

# STAFF REPORT

DATE: August 26, 2019

RE: 725 Truman Avenue-Key Lime Inn  
(permit application # T2019-0388)

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

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

Tree Species: Frangipani (Plumeria sp.)



Photo of whole tree and its location on the property.





Photo of whole tree view 1.





Two photos of  
tree canopy.







Photo of tree view 2a, in the shade.





Photo of tree view 2b, in the sun.





Photo of tree view 3.





Photo of tree trunk and base of tree.





Photo of tree trunks-canopy area.





Two photos of  
base of tree  
showing  
uplifting of  
roots and decay.





Diameter: 30"

Location: 80% (in rear of property, not very visible)

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

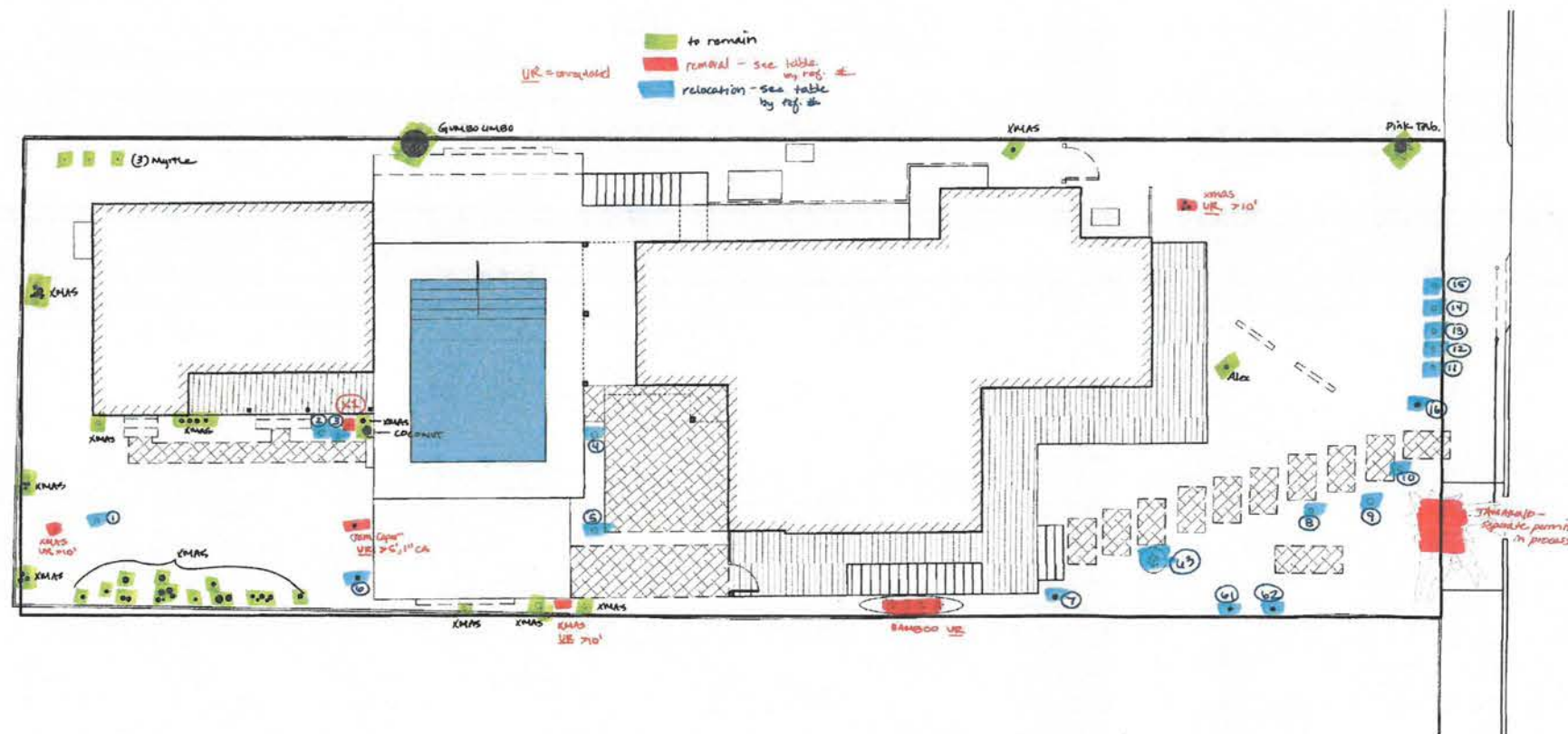
Condition: 40% (poor, half of the tree currently exists, small decay areas throughout trunk, large decay area at base of tree)

Total Average Value = 56%

Value x Diameter = 16.8 replacement caliper inches



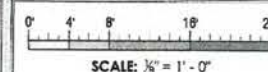
RECEIVED  
AUG 23 2019  
BY: *KD*



KEY WEST, FLORIDA  
KHP CAPITAL PARTNERS HOTEL



# CHELSEA 2 SITE DEMOLITION & TREE DISPOSITION PLAN



DATE: July 1, 2019  
DRAWN BY: LMK

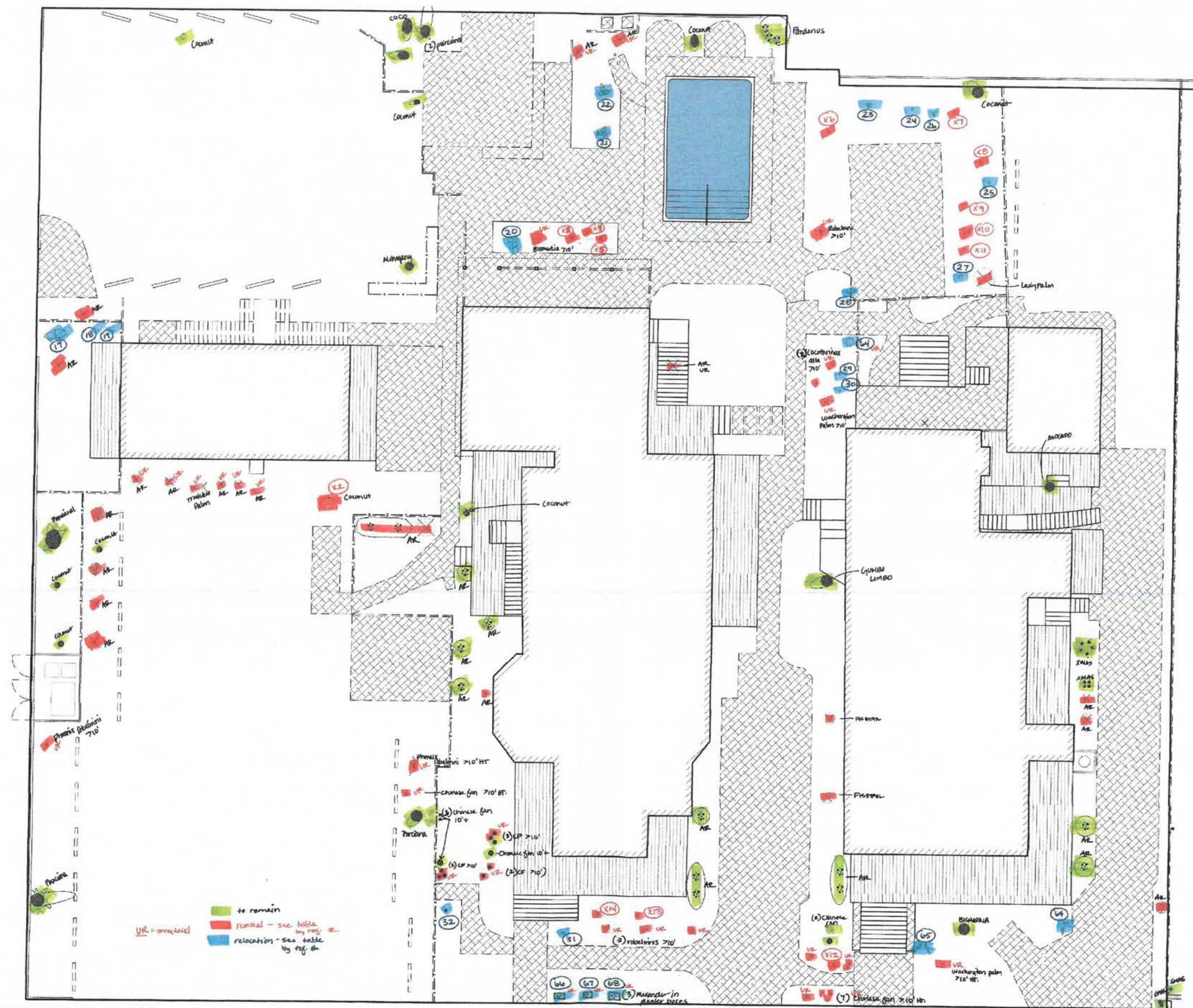
SHEET  
LC-6

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



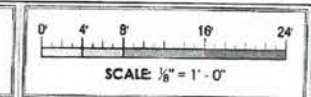
MATCHLINE: SEE CHELSEA HOUSE 2 ON SHEET LC-6

MATCHLINE: SEE KEY LIME INN ON SHEET LC-4



KEY WEST, FLORIDA  
KHP CAPITAL PARTNERS HOTEL

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



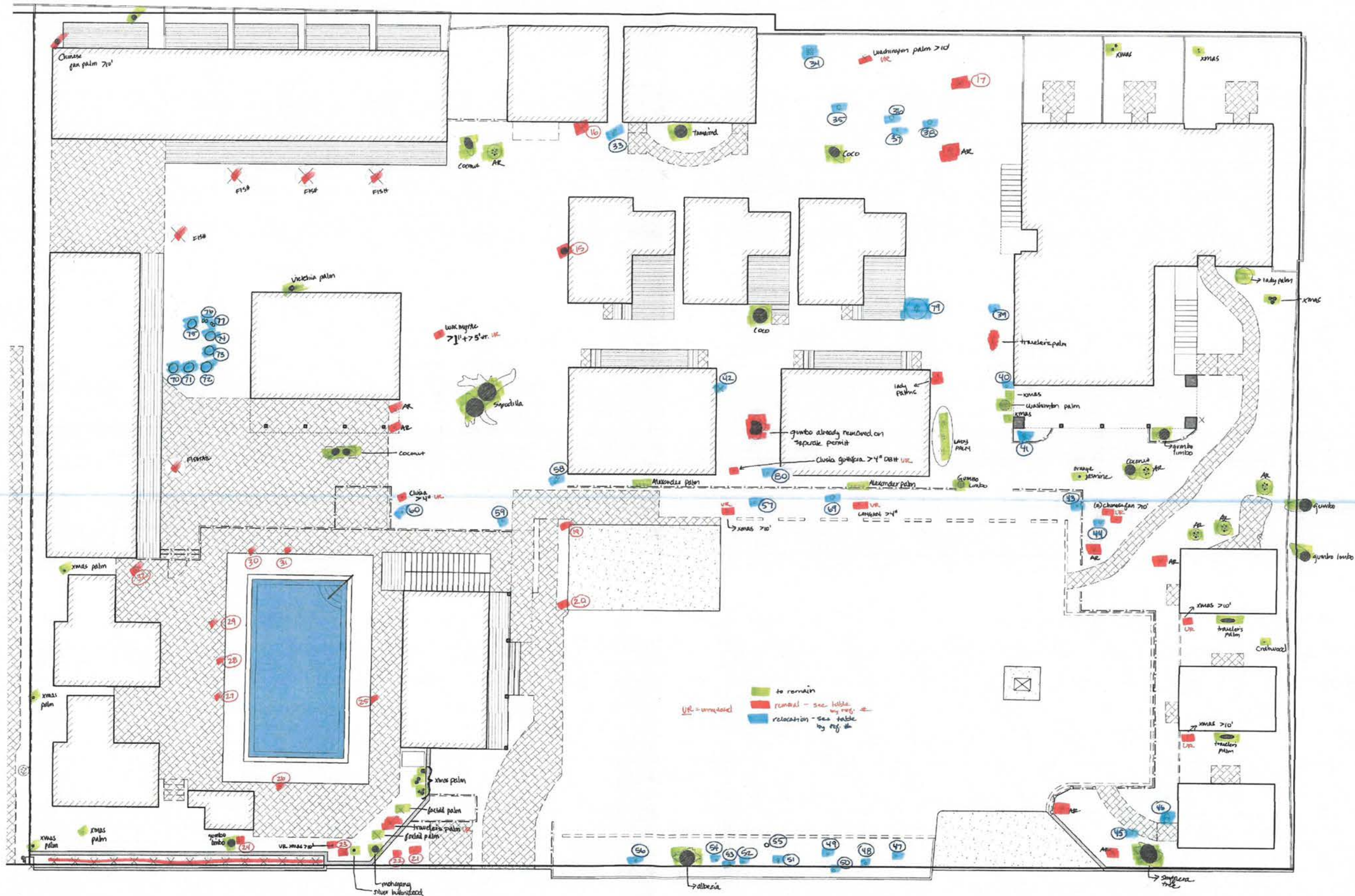
DATE: July 1, 2019  
DRAWN BY: LMK

**SHEET  
LC-5**

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



MATCHLINE: SEE CHELSEA HOUSE 1 ON SHEET LC-5



to remain  
removal - see table by reg.  
relocation - see table by reg. &

VR = unrooted





REGULATED REMOVALS (marked with orange skulls tape):

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

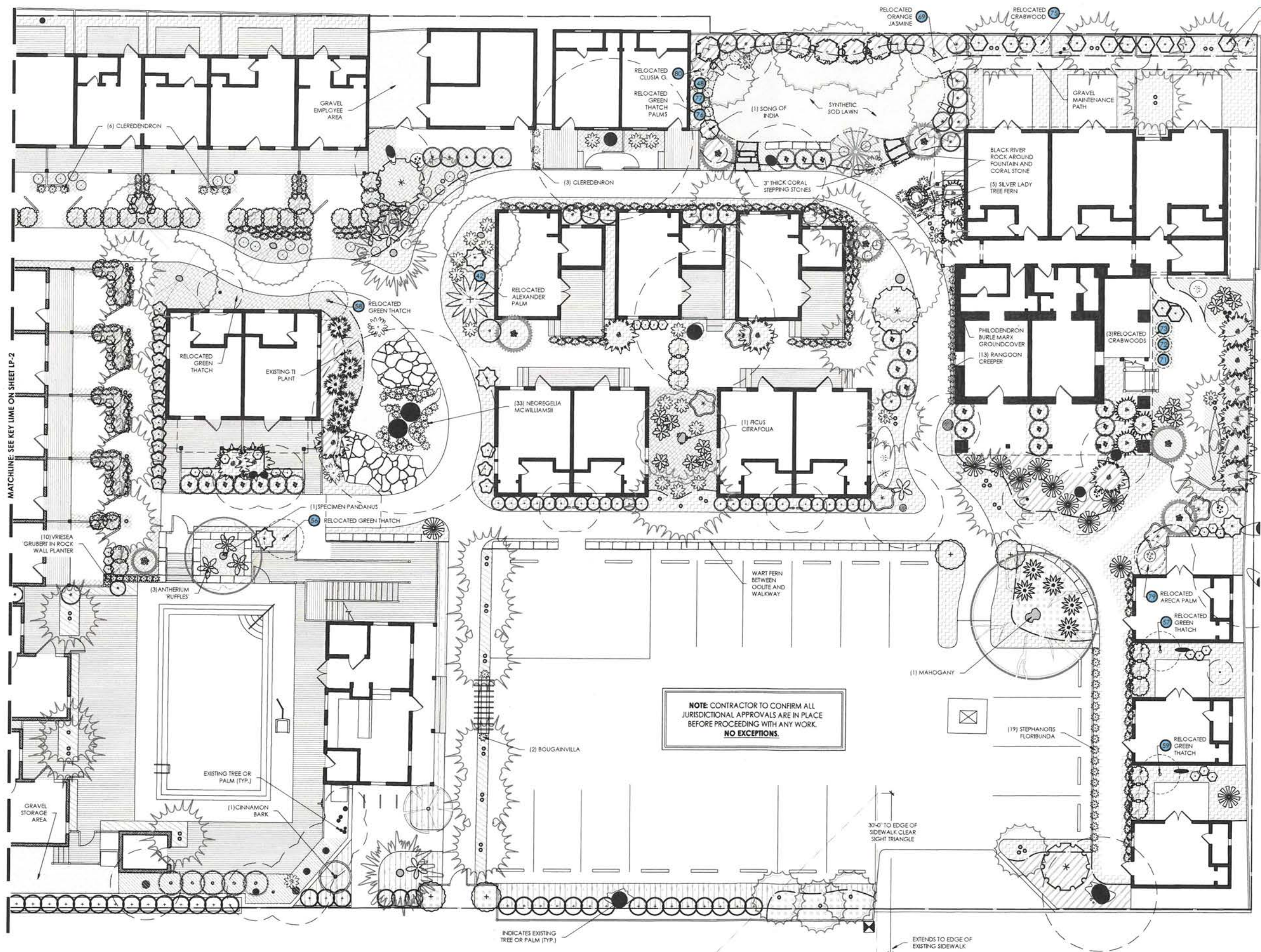
RELOCATIONS (tagged and numbered on site):

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



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





PLANTING LEGEND

(SEE SHEET LP-1 FOR COMPLETE PLANT LIST)

- |                 |                     |
|-----------------|---------------------|
| CROTON          | CHINESE PERFUME     |
| DIOON           | GREEN CRINUM LILY   |
| SIMPSON STOPPER | PURPLE CRINUM LILY  |
| CRABWOOD        | CAT PALM            |
| HELICONIA       | ACALYPHA CHENILLE   |
| CLUSIA          | PHILO. ROJO CONGO   |
| LADY PALM       | TI PLANT            |
| RADERMACHERA    | MYRTLE OF THE RIVER |
| BAY CEDAR       | (SEE PLAN)          |
| SPANISH STOPPER | PHILO. WEEKS HYBRID |
| PUA KENIKENI    | PHILO. GIGANTEUM    |
| GIANT IRIS      | PHILO. WILSONII     |
|                 | PHILO. MAGNIFICA    |

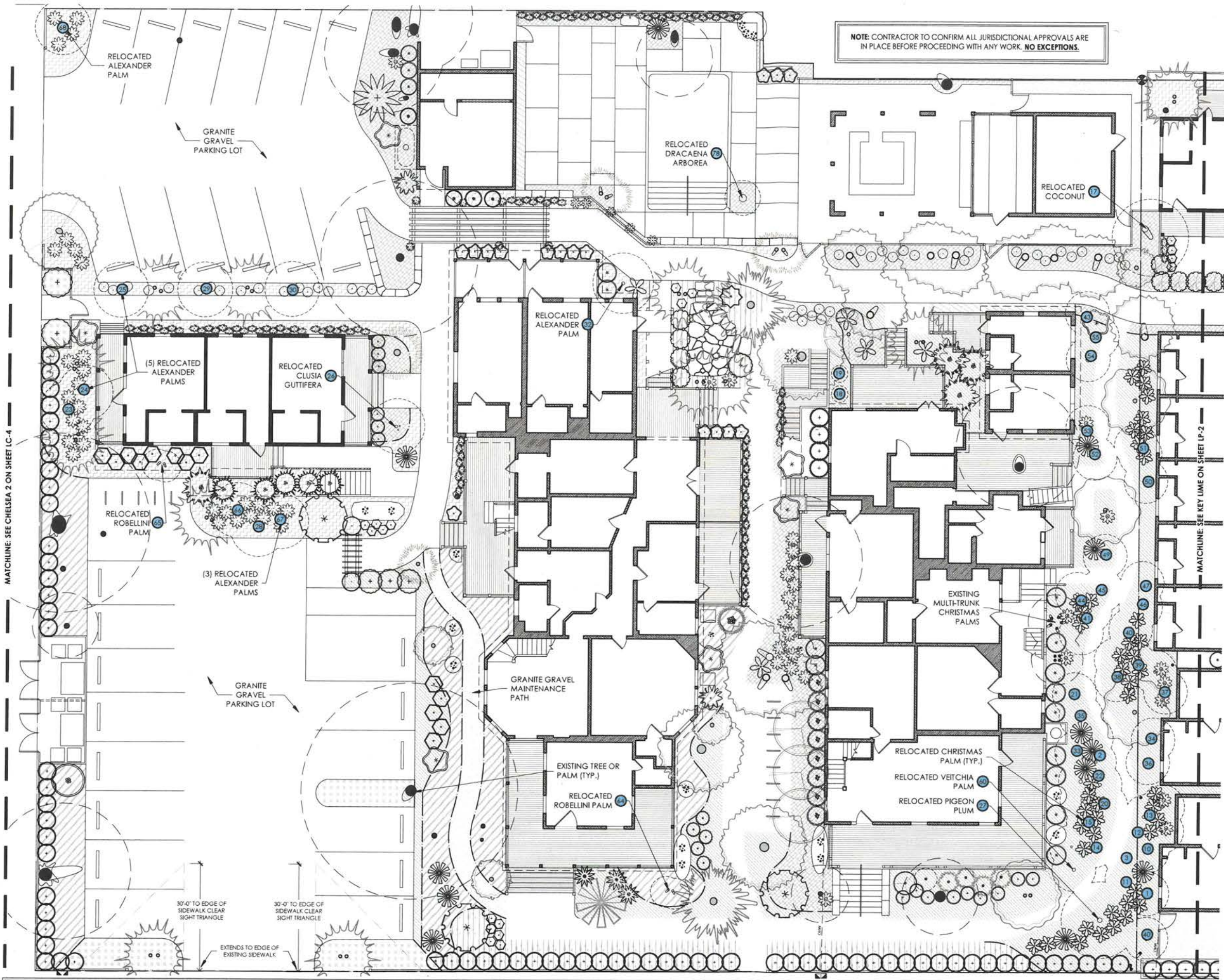
TREES & PALMS

- |                    |                   |
|--------------------|-------------------|
| SUGAR PALM         | OIL PALM          |
| GUMBO LIMBO        | SILVER BUTTONWOOD |
| CABADA PALM        | SABAL PALM        |
| ALEXANDER PALM     | BISMARKIA PALM    |
| IRONWOOD           | ROYAL PALM        |
| PLUMERIA RUBRA     | GREEN THATCH PALM |
| SILVER THATCH PALM | SILVER SAW PALM   |

GROUNDCOVERS

- |                    |               |
|--------------------|---------------|
| GREEN ISLAND FICUS | WART FERN     |
| MONSTERA           | LIRIOPE       |
| BOSTON FERN        | COONTIE       |
| BURLE MARX         | SPANISH SHAWL |
|                    | MONDO GRASS   |





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

PLANTING LEGEND

(SEE SHEET LP-1 FOR COMPLETE PLANT LIST)

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

TREES & PALMS

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

GROUNDCOVERS

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

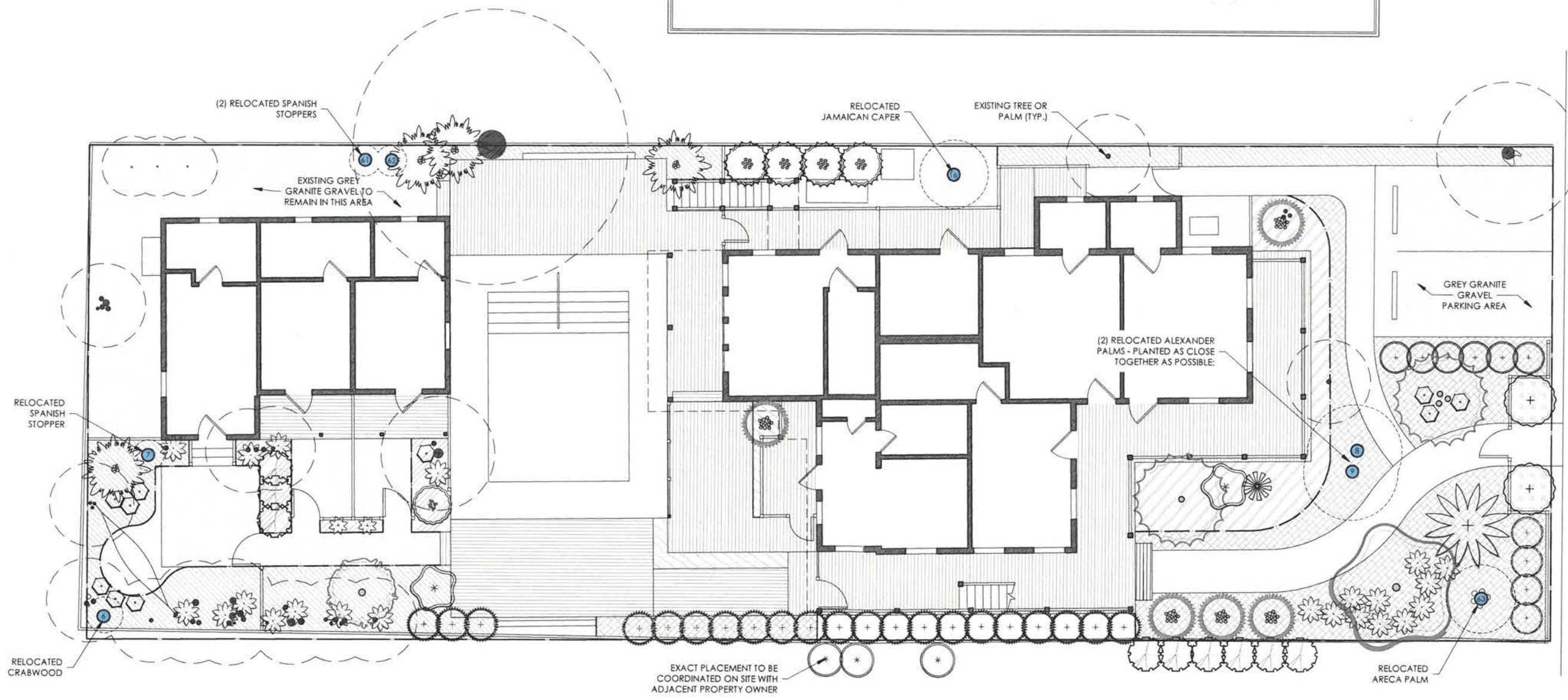


### PLANTING LEGEND

(SEE SHEET LP-1 FOR COMPLETE PLANT LIST)

 DIOON	 ARECA PALM	 SILVER THATCH PALM	 COONTIE
 CABADA PALM	 SIMPSON STOPPER	 PHILODENDRON GIGANTEUM	 GREEN ISLAND FICUS
 COCOTHRINAX ALTA	 CRABWOOD	 PHILODENDRON MAGNIFICA	 MONSTERA
 BULNESIA	 HELICONIA	 CLERODENDRUM SPECIOSUM	 AGLAONEMA SILVER BAY
 ALEXANDER PALM (RELOCATED)	 CLUSIA	 RADERMACHERA	 BOSTON FERN
 MAST TREE	 PLUMERIA RUBRA	 CROTON	 BURLE MARX
	 LADY PALM		 GRANITE GRAVEL

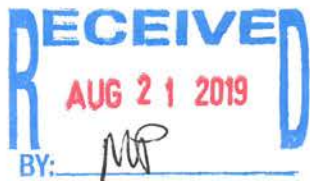
**NOTE:** CONTRACTOR TO CONFIRM ALL JURISDICTIONAL APPROVALS ARE IN PLACE BEFORE PROCEEDING WITH ANY WORK.  
**NO EXCEPTIONS.**





# Application






T2019-0388

## Tree Permit Application

Date: 8/21/19

Please Clearly Print All Information unless indicated otherwise.

Tree Address 725 TRUMAN AVE  
Cross/Corner Street ELIZABETH/TRUMAN  
List Tree Name(s) and Quantity FRANGIPANI/PLUMERIA RUBRA  
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 DAMAGED+ IMPROPERLY PRUNED, CANOPY UNBALANCED TO ONE SIDE HEAVILY

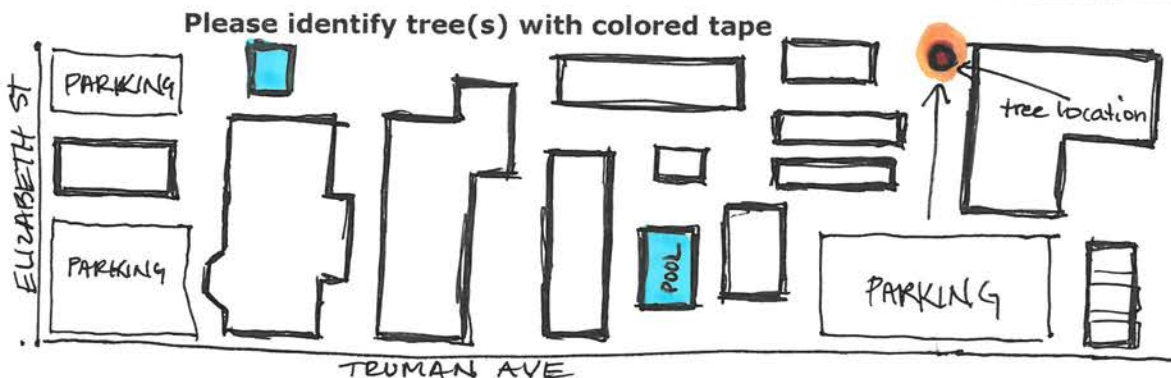
Property Owner Name KHP IV KEY WEST LLC (KEN REYNOLDS)  
Property Owner eMail Address KEN.REYNOLDS@KHPCCP.COM  
Property Owner Mailing Address 101 CALIFORNIA ST, STE 980  
Property Owner Mailing City SAN FRANCISCO State CA Zip 94111  
Property Owner Phone Number (415) 944-1557  
Property Owner Signature 

Representative Name JOEL DOS SANTOS  
Representative eMail Address JOEL@jdsconstruction.com  
Representative Mailing Address 8 CANNON ROYAL DRIVE  
Representative Mailing City KEY WEST State FL Zip 33040  
Representative Phone Number (305) 923-1796

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.

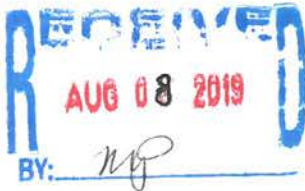
Tree Representation Authorization form attached ☐

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



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





canopy transplant  
✓ T2019-0389



✓ canopy removal T2019-0388

✓ palm removal

T2019-0390

✓ palm transplant T2019-0391

# Tree Permit Application

Date: 8/6/19

Please Clearly Print All Information unless indicated otherwise.

Tree Address Key Lime Inn  
Cross/Corner Street 725 Truman Ave  
List Tree Name(s) and Quantity between Elizabeth and Windsor  
Species Type(s) check all that apply (11) Removals (34) Relocations  
Reason(s) for Application: (✓) Palm ( ) Flowering ( ) Fruit ( ) Shade ( ) Unsure

REMOVE ( ) Tree Health ( ) Safety ( ) Other/Explain below  
TRANSPANT ( ) New Location (✓) Same Property ( ) Other/Explain below  
HEAVY MAINTENANCE ( ) Branch Removal ( ) Crown Cleaning/Thinning ( ) Crown Reduction  
Additional Information 1- Frangipani  
and Explanation 30" dbh

Property Owner Name KHP IV Key West LLC  
Property Owner eMail Address joel@jds-construction.com  
Property Owner Mailing Address 101 California St, Suite 980  
Property Owner Mailing City San Francisco State CA Zip 94111  
Property Owner Phone Number (305) 923-1796  
Property Owner Signature \_\_\_\_\_

Representative Name Mama's Garden Center  
Representative eMail Address jnc@mamasgardencenter.com  
Representative Mailing Address 111 US Hwy 1, Box 108,  
Representative Mailing City Key West State FL Zip 33040  
Representative Phone Number (305) 296-1617

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

Tree Representation Authorization form attached ( )

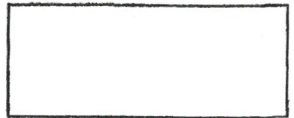
<<<<< Sketch location of tree in this area including cross/corner Street >>>>>

Please identify tree(s) with colored tape

See attached plan  
canopy transplant - 1 waxmyrtle  
Palm transplants - Thatch palm - 5  
alexander palms - 2  
Christmas palms - 22  
canopy removal - 1 Frangipani  
Palm removal - Veitchia palm - 2  
Foxtail palm - 7  
Cabarda palm - 1

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





## Tree Representation Authorization

Date: 8/26/19

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

**Please Clearly Print** All Information unless indicated otherwise.

Tree Address 725 TRUMAN AVE, 709 TRUMAN AVE

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

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

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

Property Owner Signature [Signature]

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

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

### NOTARY PUBLIC

Sign Name: M. Holly Booton

Print Name: M. Holly Booton

My Commission Expires: 12/26/21

Notary Public - State of Florida (seal)



MARJORIE HOLLY BOOTON  
Commission # GG 151778  
Expires December 26, 2021  
Bonded thru Budget Notary Services



## Karen DeMaria

---

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

Karen,

Great! Thank you.

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

Lea

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

---

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

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

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

Sincerely,

Karen

---

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

Hi Karen,







# Untitled Map

Write a description for your map.

Legend



Google Earth

90 ft

