

		A PLA ALL A TAME A	REPL	ACEMENT	INCHES A	ND PALMS	S CALCUL	ATION		-	
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	INCHES	HEIGHT	CANOPY	CONTAINER	SPACING	NOTES	REPLACEMENT INCHES
SIG	1	Simarouba glauca	Paradise Tree	Yes	3"	12'-14'	8'-10'	45 Gal	As Shown	6' CT	3
COD	6	Coccoloba diversifolia	Pigeon Plum	Yes	3"	12'-14'	8'-10'	45 Gal	As Shown	6' CT	18
EUF	3	Eugenia foetida	Spanish Stopper	Yes	1.5"	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type	4.5
RAP	5	Rapania punctata	Myrsine	Yes	1.5"	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type	7.5
RAA	6	Randia aculeata	Indigo Berry	Yes	1.5"	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type	9
TOTAL											42
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	NOTES	REPLACEMENT PALMS
SAP	7	Sabal palmetto	Palmetto	Yes	12"-16"	10'-14'	8'-10'	B&B	As Shown	With Boots	7
TOTAL	1										7

IC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
	Ylang Ylang	No	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
	Cinnamon Bark	Yes	3"-4"	10'-12'	8'-10'	45 Gal	As Shown	6' CT
	Paradise Tree	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
a	Strongbark	Yes	3"-4"	10'-12'	8'-10'	45 Gal	As Shown	Tree Type
	Pitch Apple	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
lia	Pigeon Plum	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
	Orange Geiger	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
	Blolly	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
l	Lignum vitae	Yes	2"-3"	8'-10'	8'-10'	45 Gal	As Shown	Tree Type
sis	Bahama Tabebuia	No	2"-3"	10'-12'	6'-8'	45 Gal	As Shown	5' CT
	Crabwood	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
								-
Silver	Bismark Palm	No	12"-16"	10'-14'	10'-12'	B&B	As Shown	Silver
ans	Alexander Palm	No	4"-6"	10'-12'	6'-8'	B&B	As Shown	Multi
	Palmetto	Yes	12"-16"	10'-14'	8'-10'	B&B	As Shown	With Boots
	Key Thatch Palm	Yes	2"-3"	4'-6'	4'-6'	45 Gal	As Shown	Multi
yana	Montgomery Palm	No	6'-8"	12'-14'	6'-8'	B&B	As Shown	Single
	Thatch Palm	Yes	2"-3"	4'-6'	4'-6'	45 Gal	As Shown	Multi
ophora	Jamaican Caper	Yes	NA	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type
	Small Leaf Clusia	No	NA	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type
	Spanish Stopper	Yes	NA	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type
IS	Simpson Stopper	Yes	NA	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type
-	Myrsine	Yes	NA	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type
	Indigo Berry	Yes	NA	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type
	1	1						
	Locust Berry	Yes	NA	36"-48"	36"-48"	3 Gal	As Shown	
	Black Torch	Yes	NA	36"-48"	36"-48"	3 Gal	As Shown	
a	Beauty Bush	Yes	NA	36"-48"	36"-48"	3 Gal	As Shown	
:0	Cocoplum	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
	Firebush	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
	Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
	Maiden Bush	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
		1					100.0.0	í.
lia	Dwf. Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	18" O.C.	
	Saw Palmetto	Yes	NA	18"-24"	18"-24"	7 Gal	24 " O.C	
m	Dwarf Fakahatchee	Yes	NA	18"-24"	18"-24"	3 Gal	24 " O.C	
		1		101 101	100 100	101	101 0 0	
	Beach Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	18" O.C	
	Pineland Lantana	Yes	NA	12"-18"	12"-18"	1 Gal	18" O.C	
endrium	Wart Fem	No	NA	12"-18"	12"-18"	1 Gal	18" O.C.	
ta 'Furcans'	Fishtail Fem	Yes	NA	12"-18"	12"-18"	1 Gal	18" O.C.	
a 'Bostoniensis'	Boston Fem	Yes	NA	12"-18"	12"-18"	1 Gal	18" O.C.	
Marx'	Burle Marx Philodendron	No	NA	12"-18"	12"-18"	3 Gal	18" O.C.	
aicensis	Porterweed	Yes	NA	18"-24"	18"-24"	1 Gal	18" O.C.	-
	Coontie	Yes	NA	12"-18"	12"-18"	3 Gal	18" O.C.	
								1
pire'	Zoysia matrella 'Empire'	No	NA	NA	NA	SF	Sod	
	10		1	100 200		15.5.1		
ara Karst'	Bougainvillea	No	NA	48"-60"	24"	15 Gal	As Shown	Trellis
	Rangoon Creeper	No	NA	48"-60"	24"	15 Gal	As Shown	Trellis
es	Pandora Vine	No	NA	48"	24"	7 Gal	As Shown	Trellis
0	Flame Vine	No	NA	48"	24"	7 Gal	As Shown	Trellis
asminoides	Confederate Jasmine	No	NA	48"	24"	7 Gal	As Shown	Trellis

l2 (a)			
	SF / % Required	SF / % Provided	
Site	2,749 SF / 20%	3,777 SF / 27%	
Sec. 108-412 (b)			
	Total Plants Provided	Percent Provided	
	1237	76%	
	391	24%	
	1628	100%	
Street Frontage Right-of-Way-Sec. 108-413			
dscaping 10' and 40 Plant Units / 100 LF			
00 LF =2.36			
	Total Plants Provided	x Plant Units	Plant Units Provided
	0	10	0
	0	3	0
	139	1	139
			139
3-414			
:. 108-415			
r Open Space (NOS)- Sec. 108-416			
es 4 Trees / 2000 SF of NOS			
	Total Taxas Description	Total Taxas Bandda 1	
es 4 Trees / 2000 SF of NOS	Total Trees Required	Total Trees Provided 7 Trees/ 10 Palms	

	Required	Provided SF	Provided Per Cent
Site	2,749 SF / 20%	i i officia er	Trondour or out
		3,777 SF	
		1,339 SF	
		5,116 SF	37.22%
eet)	Total Plants Provided	x Plant Units	Plant Units Provided
	0	10	0
	0	5	0
	208	1	208
			208
eet)	Total Plants Provided	x Plant Units	Plant Units Provided
	0	10	0
	0	5	0
	115	1	115
			115
Residential)	Total Plants Provided	x Plant Units	Plant Units Provided
	4	10	40
	3	5	15
	102	1	102
			157

NON-VEHICULAR OPEN SPACE

RIGHT-OF-WAY

LANDSCAPE BUFFER

NEWLAND L A N D S C A P E ARCHITECTURE, LLC
2525 Ponce de Leon Blvd., Suite 300 Coral Gables, Florida 33134 305.481.6301 liznewland@bellsouth.net
Seal: ELIZABETH NEWLAND Registered Landscape Architect # LA0001288 State of Florida Consultants:
Image: New York of the second stress of t
FLORIDA
VERTURATION
Drawn By: EN Checked By: EN Title: GROUND LEVEL LANDSCAPE PLAN
Sheet Number:

L-1.1

Date: - MAY 20, 2014

ELIZABETH

STAFF REPORT

DATE: September 24, 2014 updated October 1, 2014

RE: 716-718 South Street (permit application #7096)

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

An application was received for the removal of several trees as part of the request for Final Landscape approval for a redevelopment project called Two Oceans Inn to replace the existing hotel.

I. City of Key West trees involved in project:

- A. South Street tree: tree #21 Christmas Palm (regulated-SA)
- B. In rear alley: tree #2 Washingtonian Palm (regulated-SA)
- C. In rear alley: tree #3 Pink Tabebuia (NOT regulated <24"diameter)
- D. In rear alley: tree #4 Royal Poinciana (regulated-TC)



Tree #21 Christmas Palm-City ROW

City Alley trees (Utility area)



Spanish Lime-private property



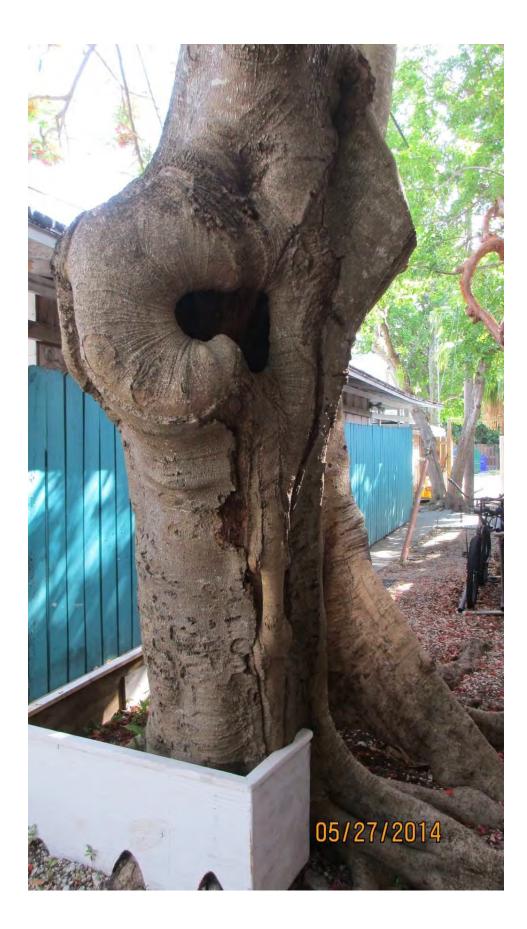
Close up of Pink Tabebuiano permit required for removal (<24" dbh)



Double trunked Royal Poinciana n City ROW. Gumbo limbo branches on neighboring private property.



City double trunked Royal Poinciana



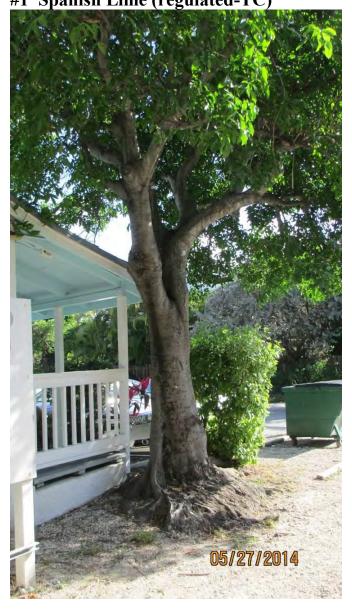


Two trunks are connected.



Tree Species: Royal Poinciana (Delonix regia) Diameter: 44.5" Location: 60% (in utility lines) Species: 100% (on protected tree list) Condition: 30% (poor, double, connected trunks, one trunk completely hollow, decay in both trunks) Total Average Value = 63 % Value x Diameter = **28 replacement caliper inches**

II. Applicant Trees on property:#1 Spanish Lime (regulated-TC)



Tree Species: Spanish Lime (Melicoccus bijugatus) Diameter: 17" Location: 50% (canopy in utility lines, possible foundation issues) Species: 100% (on protected tree list) Condition: 50% (fair to poor, canopy misshaped from utility trim, decay in crotch of truck in a structural area, root system impacted) Total Average Value = 66% Value x Diameter = **11 replacement caliper inches** Additional Applicant trees on property to be removed:

#13 Washingtonian Palm (regulated-SA)

#16 Coconut Palm (regulated-SA)

#20 Christmas Palm (regulated-SA)

#9 Orchid tree (NOT regulated <24" diameter)

- #10 Schefflera (NOT regulated)
- #11 Schefflera (NOT regulated)
- #12 Schefflera (NOT regulated)
- #14 Schefflera (NOT regulated)
- #15 Alexander Palm (NOT regulated <10ft tall)
- #17 Alexander Palm (NOT regulated-SA)
- #18 Pink Tabebuia (NOT regulated <24"diameter)
- #19 Pink Tabebuia (NOT regulated <24"diameter)

III. Landscape plan: The applicant has incorporated all the tree replacements noted in this application, onto the property. A total of 39 caliper inches of FL#1 dicot or fruit trees and a total of 5 native palms that are required due to the replacement values, is incorporated into the landscape plan (see below) on the property. The applicant is also planting 2-Wild Cinnamon trees in the ROW street planters located on City property (total 6 replacement inches).

			REPL	ACEMENT	INCHES A	ND PALMS	S CALCUL	ATION		2.153.75	
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	INCHES	HEIGHT	CANOPY	CONTAINER	SPACING	NOTES	REPLACEMENT INCHES
SIG	1	Simarouba glauca	Paradise Tree	Yes	3"	12'-14'	8'-10'	45 Gal	As Shown	6' CT	3
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RAP	5	Rapania punctata	Myrsine	Yes	1.5"	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type	7.5
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TOTAL	1				1						42
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	NOTES	REPLACEMENT PALMS
SAP	7	Sabal palmetto	Palmetto	Yes	12"-16"	10'-14'	8'-10'	B&B	As Shown	With Boots	7
TOTAL											7

The landscape plan overall meets the 70% native criteria. Landscape waivers were received for setback and buffer requirements from the Planning Department.

Recommend approval of the Final Landscape plan to include removal of (1) Royal Poinciana, (1) Washingtonian Palm and (1) Christmas Palm on City property and (1) Spanish Lime, (1) Washingtonian Palm, (1) Christmas Palm, and (1) Coconut Palm at 716-718 South St.



Front of property along South St, tree #14, #12, #11, #10, #13 and #9.



Corner of South and William St, tree #20, #19, #18, #17 #15, #16.



Standing on William St looking at property.



Standing on William St looking toward Key West right of way (alley). Large Spanish lime at the corner of the building. Interior Courtyard: Trees within the interior courtyard are not regulated as per Sec 110-322 (c). Trees located in planter boxes in the courtyard:

#5 Pink Tabebuia#6 Norfolk Pine#7 Frangipani#8 Washingtonian Palm#22 Fire Bush





Frangipani (tree #7) in interior courtyard



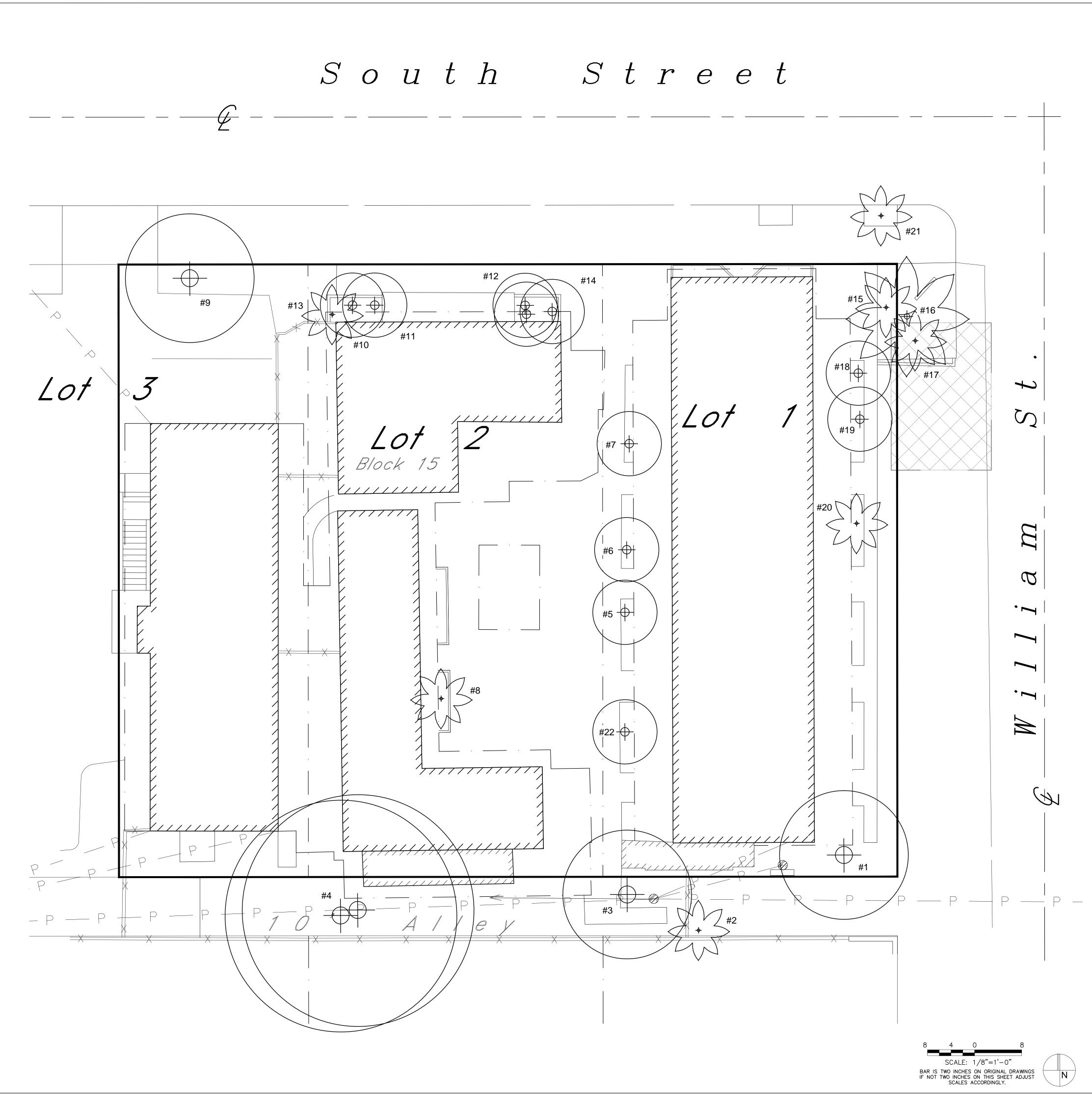
Standing near rear alley area looking toward South St at the interior courtyard area. Tree # 5 and #6 are in the photo.



Tree #22, firebush



Washingtonian Palm, tree #8 (Interior Courtyard area)



Tabebuia pallid Araucaria hete hefflera act hefflera acti Schefflera ac

ELIZABETH NEWLAND

L A N D S C A P E ARCHITECTURE, LLC

2525 Ponce de Leon Blvd., Suite 300 Coral Gables, Florida 33134 305.481.6301 liznewland@bellsouth.net

Seal:
ELIZABETH NEWLAND Registered Landscape Architect # LA0001288 State of Florida
Consultants:
Revisions:

NUMBER BOTANICAL NAME COMMON NAME HEIGHT SPREAD CALIPER CONDITION STATUS Imericococcus bijugatus Spanish Lime 35' 30' 17 1/8" Fair Remove C 2 Washingtonia robusta Washington Palm 20' 8' 11 1/2" Fair Remove C 3 Tabebuia pallida Pink Tabebuia 35' 15' 11 1/4", 12 1/2" Poor Remove 4 Delonix regia Poinciana 35' 36' 23 1/2" 23 1/4" 5' NOTES h/Roots Around Foundation/Adjacent to OH W City Alley/Adjacent to OH Wires City Alley/Adjacent to OH Wires

EXISTING TREE & PALM DISPOSITION SCHEDULE

3	Tapepula pallida	Pink Tabebula	30	ID ID	11 I/4 , 12 I/2	Poor	Remove	City Alley/Adjacent to OH Wires
4	Delonix regia	Poinciana	35'	36'	23 1/2", 22 1/4"	Poor	Remove	Cavity in Main Crotch/ Large Rotting Stub /Adjacent to OH Wires
5	Tabebuia pallida	Pink Tabebuia	25'	20'	17 1/4"	Poor	Remove	
6	Araucaria heterophylla	Norfolk Island Pine	25'	20	11"	Poor	Remove	
7	Plumeria	Frangipani	15'	12'	5 3/4"	Poor	Remove	
8	Washingtonia robusta	Washington Palm	35' OA	8'	11"	Fair	Remove	
9	Bauhinia blakeana	Orchid Tree	20'	20'	19"	Poor	Remove	
10	Schefflera actinophylla	Schefflera	20'	15'	8 1/2"	Poor	Remove	
11	Schefflera actinophylla	Schefflera	15'	15'	16"	Poor	Remove	
12	Schefflera actinophylla	Schefflera	20'	15'	9 1/2"	Poor	Remove	
13	Washingtonia robusta	Washington Palm	20'	8'	13 1/2"	Fair	Remove	
14	Schefflera actinophylla	Schefflera	12'	5'	3 1/2"	Poor	Remove	
15	Ptychosperma elegans	Alexander Palm	7' To Bud	8'	2"/1"/2"	Fair	Remove	
16	Cocos nucifera	Coconut	35' OA	20'	10"	Fair	Remove	
17	Ptychosperma elegans	Alexander Palm	7' To Bud	8'	1"/1"/2"/ 1"	Fair	Remove	
18	Tabebuia pallida	Pink Tabebuia	25'	20'	9 3/4"	Poor	Remove	
19	Tabebuia pallida	Pink Tabebuia	20'	12'	8"	Poor	Remove	
20	Adonidia merrillii	Christmas Palm	15'	8'	6"	Fair	Remove	
21	Adonidia merrillii	Christmas Palm	20'	8'	5"	Poor	Remove	City ROW/Adjacent to OH Wires
22	Hamelia patens	Fire Bush	10'	8'	2", 1 1/2"	Poor	Remove	
NOTE:	Height, Spread, Caliper	and location of vegetat	ion is appro	ximate.				

Z AN LORIDA Ш C S T C М Ш Х O \geq Drawing Size | Project #: 24x36 | Drawn By: Checked By: EN EN Title: EXISTING TREE DISPOSITION PLAN

NOTES: 1. Site survey provided by William P. Horn Architect, PA

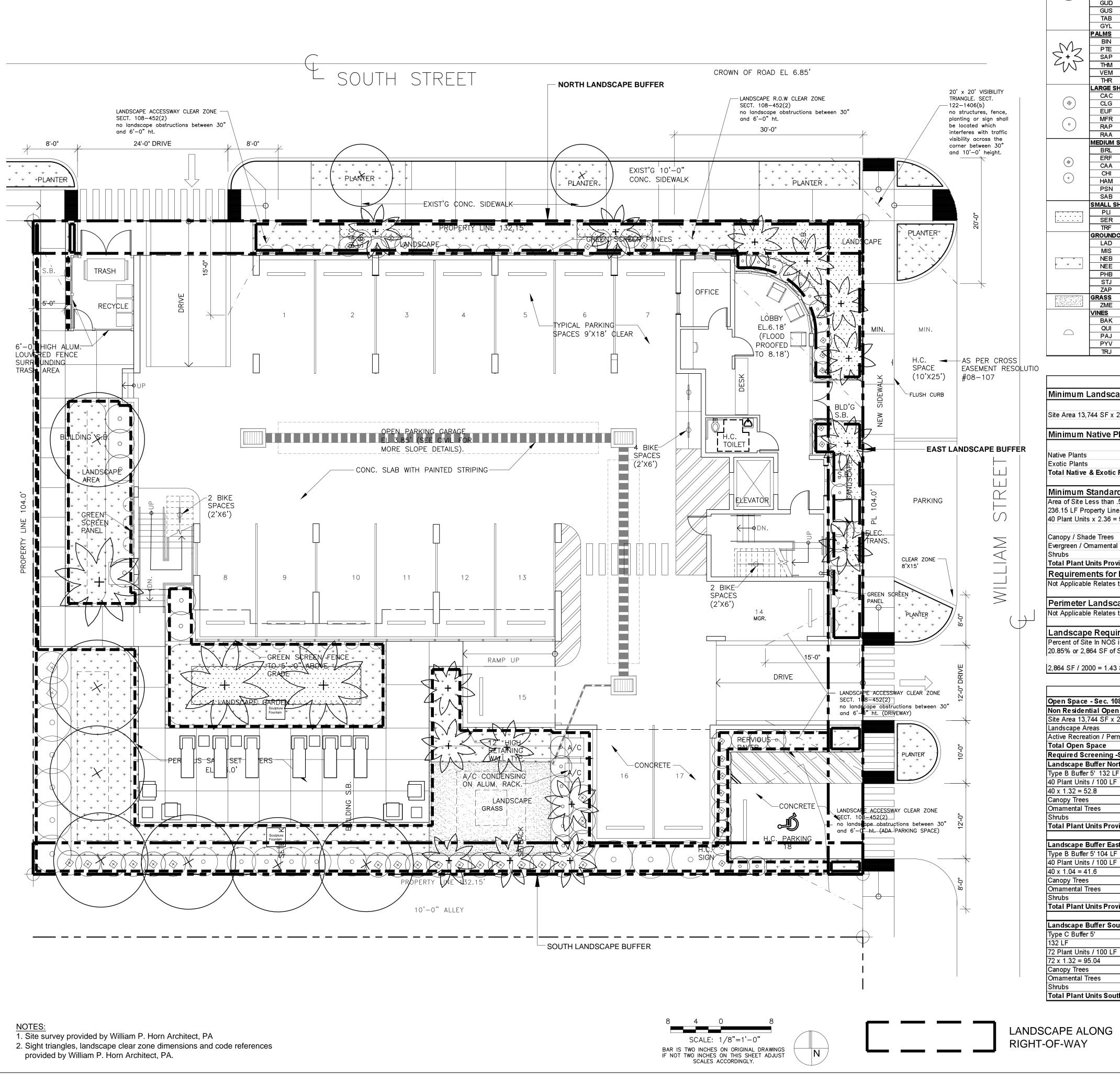
Height, spread, caliper and location of existing vegetation is approximate.
 All other existing vegetation not scheduled here is to be removed.

Date: - MAY 20, 2014

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Sheet Number:



SYMBOL		QUANTITY	SCIENTIFIC NAM
	TREES CAO		Cananga odorata
	SIG BOS		Simarouba glauca Bourreria succulenta
\bigcap	CLR		Clusia rosea
	COD COS	9	Coccoloba diversifolia Cordia sebestena
\smile	GUD GUS		Guapira discolor Guaiacum sanctum
	TAB GYL	•	Tabebuia bahamensis Gymnanthes lucida
	PALMS		
M	BIN PTE		Bismarkia nobilis 'Silver' Ptychosperma elegans
Σ^+	SAP THM	18	Sabal palmetto Thrinax morrisii
$V \lor$	VEM		Veitchii montgomeryana
	THR LARGE SH	RUBS	Thrinax radiata
	CAC CLG		Capparis cynophallophora Clusia guttifera
\bigcirc	EUF MFR	16	Eugenia foetida Myrcianthes fragrans
(•)	RAP		Rapania punctata
	RAA MEDIUM SH		Randia aculeata
\bigcirc	BRL ERF		Brysonima lucida Erithalis fruticosa
 (*) (*) 	CAA CHI	74	Callicarpa americana Chrysobalanus icaco
(\circ)	HAM PSN		Hamelia patens Psychotria nervosa
	SAB		Savia bahamensis
[]	SMALL SHI Pli	RUBS	Psychotria ligustrifolia
· · · · · · ·	SER TRF	157	Serenoa repens Tripsacum floridanum
	GROUNDCO LAD	DVER	Lantana depressa
	MIS		Microsorum scolopendrium
¥ ¥ ¥	NEB NEE	1183	Nephrolepis biserrata 'Furca Nephrolepis exaltata 'Bosto
	PHB STJ		Philodendron 'Burle Marx' Stachytarpheta jamaicensis
C. S. Server Tran	ZAP	*	Zamia pumila
	ZME	288	Zoysia matrella 'Empire'
	VINES BAK		Bougainvillea 'Barbara Kars
\bigcirc	QUI PAJ	33	Quisqualis indica Pandora jasminoides
	PYV	000	Pyrostegia venusta Trachelospermum jasminoio
			SEC.108-41
linimum	Landscap	oed Areas	- Sec. 108-412 (a)
tito Area 13	744 SE v 20	1% Minimum	Area of Building Site
Site Area 13,	744 SF x 20	% Minimum	Area of Building Site
			Area of Building Site ement 70% -Sec. 10
Minimum	Native Pla		
	Native Pla		
Vinimum Vative Plants	Native Pla	ant Requir	
dinimum lative Plants ixotic Plants iotal Native	Native Pla & Exotic P	ant Requir lants	ement 70% -Sec. 10
Ainimum ative Plants xotic Plants otal Native Ainimum rea of Site I	Native Pla & Exotic P Standard .ess than .5	ant Requir Iants <u>s Landsca</u> Acre, Width	ement 70% -Sec. 10 ping Along Street F of Required Landscaping
dinimum lative Plants ixotic Plants iotal Native dinimum irea of Site I 36.15 LF Pr	Native Pla & Exotic P Standard Less than .5 operty Line	ant Requir Iants <u>s Landsca</u> Acre, Width	ement 70% -Sec. 10 ping Along Street F of Required Landscaping et Frontages / 100 LF =2
Ainimum lative Plants ixotic Plants iotal Native Ainimum area of Site I 36.15 LF Pr 0 Plant Unit	Native Pla & Exotic P Standard Less than .5 operty Line . s x 2.36 = 9	ant Requir Iants S Landsca Acre, Width Abutting Stre	ement 70% -Sec. 10 ping Along Street F of Required Landscaping et Frontages / 100 LF =2
Minimum Native Plants Exotic Plants Total Native Minimum Area of Site I 36.15 LF Pr 40 Plant Unit Canopy / Sha Evergreen / C	Native Pla & Exotic P Standard Less than .5 operty Line A s x 2.36 = 9 ade Trees	ant Requir lants <u>s Landsca</u> Acre, Width Abutting Stre 5 Plant Units	ement 70% -Sec. 10 ping Along Street F of Required Landscaping et Frontages / 100 LF =2
Ainimum lative Plants ixotic Plants iotal Native Ainimum area of Site I 36.15 LF Pr 0 Plant Unit canopy / Sha vergreen / C ihrubs	Native Pla & Exotic P Standard Less than .5 operty Line , s x 2.36 = 9 ade Trees Omamental 1	ant Requir lants s Landsca Acre, Width Abutting Stre 5 Plant Units rees	ement 70% -Sec. 10 ping Along Street F of Required Landscaping et Frontages / 100 LF =2
Ainimum lative Plants ixotic Plants iotal Native Ainimum area of Site I 36.15 LF Pr 0 Plant Unit canopy / Sha ivergreen / C hrubs iotal Plant I	Native Pla & Exotic P Standard Less than .5 operty Line . s x 2.36 = 9 ade Trees Omamental 1 Units Provid	ant Requir lants s Landsca Acre, Width Abutting Stre 5 Plant Units Trees	ement 70% -Sec. 10 ping Along Street F of Required Landscaping et Frontages / 100 LF =2
Ainimum lative Plants ixotic Plants iotal Native Ainimum Area of Site I 36.15 LF Pr 0 Plant Unit Canopy / Sha ivergreen / C hrubs iotal Plant I Requirem	Native Pla & Exotic P Standard ess than .5 operty Line A s x 2.36 = 9 ade Trees mamental T Units Provid ents for li	ant Requir lants s Landsca Acre, Width Abutting Stre 5 Plant Units Trees	ement 70% -Sec. 10 ping Along Street F of Required Landscaping et Frontages / 100 LF =2 Required as - Sec. 108-414
Minimum Jative Plants Exotic Plants Total Native Minimum Area of Site I 236.15 LF Pr 20 Plant Unit Canopy / Sha Evergreen / C Shrubs Total Plant I Requirem Not Applicab Perimeter	Native Pla & Exotic P Standard	ant Requir lants s Landsca Acre, Width Abutting Stre 5 Plant Units Trees led nterior Are b Exterior Par pe Requir	ement 70% -Sec. 10 ping Along Street F of Required Landscaping et Frontages / 100 LF =2 Required eas - Sec. 108-414 king Lot ements - Sec. 108-4
Minimum Jative Plants Exotic Plants Total Native Minimum Area of Site I 236.15 LF Pr 20 Plant Unit Canopy / Sha Evergreen / C Shrubs Total Plant I Requirem Jot Applicab	Native Pla & Exotic P Standard Less than .5 operty Line / s x 2.36 = 9 ade Trees Omamental T Units Provid ents for li le Relates to Landsca le Relates to	ant Requir lants s Landsca Acre, Width Abutting Stre 5 Plant Units Trees ded nterior Are Exterior Par pe Require Exterior Par	ement 70% -Sec. 10 ping Along Street F of Required Landscaping et Frontages / 100 LF =2 Required eas - Sec. 108-414 king Lot ements - Sec. 108-4 king Lot
Minimum lative Plants Exotic Plants fotal Native Minimum Area of Site I (36.15 LF Pr 0 Plant Unit Canopy / Sha Evergreen / C Shrubs fotal Plant I Requirem lot Applicab Perimeter lot Applicab	Native Pla & Exotic P Standard ess than .5 operty Line A s x 2.36 = 9 ade Trees Omamental T Units Provid ents for II le Relates to Landsca le Relates to be Require	ant Requir lants s Landsca Acre, Width Abutting Stre 5 Plant Units Trees ded nterior Are b Exterior Par pe Requir b Exterior Par b Exterior Par	ement 70% -Sec. 10 ping Along Street F of Required Landscaping et Frontages / 100 LF =2 Required as - Sec. 108-414 king Lot ements - Sec. 108-4 king Lot Nonvehicular Open
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linimum ative Plants xotic Plants total Native linimum rea of Site I 36.15 LF Pr 0 Plant Unit anopy / Sha vergreen / C hrubs otal Plant Unit cequirem ot Applicab ercent of Si 0.85% or 2, 864 SF / 20 pen Space on Resident te Area 13, andscape A cive Recrease on andscape I (pe B Buffe 0 Plant Unit 0 x 1.32 = 5 anopy Treese mamental T hrubs otal Plant Unit 2 x 1.32 = 9 anopy Treese mamental T hrubs	Native Pla & Exotic P Standard ess than .5 operty Line / s x 2.36 = 9 ade Trees Dmamental T Units Provid ents for li le Relates to te In NOS is 864 SF of Si 000 = 1.43 S 000 = 1.43 S ation / Perm Stand SF x 20 reas ation / Perm Space creening -S Buffer North r 5' 132 LF s / 100 LF 2.8 s Trees Units Provid Buffer East r 5' 132 LF s / 100 LF 2.8 s Trees Units Provid Buffer Sout r 5' 100 LF 5.04 s r 75' 00 LF 5.04 s	ant Requir lants s Landsca Acre, Width Abutting Stre 5 Plant Units rees ded nterior Are 5 Exterior Par pe Requir 6 Exterior Par pe Requir 6 Exterior Par pe Requir 6 Exterior Par pe Requir 6 Exterior Par sements In Less Than 3 ite is Nonveh 5 F x 4 Trees SEC -346 (b) Space Minin % Minimum eable Areas ec. 108-347 (b) Space Minin % Minimum eable Areas ec. 108-347 (c) h Property Lir	ement 70% -Sec. 10 aping Along Street F of Required Landscaping et Frontages / 100 LF =2 Required as - Sec. 108-414 king Lot ements - Sec. 108-4 king Lot Nonvehicular Open 0% NOS Requires 4 Tree icular Open Space C. 108-346/353 OPEN hum 20% Area of Building Site (b, c, d) ine (South Streeet) foperty Line ne (William Street) perty Line ine (Abutting Residenti

	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
								•
	Ylang Ylang	No	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
	Paradise Tree	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
	Strongbark	Yes	3"-4"	10'-12'	8'-10'	45 Gal	As Shown	Tree Type
	Pitch Apple	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
	Pigeon Plum	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
	Orange Geiger	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
	Biolly	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
	Lignum vitae	Yes	2"-3"	8'-10'	8'-10'	45 Gal	As Shown	Tree Type
	Bahama Tabebuia	No	2"-3"	10'-12'	6'-8'	45 Gal	As Shown	5' CT
	Crabwood	Yes	3"-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
	Bismark Palm	No	12"-16"	10'-14'	10-12	B&B	As Shown	Silver
	Alexander Palm	No	4"-6"	10'-12'	6'-8'	B&B	As Shown	Multi
	Palmetto	Yes	12"-16"	10'-14'	8'-10'	B&B	As Shown	With Boots
	Key Thatch Palm	Yes	2"-3"	4'-6'	4'-6'	45 Gal	As Shown	Multi
	Montgomery Palm	No	6'-8"	12'-14'	6'-8'	B&B	As Shown	Single
	Thatch Palm	Yes	2"-3"	4'-6'	4'-6'	45 Gal	As Shown	Multi
	Jamaican Caper	Yes	NA	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type
	Small Leaf Clusia	No	NA	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type
	Spanish Stopper	Yes	NA	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type
	Simpson Stopper	Yes	NA	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type
	Myrsine	Yes	NA	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type
	Indigo Berry	Yes	NA	6'-8'	3'-4'	45 Gal	As Shown	Shrub Type
	Locust Berry	Yes	NA	36"-48"	36"-48"	3 Gal	As Shown	
	Black Torch	Yes	NA	36"-48"	36"-48"	3 Gal	As Shown	
	Beauty Bush	Yes	NA	36"-48"	36"-48"	3 Gal	As Shown	
	Cocoplum	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
	Firebush	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
	Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
	Maiden Bush	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
		1						
	Dwf. Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	18" O.C.	
	Saw Palmetto	Yes	NA	18"-24"	18"-24"	7 Gal	24 " O.C	
	Dwarf Fakahatchee	Yes	NA	18"-24"	18"-24"	3 Gal	24 " O.C	
	Discloud Lowtons	Vee		4011 4011	4.011.4.011	1.0-1	401.0.0	1
	Pineland Lantana	Yes	NA	12"-18"	12"-18"	1 Gal	18" O.C	
s'	Wart Fern	No	NA	12"-18" 12"-18"	12"-18"	1 Gal 1 Gal	18" O.C. 18" O.C.	
10 H	Fishtail Fern	Yes	NA	1000 10 10 1000	12"-18"	1 Gal	100000 - 00000000	
ensis'	Boston Fem	Yes	NA	12"-18"	12"-18"	10 00000000	18" O.C.	
	Burle Marx Philodendron	No	NA	12"-18" 18"-24"	12"-18"	3 Gal	18" O.C.	
	Porterweed	Yes Yes	NA NA	18"-24"	18"-24" 12"-18"	1 Gal 3 Gal	18" O.C.	
	Coontie	Tes	INA	12 -10	12-10	3 681	18" O.C.	1
	Zoysia matrella 'Empire'	No	NA	NA	NA	SF	Sod	1
				17474		JI-	300	1
	D	No	NA	48"-60"	24"	15 Gal	As Shown	Trellis
	Boudainvillea		1 11/0 1	-00-00	47	i o Gai		1 1 0 11 3
	Bougainvillea Rangoon Creeper			48"-60"	2/1"	15 Cal		
	Rangoon Creeper	No	NA	48"-60" 48"	24"	15 Gal	As Shown	Trellis
				48"-60" 48" 48"	24" 24" 24"	15 Gal 7 Gal 7 Gal		

11/416 MINIMUM LANDSCAPE REQUIREMENTS

	SF / % Required	SF / % Provided	
	2,749 SF / 20%	3,777 SF / 27%	
08-412 (b)			
	Total Plants Provided	Percent Provided	
	1237	76%	
	391	24%	
	1628	100%	
Frontage Right-of-Way-Sec. 108-413			
g 10' and 40 Plant Units / 100 LF			
2.36			
	Total Plants Provided	x Plant Units	Plant Units Provided
	0	10	0
	0	3	0
	139	1	139
			139
415			
n Space (NOS)- Sec. 108-416			
ees / 2000 SF of NOS			
	Total Trees Required	Total Trace Provided	
	5.72	7 Trees/ 10 Palms	

SPACE, SCREENING AND BUFFERS

ISFA	<u>CE, SCREENING AND</u>	BUFFERS	
	Required	Provided SF	Provided Per Cent
	2,749 SF / 20%		
		3,777 SF	
		1,339 SF	
		5,116 SF	37.22%
	Total Plants Provided	x Plant Units	Plant Units Provided
	0	10	0
	0	5	0
	208	1	208
			208
	Total Plants Provided	x Plant Units	Plant Units Provided
	0	10	0
	0	5	0
	115	1	115
	115	1	115 115
		•	115
tial)	Total Plants Provided	1 x Plant Units	
tial)		•	115
tial)		•	115
tial)		•	115
tial)	Total Plants Provided	x Plant Units	115 Plant Units Provided
tial)	Total Plants Provided	x Plant Units	115 Plant Units Provided
tial)	Total Plants Provided	x Plant Units	115 Plant Units Provided
tial)	Total Plants Provided	x Plant Units	115 Plant Units Provided

NON-VEHICULAR OPEN SPACE

NOS



NEWL L A N D S ARCHITECT	САРЕ
2525 Ponce de Suite 3 Coral Gables, F 305.481. liznewland@be	800 Iorida 33134 6301
	cape Architect 1288
TWO OCEAN INN	KEY WEST, FLORIDA
Drawing Size 24x36	Project #:
Drawn By: EN	Checked By: EN

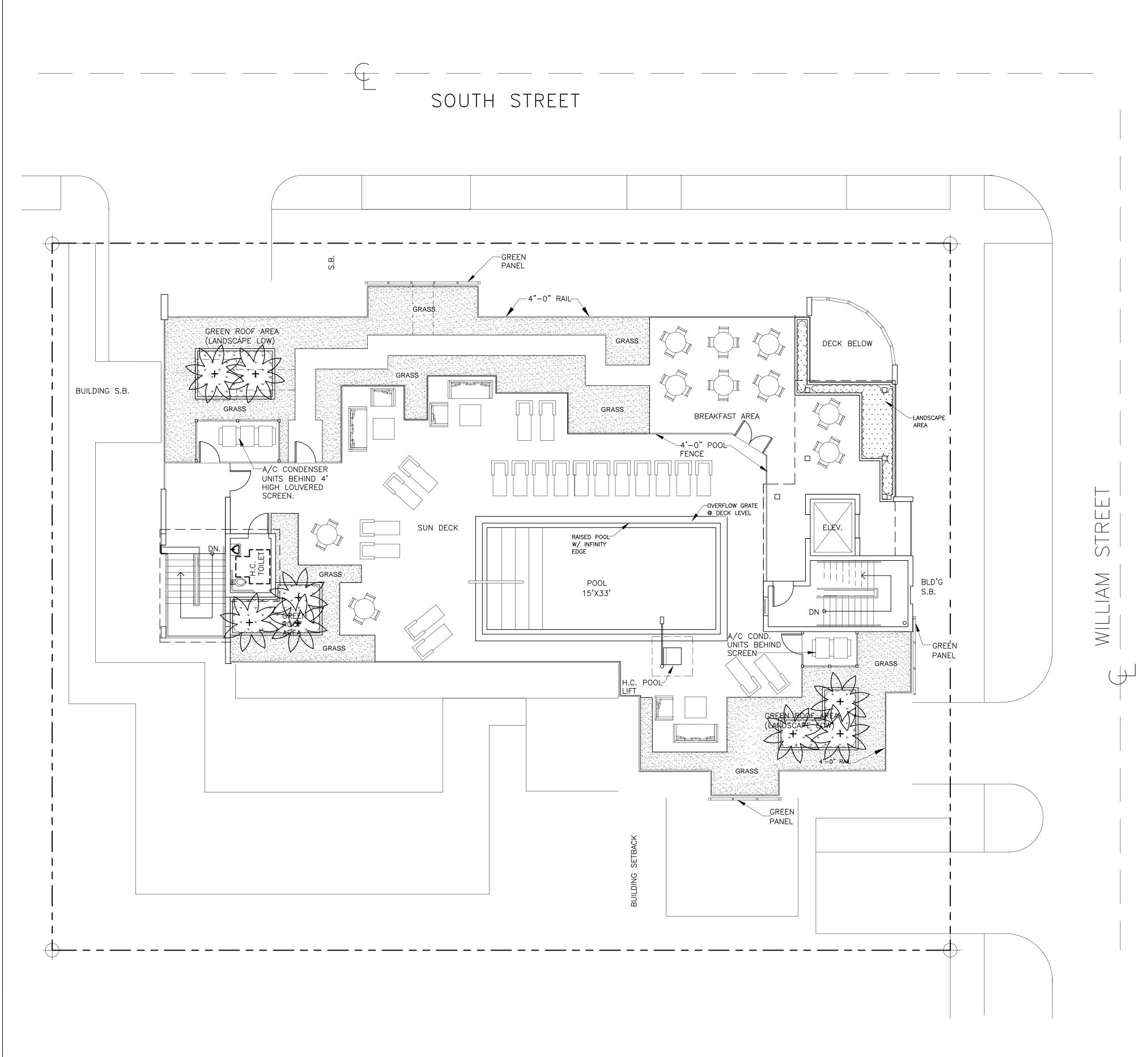
ELIZABETH

GROUND LEVEL LANDSCAPE PLAN

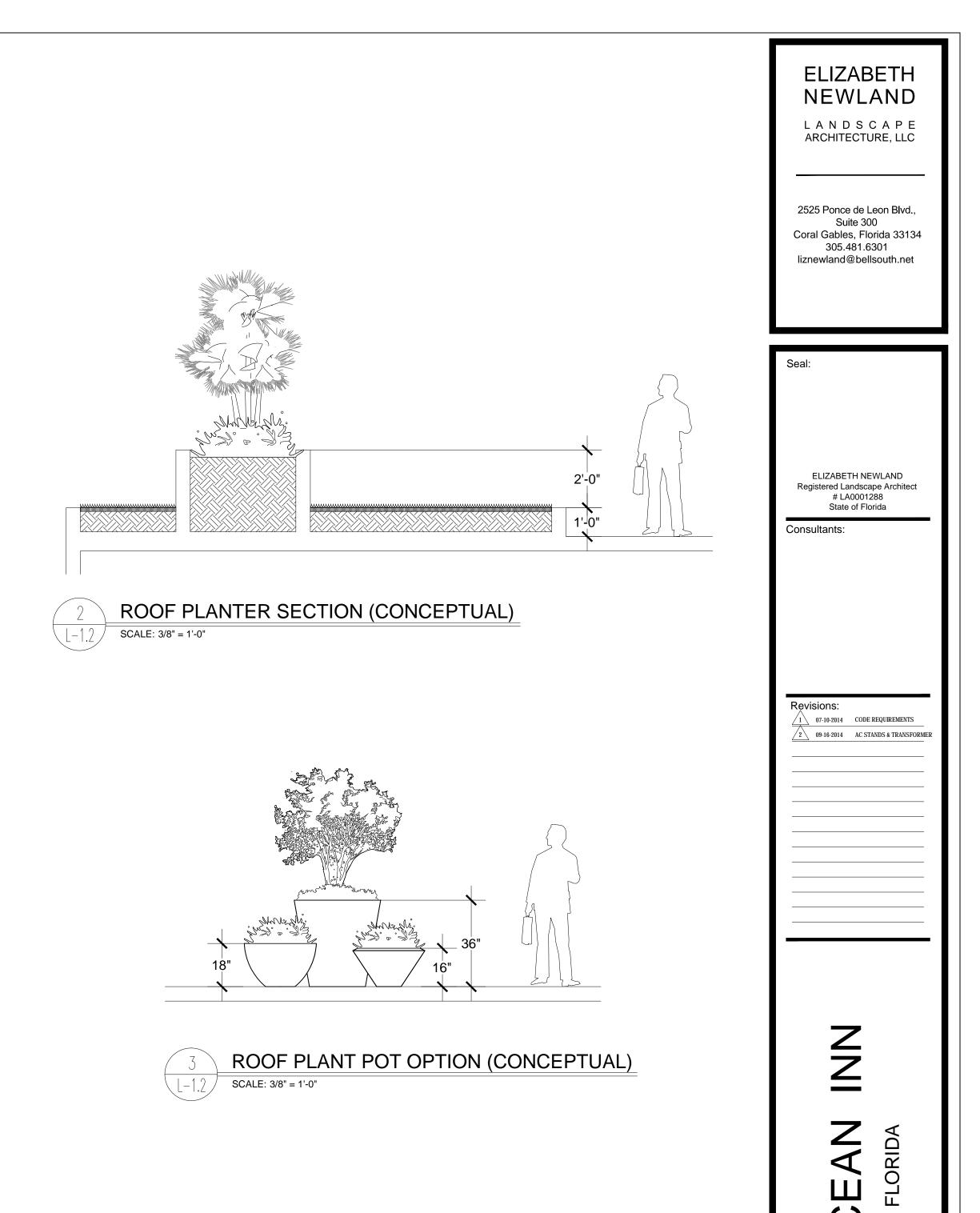
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Sheet Number: L-1.′

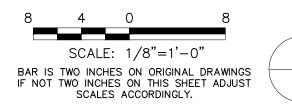
Date: - MAY 20, 2014



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



SYMBOL		QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
	PALMS										
2.2	DYC		Dypsis cabada	Cabada palm	No	2"-3"	4'-6'	4'-6'	45 Gal	As Shown	Multi
	THM	8	Thrinax morrisii	Key Thatch Palm	Yes	2"-3"	4'-6'	4'-6'	45 Gal	As Shown	Multi
$^{-}$ M	THR		Thrinax radiata	Thatch Palm	Yes	2"-3"	4'-6'	4'-6'	45 Gal	As Shown	Multi
	SMALL SH	RUBS		÷	•			•			•
	PLI		Psychotria ligustrifolia	Dwf. Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	24" O.C.	
	SER	25	Serenoa repens	Saw Palmetto	Yes	NA	18"-24"	18"-24"	7 Gal	24 " O.C	
	TRF		Tripsacum floridanum	Dwarf Fakahatchee	Yes	NA	18"-24"	18"-24"	3 Gal	24 " O.C	
	GROUNDCOVER										
	LAD		Lantana depressa	Pineland Lantana	Yes	NA	12"-18"	12"-18"	1 Gal	18" O.C	
	MIS]	Microsorum scolopendrium	Wart Fern	No	NA	12"-18"	12"-18"	1 Gal	18" O.C.	
¥ ¥	NEB]	Nephrolepis biserrata 'Furcans'	Fishtail Fern	Yes	NA	12"-18"	12"-18"	1 Gal	18" O.C.	
* * *	NEE	105	Nephrolepis exaltata 'Bostoniensis'	Boston Fem	Yes	NA	12"-18"	12"-18"	1 Gal	18" O.C.	
	PHB]	Philodendron 'Burle Marx'	Burle Marx Philodendron	No	NA	12"-18"	12"-18"	3 Gal	18" O.C.	
	STJ]	Stachytarpheta jamaicensis	Porterweed	Yes	NA	18"-24"	18"-24"	1 Gal	18" O.C.	
	ZAP		Zamia pumila	Coontie	Yes	NA	12"-18"	12"-18"	3 Gal	18" O.C.	
	GRASS			÷	•			- · · ·	·		•
	ZME	1474	Zoysia matrella 'Empire'	Zoysia matrella 'Empire'	No	NA	NA	NA	SF	Sod	





DWT	Ϋ́
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Drawn By: _{EN}	Checked By: EN
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Date: - MAY 20, 2	014

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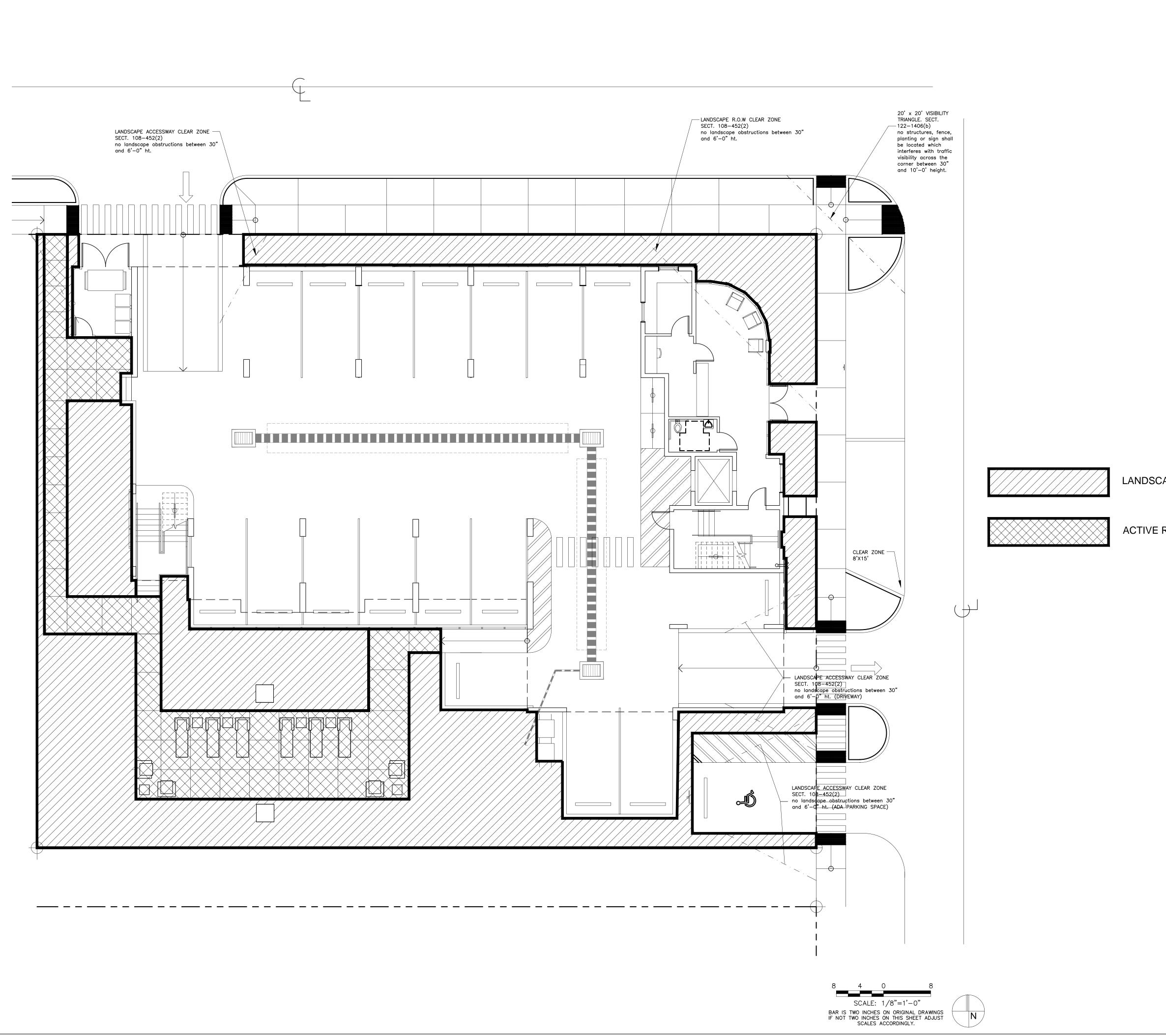
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KEY

- <u>NOTES:</u>
 1. Site survey provided by William P. Horn Architect, PA
 2. Sight triangles, landscape clear zone dimensions and code references provided by William P. Horn Architect, PA.



ELIZABETH NEWLAND L A N D S C A P E ARCHITECTURE, LLC
2525 Ponce de Leon Blvd., Suite 300 Coral Gables, Florida 33134 305.481.6301 liznewland@bellsouth.net
Seal:
ELIZABETH NEWLAND Registered Landscape Architect # LA0001288 State of Florida Consultants:
Revisions:
2 09-16-2014 AC STANDS & TRANSFORMER
TWO OCEAN INN Key West, Florida
Drawing Size 24x36Project #:Drawn By: ENChecked By: ENTitle:OPEN SPACE CALCULATION
Sheet Number: L-1.3 Date: - MAY 20, 2014

LANDSCAPE AREA 3,777 SF

ACTIVE RECREATION / PERMEABLE AREA 1,339 SF

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- Site survey provided by William P. Horn Architect, PA
 Sight triangles, landscape clear zone dimensions and code references provided by William P. Horn Architect, PA.

Application

Tree Permit Application MAJOR DEVELOPMENT FINAL LANDSCAPE PLAN APPROVAL Please Clearly Print All Information unless indicated otherwise.
711-719 South Start
Tree Address <u>716-718</u> South Street Cross/Corner Street WILLIAM STREET
List Tree Neme(a) and Quantity 255
List Tree Name(s) and Quantity OEB
Species Type(s) check all that apply Scheme () Flowering () Fruit () Scheme () Unsure Reason(s) for Application:
REMOVE (ATree Health () Safety (Other/Explain below
() TRANSPLANT () New Location () Same Property () Other/Explain below
() HEAVY MAINTENANCE () Branch Removal () Crown Cleaning/Thinning () Crown Reduction
Other/Explain PEDERELOPMENT OF SITE
Reason for Request BEDEVELOPMENT OF SITE
Reason for Request PODECCOPTIENT OF SITU
Property Owner Name South Street HOSPITALITY LLC
Property Owner eMail Address aspniaw@amail.com
Property Owner Mailing Address 830 Trumpy Avenue
Property Owner Mailing City Key WEST State FL Zip 33640
Property Owner Phone Number (305) 394- 2923
Property Owner Signature
Representative Name ELEABETH NEWAND
Representative eMail Address liznewland @ bellsooth, net Representative Mailing Address POBOX 140408
Representative Mailing Address POBox 140108
Representative Mailing City CARAL GABLES State A Zip 33/14
Representative Phone Number (315) 481 - 630/
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 ()

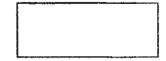
<<<<< Sketch location of tree in this area including cross/corner Street >>>>>

Please identify tree(s) with colored tape

PLEASE SEE ATTACHED PLANS FOR TREE AND PALM REMARK AND MAJOR DEVELOPHENT FINAL LANDSCAPE PLAN APPROVAL

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: 5-21-14

EXPIRES: August 01, 2017

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

Property Owner Name Property Owner eMail Address Property Owner Mailing Address Property Owner Mailing City Property Owner Phone Number Property Owner Signature

Representative Name Representative eMail Address Representative Mailing Address Representative Mailing City Representative Phone Number

5	716-718 SOUTH STOREET
	South STREET HOSATALITY, LLC
3	830 TRUMAN AVENUE KEYWEST State FL Zip 33040 (305) 394-2913
2	EUZABETH NEWLAND Tiznewiand o bellsouth. net
7	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$

I Hansa Soni , hearby 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

								1 A	
The fe	raning inst	numont war	acknowledged	hoforo r	na on thic	019T	dav	May 2014	
THE IC	ngoing mor	ament was	acknowledged	Delote I	ne on ans		uay		'

By (Print name of Affiant) Hunsa Soni who is personally known to me or has produced _______ as identification and who did take an oath.

NOTARY PUBLIC Sign Name: <u>Wichelle Gul</u>	Notary Public - State of Florida (seal)
Print Name: MICHEUE GIL	3 3
My Commission Expires: 2/1/17	MICHELLE GIL



Tree Representation Authorization

Date: 5-21-14

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.

Property Owner Name ____ Property Owner eMail Address Property Owner Mailing Address Property Owner Phone Number (**Property Owner Signature**

Tree Address AND ROW South STREET City of Key West FLAGLER AVENUE Property Owner Mailing City Key West State R Zip 33040

Representative Name EUZABETH NEWLAND Representative eMail Address IZnew and Obc //south. net Representative Mailing Address P.D. Box 140918 Representative Mailing City Representative Phone Number (305) 481-630/

I _____ _____, hearby 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.

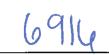
Property Owner Signature

The forgoing instrument wa	as acknowle	dged before me	on this $\cancel{4}$	day June 2014.
By (Print name of Affiant) _ produced	Bogalan	Vilas as identific	who is personation and who	ally known to me or has did take an oath.
NOTARY RUBI to	11			

NOTARY PU Sign Name: <u>Artia (. Mayanu</u> Notary Ref Print Name: <u>DRTIA (. NOU DRRO</u> My Commission Expires: <u>May 13 2018</u>

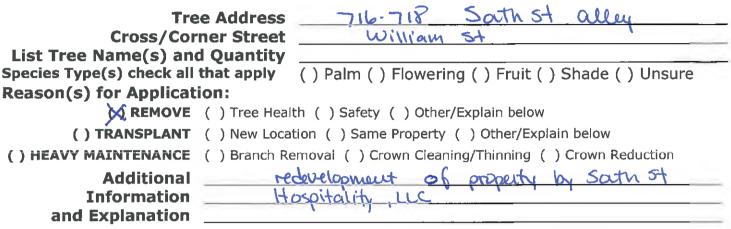
of Florida (seal)





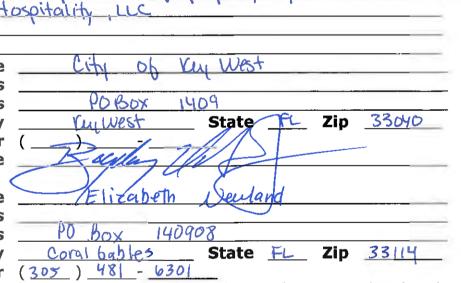
Tree Permit Application

Date: Please Clearly Print All Information unless indicated otherwise.



Property Owner Name Property Owner eMail Address **Property Owner Mailing Address Property Owner Mailing City** Property Owner Phone Number **Property Owner Signature**

Representative Name **Representative eMail Address Representative Mailing Address** Representative Mailing City Representative Phone Number (305) 481 - 6301



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.

Karen DeMaria

From:	elizabeth newland liznewland@bellsouth.net>
Sent:	Wednesday, October 01, 2014 1:38 PM
То:	Karen DeMaria
Subject:	Re: 716-718 Soputh Street-Two Ocean Inn
Attachments:	Two Ocean L-1.1 100114.pdf

Karen:

Attached is revised sheet L-1.1 Ground Level Planting Plan. I have tagged the proposed replacement trees, large shrubs and palms on the plan and indicated the selection on the plant schedule. I have also created a separate replacement inches calculation table at the bottom of the page showing that we will meet your replacement requirements. I also tagged the two street trees for the ROW so you know what I am proposing there although they have not been included as part of the replacement inches. Nothing on the roof is being counted for replacement inches. I will drop off a hard copy for your records. Please let me know if you need anything else.

Thank you,

Elizabeth Newland 305 481 6301

From: elizabeth newland liznewland@bellsouth.net> To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov> Sent: Wednesday, October 1, 2014 8:34 AM Subject: Re: 716-718 Soputh Street-Two Ocean Inn

Working on this will get you PDF and hard copy revision today with clarification on replacements.

Elizabeth Newland 305 481 6301

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov> To: elizabeth newland <liznewland@bellsouth.net> Sent: Tuesday, September 30, 2014 12:41 PM Subject: 716-718 Soputh Street-Two Ocean Inn

Liz:

I am reviewing the landscape plans and I have a few questions:

According to the removals, the project will need to incorporate 39 caliper inches of FL#1 dicot trees into the landscape plan and 5 palms. I am not sure if this is happening as the type and location of the trees to be planted is vague. I know the Tree Commissioners will want to make sure all replacements are accounted for in the landscape plan. I need some clarification on the numbers and locations.

You show 9 trees being planted but not all of them are acceptable replacements. Lignum vitae is a 2:1 credit. It would be nice to know that "1 of this is going there...etc" Same issue with the palms are you planting 5 native palms on the main level? Also, I can credit 1-2 inches on the large, 45 gallon shrubs. I just need to make sure where they are on the plans. What are the trees and plants being planted in the City planters? I need to have engineering review and give their approval.

For the replacements, I can't count trees/large shrubs in the building planters or in pots. It's ok for the overall landscape plan but not when I am counting the replacement inches.

Overall, the plan is fine, I just need clarification and fine tuning

Sincerely,

Karen

Karen DeMaria Urban Forestry Manager Certified Arborist 305-809-3768



Karen DeMaria <kdemaria@keywestcity.com>

716-718 South St. Two Ocean Inn Project

elizabeth newland liznewland@bellsouth.net> Reply-To: elizabeth newland <liznewland@bellsouth.net> To: "kdemaria@keywestcity.com" <kdemaria@keywestcity.com> Thu, Jun 5, 2014 at 4:26 PM

1. I have tagged all the trees/ palms on the job for clarification for your board field visits.

2. Mr. Soni has agreed that he will remove the trees/palms within the alley and the ROW at his expense as long as it can be done during demolition phase of the existing structures on site. What has been your experience with getting the Keys Energy crew to top out branches that are intertwined within electrical lines?

3. We would like to know what the required replacement inches end up being after the board reviews and when you finish your calculations for the project. Will you provide that calculation for the replacement inches for the vegetation proposed to be removed within Two Ocean property and also the separate replacement inches for the vegetation proposed to be removed from within the city property?

Thank you,

Elizabeth Newland 305 481 6301

Karen DeMaria

From:	elizabeth newland <liznewland@bellsouth.net></liznewland@bellsouth.net>
Sent:	Wednesday, September 17, 2014 1:22 PM
То:	kdemaria@keywestcity.com; jbennett@keywestcity.com
Subject:	Two Ocean 716-718 South Street Final Landscape Plan Approval Application
Attachments:	Two Ocean 091614 Final Tree Commission.pdf; Two Ocean App & Authorization 091714.pdf

Karen and Jo:

Attached are the final landscape plans, Tree Commission Application for Final Landscape Plan Approval and Authorization forms. I will drop off a hard copy of this package shortly. I would like to be heard on the October 14, 2014 Tree Commission Meeting.

Thank you

Elizabeth Newland 305 481 6301

Leaping Lizard Tree Service 410 Avenue C Key West, Florida 33040 305 304 1581 ISA Certified Arborist #16170

May 20, 2014

Mr. Ashish Soni South Street Hospitality, LLC 830 Truman Avenue Key West, Florida 33040

RE: Two Ocean Inn 716-718 South Street Key West, Florida 33040

Dear Mr. Soni:

The City of Key West Urban Forestry Manager, Karen DeMaria, asked Elizabeth Newland, Landscape Architect, to obtain a Certifled Arborist's opinion regarding the health of two large trees related to your proposed redevelopment. One Spanish Lime that is located on your property and one Poinciana located in the City of Key West Alley abutting the above address.

Spanish Lime:

The Spanish Lime next to your existing building has a cavity at the first crotch. The crotch supports a small Tabebuia and Schefflera . The cavity holds water and has a soft bottom about 12" deep. Spanish Lime trees have very strong wood and the tree is not too tall; but, it is my opinion that the cavity is not in a good place for the future structural integrity of the tree. The tree could be cabled to stabilize but that implies "hazard tree". The Spanish Lime root system also appears to be growing around the foundation of the existing building that you are proposing to demolish.

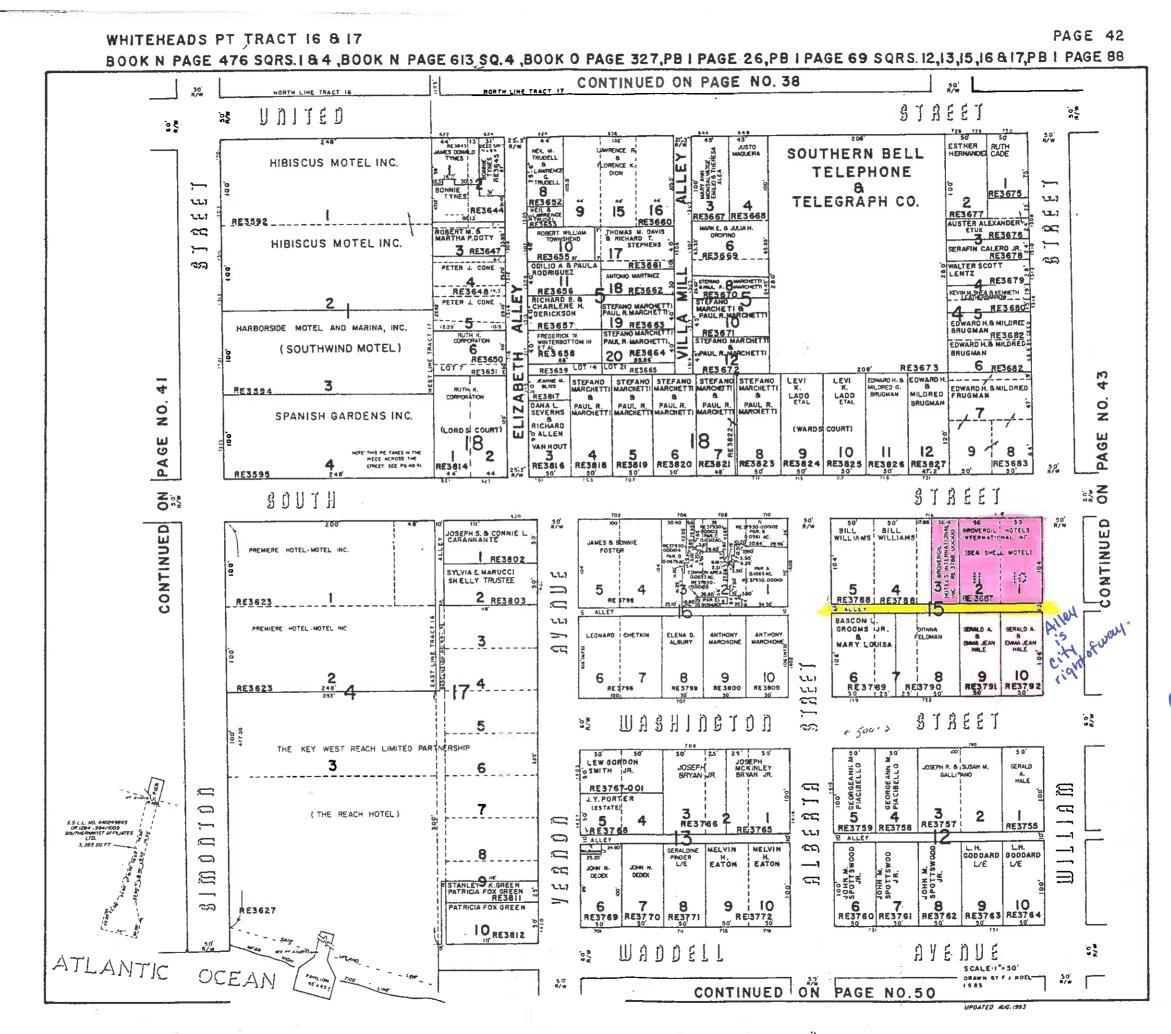
Poinciana:

The Poinciana has a dry cavity in the main crotch and a large rotting stub from previous poor pruning. There are some seams indicating poor branch structure in the tree that are shown in the photos attached. This tree is near the end of its life and I recommend removal.

Thank you,

Juni Ref 150 # 16170 Larrie Busloff

Leaping Lizard Tree Service



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6.2.14 Karen Olson (Engineming