

# STAFF REPORT

DATE: August 27, 2019

RE: 916 Elizabeth Street (permit application # T2019-0412)

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

An application was received requesting the removal of (1) Tamarind tree.  
A site inspection was done and documented the following:

Tree Species: Tamarind (*Tamarindus indica*)





Diameter: 45"

Location: 50% (trees growing in sidewalk area, root issues with sidewalk, canopy in utility lines, very visible tree)

Species: 50% (not on protected or not protected tree list)

Condition: 70% (large old tree, decay area at base of tree, overall tree health appears to be good-see arborist report from New Leaf Environmental)

Total Average Value = 56%

Value x Diameter = 25.3 replacement caliper inches

\*\*NOTE: Additional information is still needed to make a full evaluation of the tree removal application. Information from the City of Key West engineering department is needed regarding impacts to the sidewalk and roadway and whether there are

reasonable alternatives for access and information is needed from Keys Energy regarding the utility lines.

# Additional Information

## Karen DeMaria

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**From:** Kelly M. Crowe  
**Sent:** Monday, September 16, 2019 4:36 PM  
**To:** Karen DeMaria  
**Cc:** Steven P. McAlearney; John Wilkins  
**Subject:** RE: 916 Elizabeth Street tree vs sidewalk

Karen:

It is possible to "bump out" a sidewalk around the tree. It will come at the expense of two automobile parking spaces. I believe there is space available to add more scooter/bike parking, so the loss of parking is somewhat mitigate for alternative vehicle parking. I do not currently have a time frame for when this can be implemented.

Kelly

**From:** Karen DeMaria  
**Sent:** Thursday, September 12, 2019 2:52 PM  
**To:** Kelly M. Crowe <[kcrowe@cityofkeywest-fl.gov](mailto:kcrowe@cityofkeywest-fl.gov)>; Steven P. McAlearney <[smcalearney@cityofkeywest-fl.gov](mailto:smcalearney@cityofkeywest-fl.gov)>  
**Subject:** FW: 916 Elizabeth Street tree vs sidewalk

Can I please have an email from engineering stating that a bump out is possible or not for this location and tree. The Tree Commission on Monday night postponed the final decision on removal of the tree waiting for this information. Also, if it is possible, what is the time line for getting this done?

Sincerely,

Karen

**From:** Karen DeMaria  
**Sent:** Tuesday, September 3, 2019 4:02 PM  
**To:** John Wilkins <[jwilkins@cityofkeywest-fl.gov](mailto:jwilkins@cityofkeywest-fl.gov)>; Kelly M. Crowe <[kcrowe@cityofkeywest-fl.gov](mailto:kcrowe@cityofkeywest-fl.gov)>  
**Cc:** Steven P. McAlearney <[smcalearney@cityofkeywest-fl.gov](mailto:smcalearney@cityofkeywest-fl.gov)>  
**Subject:** RE: 916 Elizabeth Street tree vs sidewalk

I agree with John. The main issue will be to make sure we have enough roadway and turn area for the vehicles with the driveways. I think it may be better to remove the parking, and do the bumpout but don't let me influence your decision.

Sincerely,

Karen

**From:** John Wilkins <[jwilkins@cityofkeywest-fl.gov](mailto:jwilkins@cityofkeywest-fl.gov)>  
**Sent:** Tuesday, September 3, 2019 3:59 PM

**To:** Karen DeMaria <[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)>; Kelly M. Crowe <[kcrowe@cityofkeywest-fl.gov](mailto:kcrowe@cityofkeywest-fl.gov)>  
**Cc:** Steven P. McAlearney <[smcalearney@cityofkeywest-fl.gov](mailto:smcalearney@cityofkeywest-fl.gov)>  
**Subject:** RE: 916 Elizabeth Street tree vs sidewalk

We have taken parking before to bump out sidewalk around trees.  
john

**From:** Karen DeMaria <[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)>  
**Sent:** Tuesday, September 03, 2019 3:36 PM  
**To:** Kelly M. Crowe <[kcrowe@cityofkeywest-fl.gov](mailto:kcrowe@cityofkeywest-fl.gov)>; John Wilkins <[jwilkins@cityofkeywest-fl.gov](mailto:jwilkins@cityofkeywest-fl.gov)>  
**Cc:** Steven P. McAlearney <[smcalearney@cityofkeywest-fl.gov](mailto:smcalearney@cityofkeywest-fl.gov)>  
**Subject:** RE: 916 Elizabeth Street tree vs sidewalk

Thank you. I would hate to remove this tree and I know there will be public backlash so I need to make sure I have covered all alternatives. Hopefully we can figure out something.

Sincerely,

Karen

**From:** Kelly M. Crowe <[kcrowe@cityofkeywest-fl.gov](mailto:kcrowe@cityofkeywest-fl.gov)>  
**Sent:** Tuesday, September 3, 2019 3:33 PM  
**To:** Karen DeMaria <[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)>; John Wilkins <[jwilkins@cityofkeywest-fl.gov](mailto:jwilkins@cityofkeywest-fl.gov)>  
**Cc:** Steven P. McAlearney <[smcalearney@cityofkeywest-fl.gov](mailto:smcalearney@cityofkeywest-fl.gov)>  
**Subject:** RE: 916 Elizabeth Street tree vs sidewalk

Hi Karen,

From the photos, it may require the take of up to two parking spaces in order to make it the ADA access work. I will go out and take a look and let you know my opinion.

Kelly

**From:** Karen DeMaria  
**Sent:** Tuesday, September 03, 2019 3:18 PM  
**To:** Kelly M. Crowe <[kcrowe@cityofkeywest-fl.gov](mailto:kcrowe@cityofkeywest-fl.gov)>; John Wilkins <[jwilkins@cityofkeywest-fl.gov](mailto:jwilkins@cityofkeywest-fl.gov)>  
**Cc:** Steven P. McAlearney <[smcalearney@cityofkeywest-fl.gov](mailto:smcalearney@cityofkeywest-fl.gov)>  
**Subject:** 916 Elizabeth Street tree vs sidewalk

All:

I have a request to remove a healthy canopy tree at 916 Elizabeth street. The tree is partially owned by the City. The reason for removal is because of ada access-no sidewalk (see attached photos). I need to know by Monday whether the sidewalk could be bumped out around the rootball area. That would mean removing and reconfiguring parking. What do you all think? (Tree Commission meeting is Monday night)

Sincerely,

Karen

*Karen DeMaria*  
Urban Forestry Manager  
Certified Arborist FL# 6585A  
City of Key West Planning Department  
1300 White Street, Key West, FL 33040  
305-809-3768



## Karen DeMaria

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**From:** Karen DeMaria  
**Sent:** Thursday, September 5, 2019 4:27 PM  
**To:** Craig Reynolds  
**Cc:** Lea Kindt  
**Subject:** RE: Tamarind on Elizabeth Street

NO

The city is not the one seeking removal of the tree, your client is. The City signed an application to allow for review of the removal of the tree but we are not seeking the removal. I am actually against removal of the tree and am discussing with the engineering department possible alternatives that would allow safe sidewalk access without removing the tree.

The policy has always been that if a private property owner with half interest in a tree wants to remove that tree, the city will allow for the discussion but all required mitigation replacements are to be done by the property owner, your client.

Sincerely,

Karen

**From:** Craig Reynolds <craig@craigreynolds.net>  
**Sent:** Thursday, September 5, 2019 11:46 AM  
**To:** Karen DeMaria <kdemaria@cityofkeywest-fl.gov>  
**Cc:** Lea Kindt <lea@craigreynolds.net>  
**Subject:** Tamarind on Elizabeth Street

Hi Karen,

I received the notice for the Tamarind removal at the KHP property on Elizabeth Street, thank you. The Tamarind is listed as requiring 25.3 inches replacement. Would half of those inches be designated to the City since half the tree is on City property? It is my understanding that the City was a joint applicant because of it straddling the property line, which prompts me to ask this question.

Thank you,

Craig

**CR Landscape Architecture**  
Craig Reynolds, RLA  
517 Duval Street Suite 204  
Key West, FL 33040

305.292.7243 (O)

305.942.9891 (M)

[craigreynolds.net](http://craigreynolds.net)



## Karen DeMaria

---

**From:** Michael McCoy <mmccoy@newleaf.expert>  
**Sent:** Tuesday, August 27, 2019 10:07 AM  
**To:** Karen DeMaria  
**Subject:** RE: 916 Elizabeth ST Tamarind tree  
**Attachments:** 20190724\_120256.jpg; 20190724\_120243.jpg

Karen – thanks for following up on this. I did examine the area (high res photos attached), but I don't think the loss of the former stem is actually a downgrading factor for the tree – if anything, I would have recommended removal of it had it been standing, if the goal was to improve the long-term health of the tree that currently remains. As evidenced by the root structure, the stem that was lost was in essence a separate tree – there was no shared portion of the stem above ground, and the root flair of the standing tree does not incorporate any section of the stump that remains – I did not see any locations where the stem or the roots were joined. Accordingly, the tamarind is now actually a bit better off in terms of structural stability – the other tamarind tree that was growing so closely was no doubt pushing against the stem of the remaining tree, and competing with the roots for space and nutrients. There is the hole at the base of the standing tree, but that appeared to be the result of the decaying root mass from the fallen tamarind tree. The wood in the root flair around the hole is sound in both density and shape of the root flair with no signs of decay, so the hole itself wouldn't be a concern for stability. I know the hotel would like to remove the tree and wanted me to identify any valid justifications for its removal, but I just don't think this is a valid "negative" contributing factor.

That said, I think the damage to and interference with the sidewalk, curb, and power lines is fairly substantial. Not sure if the Tree Commission will concur, but since we can't really do any pruning or other maintenance to alleviate these issues and prevent a pretty large failure at some point in the future, perhaps they will see the benefit of removal and replacement with dense plantings of native trees that are better sized for this location.

## Michael McCoy

Vice President/Sr. Consulting Arborist

### NEW LEAF ENVIRONMENTAL, LLC



[mmccoy@newleaf.expert](mailto:mmccoy@newleaf.expert)

(954) 643-0423

57 Silver Springs Dr.

Key Largo, FL 33037

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**From:** Karen DeMaria <kdemaria@cityofkeywest-fl.gov>  
**Sent:** Monday, August 26, 2019 5:35 PM  
**To:** Michael McCoy <mmccoy@newleaf.expert>  
**Subject:** 916 Elizabeth ST Tamarind tree

Michael:

I was reading your report that was submitted with the tree removal application and I was surprised that you didn't mention the hole at the base of the tree on the 916 property side where the one large trunk broke off. I am curious as to how deep into the tree base that hole goes. Knowing that information will be important regarding potential removal of the tree. I have attached a few photos for reference.

Sincerely,

Karen

*Karen DeMaria*

Urban Forestry Manager  
Certified Arborist FL# 6585A  
City of Key West Planning Department  
1300 White Street, Key West, FL 33040  
305-809-3768



# Application



canopy removal

2019-0412

# Tree Permit Application

Date: 8/12/2019

Please Clearly Print All Information unless indicated otherwise.

**Tree Address** 709 Truman Avenue 916 Elizabeth  
**Cross/Corner Street** Elizabeth St  
**List Tree Name(s) and Quantity** Indian tamarind (Tamarindus indica) (1)  
**Species Type(s) check all that apply** ( ) Palm ( ) Flowering ( ) Fruit (x) 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** Tree has substantial structural issues and conflicts with infrastructure. See attached arborist report for further information.

**Property Owner Name** KHP IV Key West LLC (Ken Reynolds)  
**Property Owner eMail Address** Ken.Reynolds@khpcp.com  
**Property Owner Mailing Address** 101 California St, Ste 980  
**Property Owner Mailing City** San Francisco **State** CA **Zip** 94111  
**Property Owner Phone Number** ( 415 ) 944 - 1557  
**Property Owner Signature**

**Representative Name** Joel Dos Santos  
**Representative eMail Address** joel@jds-construction.com  
**Representative Mailing Address** \_\_\_\_\_  
**Representative Mailing City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_  
**Representative Phone Number** ( \_\_\_\_\_ ) \_\_\_\_\_ - \_\_\_\_\_

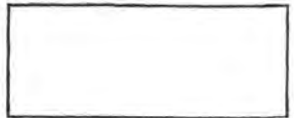
NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.  
 Tree Representation Authorization form attached ( )

<<<<< Sketch location of tree in this area including cross/corner Street >>>>>

Please identify tree(s) with colored tape

See attached for map with tree location

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**

Date: 8/26/19

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.

Tree Address 725 TRUMAN AVE, 709 TRUMAN AVE

Property Owner Name KHP IV KEY WEST LLC  
Property Owner eMail Address KEN.REYNOLDS@KHPCF.COM  
Property Owner Mailing Address 101 CALIFORNIA, STE 980  
Property Owner Mailing City SAN FRANCISCO State CA Zip 94111  
Property Owner Phone Number ( ) - (415) 944-1557  
Property Owner Signature [Signature]

Representative Name MICHAEL MCCOY  
Representative eMail Address MMCCOY@NEWLEAF.EXPERT.  
Representative Mailing Address 57 SILVERSPRINGS DR.  
Representative Mailing City KEY LARGO State FL Zip 33037  
Representative Phone Number (954) 643-0423

I JOE DOS SANTOS, 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 [Signature]

The forgoing instrument was acknowledged before me on this 26 day August.

By (Print name of Affiant) Michael McCoy who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

**NOTARY PUBLIC**  
Sign Name: M. Holly Booton  
Print Name: M. Holly Booton  
My Commission Expires: 12/26/21

Notary Public - State of Florida (seal)





Tree location

Elizabeth St

Truman Avenue



August 8, 2019

Ken Reynolds  
KHP IV Key West LLC  
101 California Street, Ste 980  
San Francisco, CA 94111

Via email to: Ken.Reynolds@khpcp.com

**RE: Certified Arborist Tree Risk and Viability Assessment, Chelsea House Hotel, Key West**

New Leaf Environmental, LLC (NLE) is providing this report as a summary of our tree risk and viability assessment conducted on the above referenced property on July 24, 2019. Based on direction from the property owner, the risk and viability assessment activities conducted as part of this effort were limited to the tree listed below. The purpose of this report is to evaluate the alternatives of retaining or removing the tree as part of proposed site improvement activities, in regards for viability of the tree and safety/functionality of the site. This assessment is not intended to serve for purposes other than tree permitting. This assessment is valid for the time at which it was written, and changing site conditions, proposed development, and changes in tree health may affect the future validity of this assessment. This assessment was conducted by an International Society of Arboriculture Certified Arborist in general accordance with the ANSI A300 Standards for Tree Risk Assessment and associated Best Management Practices (BMP) companion book, for a Level 3 (Advanced) Assessment. Tools used include digital camera, rubber mallet, metal probe, and soil knife.

Trees Assessed:

- Indian tamarind (*Tamarindus indica*), 45" DBH, 50' height, 45' width

Key Observations:

- The tree is located in line with the sidewalk in front of the western parcel of the Chelsea House Hotel. The tree appears to have been originally planted in a sidewalk cutout but has since grown to overtake (and exceed) the entire width of the sidewalk.
- There is currently no continuation of paving from one side of the tree to the other, and the roots have also dislodged a portion of the roadside curb, and the adjacent segment of sidewalk.
- At an approximate height of seven feet, the main stem splits into two stems. Within the next five feet, the two stems further split into a total of nine stems. All of the stems have a narrow angle of attachment with included bark, and would not be considered as structurally sound.
- Overhead utility lines pass through the middle of the canopy, and branches are in contact with and pressing against the lines.

Risk Analysis and Potential Mitigation:

The risk rating of this tree is *Moderate*, with the most likely cause of failure being the loss/breakage of branches. Potential impacts from branch failure include damage to cars parked in the parking spaces immediately beneath, damage to the adjacent structures, loss of electricity to the surrounding area and potential exposure of the pedestrian pathway beneath to exposed electrical wires. Mitigation of these potential impacts is challenging, as the branch structure cannot readily be corrected – at least half of the

57 Silver Springs Drive Key Largo, FL 33037  
(954) 643-0423 mmccoy@newleaf.expert

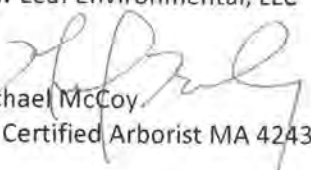
codominant stems would need to be removed in order to improve the branching structure, and removal of that amount of wood/diameter of cuts would result in significant decay in the main stem. The most prudent method for managing potential branch failure would be to gradually reduce the size/canopy of the smaller codominant stems, and remove those that appear to be declining or that are less than 1/3 of the diameter of their adjacent/parent stem.

In addition to these potential losses, it is important to note that the sidewalk is not functional and cannot be re-opened with the tree in place. This of course provides challenges for pedestrian safety and precludes ADA accessibility for the hotel. There are also continual maintenance challenges for the overhead utility lines, which would be anticipated to have repeated outages during windstorms from branch contact with the lines, and the tamarind fruit when fallen provides a potential slip hazard.

Based on this assessment, there is no clear preferred option for this tree. Removal of the tree would result in loss of mature canopy. However, the canopy removal would be replaced with onsite mitigation tree plantings in locations that would be viable long term (with possible additional offsite plantings/mitigation payments), which would also allow for restoration of the sidewalk/pedestrian access, and remove the maintenance issue regarding the overhead lines.

Sincerely,

New Leaf Environmental, LLC

  
Michael McCoy  
ISA Certified Arborist MA 4243A, TRAQ Qualified

Attachment: location map, photo log





Photo 1. Overall view of tree from south



Photo 2. View of tree from north. Sidewalk is missing, adjacent pavers and curb broken.



Photo 3. View of base of tree from the south.



Photo 4. View of canopy and utility lines



RECEIVED  
AUG 27 2019  
CITY MANAGER



canopy removal

2019-0412

### Tree Permit Application

Date: 8-26-19

Please Clearly Print All Information unless indicated otherwise.

**Tree Address** 916 Elizabeth Street ROW  
**Cross/Corner Street** \_\_\_\_\_  
**List Tree Name(s) and Quantity** 1- Tamarind Tree  
**Species Type(s) check all that apply** ( ) Palm ( ) Flowering (X) Fruit (X) 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** tree is located partially on city right of way. Property owner has requested removal of tree. Arborist report attached. Application placed on Sept 9, 2019 Tree Commission agenda for review.

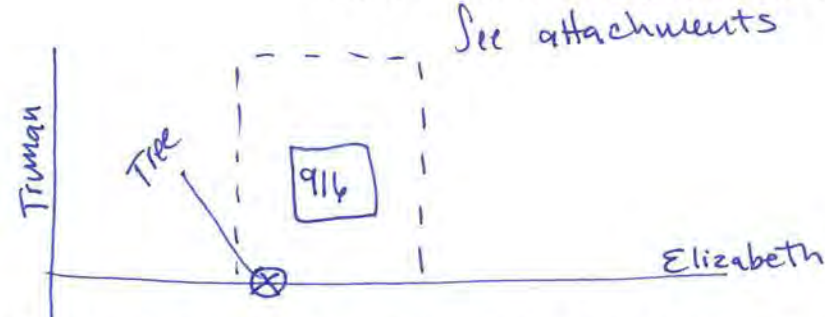
**Property Owner Name** City of Key West  
**Property Owner eMail Address** \_\_\_\_\_  
**Property Owner Mailing Address** PO Box 1409  
**Property Owner Mailing City** Key West **State** FL **Zip** 33041  
**Property Owner Phone Number** ( ) \_\_\_\_\_  
**Property Owner Signature** [Signature]

**Representative Name** KHP IV Key West LLC (Ken Reynolds)  
**Representative eMail Address** Joel Dos Santos + Michael McCoy  
**Representative Mailing Address** (see attached documents)  
**Representative Mailing City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_  
**Representative Phone Number** ( ) \_\_\_\_\_ - \_\_\_\_\_

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



8-27-19  
City does not give an opinion at this time regarding removal of tree (approval or deny). Additional information needed.  
KD

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

Date: 8-26-19

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.

Tree Address 916 Elizabeth St Row

Property Owner Name City of Key West

Property Owner eMail Address \_\_\_\_\_

Property Owner Mailing Address PO Box 1409

Property Owner Mailing City Summerland Key State FL Zip 33041

Property Owner Phone Number (\_\_\_\_) \_\_\_\_-\_\_\_\_

Property Owner Signature \_\_\_\_\_

Representative Name KHP IV Key West LLC (Key Reynolds

Representative eMail Address + Joel Dos Santos + Michael McCay

Representative Mailing Address \_\_\_\_\_

Representative Mailing City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Representative Phone Number (\_\_\_\_) \_\_\_\_-\_\_\_\_

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

Property Owner Signature J Schell

The forgoing instrument was acknowledged before me on this 27<sup>th</sup> day August, 2019

By (Print name of Affiant) Gini Schell who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC Sign Name: Portia Y. Navarro

Print Name: PORTIA Y. NAVARRO

My Commission Expires: MAY 13, 2022

Notary Public - State of Florida (seal)



## Karen DeMaria

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**From:** Lea Kindt <lea@craigreynolds.net>  
**Sent:** Tuesday, August 27, 2019 1:46 PM  
**To:** Karen DeMaria  
**Subject:** Re: Timeline and Tree Protection at Key Lime/Chelsea House property  
**Attachments:** Tree representation Auth.pdf

Karen,

Great! Thank you.

Mike Mccoy will be representing at the tree commission meeting. I am attaching the representation authorization. Let me know if you need the original and I will drop it off.

Lea

Lea Kindt  
Associate Designer  
Craig Reynolds Landscape Architecture  
517 Duval Street Suite 204  
Key West, FL 33040  
305.292.7243 EX. 3  
[www.craigreynolds.net](http://www.craigreynolds.net)

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**From:** Karen DeMaria <kdemaria@cityofkeywest-fl.gov>  
**Sent:** Tuesday, August 27, 2019 1:09 PM  
**To:** Lea Kindt <lea@craigreynolds.net>  
**Cc:** Craig Reynolds <craig@craigreynolds.net>  
**Subject:** RE: Timeline and Tree Protection at Key Lime/Chelsea House property

The palm removals and transplants and the canopy transplant permits should be ready this afternoon.

By the way, who is representing at the Tree Commission meeting for the three removals? I have rep forms for Joel and for Mama's Garden Center and am in the process of getting notice letters mailed.

Sincerely,

Karen

**From:** Lea Kindt <lea@craigreynolds.net>  
**Sent:** Tuesday, August 27, 2019 10:00 AM  
**To:** Karen DeMaria <kdemaria@cityofkeywest-fl.gov>  
**Cc:** Craig Reynolds <craig@craigreynolds.net>  
**Subject:** Timeline and Tree Protection at Key Lime/Chelsea House property

Hi Karen,

# Untitled Map

Write a description for your map.

Legend

916

Google Earth

90 ft





Alternative sidewalk

08/23/2019





08/23/2019



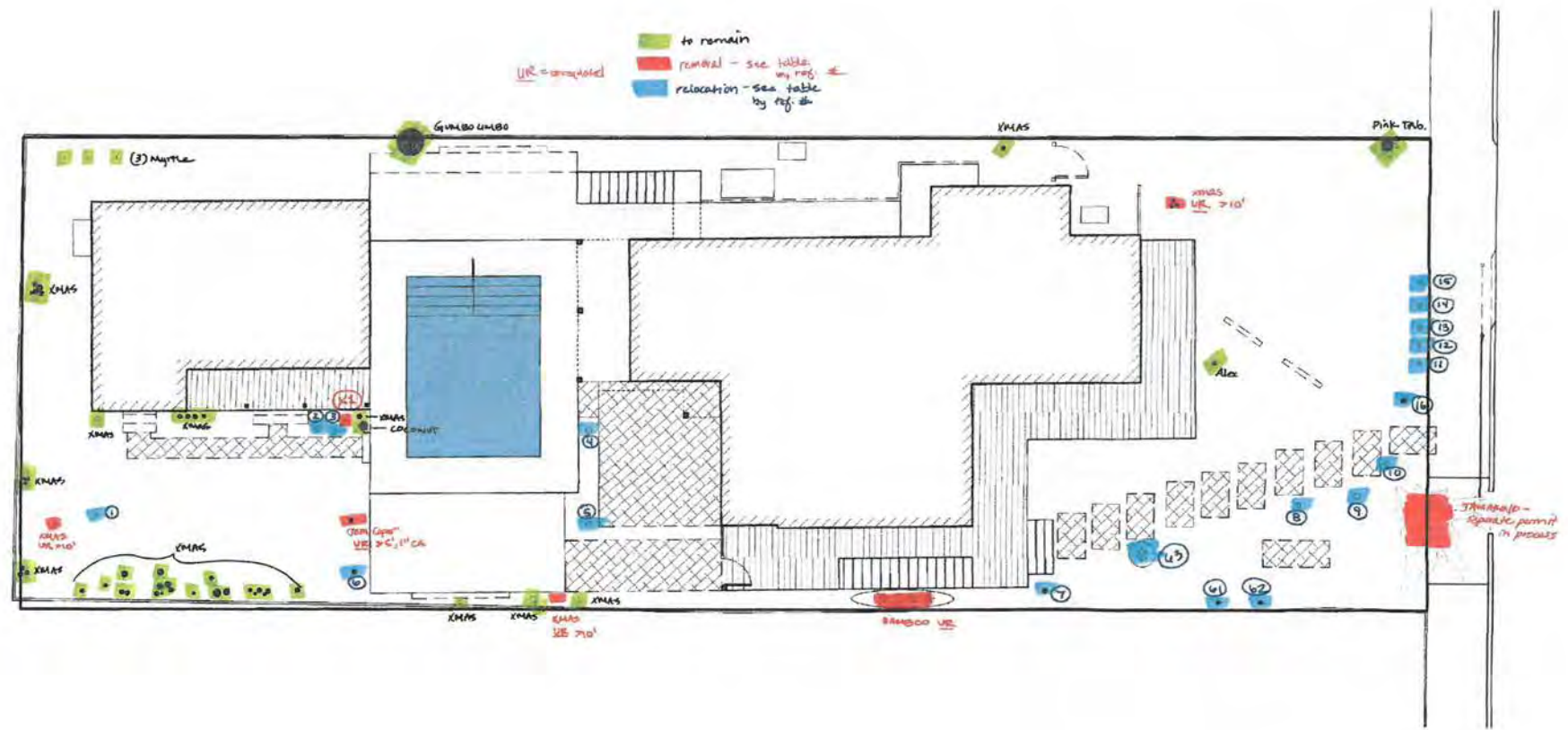


08/23/2019



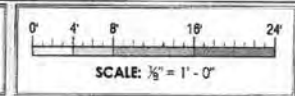
08/23/2019

RECEIVED  
 AUG 23 2019  
 BY: KRS



KEY WEST, FLORIDA  
 KHP CAPITAL PARTNERS HOTEL

**CHELSEA 2 SITE DEMOLITION & TREE DISPOSITION PLAN**



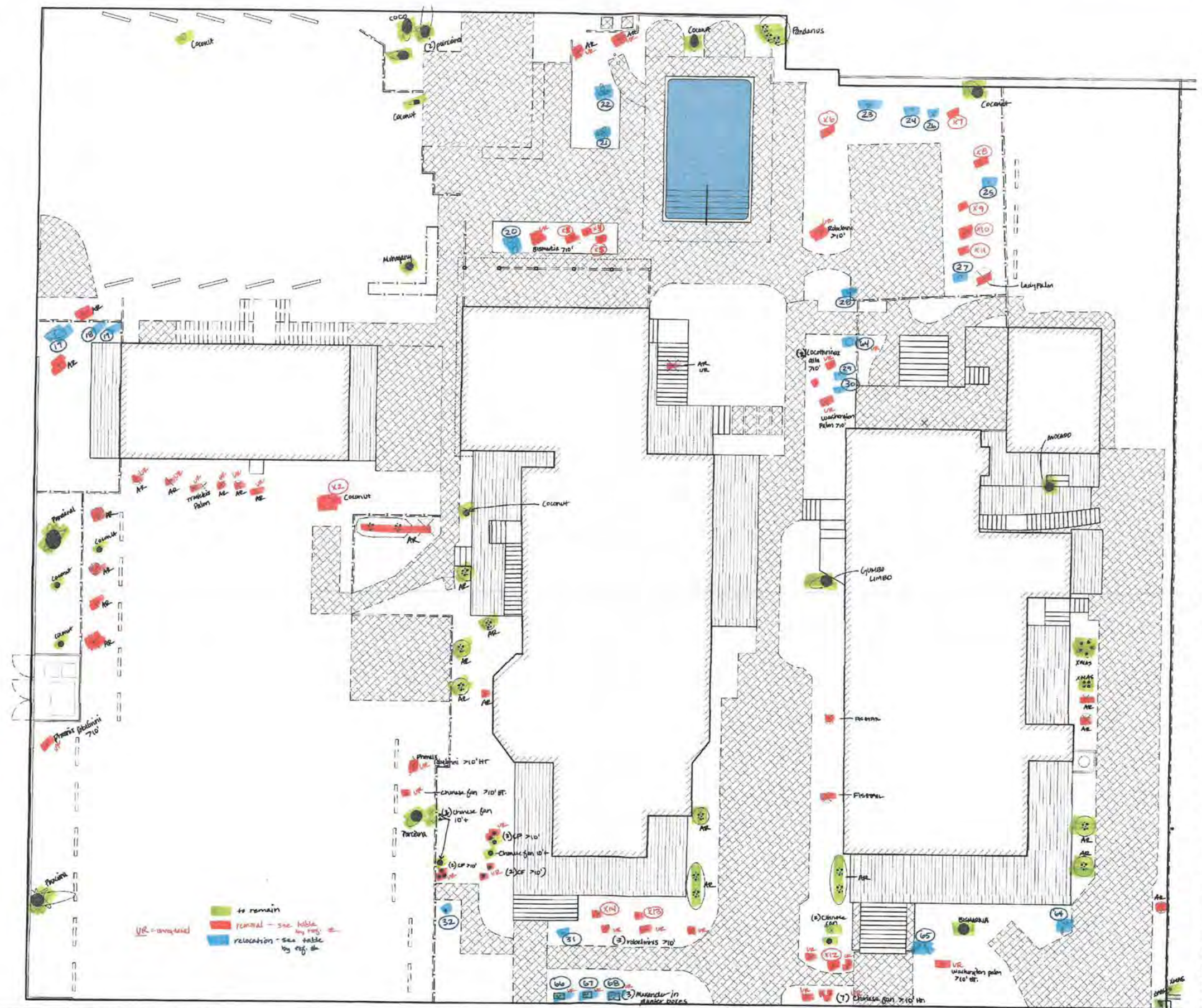
DATE: July 1, 2019  
 DRAWN BY: LMK

SHEET  
 LC-6

**CRAIG REYNOLDS**  
 landscape architecture  
 craigreynolds.net 305.292.7243  
 317 David Street, Suite 204 Key West, Florida 33042

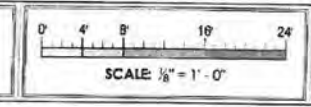
MATCHLINE: SEE CHELSEA HOUSE 2 ON SHEET LC-6

MATCHLINE: SEE KEY LIME INN ON SHEET LC-4



KEY WEST, FLORIDA  
 KHP CAPITAL PARTNERS HOTEL

**CHELSEA 1 SITE DEMOLITION & TREE DISPOSITION PLAN**



DATE: July 1, 2019  
 DRAWN BY: LMK

**SHEET LC-5**

**CRAIG REYNOLDS**  
 landscape architecture  
 craigreynolds.net 305.292.7243  
 117 Duval Street, Suite 204 Key West, Florida 33040



**REGULATED REMOVALS (marked with orange skulls tape):**

Property	ref. #	Common name (scientific name)	Apx. Size:	Status/Comments
CH2	X1	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	Leaning on roof
CH1	X2	Coconut Palm ( <i>Cocos nucifera</i> )	10' +	
CH1	X3	Foxtail Palm ( <i>Wodyetia bifurcata</i> )	10' +	
CH1	X4	Foxtail Palm ( <i>Wodyetia bifurcata</i> )	10' +	
CH1	X5	Foxtail Palm ( <i>Wodyetia bifurcata</i> )	10' +	
CH1	X6	Foxtail Palm ( <i>Wodyetia bifurcata</i> )		Previously removed
CH1	X7	Alexander Palm ( <i>Ptychosperma elegans</i> )		Previously removed
CH1	X8	Clusia ( <i>clusia guttifera</i> )		<b>TREE COMMISSION</b>
CH1	X9	Green Thatch Palm ( <i>Thrinax radiata</i> )		Previously removed
CH1	X10	Green Thatch Palm ( <i>Thrinax radiata</i> )		Previously removed
CH1	X11	Green Thatch Palm ( <i>Thrinax radiata</i> )		Previously removed
CH1	X12	Chinese Fan Palm ( <i>Livistona chinese</i> )	10' +	
CH1	X13	Foxtail Palm ( <i>Wodyetia bifurcata</i> )	10' +	
CH1	X14	Foxtail Palm ( <i>Wodyetia bifurcata</i> )	10' +	
KL	X15	Fan Palm ( <i>Washingtonia robusta</i> )	10' +	
KL	X16	Cabada Palm ( <i>Dypsis cabadae</i> )	10' +	
KL	X17	Plumeria ( <i>Plumeria rubra</i> )	30" DBH.	<b>TREE COMMISSION</b>
-	-	NOW TO RELOCATE - refer to relocation #69		
KL	X19	Foxtail Palm ( <i>Wodyetia bifurcata</i> )	10' +	
KL	X20	Foxtail Palm ( <i>Wodyetia bifurcata</i> )	10' +	
KL	X21	Foxtail Palm ( <i>Wodyetia bifurcata</i> )	10' +	
KL	X22	Foxtail Palm ( <i>Wodyetia bifurcata</i> )	10' +	
-	-	NOW TO REMAIN	-	
KL	X24	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	In Gumbo Canopy
KL	X25	Christmas Palm ( <i>Adonidia merrillii</i> )		Previously removed
KL	X26	Christmas Palm ( <i>Adonidia merrillii</i> )		Previously removed
KL	X27	Christmas Palm ( <i>Adonidia merrillii</i> )		Previously removed
KL	X28	Christmas Palm ( <i>Adonidia merrillii</i> )		Previously removed
KL	X29	Christmas Palm ( <i>Adonidia merrillii</i> )		Previously removed
KL	X30	Christmas Palm ( <i>Adonidia merrillii</i> )		Previously removed
KL	X31	Christmas Palm ( <i>Adonidia merrillii</i> )		Previously removed
KL	X32	Christmas Palm ( <i>Adonidia merrillii</i> )		Previously removed

**RELOCATIONS (tagged and numbered on site):**

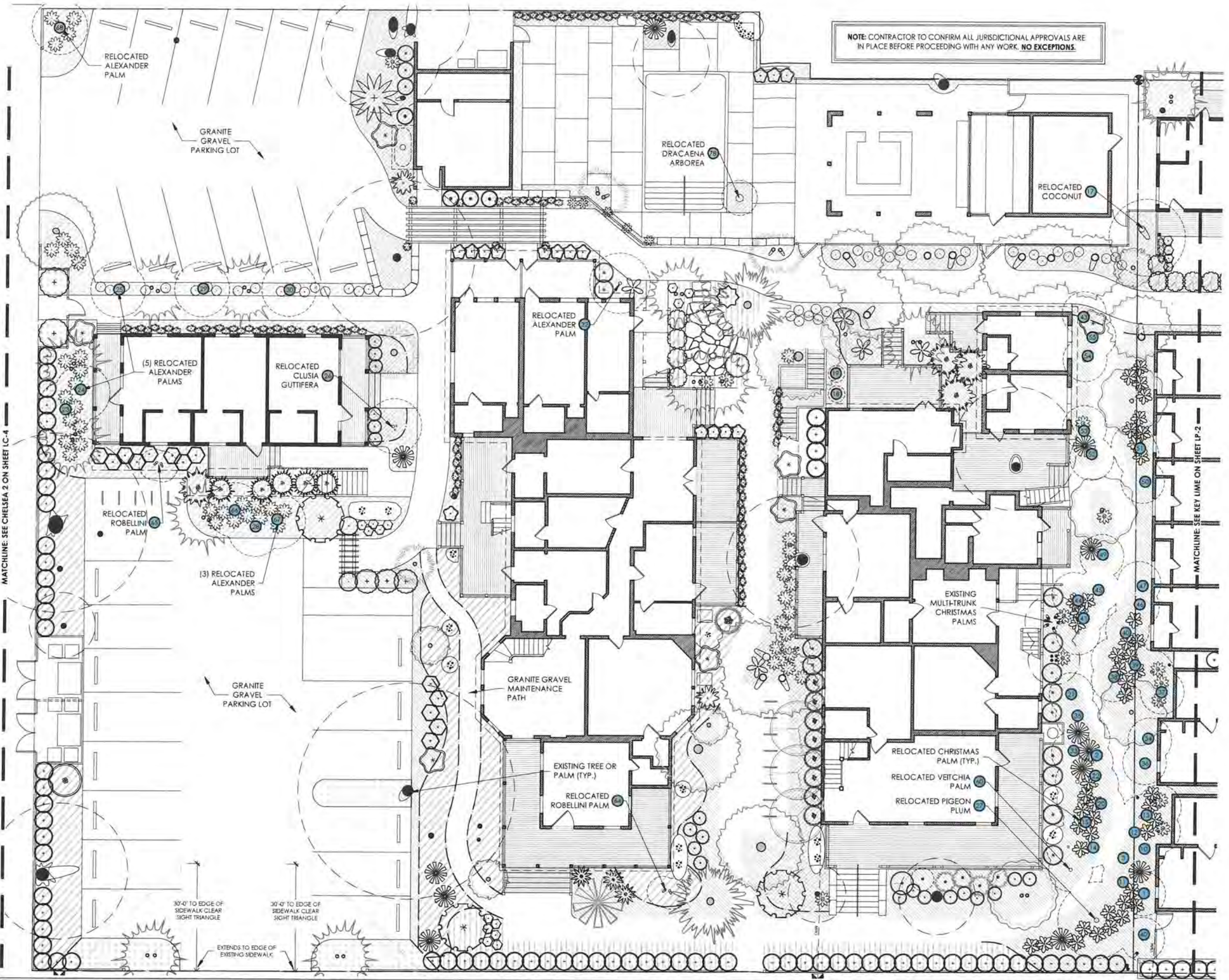
Property	ref. #	Common name (scientific name)	Apx. Size:	Status/Comments
CH2	1	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
CH2	2	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
CH2	3	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
CH2	4	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
CH2	5	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
CH2	6	Crabwood ( <i>Gymnanthes Lucida</i> )	6' HT, 1.5" CA	
CH2	7	Spanish Stopper ( <i>Eugenia foetida</i> )	12' HT, 2" CA	
CH2	8	Alexander Palm ( <i>Ptychosperma elegans</i> )	10' +	
CH2	9	Alexander Palm ( <i>Ptychosperma elegans</i> )	10' +	
CH2	10	Christmas Palm ( <i>Adonidia merrillii</i> )	7'	Unregulated
CH2	11	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
CH2	12	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
CH2	13	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
CH2	14	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
CH2	15	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
CH2	16	Jamaican Caper ( <i>Capparis c.</i> )	7' HT, 2" CA	
CH1	17	Coconut Palm ( <i>Cocos nucifera</i> )	10' +	
CH1	18	Crabwood ( <i>Gymnanthes Lucida</i> )	6' HT, 1.5" CA	
CH1	19	Crabwood ( <i>Gymnanthes Lucida</i> )	6' HT, 1.5" CA	
CH1	20	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
CH1	21	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
CH1	22	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
CH1	23	Alexander Palm ( <i>Ptychosperma elegans</i> )	10' +	
CH1	24	Alexander Palm ( <i>Ptychosperma elegans</i> )	10' +	
CH1	25	Alexander Palm ( <i>Ptychosperma elegans</i> )	10' +	
CH1	26	Clusia ( <i>clusia guttifera</i> )	15' HT, 4" CA	
CH1	27	Pigeon Plum ( <i>Coccoloba diversifolia</i> )	15' HT, 4" CA	
CH1	28	Alexander Palm ( <i>Ptychosperma elegans</i> )	10' +	
CH1	29	Alexander Palm ( <i>Ptychosperma elegans</i> )	10' +	
CH1	30	Alexander Palm ( <i>Ptychosperma elegans</i> )	10' +	
CH1	31	Green Thatch Palm ( <i>Thrinax radiata</i> )	3' PH	
CH1	32	Alexander Palm ( <i>Ptychosperma elegans</i> )	10' +	
KL	33	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	34	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	35	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	36	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	



KL	37	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	38	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	39	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	40	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	41	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	42	Alexander Palm ( <i>Ptychosperma elegans</i> )	10' +	
KL	43	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	44	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	45	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	46	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	47	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	48	Green Thatch Palm ( <i>Thrinax radiata</i> )	3' PH	
KL	49	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	50	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	51	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	52	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	53	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	54	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	55	Christmas Palm ( <i>Adonidia merrillii</i> )	10' +	
KL	56	Green Thatch Palm ( <i>Thrinax radiata</i> )	10' +	
KL	57	Green Thatch Palm ( <i>Thrinax radiata</i> )	8' PH.	
KL	58	Green Thatch Palm ( <i>Thrinax radiata</i> )	10' +	
KL	59	Green Thatch Palm ( <i>Thrinax radiata</i> )	10' +	
KL	60	Vietchia Palm ( <i>Veitchia arecina</i> )	10' +	
CH2	61	Spanish Stopper ( <i>Eugenia foetida</i> )	3' HT, 1" CA	
CH2	62	Spanish Stopper ( <i>Eugenia foetida</i> )	3' HT, 1" CA	
CH2	63	Areca Palm ( <i>Dypsis lutescens</i> )		Unregulated
CH1	64	Robellini Palm ( <i>Phoenix roebelenii</i> )		Unregulated
CH1	65	Robellini Palm ( <i>Phoenix roebelenii</i> )		Unregulated
CH1	66	Alexander Palm ( <i>Ptychosperma elegans</i> )		In planter box
CH1	67	Alexander Palm ( <i>Ptychosperma elegans</i> )		In planter box
CH1	68	Alexander Palm ( <i>Ptychosperma elegans</i> )		In planter box
KL	69	Orange Jasmine ( <i>Murraya paniculata</i> )	8" DBH	
KL	70	Crabwood ( <i>Gymnanthes Lucida</i> )	5' PH.	
KL	71	Crabwood ( <i>Gymnanthes Lucida</i> )	5' PH.	
KL	72	Crabwood ( <i>Gymnanthes Lucida</i> )	5' PH.	
KL	73	Crabwood ( <i>Gymnanthes Lucida</i> )	5' PH.	
KL	74	Crabwood ( <i>Gymnanthes Lucida</i> )	5' PH.	
KL	75	Crabwood ( <i>Gymnanthes Lucida</i> )	5' PH.	
KL	76	Green Thatch Palm ( <i>Thrinax radiata</i> )	4' PH.	
KL	77	Green Thatch Palm ( <i>Thrinax radiata</i> )	7' PH.	
KL	78	Dracena Arborea		Unregualted
KL	79	Areca Palm ( <i>Dypsis lutescens</i> )		Unregualted
KL	80	Clusia ( <i>clusia guttifera</i> )	4" DBH.	



NOTE: CONTRACTOR TO CONFIRM ALL JURISDICTIONAL APPROVALS ARE IN PLACE BEFORE PROCEEDING WITH ANY WORK. NO EXCEPTIONS.



### PLANTING LEGEND

(SEE SHEET LP-1 FOR COMPLETE PLANT LIST)

	MAST TREE		LOCUST BERRY
	CROTON		CHINESE PERFUME
	DIOON		GREEN CRINUM LILY
	SILVER THATCH PALM		PURPLE CRINUM LILY
	SIMPSON STOPPER		CAT PALM
	CRABWOOD		ACALYPHA CHENILLE
	HELICONIA		PHILO. ROJO CONGO
	CLUSIA		IXORA 'AURORA'
	LADY PALM		MUSSAENDA
	RADERMACHERA		KENTIA PALM
	SILVER SAW PALMETTO		RANGOON CREEPER
	BAY CEDAR		ALLAMANDA VINE
	SPANISH STOPPER		PHILO. GIGANTEUM
	PUA KENIKEN		PHILO. WILSONII
	GIANT IRIS		PHILO. MAGNIFICA

### TREES & PALMS

	SUGAR PALM		OIL PALM
	GUMBO LIMBO		OLD MAN PALM
	CABADA PALM		SABAL PALM
	CHAMBEYRONIA		BISMARKIA PALM
	ALEXANDER PALM		ROYAL PALM
	IRONWOOD		GREEN THATCH PALM
	JATROPHA		PLUMERIA OBTUSA
			PLUMERIA RUBRA

### GROUNDCOVERS

	GREEN ISLAND FICUS		WART FERN
	MONSTERA		LIRIOPE
	BOSTON FERN		COONTIE
	BURLE MARX		

### PLANTING LEGEND

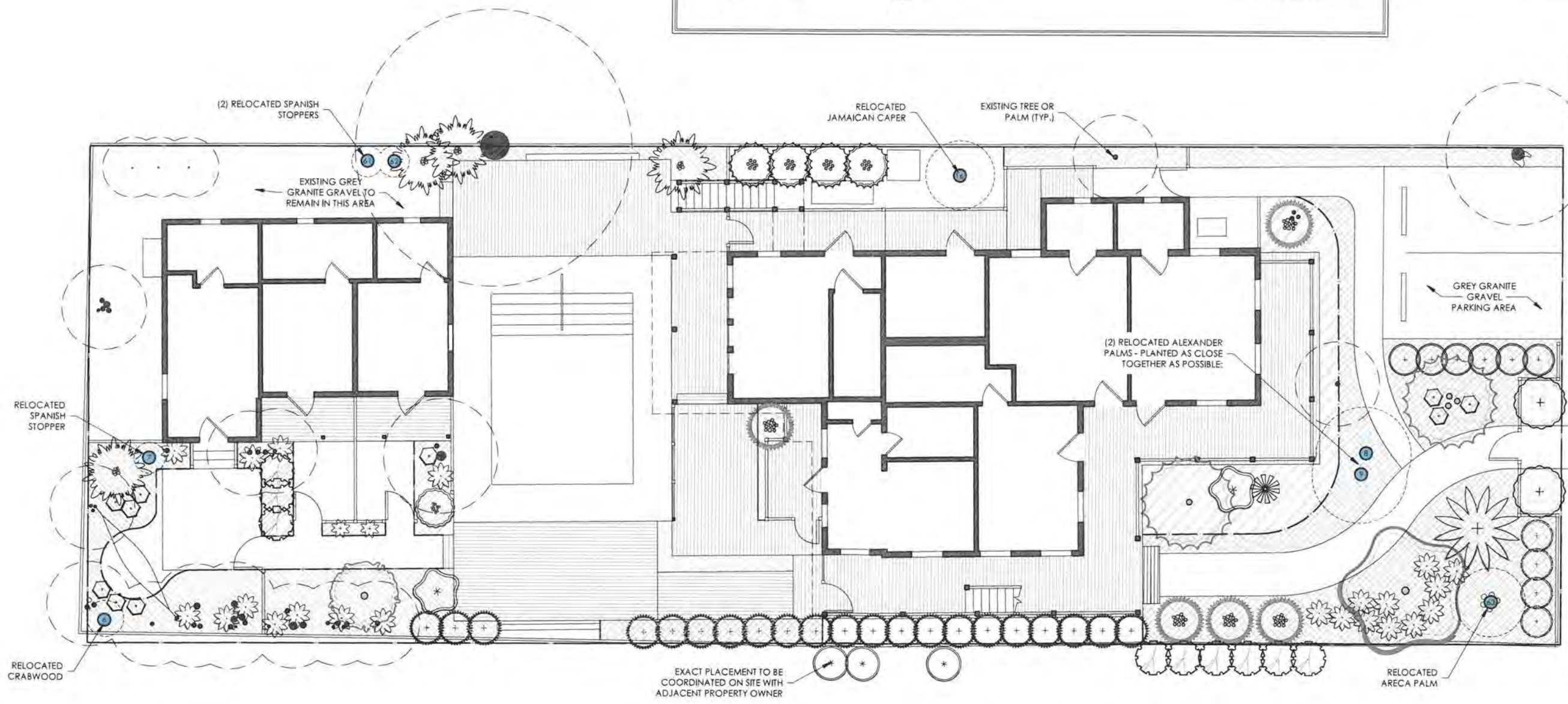
(SEE SHEET LP-1 FOR COMPLETE PLANT LIST)

<ul style="list-style-type: none"> <li> DIOON</li> <li> CABADA PALM</li> <li> COCOTHRINAX ALTA</li> <li> BULNESIA</li> <li> ALEXANDER PALM (RELOCATED)</li> <li> MAST TREE</li> </ul>	<ul style="list-style-type: none"> <li> ARECA PALM</li> <li> SIMPSON STOPPER</li> <li> CRABWOOD</li> <li> HELICONIA</li> <li> CLUSIA</li> <li> PLUMERIA RUBRA</li> <li> LADY PALM</li> </ul>	<ul style="list-style-type: none"> <li> SILVER THATCH PALM</li> <li> PHILODENDRON GIGANTEUM</li> <li> PHILODENDRON MAGNIFICA</li> <li> CLERODENDRUM SPECIOSUM</li> <li> RADERMACHERA</li> <li> CROTON</li> </ul>
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	<ul style="list-style-type: none"> <li> COONTIE</li> <li> GREEN ISLAND FIGUS</li> <li> MONSTERA</li> <li> AGLAONEMA SILVER BAY</li> <li> BOSTON FERN</li> <li> BURLE MARX</li> <li> GRANITE GRAVEL</li> </ul>	
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ELIZABETH STREET

MATCHLINE: SEE KEY LIME ON SHEET LP-3