

EXISTING TREE REPORT and ASSESSMENT

CITY of KEY WEST

PROPERTY: 1904-1908 Flagler Avenue, Key West, FL

PROPERTY OWNERS: 1908 Flagler Avenue Corp  
PO Box 1736  
Key West FL 33041



PREPARED BY:  
Karen DeMaria  
Environmental Consultant/ISA Certified Arborist  
KKD Environmental Services  
P.O. Box 420975  
Summerland Key, Florida 33042  
305-393-9216  
[kkdenvironmental@gmail.com](mailto:kkdenvironmental@gmail.com)

PROPERTY SUMMARY: A site visit was done on November 8, 2024, to document the existing vegetation on the site. 1904/1906 Flagler is an older single story grocery store and offices with very little landscaping. 1908 Flagler is a charter high school that was developed in 2018/2019 through the City of Key West development plan process with an approved landscape plan.

The proposed project and new development plan will expand the high school footprint onto 1904/1906. Most of the vegetation/landscape impacts on 1908 will be occurring in the front entrance area along Flagler Avenue and along the side property line with 1904/1906. The existing structure on 1904/1906 will be demolished.

TREE ASSESSMENT: See attached tree list, map, and disposition plan for complete information regarding status of trees in the proposed development area. Trees that are to remain will be protected during demolition and construction with tree protection. Trees proposed to be removed are assessed below.

DBH = diameter at breast/standard height (4.5 ft from ground)

OH = Overall Height measured from ground to top of frond.

Caliper = diameter measurement of tree trunk measured 6 inches up on the trunk from the ground.

**Tree #6:** Dead tree. This tree was a strongbark tree as per the approved development plan when the Somerset Academy was constructed and needs to be replaced with **one approved, dicot tree.**

**Tree #11:** Pigeon Plum (*Coccoloba diversifolia*)

Diameter: 3.5" dbh

Condition: 70% (Fair to good health, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 83%

**Required Mitigation: 2.9 caliper inches**



Tree #13

**Tree #12:** Coconut Palm (*Cocos nucifera*)

**Required Mitigation:** 1-native palm, 4 ft tall OH minimum

**Tree #13:** Marlberry (*Ardisia escallonioides*)

Diameter: 2.0" dbh-two trunks

Condition: 50% (Fair health with poor structure, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 76%

**Required Mitigation:** 1.5 caliper inches

**Tree #14:** Coconut Palm (*Cocos nucifera*)

**Required Mitigation:** 1-native palm, 4 ft tall OH minimum



**Tree #15:** Marlberry (*Ardisia escallonioides*)

Diameter: 2.0" dbh-multiple trunks

Condition: 60% (Fair, young tree, shrub structure)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 80%

**Required Mitigation:** 1.6 caliper inches

**Tree #16:** Coconut Palm (*Cocos nucifera*)

**Required Mitigation:** 1-native palm, 4 ft tall OH minimum

**Tree #17:** Jamaican Dogwood (*Piscidia piscipula*)

Diameter: 1.75" dbh

Condition: 60% (Fair, young tree)

Location: 60% (growing along property line in planted buffer area between existing school and store.)

Future growth of this canopy species will be hindered by elevation change and wall of neighboring property-1904/1906, that will limit proper root growth and development.)

Species: 100% (on City of KW protected tree list)

Tree Value: 73%

**Required Mitigation: 1.2 caliper inches**



**Tree #18:** Marlberry (*Ardisia escallonioides*)

Diameter: 1.0" dbh

Condition: 40% (poor health and structure-growing sideways, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 73%

**Required Mitigation: 0.7 caliper inches**

**Tree #19 and #20:** Coconut Palm (*Cocos nucifera*)

No mitigation required-juvenile palm with no wood.

**Tree #21:** Pigeon Plum (*Cocoloba diversifolia*)

Diameter: 2.5" dbh

Condition: 60% (Fair health, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 80%

**Required Mitigation: 2.0 caliper inches**

\*There is also a juvenile Washingtonian Palm (*Washingtonian robusta*) and a juvenile Coconut Palm (*Cocos nucifera*) growing in the pigeon plum rootball area. No mitigation required-juvenile palms with no wood.

**Tree #22: Coconut Palm (Cocos nucifera)**

No mitigation required-juvenile palm with no wood.



**Tree #23: Jamaican Dogwood (Piscidia pisciputa)**

Diameter: 2.0" dbh

Condition: 40% (poor health and structure, young tree)

Location: 60% (growing along property line in planted buffer area between existing school and store  
Future growth of this canopy species will be hindered by elevation change and wall of neighboring property-1904/1906, that will limit proper root growth and development.)

Species: 100% (on City of KW protected tree list)

Tree Value: 66%

**Required Mitigation: 1.3 caliper inches**

\*There is also a juvenile Coconut Palm (Cocos nucifera) growing in the pigeon plum rootball area. No mitigation required-juvenile palms with no wood.

**Tree #24: Royal Palm (Roystonea regia)**

**Required Mitigation: 1-native palm, 4 ft tall OH minimum**

**Tree #25: Marlberry (Ardisia escallonioides)**

Diameter: 1.5" dbh

Condition: 50% (Fair health, poor structure, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 76%

**Required Mitigation: 1.1 caliper inches**



**Tree #26:** Coconut Palm (*Cocos nucifera*)

No mitigation required-juvenile palm with no wood.

**Tree #27:** Marlberry (*Ardisia escallonioides*)

Diameter: 2.0" dbh

Condition: 50% (Fair health, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 76%

**Required Mitigation: 1.5 caliper inches**

**Tree #28:** Mahogany (*Swietenia mahagoni*)

Diameter: 1.5" dbh

Condition: 60% (Fair health, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 80%

**Required Mitigation: 1.2 caliper inches**

**Tree #29:** Coconut Palm (*Cocos nucifera*)

No mitigation required-juvenile palms with no wood.

**Tree #30:** Gumbo Limbo (*Bursera simaruba*)

Diameter: 2" and 2.5" dbh (2 trunks, one rootball)

Condition: 60% (Fair health, young tree)

Location: 60% (growing along property line in planted buffer area between existing school and store.)

Future growth of this canopy species will be hindered by elevation change and wall of neighboring property-1904/1906, that will limit proper root growth and development.)

Species: 100% (on City of KW protected tree list)

Tree Value: 73%

**Required Mitigation: 3.2 caliper inches**

\*There is also a juvenile Coconut Palm (*Cocos nucifera*) and a juvenile Washingtonian Palm (*Washingtonian robusta*) growing in the Gumbo Limbo rootball area. No mitigation required-juvenile palms with no wood.

**Tree #31:** Pigeon Plum (*Coccoloba diversifolia*)

Diameter: 2.25" dbh

Condition: 40% (Poor health, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

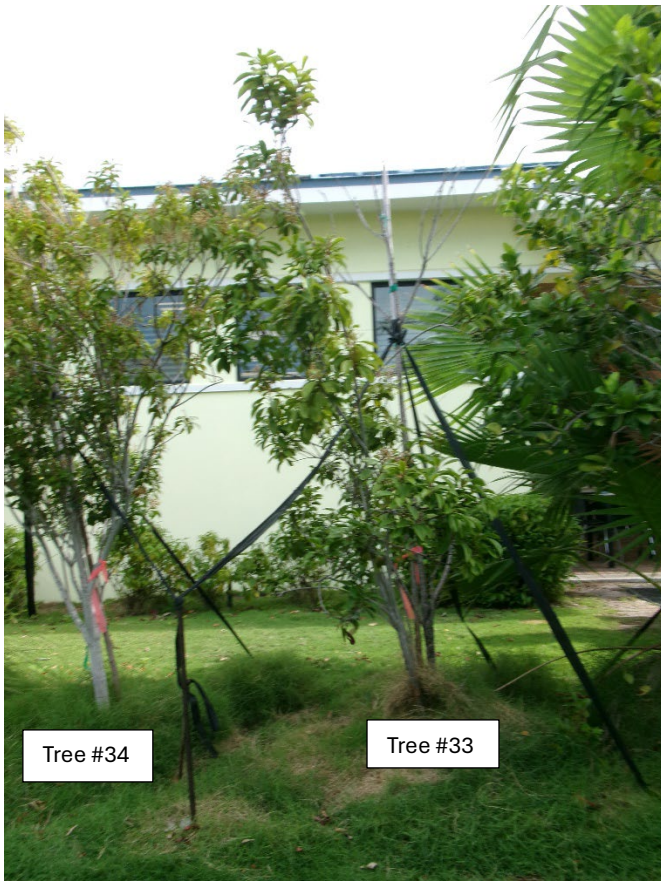
Species: 100% (on City of KW protected tree list)

Tree Value: 83%

**Required Mitigation: 2.9 caliper inches**

**Tree #32:** Washingtonian Palm (*Washingtonian robusta*)

No mitigation required-palm not native and not regulated, less than 10 ft CT in height.



**Tree #33:** Marlberry (*Ardisia escallonioides*)

Diameter: 1.5" dbh

Condition: 20% (Poor health, half of tree canopy is dead, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 66%

**Required Mitigation: 0.9 caliper inches**

**Tree #34:** Marlberry (*Ardisia escallonioides*)

Diameter: 2" dbh

Condition: 40% (Poor health, partial rootball exposure-growth lean, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 73%

**Required Mitigation: 1.4 caliper inches**

**Tree #35:** Marlberry (*Ardisia escallonioides*)

Diameter: 2" dbh

Condition: 60% (Fair health, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 80%

**Required Mitigation: 1.6 caliper inches**

**Tree #36:** Pigeon Plum (*Cocoloba diversifolia*)

Diameter: 2" dbh

Condition: 50% (Fair to poor health, canopy die-back, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 76%

**Required Mitigation: 1.5 caliper inches**





**Tree #37:** Coconut Palm (*Cocos nucifera*)

No mitigation required-juvenile palms with no wood.

**Tree #38:** Marlberry (*Ardisia escallonioides*)

Diameter: 2" dbh

Condition: 30% (Poor health-part of tree is dead, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store.)

Species: 100% (on City of KW protected tree list)

Tree Value: 70%

**Required Mitigation: 1.4 caliper inches**

**Tree #39:** Jamaican Dogwood (*Piscidia piscipula*)

Diameter: 0.5" and 1.5" (2 trunks, one rootball area)

Condition: 50% (Fair health, poor structure, young tree)

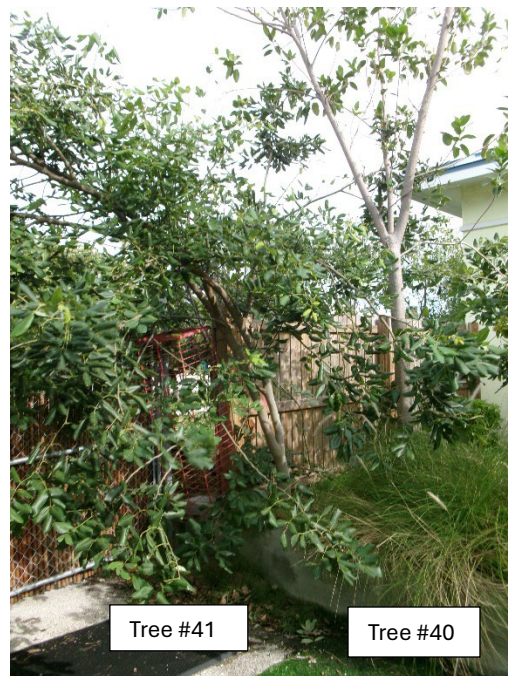
Location: 60% (growing along property line in planted buffer area between existing school and store)

Future growth of this canopy species will be hindered by elevation change and wall of neighboring property-1904/1906, that will limit proper root growth and development.)

Species: 100% (on City of KW protected tree list)

Tree Value: 70%

**Required Mitigation: 1.4 caliper inches**



**Tree #40:** Strangler Fig (*Ficus aurea*)

Diameter: 4.0" dbh

Condition: 60% (Fair health and structure, young tree)

Location: 60% (growing along property line in planted buffer area between existing school and store.)

Future growth of this canopy species will be hindered by elevation change and wall of neighboring property-1904/1906, that will limit proper root growth and development.)

Species: 100% (on City of KW protected tree list)

Tree Value: 73%

**Required Mitigation: 2.9 caliper inches**

**Tree #41:** Jamaican Dogwood (*Piscidia piscipula*)

Diameter: 5.0" dbh

Condition: 50% (Fair health, poor structure, young tree with two codominant trunks.)

Location: 60% (growing along property line in planted buffer area between existing school and store.)

Future growth of this canopy species will be hindered by elevation change and wall of neighboring property-1904/1906, that will limit proper root growth and development.)

Species: 100% (on City of KW protected tree list)

Tree Value: 70%

**Required Mitigation: 3.5 caliper inches**

**Tree #42:** Pigeon Plum (*Cocoloba diversifolia*)

Diameter: 2.5" dbh

Condition: 60% (Fair health, young tree)

Location: 80% (growing along property line in planted buffer area between existing school and store. Very visible from road.)

Species: 100% (on City of KW protected tree list)

Tree Value: 80%

**Required Mitigation: 2.0 caliper inches**



Tree #42



Trees # 44-46

Tree #43

**Tree #43:** Six Spanish Stoppers shrubs (*Eugenia foetida*)

Shrubs are not regulated-no mitigation required.

**Tree #44:** Strongbark (*Bourreria succulenta*)

Diameter: 2.0" dbh

Condition: 60% (Fair health, young tree)

Location: 80% (growing in front of building-very visible tree.)

Species: 100% (on City of KW protected tree list)

Tree Value: 80%

**Required Mitigation: 1.6 caliper inches**

**Tree #45:** Strongbark (*Bourreria succulenta*)

Diameter: 2.25" dbh

Condition: 60% (Fair health, young tree)

Location: 80% (growing in front of building-very visible tree.)

Species: 100% (on City of KW protected tree list)

Tree Value: 80%

**Required Mitigation: 1.8 caliper inches**

**Tree #46:** Strongbark (*Bourreria succulenta*)

Diameter: 2.25" dbh

Condition: 60% (Fair health, young tree)

Location: 80% (growing in front of building-very visible tree.)

Species: 100% (on City of KW protected tree list)

Tree Value: 80%

**Required Mitigation: 1.8 caliper inches**



**Tree #47:** Alexander Palm (*Ptychosperma elegans*)

**Required Mitigation: 1-native palm, 4 ft tall OH minimum**

**Tree #52:** "Yellow Poinciana" (*Peltophorum pterocarpum*)

Diameter: 6.0" dbh

Condition: 70% (Fair to good health)

Location: 80% (growing in City right of way planter along Flagler Avenue and sidewalk. Very visible tree.)

Species: 50% (not on City of KW protected or not protected tree list. Regulated due to trunk diameter.)

Tree Value: 66%

**Required Mitigation: 3.9 caliper inches**

**Tree #53:** Woman's Tongue (*Albizia lebeck*)

Tree species is on not protected tree list and tree diameter is less than 24" dbh. No mitigation required.

**Tree #54:** Areca Palm (*Dypsis lutescens*)

Tree species is on not protected tree list. No mitigation required.



Tree #53



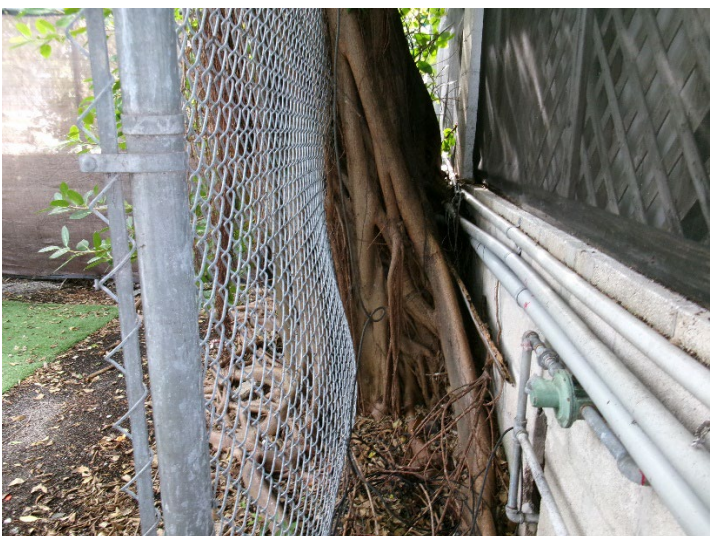
Tree #54



Tree #58



Four photos of Tree #58 showing base of tree, canopy, and root system.



**Tree #58:** Strangler Fig (*Ficus aurea*)

Diameter: 42.0" dbh

Condition: 50% (Fair health, poor structure-lots of leg trunks.)

Location: 40% (growing on property line with 1900 Flagler. Base of tree growing at/on 1900 building.

Canopy in utility lines.)

Species: 100% (on City of KW protected tree list)

Tree Value: 63%

**Required Mitigation: 26.4 caliper inches**

**Tree #59 to #62:** Three Jamaican Dogwood (*Piscidia piscipula*) and one Strangler fig tree (*Ficus aurea*) growing along rear property line of 1904/1906. Trees were abused by 1900 Flagler property owner and a Tree Commission Settlement Agreement approved the removal of these trees with the planting of new trees wholly on 1900 Flagler by the property owner of 1900 Flagler.



Two photos of  
Trees #59-62.

**Tree #51:** Lignum vitae (*Guaiacum sanctum*)

Diameter: 2.0" dbh

Condition: 20% (very poor.)

Location: 80% (growing in right of way planter between sidewalk and street, very visible.)

Species: 100% (on City of KW protected tree list)

Tree Value: 66%

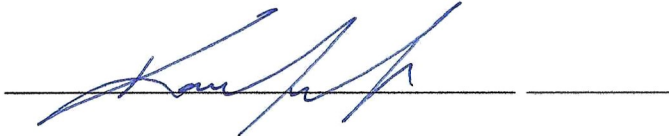
**Required Mitigation: 1.3 caliper inches**



Photo of tree #51.

Total Required Mitigation as per City of Key West Tree Ordinance (for tree and palm removals): The total mitigation requirement for the proposed removal of protected and regulated dicot trees is **74.5 caliper inches of approved trees** and for the proposed removal of the protected and regulated palms is **5 approved native palms, 4 ft tall minimum each palm.**

The updated proposed landscape plan includes the planting of 17 Buccaneer palms, 2-Gumbo Limbo trees (6 caliper inches with a 4:1 mitigation credit), 2-Lignum vitae trees (3 caliper inches with a 2:1 mitigation credit), 2-Paradise trees (4 caliper inches), and 2-Mahogany trees (6 caliper inches with a 4:1 mitigation credit). The caliper size for the proposed trees and the mitigation credit given to these species indicates that the required Tree Commission mitigation is being met in the updated landscape plan.



Karen DeMaria

12-4-24

DATE

TREE #	COMMON NAME	SCIENTIFIC NAME	SIZE	KW City LDR	DISPOSITION	REQUIRED REPLACEMENT	NOTES
1	Coconut Palm	Cocos nucifera	3 ft CT	Protected	Remain	NA	rear property line-parking lot
2	Coconut Palm	Cocos nucifera	10 ft CT	Protected	Remain	NA	rear property line-parking lot
3	Woman's Tongue	Albizia lebeck	<24" dbh	not regulated	Remain	NA	Rear property line, Neighbor's property-canopy overhang (no impact)
4	Strongbark	Bourreria succulenta	2" dbh	Protected	Remain	NA	rear property line-parking lot
5	Strongbark	Bourreria succulenta	3" dbh	Protected	Remain	NA	rear property line-parking lot
6	Dead Tree		NA	Development Plan Tree	Remove	1-tree	rear property line, was a strongbark-tree needs to be replaced as per approved landscape plan
7	Jamaican Dogwood	Piscidia piscipula	18" dbh	Protected	Remain	NA	side of 1908 Flagler, property line tree, growing through fence
8a	Jamaican Dogwood	Piscidia piscipula	3.5" dbh	Protected	Remain	NA	side of 1908 Flagler
8b	Jamaican Dogwood	Piscidia piscipula	4.5" dbh	Protected	Remain	NA	side of 1908 Flagler
9	Cinnamon Bark	Canella winterana	2" dbh	Protected*	Remain	NA	side of 1908 Flagler-State Listed
10	Coconut Palm	Cocos nucifera	double 1-3 ft CT	Protected	Remain	NA	side of 1908 Flagler
11	Pigeon Plum	Coccoloba diversifolia	3.5" dbh	Protected	Remove	2.9"	side of 1908 Flagler
12	Coconut Palm	Cocos nucifera	double 1 ft CT	Protected	Remove	1-4 ft tall OH native palm	side of 1908 Flagler
13	Marlberry	Ardisia escallonioides	2" dbh	Protected	Remove	1.5"	side of 1908 Flagler, 2 trunks
14	Coconut Palm	Cocos nucifera	1 ft CT	Protected	Remove	1-4 ft tall OH native palm	side of 1908 Flagler

15	Marlberry	<i>Ardisia escallonioides</i>	2" dbh	Protected	Remove	1.6"	side of 1908 Flagler, multiple trunks
16	Coconut Palm	<i>Cocos nucifera</i>	1 ft CT	Protected	Remove	1-4 ft tall OH native palm	side of 1908 Flagler
17	Jamaican Dogwood	<i>Piscidia piscipula</i>	1.75" dbh	Protected	Remove	1.2"	side of 1908 Flagler
18	Marlberry	<i>Ardisia escallonioides</i>	1" dbh	Protected	Remove	0.7"	side of 1908 Flagler, growing sideways
19	Coconut Palm	<i>Cocos nucifera</i>	juvenile	Protected	Remove	0	side of 1908 Flagler
20	Coconut Palm	<i>Cocos nucifera</i>	juvenile	Protected	Remove	0	side of 1908 Flagler
21a	Pigeon Plum	<i>Cocoloba diversifolia</i>	2.5" dbh	Protected	Remove	2"	side of 1908 Flagler
21b	Coconut Palm	<i>Cocos nucifera</i>	juvenile	Protected	Remove	0	side of 1908 Flagler
21c	Washingtonian Palm	<i>Washingtonia robusta</i>	juvenile	Not Regulated	Remove	0	side of 1908 Flagler
22	Coconut Palm	<i>Cocos nucifera</i>	juvenile	Protected	Remove	0	side of 1908 Flagler, next to 1904 pathway
23a	Jamaican Dogwood	<i>Piscidia piscipula</i>	2" dbh	Protected	Remove	1.3"	side of 1908 Flagler, next to 1904 pathway
23b	Coconut Palm	<i>Cocos nucifera</i>	juvenile	Protected	Remove	0	
24	Florida Royal Palm	<i>Roystonea regia</i>	4 ft CT	Protected	Remove	1-4 ft tall OH native palm	side of 1908 Flagler
25	Marlberry	<i>Ardisia escallonioides</i>	1.5" dbh	Protected	Remove	1.1"	side of 1908 Flagler
26	Coconut Palm	<i>Cocos nucifera</i>	double juvenile	Protected	Remove	0	side of 1908 Flagler
27	Marlberry	<i>Ardisia escallonioides</i>	2" dbh	Protected	Remove	1.5"	side of 1908 Flagler
28	Mahogany	<i>Swietenia mahagoni</i>	1.5" dbh	Protected*	Remove	1.2"	side of 1908 Flagler, State Listed
29	Coconut Palm	<i>Cocos nucifera</i>	juvenile	Protected	Remove	0	side of 1908 Flagler
30a	Gumbo Limbo	<i>Bursera simaruba</i>	2" dbh	Protected	Remove	3.2"	side of 1908 Flagler
30b	Gumbo Limbo	<i>Bursera simaruba</i>	2.5" dbh	Protected	Remove	NA	side of 1908 Flagler



30c	Washingtonian Palm	Washingtonia robusta	juvenile	Regulated	Remove	0	side of 1908 Flagler
30d	Coconut Palm	Cocos nucifera	juvenile	Protected	Remove	0	side of 1908 Flagler
31	Pigeon Plum	Coccoloba diversifolia	2.25" dbh	Protected	Remove	2.9"	side of 1908 Flagler
32	Washintonian Palm	Washingtonia robusta	1 ft CT	not regulated	Remove	0	side of 1908 Flagler
33	Marlberry	Ardisia escallonioides	1.5" dbh	Protected	Remove	0.9"	side of 1908 Flagler
34	Marlberry	Ardisia escallonioides	2" dbh	Protected	Remove	1.4"	side of 1908 Flagler, old #11
35	Marlberry	Ardisia escallonioides	2" dbh	Protected	Remove	1.6"	side of 1908 Flagler
36	Pigeon Plum	Coccoloba diversifolia	2" dbh	Protected	Remove	1.5"	side of 1908 Flagler
37	Coconut Palm	Cocos nucifera	juvenile	Protected	Remove	0	side of 1908 Flagler
38	Marlberry	Ardisia escallonioides	2" dbh	Protected	Remove	1.4"	side of 1908 Flagler
39a	Jamaican Dogwood	Piscidia piscipula	0.5" dbh	Protected	Remove	1.4"	side of 1908 Flagler
39b	Jamaican Dogwood	Piscidia piscipula	1.5" dbh	Protected	Remove	NA	side of 1908 Flagler
40	Strangler Fig	Ficus aurea	4" dbh	Protected	Remove	2.9"	side of 1908 Flagler
41	Jamaican Dogwood	Piscidia piscipula	5" dbh	Protected	Remove	3.5"	side of 1908 Flagler, 2 trunks
42	Pigeon Plum	Coccoloba diversifolia	2.5" dbh	Protected	Remove	2"	front of 1908 Flagler
43	Spanish Stopper x6	Eugenia foetida	NA	not regulated	Remove	0	Planted and maintained as hedges/shrubs, front of 1908 Flagler
44	Strongbark	Bourreria succulenta	2" dbh	Protected	Remove	1.6"	front of 1908 Flagler
45	Strongbark	Bourreria succulenta	2.25" dbh	Protected	Remove	1.8"	front of 1908 Flagler
46	Strongbark	Bourreria succulenta	2.25" dbh	Protected	Remove	1.8"	front of 1908 Flagler
47	Alexander Palm	Ptychosperma elegans	10 ft CT	Regulated	Remove	1-4 ft tall OH native palm	front of 1908 Flagler
48	Gumbo Limbo	Bursera simaruba	1.5" dbh	Protected	Remain	NA	1908 Flagler along Dennis Street, canopy hacked
49	Washintonian Palm	Washingtonia robusta	9 ft CT	not regulated	Remain	NA	1908 Flagler along Dennis Street

50	"Yellow Poinciana"	Peltophorum pterocarpum	6" dbh	Regulated	Remain	NA	development agreement approved planting and maitainance by 1908 Flagler
51	Lignum vitae	Guaiacum sanctum	2" dbh	Protected*	Remove	1.3"	previous development agreement approved planting and maitainance by 1908 Flagler, poor condition
52	"Yellow Poinciana"	Peltophorum pterocarpum	6" dbh	Regulated	Remove	3.9"	development agreement approved planting and maitainance by 1908 Flagler
53	Woman's Tongue	Albizia lebbeck	<24" dbh	not regulated	Remove	0	front 1904 Flagler
54	Areca Palm	Dypsis lutescens	NA	not regulated	Remove	0	Front corner 1904 Flagler
55	Wild Tamarind	Lysiloma latisiliquum	15.2" dbh	Protected	Remain	NA	City owned tree-Right of Way
56	Wild Tamarind	Lysiloma latisiliquum	5" dbh	Protected	Remain	NA	City owned tree-Right of Way
57	Black Ironwood	Krugiodendron ferreum	3" dbh	Protected	Remain	NA	City owned tree-Right of Way
58	Strangler Fig	Ficus aurea	42" dbh	Protected	Remove	26.4"	Property Line tree w/1900 Flagler
59	Jamaican Dogwood	Piscidia piscipula	X	Settlement	Removal already approved	1900 Flagler responsible	removal approved via Tree Commission Settlement Agreement w/1900 Flagler
60	Jamaican Dogwood	Piscidia piscipula	X	Settlement	Removal already approved	1900 Flagler responsible	removal approved via Tree Commission Settlement Agreement w/1900 Flagler
61	Jamaican Dogwood	Piscidia piscipula	X	Settlement	Removal already approved	1900 Flagler responsible	removal approved via Tree Commission Settlement Agreement w/1900 Flagler
62	Strangler Fig	Ficus aurea	X	Settlement	Removal already approved	1900 Flagler responsible	removal approved via Tree Commission Settlement Agreement w/1900 Flagler

CT= Clear Trunk (wood)

OH= Overall Height

Palms species on the City not protected tree list are regulated when there is 10 ft of wood.

Juvenile Palms = not regulated-no wood/trunk

**PROJECT:**  
**SOMERSET ISLAND  
PREP CHARTER  
SCHOOL ANNEX**

Folio No.:  
00063480-000000 /  
00063450-000000



**NAME OF DEVELOPMENT:**  
**SOMERSET ISLAND PREP  
CHARTER SCHOOL**

**LOCATION:**  
**1906 FLAGLER AVE  
KEY WEST, FL 33040**

**OWNER:**  
**1908 FLAGLER AVE CORP.**

**OWNER'S AUTHORIZED AGENT:**  
**TREPANIER & ASSOCIATES INC.**

**DEVELOPER:**  
**SOMERSET ISLAND PREP.**

**CONSULTANTS/ ENGINEERS:**

**COMMUNITY SOLUTIONS GROUP**  
Keith Orsopa, P.E., ASLA  
Landscape Architecture Director  
618 E. South Street, Suite 700  
Orlando, Florida 32801  
T 407.423.8298 / F 321.445.0349 / M 407.222.9583  
A 04 Consultants, Inc. Service Group

**ALLEN E. PEREZ, P.E.**  
President  
Perez Engineering & Development, Inc.  
3010 Kennedy Drive, Suite 202  
Key West, FL 33940  
305.293.8480

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYORS AND ENGINEERS  
LICENSED SURVEYORS AND ENGINEERS  
3195 AVENUE A, SUITE 100, KEY WEST, FL 33940  
OFFICE 305.293.1588  
EMAIL: INFO@REECEENGINEERING.COM

**TRAF TECH ENGINEERING, INC.**  
Joaquin E. Vargas, P.E.  
President  
8900 N. University Dr. Ste. 307  
Tampa, FL 33321  
954.562.0988

**CIVICA PROJECT NO:**  
**230119**

**ISSUED FOR:**  
**DRC SUBMITTAL**

No.	DATE	REVISION	BY
1	9/20/24	REVISION COMMENTS	IDM

**DRAWN BY:** IM  
**APPROVED BY:** KO

**DATE:** 07/2024  
**SCALE:** 1" = 10'-0"

**SEAL/SIGNATURE**

ROLANDO LLANES, RA, AIA  
AR - 0013160

This drawing is the property of CIVICA and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.  
copyright © 2023

**SHEET TITLE**  
**TREE MITIGATION  
PLAN**

**SHEET NUMBER**  
**LA2.3**

TREE #	COMMON NAME	SCIENTIFIC NAME	SIZE	HWY/BLVD	DISPOSITION	REQUIRED REPLACEMENT	NOTES
1	Coconut Palm	Coocos nucifera	3ft CT		Protected	To Remain	
2	Coconut Palm	Coocos nucifera	10ft CT		Protected	To Remain	
3	Varian's Tongue	Albizia lebbek	<2ft dbh		not regulated	To Remain	Neighbor's property-canopy overhang
4	Strangark	Bourneria succulenta	2' dbh		Protected	To Remain	
5	Strangark	Bourneria succulenta	3' dbh		Protected	To Remain	
6	Dead Tree		NA		not regulated	Remove	was a strangark side of 1908 Flagler, property line tree, growing through fence
7	Jamaican Dogwood	Ricidia pricipula	18' dbh		Protected	To Remain	
8a	Jamaican Dogwood	Ricidia pricipula	3' dbh		Protected	To Remain	side of 1908 Flagler
8b	Jamaican Dogwood	Ricidia pricipula	4' dbh		Protected	To Remain	side of 1908 Flagler
9	Cinnamon Bark	Canella venteriana	2' dbh		Protected*	To Remain	side of 1908 Flagler -State listed
10	Coconut Palm	Coocos nucifera	1.5ft CT		Protected	To Remain	side of 1908 Flagler
11	Hgeon Plum	Coccoloba diversifolia	3' dbh		Protected	Remove	side of 1908 Flagler
12	Coconut Palm	Coocos nucifera	double		Protected	Remove	side of 1908 Flagler
13	Marberry	Andria escaionioides	2' dbh		Protected	Remove	side of 1908 Flagler, 2 trunks
14	Coconut Palm	Coocos nucifera	1ft CT		Protected	Remove	side of 1908 Flagler, multiple trunks
15	Marberry	Andria escaionioides	2' dbh		Protected	Remove	side of 1908 Flagler, growing sidewalk
16	Coconut Palm	Coocos nucifera	1ft CT		Protected	Remove	side of 1908 Flagler
17	Jamaican Dogwood	Ricidia pricipula	1.75' dbh		Protected	Remove	side of 1908 Flagler, growing sidewalk
18	Marberry	Andria escaionioides	1' dbh		Protected	Remove	side of 1908 Flagler
19	Coconut Palm	Coocos nucifera	juvenile		Protected	Remove	0 side of 1908 Flagler
20	Coconut Palm	Coocos nucifera	juvenile		Protected	Remove	0 side of 1908 Flagler
21a	Hgeon Plum	Coccoloba diversifolia	2.5' dbh		Protected	Remove	0 side of 1908 Flagler
21b	Coconut Palm	Coocos nucifera	juvenile		Protected	Remove	0 side of 1908 Flagler
21c	Washingtonian Palm	Washingtonia robusta	juvenile		Not Regulated	Remove	0 side of 1908 Flagler
22	Coconut Palm	Coocos nucifera	juvenile		Protected	Remove	0 side of 1908 Flagler, next to 1904 pathway
23a	Jamaican Dogwood	Ricidia pricipula	2' dbh		Protected	Remove	side of 1908 Flagler, next to 1904 pathway
23b	Coconut Palm	Coocos nucifera	juvenile		Protected	Remove	0 side of 1908 Flagler
24	Royal Palm	Rhapis excelsa	4ft CT		Protected	Remove	side of 1908 Flagler
25	Marberry	Andria escaionioides	1.5' dbh		Protected	Remove	side of 1908 Flagler
26	Coconut Palm	Coocos nucifera	juvenile		Protected	Remove	0 side of 1908 Flagler
27	Marberry	Andria escaionioides	2' dbh		Protected	Remove	side of 1908 Flagler
28	Mahogany	Swietenia mahagoni	1.5' dbh		Protected*	Remove	side of 1908 Flagler, State listed
29	Coconut Palm	Coocos nucifera	juvenile		Protected	Remove	0 side of 1908 Flagler
30a	Gumbo Limbo	Bursera simaruba	2' dbh		Protected	Remove	side of 1908 Flagler
30b	Gumbo Limbo	Bursera simaruba	2.5' dbh		Protected	Remove	side of 1908 Flagler
30c	Washingtonian Palm	Washingtonia robusta	juvenile		Regulated	Remove	side of 1908 Flagler
30d	Coconut Palm	Coocos nucifera	juvenile		Protected	Remove	0 side of 1908 Flagler
31	Hgeon Plum	Coccoloba diversifolia	2.25' dbh		Protected	Remove	side of 1908 Flagler
32	Washingtonian Palm	Washingtonia robusta	1ft CT		not regulated	Remove	0 side of 1908 Flagler
33	Marberry	Andria escaionioides	1.5' dbh		Protected	Remove	side of 1908 Flagler
34	Marberry	Andria escaionioides	2' dbh		Protected	Remove	side of 1908 Flagler, old #11
35	Marberry	Andria escaionioides	2' dbh		Protected	Remove	side of 1908 Flagler
36	Hgeon Plum	Coccoloba diversifolia	2' dbh		Protected	Remove	side of 1908 Flagler
37	Coconut Palm	Coocos nucifera	juvenile		Protected	Remove	0 side of 1908 Flagler
38	Marberry	Andria escaionioides	2' dbh		Protected	Remove	side of 1908 Flagler
39a	Jamaican Dogwood	Ricidia pricipula	0.5' dbh		Protected	Remove	side of 1908 Flagler
39b	Jamaican Dogwood	Ricidia pricipula	1.5' dbh		Protected	Remove	side of 1908 Flagler
40	Strangark Fig	Ficus aurea	4' dbh		Protected	Remove	side of 1908 Flagler
41	Jamaican Dogwood	Ricidia pricipula	5' dbh		Protected	Remove	side of 1908 Flagler, 2 trunks
42	Hgeon Plum	Coccoloba diversifolia	2.5' dbh		Protected	Remove	front of 1908 Flagler
43	Spanish Stopper w/	Eugenia foetida	NA		not regulated	Remove	0 Planted and maintained as hedge/shrub, front of 1908 Flagler
44	Strangark	Bourneria succulenta	2' dbh		Protected	Remove	front of 1908 Flagler
45	Strangark	Bourneria succulenta	2.25' dbh		Protected	Remove	front of 1908 Flagler
46	Strangark	Bourneria succulenta	2.25' dbh		Protected	Remove	front of 1908 Flagler
47	Alexander Palm	Phycosperma elegans	10ft CT		Regulated	Remove	front of 1908 Flagler
48	Gumbo Limbo	Bursera simaruba	1.5' dbh		Protected	To Remain	1908 Flagler along Dennis Street, canopy hacked
49	Washingtonian Palm	Washingtonia robusta	9ft CT		not regulated	To Remain	0 1908 Flagler along Dennis Street
50	"Yellow Poinciana"	Hibiscus parviflorus	6' dbh		Regulated	To Remain	Right of way trees previous development agreement approved planting and maintenance by 1908 Flagler
51	Ligum vitae	Guaiacum sanctum	2' dbh		Protected*	Remove	State listed, Right of way trees-previous development agreement approved planting and maintenance by 1908 Flagler, poor condition
52	"Yellow Poinciana"	Hibiscus parviflorus	6' dbh		Regulated	Remove	Right of way trees-previous development agreement approved planting and maintenance by 1908 Flagler
53	Varian's Tongue	Albizia lebbek	<2ft dbh		not regulated	Remove	0 1904 Flagler
54	Arcaea Palm	Dypsis lutescens	NA		not regulated	Remove	0 Front corner 1904 Flagler
55	Vista Tamarind	Lycium latifolium	15.2' dbh		Protected	To Remain	City owned tree-Right of Way
56	Vista Tamarind	Lycium latifolium	5' dbh		Protected	To Remain	City owned tree-Right of Way
57	Black Ironwood	Huggdenon ferum	3' dbh		Protected	To Remain	Property line tree of 1908 Flagler
58	Strangark Fig	Ficus aurea	42' dbh		Protected	Remove	Rear of 1904 along concrete wall-removal approved via Tree Commission Settlement Agreement of 1900 Flagler
59	Jamaican Dogwood	Ricidia pricipula	X		Settlement	Remove already approved	1900 Flagler responsible
60	Jamaican Dogwood	Ricidia pricipula	X		Settlement	Remove already approved	1900 Flagler responsible
61	Jamaican Dogwood	Ricidia pricipula	X		Settlement	Remove already approved	1900 Flagler responsible
62	Strangark Fig	Ficus aurea	X		Settlement	Remove already approved	1900 Flagler responsible

**LEGEND**

TREE PROTECTION BARRIER

= REMOVE



CL BRETHA STREET

FLAGLER AVENUE

CL DENNIS STREET