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MAHOGANY
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GUMBO LIMBO
- 

SEAGRAPE
- 

CLUSIA ROSEA
- 

LIGNUM VITAE
- 

SILVER BUTTONWOOD
- 

COCONUT PALM
- 

THATCH PALM
- 

SABAL PALM
- 

GREEN BUTTONWOOD
- 

BULNESIA
- 

MIXTURE OF THE FOLLOWING PLANTS:
SEVEN YEAR APPLE
BEACH ELDER
SCAVOLA
DUNE SUNFLOWER / ATL GALLARDIA
RAILROAD VINE
SEA LAVENDER
LIRIOPE
WHITE FOUNTAIN GRASS / ALT SEA OATS
SAW PALMETTO

KEY	SCIENTIFIC NAME	COMMON NAME	CAL	QTY	HT	SP	REMARKS	NATIVE
TREES								
BUL	Bulnesia arborea	Verawood		7	12'			NO
BUR	Bursera Simaruba	Gumbo Limbo	4"	15	12'	6'	single trunk	YES
CLU	Clusia Rosea	Pitch Apple	3"	23	12'	6'	single trunk	YES
COC	Coccoloba Uvifera	Seagrape	3"	6	12'	8'	multi-trunk	YES
COC	Cocos nucifera 'Green Mayalan'	Coconut Palm		58	6' gw		Green	NO
CON	Conocarpus erectus	Green Buttonwood	2.5"	13	12'	6'		YES
CON	Conocarpus erectus 'sericeus'	Silver Buttonwood	2.5"	1	8'		Multi trunk	YES
PP	Eugenia rhombica	Red Stopper	2"	8	8-10'	5'		YES
GU	Guaiacum sanctum	Lignum Vitae	2"	9	8' - 10' ht.		B&B, 2" CAL	YES
SP	Myrcianthes fragrans	Simpson Stopper	2.5"	8	9-10'		Multi trunk	YES
DAT	Phoenix sylvestris	Wild Date Palm		8	8' cl		Matching	NO
SAB	Sabal palmetto	Sabal Palm		14	14', 16', 18' OA		Stick	YES
PAR	Swietenia mahagoni	Mahogany	2.5"	1	12'			YES
SWI	Swietenia mahagoni	Mahogany	2.5"	2	12'	6'	single trunk	YES
THR	Thrinax radiata	Thatch Palm	42		10'-12' OA		B&B	YES
SHRUBS AND GROUND COVERS								
ANN	Annual Flowers			180			1 gal	NO
BAY	Suriana maritima	Bay Cedar		49	4'			YES
BLU	Lantana loddigesii	Blue Lantan Palm		1	10'		B&B	NO
BOU	Bougainvillea sp.	Bougainvillea		40	18"	38"	color by owner	NO
CAP	Schefflera arboricola 'gold capella'	Capella		236	30"	30"		NO
CF	Livistona chinensis	Chinese Fan Palm		62	36"	30"		NO
CLU	Clusia guttata	Small Leaf Clusia		4	6'			YES
COF	Psychotria nervosa	Wild Coffee		156	24"	18"		YES
CRO	Codiaeum variegatum 'Bravo'	Croton		9	5'		standard	NO
ERN	Emodea littoralis	Golden Creeper		1190	12"	12"	18" oc	YES
EUP	Chamaecrops 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
FRN	Nephrolepis exaltata	Sword Fern		400	10"	10"	no tubers	YES
GBT	Conocarpus erectus	Green Buttonwood		251	3'		full to ground	YES
GR	Ficus microcarpa 'Green Island'	Green Island Ficus		160	12"	12"		NO
HCP	Chrysodactylus icao 'Horizontal'	Horizontal Cocoplum		383	12"	15'		YES
JAM	Capparis cynophallophora	Jamaica Caper		120	30"			YES
JAT	Jatropha integerrima	Jatropha		1	4'		Multi trunk	NO
JOE	Alternanthera ficoidea	Joewood		2"	5'	6'	B&B	YES
LIR	Liriope muscarii 'super green'	Liriope		562	12"	12"	6 blb min	NO
PEP	Peperomia obtusifolia	Pepperomia		200			1 gal	YES
SAW	Serona repens	Saw Palmetto		130	2'	4'	Silver	
SS	Myrcianthes fragrans	Simpson Stopper		199	3'		full to ground	YES
VAR	Schefflera arboricola 'trinette'	Trinette		235	18"	14"		NO
XMS	Crossopetalum lilifolium	Quail Berry		68		14"		YES
BEACH PLANT MIX								
	Adonis merillii	Adonis Palm		10			Relocated from the holding area	
	Genipa chusfolia	Seven Year Apple		9	4'			YES
	Argusia gnaphalodes	Sea Lavender		30	1'-3'		plant deep	YES
	Helianthus debilis	Dune Sunflower		40	12"	12"	#1	
	Ipomoea pes-caprae	Railroad Vine		12		18"	3 runner min.	YES
	Iva imbricata	Beach Elder		200			#1	YES
	Peperomia obtusifolia	Pepperomia		200	12"	12"		YES
	Emodea littoralis	Golden Creeper		20	12"			YES
	Serona repens	Saw Palmetto		23	2'	4'		YES
	Scaevola plumieri	Inkberry		40	1'	1'		YES
	Uniola paniculata	Sea Oats		80	18"	18"		YES
	Total number plants			6009				
	Total number native plants			4427			73%	

Open Space - Sec. 108-346 (b)			
Non Residential Open Space Minimum 20%			
Site Area 173,256 SF x 20% Minimum Area of Building Site	Required	Provided SF	Provided %
	34,651.2 SF	69,386 SF	40%
Landscape Areas			
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			
Type B Buffer 10' - 245.25 LF	Total Plants Provided	x Plant Units	Plant Units Provided
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			
Type C Buffer 20' - 160 LF	Total Plants Provided	x Plant Units	Plant Units Provided
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			
Type B Buffer 10' - 296 LF	Total Plants Provided	x Plant Units	Plant Units Provided
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)			
Site Area 173,256 SF x 20% Minimum Area of Building Site	SF / % Required	SF / % Provided	
	34651 SF / 20%	69,386 SF / 40%	
Minimum Native Plant Requirement 70% - Sec. 108-412 (b)			
Native Plants	4427	73%	
Exotic Plants	1582	27%	
Total Native & Exotic Plants	6009		
Minimum Standards Landscaping Along Street Frontage Right of Way - Sec. 108-413			
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	Total Plants Provided	x Plant Units	Plant Units Provided
Evergreen / Ornamental Trees	18	10	180
Shrubs	4	3	12
Total Plant Units Provided	304	1	304
			496
Requirements for Interior Areas - Sec. 108-414			
Landscape Area 20% of total Parking Area	Total Trees Required	Total Trees Provided	
49,071 SF Parking Area x .20 = 9814.2 SF Landscape Area Required			
1 tree required per 100 SF Required Landscape Area			
9814.2 SF Required / 100 SF	99 Trees	99 Trees	
Perimeter Landscaping Requirements - Sec. 108-415			
Building Site over 50,000 SF - 10' Perimeter Landscape Width Required	Total Required	Total Provided	
1 Canopy Tree and 10 shrubs required / 35 LF in perimeter Landscape Area	9 Trees	9 Trees	
296 LF / 35	90 Shrubs	90 Shrubs	
Landscape Requirements in Nonvehicular Open Space (NOS) - Sec. 108-416			
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

11/9/15

DRAWN CO

CHECKED CO

SCALE DATE

1" = 30' 4/24/15

TITLE

LANDSCAPE PLAN

FILE NO. JOB NO.

0000 0000

SEAL SHEET NO.

L-1

of 4

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REVISIONS

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

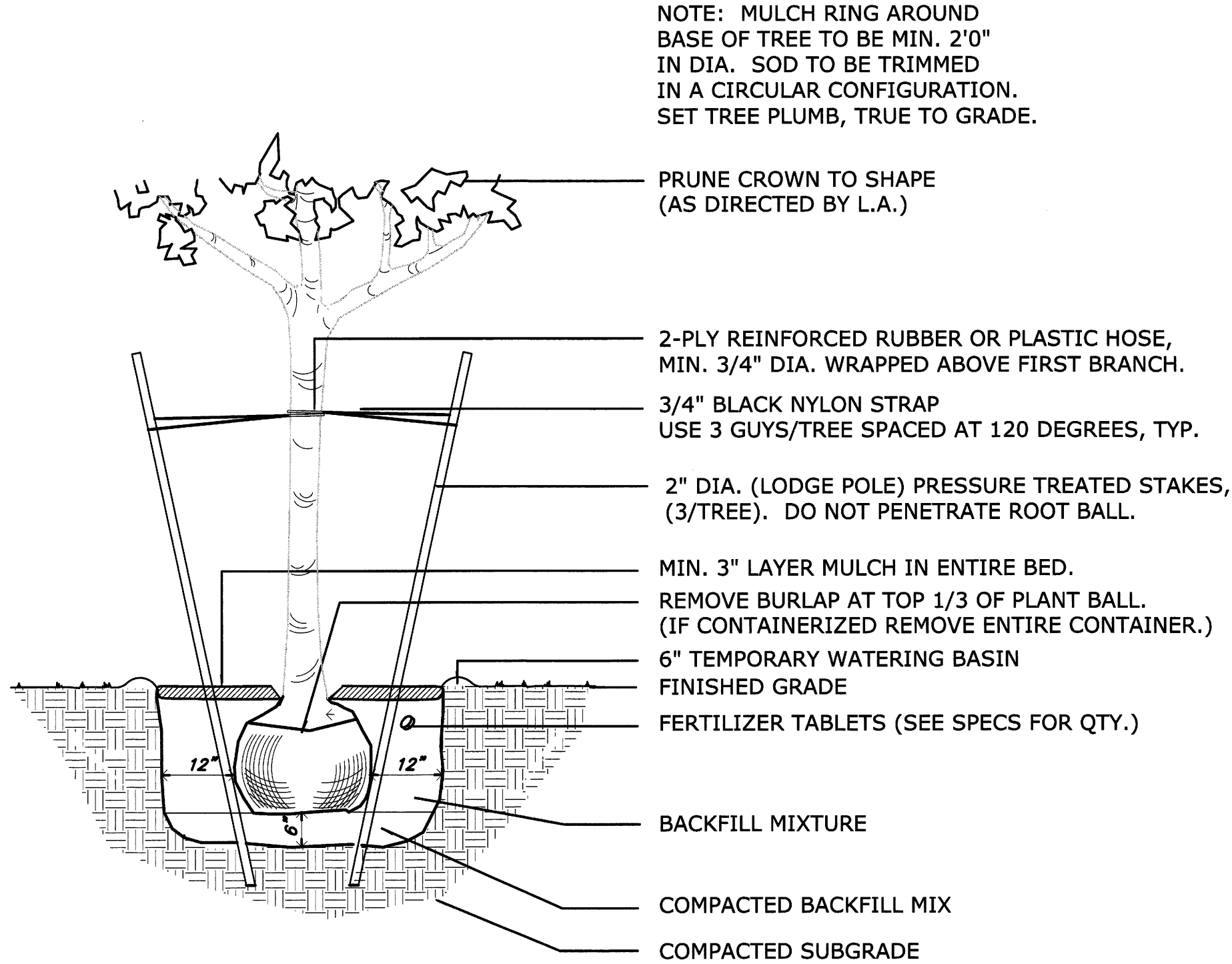
LANDSCAPE PLAN

FILE NO. JOB NO.
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SEAL SHEET NO.

L-1

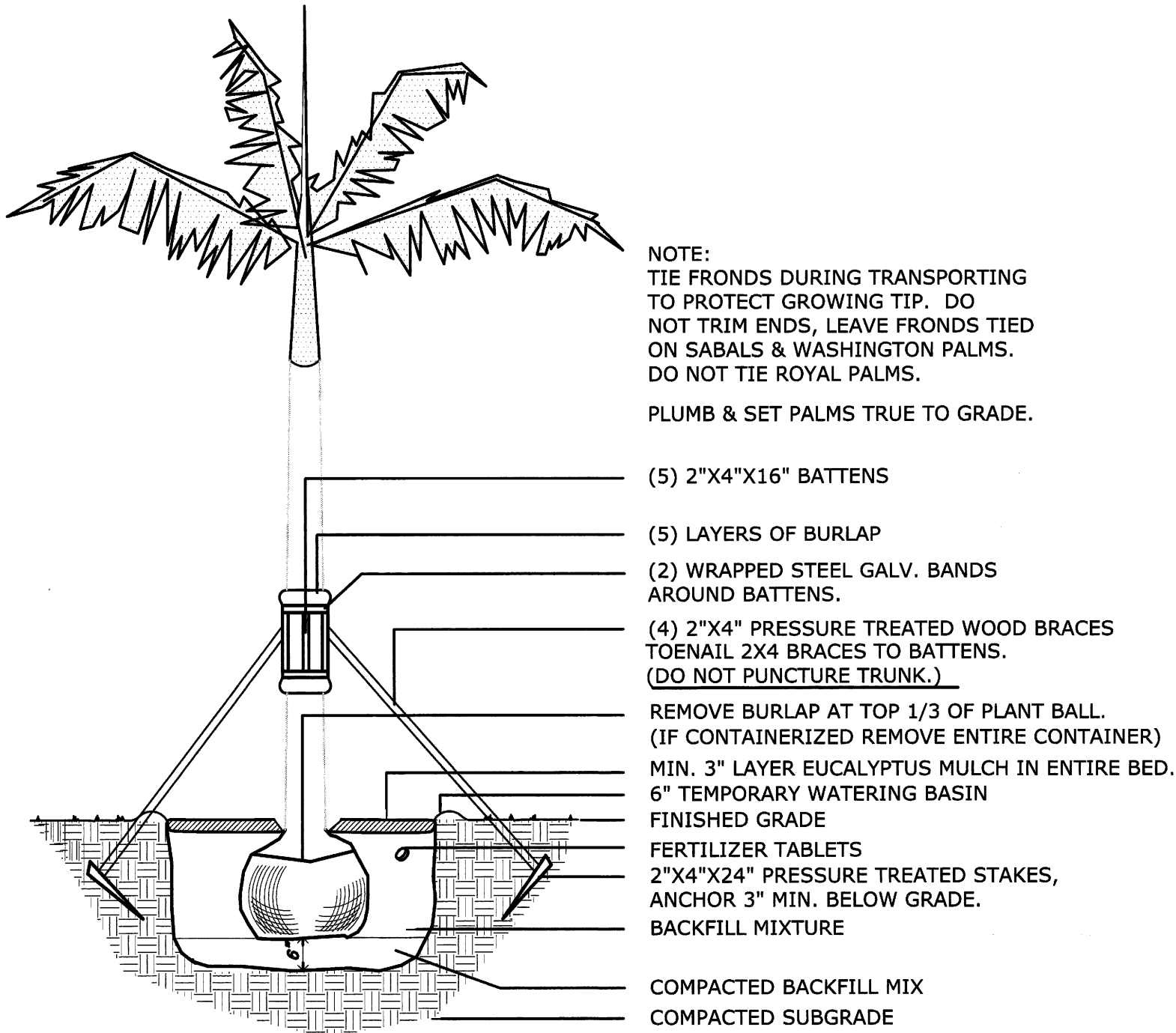
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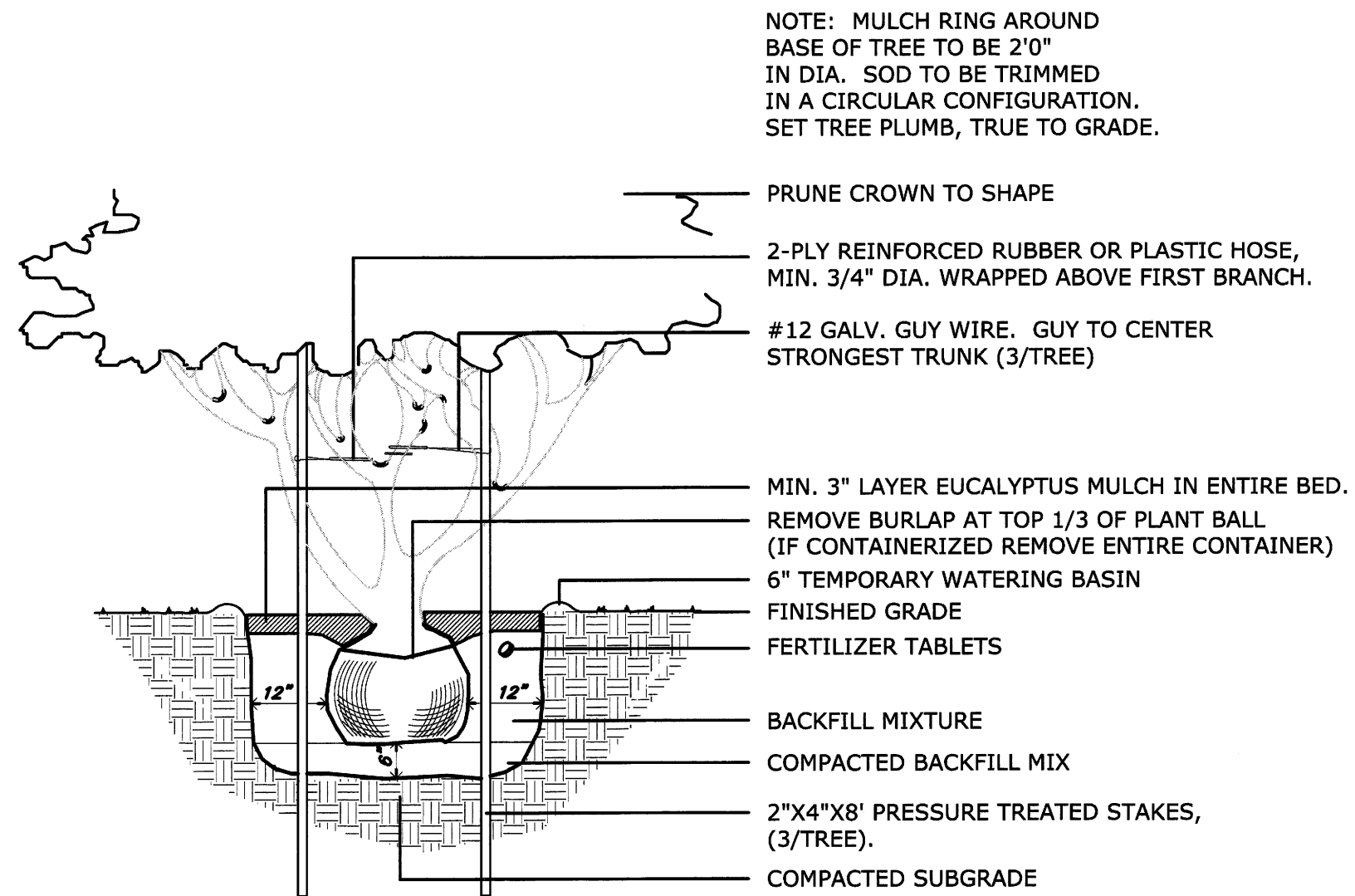
TREE PLANTING DETAIL

No Scale



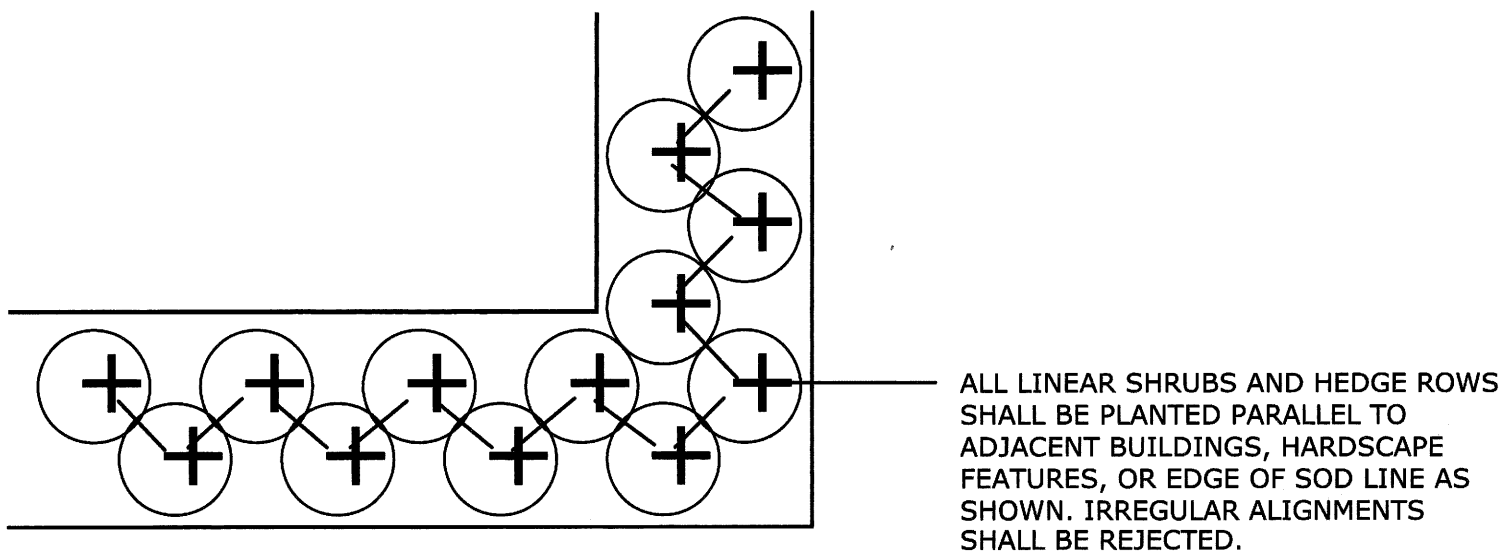
PALM PLANTING DETAIL

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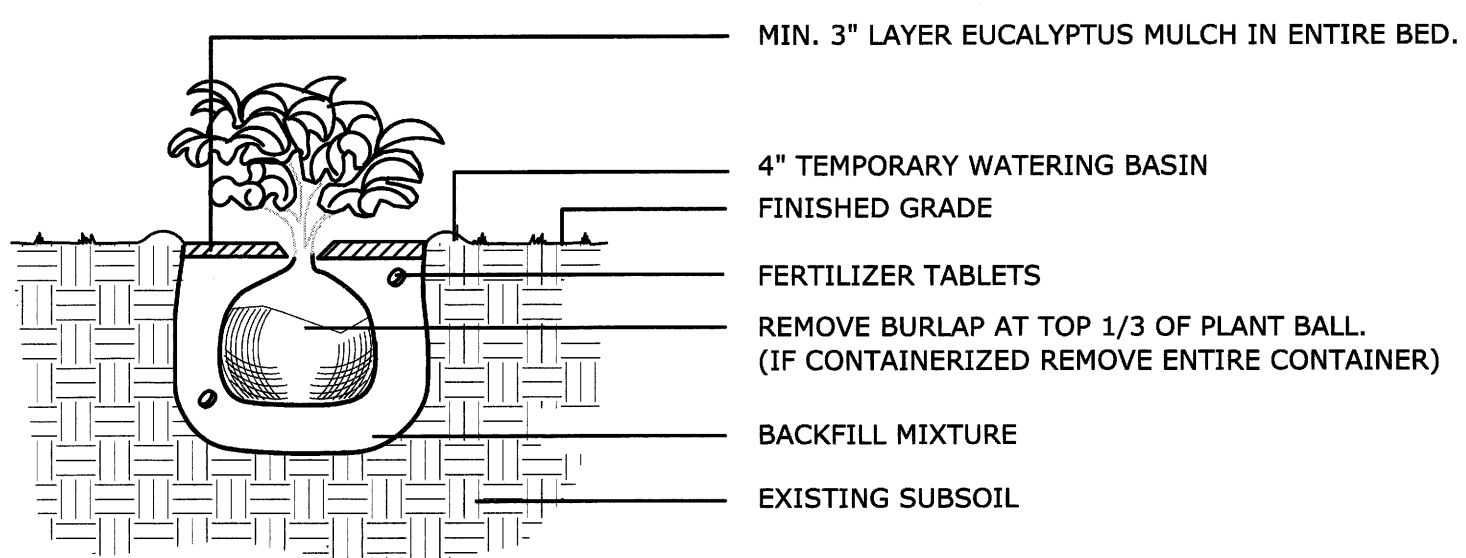
MULTITRUNK PLANTING DETAIL

No Scale



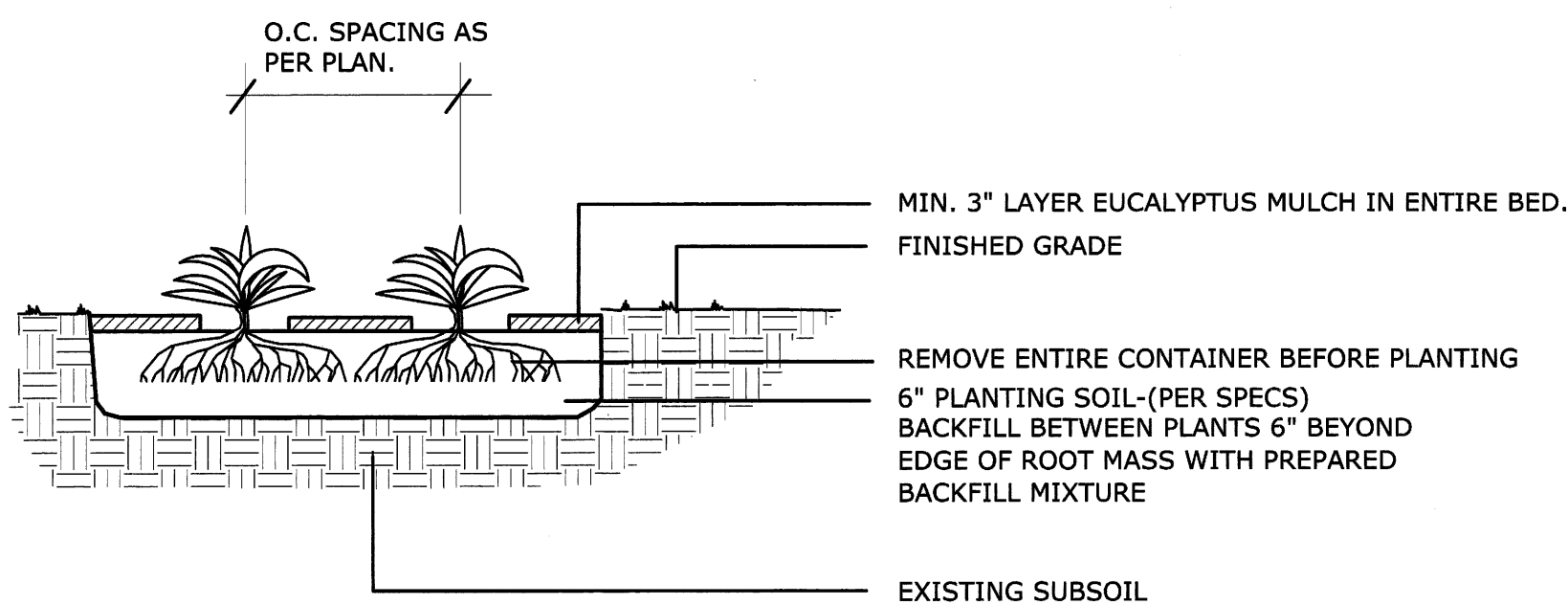
PLANTING SPACE DETAIL

No Scale



SHRUB PLANTING DETAIL

No Scale



GROUNDCOVER / ANNUALS PLANTING DETAIL

No Scale

PLANTING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

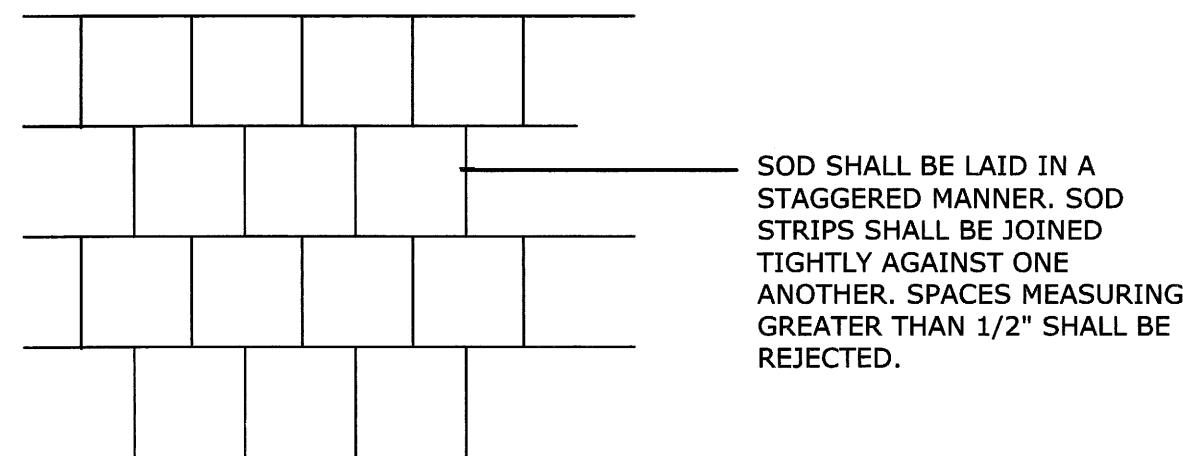
All tree trimming to be contracted with ISA certified arborist.

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

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

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

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



SOD PLANTING DETAIL

No Scale

GENERAL LANDSCAPING

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PROJECT

BANANA BAY

North Roosevelt Blvd.
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REVISIONS

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

DRAWN CHECKED

DT CO

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1" = 30' 4/24/15

TITLE

LANDSCAPE DETAILS

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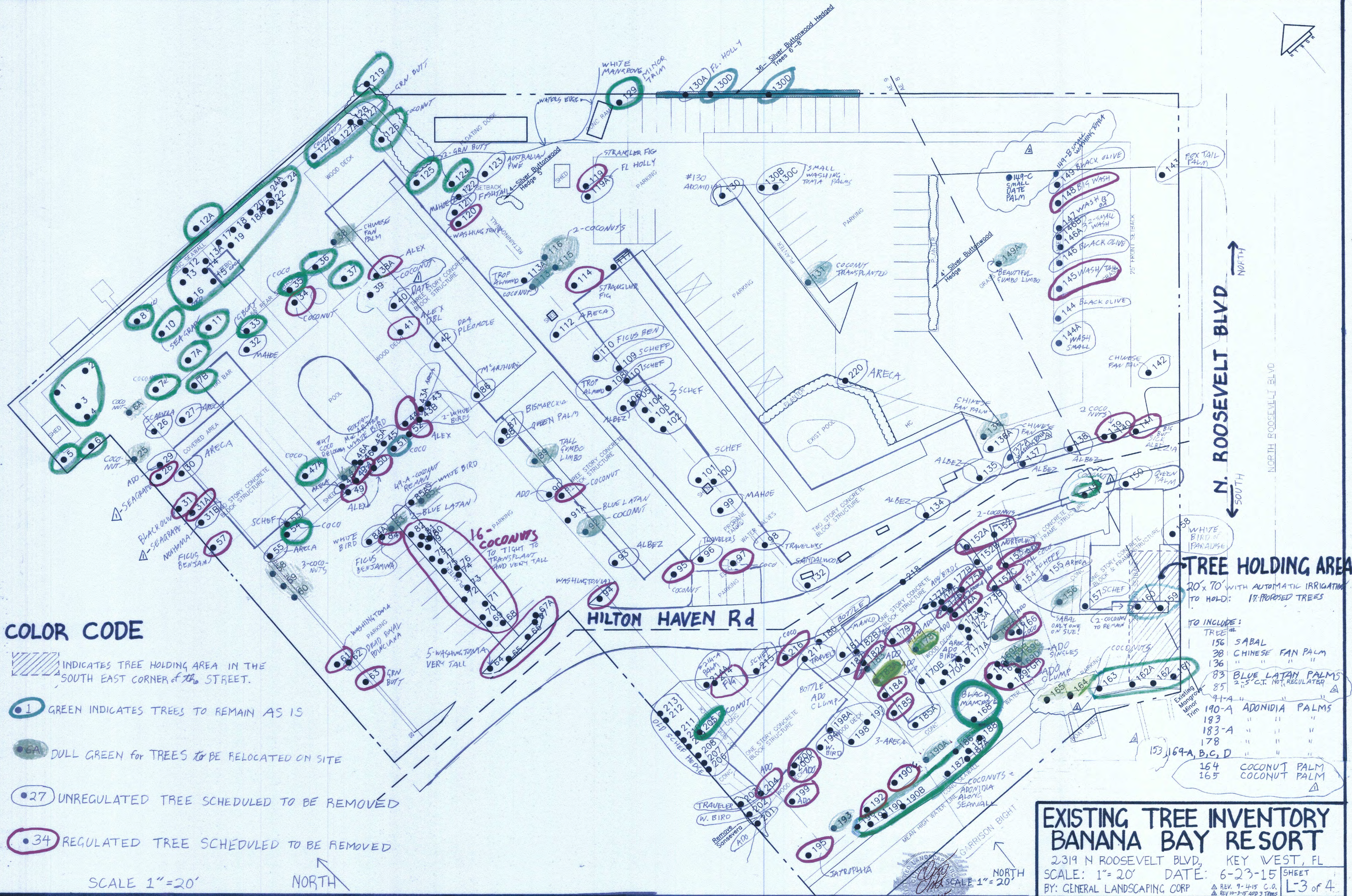
LANDSCAPING

12/15/15

OF

L-2

of 4



COLOR CODE

- INDICATES TREE HOLDING AREA IN THE SOUTH EAST CORNER OF THE 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

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

TREE #	TREE NAME
156	SABAL
38	CHINESE FAN PALM
136	"
83	BLUE LATAN PALMS
85	2-5' CT. NOT REGULATOR
91-A	ADONIDIA PALMS
183	"
183-A	"
178	"
153, 169-A, B, C, D	"
164	COCONUT PALM
165	COCONUT PALM

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

L-3 of 4

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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		
	25	Scaevola non native	6'	clump	remove	no	remove all from site	
	27	Areca	13'		remove	no		
	28	Seagrape	22'	26" cal multi	remove	yes		mitigate
	29	Adonidia	8' gw		remove	no		
	30	Areca	13'	4 trunk	remove	no		
	31	A Seagrape	2" cal	10' ht multi	remove	yes	weak	mitigate
	31	B Norhonia	4" cal	multi	remove	no	poor	
	31	Black Olive	30' x 20'	12" cal	remove	no		
	32	Mahoe	30'x20'	18" cal	remove	no		
	33	Green Buttonwood	40'x40'	28" cal	remain	yes		
	34	Coconut Palm	27' ct		remove	yes	to large	mitigate
	35	Coconut Palm	25' ct		remain	yes		
	36	Coconut Palm	27' ct		remain	yes		
	37	A Alexander Palm	25' ct		remain	yes		
	38	A Alexander Palm	10' ct	against foundati	remove	yes	30% health	mitigate
	38	Chinese Fan Palm	22' oa	triple specimen	transplant	yes	holding area	
	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	20' ct	single trunk	remove	no		
	44	Coconut Palm	30' ct		remove	yes	to large	mitigate
	45	A White Bird	6' ct	triple trunk	remove	no		
	45	McArthur Palm	15' ct	12 trunks	remove	yes		?
	46	A White Bird	11' ct	double trunk	remove	no		?
	46	Foxtail Palm	12' gw		remove	no		
	47	A Coconut Palm	40' ct	tall palm	remain	yes	nice palm	
	47	Coconut Palm	26' ct	To Roosevelt	relocate	yes		
	48	Areca	14'		remove	no		
	49	A Coconut Palm	23' ct		remove	yes	medium	mitigate
	49	Alexander Palm	18' gw	triple	remove	yes		mitigate
	50	Alexander Palm	13' gw	double	remove	yes		mitigate
	51	Coconut Palm	24' ct		remain	yes		
	52	Alexander Palm	16' ct	triple	remove	yes		mitigate
	53	Schefflera	25'x20'		remove	no		
	54	Coconut Palm	28' ct		remain	yes		
	55	Areca	12'		remove	no		
	57	Ficus benjamina	28" cal		remove	yes		mitigate
	58	Coconut Palm	14' ct	To Roosevelt	relocate	yes		
	59	Coconut Palm	12' ct	To Roosevelt	relocate	yes		
	60	Coconut Palm	12' ct	To Roosevelt	relocate	yes		
	61	Washingtonia Palm	25' ct		remove	yes		mitigate
	62	Royal Poinciana	20' x 20'	15" cal	remove	no	recently died	
	63	Green Buttonwood	25'x20'	15" cal	remove	yes		mitigate
	64	Washingtonia Palm	46' ct		remove	yes		mitigate
	65	Washingtonia Palm	46' ct		remove	yes		mitigate
	66	Washingtonia Palm	46' ct		remove	yes		mitigate
	67	A Washingtonia Palm	16' ct	double	remove	yes		mitigate
	67	Washingtonia Palm	46' ct		remove	yes		mitigate
	68	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
	69	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
	70	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
	71	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
	72	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
	73	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
	74	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
	75	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
	76	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
	77	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
	78	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate
	79	Coconut Palm	25'x40'	in parking lot	remove	yes	co-mingled roots	mitigate

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

REV	#	Tree Type	Size	Comments	Status	Regulated	Health Issue	Mitigate
	159	Coconut Palm	11' ct		remain	yes		
	160	Coconut Palm	18' ct		remain	yes		
	161	Coconut Palm	12' ct	22' oa	remain	yes		
	162	A Coconut Palm	10' ct		remain	yes		
	162	Coconut Palm	12' ct		remain	yes		
	163	Coconut Palm	12' ct		remain	yes		
1	164	Coconut Palm	12' ct		transplant	yes	holding area	
	165	Coconut Palm	18' ct		transplant	yes	holding area	
	166	Coconut Palm	30' ct		remove	yes	too tall	mitigate
	167	A Adonidia Palm	12' ct		transplant	yes	holding area	
	167	Coconut Palm	10' ct	To Roosevelt	relocate	yes		
	168	Black Mangrove	28' ht	30" cal (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 Adonia	15' ct	multi	remove	yes		mitigate
	174	Areca	10' ct		remove	no		
	175	A Adonia	15' ct		remove	yes		mitigate
	175	Adonia / Areca Clu	9' ct	growing together	remove	no		
	176	Adonia	22' ht		remove	yes	too tall	mitigate
	177	A White Bird	20' ct		remove	no		
	177	B Adonia	9' ct		remove	no		
	177	Adonia	10' ct		remove	yes		mitigate
	178	Adonia	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 Adonia Palm	20' ct	7 trunks	remove	yes		mitigate
	182	B Adonia Palm	6' ct		remove	no		
	182	White Bird	9' gw	14" aa slight curv	remove	yes	good	
	183	A Adonia Palm	14' ct	by foundation / c	transplant	yes	holding area	
	183	Adonia	13' ct	2 trunks	transplant	yes	holding area	
	184	Coconut Palm	40' ct		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	Adonia	12' ct		remain	yes		
	190	A Adonia Palm	18' ct	s curve in damaged trunk	transplant	yes	holding area	
	190	B Coconut Palm	20' ct		remove	yes	fair	
1	190	Coconut Palm	20' ct		remove	yes	good	mitigate
	190	Coconut Palm	22' ct		remain	yes		
1	191	Coconut Palm	30' ct		remain	yes		
	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	Adonia	20' ct	curved	remove	yes		mitigate
	200	A Adonidia Palm	16' ct	curved trunk	remove	yes		mitigate
	200	Adonia	15' ct	4 trunks	remove	yes		mitigate
	201	Adonia	8' ct		remove	no		
	202	White Bird	15'	dbl	remove	no		
	203	Traveler Palm	28'	6 trunks	remove	no		
	204	Adonia	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	yes		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 multi trunk	remove	yes		
	220	A Adonia Palm Hedge	12'-18'	oa 20 plants	remove	no		

STAFF REPORT

DATE: November 3, 2015 and December 17, 2015

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

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

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

The application requests the removals of the following regulated trees:

- 2-Sea Grape (28, 31A)
- 1-Green Buttonwood (63)
- 4-Strangler Fig (114, 119, 179, 214)
- 1-Red Sandlewood (132)
- 1-Mango (181)
- 1-Jatropha (195)

- 33-Coconut Palms (34, 39, 44, 49A, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82A, 82, 91, 95, 97, 139, 149, 152A, 152C, 166, 184, 185, 190C, 192, 216)
- 5-Alexander Palms (38A, 41, 49, 50, 52)
- 10-Adonidia (169, 174A, 175A, 176, 177, 182A, 199, 200A, 200, 204)
- 2-McArthur Palms (45, 86)
- 2-Foxtail Palms (46, 143)
- 11-Washingtonian Palms (61, 64, 65, 66, 67, 67A, 94, 120, 137A, 145, 148)
- 2-Queen Palms (88, 150)

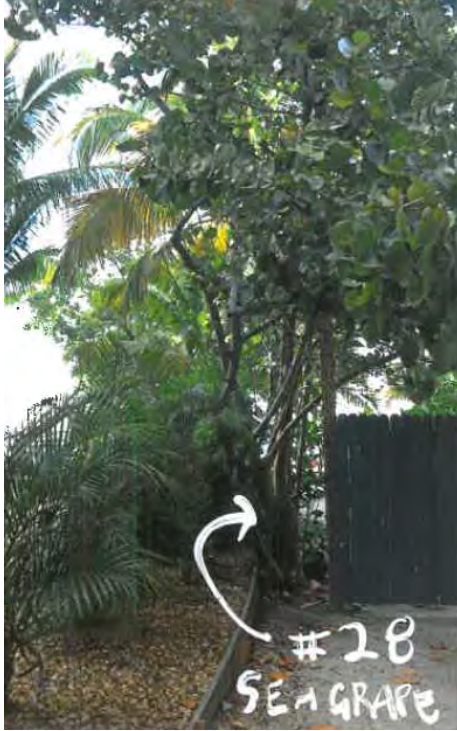
Transplants requiring a permit:

- 2-Gumbo Limbo (89, 149)
- 15-Coconut Palms (6, 25, 47, 58, 59, 60, 92, 113, 115, 116, 131, 164, 165, 167, 193)
- 2-Chinese Fan Palms (38, 136)
- 10-Adonidia (153, 169A, 169A, 169C, 167A, 169A, 178, 183A, 183, 190A)
- 1-Sabal Palm (156)

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

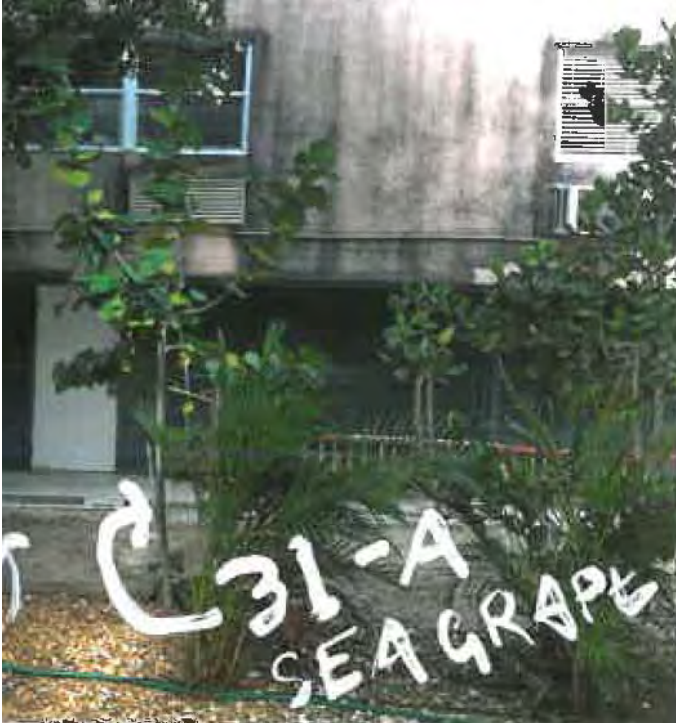
REMOVALS

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



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

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



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

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

Diameter: 15"

Location: 60% (utility lines)

Species: 100% (on protected tree list)

Condition: 60% (fair)

Total Average Value = 73%

Value x Diameter = 10.9 replacement caliper inches

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



Diameter: 24" (Multi-trunked)

Location: 60% (too close to building)

Species: 100% (on protected tree list)

Condition: 60% (fair)

Total Average Value = 73%

Value x Diameter = 17.5 replacement caliper inches

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



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

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



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

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



Diameter: 18"

Location: 70%

Species: 100% (on protected tree list)

Condition: 60% (fair)

Total Average Value = 76%

Value x Diameter = 13.6 replacement caliper inches

Tree #132: Red 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.

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

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

Application

Final Design
with
Tree Removal



7717

Tree Permit Application

Final

Date: 12-14-15

Please Clearly Print All Information unless indicated otherwise.

Tree Address 2319 + 2401 N. Roosevelt Blvd
Cross/Corner Street Banana Bay at Hilton Havens Road
List Tree Name(s) and Quantity See tree inventory
Species Type(s) check all that apply ☐ Palm ☐ Flowering ☐ Fruit ☐ Shade ☐ Unsure
Reason(s) for Application:

☐ REMOVE ☐ Tree Health ☐ Safety ☒ Other/Explain below
☐ TRANSPLANT ☐ New Location ☐ Same Property ☐ Other/Explain below
☐ HEAVY MAINTENANCE ☐ Branch Removal ☐ Crown Cleaning/Thinning ☐ Crown Reduction

Other/Explain Re-developing existing hotel

Reason for Request new construction

Property Owner Name Banana LLC & KW26 LLC
Property Owner eMail Address Tom.McMurray@ophotel15.com
Property Owner Mailing Address 1001 E. Atlantic Blvd. St 202
Property Owner Mailing City Delray Beach State FL Zip 33483
Property Owner Phone Number (561) 279-9900
Property Owner Signature _____

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

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

Tree Representation Authorization form attached ☒

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

Please Identify tree(s) with colored tape

Additional Representative

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

Sample plan w/ Attachment S 305-942-1064

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



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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1002097 Parcel ID: 00001990-000000

Ownership Details

Mailing Address:

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

Property Details

PC Code: 39 - HOTELS, MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 33-67-25
Property Location: 2401 N ROOSEVELT BLVD KEY WEST
Subdivision: Amended Plat of Hilton Haven Section No 1
Legal AMENDED PLAT OF HILTON HAVEN SEC 1 PB2-108 TRACT 1 AND PARCEL OF LAND AND BAY BTM NLY THEREOF G42-
Description: 378/379 G46-422/423 G52-51/52 II DEED NO 20519 OR782-483/IF OR837-1183/1184 OR841-889/990E OR1016-1673/1574
OR1176-1298/1302 OR1185-973/978Q/C OR1332-1287/1303-E (RES NO 84-484) OR1338-91/97 (AFFD) OR2161-1868/70

Click Map Image to open interactive viewer





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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1002101 Parcel ID: 00002000-000000

Ownership Details

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

Property Details

PC Code: 30 - HOTELS, MOTELS
Millage Group: 10KW
Affordable Housing: No
Section: 33-67-25
Township-Range:
Property Location: 2319 N ROOSEVELT BLVD Unit Number: 50 KEY WEST
Subdivision: Amended Plat of Hilton Haven Section No 1
Legal: AMENDED PLAT OF HILTON HAVEN SEC 1 PB2-108 (2.24 AC) TRACTS 2 3 & 4 & PARCEL OF LAND N'LY OF TRS 4-6
Description: OR114-209/212 OR385-280/284 OR648-838E OR1307-1791/83(LG) OR1307-1797/99Q/C OR1332-1287/1303-E(RES NO 94-484) OR2151-1720/22 OR2151-1723/24Q/C

Click Map Image to open interactive viewer





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

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

Property Record Card

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

Maps are now launching the new map application version.

Alternate Key: 8849401 Parcel ID: 00002080-000100

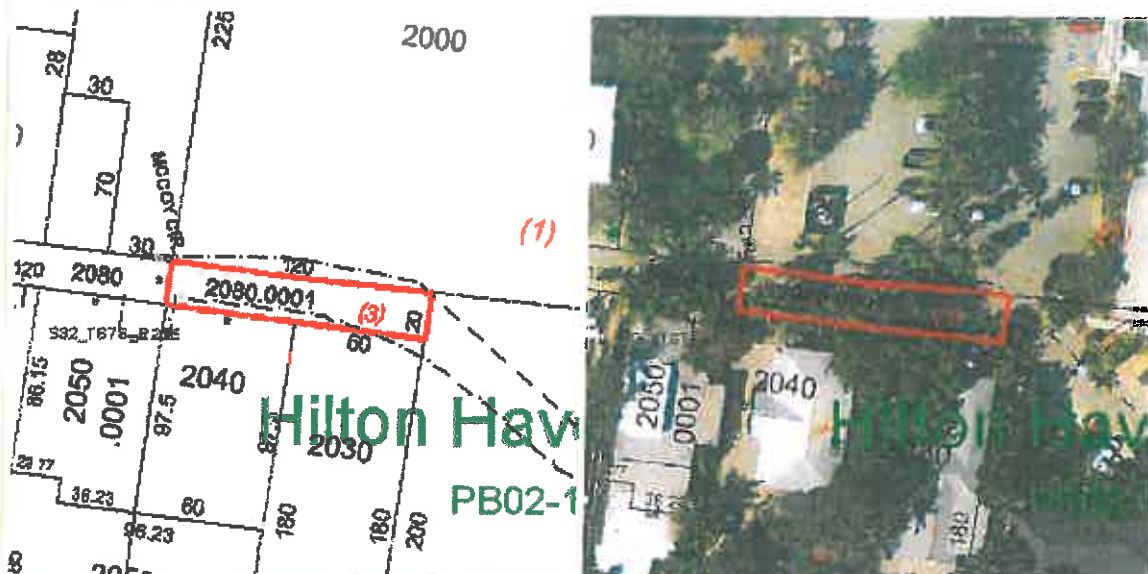
Ownership Details

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) OR1307-1784/86 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-Range: 33-67-26
Township-Range: 33-67-26
Property Location: 2319 N ROOSEVELT BLVD KEY WEST
Legal Description: AMENDED PLAT OF HILTON HAVEN SEC 2 PB2-108 20 FEET PRIVATE DRIVE BOOK OF WILLS D-111/112 OR1220-2049/67PET/WILL PROB#92-189-CP-10 OR1255-770/772P/R OR1307-1794/86 OR1332-1287/1303-E(RES NO 94-484) OR2151-1720/22

Click Map Image to open interactive viewer



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

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<u>02/29/2012 – ANNUAL REPORT</u>	View image in PDF format
<u>01/11/2011 – ANNUAL REPORT</u>	View image in PDF format
<u>01/15/2010 – ANNUAL REPORT</u>	View image in PDF format
<u>02/03/2009 – ANNUAL REPORT</u>	View image in PDF format
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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
FE/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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01/14/2010 -- ANNUAL REPORT	View image in PDF format
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04/23/2008 -- ANNUAL REPORT	View image in PDF format
03/21/2007 -- ANNUAL REPORT	View image in PDF format
02/17/2006 -- ANNUAL REPORT	View image in PDF format
04/05/2005 -- Florida Limited Liability	View image in PDF format

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

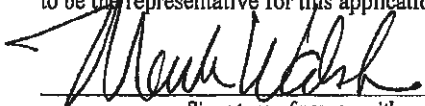
Please complete this form if someone other than the owner is representing the property owner in this matter.

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

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

authorize Donna Bosold
Please Print Name of Representative

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


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

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

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

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


Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

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

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

authorize Thomas T. McMurray
Please Print Name of Representative

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

A handwritten signature in black ink, appearing to read "Mark Walsh", is written over a horizontal line.

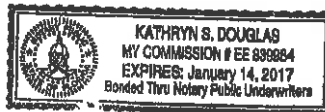
Signature of person with authority to execute documents on behalf of entity owner

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

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

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

Kathryn S. Douglas
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

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

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

authorize Tom Pope
Please Print Name of Representative

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

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

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

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

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

Kathryn S. Douglas
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)


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

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

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

authorize Clint Oster
Please Print Name of Representative

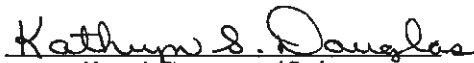
to be the representative for this application and act on my/our behalf before the City of Key West.


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

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

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

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


Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

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

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

authorize Donna Bosold
Please Print Name of Representative

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

A handwritten signature of Mark Walsh in black ink.

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

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

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

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

Kathryn S. Douglas
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)


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

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

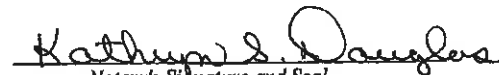
to be the representative for this application and act on my/our behalf before the City of Key West.


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

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

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

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


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 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 of entity owner

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

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

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

Kathryn S. Douglas
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)


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

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.


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

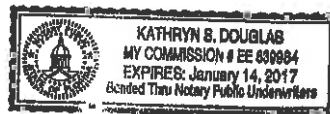
Subscribed and sworn to (or affirmed) before me on this September 4, 2015
Date

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

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


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an individual)

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

2319 N. Roosevelt Blvd Key West.

Street address of subject property

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

[Signature]
Signature of Authorized Representative

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

Donna Bosold
Name of Authorized Representative

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

M. Holly Booton
Notary's Signature and Seal

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

FF070470
Commission Number, if any



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

Karen DeMaria

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

G'Day, Karen!

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

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

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

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

Thanks Karen,

Appreciate your time!

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