

# STAFF REPORT

DATE: April 24, 2017

RE: **3820 and 3824 N. Roosevelt Blvd**  
**(permit applications # T17-8454 and T17-8455)**

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

An application was received requesting a change to the existing landscaping for the 24 North and the Gates Hotels. An area along the mutual property line of these properties will be redeveloped into a large green space area and adjacent parking and pool areas will be re-landscaped.

A report from a landscape architect, TBG Partners, with photos and conditions of the trees has been attached to the file. Most trees and palms are being transplanted to new areas within the proposed work area. Trees to be removed were identified as being in poor condition and likely to die during transplanting.

**A. Canopy Trees to be removed from 3820 N. Roosevelt Blvd:** these two trees existed prior to the recent redevelopment of the hotels.

#48 Mimosa: Diameter: 22.6"

Location: 70%

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

Condition: 30%

Total Average Value = 50%

**Value x Diameter = 4.2 replacement caliper inches**

#72 Green Buttonwood: Diameter: 2.5"

Location: 50%

Species: 100% (on protected tree list)

Condition: 10%

Total Average Value = 53%

**Value x Diameter = 1.3 replacement caliper inches**

**Total required replacements for 3820 N. Roosevelt Blvd is 5.5 caliper inches.**

**B. Canopy trees being removed from 3824 N. Roosevelt Blvd:** These trees were planted after the recent redevelopment of the property as part of the required landscaping. Full replacement of the trees will be required.

- #120-Mahogany (3.5" diameter)
- #147-Pigeon Plum (2.5" diameter)
- #155-Green Buttonwood (3" diameter)

NOTE: Tree #146-Gumbo Limbo, is dead. No permit is required to remove this tree but replacements are required (5" diameter).

**Total required replacements for 3824 N. Roosevelt Blvd is 14 caliper inches.**

**C. Canopy trees being Transplanted 3820 N. Roosevelt Blvd (Staff approval process):**

#6 Gumbo Limbo	#10 Paradise tree	#11 Gumbo Limbo
#12 Paradise tree	#13 Paradise tree	#20a Gumbo Limbo
#30 Ligustrum	#31 Ligustrum	#35 Pitch Apple
#41 Mimusops	#46 Mimusops	#47 Mimusops
#54 Mimusops	#60 Kopsia	#61 Mimusops
#62 Gumbo Limbo	#67 Pitch Apple	#71 Green Buttonwood
#85 Green Buttonwood	#86 Green Buttonwood	#89 Clusia
#90 Mimusops	#95 Mahogany	#99 Mimusops

**D. Canopy Trees being Transplanted 3824 N. Roosevelt Blvd (Staff approval process):**

#101 Silver Buttonwood	#102 Silver Buttonwood	#103 Silver Buttonwood
#104 Gumbo Limbo	#105 Gumbo Limbo	#106 Mahogany
#107 Mahogany	#108a Gumbo Limbo	#117 Cinnamon Bark
#126 Mahogany	#137 Green Buttonwood	#148 Cinnamon Bark

**E. Palms being Removed 3820 N. Roosevelt Blvd (Staff approval process):**

- #84 Royal Palm
- #88 Christmas Palm

**F. Palms being Removed 3824 N. Roosevelt Blvd (Staff approval process):**

- #150 Christmas Palm

**G. Palm Trees being Transplanted 3820 N. Roosevelt Blvd (staff approval process):**

Sabal Palms: #77, #92, #94, and #96

Coconut Palms: #15, #20, #27A, #29, #34, #37, #42, #45, #64, #65, and #66

Date Palms: #9, #14, #15a, #16, #17, #18, #19, #21, #33, #38, and #39

Queen Palm: #28

Royal Palm: #87, #93, and #97

Christmas Palms: #91

**H. Palm Trees being Transplanted 3824 N. Roosevelt Blvd (staff approval process):**

Sabal Palms: #132, #134, #135, and #136

Coconut Palms: #127, #129, and #149

Date Palms: #140

Royal Palm: #118

Christmas Palms: #151, #152, #153, and #154

Alexander Palms: #125

Thatch Palm: #124, #156, #157, #158, #159, and #160

**Recommendation: Recommend approval of the removal of (1) Mimosa and (1) Green Buttonwood at 3820 N. Roosevelt Blvd and (1) Mahogany, (1) Pigeon Plum, and (1) Green Buttonwood at 3824 N. Roosevelt Blvd to be replaced with a total of 19.5 caliper inches of dicot or fruit trees from approved list, FL#1, to be planted on site.**

Karen DeMaria

From: Karen DeMaria  
Sent: Monday, April 17, 2017 5:44 PM  
To: Tim Root  
Subject: N Roosevelt Hotels relandscape work  
Attachments: N Roosevelt Hotels relandscape 4-17-17.pdf

Tim:

Attached is my color coded review of the proposal at the Gates and 24 North. I have reviewed the plan and the tree/landscape submittal and I am happy with the information and the plans themselves. Plesae share the comenst below with the property owners, architects, and hotels:

Comments:

Tree #117 & #148 are Cinnamon bark trees (Canella winterana)

Trees not color coded on the plans do not require permits to remove or transplant. Non native palms (Washingtonian Palms, Date Palms, Christmas Palms, Alexander Palms) are not regulated if they are less than 10 ft tall. No permit are required to remove or transplant Areca palms.

Dicot trees not listed specifically on the protected tree list (Sec 110-253) that are less than 4" dimater are not regulated (Kopsia tree).

Are you sure the Royal Ponicanca tree is dead (#146)? Right now they are dormant. I have not actually looked atteh tree yet. If it is dead, then no permti is required to remove it. If it is still alive, then removal fo this tree will have to go the Tree Commission for approval.

I didn't notice in the plans any notation that the trees to be tranplanted will be tagged and labeled so that when I inspect in a year to make sure the trees survived the tranplanting, I can easily know which ones they are. Please include a statement I the plans that say all tree and palms to be trasnplnted will be tagged with their approriate tree number prior to moving.

Tree Permitting-Please confirm accuracy:

Canopy Trees being Removed (Tree Commission approval-May 9):

#48 mimusop	#72 green buttonwood	gumbo Limbo (dead)
#120 mahogany	#146 royal poinciana ****	
#147 pigeon plum	#155 green buttonwood	

Palms being Removed (Staff approval process):

#84 Royal Palm  
#88 Christma Palm  
#150 christms palm

Canopy Trees being Transplanted (Staff approval process):

#6 gumbo limbo	#10 paradise tree	#11 gumbo limbo
#12 paradise tree	#13 paradise tree	#20a gumbo
limbo		

- #30 Ligustrum  
#41 mimusops  
#54 mimusops  
#62 gumbo limbo  
#85 green buttonwood  
#90 mimusop  
#101 silver buttonwood  
#104 gumbo limbo  
#107 mahogany  
#126 Mahognay

#31 Ligustrum  
#46 mimusops  
#60 kopsia  
#67 pitch apple  
#86 green buttonwood  
#95 mahogany  
#102 silver buttonwood  
#105 gumbo limbo  
#108a gumbo limbo  
#137 green buttonwood

#35 pitch apple  
#47 mimusops  
#61 mimusop  
#71 green buttonwood  
#89 clusia  
#99 mimusop  
#103 silver buttonwood  
#106 mahogany  
#117 Cinnamon bark  
#148 cinnamon bark

Palm Trees being Transplanted (staff approval process):

- Sabal Palms: 77, 92, 94, 96, 132, 134, 135, 136
- Coconut Palms: 15, 20, 27A, 29, 34, 37, 42, 45, 64, 65, 66, 127, 129, 149
- Date Palms: 9, 14, 15a, 16, 17, 18, 19, 21, 33, 38, 39, 140
- Queen Palm: 28
- Royal Palm: 87, 93, 97, 118
- Christmas Palms: 91, 151, 152, 153, 154
- Alexander Palms: 125
- Thatch Palm: 124, 156, 157, 158, 159, 160

Sincerely,

Karen

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

# Application



Transplant -  
Palm

8416

Transplant -  
Canopy

8419

# Tree Permit Application

Date: 4/3/17

Please Clearly Print All Information unless indicated otherwise.

Tree Address 3820 N. Roosevelt  
Cross/Corner Street 24 North Hotel  
List Tree Name(s) and Quantity As per plans & survey  
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

Additional Information and Explanation Change Landscaping remove parking lot  
Add Additional Landscaping

Property Owner Name SC Key West VII LP/CO Rockpoint Group LLC  
Property Owner eMail Address j.bierenbaum@gardinerusa.com  
Property Owner Mailing Address 3953 Maple Ave. Ste 300  
Property Owner Mailing City Dallas State Tx Zip 75219  
Property Owner Phone Number (617) 438 - 3811  
Property Owner Signature \_\_\_\_\_

Representative Name Timothy W. Root  
Representative eMail Address tim@mkcondrybuildersinc.com  
Representative Mailing Address 80 Palm Dr  
Representative Mailing City KW State FL Zip 33040  
Representative Phone Number (305) 360 - 2916

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

canopy removal 8454

palm removal 8456

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



## Tree Representation Authorization

Date: 4/5/2017

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Tree Address 3820 and 3824 Roosevelt Blvd., Key West

Property Owner Name SC Key West Owner VII, L.P. c/o Rockpoint Group  
Property Owner eMail Address j.birenbaum@gardinerusa.com  
Property Owner Mailing Address 3953 Maple Avenue, Suite #300  
Property Owner Mailing City Dallas State TX Zip 75219  
Property Owner Phone Number ( 617 ) 438 - 3811  
Property Owner Signature [Signature]

Representative Name Tim Root of McKendry Buildings, Inc.  
Representative eMail Address tim@mckendrybuildersinc.com  
Representative Mailing Address \_\_\_\_\_  
Representative Mailing City \_\_\_\_\_ State FL Zip \_\_\_\_\_  
Representative Phone Number ( 305 ) 360 - 2916

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

Property Owner Signature [Signature]

Alan C Brand - Authorized Signatory Highgate Hotels LP solely as agent for SC Key West Owner VII LP

The forgoing instrument was acknowledged before me on this 5 day April 2017.

By (Print name of Affiant) Alan Brand who is personally known to me or has produced FLDLB653-00358-335-6 as identification and who did take an oath.

### NOTARY PUBLIC

Sign Name: [Signature] Notary Public - State of Florida (seal)

Print Name: Katherine Diaz

My Commission Expires: May 4, 2020

 Katherine Diaz  
State of Florida  
My Commission Expires 05/04/2020  
Commission No. GG 989232

Summary

Parcel ID	00065530-000000
Account #	1068233
Millage Group	10KW
Location	3820 N ROOSEVELT BLVD, KEY WEST
Address	
Legal	KW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE
Description	COUNTY FLA PT TR 2 PB3-35 OR237-346/47 OR452-97/101 OR585-637/38 OR638-698/99 OR856-2227/29 OR909-70/83 OR914-1705/06C/T OR1041-1103/04 OR1076-1023/24 OR1552-1841/42 OR1995-798/800 OR2250-2213/18AFF OR2250-2219/24 OR2768-1051/57
	(Note: Not to be used on legal documents)
Neighborhood	31030
Property Class	HOTEL/MOTEL (3900)
Subdivision	
Sec/Twp/Rng	34/67/25
Affordable Housing	No



Owner

SC KEY WEST OWNER VII LP  
C/O ROCKPOINT GROUP LLC  
3953 MAPLE AVE STE 300  
DALLAS TX 75219-3228

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$10,133,743	\$10,133,743	\$10,133,743	\$11,731,022
= Just Market Value	\$10,133,743	\$10,133,743	\$10,133,743	\$11,731,022
= Total Assessed Value	\$10,133,743	\$10,133,743	\$10,133,743	\$11,731,022
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$10,133,743	\$10,133,743	\$10,133,743	\$11,731,022

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (100H)	133,481.00	Square Foot	300	606

Commercial Buildings

Style	HOTEL/MOTEL B / 39B
Gross Sq Ft	97,441
Finished Sq Ft	104,894
Perimiter	0
Stories	8
Interior Walls	
Exterior Walls	C.B.S.
Quality	450 (450)
Roof Type	
Roof Material	
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	154
Half Bathrooms	0
Heating Type	
Year Built	1971
Year Remodeled	0
Effective Year Built	2008
Condition	EXCELLENT

Style HOTEL/MOTEL B / 39B

Karen DeMaria

From: Karen DeMaria  
Sent: Monday, April 17, 2017 5:44 PM  
To: Tim Root  
Subject: N Roosevelt Hotels relandscape work  
Attachments: N Roosevelt Hotels relandscape 4-17-17.pdf

Tim:

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Comments:

Tree #117 & #148 are Cinnamon bark trees (Canella winterana)

Trees not color coded on the plans do not require permits to remove or transplant. Non native palms (Washingtonian Palms, Date Palms, Christmas Palms, Alexander Palms) are not regulated if they are less than 10 ft tall. No permit are required to remove or transplant Areca palms.

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Tree Permitting-Please confirm accuracy:

Canopy Trees being Removed (Tree Commission approval-May 9):

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#147 pigeon plum	#155 green buttonwood	

Palms being Removed (Staff approval process):

#84 Royal Palm  
#88 Christma Palm  
#150 christms palm

Canopy Trees being Transplanted (Staff approval process):

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#12 paradise tree	#13 paradise tree	#20a gumbo
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#61 mimusop  
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#148 cinnamon bark

Palm Trees being Transplanted (staff approval process):

- Sabal Palms: 77, 92, 94, 96, 132, 134, 135, 136
- Coconut Palms: 15, 20, 27A, 29, 34, 37, 42, 45, 64, 65, 66, 127, 129, 149
- Date Palms: 9, 14, 15a, 16, 17, 18, 19, 21, 33, 38, 39, 140
- Queen Palm: 28
- Royal Palm: 87, 93, 97, 118
- Christmas Palms: 91, 151, 152, 153, 154
- Alexander Palms: 125
- Thatch Palm: 124, 156, 157, 158, 159, 160

Sincerely,

Karen

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



Transplant - Palm 8415  
Transplant - Canopy 8418

# Tree Permit Application

Date: 4/3/17

Please Clearly Print All Information unless indicated otherwise.

Tree Address ~~3824~~ - 3824 N Roosevelt  
Cross/Corner Street bates Hotel  
List Tree Name(s) and Quantity Aspen plants & survey & pictures  
Species Type(s) check all that apply (X) Palm ( ) Flowering ( ) Fruit (X) Shade ( ) Unsure  
Reason(s) for Application:  
( ) REMOVE ( ) Tree Health ( ) Safety ( ) Other/Explain below  
( ) TRANSPLANT ( ) New Location ( ) Same Property (X) Other/Explain below  
( ) HEAVY MAINTENANCE ( ) Branch Removal ( ) Crown Cleaning/Thinning ( ) Crown Reduction  
Additional Information Change landscaping remove parking lot  
and Explanation Add additional landscaping

Property Owner Name SC Key West Owner VII LP/CO Rockpoint Group LLC  
Property Owner eMail Address j.birenbaum@gardinerusa.com  
Property Owner Mailing Address 3953 Maple Ave Ste 300  
Property Owner Mailing City Dallas State TX Zip 75219  
Property Owner Phone Number (617) 438-3811  
Property Owner Signature

Representative Name Timothy W Root  
Representative eMail Address Tim@mkendrybuildersinc.com  
Representative Mailing Address 80 Palm Dr  
Representative Mailing City KW State FL Zip 33040  
Representative Phone Number (305) 360-2914

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

Canopy remove 8455

palm remove 8457

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





## Tree Representation Authorization

Date: 4/5/2017

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Tree Address 3820 and 3824 Roosevelt Blvd., Key West

Property Owner Name SC Key West Owner VII L.P. c/o Rockpoint Group  
Property Owner eMail Address j.birenbaum@gardinerusa.com  
Property Owner Mailing Address 3953 Maple Avenue, Suite #300  
Property Owner Mailing City Dallas State TX Zip 75219  
Property Owner Phone Number ( 617 ) 438 - 3811  
Property Owner Signature [Signature]

Representative Name Tim Root of McKendry Buildings, Inc.  
Representative eMail Address tim@mckendrybuildersinc.com  
Representative Mailing Address \_\_\_\_\_  
Representative Mailing City \_\_\_\_\_ State FL Zip \_\_\_\_\_  
Representative Phone Number ( 305 ) 360 - 2916

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

Property Owner Signature [Signature]

Alan C Brand - Authorized Signatory Highgate Hotels LP solely as agent for SC Key West Owner VII LP

The forgoing instrument was acknowledged before me on this 5 day April 2017.

By (Print name of Affiant) Alan Brand who is personally known to me or has produced FLDLB653-00358-335-0 as identification and who did take an oath.

### NOTARY PUBLIC

Sign Name: [Signature] Notary Public - State of Florida (seal)

Print Name: Katherine Diaz

My Commission Expires: May 4, 2020



Katherine Diaz  
State of Florida  
My Commission Expires 05/04/2020  
Commission No. GG 989232

Summary

Parcel ID	00065550-000000
Account #	1068250
Millage Group	10KW
Location	3824 N ROOSEVELT BLVD , KEY WEST
Address	
Legal	KW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE
Description	COUNTY FLA PT TR 2 PB3-35 OR92-343/44 OR359-148 OR360-44/45 OR360-267 OR362-262/63 OR434-678/80 OR493-339/40 OR856-2066/67 OR898-2180/81 OR2070-1326/27 OR2073-19/20 OR2250-2168/73AFF OR2250-2186/90 OR2581-34/40 OR2729-1663/74 (Note: Not to be used on legal documents)
Neighborhood	31030
Property Class	HOTEL/MOTEL (3900)
Subdivision	
Sec/Twp/Rng	34/67/25
Affordable	No
Housing	



Owner

SC KEY WEST OWNER VII LP  
C/O ROCKPOINT GROUP LLC  
3953 MAPLE AVE STE 300  
DALLAS TX 75219-3228

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$6,043,400	\$6,043,400	\$7,331,819	\$9,505,686
= Just Market Value	\$6,043,400	\$6,043,400	\$7,331,819	\$9,505,686
= Total Assessed Value	\$6,043,400	\$6,043,400	\$7,331,819	\$9,505,686
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$6,043,400	\$6,043,400	\$7,331,819	\$9,505,686

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (100H)	131,626.00	Square Foot	300	621.6

Commercial Buildings

Style	REST/CAFET-A- / 21A
Gross Sq Ft	11,492
Finished Sq Ft	7,712
Perimiter	0
Stories	3
Interior Walls	
Exterior Walls	C.B.S.
Quality	450 (450)
Roof Type	
Roof Material	
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1970
Year Remodeled	0
Effective Year Built	1998
Condition	EXCELLENT

Style	REST/CAFET-A- / 21A
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Karen DeMaria

From: Karen DeMaria  
Sent: Monday, April 17, 2017 5:44 PM  
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- Date Palms: 9, 14, 15a, 16, 17, 18, 19, 21, 33, 38, 39, 140
- Queen Palm: 28
- Royal Palm: 87, 93, 97, 118
- Christmas Palms: 91, 151, 152, 153, 154
- Alexander Palms: 125
- Thatch Palm: 124, 156, 157, 158, 159, 160

Sincerely,

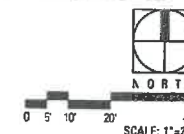
Karen

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

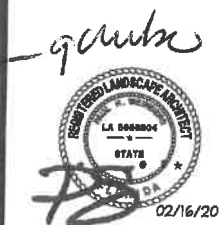
[illegible]

**EXISTING TREE LEGEND**

	TREE/PALM TO BE REMOVED
	TREE/PALM TO BE TRANSPLANTED (SEE TD 102 FOR PROPOSED LOCATION)
	TREE/PALM TO REMAIN



T B G



Landscape Architects • Planners  
200 SW First Ave., Suite 103  
Fort Lauderdale, Florida 33301  
(954) 473-1000

Austin • Dallas • Fort Lauderdale  
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Project:  
**THE GATES HOTEL  
SUNSET GREEN**

PERMIT SET

3824 N ROOSEVELT BLVD.  
KEY WEST, FLORIDA

Project Number:  
FL16102

Designed: PW, AH

Drawn: AH, KT, SM

Reviewed: PW, KT

Date Issued:  
MARCH 28, 2017

### Revisions:

Sheet Title:  
**TREE DISPOSITION**

Sheet Number:  
TD 1.01

Remain  
in place

canopy  
remove

canopy  
transplant

palm  
transplant

palm  
remove

TREE INVENTORY and HEALTH EVALUATION													
24 North and The Gates- Defined L.O.C. Area - 03-15-2017													
3820 N Roosevelt Blvd, Key West, FL 33040													
TreeID	Common Name	Botanical Name	Height Feet	Width Feet	Clear Trunk Feet	DBH Inches	Health Condition %	Health Condition	Observations*	Recommendation*	Remove [X]	Preserve in Place [X]	Relocate [X]
1	Sabal Palm	Sabal palmetto	14	10	8	12	80	Good				X	
2	Sabal Palm	Sabal palmetto	14	10	8	12	80	Good				X	
3	Sabal Palm	Sabal palmetto	14	10	8	12	80	Good				X	
4	Coconut Palm	Cocos nucifera	26	15	12	12	80	Good				X	
5	Coconut Palm	Cocos nucifera	30	18	15	11	80	Good				X	
6	Gumbo Limbo	Bursera simaruba	14	6		4	80	Good					X
7	Mahogany	Swietenia mahagoni	14	10		2.5	70	Good	P, Broken branch			X	
8	Mahogany	Swietenia mahagoni	16	10		3	75	Good		SP		X	
9	Senegal Island Date Palm	Phoenix roebelenii	30	25	14	Multi	85	Good	N, SPECIMEN	FERT			X
10	Paradise Tree	Smarouba glauca	8	8		2	70	Good	P	SP			X
11	Gumbo Limbo	Bursera simaruba	14	15		6	70	Good	P, Codom	SP			X
12	Paradise Tree	Smarouba glauca	8	8		2.5	75	Good	P				X
13	Paradise Tree	Smarouba glauca	10	6		2.5	70	Good	P, LDR BROKEN	SP			X
14	Pygmy Date Palm	Phoenix roebelenii	10	6	8	3.5	75	Good					X
15	Coconut Palm	Cocos nucifera	40	20	30	11	80	Good					X
15a	Pygmy Date Palm	Phoenix roebelenii	10	6	7	3.5	75	Good					X
16	Pygmy Date Palm	Phoenix roebelenii	10	6	7	3.5	75	Good					X
17	Pygmy Date Palm	Phoenix roebelenii	10	6	7	3.5	75	Good					X
18	Pygmy Date Palm	Phoenix roebelenii	10	6	7	3.5	75	Good					X
19	Pygmy Date Palm	Phoenix roebelenii	10	6	7	3.5	75	Good					X
20	Coconut Palm	Cocos nucifera	45	20	32	14	80	Good	N	FERT			X
20a	Gumbo Limbo	Bursera simaruba	14	12		4.5	85	Good					X
21	Pygmy Date Palm	Phoenix roebelenii	10	6	7	3.5	80	Good					X
22	Areca Palm	Dyopsis lutescens	10	5	8	Multi	30	Poor	N	FERT	X		
23	Areca Palm	Dyopsis lutescens	14	8	10	Multi	50	Fair	N	FERT			X
24	Areca Palm	Dyopsis lutescens	10	6	7	Multi	40	Poor	N	FERT	X		
25	Areca Palm	Dyopsis lutescens	6	6	3	Multi	80	Good					X
26	Areca Palm	Dyopsis lutescens	7	5	4	Multi	70	Good					X
27	Areca Palm	Dyopsis lutescens	12	8	8	Multi	60	Fair	N	FERT			X
27a	Coconut Palm	Cocos nucifera	30	20	18	7	65	Fair	N, Taper	FERT			X
28	Queen Palm	Syagrus romanzoffiana	14	8	10	8	60	Fair	N	FERT			X
29	Coconut Palm	Cocos nucifera	30	20	18	7	65	Fair	N, Taper	FERT			X
30	Tree Ligustrum	Ligustrum japonicum	12	12		7	65	Fair	N, Minor T	FERT			X
31	Tree Ligustrum	Ligustrum japonicum	8	8		9	55	Fair	N, P, Stubs	FERT			X
32	Areca Palm	Dyopsis lutescens	8	8	5	Multi	70	Good	N	FERT			X
33	Pygmy Date Palm	Phoenix roebelenii	10	6	7	3.5	80	Good					X
34	Coconut Palm	Cocos nucifera	40	20	28	7	75	Good	N	FERT			X
35	Pitch Apple	Clusia rosea	20	20		13	75	Good					X
36	Kopala Tree	Ochrosia elliptica	12	8		3	65	Good	Codom, K, f	SP			X
37	Coconut Palm	Cocos nucifera	40	20	28	8	75	Good	N	FERT			X
38	Pygmy Date Palm	Phoenix roebelenii	11	8	8	3.5	75	Good	I	PC			X
39	Pygmy Date Palm	Phoenix roebelenii	10	8	7	3	75	Good	N	FERT			X
40	Kopala Tree	Ochrosia elliptica	15	15		3.5	60	Fair	Codom, K, OC	SP			X
41	Mimusop	Mimusops balata	18	20		8	65	Fair	Codom, Minor T	SP			X
42	Coconut Palm	Cocos nucifera	34	15	20	7	70	Good	N, Minor T	FERT			X
43	Areca Palm	Dyopsis lutescens	10	8	7	Multi	75	Good					X
44	Kopala Tree	Ochrosia elliptica	10	10		3.5	50	Fair	Codom at base, Stubs	SP			X
45	Coconut Palm	Cocos nucifera	40	20	22	10	80	Good	Minor T				X
46	Mimusop	Mimusops balata	15	10		6	60	Fair	P, T, f	SP, CR			X
47	Mimusop	Mimusops balata	16	20		7	65	Fair	P, T, f	SP, CR			X
48	Mimusop	Mimusops balata	18	18		8.5	45	Poor	I	PC	X		
49	Areca Palm	Dyopsis lutescens	14	10	8	Multi	80	Good	N	FERT			X
50	Areca Palm	Dyopsis lutescens	12	10	8	Multi	75	Good	N	FERT			X
51	Areca Palm	Dyopsis lutescens	12	8	8	Multi	80	Good	N	FERT			X
52	Pygmy Date Palm	Phoenix roebelenii	9	6	7	2.5	70	Good	OC				X
53	Areca Palm	Dyopsis lutescens	10	8	6	Multi	80	Good					X
54	Mimusop	Mimusops balata	15	15		5	70	Good	I	SP, CR			X
55	Pygmy Date Palm	Phoenix roebelenii	8	6	6	3.5	45	Poor	P, N, Taper		X		
56	Areca Palm	Dyopsis lutescens	8	8	5	Multi	80	Good					X
57	Pygmy Date Palm	Phoenix roebelenii	8	6	5	3.5	75	Good	P				X
58	Pygmy Date Palm	Phoenix roebelenii	9	6	6	3.5	70	Good	N, P	FERT			X
59	Pongam	Millettia pinnata	30	35		20	60	Fair	Codom @3', K, N	SP, CR		X	
60	Kopala Tree	Ochrosia elliptica	15	15		6	60	Fair	P, L, Minor T	CR			X
61	Mimusop	Mimusops balata	24	12		8	60	Fair	T				X
62	Gumbo Limbo	Bursera simaruba	16	15		4.5	65	Fair	RG	RP, SP			X
63	Areca Palm	Dyopsis lutescens	8	10	4	Multi	80	Good				X	
64	Coconut Palm	Cocos nucifera	36	20	20	9	80	Good	N	FERT		X	
65	Coconut Palm	Cocos nucifera	42	20	24	7	70	Good	I	PC			X
66	Coconut Palm	Cocos nucifera	50	20	40	10	80	Good					X
67	Pitch Apple	Clusia rosea	10	10		5	70	Good					X
68	Pitch Apple	Clusia rosea	10	8		5.5	60	Fair	OC			X	
69	Pitch Apple	Clusia rosea	15	15		8.5	70	Good				X	
70	Areca Palm	Dyopsis lutescens	5	6	2	Multi	65	Fair	N	FERT		X	
71	Green Buttonwood	Conocarpus erectus	14	18		6.5	70	Good	Codom @2'				X
72	Green Buttonwood	Conocarpus erectus	3	0		2.5	10	Poor	Stub		X		
73	Pygmy Date Palm	Phoenix roebelenii	9	8	6	4	80	Good	P				X
74	Pygmy Date Palm	Phoenix roebelenii	8	8	5.5	4	80	Good	P				X
75	Areca Palm	Dyopsis lutescens	12	10	7	Multi	75	Good	N	FERT			X
76	Silver Thatch Palm	Leucothrinax morrisii	12	6	7	6	75	Good	N	FERT		X	
77	Sabal Palm	Sabal palmetto	20	10	15	12	80	Good					X
78	Mahogany	Swietenia mahagoni	35	45		28	60	Fair	I, Codom, Branch Dam	LEVEL 3		X	
79	Green Buttonwood	Conocarpus erectus	22	10		4	70	Good	OC			X	
80	Green Buttonwood	Conocarpus erectus	30	25		15	65	Fair	Codom @3', DB			X	
81	Green Buttonwood	Conocarpus erectus	30	25		16	65	Fair	Codom @2', DB			X	
82	Green Buttonwood	Conocarpus erectus	24	10		6.5	55	Fair	OC, T, Stub			X	
83	Green Buttonwood	Conocarpus erectus	12	15		7.5	50	Fair	2T @ground, T	CR		X	
84	Royal Palm	Roystonea regia	30	6	20	16.5	10	Poor	DECLINE		X		

*Key	
Observations	Definition
ZT	Codom
Codom	Codominant stems or trunks
DB	Dieback of branches in the tree crown, die from the tips toward the center
DBL	Double trunks
f	Poor form
I	Active insects present
K	Bark inclusion
LDR	Leader
N	Low nutrition or Nutritional deficiencies
OC	Overcrowded
P	Planted too deep, no root collar observed, INVIC recommended
RG	Root girdling, circling roots
T	Trunk wounds or damage
Taper	Change in diameter over the length of trunks
Y	Decline
Recommendation	Definition
CR	Reducing the height and/or spread of a tree crown by making appropriate pruning cuts
FERT	Apply prescribed fertilizer based on laboratory results from soil testing
INVIC	Root collar excavation and incorporate organic materials
LEVEL 3	Advanced assessment, an assessment performed to provide detailed information about specific tree parts, defects, or site conditions. Specialized equipment, data collection and analysis, and/or expertise are usually required
MULCH	Remove grass and apply mulch
PC	Pest control
RP	Root prune
RR	Recommend removal
SP	Structural prune, pruning to establish a strong arrangement or system of scaffold branches

T B G



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Project:  
THE GATES HOTEL  
SUNSET GREEN

PERMIT SET

3824 N ROOSEVELT BLVD.  
KEY WEST, FLORIDA

Project Number:  
FL16102

Designed: PW, AH

Drawn: AH, KT, SM

Reviewed: PW, KT

Date Issued:  
MARCH 28, 2017

Revisions:

Sheet Title:  
TREE INVENTORY  
AND EVALUATION

Sheet Number:  
TD 1.02

Remain  
in place

Canopy  
remove

Palm  
transplant

Palm  
remove

117 + 148  
cinnamon Bark  
Cane/la  
winifera

146 - gumbo  
limbo  
need to  
replace in  
landscaping

Observations	Definition
2T	Codorn
Codom	Codominant stems or trunks
DB	Dieback of branches in the tree crown, die from the tips toward the center
DBL	Double trunks
f	Poor form
I	Active insects present
K	Bark inclusion
LDR	Leader
N	Low nutrition or Nutritional deficiencies
OC	Overcrowded
P	Planted too deep, no root collar observed, INVIG recommended
RG	Root gridding, circling roots
T	Trunk wounds or damage
Taper	Change in diameter over the length of trunks
Y	Decline
Recommendation	Definition
CR	Reducing the height and/or spread of a tree crown by making appropriate pruning cuts
FERT	Apply prescribed fertilizer based on laboratory results from soil testing
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LEVEL 3	advanced assessment, an assessment performed to provide detailed information about specific tree parts, defects, or site conditions. Specialized equipment, data collection and analysis, and/or expertise are usually required
MULCH	Remove grass and apply mulch
PC	Pest control
RP	Root prune
RR	Recommend removal
	Structural prune, pruning to establish a strong arrangement or system of scaffold branches
SP	

85	Green Buttonwood	Canacarpus erectus	28	30	22	70	Good																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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I certify that all the statements of fact in this evaluation are true, complete, and correct to the best of my knowledge and belief and that they are made in good faith.  
Jeremy T. Chancy, FL-0732A, ISA Certified Arborist

Signature

T B G



02/16/2017

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200 SW First Ave., Suite 103  
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SUNSET GREEN

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Date Issued:

MARCH 28, 2017

Revisions:

Sheet Title:  
TREE INVENTORY  
AND EVALUATION

Sheet Number:

TD 1.03

transplants



(REF. LP 3.01 FOR COMPLETE PLANT SCHEDULE)  
(REF. LP 2.01 FOR UNDERSTORY PLANTING PLAN)

A hand-drawn floor plan of a rectangular room, oriented horizontally. The plan is enclosed by a thick black border. Inside the room, several pieces of equipment are represented by circles and labeled as follows:

- T11**: A large circle in the top-left corner.
- T108**: A small circle below T11.
- T109**: A small circle to the right of T108.
- T31**: A small circle to the right of T108.
- T86**: A large circle below T11.
- T62**: A large circle in the center-left area.
- T72**: A small circle to the right of T62.
- T85**: A small circle to the right of T72.
- T90**: A small circle to the right of T85.
- T46**: A small circle to the right of T90.
- T47**: A large circle in the center-right area.
- T20a**: A small circle in the bottom-right corner.

Three locations are marked with the text "L.O.C." (likely Location of Control):

- Top-left corner, near T11.
- Top-right corner, near T46.
- Bottom-left corner, near T86.

The drawing is a technical sketch, likely for a process control or safety analysis, showing the spatial arrangement of various tanks or vessels within a room.

T B G



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SUNSET GREEN

PERMIT SET

3824 N ROOSEVELT BLVD.  
KEY WEST, FLORIDA

Project Number:  
FL16102

Designed: PW, AH

Drawn: AH, KT, SM

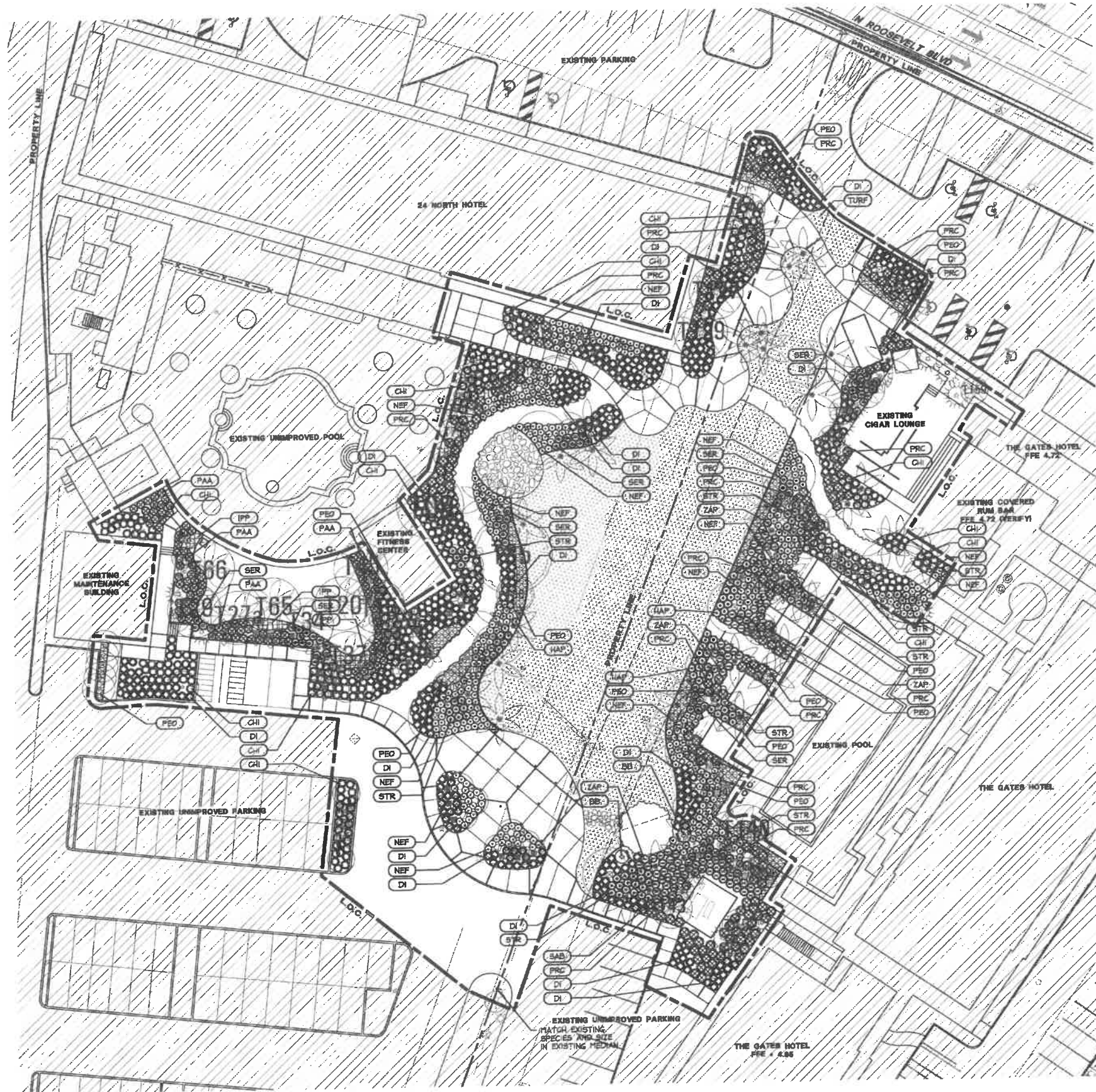
Reviewed: PW, KT

Date issued:  
MARCH 28, 2017

### Revisions:

Sheet Title:  
**PLANTING PLAN  
(TREE CANOPY)**

Sheet Number:  
LP 1.01



# PLANTING SCHEDULE QUICK REFERENCE

(REF. LP 3.01 FOR COMPLETE PLANT SCHEDULE)  
(REF. LP 1.01 FOR TREE CANOPY PLAN)

SHRUBS, ORNAMENTAL GRASSES, AND VINES			
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME
	BB	BOUGAINVILLEA	BOUGAINVILLEA SPP.
	CHI	RED TIP COCOPLUM	CHRYSOBALANUS ICAGO
	DI	BICOLOR IRIS	DIETES BICOLOR
	HAP	DWARF FIREBUSH	HAMELIA PATENS
	NEF	MACHO FERN	NEPHROLEPIS FALCATA 'MACHO'
	PAA	BEACH PANIC GRASS	PANICUM AMARUM
	PRC	PHILODENDRON 'ROLO CONGO'	PHILODENDRON 'ROLO CONGO'
	SAB	MAIDENBUSH	SAVIA BAHAMENSIS
	SER	SAW PALMETTO	SERENOA REPENS
	STR	BIRD OF PARADISE	STRELITZIA REGINAE
	ZAP	COONTIE	ZAMIA PUMILA
PERENNIALS, GROUNDCOVERS, AND ANNUALS			
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME
	IPP	SEASIDE MORNING GLORY	IPOMOEA PES-CAPRAE
	PEO	BABY RUBBER PLANT	PEPEROMIA OBTUSIFOLIA
	TURF	ZOYSIA	---

T B G



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Fort Worth • Houston • San Antonio • Tulsa

Project:  
**THE GATES HOTEL  
SUNSET GREEN**

PERMIT SET

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Sheet Title:  
**PLANTING PLAN  
(UNDERSTORY)**

Sheet Number:  
**LP 2.01**

