNDCOVER / ANNUALS PLANTING DETAIL

No Scale

PLANTING NOTES:

All plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants Part 1, February 1998, State of Florida, Department of Agriculture, Tallahassee.

All sod shall be clean and reasonably free of weeds and pests or diseases.

All landscape areas not covered with trees, shrubs or ground covers shall be sodded with St. Augustine "Floritam" unless otherwise noted.

All landscape areas shall be mulched to provide a minimum of 3" Grade A Eucalyptus mulch.

Contractor is responsible for locating all underground utilities prior to installation of planting materials to avoid damage.

Contractor is to furnish all materials, equipment, labor and plants as required to install the proposed planting as indicated on the landscape plans.

All trees are to be staked and/or guyed as indicated on the planting details.

All plant materials to be backfilled with a mixture of 1/3 approved Florida peat, 1/3 approved topsoil and 1/3 clean sand. To this mixture add 15 pounds of 6-6-6 fertilizer per cubic yard. Thoroughly mix all parts prior to placing in plant pits.

The Contractor shall lay out the locations of the plant beds and contact the Landscape Architect for approval before the installation of the plant material. The Landscape Architect may adjust the location of the plants before planting.

All quantities on the plans are intended as a guide and shall be verified by the Contractor with a comprehensive plant take-off. Should any discrepancies occur, the Landscape Architect is to be notified for clarification prior to bidding.

Any existing plant material to remain shall be protected during construction with a physical barrier to be approved by the Landscape Architect.

All landscape islands and other landscape areas that are adjacent to vehicular use areas are required to be curbed with concrete non-mountable curbing at least six inches in height.

The unpaved portion of the R.O.W. adjacent to the property line and to the edge of roadway shall be landscaped with sod and irrigated.

All landscape areas are to be irrigated to provide a minimum of 150% coverage, using Xeriscape principles.

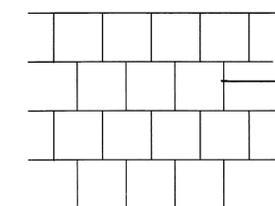
All tree trimming to be contracted with ISA certified arborist.

Clean out areas / hazardous materials to be located a minimum 25 ft from retained tree protection areas.

Owner shall be responsible for the maintenance of all required landscaping. All required landscaping shall be maintained free of debris and free of tree abuse.

Newly installed plants which do not survive will be replaced no later than 30 days from the time the tree expired.

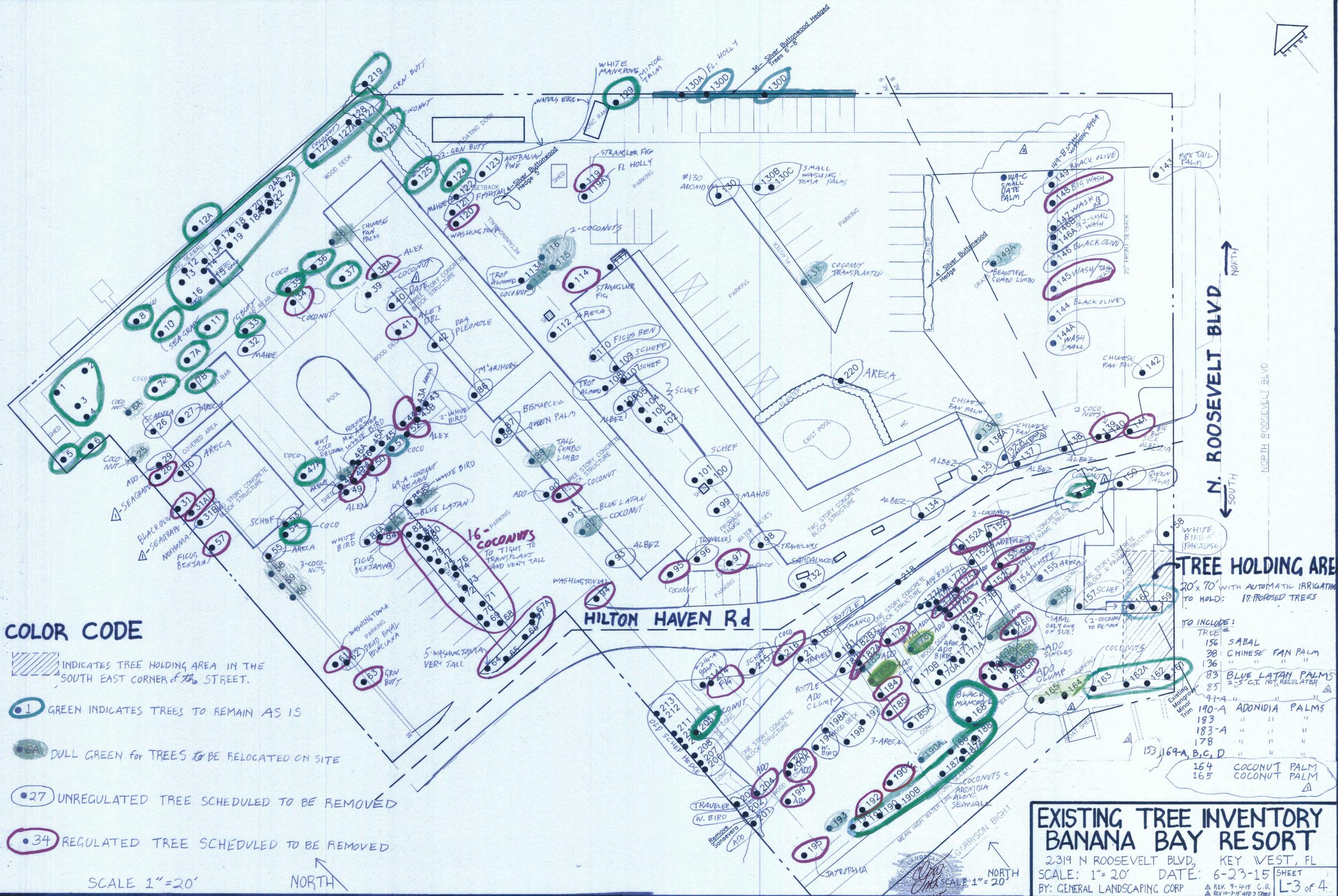
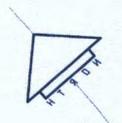
Tree holding area to have bubblers to each of the 17 trees. They should run twice a day. The trees will be staked while in the holding area.



SOD PLANTING DETAIL

No Scale

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COLOR CODE

- INDICATES TREE HOLDING AREA IN THE SOUTH EAST CORNER OF THE STREET.
- GREEN INDICATES TREES TO REMAIN AS IS
- DULL GREEN FOR TREES TO BE RELOCATED ON SITE
- UNREGULATED TREE SCHEDULED TO BE REMOVED
- REGULATED TREE SCHEDULED TO BE REMOVED

SCALE 1"=20'

NORTH

TREE HOLDING AREA

20' x 70' WITH AUTOMATIC IRRIGATION TO HOLD: 17 PROPOSED TREES

- TO INCLUDE:
- 156 SABAL
 - 38 CHINESE FAN PALM
 - 136 " " "
 - 83 BLUE LATAN PALMS
 - 85 2.5' C.T. NOT REGULATED
 - 91-A
 - 190-A ADONIDIA PALMS
 - 183 " " "
 - 183-A " " "
 - 178 " " "
 - 153, 169-A, B, C, D
 - 164 COCONUT PALM
 - 165 COCONUT PALM

EXISTING TREE INVENTORY BANANA BAY RESORT

2319 N ROOSEVELT BLVD, KEY WEST, FL
 SCALE: 1"=20' DATE: 6-23-15 SHEET
 BY: GENERAL LANDSCAPING CORP

REV. 9-4-15 C.O.
 REV 10-3-15 APP 3 TREES
 L-3 of 4

TREE KEY:

Rev #	Tree Type	Size	Comments	Status	Regulated	Health Issue	Mitigate
1	Coconut Palm	10' ct		remain	yes		
2	Coconut Palm	9' ct		remain	yes		
3	Coconut Palm	10' ct		remain	yes		
4	Coconut Palm	17' ct		remain	yes		
5	Green Buttonwood	18' cal	double trunk	remain	yes		
6	A Coconut Palm	9' ct	To Roosevelt	relocate	yes		
6	Seagrape	8' cal	Multi trunk	remain	yes	heavily pruned	
7	A Coconut Palm	38' ct		remain	yes		
7	B Coconut Palm	38' ct		remain	yes		
7	Coconut Palm	18' ct		remain	yes		
8	Coconut Palm	16' ct		remain	yes		
10	Seagrape	40'x50'	30' cal multi	remain	yes		
11	Mahogany	50' x 40'	24' cal	remain	yes		
12	A Red Mangrove	14' ht	clump in water	remain	yes		
12	Black Mangrove	20'x20'	12' cal	remain	yes		
13	A Green Buttonwood	15' cal		remain	yes		
13	Green Buttonwood	25'	12' cal	remain	yes		
14	Coconut Palm	22' ct		remain	yes		
15	Coconut Palm	25' ct		remain	yes		
16	Coconut Palm	25' ct		remain	yes		
17	Green Buttonwood	12' cal		remain	yes		
18	A Green Buttonwood	9' cal		remain	yes		
18	Green Buttonwood	18' cal		remain	yes		
19	Green Buttonwood	12' cal		remain	yes		
20	White Mangrove	6"		remain	yes		
21	Coconut Palm	12' ct		remain	yes		
22	Coconut Palm	20' ct		remain	yes		
23	Coconut Palm	25' ct		remain	yes		
24	A Green Buttonwood	10' cal	25' ht	remain	yes		
24	Green Buttonwood	30'	Multi trunk	remain	yes		
25	Coconut Palm	16' ct	To Roosevelt	relocate	yes		
26	Scaevola non native	6'	clump	remove	no	remove all from site	
27	Areca	13'		remove	no		
1	28	Seagrape	22'	26' cal multi	remove	yes	mitigate
29	Adonidia	8' gw		remove	no		
30	Areca	13'	4 trunk	remove	no		
1	31	A Seagrape	2' cal	10' ht multi	remove	yes	weak mitigate
31	B Norhonia	4' cal	multi	remove	no	poor	
31	Black Olive	30' x 20'	12' cal	remove	no		
32	Mahoe	30'x20'	18' cal	remove	no		
33	Green Buttonwood	40'x40'	28' cal	remain	yes		
34	Coconut Palm	27' ct		remove	yes	to large	mitigate
35	Coconut Palm	25' ct		remain	yes		
36	Coconut Palm	27' ct		remain	yes		
37	Coconut Palm	25' ct		remain	yes		
38	A Alexander Palm	10' ct	against foundati	remove	yes	30% health	mitigate
38	Chinese Fan Palm	22' oa	triple specimen	transplant	yes	holding area	
1	39	Coconut Palm	22' ct	curved trunk	remain	yes	mitigate
40	Date Palm	2' ct	9' oa small tree	remove	no		
41	Alexander Palm	25' ct	double	remove	yes		mitigate
42	Dracena pleomole	25'x10'	5' cal	remove	no		
43	White Bird	9' ct	single trunk	remove	no		
43	White Bird of Paradis	20' ct	single trunk	remove	no		
44	Coconut Palm	30' ct		remove	yes	to large	mitigate
45	A White Bird	6' ct	triple trunk	remove	no		
45	McArthur Palm	15' ct	12 trunks	remove	yes		
46	A White Bird	11' ct	double trunk	remove	no		
46	Foxtail Palm	12' gw		remove	no		
47	A Coconut Palm	40' ct	tall palm	remain	yes	nice palm	
47	Coconut Palm	26' ct	To Roosevelt	relocate	yes		
48	Areca	14'		remove	no		
1	49	A Coconut Palm	23' ct		remove	yes	medium mitigate
49	Alexander Palm	18' gw	triple	remove	yes		mitigate
50	Alexander Palm	13' gw	double	remove	yes		mitigate
51	Coconut Palm	24' ct		remain	yes		
52	Alexander Palm	16' ct	triple	remove	yes		mitigate
53	Schefflera	25'x20'		remove	no		
54	Coconut Palm	28' ct		remain	yes		
55	Areca	12'		remove	no		
57	Ficus benjamina	28' cal		remove	yes		mitigate
58	Coconut Palm	14' ct	To Roosevelt	relocate	yes		
59	Coconut Palm	12' ct	To Roosevelt	relocate	yes		
60	Coconut Palm	12' ct	To Roosevelt	relocate	yes		
61	Washingtonia Palm	25' ct		remove	yes		mitigate
62	Royal Poinciana	20' x 20'	15' cal	remove	no	recently died	
63	Green Buttonwood	25'x20'	15' cal	remove	yes		mitigate
64	Washingtonia Palm	46' ct		remove	yes		mitigate
65	Washingtonia Palm	46' ct		remove	yes		mitigate
66	Washingtonia Palm	46' ct		remove	yes		mitigate
67	A Washingtonia Palm	16' ct	double	remove	yes		mitigate
67	Washingtonia Palm	46' ct		remove	yes		mitigate
68	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
69	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
70	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
71	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
72	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
73	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
74	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
75	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
76	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
77	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
78	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
79	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate

Rev #	Tree Type	Size	Comments	Status	Regulated	Health Issue	Mitigate
80	Coconut Palm	25'x40'	in parking lot	remove	yes		
81	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
82	A Coconut Palm	20' ct	in parking lot	remove	yes	co-mingled roots	mitigate
82	Coconut Palm	25'x40'	tight in parking	remove	yes	co-mingled roots	mitigate
2	83	Blue Latan	10' OA	3' CT	transplant	no	holding area
84	A White Bird	8' oa		remove	no		
84	Ficus benjamina	40'x40'	3' cal	remove	yes		mitigate
85	A White Bird	9' ct	double	remove	no		
85	Blue Latan	10' oa	3' ct	transplant	no	holding area	
86	McArthur Palm	24' ct	8 trunks	remove	yes		mitigate
87	Bismarckia Palm	3' ct	10' oa	remove	no		
88	Queen Palm	27' ct	thin trunk	remove	no		
89	Gumbo Limbo	38'x28'	19' cal, 22' ct	transplant	yes	to much clear trunk	
90	Adonidia	11' gw	dbl	remove	no		
2	91	A Blue Latan Palm	6' OA	2' CT	transplant	no	holding area
91	Coconut Palm	30' ct		remove	yes	too tall	mitigate
92	Coconut Palm	24' ct	To Roosevelt	relocate	yes		
93	Albezia	40'x30'	14'	remove	no		
94	Washingtonia Palm	27' ct		remove	yes	thin trunk	mitigate
95	Coconut Palm	25' ct		remove	yes	too tall	
96	Traveler Palm	16'		remove	no		
97	Coconut Palm	40' ct		remove	yes	too tall	mitigate
98	Traveler Palm	20'		remove	no		
99	Mahoe	30'		remove	no		
100	Schefflera	35'		remove	no		
101	Schefflera	35'		remove	no		
102	Schefflera	35'		remove	no		
103	Schefflera	35'		remove	no		
104	Schefflera	35'		remove	no		
105	Schefflera	35'		remove	no		
106	Albezia	30'		remove	no		
107	Schefflera	30'		remove	no		
108	Tropical Almond	40'x30'	24' cal	remove	yes	poor structure	?
109	Schefflera	30'		remove	no		
110	Ficus benjamina	35'x20'		remove	no		
112	Areca	8' ct	single trunk	remove	no	poor	
113	A Tropical Almond	1' cal	8' ht	remove	no		
113	Coconut Palm	15' ct	To Roosevelt	relocate	yes		
114	Strangler Fig	20'x20'	24' multi	remove	yes		mitigate
115	Coconut Palm	20' ct	To Roosevelt	relocate	yes		
116	Coconut Palm	18' ct	To Roosevelt	relocate	yes		
117	Chinese Fan Palm	8' ct	dbl	remove	no		
119	a Florida Holly	15' ht	inside Ficus	remove	no	exotic	
119	Strangler Fig	20'x20'		remove	yes		mitigate
120	Washingtonia Palm	20' ct		remove	yes		
121	Fishtail	15'		remove	no		
122	Mahoe	18'	5' cal	remove	no		
123	Australian Pine	40'	8' cal	remove	no		
124	Green Buttonwood	20'	11' cal	remain	yes		
125	Green Buttonwood	9' cal	leaning heavily	remain	yes		
126	Coconut Palm	8' ct		remain	yes		
127	A Coconut Palm	8' ct	Juvenile thin tr	remain	yes	poor good health	
127	B Coconut Palm	15' ct		remain	yes		
127	Green Buttonwood	4' ct	15' oa	remain	yes		
128	Coconut Palm	18' cal		remain	yes		
129	White Mangrove	cluster	minor trim	remain	yes		
130	A Florida Holly	10' ht		remove	no	remove all Holly	
130	B Washingtonia Palm	2' ct	5' oa	remove	no		
130	C Washingtonia Palm	2' ct	5' oa	remove	no		
130	D Silver Buttonwood	144' cal	old hedge	remain	yes	heavily pruned	
130	Adonidia	9' ct		remove	no		
131	Coconut Palm	22' ct	To Roosevelt	relocate	yes		
132	Red Sandalwood	20'x15'	9' cal	remove	no	lightning	?
134	Albezia	30'x30'	16' cal	remove	no		
135	Albezia	30'x30'	15' cal	remove	no		
136	A Chinese Fan Palm	8' ct		remove	no		
136	Chinese Fan Palm	15' oa	dbl	transplant	yes		
137	Albezia	30'x30'	16' cal	remove	no		
2	137	A Washingtonia Palm	12' ct		remove	yes	mitigate
138	Albezia	30'x30'	14' cal	remove	no		
139	Coconut Palm	38' ct		remove	yes	too tall	mitigate
140	Coconut Palm	36' ct		remove	yes	too tall	mitigate
141	Albezia	30'x30'	24' cal	remove	yes	dead trunk, poor	mitigate
142	Chinese Fan Palm	7' ct	dbl	remove	no		
143	Foxtail Palm	15' oa		remove	no		
144	A Washingtonia Palm	3' ct	8' oa	remove	no		
144	Black Olive	38'x30'	14' cal	remove	no		
145	Washingtonia Palm	58' oa		remove	yes		mitigate
146	A Washingtonia Palm	2' ct	6' oa ht	remove	no		
146	B Washingtonia Palm	2' ct	6' oa	remove	no		
146	Black Olive	38'x30'	14' cal	remove	no		
147	Washingtonia Palm	13' oa	dbl	remove	no		
148	Washingtonia Palm	52'		remove	yes		mitigate
149	A Gumbo Limbo	15' cal	30' x 30'	relocate	yes	nices tree on site	
149	Black Olive	25'x20'	12' cal	remove	no		
2	149	B Washingtonia Palm	5' oa		remove	no	
2	149	C Date Palm	5' oa		remove	no	
150	Queen Palm	15' oa		remove	no		
1	151	Coconut Palm	25' ct		remain	yes	too tall mitigate
152	A Coconut Palm	30' ct		remove	yes	too tall	mitigate
152	B Norfolk Island Pine	6' cal	18' ht	remove	no		
152	C Coconut Palm	40' ct		remove	yes	too tall	mitigate
152	Schefflera	20, ht		remove	no		
153	Adonidia	15' ct	4 trunks	transplant	yes		mitigate
154	Schefflera	20' ht		remove	no		
155	Areca	15' oa	7 trunks	remove	no		
156	Sabal Palm	15' ct		transplant	yes	holding area	
157	Schefflera	20'		remove	no		
158	White Bird	14'	5 trunks	remove	no		

REV #	Tree Type	Size	Comments	Status	Regulated	Health Issue	Mitigate
159	Coconut Palm	11' ct		remain	yes		
160	Coconut Palm	18' ct		remain	yes		
161	Coconut Palm	12' ct	22' oa	remain	yes		
162	A Coconut Palm	10' ct		remain	yes		
162	Coconut Palm	12' ct		remain	yes		
163	Coconut Palm	12' ct		remain	yes		
1	164	Coconut Palm	12' ct	transplant	yes	holding area	
165	Coconut Palm	18' ct		transplant	yes	holding area	
166	Coconut Palm	30' ct		remove	yes	too tall	mitigate
167	A Adonidia Palm	12' ct		transplant	yes	holding area	
167	Coconut Palm	10' ct	To Roosevelt	relocate	yes		
168	Black Mangrove	28' ht	30" cal (stick)	save	yes	pruned for overhead wires	
169	A Adonidia Palm	15' ct	curved	transplant	yes	holding area	
169	B Adonidia Palm	15' ct	curved	transplant	yes	holding area	
169	C Adonidia Palm	15' ct	curved	transplant	yes	holding area	
169	E Adonidia Palm	3' - 5' ct		remove	no		
169	F Adonidia Palm	3' -					

STAFF REPORT

DATE: November 3, 2015 and December 17, 2015

RE: **2319 and 2401 N. Roosevelt Blvd**
(permit application # T15-7717)

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

An application was received for Conceptual Landscape Plan Approval with Tree Removal for the redevelopment of the Banana Bay Hotel and Resort properties.

The application requests the removals of the following regulated trees:

2-Sea Grape (28, 31A)

1-Green Buttonwood (63)

4-Strangler Fig (114, 119, 179, 214)

1-Red Sandlewood (132)

1-Mango (181)

1-Jatropha (195)

33-Coconut Palms (34, 39, 44, 49A, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82A, 82, 91, 95, 97, 139, 149, 152A, 152C, 166, 184, 185, 190C, 192, 216)

5-Alexander Palms (38A, 41, 49, 50, 52)

10-Adonidia (169, 174A, 175A, 176, 177, 182A, 199, 200A, 200, 204)

2-McArthur Palms (45, 86)

2-Foxtail Palms (46, 143)

11-Washingtonian Palms (61, 64, 65, 66, 67, 67A, 94, 120, 137A, 145, 148)

2-Queen Palms (88, 150)

Transplants requiring a permit:

2-Gumbo Limbo (89, 149)

15-Coconut Palms (6, 25, 47, 58, 59, 60, 92, 113, 115, 116, 131, 164, 165, 167, 193)

2-Chinese Fan Palms (38, 136)

10-Adonidia (153, 169A, 169A, 169C, 167A, 169A, 178, 183A, 183, 190A)

1-Sabal Palm (156)

Photos of all the trees on the property are attached in a separate document.

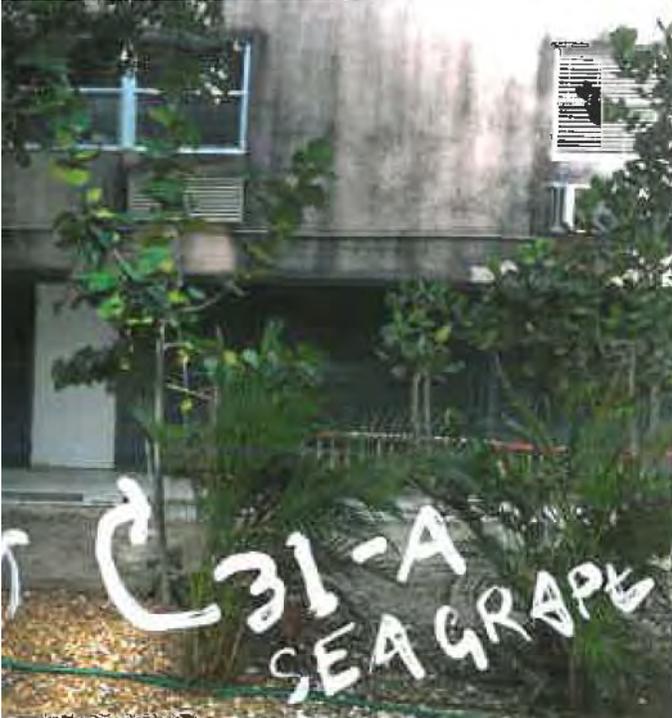
REMOVALS

Tree #28: Sea Grape (*Coccoloba uvifera*)



Diameter: 26" (multi-trunked)
Location: 60% (utility lines)
Species: 100% (on protected tree list)
Condition: 60% (fair)
Total Average Value = 73%
Value x Diameter = 18.9
replacement caliper inches

Tree #31A: Sea Grape (*Coccoloba uvifera*)



Diameter: 2"
Location: 80%
Species: 100%
(on protected tree list)
Condition: 60% (fair)
Total Average Value = 80%
Value x Diameter = 1.6
replacement caliper inches

Tree #63: Green Buttonwood (*Conocarpus erectus*)

Diameter: 15"

Location: 60% (utility lines)

Species: 100% (on protected tree list)

Condition: 60% (fair)

Total Average Value = 73%

Value x Diameter = 10.9 replacement caliper inches

Tree #114: Strangler Fig (*Ficus aurea*)



Diameter: 24" (Multi-trunked)

Location: 60% (too close to building)

Species: 100% (on protected tree list)

Condition: 60% (fair)

Total Average Value = 73%

Value x Diameter = 17.5 replacement caliper inches

Tree #119: Strangler Fig (*Ficus aurea*)



Diameter: 8"
Location: 60% (base of fill pile)
Species: 100% (on protected tree list)
Condition: 60% (fair-Brazilian Pepper growing in it)
Total Average Value = 73%
Value x Diameter = 5.8 replacement caliper inches

Tree #179: Strangler Fig (*Ficus aurea*)



Diameter: 48"
Location: 40% (too close to building, foundation issues)
Species: 100% (on protected tree list)
Condition: 60% (fair)
Total Average Value = 66%
Value x Diameter = 31.6 replacement caliper inches

Tree #214: Strangler Fig (*Ficus aurea*)



Diameter: 18"

Location: 70%

Species: 100% (on protected tree list)

Condition: 60% (fair)

Total Average Value = 76%

Value x Diameter = 13.6 replacement caliper inches

Tree #132: Red Sandalwood (*Adenanthera pavonina*)



Diameter: 9"

Location: 40% (utility line, close to road)

Species: 100% (on protected tree list)

Condition: 40% (poor, had been hit by lightning)

Total Average Value = 60%

Value x Diameter = 5.4 replacement caliper inches

Tree #181: Mango (*Mangifera indica*)



Diameter: 12"
Location: 80%
Species: 100% (on protected tree list)
Condition: 80% (good)
Total Average Value = 86%
**Value x Diameter = 10.3
replacement caliper inches**

Tree #195: *Jatropha* (*Jatropha* sp.)



Diameter: 8"
Location: 80%
Species: 50% (not on protected or not protected tree list)
Condition: 30% (poor)
Total Average Value = 53%
Value x Diameter = 4.2 replacement caliper inches

A total of 10 regulated trees are being requested to be removed from the property for the redevelopment. A total of 119.8 caliper inches of replacement trees will be required to be incorporated into the landscape plan. The conceptual landscape plan incorporates over 220 caliper inches of approved native trees on the property.

A total of 65 palms are to be removed from the property. Replacement requirement is 1-4 ft tall native palm for every palm removed. The landscape plan includes the planting of 58 new coconut palms, 14 Sabal palms, and 42 new Thatch palms on the property.

A lot of the vegetation/trees being removed are not regulated and include Schefflera, Black Olive, Tropical Almond, Ficus Benjamin, Seaside Mahoe, Woman's Tongue, Areca palms, and white bird/travelers palms.

The landscape plans include the transplanting of 2-Gumbo Limbo trees and 29 palm trees.

The plan represents 70% native vegetation. The plant list does incorporate a lot of native vegetation and some common plants found in Key West (Croton, Bougainvillea, and Bulnesia).

Recommendation: It is recommended that the Final Landscape Plan with Tree removal be approved.

Application

Final Design
with
Tree Removal



7717

Tree Permit Application

Final

Date: 12-19-15

Please Clearly Print All Information unless indicated otherwise.

Tree Address 2319 + 2401 N. Roosevelt Blvd
Cross/Corner Street Banana Bay at Hilton Taverns Road
List Tree Name(s) and Quantity See tree inventory
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

Other/Explain Re-developing existing hotel

Reason for Request new construction

Property Owner Name Banana LLC & KW26 LLC
Property Owner eMail Address Tom.McMurray@ophotelis.com
Property Owner Mailing Address 1001 E. Atlantic Blvd. #202
Property Owner Mailing City Delray Beach State FL Zip 33483
Property Owner Phone Number (561) 279-9900
Property Owner Signature _____

Representative Name Clint Oster of General Landscaping, Corp
Representative eMail Address Generalland@bellsouth.net
Representative Mailing Address 845 N E 71 St St
Representative Mailing City Boca Raton State FL Zip 33487-2435
Representative Phone Number (561) 994-3755 c 561-239-8280

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

Additional Representative

Donna Bosold
donna.bosold@att.net
P.O. 1553 Key West 33041

See plan w/ attachments 305-942-1064

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-900-2740



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Alternate Key: 1002097 Parcel ID: 00001990-000000

Ownership Details

Mailing Address:

KW26 LLC
1000 MARKET ST UNIT 1
PORTSMOUTH, NH 03801-3358

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 33-67-25
Property Location: 2401 N ROOSEVELT BLVD KEY WEST
Subdivision: Amended Plat of Hilton Haven Section No 1
Legal AMENDED PLAT OF HILTON HAVEN SEC 1 PB2-108 TRACT 1 AND PARCEL OF LAND AND BAY BTM NLY THEREOF G42-
Description: 378/379 G48-422/423 G52-51/52 II DEED NO 20519 OR782-483IIF OR837-1183/1184 OR841-989/990E OR1016-1673/1574 OR1176-1298/1302 OR1185-973/978Q/C OR1332-1287/1303-E(RES NO 94-484) OR1338-91/97(AFFD) OR2161-1868/70

Click Map Image to open interactive viewer





Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Alternate Key: 1002101 Parcel ID: 00002000-000000

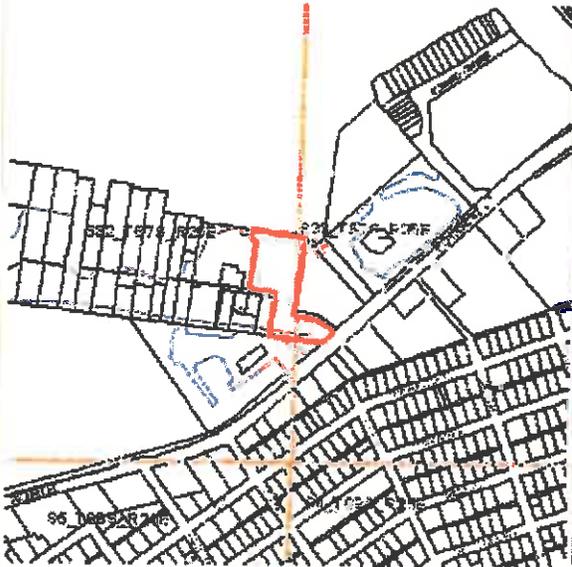
Ownership Details

Mailing Address:
BANANA LLC
1000 MARKET ST UNIT 300
PORTSMOUTH, NH 03801-3398

Property Details

PC Code: 30 - HOTELS, MOTELS
Millage Group: 10KW
Affordable Housing: No
Section: 33-67-25
Township-Range:
Property Location: 2319 N ROOSEVELT BLVD Unit Number: 50 KEY WEST
Subdivision: Amended Plat of Hilton Haven Section No 1
Legal: AMENDED PLAT OF HILTON HAVEN SEC 1 PB2-108 (2.24 AC) TRACTS 2 3 & 4 & PARCEL OF LAND N'LY OF TRS 4-6
Description: OR114-209/212 OR365-280/284 OR648-838E OR1307-1791/83(LG) OR1307-1797/99Q/C OR1332-1287/1303-E(RES NO 94-484) OR2151-1720/22 OR2151-1723/24Q/C

Click Map Image to open interactive viewer





Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Alternate Key: 1002364 Parcel ID: 00002260-000000

Ownership Details

Mailing Address:
BANANA LLC
1000 MARKET ST UNIT 300
PORTSMOUTH, NH 03801-3399

Property Details

PC Code: 94 - RIGHT OF WAY (ALL ROADS)
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 33-67-26
Property Location: 2319 N ROOSEVELT BLVD KEY WEST
Legal Description: AMENDED PLAT OF HILTON HAVEN SEC 2 PB2-108 20 FEET PRIVATE DRIVE BOOK OF WILLS D-111/112 OR1220-2049/67PET/WILL PROB#92-189-CP-10 OR1255-770/772P/R OR1307-1794/86 OR1332-1287/1303-E(RES NO 94-484) OR2151-1720/22

Click Map Image to open interactive viewer





Detail by Entity Name

Florida Limited Liability Company

KW26 LLC

Filing Information

Document Number	L05000028104
FE/EIN Number	01-0833489
Date Filed	03/21/2005
State	FL
Status	ACTIVE

Principal Address

1001 EAST ATLANTIC AVENUE
SUITE 202
DELRAY BEACH, FL 33483

Changed: 03/21/2006

Mailing Address

1000 MARKET STREET
SUITE 300
PORTSMOUTH, NH 03801

Changed: 03/21/2006

Registered Agent Name & Address

CRITCHFIELD, RICHARD H
1001 EAST ATLANTIC AVENUE
SUITE 201
DELRAY BEACH, FL 33483

Authorized Person(s) Detail

Name & Address

Title MGR

ADE, RICHARD C

1000 MARKET STREET
 suite 300
 PORTSMOUTH, NH 03801

Title MGR

WALSH, MARK
 1001 E.ATLANTIC AVE., SUITE 202
 DELRAY BEACH, FL 33483

Title MGR

WALSH, MICHAEL
 1001 E.ATLANTIC AVE., SUITE 202
 DELRAY BEACH, FL 33483

Title MGR

WALSH, WILLIAM
 1000 MARKET STREET, SUITE 300
 PORTSMOUTH, NH 03801

Annual Reports

Report Year	Filed Date
2013	02/11/2013
2014	02/10/2014
2015	01/26/2015

Document Images

<u>01/26/2015 -- ANNUAL REPORT</u>	View image in PDF format
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<u>02/11/2013 -- ANNUAL REPORT</u>	View image in PDF format
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<u>01/11/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/15/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/03/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/23/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/21/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/21/2005 -- Florida Limited Liability</u>	View image in PDF format



Detail by Entity Name

Florida Limited Liability Company

BANANA LLC

Filing Information

Document Number	L05000033277
FEVEIN Number	43-2079470
Date Filed	04/05/2005
Effective Date	04/05/2005
State	FL
Status	ACTIVE

Principal Address

1001 EAST ATLANTIC AVENUE
SUITE 202
DELRAY BEACH, FL 33483

Mailing Address

1000 MARKET STREET
SUITE 300
PORTSMOUTH, NH 03801

Changed: 02/17/2006

Registered Agent Name & Address

CRITCHFIELD, RICHARD H
1001 EAST ATLANTIC AVENUE
SUITE 201
DELRAY BEACH, FL 33483

Authorized Person(s) Detail

Name & Address

Title MGR

WALSH, MICHAEL P
1001 EAST ATLANTIC AVENUE, SUITE 202
DELRAY BEACH, FL 33483

Title MGR

WALSH, MARK T
1001 EAST ATLANTIC AVENUE, SUITE 202
DELRAY BEACH, FL 33483

Title MGR

WALSH, WILLIAM J
1001 EAST ATLANTIC AVENUE, SUITE 202
DELRAY BEACH, FL 33483

Title MGR

ADE, RICHARD C
1000 MARKET STREET, BUILDING 300
PORTSMOUTH, NH 03801

Annual Reports

Report Year	Filed Date
2013	01/31/2013
2014	01/17/2014
2015	01/19/2015

Document Images

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01/31/2013 -- ANNUAL REPORT	View image in PDF format
02/13/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
01/14/2010 -- ANNUAL REPORT	View image in PDF format
01/09/2009 -- ANNUAL REPORT	View image in PDF format
04/23/2008 -- ANNUAL REPORT	View image in PDF format
03/21/2007 -- ANNUAL REPORT	View image in PDF format
02/17/2006 -- ANNUAL REPORT	View image in PDF format
04/05/2005 -- Florida Limited Liability	View image in PDF format

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

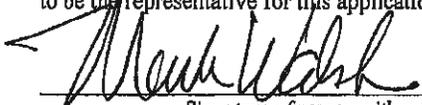
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Mark Walsh as
Please Print Name of person with authority to execute documents on behalf of entity

manager of KW26 LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Donna Bosold
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 of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this September 4, 2015
Date

by Mark Walsh
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented _____ as identification.


Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

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, Mark Walsh as
Please Print Name of person with authority to execute documents on behalf of entity

manager of KW26 LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Thomas T. McMurray
Please Print Name of Representative

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

Handwritten signature of Mark Walsh in black ink.

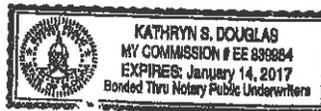
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this September 4, 2015
Date

by Mark Walsh
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented _____ as identification.

Kathryn S. Douglas
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

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, Mark Walsh as
Please Print Name of person with authority to execute documents on behalf of entity

manager of KW26 LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Tom Pope
Please Print Name of Representative

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

Mark Walsh
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this September 4, 2015
Date

by Mark Walsh
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented _____ as identification.

Kathryn S. Douglas
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

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, Mark Walsh as
Please Print Name of person with authority to execute documents on behalf of entity

manager of KW26 LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Clint Oster
Please Print Name of Representative

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

Mark Walsh
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this September 4, 2015
Date

by Mark Walsh
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented _____ as identification.

Kathryn S. Douglas
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

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, Mark Walsh as
Please Print Name of person with authority to execute documents on behalf of entity

manager of Banana LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Donna Bosold
Please Print Name of Representative

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

Handwritten signature of Mark Walsh in black ink.

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

Subscribed and sworn to (or affirmed) before me on this September 4, 2015
Date

by Mark Walsh
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented _____ as identification.

Kathryn S. Douglas
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

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, Mark Walsh as
Please Print Name of person with authority to execute documents on behalf of entity

manager of Banana LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Thomas T. McMurray
Please Print Name of Representative

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

Handwritten signature of Mark Walsh in black ink.

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

Subscribed and sworn to (or affirmed) before me on this September 4, 2015
Date

by Mark Walsh
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented _____ as identification.

Kathryn S. Douglas
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

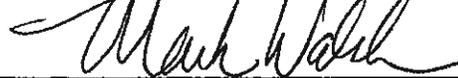
Please complete this form if someone other than the owner is representing the property owner in this matter.

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Please Print Name of person with authority to execute documents on behalf of entity

manager of Banana LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Clint Oster
Please Print Name of Representative

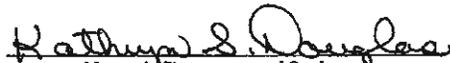
to be the representative for this application and act on my/our behalf before the City of Key West.


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

Subscribed and sworn to (or affirmed) before me on this September 4, 2015
Date

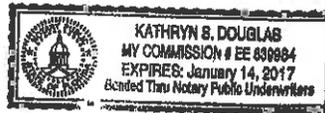
by Mark Walsh
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented _____ as identification.


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



**City of Key West
Planning Department**



Verification Form
(Where Authorized Representative is an individual)

I, Donna M. Bosold being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed) for the following property identified as the subject matter of this application:

2319 N. Roosevelt Blvd Key West.
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 9/4/2015 by
Donna Bosold
Name of Authorized Representative
date

He/She is personally known to me or has presented _____ as identification.

M. Holly Booton
Notary's Signature and Seal

M. Holly Booton
Name of Acknowledger typed, printed or stamped

FF070470
Commission Number, if any



M. HOLLY BOOTON
MY COMMISSION # FF 070470
EXPIRES: December 26, 2017
Bonded thru Budget Notary Services

Karen DeMaria

From: Donna Bosold <donna.bosold@att.net>
Sent: Tuesday, December 15, 2015 12:01 PM
To: Karen DeMaria
Subject: Banana Bay
Attachments: BB Tree Commission (Final) Application page.pdf; ATT00001.htm; BB Ownership.pdf; ATT00002.htm; BB Authorizations.pdf; ATT00003.htm; BB Verification DB.pdf; ATT00004.htm; BB Verification CO.pdf; ATT00005.htm

G'Day, Karen!

I have checked with Clint and there are no changes to the landscape plan since the preliminary approval by Tree Commission.

Our application for Major Development is being heard by the Planning Board on Thursday (December 16th) and no changes to the site plan are anticipated.

I have filled out a new application form for the final Tree Commission approval (and included myself as an additional representative) to submit for the January 12 hearing. (Deadline tomorrow)

Sorry to be dense, but am I able to just recycle the whole electronic(landscape) file for the submittal? I do not anticipate that the Planning Board will request any landscaping adjustments, but if they do, I can get them to you very quickly.

Thanks Karen,

Appreciate your time!

Donna
Donna M. Bosold
donna.bosold@att.net
305.942.1064