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MAHOGANY
- 

GUMBO LIMBO
- 

SEAGRAPE
- 

CLUSIA ROSEA
- 

LIGNUM VITAE
- 

SILVER BUTTONWOOD
- 

COCONUT PALM
- 

THATCH PALM
- 

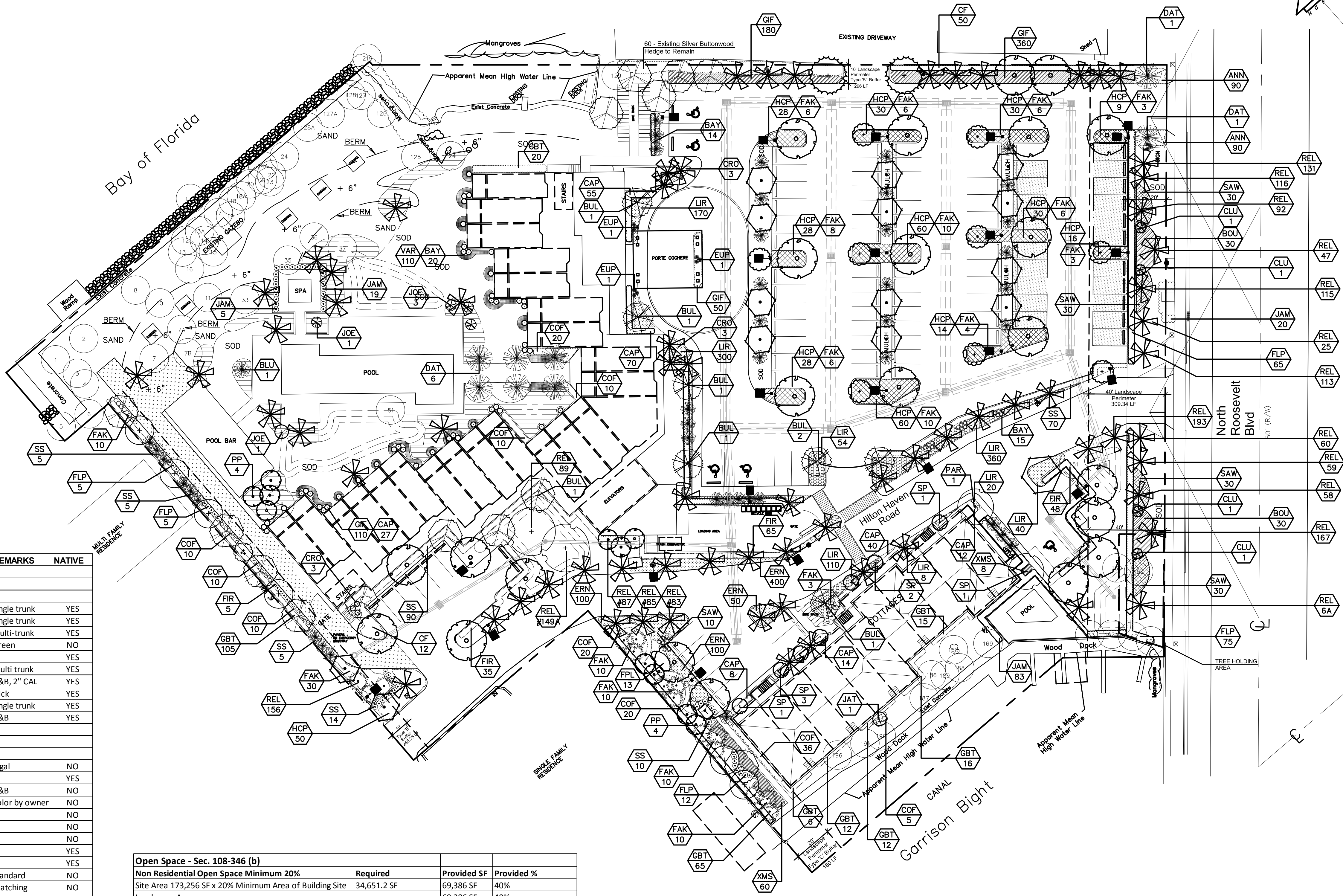
SABAL PALM
- 

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							
	Bursera Simaruba	Gumbo Limbo	4"	15	12'	6'	single trunk	YES
	Clusia Rosea	Pitch Apple	3"	23	12'	6'	single trunk	YES
	Coccoloba Uvifera	Seagrape	3"	6	12'	8'	multi-trunk	YES
	Cocos nucifera 'Green Mayalan'	Coconut Palm		58	6' gw		Green	NO
	Conocarpus erectus	Green Buttonwood	2.5"	13	12'	6"		YES
	Conocarpus erectus 'sericeus'	Silver Buttonwood	2.5"	1	8'		Multi trunk	YES
	Gualacum sanctum	Lignum Vitae	2"	9	8' - 10' ht		B&B, 2" CAL	YES
	Sabal palmetto	Sabal Palm	14	14',16',18' OA			Slick	YES
	Swietenia mahogoni	Mahogany	2.5"	2	12'	6'	single trunk	YES
	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	Latania loddigesii	Blue Latan Palm		1	10'		B&B	NO
BOU	Bougainvillea sp.	Bougainvillea		60	18"	18"	color by owner	NO
BUL	Bulnesia arborea	Verawood		7	12'			NO
CAP	Schefflera arboricola 'gold capella'	Capella		226	30"	30"		NO
CF	Livistona chinensis	Chinese Fan Palm		62	36"	30"		
CLU	Clusia guttifera	Small Leaf Clusia		4	6'			YES
COF	Psychotria nervosa	Wild Coffee		156	24"	18"		YES
CRO	Codiaeum variegatum 'Bravo'	Croton		9	5'		standard	NO
DAT	Phoenix sylvestris	Wild Date Palm		8	12' ct		Matching	NO
ERN	Ernodea littoralis	Golden Creeper		650	12"	12"	18" oc	YES
EUP	Chamaerops humilis	European Fan Palm		3	5'	5'	Multi trunk	NO
FAK	Muhlenbergia capillaris	Muhly Grass		148	24"	18"		YES
FIR	Hamelia patens 'compacta'	Firebush		153	24"	18"		YES
FLP	Forestiera segregata	Florida Privet		175	36"	18"		YES
GBT	Conocarpus erectus	Green Buttonwood		251	3'		full to ground	YES
GIF	Ficus microcarpa 'Green Island'	Green Island Ficus		700	12"	12"		NO
HCP	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum		383	12"	15"		YES
JAM	Capparis cynophallophora	Jamica Caper		120	30"			YES
JAT	Jatropha integrerrima	Jatropha		1	4'		Multi trunk	NO
JOE	Alternanthera ficoidea	Joewood	2"	5	6'	5'	B&B	YES
LIR	Liriope muscarii 'super green'	Liriope		1162	12"	12"	6 bib min	NO
PAR	Swietenia mahogoni	Mahogany	2.5"	1	12'			YES
PP	Eugenia rhombea	Red Stopper	2"	8	8-10'	5'		YES
SAW	Serona repens	Saw Palmetto		130	2'	4'	Silver	
SP	Myrcianthes fragrans	Simpson Stopper	2.5"	8	9-10'		Multi trunk	YES
SS	Myrcianthes fragrans	Simpson Stopper		199	3'		full to ground	YES
VAR	Schefflera arboricola 'trinette'	Trinette		235	18"	14"		NO
XMS	Crossopetalum ilicifolium	Quail Berry		68		14"		YES
	BEACH PLANT MIX							
	Adonidia merrillii	Adonidia Palm		10	Relocated from the holding area			
	Genipa clusifolia	Seven Year Apple		9	4'			YES
	Argusia gnaphalodes	Sea Lavender		30	1'-3'		pant deep	YES
	Helianthus debilis	Dune Sunflower		40	12"	12"	# 1	YES
	Ipomoea pescaprae	Railroad Vine		12		18"	3 runner min.	YES
	Iva imbricata	Beach Elder		200			# 1	YES
	Liriope muscarii 'super green'	Liriope		220	12"	12"		NO
	Serona repens	Saw Palmetto		23	2'	4'		YES
	Scaevola plumieri	Inkberry		40	1'	1'		YES
	Uniola paniculata	Sea Oats		80	18"	18"		YES



Open Space - Sec. 108-346 (b)			
Non Residential Open Space Minimum 20%		Required	Provided SF
Site Area 173,256 SF x 20% Minimum Area of Building Site		34,651.2 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
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
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
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)			
Native Plants		Total Plants Provided	
Exotic Plants		1455	16%
Total Native & Exotic Plants Required		283	84%
1741			
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		Width of landscape area north of drive 20' - south of drive 40'	
309.34 LF Property Line Abutting Street Frontages / 100 LF = 3.09			
160 Plant Units x 3.09 = 495 Plant Units Required			
Canopy Shade Trees	18	x Plant Units	Plant Units Provided
Evergreen / Ornamental Trees	4	10	180
Shrubs	304	3	12
Total Plant Units Provided		1	304
			496
Requirements for Interior Areas - Sec. 108-414			
Landscape Area 20% of total Parking Area		Total Trees Required	Total Trees Provided
48,071 SF Parking Area x .20 = 9614.2 SF Landscape Area Required			
1 tree required per 100 SF Required Landscape Area			
9614.2 SF Required / 100 SF		99 Trees	99 Trees
Perimeter Landscape 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		Total Required	Total Provided
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		Total Trees Required	Total Trees Provided
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

GENERAL LANDSCAPING

LANDSCAPE ARCHITECTURE
LANDSCAPE CONSTRUCTION

845 N.E. 71st Street
BOCA RATON, FLORIDA 33487
(561) 994-3755

BANANA BAY

North Roosevelt Blvd.
Key West, FL

REVISIONS
6/23/15
9/4/15
11/3/15

DRAWN _____ CHECKED _____
DT CO
SCALE _____ DATE _____
1" = 30' 4/24/15

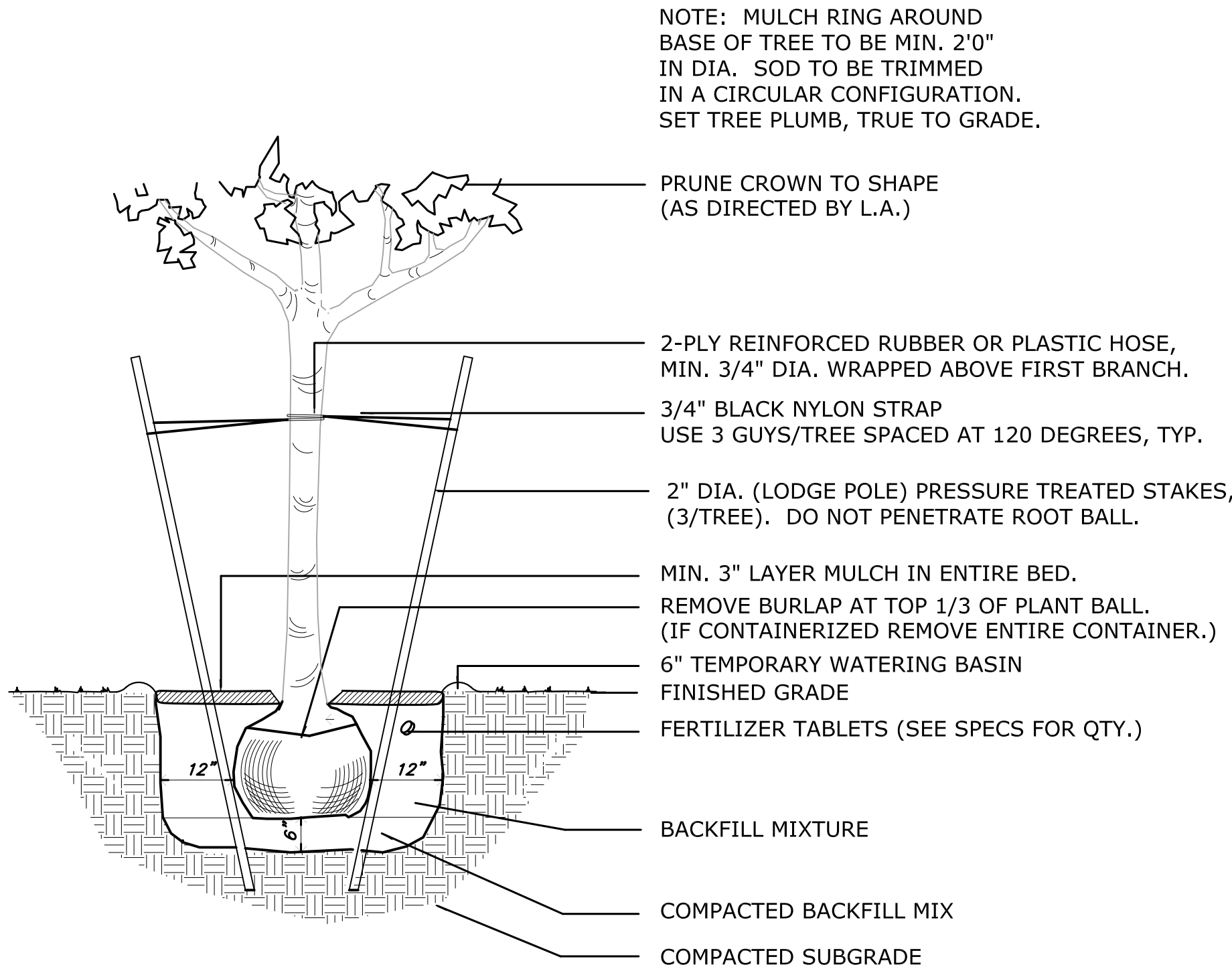
LANDSCAPE PLAN

FILE NO. _____ JOB NO. _____
0000 0000
SEAL _____ SHEET NO. _____

L-1

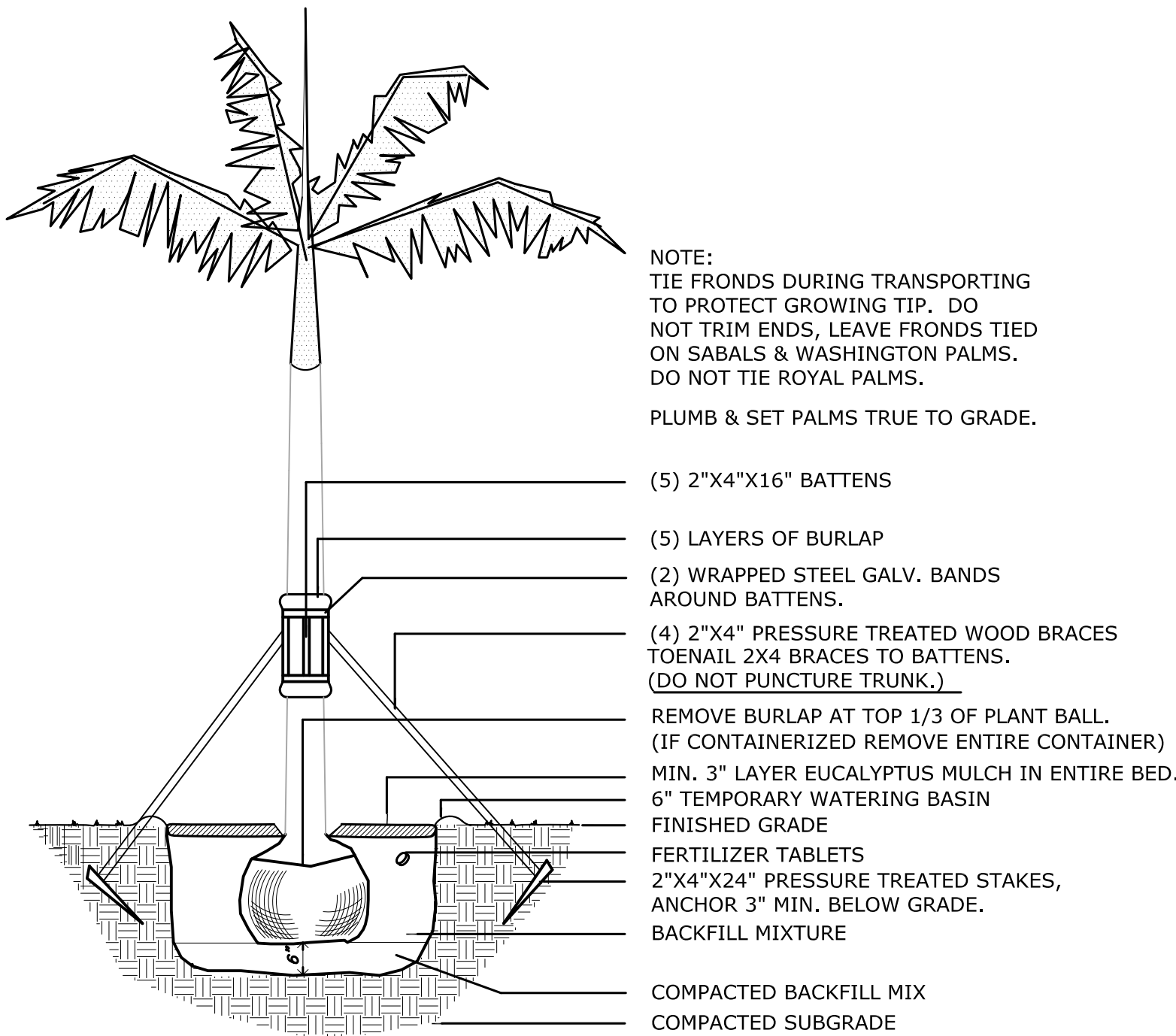
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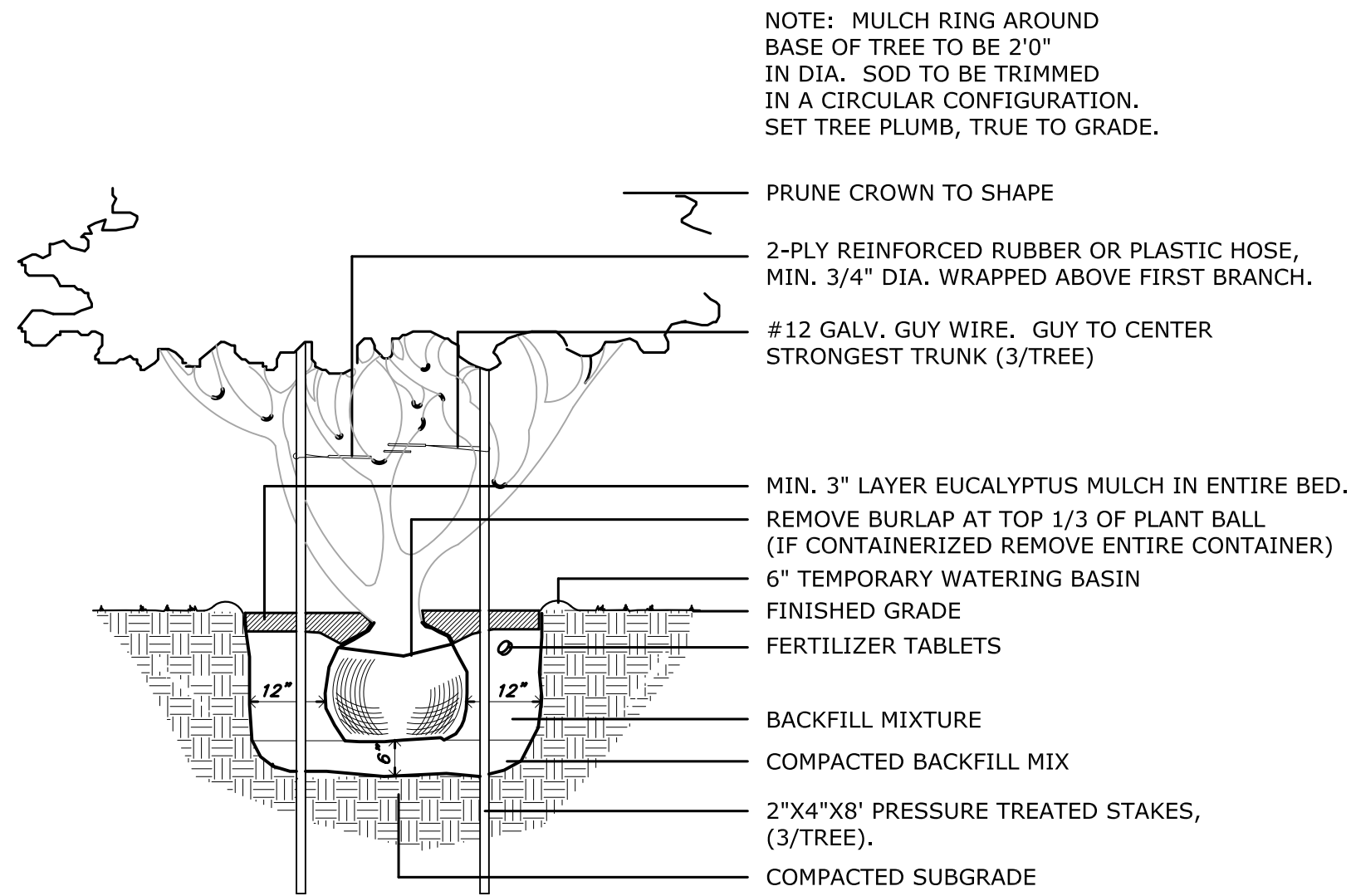
TREE PLANTING DETAIL

No Scale



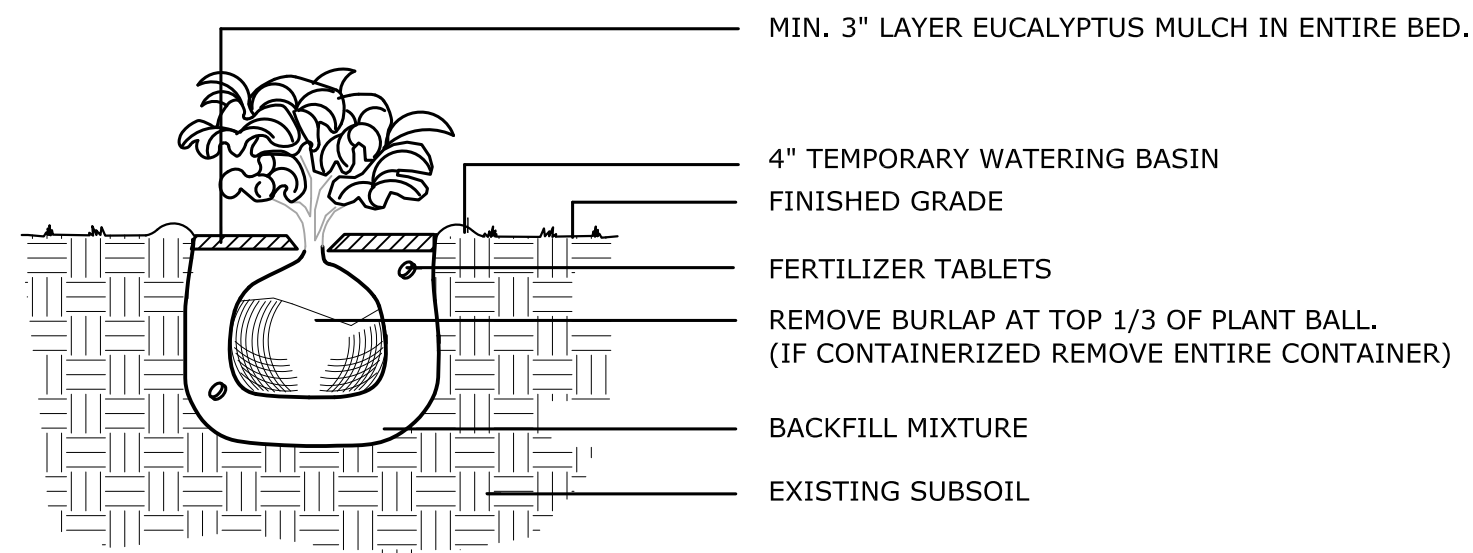
PALM PLANTING DETAIL

No Scale



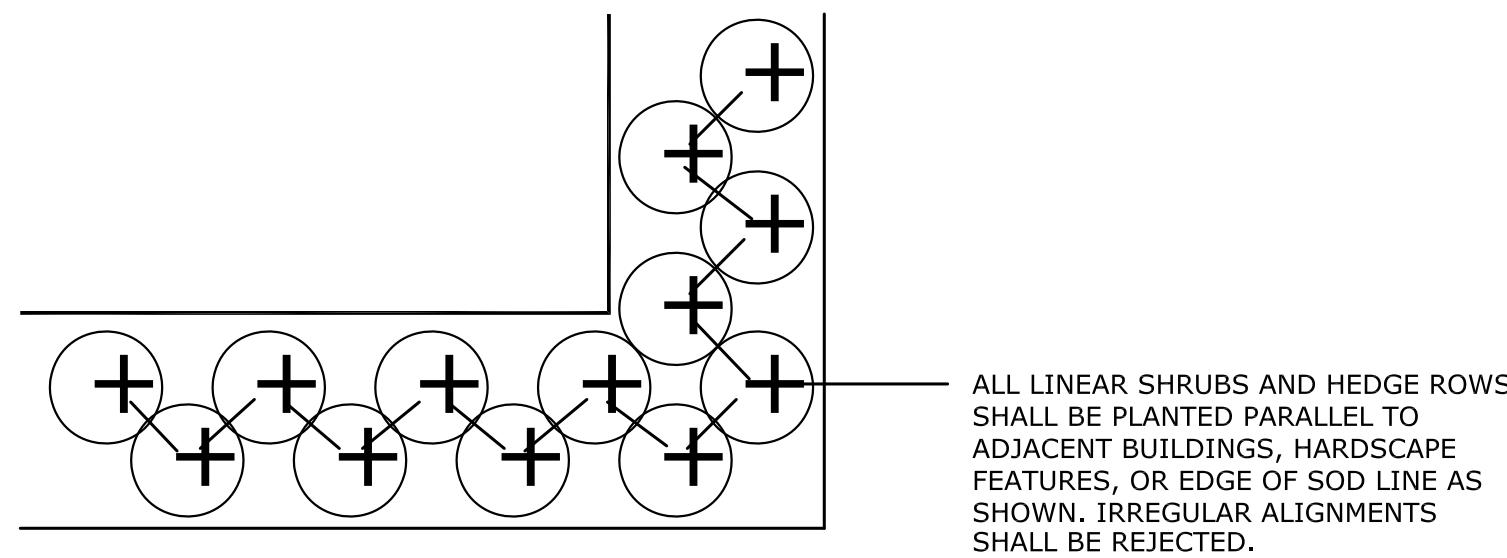
MULTITRUNK PLANTING DETAIL

No Scale



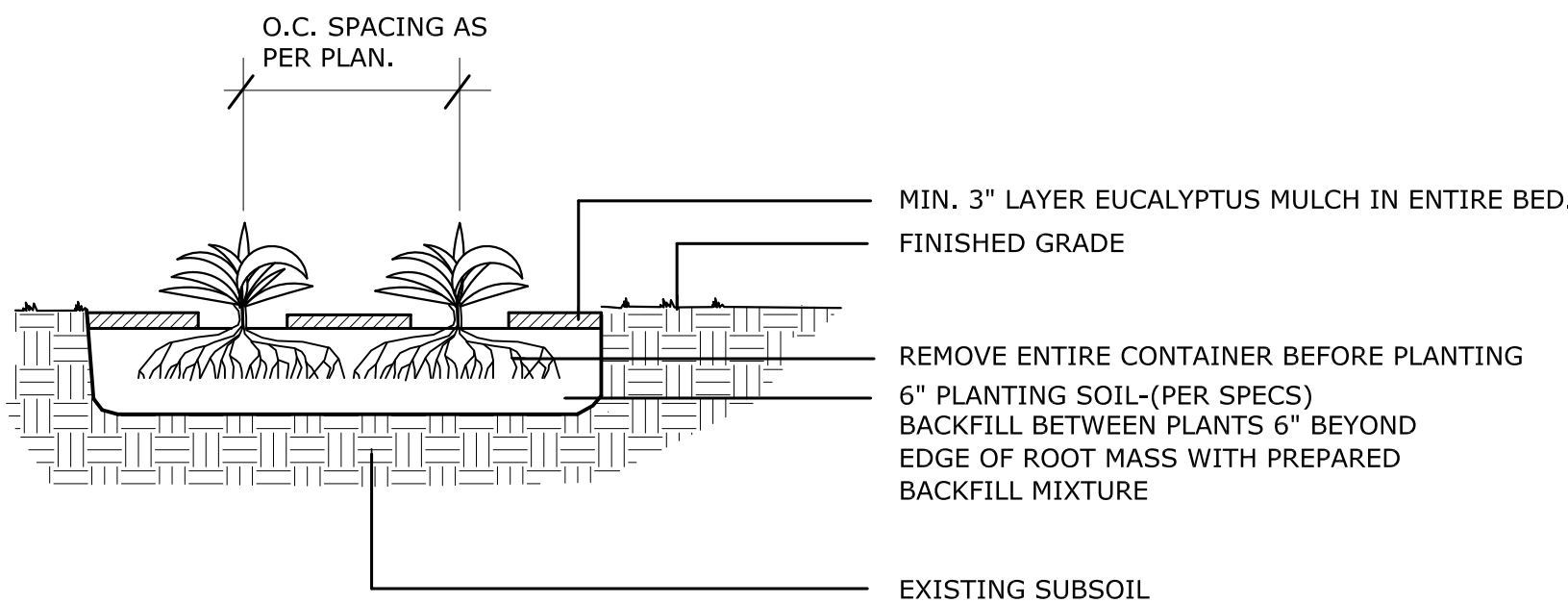
SHRUB PLANTING DETAIL

No Scale



PLANTING SPACE 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.

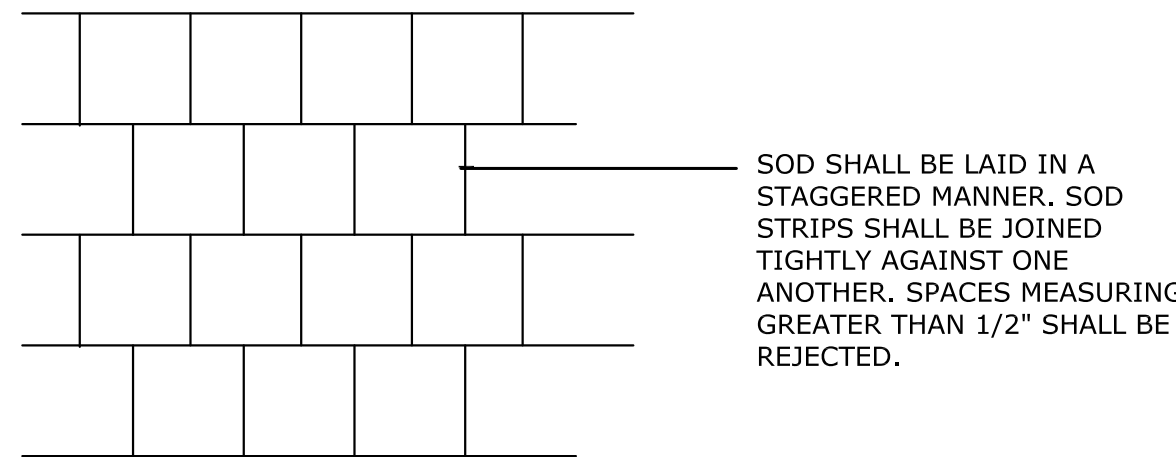
All tree trimming to be contracted with ISA certified arborist.

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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PROJECT

BANANA BAY

North Roosevelt Blvd.
Key West, FL

REVISIONS

6/23/15

9/4/15

11/3/15

DRAWN CHECKED

DT CO

SCALE DATE

1" = 30' 4/24/15

TITLE

LANDSCAPE DETAILS

FILE NO. JOB NO.

0000 0000

SEAL SHEET NO.

L-2

of 4

COLOR CODE

INDICATES TREE HOLDING AREA IN THE SOUTH EAST CORNER OF TR. STREET.

1 GREEN INDICATES TREES TO REMAIN AS IS

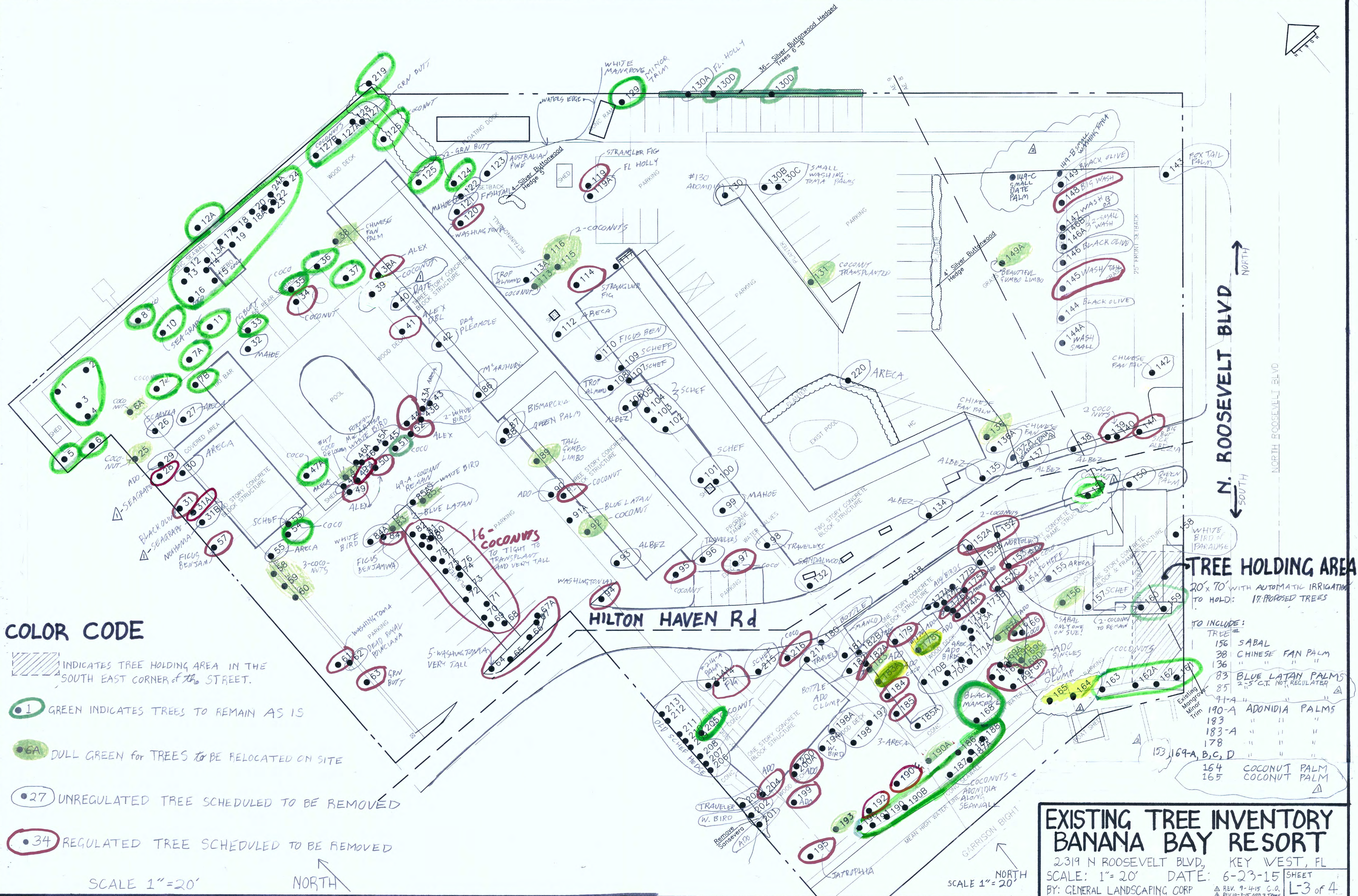
6A DULL GREEN for TREES to BE RELOCATED ON SITE

27 UNREGULATED TREE SCHEDULED TO BE REMOVED

34 REGULATED TREE SCHEDULED TO BE REMOVED

SCALE 1"=20'

NORTH



TREE HOLDING AREA

20'x70' WITH AUTOMATIC IRRIGATION TO HOLD: 17 PROPOSED TREES

TO INCLUDE:

TREE #	TREE
156	SABAL
38	CHINESE FAN PALM
136	"
83	BLUE LATAN PALMS
85	2.5' C.T. NOT REGULATED
94-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
BY: GENERAL LANDSCAPING CORP

REV. 7-4-15 C.O.
REV. 10-3-15 ADD 3 TREES

SHEET 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
	31	B Norhonia	4" cal	multi	remove	no	poor	mitigate
	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 foundation	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	B White Bird	9' ct	single trunk	remove	no		
	43	White Bird of Paradis	10' 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
	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'-40'	in parking lot	remove	yes	co-mingled roots	mitigate
	69	Coconut Palm	25'-40'	in parking lot	remove	yes	co-mingled roots	mitigate
	70	Coconut Palm	25'-40'	in parking lot	remove	yes	co-mingled roots	mitigate
	71	Coconut Palm	25'-40'	in parking lot	remove	yes	co-mingled roots	mitigate
	72	Coconut Palm	25'-40'	in parking lot	remove	yes	co-mingled roots	mitigate
	73	Coconut Palm	25'-40'	in parking lot	remove	yes	co-mingled roots	mitigate
	74	Coconut Palm	25'-40'	in parking lot	remove	yes	co-mingled roots	mitigate
	75	Coconut Palm	25'-40'	in parking lot	remove	yes	co-mingled roots	mitigate
	76	Coconut Palm	25'-40'	in parking lot	remove	yes	co-mingled roots	mitigate
	77	Coconut Palm	25'-40'	in parking lot	remove	yes	co-mingled roots	mitigate
	78	Coconut Palm	25'-40'	in parking lot	remove	yes	co-mingled roots	mitigate
	79	Coconut Palm	25'-40'	in parking lot	remove	yes	co-mingled roots	mitigate

Rev	#	Tree Type	Size	Comments	Status	Regulated	Health Issue	Mitigate
	80	Coconut Palm	25'-40'	in parking lot	remove	yes	co-mingled roots	mitigate
	81	Coconut Palm	25'-40'	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'-40'	light 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
		92	Coconut Palm	24' ct	To Roosevelt	relocate	yes	mitigate
		93	Albezia	40x30'	14"	remove	no	
		94	Washingtonia Palm	27' ct		remove	yes	thin trunk
		95	Coconut Palm	25' ct		remove	yes	too tall
		96	Traveler Palm	16"		remove	no	
		97	Coconut Palm	40' ct		remove	yes	too tall
		98	Traveler Palm	20'		remove	no	mitigate
		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	mitigate
		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 thr	remain	yes	poor
		127	B Coconut Palm	15' ct		remain	yes	good health
		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
		140	Coconut Palm	36' ct		remove	yes	too tall
		141	Albezia	30'x30'	24" cal	remove	yes	dead trunk, poor
		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	nicest tree on site
		149	Black Olive	25'x20'	12" cal	remove	no	
	2	149	B Washingtonia Palm	5' oa		remove	no	
		2	A Date Palm	5' oa		remove	no	
		150	Queen Palm	15' oa		remove	no	
	1	151	Coconut Palm	25' ct		remain	yes	too tall
		152	A Coconut Palm	30' ct		remove	yes	too tall
		152	B Norfolk Island Pine	6' cal	18' ht	remove	no	
		152	C Coconut Palm	40' ct		remove	yes	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	
1	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 (sick)	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	D Adonidia Palm	15' ct	curved	transplant	yes	holding area	
	169	E Adonidia Palm	3' - 5' ct		remove	no		
	169	F Adonidia Palm	3' - 5' ct		remove	no		
	169	G Adonidia Palm	3' - 5' ct		remove	no		
	169	H Adonidia Palm	3' - 5' ct		remove	no		
	169	Adonia	12' ct	6 trunk clump	remove	yes	healthy, utility pole	mitigate
	170	A Areca palm	12' oa		remove	no		
	170	B White Bird	10' oa		remove	no		
	170	Areca	16' oa		remove	no		
	171	A Adonidia Palm	5' ct		remove	no		
	171	Areca	16'		remove	no		
	172	Areca	16'		remove	no		
	173	A Adonidia Palm	8' ct		remove	no		
	173	B White Bird	25' ht	triple	remove	no		
	173	Areca	16'		remove	no		
	174	A Adonidia	15' ct	multi	remove	yes		mitigate
	174	Areca	10' ct		remove	no		
	175	A Adonidia	15' ct		remove	yes		mitigate
	175	Adonidia / Areca Clu	9' ct	growing together	remove	no		
	176	Adonidia	22' ct		remove	yes	too tall	mitigate
	177	A White Bird	20' ct		remove	no		
	177	B Adonidia	9' ct		remove	no		
	177	Adonidia	10' ct		remove	yes		mitigate
	178	Adonidia	14' ct	crooked	transplant	yes	holding area	
	179	Strangler Fig	40x30'	48" cal	remove	yes	foundation	mitigate
	180	Bottle Palm	6' gw	lumpy trunk	remove	no	medium	
	181	Mango	20'	12" cal	remove	yes	good	mitigate
	182	A Adonidia Palm	20' ct	7 trunks	remove	yes		mitigate
	182	B Adonidia Palm	6' ct		remove	no		
	182	Bottle Palm	9' gw	14' oa slight curv	remove	no	good	
	183	A Adonidia Palm	14' ct	by foundation / c	transplant	yes	holding area	
	183	Adonidia	13' ct	2 trunks	transplant	yes	holding area	
	184	Coconut Palm	14'		remove	yes	too tall	mitigate
	185	A Mystery Bush	6' ht	5" cal 5 trunks	remove	?	heavily pruned	
	185	Coconut Palm	28' ct		remove	yes	too tall	mitigate
	186	Coconut Palm	20' ct		remain	yes		
	187	A Coconut Palm	18' ct	curved	remain	yes		
	187	Coconut Palm	20' ct		remain	yes		
	188	Coconut Palm	13' ct		remain	yes		
	189	Adonidia	12' ct		remain	yes		
	190	A Adonidia Palm	18' ct	s curve in trunk	transplant	yes	holding area	
	190	B Coconut Palm	20' ct	damaged trunk	remain	yes	fair	
1	190	C Coconut Palm	20' ct		remove	yes	good	mitigate
	190	Coconut Palm	22' ct		remain	yes		
	191	Coconut Palm	30, ct		remain	yes		
1	192	Coconut Palm	20' ct		remove	yes		mitigate
	193	Coconut Palm	22' ct	To Roosevelt	relocate	yes		
	194	White Bird	12' ct	double	remove	no		
	195	Jatropha	10'x10'	8" cal	remove	yes	sickly	mitigate
	196	Coconut Palm	25' ct		remain	yes		
	197	Areca	12'	3 canes	remove	no		
	198	A Areca Palm	11' ht		remove	no		
	198	Areca	12'		remove	no		
	199	Adonidia	20' ct	curved	remove	yes		mitigate
	200	A Adonidia Palm	16' ct	curved trunk	remove	yes		mitigate
	200	Adonidia	15' ct	4 trunks	remove	yes		mitigate
	201	Adonidia	8' ct		remove	no		
	202	White Bird	15'	dbl	remove	no		
	203	Traveler Palm	28'	6 trunks	remove	no		
	204	Adonidia	18' ct		remove	yes		mitigate
	205	Coconut Palm	35' ct		remain	yes	good	
	206	Schefflera	30'	old hedge	remove	no		
	207	Schefflera	30'	old hedge	remove	no		
	208	Schefflera	30'	old hedge	remove	no		
	209	Schefflera	30'	old hedge	remove	no		
	210	Schefflera	30'	old hedge	remove	no		
	211	Schefflera	30'	old hedge	remove	no		
	212	Schefflera	30'	old hedge	remove	no		
	213	Schefflera	30'	old hedge	remove	no		
	214	A Bamboo Palm	10' ht	multi trunk	remove	no		
	214	Strangler Fig	20'x20'	18" cal	remove	no		mitigate
	215	Schefflera	30'x40'		remove	no		
	216	Coconut Palm	38' ct		remove	yes	too tall	mitigate
	217	Traveler Palm	25'	4 trunks	remove	no		
	218	White Bird	27' oa	ht multi	remove	no		
	219	Black Mangrove	10' cal	20' ht trunk	remain	yes		
	220	Areca Palm Hedge	12'-18' oa	20 plants	remove	no		

THE FOLLOWING PHOTOS ARE OF
MOST OF ~~THE~~ TREES AT BANANA BAY
AS of 6/18/15.

THE NUMBERS ON ~~THE~~ PICTURES
ARE REFERENCED TO THE PLAN
ENTITLED "BANANA BAY TREE
INVENTORY" by CLINT OSTER OF
GENERAL LANDSCAPING CORP DATED
6/23/15.









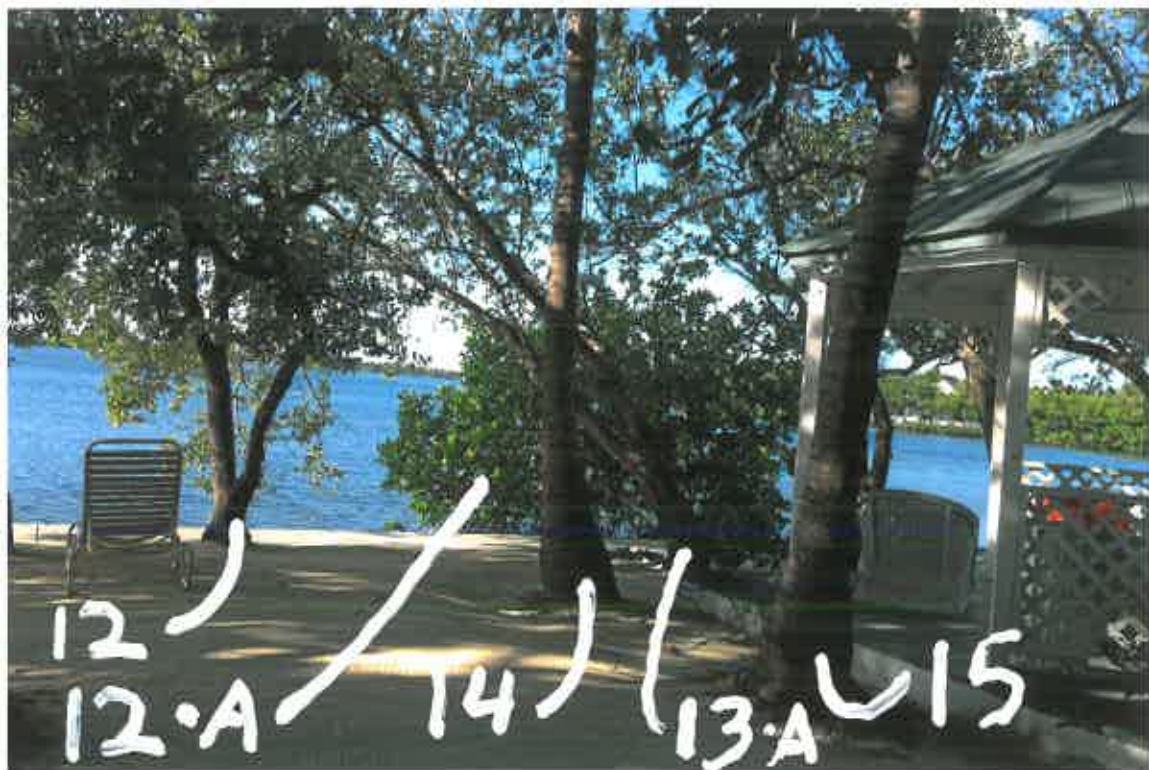


12-A
RED
MAN

#10 SEA GARD









12-A RED
MANGROVE

#12
BLACK MANGROVE







#14

ALL #15

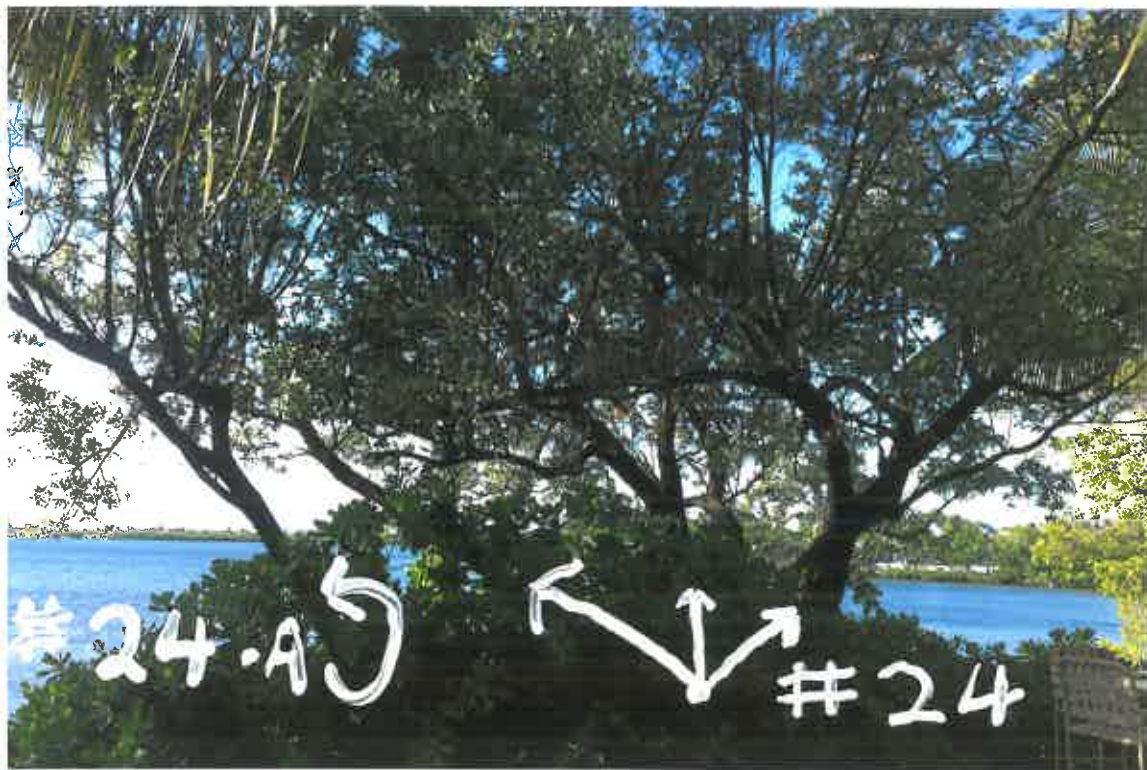
COCO #16

































#38
C-FAN
TRIPLE
(NICE)



































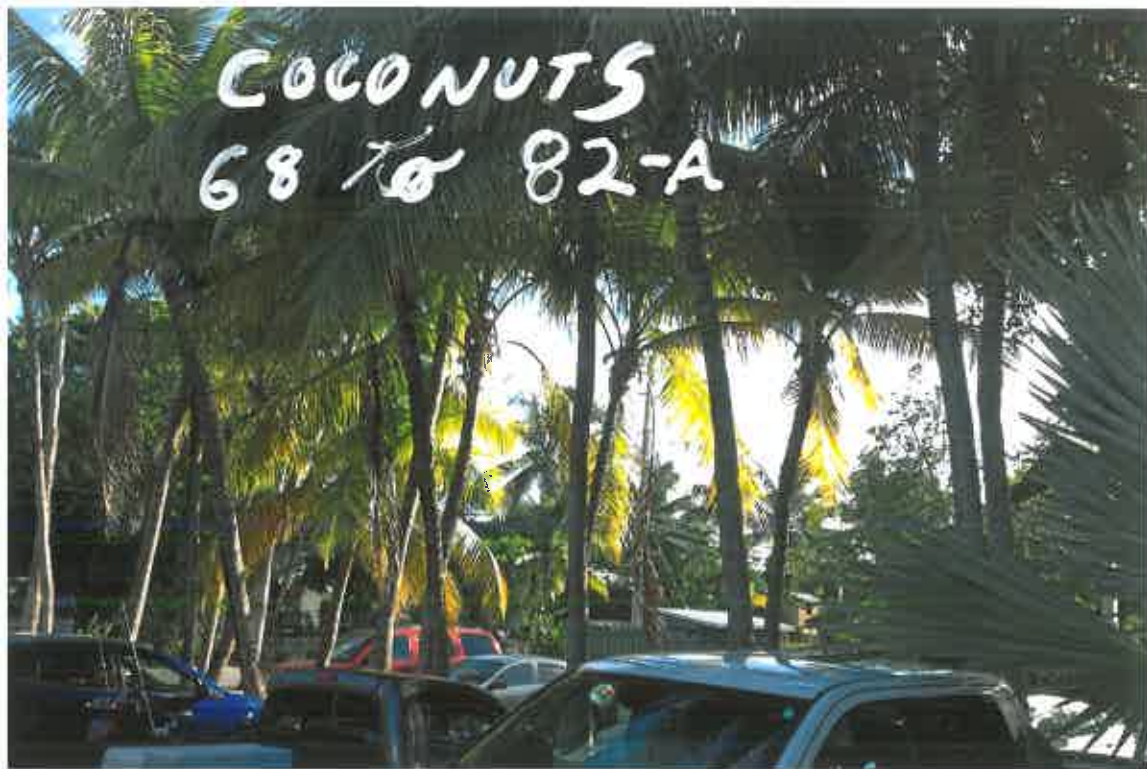


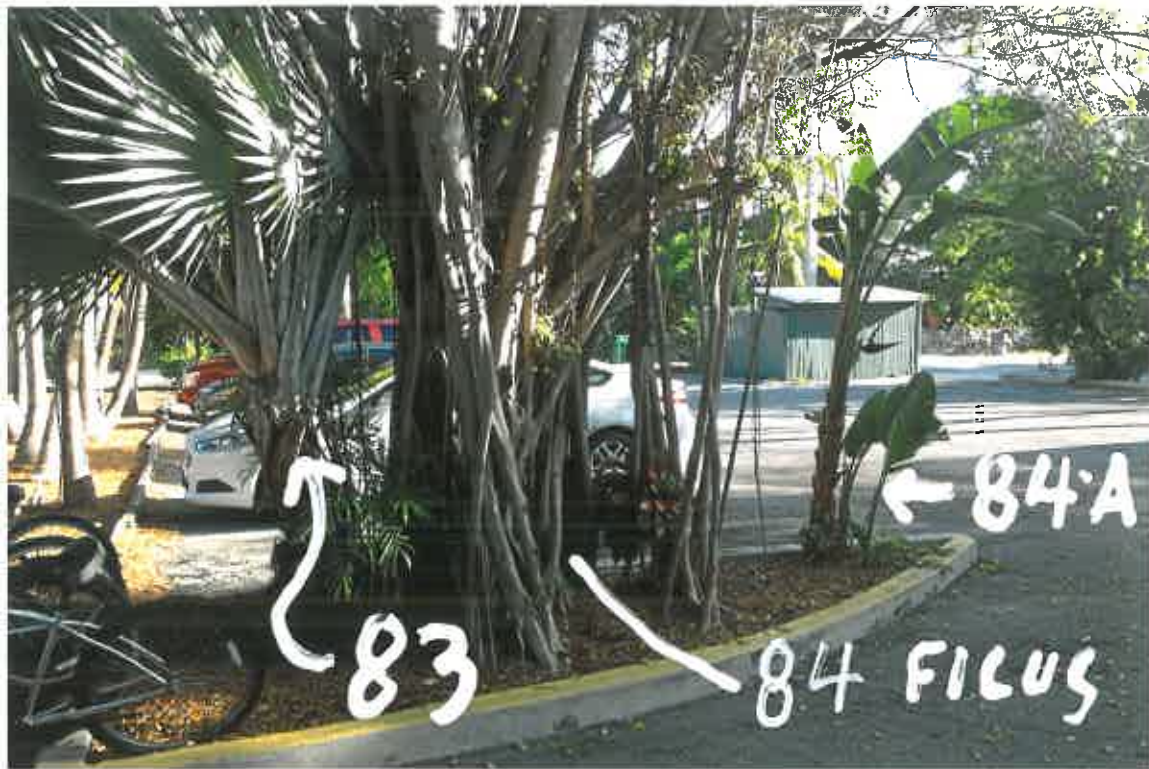
82-A-68

16 COCONUTS



COCONUTS
68 to 82-A











86 M'ARTHUR





BIG GUMBO
#89



22'
CT



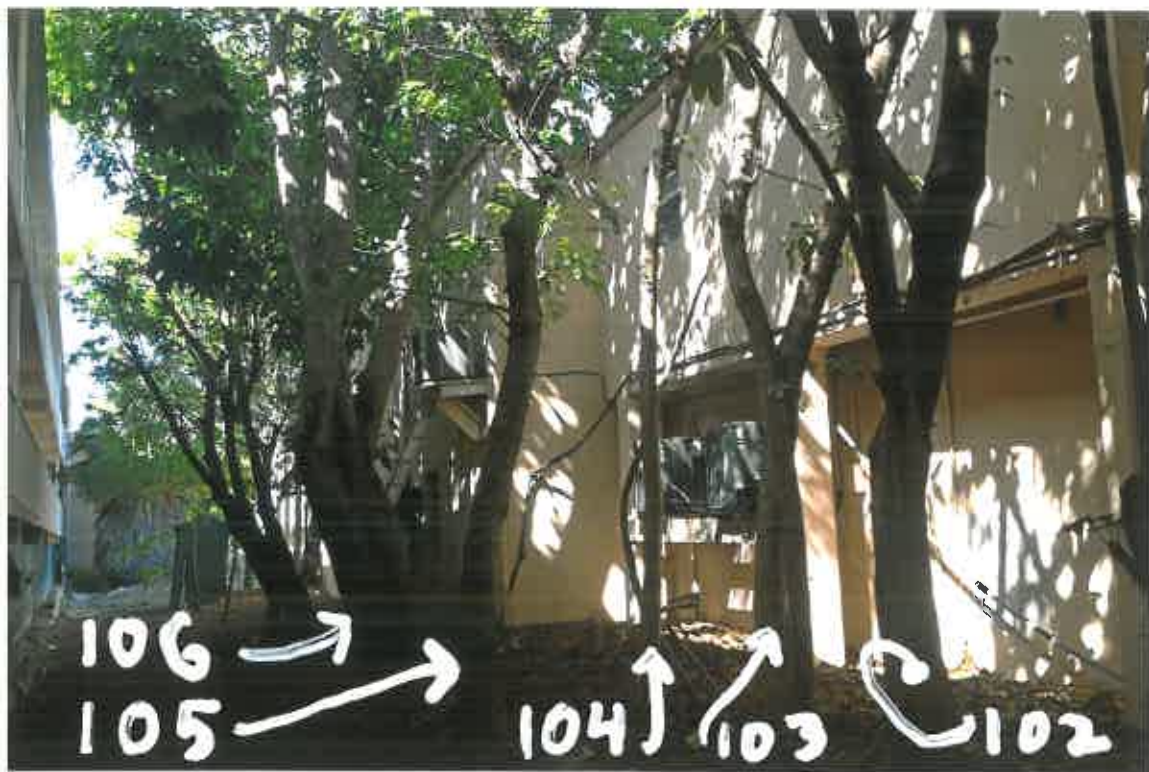














STRANGLER
FIG

119
119-A









123 AUST
PINE
REMOVE











130-A
HOLLY
REMOVE



130-D





130-D
SIL. BUTTOD WOOD



1082

#131 COCONUT







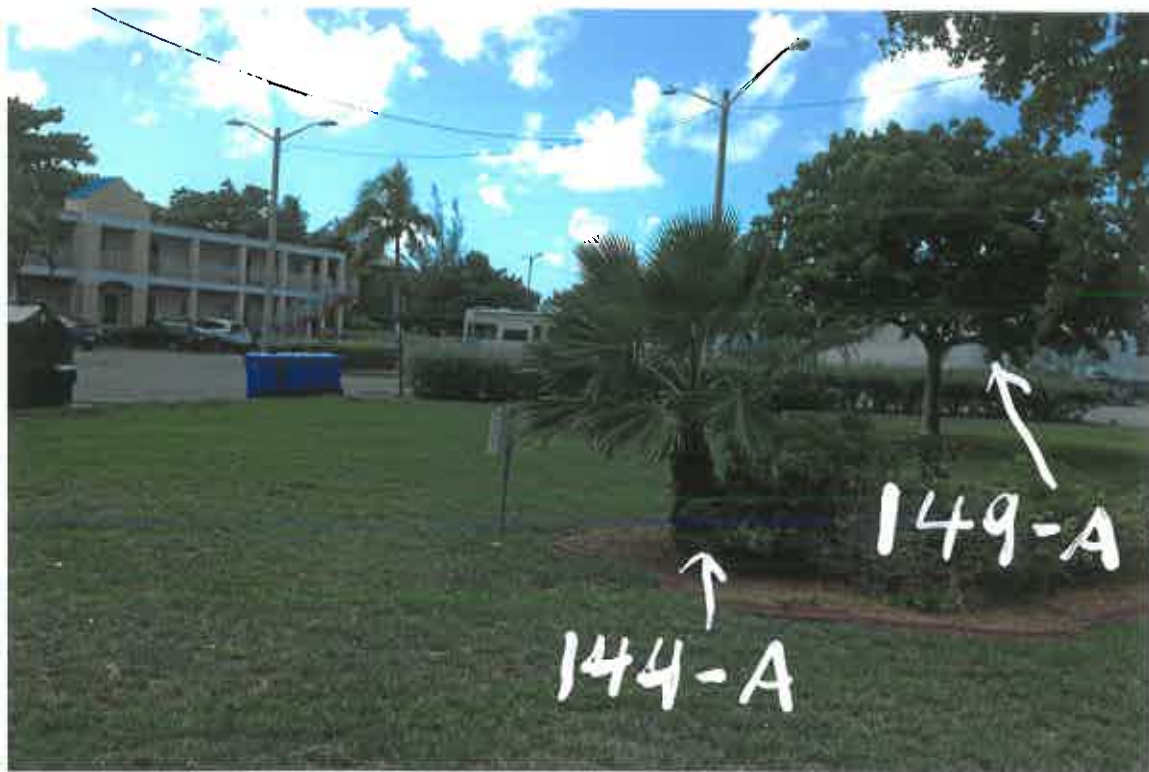


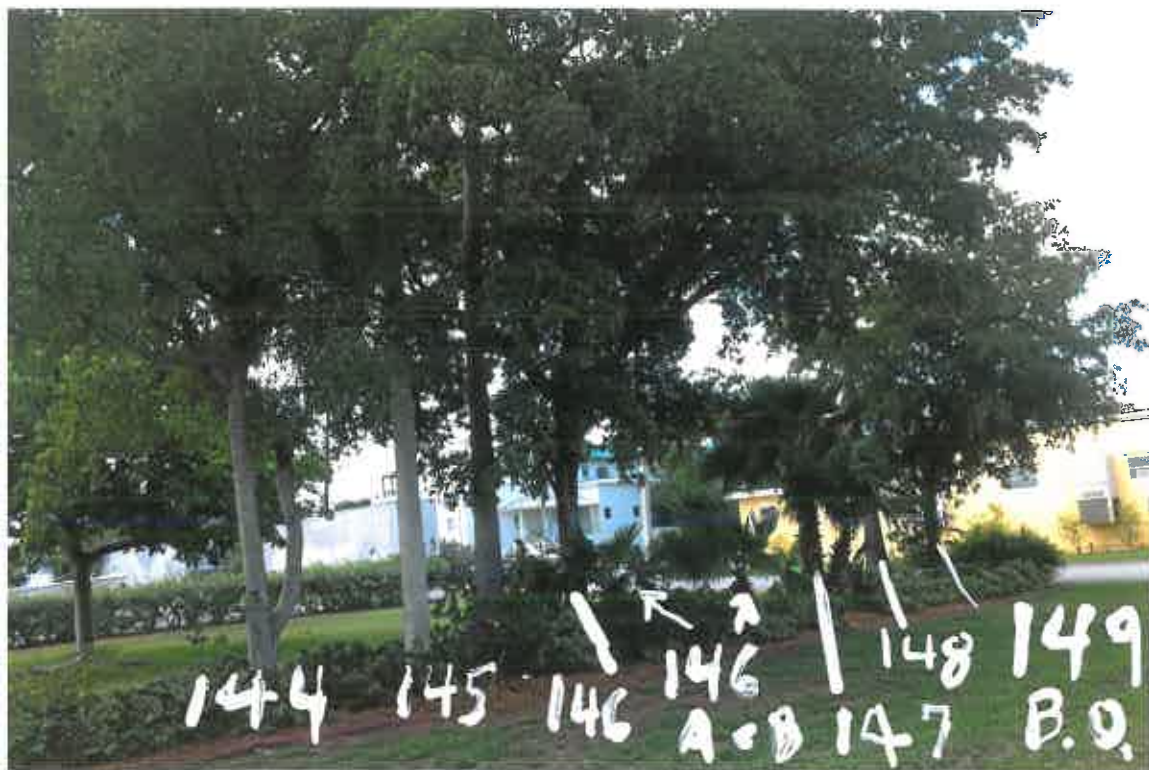


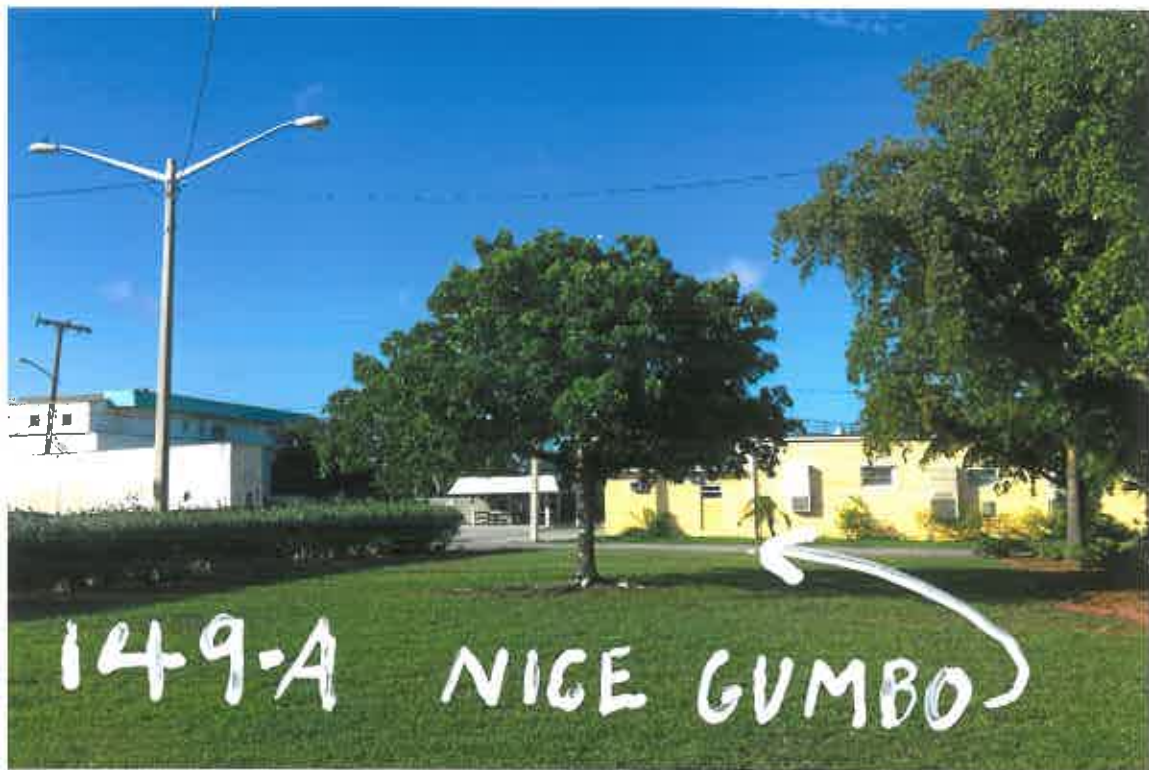












149-A NICE GUMBO





NORFOLK
IS. PINE

152-B

152-A COCO



153 →

152-C

154 SCHEF



#161 →

↪ #162

↪ MINOR TRIM







#168

BLACK
MANGROVE

169-E, F, G, H 3-5 CT

169-A, B, C, D 15 CT

169 MAIN TREE 6 TRUNK

















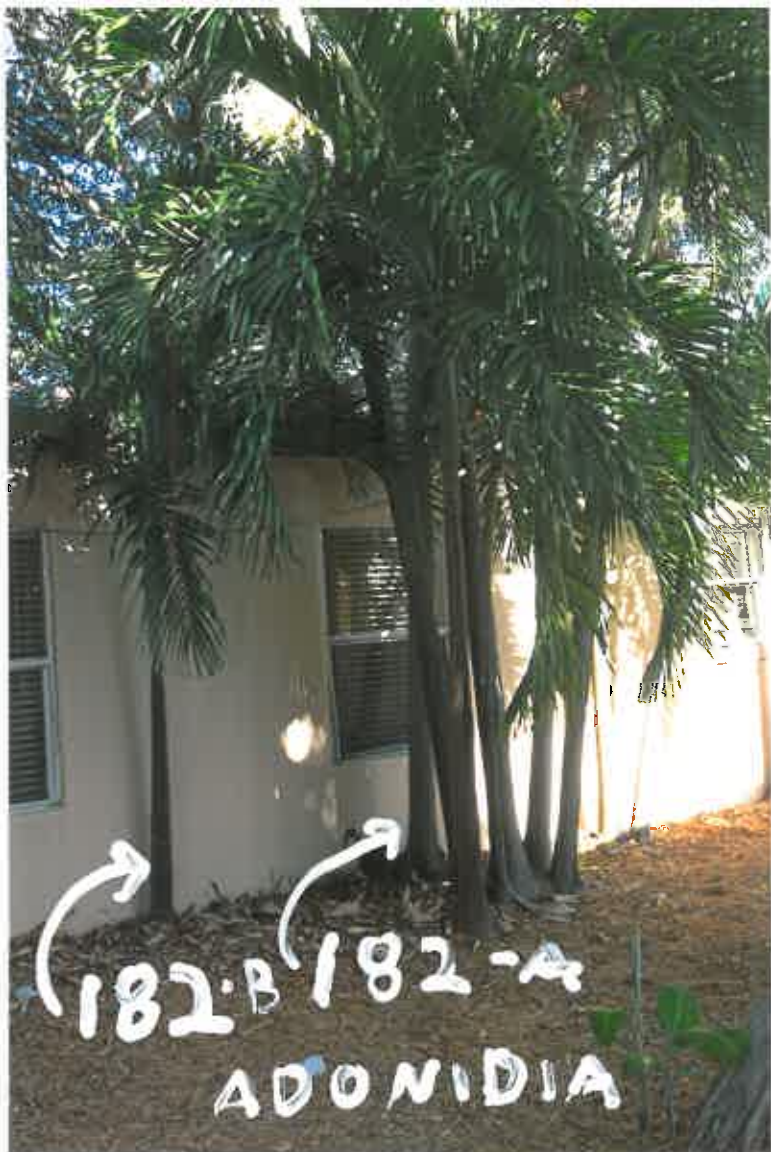












182-B 182-A

ADONIDIA



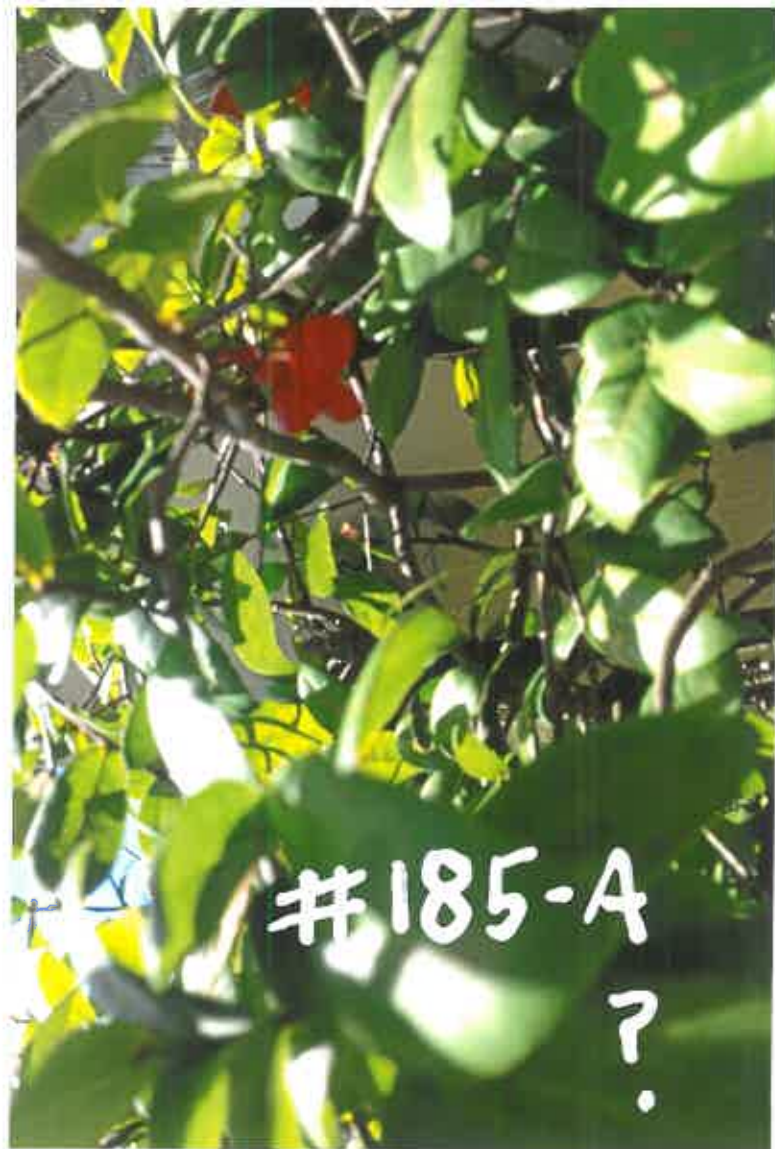


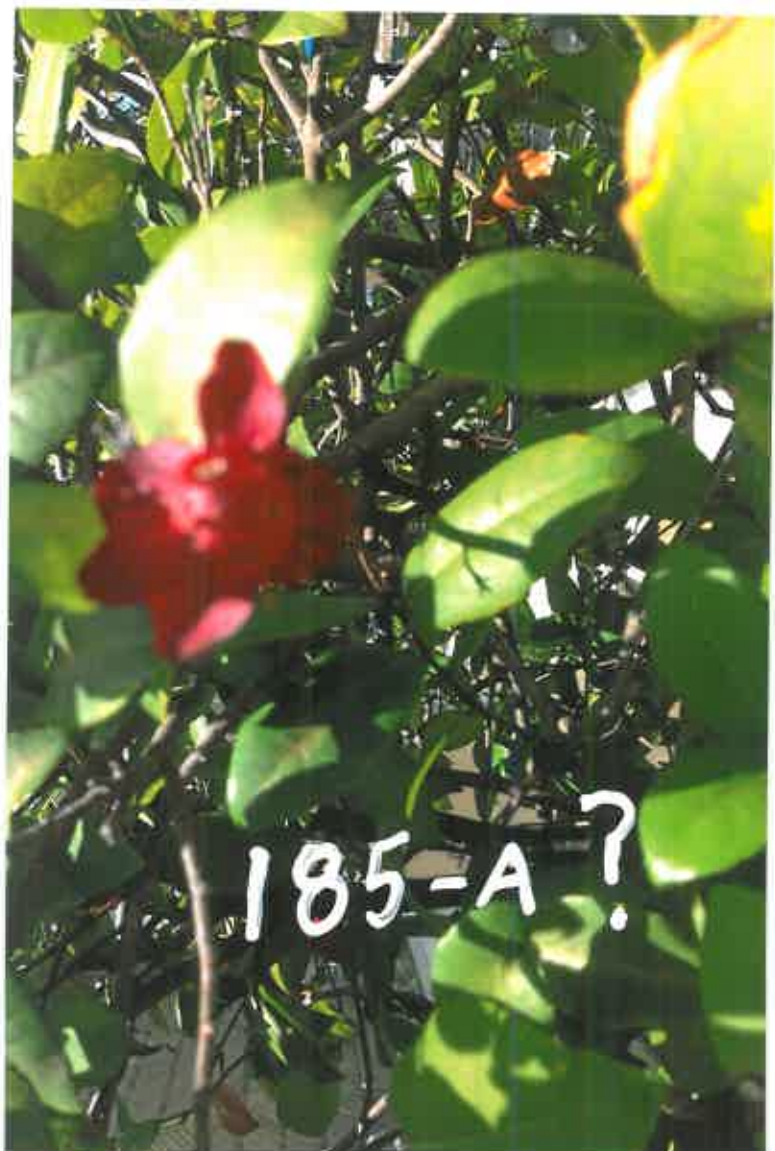






185-A
MYSTERY
BUSH











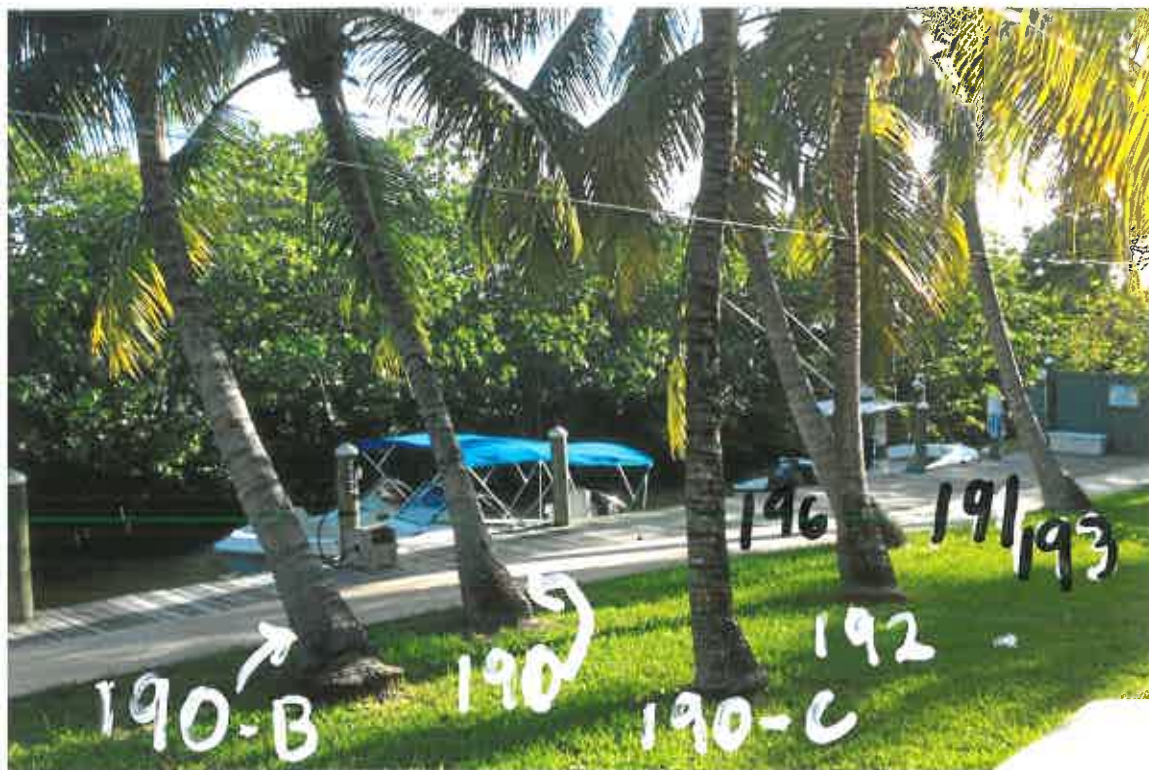
188

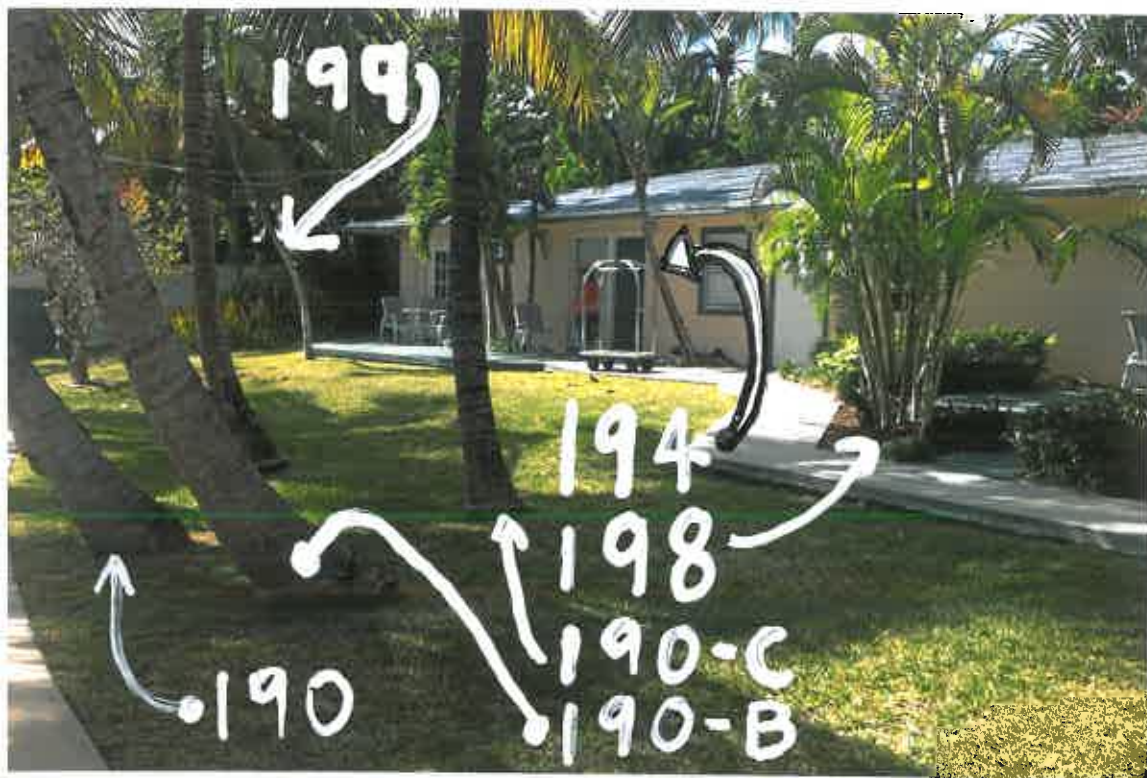
168

BLACK MANGR

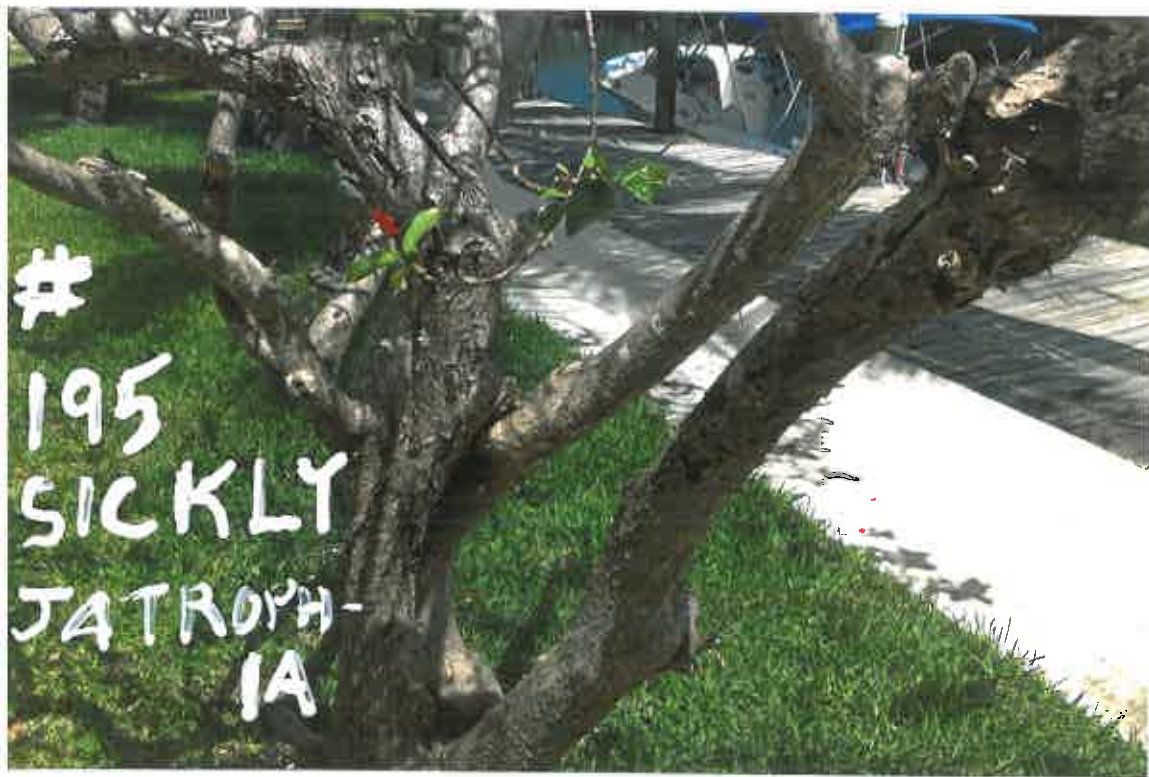






















A photograph of a dense hedge of Schefflera trees. The trees have dark green, pinnate leaves and some reddish-brown flowers are visible. The text is overlaid on the center of the image.

206 to 213
OLD SCHEFFLERA
HEDGE



#214
STRANGLER FICUS







Staff Report

STAFF REPORT

DATE: November 3, 2015

RE: **2319 and 2401 N. Roosevelt Blvd
(permit application # T15-7480)**

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.

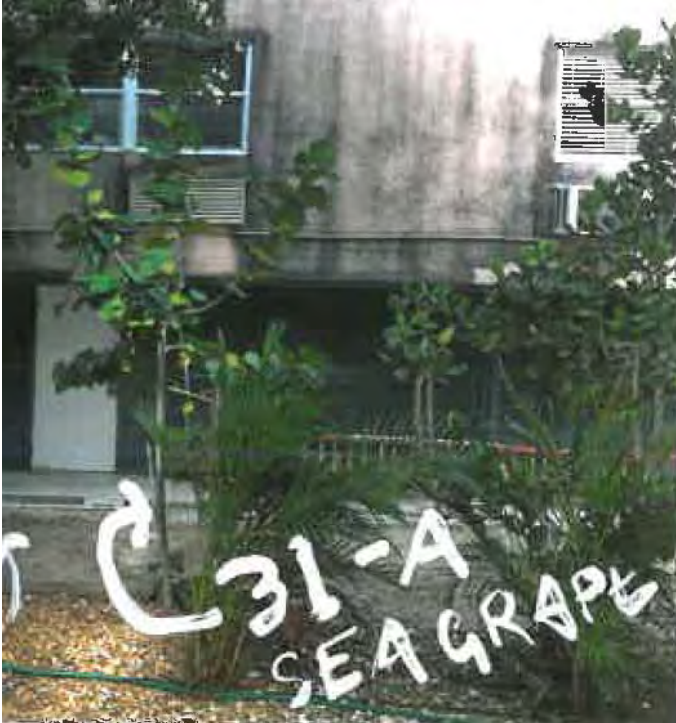
REMOVALS

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 Sandlewood (*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.

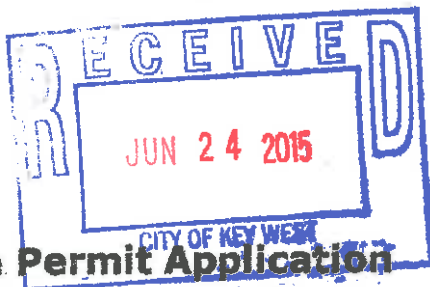
A lot of the vegetation/trees being removed are not regulated and include Schefflera, Black Olive, Tropical Almond, Ficus Benjamin, Seaside Mahoe, Woman's Tongue, Areca palms, and white bird/travelers palms.

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

It is not known at this time if the landscape 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 Conceptual Landscape Plan with Tree removal be approved.

Application



7480

NOV
14

Tree Permit Application

Date: 4/23/2015

Please Clearly Print All Information unless indicated otherwise.

Tree Address + 2401 N. ROOSEVELT
Cross/Corner Street 2319 N. ROOSEVELT BLVD. KEY WEST
List Tree Name(s) and Quantity BANANA BAY RESORT by HILTON HAVEN Rd.
Species Type(s) check all that apply SEE TREE INVENTORY
Reason(s) for Application: ☒ 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

Property Owner Name Banana LLC & KW 26 LLC
Property Owner eMail Address Tom. McMurray @ OPL hotel. com
Property Owner Mailing Address 1001 E. Atlantic, Blvd St. 202 Delray Bch
Property Owner Mailing City Delray Bch State FL Zip 33483
Property Owner Phone Number (561) 299-9900
Property Owner Signature _____

Representative Name CLINT OSTER of GENERAL LANDSCAPING CORP
Representative eMail Address GENERALLAND@BELL SOUTH.NET
Representative Mailing Address 845 NE 71 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

SEE PLAN w/ PERMIT APPLICATION

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

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an individual)

I, CLINT OSTER, 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.

Clint Oster

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 9/4/2015 by

date

clint oster

Name of Authorized Representative

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

FF 070470

Commission Number, if any



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



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 Description: AMENDED PLAT OF HILTON HAVEN SEC 1 PB2-108 TRACT 1 AND PARCEL OF LAND AND BAY BTM NLY THEREOF G42-378/379 G46-422/423 G52-51/52 II DEED NO 20519 OR792-463IIF OR837-1183/1184 OR841-989/990E OR1016-1573/1574 OR1176-1298/1302 OR1185-973/978Q/C OR1332-1287/1303-E(RES NO 94-484) OR1336-91/97(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 03801-3399

Property Details

PC Code: 39 - HOTELS, MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 33-67-25
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 OR648-836E OR1307-1791/93(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: 8849401 Parcel ID: 00002080-000100

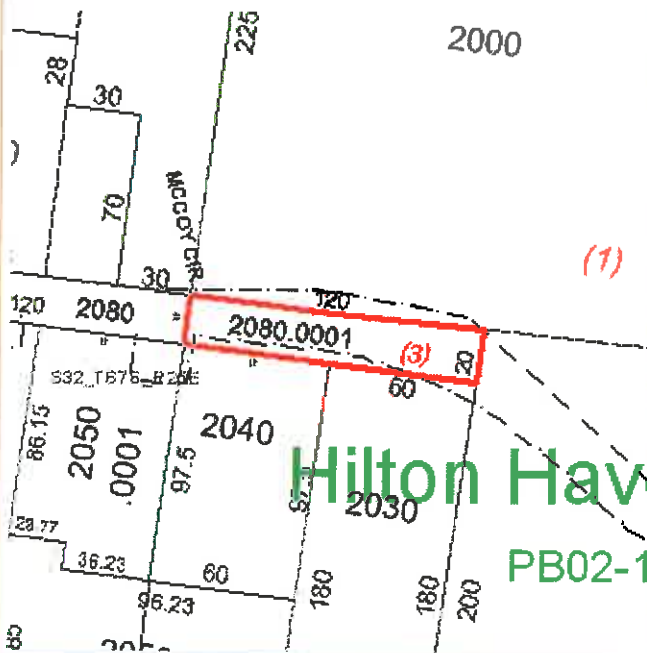
Ownership Details

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: 32-67-25
Property Location: HILTON HAVEN DR KEY WEST
Subdivision: Amended Plat of Hilton Haven Section No 1
Legal Description: AMENDED PLAT OF HILTON HAVEN SEC 1 PB2-108 (PART OF RESERVED PARCEL) OR1307-1794/96 OR1332-1287/1303-E(RES NO 94-484) OR2151-1720/22

Click Map Image to open interactive viewer



Land Details



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: 33-67-25
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 OR1220-2049/57PET/WILL PROB#92-189-CP-10 OR1255-770/772P/R OR1307-1794/96 OR1332-1287/1303-E(RES NO 94-484) OR2151-1720/22

Click Map Image to open interactive viewer



FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

KW26 LLC

Filing Information

Document Number	L05000028104
FEI/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>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

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

BANANA LLC

Filing Information

Document Number	L05000033277
FEI/EIN 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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[02/17/2006 -- ANNUAL REPORT](#)

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[04/05/2005 -- Florida Limited Liability](#)

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Karen DeMaria

From: Karen DeMaria
Sent: Monday, July 27, 2015 3:25 PM
To: 'generalland'
Subject: RE: Banana Bay Resort Key West

Clint:

The application for conceptual landscape plan approval is being held. The project has not been scheduled for review by the DRC yet. I have reviewed the Planning Department comments and there are some comments that may require changes to the landscape plan. Therefore, I am holding off on scheduling the application for Conceptual Landscape plan approval until additional information is received from the property owner or their representatives regarding Planning Dept concerns and scheduling of the DRC meeting.

Sincerely,

Karen

From: Karen DeMaria
Sent: Friday, June 26, 2015 4:24 PM
To: 'generalland' <generalland@bellsouth.net>
Subject: RE: Banana Bay Resort Key West

Clint:

I have spoken to the Planning Director and I was informed that due to potential changes in the project because of planning department comments, he is requesting that the project go back in front of DRC (Development Review Committee) July 23. Therefore, I can not place this item on the Tree Commission agenda until after the DRC meeting. I will hold the application and if all goes well with DRC, place it on the August 11 Tree Commission agenda. During this time though, I will be reviewing the application making sure the existing tree map is correct and reviewing the plant palette. Please continue to coordinate the actual landscape plan with the property owners and their consultants to make sure that the plan incorporates any changes.

Sincerely,

Karen

From: generalland [<mailto:generalland@bellsouth.net>]
Sent: Tuesday, June 23, 2015 5:45 PM
To: Karen DeMaria
Subject: Re: Banana Bay Resort Key West

Hi Karen,

Attached are PDF files of the Existing tree plans for your review.

Please call if you have any questions.

Clint Oster
General Landscaping
561-994-3755 office
561-239-8280 cell

On Thursday, June 18, 2015 4:07 PM, Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

Clint:

It was nice spending the morning with you. Attached is the information I told you I would send. Below are a couple of useful websites regarding landscape plants. If you need anything else, feel free to contact me.

Sincerely,

Karen

<http://www.regionalconservation.org/beta/nfyn/plantlist.asp?ZipCode=33040>

<http://hort.ifas.ufl.edu/woody/species.shtml>

Karen DeMaria
Urban Forestry Manager/Tree Commission
Certified Arborist
305-809-3768

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Dann 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
date

Donna Bosold
Name of Authorized Representative

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

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Thomas Pope, 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.

Thomas Pope
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 9/4/2015 by
date

Thomas E Pope
Name of Authorized Representative

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
COMMISSION # FF 070470
EXPIRES: December 26, 2017
Bonded Thru Budget Notary Services

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Thomas T. McMurrain, 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 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 of approval based on said representation shall be subject to revocation.

A handwritten signature in black ink, appearing to read "T. McMurrain".

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Sept. 4, 2015 by
date

Thomas T. McMurrain
Name of Authorized Representative

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 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.

A 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)

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

authorize Thomas T. McMurrain
Please Print Name of Representative

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

A 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



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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)

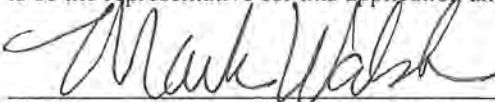
Please complete this form if someone other than the owner is representing the property owner in this matter.

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.


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

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Planning Department



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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.

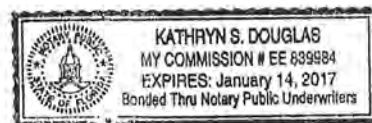
Mark Walsh
Signature of person with authority to execute documents on behalf on entity owner

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 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.

A 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.

A handwritten signature of Kathryn S. Douglas in black ink.
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)

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manager of Banana 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.

[Signature]
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 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.

A 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.

A handwritten signature of Kathryn S. Douglas in black ink.
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

845 N.E. 71st Street
BOCA RATON, FLORIDA 33487
(561) 994-3755

BANANA
BAY

North Roosevelt Blvd.
Key West, FL

REVISIONS
6/23/15

9-4-15 ADD 2 ZONES
IN MAIN PARKING LOT.

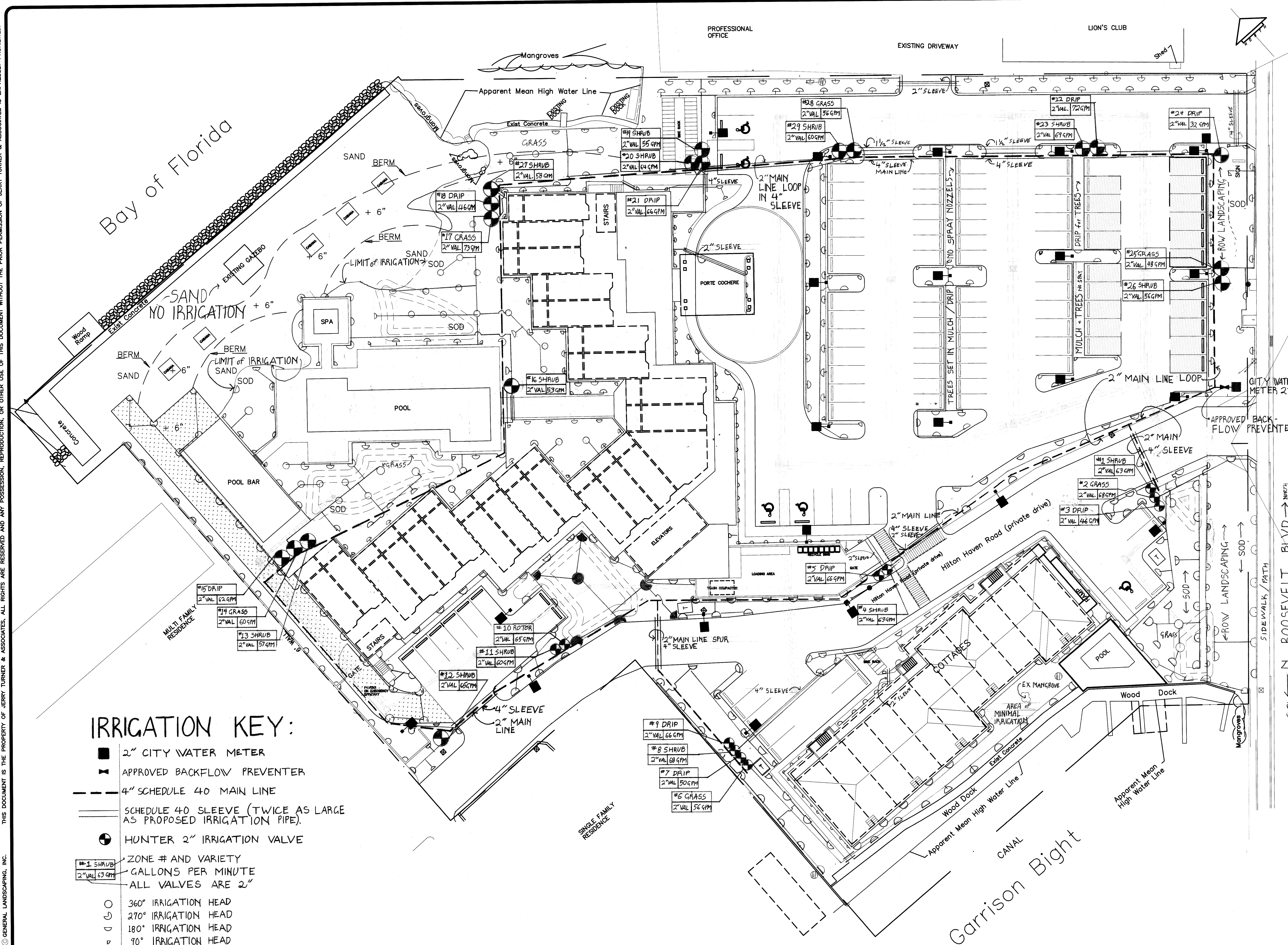
DRAWN _____ CHECKED _____
 DT CO
 SCALE _____ DATE _____
 1" = 20' 4-24-15

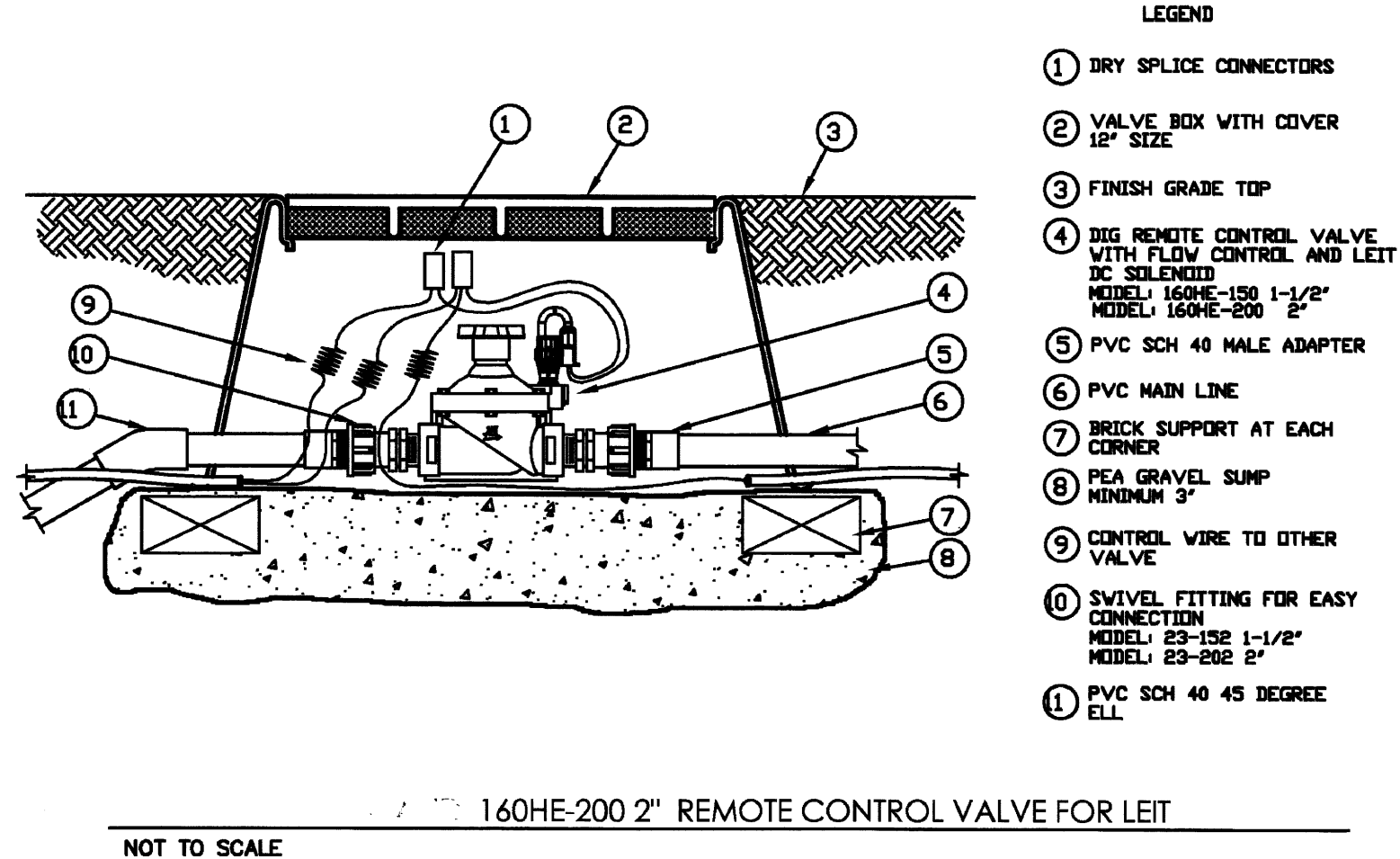
IRRIGATION PLAN

FILE NO. 0000 JOB NO. 0000
SEAL SHEET NO.

1-1

of 2



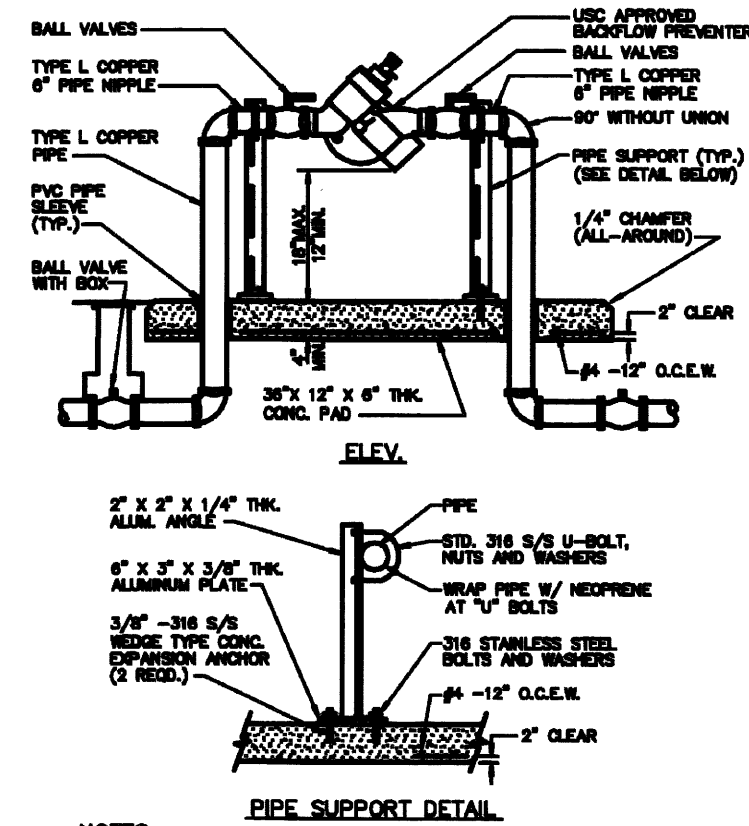


VALVE SCHEDULE

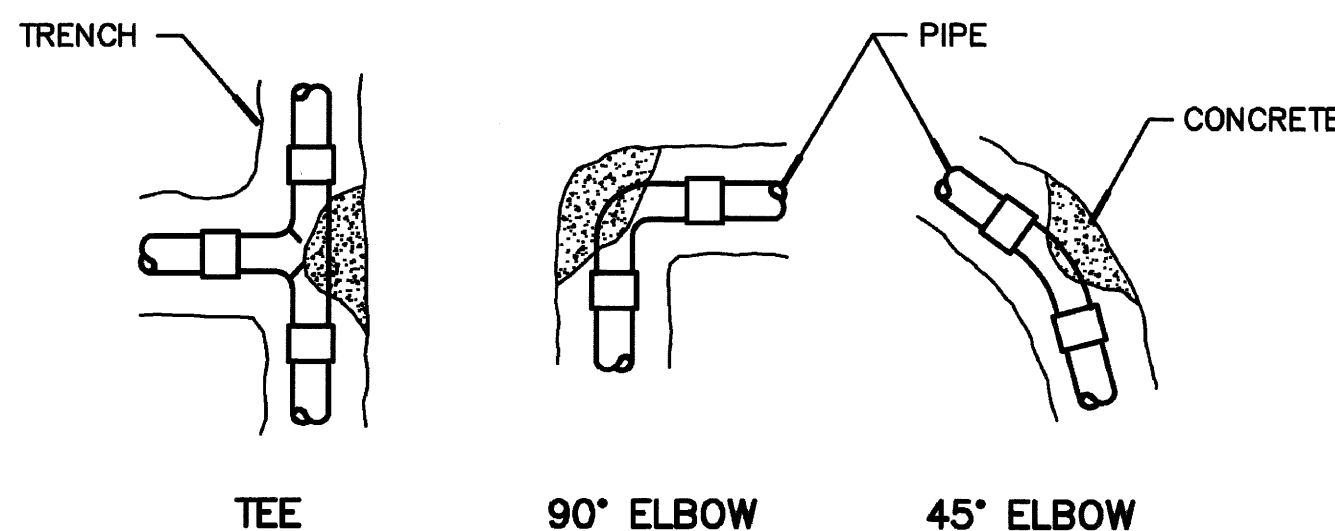
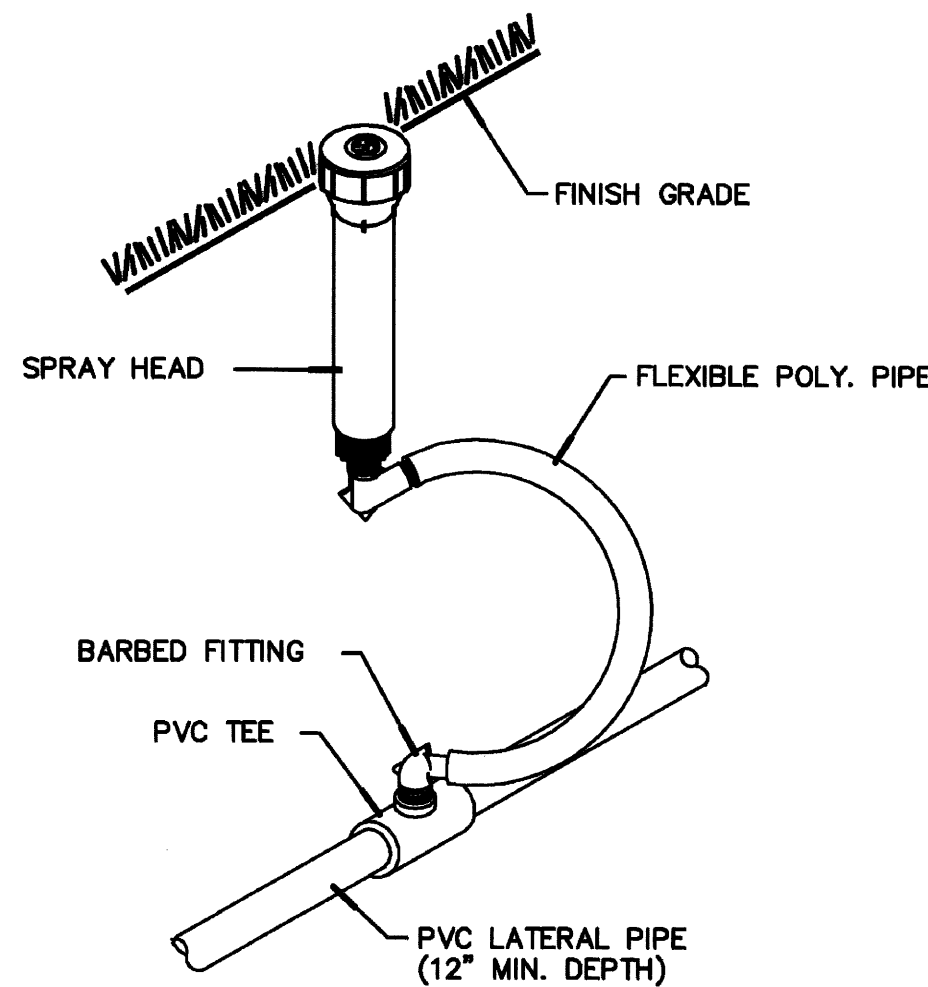
ZONE / VARIETY / LOCATION

- #1 / shrub / Along Roosevelt south of Private Drive
- #2 / grass / Along Roosevelt south of Private Drive
- #3 / drip / Trees along Roosevelt south of Private Dr & west to cottages
- #4 / shrub / Around loading dock north of Private Drive
- #5 / drip / Trees around loading dock including trees west to property line
- #6 / grass / Between cottages and canal along south property line
- #7 / shrub / Cottages 1 - 8 and along Private Drive
- #8 / shrub / West buffer landscaping south of Private Drive
- #9 / drip / West buffer south of Private Drive and Trees in front of cottages
- #10 / Rotor / Open grass area north of Private Drive south of West Wing of Resort
- #11 / shrub / Along West Wing of resort on the south side
- #12 / shrub / Landscaping along west buffer north of Private Drive
- #13 / shrub / Between West Wing of Resort & pool
- #14 / grass / South side of pool
- #15 / drip / Trees in west buffer north of Private Drive & south of pool
- #16 / shrub / Dune plantings between pool and Bay of Florida
- #17 / grass / North of pool
- #18 / drip / Trees west and north of North Wing of Resort
- #19 / shrub / East side of Resort and Porte Cochere
- #20 / shrub / North buffer along property line past Lions Club
- #21 / drip / Trees along north property line and in front of Resort
- #22 / drip / Trees in parking lot islands of Resort
- #23 / shrub / Native plants in parking lot islands of Resort
- #24 / drip / Trees along Roosevelt north of Private Drive
- #25 / grass / Along Roosevelt north of Private Drive
- #26 / shrub / Along Roosevelt north of Private Drive
- #27 / shrub / West side of North Wing of resort

- 28 / GRASS / MAIN PARKING LOT ISLAND
- 29 / SHRUB / MAIN PARKING LOT ISLAND



- NOTES:
1. ABOVE GRADE PIPING SHALL BE BRASS OR TYPE 1" COPPER TUBING.
 2. ALL COPPER JOINTS SHALL BE MADE WITH 80/20 SOLDER.
 3. PIPE BACKFLOW PREVENTER IS REQUIRED IN ACCORDANCE WITH CITY OF DELRAY BEACH CODE OF ORDINANCES TITLE 1, CHAPTER 22.01.



GENERAL NOTES

1. All irrigation lines as follows:

Main Line: City Water supplied systems shall be Sch. 40 PVC pipe. All fittings to be Sch. 40 and all threaded pipe to be Sch. 80. Pipe and fittings to conform to ASTM specs.

Zone Line: Any pipe direct buried under pavement or concrete shall be Sch. 40 PVC and contained in a sleeve. All other zone lines shall be as follows:

3/4" / 1" - Class 200, SDR 21 PVC
1 1/4" and greater - Class 160, SDR 26 PVC
Exposed pipe and all fittings shall be Sch. 40

All pipe and fittings to meet ASTM specs.

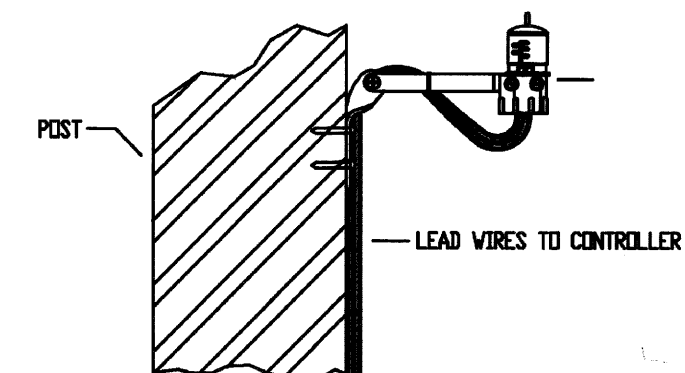
Fabrication: All solvent weld joints to be made using cleaner / primer and medium / heavy bodied grey or blue cement to ASTM D2564. Joints shall be square cut, fully engaged and allowed to cure 24 hours before applying pressure.

Sleeving: Sch. 80 PVC - (2) 4" sleeves for water & electric
All wire conduit to be grey Sch. 40 PVC.

Depth of Lines: Sleeves under roadways - 24" min., 36" max.
Laterals under pavement - 18" min.

Main Lines - 18" min.
Zone Lines - 1 1/2" and less - 12" min.
2" and greater - 12" min.

2. Control Wires: 14AWG, type UF direct burial irrigation wire. Main water system shall be run in 1 1/2" Sch. 40 grey conduit. Provide wiring with "locators" approved by landscape architect. Run 2 spares min. from each controller location to ends of main. Splice all joints using UL listed moisture proof connectors. Splice only at valve or in splice box.
3. Backfill all trenches free of debris, flush all lines, USE SCREENS IN ALL HEADS, adjust radius and arc of heads for proper coverage.
4. Paint all risers or exposed pipe with "Rustoleum" flat black.
5. Wire in accordance to plans and label wires and indicate zones in clock.
6. All details are graphically shown only. Piping and valves may be shown in paved areas for clarity only. Pipe shown in paved areas and not shown with sleeving shall be placed in the adjacent lawn or planting area. All quantities shall be verified prior to installation per actual site conditions. All other underground utilities shall be located prior to installation and pipe routing adjusted accordingly. It shall be the irrigation contractors responsibility to guarantee 100% coverage and 75% min. overlap. Any discrepancies shall be reported to the owner, G.C. and landscape architect before proceeding. The landscape architect reserves the right to substitute head types and make field adjustments as may be required. The irrigation contractor may field adjust the nozzle selection to guarantee proper coverage.
7. All lawn sprinklers adjacent to curbs or pavement shall be installed with a clearance of 2" from the edges of all paved areas to provide for edging and maintenance operations.
8. All sprinkler heads shall be set perpendicular to finished grade.
9. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
10. All valves shall be installed in amtek valves boxes (or equal) with lids mounted at ground level. The contractor shall indicated the zone number on the inside of the valve box cover.
11. The irrigation contractor shall provide the owner with an accurate "AS BUILT" plan at completion or in phases as may be required, showing valves, mains, splices, crossings, controls, supplies, etc. using dimensions from fixed datums and approved by the landscape architect before final payment.
12. Local codes shall take precedence over and detail shown on these plans. It shall be the irrigation contractors responsibility to comply.
13. Do not activate moisture sensors until the landscape is established and approved by the landscape architect.
14. Thrust blocks shall be provided as needed.
15. All sprinkler heads installed in grass areas shall be 6" pop-ups. All sprinkler heads installed in shrub areas shall be 12" pop-ups.
16. Install all pop-ups using Toro "Funny" Thick wall poly pipe approx. 18" long.



Hunter MINI-CLICK
NO SCALE INSTALLATION DETAIL

GENERAL LANDSCAPING

LANDSCAPE ARCHITECTURE
LANDSCAPE CONSTRUCTION

845 N.E. 71st Street
BOCA RATON, FLORIDA 33487
(561) 994-3755

PROJECT

BANANA BAY RESORT

North Roosevelt Blvd.
Key West, FL

REVISIONS

9-4-15 ADD 2 ZONES IN PARKING LOT

DRAWN _____ CHECKED _____
CO _____ CO _____
SCALE _____ DATE _____
1"=20' 4/24/15
TITLE _____

IRRIGATION DETAILS

SEAL _____ SHEET NO. _____