

STAFF REPORT

DATE: September 10, 2018

RE: **1515-1525 Bertha Street & 1512 Dennis Street**
(permit application # T18-9105)

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

An application was received requesting Conceptual Landscape Plan Approval for a major development plan to redevelopment the property. The updated plan includes;

Removal of a total of 23 trees: 4-Gumbo Limbo (#10, #75, #84, & #95), 3- Silver Buttonwood (#38, #39, and #89), 2-Yellow Tabebuia trees (#93 and #106), 2-Paradise trees (#5 and #7), 1- Black Olive tree (#1), 1- Bridalveil trees (#8), 1-Pigeon Plum (#4), 1-Fiddlewood tree (#111), 1- Strangler Fig (#13), 1-Spanish Stopper (#28), 1-Bay Cedar (#90), 1- Crabwood tree (#33), 1-Barbados Cherry tree (#57), 1-Royal Poinciana tree (#73), 1-Orange Geiger (#81), and 1-Green Buttonwood tree (#91).

Removal of a total of 15 palms: 3-Christmas palms (#29, #55, and #74), 4-Washingtonia palms (#15, #121, #122, and #123), 7-Coconut palms (#11, #12, #36, #62, #87, #96, #104), and 1-Alexander palm (#110).

Transplanting of a total of 9 trees offsite: 2-Spanish Stopper (#34 and #82), 1-Bridalveil (#3), 1-Shortleaf Fig (#32), 1-Crabwood (#35), 1- Locustberry (#64), 1-Spicewood (#65), 1-Frangipani (#98), and 1-Red Stopper (#108).

Transplanting of a total of 25 palms offsite: 18-Christmas palms (#16, #17, #19, #20, #22, #23, #25, #26, #27, #51, #53, #61, #71, #76, #78, #92B, #94, and #109), 4-Thatch Palms (#88, #97, #100, #101, and #105), 1-Florida Silver Thatch Palm (#107), and 1-Coconut Palms (#68).

Four trees are being protected and remaining in place; 1-Frangipani (#9), 1-Strangler Fig (#24), 2-Gumbo Limbo (#56 & #102). Ten palms are being protected and remaining in place; Christmas Palms (#21, #30, #31, #40, #41, #44, #45, #46, #47) and 1-Alexander Palm (#43).

The rest of the vegetation on the property not listed above is not regulated. Some of these trees and palms are being transplanted (see attached tree list).

If all the trees requested for removal are approved, a total of 111.6 caliper inches of replacement trees are required to be planted on the property and incorporated into the landscape plan. Also, an old tree removal permit exists on the property. T14-7203 authorized the removal of (1) Royal Poinciana tree with the required replacement of 23 caliper inches to be planted on-site/incorporated into the landscape plan of the approved development plan at that time. Therefore, a total of 134.6 caliper inches is required to be planted and incorporated into the landscape plan.

The landscape plan consists of a majority of native species or species that do well in the Key West area. The plan does use a mixture of palm species (Florida Thatch, Keys Thatch and Sabal Palms). Three Royal Poinciana trees and eight Gumbo Limbos (canopy trees) will be planted in the new landscaping. It does appear that the landscape plan incorporates all the required replacement inches if the requested removals are approved.

Additional Photos of Tree #73 (Royal Poinciana):





08/24/2018

City of Key West Tree Commission Tree List Staff--Marty's Place

Tree #	Common Name/Scientific Name	DBH/Height	Condition	Location	Species	Value	Required Replacements	Status	Condition	Request
1	Black Olive/Bucida buceras	24.25" - 24" = 0.25" dbh	50%	80%	0%	43%	0.1" dbh	Regulated	Codominant	Remove
2	Chinese Fan Palm/Livistona chinensis	4 ft tall					NA	NPR	Poor	Remove
3	Bridalveil/Caesalpinia grandillo	4" dbh					NA	Regulated	partially uprooted	Transplant
4	Pigeon Plum/Coccoloba diversifolia	2.75" dbh	30%	80%	100%	70%	1.9" dbh	Protected	Poor, partially uprooted, thin canopy, 45' angle lean	Remove
5	Paradise/Simaruba glauca	6" dbh	30%	80%	100%	70%	4.2" dbh	Protected	Poor, thinning canopy, circling roots, one sided, tip dieback	Remove
6	Fishtail Palm/Caryota mitis	NA					NA	NPR		Remove
7	Paradise/Simaruba glauca	6.5" dbh	30%	80%	100%	70%	4.5" dbh	Protected	Tip and branch dieback, lead and canopy top dead	Remove
8	Bridalveil/Caesalpinia grandillo	6.5" dbh	40%	80%	50%	56%	3.6" dbh	Regulated	Poor, codominant with included bark	Remove
9	Frangipani 'Key West'/Plumeria	4.5" dbh					NA	Regulated	fair- Good	Retain
10	Gumbo Limbo/Bursea simaruba	16.5" dbh	50%	80%	100%	76%	12.5" dbh	Protected	Low branching codominant with included bark	Remove
11	Coconut (2)/Cocos nucifera	18'-20' tall					1-Palm	Protected		Remove
12	Coconut/Cocos nucifera	23'-25' tall					1-Palm	Protected		Remove
13	Ficus 'Strangler' Fig/Ficus aurea	2" dbh	60%	80%	100%	80%	1.6" dbh	Protected	young tree shape	Remove
14	Christmas Palm (3)/Adonidia merrillii	8'-9' tall					NA	NPR		Transplant
15	Washington Palm/Washingtonia robusta	25'-30' tall					1-Palm	Regulated		Remove
16	Christmas Palm/Adonidia merrillii	18'-20' tall					1-Palm	Regulated		Transplant
17	Christmas Palm/Adonidia merrillii	12'-15' tall					1-Palm	Regulated		Transplant
18	Weeping Fig/ Ficus benjamina	NA					NA	NPR		Remove
19	Christmas Palm/Adonidia merrillii	10'-12' tall					1-Palm	Regulated		Transplant

20	Christmas Palm/Adonidia merrillii	10'-12' tall						1-Palm	Regulated		Transplant
21	Christmas Palm/Adonidia merrillii	10'-12' tall						1-Palm	Regulated		Retain
22	Christmas Palm (2)/Adonidia merrillii	18'-25' tall						1-Palm	Regulated		Transplant
23	Christmas Palm/Adonidia merrillii	10'-13' tall						1-Palm	Regulated		Transplant
24	Ficus/Ficus aurea	4.5-5' dbh	NA	NA	NA	NA	NA	NA	Protected	Fair, storm and utility pruning damage	Retain
25	Christmas Palm/Adonidia merrillii	18'-20' tall						1-Palm	Regulated		Transplant
26	Christmas Palm (2)/Adonidia merrillii	18'-20' tall						1-Palm	Regulated		Transplant
27	Christmas Palm/Adonidia merrillii	18'-20' tall						1-Palm	Regulated		Transplant
28	Spanish Stopper/Eugenia foetida	1" dbh	60%	80%	100%	80%	0.8" dbh	Protected	Fair		Remove
29	Christmas Palm/Adonidia merrillii	10'-12' tall						1-Palm	Regulated		Remove
30	Christmas Palm/Adonidia merrillii	18'-20' tall						1-Palm	Regulated		Retain
31	Christmas Palm (4)/Adonidia merrillii	12'-20' tall						1-Palm	Regulated		Retain
32	Ficus 'Shortleaf'/Ficus citrifolia	9.5" dbh			NA			NA	Protected	fair	Transplant
33	Crabwood/Gymnanthes lucida	1.75" dbh	40%	80%	100%	73%	1.2" dbh	Protected	Storm Damage		Remove
34	Spanish Stopper/Eugenia foetida	1" dbh			NA			NA	Protected	Fair	Transplant
35	Crabwood/Gymnanthes lucida	1.5" dbh			NA			NA	Protected	Good	Tansplant
36	Coconut Palm/Cocos nucifera	15'-18' tall						1-Palm	Protected		Remove
37	Areca Palm/Dypsis lutescens	NPR						NA	NPR		Remove
38	Silver buttonwood/Conocarpus erectus sericeus	1.5" dbh	50%	40%	100%	63%	0.9" dbh	Regulated	lollipopped		Remove
39	Silver buttonwood/Conocarpus erectus sericeus	8.75" dbh	50%	40%	100%	63%	5.5" dbh	Regulated	lollipopped		Remove
40	Christmas Palm (5)/Adonidia merrillii	8'-20' tall						1-Palm	Regulated		Retain
41	Christmas Palm (3)/Adonidia merrillii	6'-18' tall						1-Palm	Regulated		Retain
42	Areca Palm/Dypsis lutescens	NA						NA	NPR		Retain
43	Alexander Palm/Ptychosperma elegans	18'-20' tall						1-Palm	Regulated		Retain
44	Christmas Palm (2)/Adonidia merrillii	15'-18' tall						1-Palm	Regulated		Retain
45	Christmas Palm (3)/Adonidia merrillii	10'-18' tall						1-Palm	Regulated		Retain
46	Christmas Palm (2)/Adonidia merrillii	16'-20' tall						1-Palm	Regulated		Retain
47	Christmas Palm (3)/Adonidia merrillii	16'-20' tall						1-Palm	Regulated		Retain
48	Ficus 'Strangler' shrub/Ficus aurea	NA						NA	NPR	Poor, maintained as tall hedge/shrub	Remove
49	Areca Palm/Dypsis lutescens	NA						NA	NPR		Remove
50	Ficus 'Strangler' shrub/Ficus aurea	NA						NA	NPR	Poor, maintained as tall hedge/shrub	Remove
51	Christmas Palm/Adonidia merrillii	10'-12' tall						1-Palm	Regulated		Transplant
52	Areca Palm/Dypsis lutescens	NA						NA	NPR		Remove
53	Christmas Palm/Adonidia merrillii	15'-18' tall						1-Palm	Regulated		Transplant

54	Areca Palm/Dypsis lutescens	NA					NA	NPR		Remove
55	Christmas Palm/Adonidia merrillii	15'-18' tall					1-Palm	Regulated		Remove
56	Gumbo Limbo/Bursea simaruba	10.25" dbh	60%	80%	100%	80%	8.2" dbh	Protected		Retain
57	Barbados Cherry/Malpighia glabra	7.5" dbh	60%	80%	50%	63%	4.7" dbh	Regulated	Fair, some dieback, multi trunked with trunk damage	Remove
58	Christmas Palm/Adonidia merrillii	NA					NA	NPR		Transplant
59	Blue Latania/Latania loddigesii	NA					NA	NPR	Good	Transplant
60	Areca Palm/Dypsis lutescens	NA					NA	NPR		Remove
61	Christmas Palm/Adonidia merrillii	15'-18' tall					1-Palm	Regulated		Transplant
62	Coconut Palm/Cocos nucifera	15'-18' tall					1-Palm	Protected		Remove
63	Areca Palm/Dypsis lutescens	NA					NA	NPR		Remove
64	Locustberry/Byrsonima lucida	2.5" dbh			NA		NA	Protected	Fair	Transplant
65	Spicewood/Calyptanthes pallens	4" dbh			NA		NA	Protected	Fair	Transplant
66	Verawood/Bulnesia arborea	3" dbh			NA		NA	NPR	Fair	Transplant
67	Jamaica Caper/Capparis cynophallophora	2' tall					NA	NPR		Transplant
68	Coconut Palm/Cocos nucifera	20' tall					1-Palm	Regulated		Transplant
69	Chinese Fan Palm (3)/Livistona chinensis	NA					NA	Protected		Remove
70	Areca Palm/Dypsis lutescens	NA					NA	NPR		Remove
71	Christmas Palm (3)/Adonidia merrillii	18'-25' tall					1-Palm	Regulated	Outside fence	Transplant
72	Christmas Palm/Adonidia merrillii	NA					NA	NPR		Transplant
73	Poinciana/Delonix regia	14.75" dbh	60%	70%	100%	76%	11.2" dbh	Protected		Remove
74	Christmas Palm (2)/Adonidia merrillii	15'-20' dbh					1-Palm	Regulated		Remove
75	Gumbo Limbo/Bursea simaruba	8.5" dbh	50%	70%	100%	73%	6.2" dbh	Protected	Poor	Remove
76	Christmas Palm (3)/Adonidia merrillii	12'- 15' dbh					1-Palm	Regulated		Transplant
77	Areca Palm/Dypsis lutescens	NA					NA	NPR		Remove
78	Christmas Palm (2)/Adonidia merrillii	10'-12' tall					1-Palm	Regulated		Transplant
79	Areca Palm/Dypsis lutescens	NA					NA	NPR		Remove
80	Triangle Palm/Dypsis decaryi	NA					NA	NPR		Remove
81	Orange Geiger/Cordia sebestena	1" dbh	40%	70%	100%	70%	0.7" dbh	Protected	Re-sprout, poor	Remove
82	Spanish Stopper/Eugenia foetida	3" dbh			NA		NA	Protected	Good	Transplant
83	Areca Palm/Dypsis lutescens	NA					NA	NPR		Remove
84	Gumbo Limbo/Bursea simaruba	20.75"	60%	80%	100%	80%	16.6" dbh	Protected	Fair, codominant, some included bark	Remove
85	Areca Palm/Dypsis lutescens	NA					NA	NPR		Remove
86	Areca Palm/Dypsis lutescens	NA					NA	NPR		Remove

87	Coconut Palm/Cocos nucifera	18'-20' tall						1-Palm	Protected		Remove
88	Green Thatch Palm/Thrinax radiata	5.5' all over height			NA		NA	Protected	Good		Transplant
89	Silver buttonwood/Conocarpus erectus sericeus	5"	40%	60%	100%	66%	3.3" dbh	Protected	lollipopped		Remove
90	Bay Cedar/Suriana maritima	1"	50%	80%	100%	76%	0.7" dbh	Protected	Topped		Remove
91	Green Buttonwood/Conocarpus erectus	5.75"	40%	80%	100%	73%	6.4" dbh	Protected	Poor, Heavy Canopy one-sided, leaning west 45' angle		Remove
92A	Christmas Palm/Adonidia merrillii	9' tall					NA	NPR	??		Transplant
92B	Christmas Palm (3)/Adonidia merrillii	3'-10' tall					1-Palm	Regulated	??		Transplant
93	Yellow Tab-Silver Trumpet/Tabebuia caraiba	12.5"	40%	80%	50%	56%	7" dbh	Regulated	Poor, main trunk dog-leg west 45' angle, tip dieback		Remove
94	Christmas Palm/Adonidia merrillii	8'-10' tall					NA	Regulated			Transplant
95	Gumbo Limbo/Bursea simaruba	12" dbh	40%	70%	100%	70%	8.4" dbh	Protected	Poor, 4 multi-trunk total 12", Codominant at 1' above grade		Remove
96	Coconut Palm (2)/Cocos nucifera	20'-25' tall					1-Palm	Protected			Remove
97	Thrinax morrisii/Leucothrinax morrisii	6' tall			NA		NA	Protected	Good		Transplant
98	Frangipani/Plumeria	4" dbh	40%	80%	50%	56%	2.2" dbh	Regulated	Poor, leaning west 45' angle		Transplant
99	White Bird of Paradise/Strelitzia nicolai	NA					NA	NPR			Remove
100	Green Thatch/Thrinax radiata	8' tall			NA		NA	Protected	Good		Transplant
101	Thrinax morrisii/Leucothrinax morrisii	6' tall			NA		NA	Protected	Good		Transplant
102	Gumbo Limbo/Bursea simaruba	12.5" dbh	60%	70%	100%	76%	9.5" dbh	Protected	Fair, included bark, over-lifted, limbs pruned away from structures		Retain
103	White Bird of Paradise/Strelitzia nicolai	NA					NA	NPR			Remove
104	Coconut Palm/Cocos nucifera	25'-30'					1-Palm	Protected			Remove
105	Green Thatch/Thrinax radiata	8' tall			NA		NA	Protected	Good		Transplant
106	Yellow Tab.-Silver Trumpet/Tabebuia caraiba	12.5" dbh	50%	80%	50%	60%	7.5" dbh	Regulated	Poor, Storm damage with decay, very few leaves		Remove
107	Coccothrinax miraguama	3'-6' tall, triple			NA		NA	Protected	Good		Transplant

108	Red Stopper/ <i>Eugenia rhombea</i>	1" dbh			NA		NA	Protected	Fair	Transplant
109	Christmas Palm/ <i>Adonidia merrillii</i>	12'-15' tall					1-Palm	Regulated		Transplant
110	Alexander Palm/ <i>Ptychosperma elegans</i>	4'-10' tall					1-Palm	Regulated		Remove
111	Fiddlewood/ <i>Citharexylum spinosum</i>	3.75" dbh	10%	60%	100%	56%	2.1" dbh	Protected	Poor, storm damage, very few leaves, mostly dead	Remove
112	Bahama Tab/ <i>Tabebuia bahamensis</i>	NA					NA	NPR	Poor, tip and branch die-back	Remove
113	Simpson Stopper/ <i>Myrcianthes fragrans</i>	NA					NA	NPR	Fair	Transplant
114	Simpson Stopper/ <i>Myrcianthes fragrans</i>	NA					NA	NPR	Fair	Transplant
115	Simpson Stopper/ <i>Myrcianthes fragrans</i>	NA					NA	NPR	Fair	Transplant
116	Bahama Tab/ <i>Tabebuia bahamensis</i>	NA					NA	NPR	Fair, Tip die-back, one sided	Remove
117	Washington Palm/ <i>Washingtonia robusta</i>	NA					NA	NPR		Remove
118	Simpson Stopper/ <i>Myrcianthes fragrans</i>	NA					NA	NPR	Poor, topped	Transplant
119	Bahama Tab/ <i>Tabebuia bahamensis</i>	NA					NA	NPR	tip die-back, major mechanical damage	Remove
120A	Black Bead (2)/ <i>Pithecellobium keyense</i>	NA					NA	NPR	Hedged	Remove
120B	Black Bead (2)/ <i>Pithecellobium keyense</i>	NA					NA	NPR	Hedged	Transplant
121	Washington Palm (2)/ <i>Washingtonia robusta</i>	15' tall					1-Palm	Regulated	Poor, multiple stem, 12'-15' wood	Remove
122	Washington Palm (3)/ <i>Washingtonia</i>	2'-18' tall					1-Palm	Regulated		Remove
123	Washington Palm/ <i>Washingtonia robusta</i>	10'-13' tall					1-Palm	Regulated		Remove
124	Black Bead/ <i>Pithecellobium keyense</i>	NA					NA	NPR	Hedged	Remove

	Regulated Tree/Palm Transplants
	Regulated Palm Removals
	Regulated Tree Removals
TREE	Regulated Trees Remaining
TREE	Not Regulated Trees/Palms Being Transplanted

STAFF REPORT

DATE: August 8, 2018

RE: **1515-1525 Bertha Street & 1512 Dennis Street**
(permit application # T18-9105)

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

An application was received requesting Conceptual Landscape Plan Approval for a major development plan to redevelopment the property. The plan includes;

Removal of 6-Gumbo Limbo (#10, #56, #75, #84, #95, and #102), 3-Silver Buttonwood (#38, #39, and #89), 2-Bridalveil trees (#3 and #8), 2-Yellow Tabebuia trees (#93 and #106), 2-Paradise trees (#5 and #7), 1-Black Olive tree (#1), 1-Frangipani (#98), 1-Pigeon Plum (#4), 1-Fiddlewood tree (#111), 1-Strangler Fig (#13), 1-Spanish Stopper (#28), 1-Bay Cedar (#90), 1-Crabwood tree (#33), 1-Barbados Cherry tree (#57), 1-Royal Poinciana tree (#73), 1-Orange Geiger (#81), and 1-Green Buttonwood tree (#91).

Removal of 30-Christmas palms (#16, #17, #19, #20, #21, #22, #23, #25, #26, #27, #29, #30, #31, #40, #41, #44, #45, #46, #47, #51, #53, #55, #61, #71, #74, #76, #78, #92B, #94, and #109), 4-Washingtonia palms (#15, #121, #122, and #123), 8-Coconut palms (#11, #12, #36, #62, #68, #87, #96, #104), and 2-Alexander palms (#43 and #110).

Transplanting of 2-Spanish Stopper (#34 and #82), 1-Shortleaf Fig (#32), 1-Crabwood (#35), 1-Locustberry (#64), 1-Spicewood (#65), and 1-Red Stopper (#108).

Transplanting of 4-Thatch Palms (#88, #97, #100, #101, and #105) and 1-Florida Silver Thatch Palm (#107).

Trees being protected and remaining in place; 1-Frangipani (#9) and 1-Strangler Fig (#24).

The rest of the vegetation on the property not listed above is not regulated.

A site inspection was done and documented the following:

Bertha
St.



#1



Venetia St.







Bertha St.

#21

07/30/2018



#3

#4

07/30/2018





#13

07/30/2018



Trees #14 - #20

07/30/2018



#32







#39

#38

07/30/2018



#40 & #41

#42 - #47 &
#52 - #54

07/30/2018

#60



#59

#62

07/30/2018



#56 #62

#50

#49

07/30/2018









07/30/2018

#73



#73



#78

#76



#74

#75

07/30/2018







#89

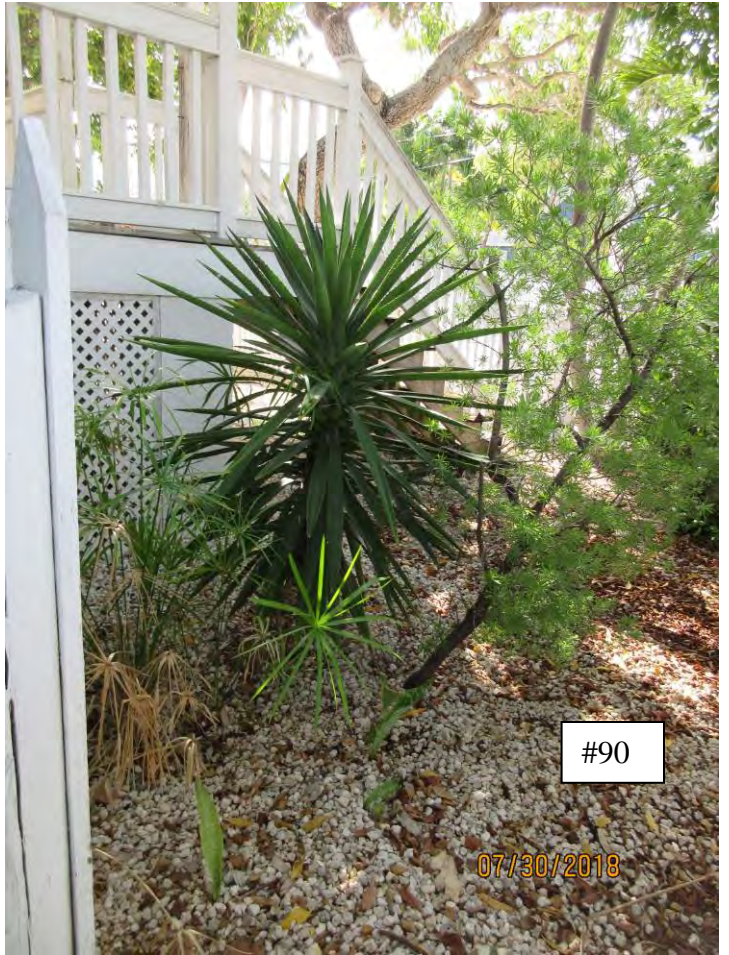
#92A

#91

#88

#87

07/30/2018



#91



Corner of Bertha
and Venetia Streets



Venetia Street



07/30/2018

#93





#98

07/30/2018





Venetia Street





#121, #122, #123

#120

07/30/2018



#112, #113, #114, #115, #116, #117

#119

07/30/2018



If all the trees requested for removal are approved, a total of 133.6 caliper inches of replacement trees are required to be planted on the property and incorporated into the landscape plan. Also, an old tree removal permit exists on the property. T14-7203 authorized the removal of (1) Royal Poinciana tree with the required replacement of 23 caliper inches to be planted on-site/incorporated into the landscape plan of the approved development plan at that time. Therefore, a total of 156.6 caliper inches is required to be planted and incorporated into the landscape plan.

The landscape plan consists of a majority of native species or species that do well in the Key West area. The plan does rely on too many Sabal Palms as their palm species. It is recommended that other palms species be included.

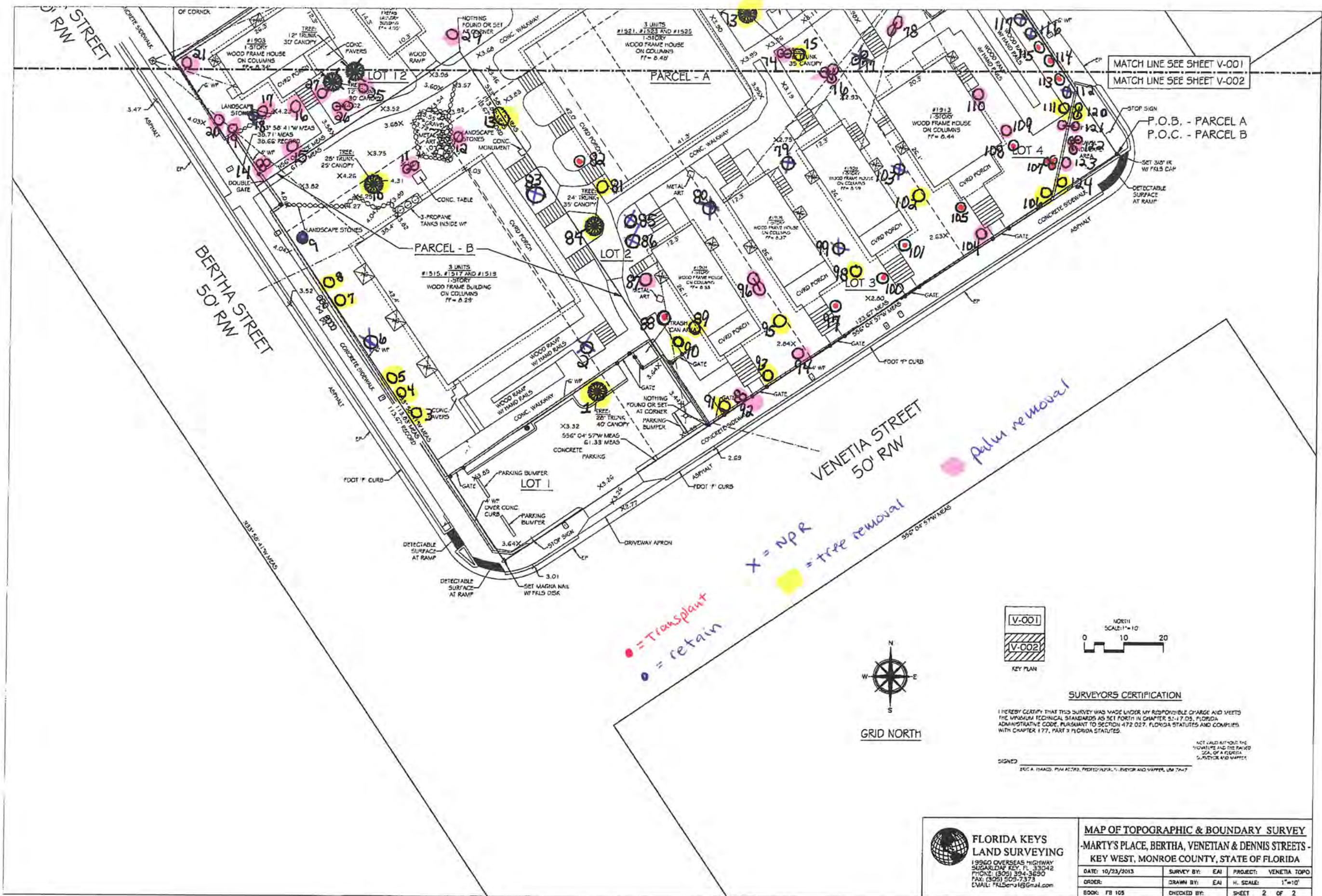
Tree #	Common Name/Scientific Name	DBH/Height	Condition	Location	Species	Value	Required Replacements	Status	Condition	Request
1	Black Olive/ <i>Bucida buceras</i>	24.25" - 24" = 0.25" dbh	50%	80%	0%	43%	0.1" dbh	Regulated	Codominant	Remove
2	Chinese Fan Palm/ <i>Livistona chinensis</i>	4 ft tall					NA	NPR	Poor	Remove
3	Bridalveil/ <i>Caesalpinia grandillo</i>	4" dbh	30%	80%	50%	53%	2.1" dbh	Regulated	Poor, partially uprooted	Remove
4	Pigeon Plum/ <i>Coccoloba diversifolia</i>	2.75" dbh	30%	80%	100%	70%	1.9" dbh	Protected	Poor, partially uprooted, thin canopy, 45'angle lean	Remove
5	Paradise/ <i>Simaruba glauca</i>	6" dbh	30%	80%	100%	70%	4.2" dbh	Protected	Poor, thinning canopy, circling roots, one sided, tip dieback	Remove
6	Fishtail Palm/ <i>Caryota mitis</i>	NA					NA	NPR		Remove
7	Paradise/ <i>Simaruba glauca</i>	6.5" dbh	30%	80%	100%	70%	4.5" dbh	Protected	Tip and branch dieback, lead and canopy top dead	Remove
8	Bridalveil/ <i>Caesalpinia grandillo</i>	6.5" dbh	40%	80%	50%	56%	3.6" dbh	Regulated	Poor, codominant with included bark	Remove
9	Frangipani 'Key West'/ <i>Plumeria</i>	4.5" dbh	NA	NA	NA	NA	NA	Regulated	fair- Good	Retain
10	Gumbo Limbo/ <i>Bursea simaruba</i>	16.5" dbh	50%	80%	100%	76%	12.5" dbh	Protected	Low branching codominant with included bark	Remove
11	Coconut (2)/ <i>Cocos nucifera</i>	18'-20' tall					1-Palm	Protected		Remove
12	Coconut/ <i>Cocos nucifera</i>	23'-25' tall					1-Palm	Protected		Remove
13	Ficus 'Strangler' Fig/ <i>Ficus aurea</i>	2" dbh	60%	80%	100%	80%	1.6" dbh	Protected	young tree shape	Remove
14	Christmas Palm (3)/ <i>Adonidia merrillii</i>	8'-9' tall					NA	NPR		Remove
15	Washington Palm/ <i>Washingtonia robusta</i>	25'-30' tall					1-Palm	Regulated		Remove
16	Christmas Palm/ <i>Adonidia merrillii</i>	18'-20' tall					1-Palm	Regulated		Remove
17	Christmas Palm/ <i>Adonidia merrillii</i>	12'-15' tall					1-Palm	Regulated		Remove
18	Weeping Fig/ <i>Ficus benjamina</i>	NA					NA	NPR		Remove
19	Christmas Palm/ <i>Adonidia merrillii</i>	10'-12' tall					1-Palm	Regulated		Remove
20	Christmas Palm/ <i>Adonidia merrillii</i>	10'-12' tall					1-Palm	Regulated		Remove
21	Christmas Palm/ <i>Adonidia merrillii</i>	10'-12' tall					1-Palm	Regulated		Remove
22	Christmas Palm (2)/ <i>Adonidia merrillii</i>	18'-25' tall					1-Palm	Regulated		Remove
23	Christmas Palm/ <i>Adonidia merrillii</i>	10'-13' tall					1-Palm	Regulated		Remove

24	Ficus/Ficus aurea	4.5-5' dbh	NA	NA	NA	NA	NA	Protected	Fair, storm and utility pruning damage	Retain
25	Christmas Palm/Adonidia merrillii	18'-20' tall					1-Palm	Regulated		Remove
26	Christmas Palm (2)/Adonidia merrillii	18'-20' tall					1-Palm	Regulated		Remove
27	Christmas Palm/Adonidia merrillii	18'-20' tall					1-Palm	Regulated		Remove
28	Spanish Stopper/Eugenia foetida	1" dbh	60%	80%	100%	80%	0.8" dbh	Protected	Fair	Remove
29	Christmas Palm/Adonidia merrillii	10'-12' tall					1-Palm	Regulated		Remove
30	Christmas Palm/Adonidia merrillii	18'-20' tall					1-Palm	Regulated		Remove
31	Christmas Palm (4)/Adonidia merrillii	12'-20' tall					1-Palm	Regulated		Remove
32	Ficus 'Shortleaf'/Ficus citrifolia	9.5" dbh			NA		NA	Protected	fair	Transplant
33	Crabwood/Gymnanthes lucida	1.75" dbh	40%	80%	100%	73%	1.2" dbh	Protected	Storm Damage	Remove
34	Spanish Stopper/Eugenia foetida	1" dbh			NA		NA	Protected	Fair	Transplant
35	Crabwood/Gymnanthes lucida	1.5" dbh			NA		NA	Protected	Good	Transplant
36	Coconut Palm/Cocos nucifera	15'-18' tall					1-Palm	Protected		Remove
37	Areca Palm/Dyopsis lutescens	NPR					NA	NPR		Remove
38	Silver buttonwood/Conocarpus erectus sericeus	1.5" dbh	50%	40%	100%	63%	0.9" dbh	Regulated	lollipopped	Remove
39	Silver buttonwood/Conocarpus erectus sericeus	8.75" dbh	50%	40%	100%	63%	5.5" dbh	Regulated	lollipopped	Remove
40	Christmas Palm (5)/Adonidia merrillii	8'-20' tall					1-Palm	Regulated		Remove
41	Christmas Palm (3)/Adonidia merrillii	6'-18' tall					1-Palm	Regulated		Remove
42	Areca Palm/Dyopsis lutescens	NA					NA	NPR		Remove
43	Alexander Palm/Ptychosperma elegans	18'-20' tall					1-Palm	Regulated		Remove
44	Christmas Palm (2)/Adonidia merrillii	15'-18' tall					1-Palm	Regulated		Remove
45	Christmas Palm (3)/Adonidia merrillii	10'-18' tall					1-Palm	Regulated		Remove
46	Christmas Palm (2)/Adonidia merrillii	16'-20' tall					1-Palm	Regulated		Remove
47	Christmas Palm (3)/Adonidia merrillii	16'-20' tall					1-Palm	Regulated		Remove
48	Ficus 'Strangler' shrub/Ficus aurea	NA					NA	NPR	Poor, maintained as tall hedge/shrub	Remove
49	Areca Palm/Dyopsis lutescens	NA					NA	NPR		Remove
50	Ficus 'Strangler' shrub/Ficus aurea	NA					NA	NPR	Poor, maintained as tall hedge/shrub	Remove
51	Christmas Palm/Adonidia merrillii	10'-12' tall					1-Palm	Regulated		Remove
52	Areca Palm/Dyopsis lutescens	NA					NA	NPR		Remove
53	Christmas Palm/Adonidia merrillii	15'-18' tall					1-Palm	Regulated		Remove
54	Areca Palm/Dyopsis lutescens	NA					NA	NPR		Remove
55	Christmas Palm/Adonidia merrillii	15'-18' tall					1-Palm	Regulated		Remove
56	Gumbo Limbo/Bursea simaruba	10.25" dbh	60%	80%	100%	80%	8.2" dbh	Protected		Remove

									Fair, some dieback, multi trunked with trunk	
57	Barbados Cherry/Malpighia glabra	7.5" dbh	60%	80%	50%	63%	4.7" dbh	Regulated	damage	Remove
58	Christmas Palm/Adonidia merrillii	NA					NA	NPR		Remove
59	Blue Latania/Latania loddigesii	NA					NA	NPR	Good	Transplant
60	Areca Palm/Dyopsis lutescens	NA					NA	NPR		Remove
61	Christmas Palm/Adonidia merrillii	15'-18' tall					1-Palm	Regulated		Remove
62	Coconut Palm/Cocos nucifera	15'-18' tall					1-Palm	Protected		Remove
63	Areca Palm/Dyopsis lutescens	NA					NA	NPR		Remove
64	Locustberry/Byrsonima lucida	2.5" dbh			NA		NA	Protected	Fair	Transplant
65	Spicewood/Calyptanthes pallens	4" dbh			NA		NA	Protected	Fair	Transplant
66	Verawood/Bulnesia arborea	3" dbh			NA		NA	NPR	Fair	Transplant
67	Jamaica Caper/Capparis cynophallophora	2' tall					NA	NPR		Remove
68	Coconut Palm/Cocos nucifera	20' tall					1-Palm	Regulated		Remove
69	Chinese Fan Palm (3)/Livistona chinensis	NA					NA	Protected		Remove
70	Areca Palm/Dyopsis lutescens	NA					NA	NPR		Remove
71	Christmas Palm (3)/Adonidia merrillii	18'-25' tall					1-Palm	Regulated	Outside fence	Remove
72	Christmas Palm/Adonidia merrillii	NA					NA	NPR		Remove
									Poor, large west codominant removed with wound wood closure and decay evident, included bark evident east side of tree, canopy storm damaged	
73	Poinciana/Delonix regia	14.75" dbh	60%	70%	100%	76%	11.2" dbh	Protected		Remove
74	Christmas Palm (2)/Adonidia merrillii	15'-20' dbh					1-Palm	Regulated		Remove
75	Gumbo Limbo/Bursea simaruba	8.5" dbh	50%	70%	100%	73%	6.2" dbh	Protected	Poor	Remove
76	Christmas Palm (3)/Adonidia merrillii	12'- 15' dbh					1-Palm	Regulated		Remove
77	Areca Palm/Dyopsis lutescens	NA					NA	NPR		Remove
78	Christmas Palm (2)/Adonidia merrillii	10'-12' tall					1-Palm	Regulated		Remove
79	Areca Palm/Dyopsis lutescens	NA					NA	NPR		Remove
80	Triangle Palm/Dyopsis decaryi	NA					NA	NPR		Remove
81	Orange Geiger/Cordia sebestena	1" dbh	40%	70%	100%	70%	0.7" dbh	Protected	Re-sprout, poor	Remove
82	Spanish Stopper/Eugenia foetida	3" dbh			NA		NA	Protected	Good	transplant

83	Areca Palm/Dyopsis lutescens	NA					NA	NPR		Remove
84	Gumbo Limbo/Bursea simaruba	20.75"	60%	80%	100%	80%	16.6" dbh	Protected	Fair, codominant, some included bark	Remove
85	Areca Palm/Dyopsis lutescens	NA					NA	NPR		Remove
86	Areca Palm/Dyopsis lutescens	NA					NA	NPR		Remove
87	Coconut Palm/Cocos nucifera	18'-20' tall					1-Palm	Protected		Remove
88	Green Thatch Palm/Thrinax radiata	5.5' all over height			NA		NA	Protected	Good	Transplant
89	Silver buttonwood/Conocarpus erectus sericeus	5"	40%	60%	100%	66%	3.3" dbh	Protected	lollipopped	Remove
90	Bay Cedar/Suriana maritima	1"	50%	80%	100%	76%	0.7" dbh	Protected	Topped	Remove
91	Green Buttonwood/Conocarpus erectus	5.75"	40%	80%	100%	73%	6.4" dbh	Protected	Poor, Heavy Canopy one-sided, leaning west 45' angle	Remove
92A	Christmas Palm/Adonidia merrillii	9' tall					NA	NPR		Remove
92B	Christmas Palm (3)/Adonidia merrillii	3'-10' tall					1-Palm	Regulated		Remove
93	Yellow Tab-Silver Trumpet/Tabebuia caraiba	12.5"	40%	80%	50%	56%	7" dbh	Regulated	Poor, main trunk dog-leg west 45' angle, tip dieback	Remove
94	Christmas Palm/Adonidia merrillii	8'-10' tall					NA	Regulated		Remove
95	Gumbo Limbo/Bursea simaruba	12" dbh	40%	70%	100%	70%	8.4" dbh	Protected	Poor, 4 multi-trunk total 12", Codominant at 1' above grade	Remove
96	Coconut Palm (2)/Cocos nucifera	20'-25' tall					1-Palm	Protected		Remove
97	Thrinax morrisii/Leucothrinax morrisii	6' tall			NA		NA	Protected	Good	Transplant
98	Frangipani/Plumeria	4" dbh	40%	80%	50%	56%	2.2" dbh	Regulated	Poor, leaning west 45' angle	Remove
99	White Bird of Paradise/Strelitzia nicolai	NA					NA	NPR		Remove
100	Green Thatch/Thrinax radiata	8' tall			NA		NA	Protected	Good	Transplant
101	Thrinax morrisii/Leucothrinax morrisii	6' tall			NA		NA	Protected	Good	Transplant
102	Gumbo Limbo/Bursea simaruba	12.5" dbh	60%	70%	100%	76%	9.5" dbh	Protected	Fair, included bark, over-lifted, limbs pruned away from structures	Remove
103	White Bird of Paradise/Strelitzia nicolai	NA					NA	NPR		Remove
104	Coconut Palm/Cocos nucifera	25'-30'					1-Palm	Protected		Remove
105	Green Thatch/Thrinax radiata	8' tall			NA		NA	Protected	Good	transplant

106	Yellow Tab.-Silver Trumpet/ <i>Tabebuia caraiba</i>	12.5" dbh	50%	80%	50%	60%	7.5" dbh	Regulated	Poor, Storm damage with decay, very few leaves	Remove
107	<i>Coccothrinax miraguama</i>	3'-6' tall, triple			NA		NA	Protected	Good	Transplant
108	Red Stopper/ <i>Eugenia rhombea</i>	1" dbh			NA		NA	Protected	Fair	Transplant
109	Christmas Palm/ <i>Adonidia merrillii</i>	12'-15' tall					1-Palm	Regulated		Remove
110	Alexander Palm/ <i>Ptychosperma elegans</i>	4'-10' tall					1-Palm	Regulated		Remove
111	Fiddlewood/ <i>Citharexylum spinosum</i>	3.75" dbh	10%	60%	100%	56%	2.1" dbh	Protected	Poor, storm damage, very few leaves, mostly dead	Remove
112	Bahama Tab/ <i>Tabebuia bahamensis</i>	NA					NA	NPR	Poor, tip and branch die-back	Remove
113	Simpson Stopper/ <i>Myrcianthes fragrans</i>	NA					NA	NPR	Fair	Transplant
114	Simpson Stopper/ <i>Myrcianthes fragrans</i>	NA					NA	NPR	Fair	Transplant
115	Simpson Stopper/ <i>Myrcianthes fragrans</i>	NA					NA	NPR	Fair	Transplant
116	Bahama Tab/ <i>Tabebuia bahamensis</i>	NA					NA	NPR	Fair, Tip die-back, one sided	Remove
117	Washington Palm/ <i>Washingtonia robusta</i>	NA					NA	Regulated		Remove
118	Simpson Stopper/ <i>Myrcianthes fragrans</i>	NA					NA	NPR	Poor, topped tip die-back, major mechanical damage	Remove
119	Bahama Tab/ <i>Tabebuia bahamensis</i>	NA					NA	NPR		Remove
120	Black Bead (2)/ <i>Pithecellobium keyense</i>	NA					NA	Protected	Poor, hedge	Remove
121	Washington Palm (2)/ <i>Washingtonia robusta</i>	15' tall					1-Palm	Regulated	Poor, multiple stem, 12'-15' wood	Remove
122	Washington Palm (3)/ <i>Washingtonia</i>	2'-18' tall					1-Palm	Regulated		Remove
123	Washington Palm/ <i>Washingtonia robusta</i>	10'-13' tall					1-Palm	Regulated		Remove
124	Black Bead/ <i>Pithecellobium keyense</i>	NA					NA	Protected	Hedged	Remove



MATCH LINE SEE SHEET V-001
 MATCH LINE SEE SHEET V-002

P.O.B. - PARCEL A
 P.O.C. - PARCEL B

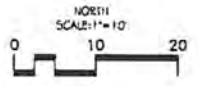
BERTHA STREET
 50' RW

VENETIA STREET
 50' RW

● = Transplant
 ● = retain
 X = Npr
 ● = tree removal



GRID NORTH



SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 52-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART 3 FLORIDA STATUTES.

SIGNED: _____
NOT VALID WITHOUT THE SIGNATURE AND THE PAIDED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

FLORIDA KEYS LAND SURVEYING
 19960 OVERSEAS HIGHWAY
 SUGARLOAF KEY, FL 33042
 PHONE: (305) 394-3890
 FAX: (305) 505-7373
 EMAIL: FKLService@gmail.com

MAP OF TOPOGRAPHIC & BOUNDARY SURVEY			
MARTY'S PLACE, BERTHA, VENETIAN & DENNIS STREETS - KEY WEST, MONROE COUNTY, STATE OF FLORIDA			
DATE: 10/23/2013	SURVEY BY: EAI	PROJECT: VENETIA TOPO	
ORDER:	DRAWN BY: EAI	H. SCALE: 1"=10'	
BOOK: FB 105	CHECKED BY:	SHEET 2 OF 2	

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTOR	CP = CONCRETE POWER POLE	CV = CONCRETE VALVE	CVL = CONCRETE VALVE	CPW = CONCRETE POWER POLE	CNT = CENTRAL ANGLE	DB = DRAINAGE BASIN	EL = ELEVATION	ENC = ENCLOSURE	FF = FINISHED FLOOR ELEVATION	FI = FIRE HYDRANT	FL = FLOW LINE	FD = FENCE OUTSIDE	FO = FENCE ON LINE
DE = DRIVE	DM = DRINKING MOUNTAIN	DW = DRAINAGE	EW = ELEVATION	ED = EXPOSED	EV = EXHAUST VALVE	FAC = POINT OF REVERSE CURVE	FM = PERMANENT REFERENCE MARK	GT = GUY WIRE	H = HOSE DIN	H = HIGH RISE	LA = LANDSCAPE	LA = LANDSCAPE	LA = LANDSCAPE
LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER
LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER	LI = LUMBER

- tree removal
- palm removal
- NPR
- retain
- transplant

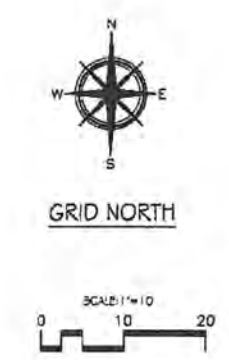
NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SURVEYORS CERTIFICATION

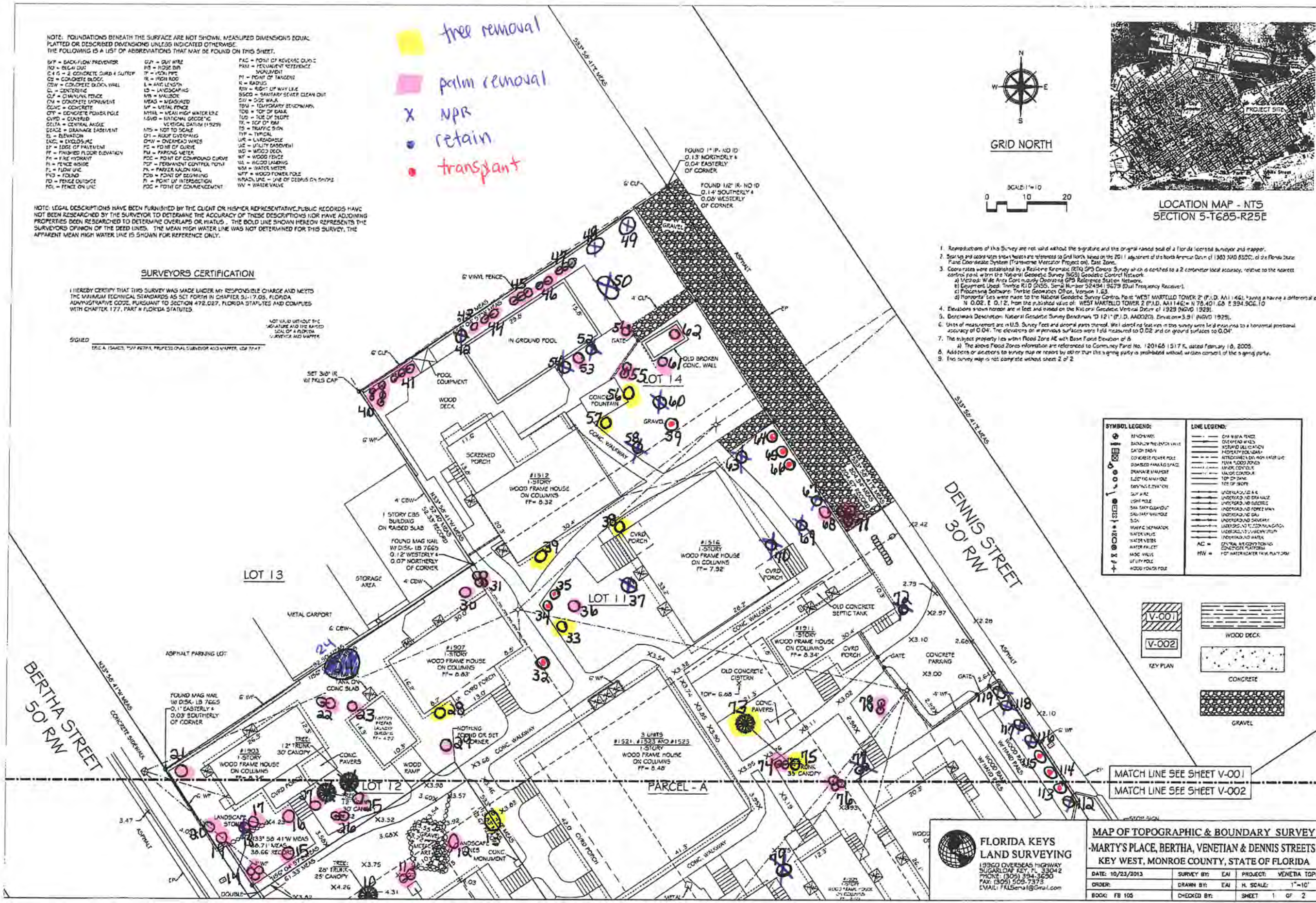
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 31-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

SIGNED: ERIC A. SHAGG, CIVIL ENGINEER, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE #7447



1. Reproductions of this Survey are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. Bearings and distance measurements are referenced to Grid North, based on the 2011 adjustment of the North American Datum of 1983 (NAD 83), of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone.
3. Control points were established by a Real-time Kinematic (RTK) GPS Control Survey with a 2 centimeter local accuracy, relative to the nearest control point within the National Geodetic Survey (NGS) Geoidetic Control Network.
 - a) Method: Wide Area Continuously Operating GPS Reference Station Network.
 - b) Equipment Used: Trimble R1D GNSS, Serial Number 5243419679 (Dual Frequency Receiver).
 - c) Processing Software: Trimble Geomatics Office, Version 11.53.
 - d) Horizontal Les were made to the National Geodetic Survey Control Point WEST MARTELLO TOWER 2 (P.L.D. AA 146), having a horizontal differential of $N 0.02^\circ E 0.12'$, from the published value of WEST MARTELLO TOWER 2 (P.L.D. AA 1146) = $N 78.401.62^\circ E 334.966.10$
4. Elevation shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
5. Benchmark Description: National Geodetic Survey Benchmark "D 121" (P.L.D. AAC020). Elevation = 3.91 (NGVD 1929).
6. Units of measurement are in U.S. Survey feet and decimal parts thereof. We declare no false or false in this survey were to be used as to a horizontal positional accuracy of 0.04'. The elevations on previous surfaces were used measured to 0.02' and on ground surfaces to 0.04'.
7. The subject property lies within Flood Zone AE with Base Flood Elevation of 6.
 - a) The above Flood Zones information are referenced to Community Flood No. 120165 (S17 K, dated February 16, 2008).
8. Additions or alterations to survey map or report by other than the issuing party is prohibited without written consent of the issuing party.
9. This survey map is not complete without sheet 2 of 2.



SYMBOL LEGEND:	LINE LEGEND:
	CONCRETE POWER POLE
	CONCRETE VALVE
	CONCRETE WALKWAY
	CONCRETE FOUNDATION
	CONCRETE FOUNDATION
	CONCRETE FOUNDATION
	CONCRETE FOUNDATION
	CONCRETE FOUNDATION
	CONCRETE FOUNDATION
	CONCRETE FOUNDATION

KEY PLAN:	WOOD DECK

MATCH LINE SEE SHEET V-001
MATCH LINE SEE SHEET V-002

FLORIDA KEYS LAND SURVEYING
1936G OVERSEAS HIGHWAY
SUGARDALE KEY, FL 33042
PHONE: (305) 394-3600
FAX: (305) 508-7373
EMAIL: FKLs@earthlink.net

MAP OF TOPOGRAPHIC & BOUNDARY SURVEY			
-MARTY'S PLACE, BERTHA, VENETIAN & DENNIS STREETS -			
KEY WEST, MONROE COUNTY, STATE OF FLORIDA			
DATE: 10/23/2013	SURVEY BY: EAI	PROJECT: VENETIA TQPO	
ORDER: EAI	DRAWN BY: EAI	H. SCALE: 1"=10'	
BOOK: FB 105	CHECKED BY:	SHEET: 1 OF 2	