

## STAFF REPORT

DATE: June 2, 2014

**RE: 716-718 South Street (permit application #6916 )**

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

An application was received for the removal of several trees and the request for conceptual landscape approval for a redevelopment project called Two Oceans Inn to replace the existing hotel.

### **I. City of Key West trees involved in project:**

- A. South Street tree: **tree #21 Christmas Palm (regulated-SA)**
- B. In rear alley: **tree #2 Washingtonian Palm (regulated-SA)**
- C. In rear alley: **tree #3 Pink Tabebuia (NOT regulated <24" diameter)**
- D. In rear alley: **tree #4 Royal Poinciana (regulated-TC)**



Tree #21 Christmas Palm-City ROW

### City Alley trees (Utility area)

Pink  
Tabebuia-  
City ROW

Washingtonia  
n Palm-City  
ROW



Spanish Lime-private  
property



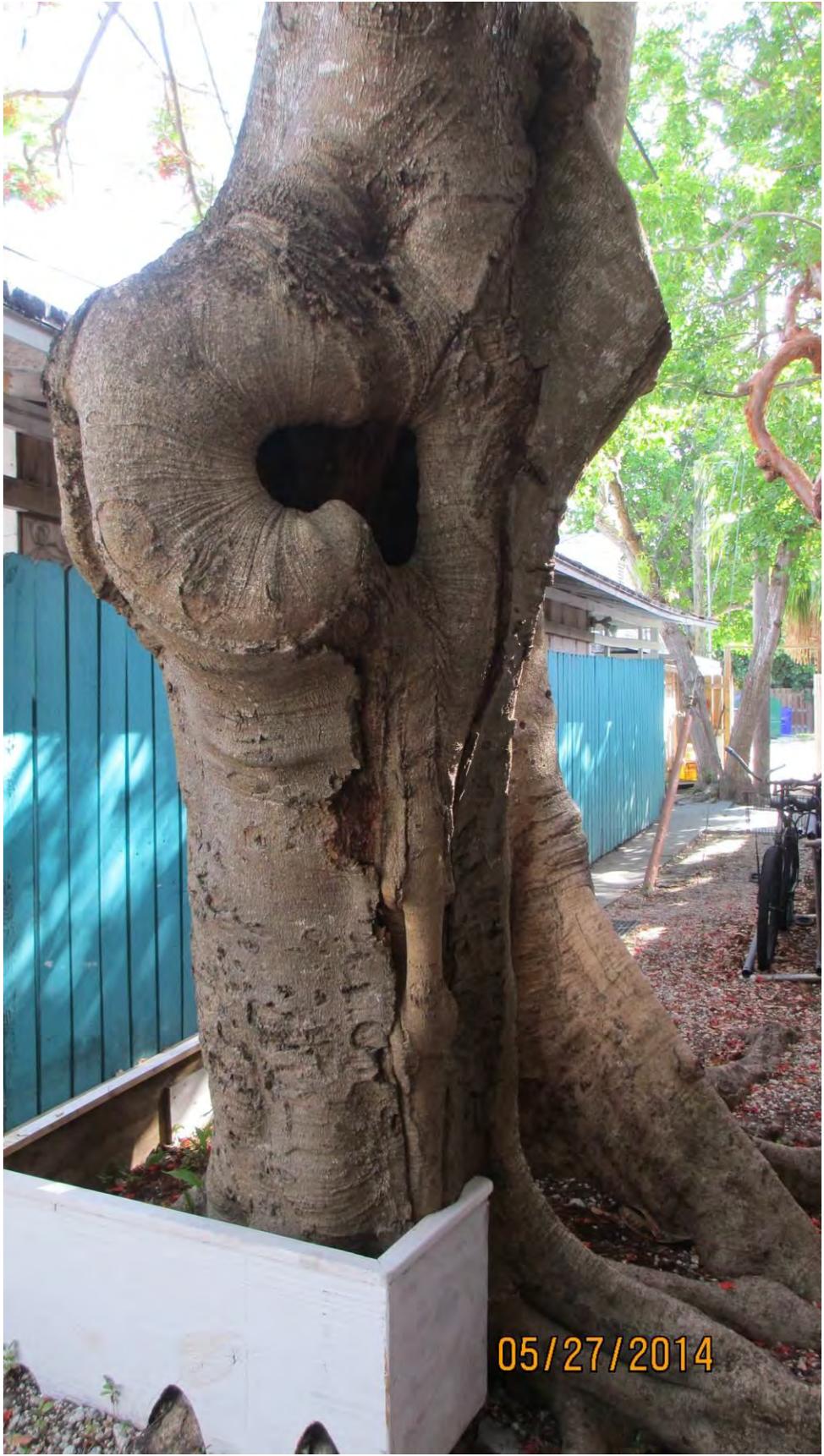
Close up of Pink Tabebuia-  
no permit required for  
removal (<24" dbh)



Double trunked Royal Poinciana n City ROW. Gumbo limbo branches on neighboring private property.



City double trunked Royal Poinciana



05/27/2014



Two trunks are connected.



Tree Species: Royal Poinciana (Delonix regia)

Diameter: 44.5"

Location: 60% (in utility lines)

Species: 100% (on protected tree list)

Condition: 30% (poor, double, connected trunks, one trunk completely hollow, decay in both trunks)

Total Average Value = 63 %

Value x Diameter = **28 replacement caliper inches**

**II. Applicant Trees on property:  
#1 Spanish Lime (regulated-TC)**



Tree Species: Spanish Lime (*Melicoccus bijugatus*)

Diameter: 17"

Location: 50% (canopy in utility lines, possible foundation issues)

Species: 100% (on protected tree list)

Condition: 50% (fair to poor, canopy misshaped from utility trim, decay in crotch of trunk in a structural area, root system impacted)

Total Average Value = 66%

Value x Diameter = **11 replacement caliper inches**

#13 Washingtonian Palm (regulated-SA)

#16 Coconut Palm (regulated-SA)

#20 Christmas Palm (regulated-SA)

#9 Orchid tree (NOT regulated <24" diameter)

#10 Schefflera (NOT regulated)

#11 Schefflera (NOT regulated)

#12 Schefflera (NOT regulated)

#14 Schefflera (NOT regulated)

#15 Alexander Palm (NOT regulated <10ft tall)

#17 Alexander Palm (NOT regulated-SA)

#18 Pink Tabebuia (NOT regulated <24"diameter)

#19 Pink Tabebuia (NOT regulated <24"diameter)

**III. Landscape plan:** The applicant should incorporate all the tree replacements noted in this application, onto the property. A total of 39 caliper inches of FL#1 dicot or fruit trees and a total of 5 native palms should be incorporated into the landscape plan due to the tree removals.

The landscape plan overall meets the 70% native criteria and the percentage of landscape areas on the property. Waivers might be required for the land use buffer requirements and the parking area landscape requirement.

**Recommend approval of the Conceptual Landscape plan to include removal of (1) Royal Poinciana, (1) Washingtonian Palm and (1) Christmas Palm on City property and (1) Spanish Lime, (1) Washingtonian Palm, (1) Christmas Palm, and (1) Coconut Palm at 716-718 South St.**



Tree #13

Tree #9

Front of property along South St, tree #14, #12, #11, #10, #13 and #9.



Corner of South and William St, tree #20, #19, #18, #17 #15, #16.



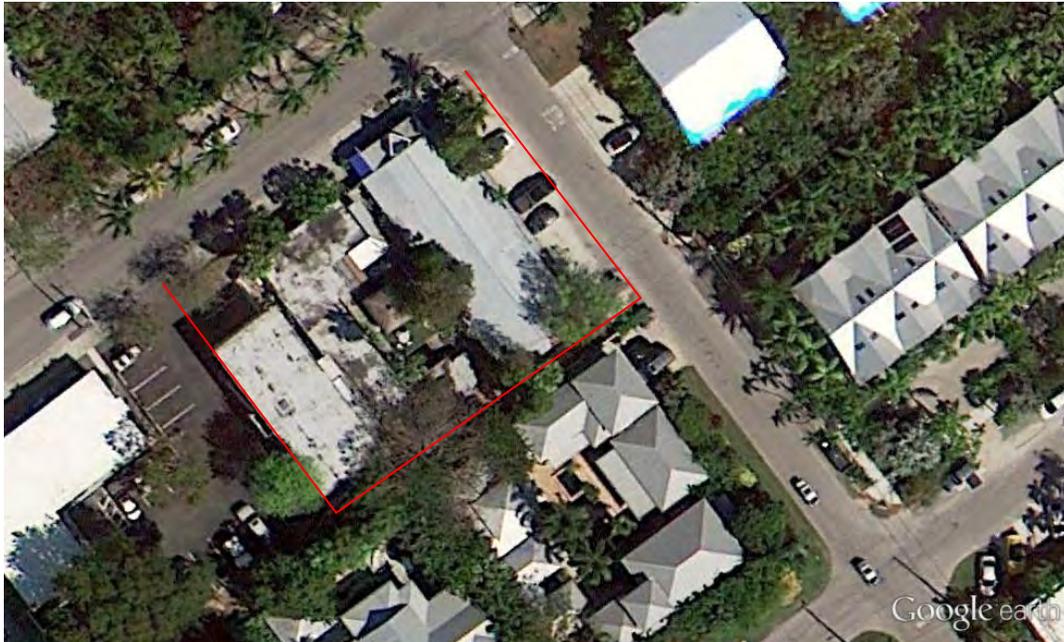
Standing on William St looking at property.



Standing on William St looking toward Key West right of way (alley).  
Large Spanish lime at the corner of the building.

Interior Courtyard: Trees within the interior courtyard are not regulated as per Sec 110-322 (c). Trees located in planter boxes in the courtyard:

- #5 Pink Tabebuia
- #6 Norfolk Pine
- #7 Frangipani
- #8 Washingtonian Palm
- #22 Fire Bush



Frangipani (tree #7)  
in interior courtyard



Standing near rear alley area looking toward South St at the interior courtyard area. Tree # 5 and #6 are in the photo.

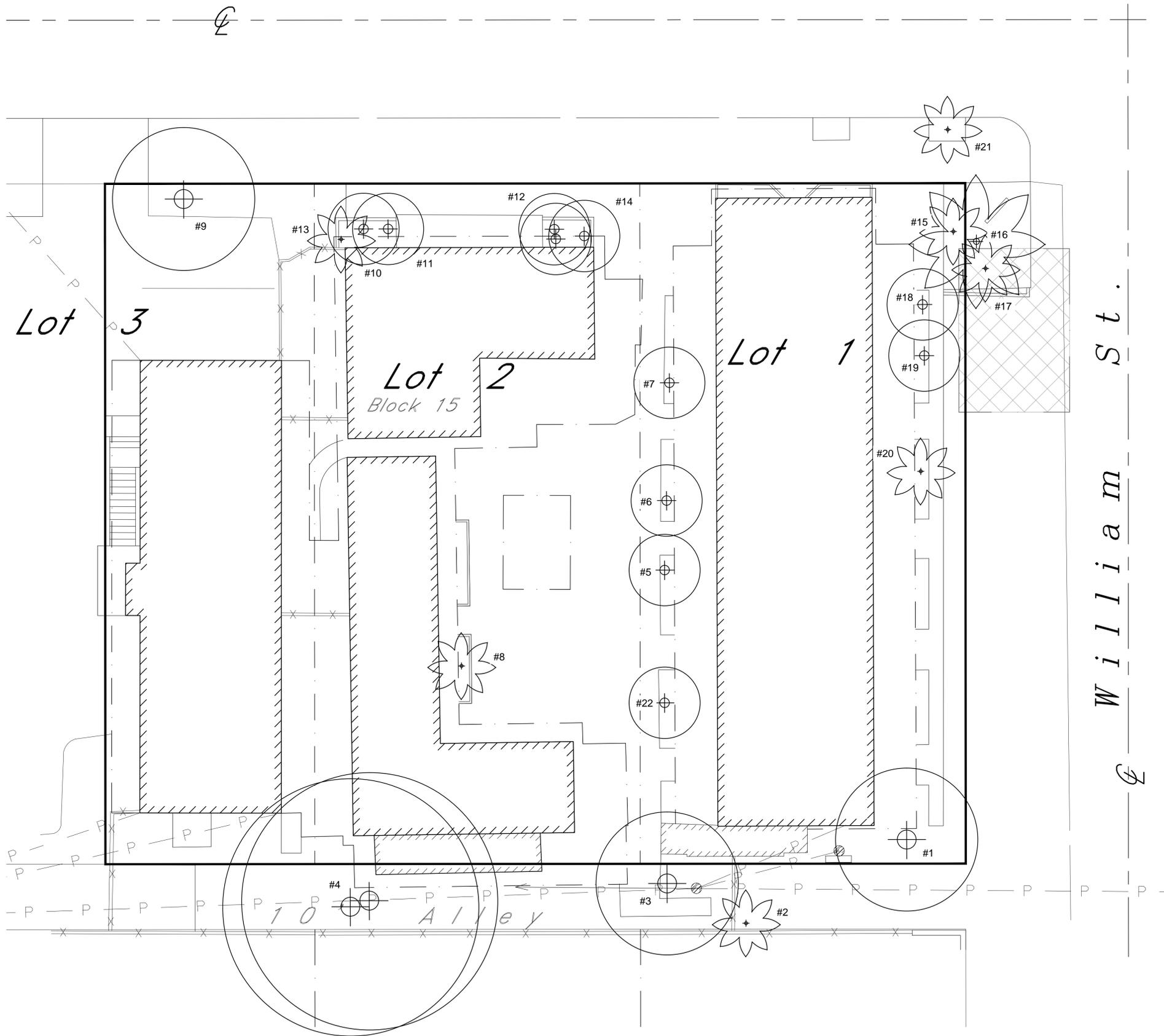


Tree #22, firebush



Washingtonian Palm, tree #8 (Interior Courtyard area)

South Street



EXISTING TREE & PALM DISPOSITION SCHEDULE									
NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS	NOTES	
1	Melicoccus bijugatus	Spanish Lime	35'	30'	17 1/2"	Fair	Remove	Cavity First Crotch/Roots Around Foundation/Adjacent to OH Wires	
2	Washingtonia robusta	Washington Palm	20'	8'	11 1/2"	Fair	Remove	City Alley/Adjacent to OH Wires	
3	Tabebuia pallida	Pink Tabebuia	35'	15'	11 1/4" 12 1/2"	Poor	Remove	City Alley/Adjacent to OH Wires	
4	Delonix regia	Poinciana	35'	35'	23 1/2" 22 1/4"	Poor	Remove	Cavity in Main Crotch/ Large Rotting Stub /Adjacent to OH Wires	
5	Tabebuia pallida	Pink Tabebuia	25'	20'	17 1/4"	Poor	Remove		
6	Aracaria heterophylla	Norfolk Island Pine	25'	20'	11"	Poor	Remove		
7	Plumeria	Frangipani	15'	12'	5 3/4"	Poor	Remove		
8	Washingtonia robusta	Washington Palm	35' OA	8'	11"	Fair	Remove		
9	Bauhinia blakeana	Orchid Tree	20'	20'	19"	Poor	Remove		
10	Scheffera actinophylla	Scheffera	20'	15'	8 1/2"	Poor	Remove		
11	Scheffera actinophylla	Scheffera	15'	15'	16"	Poor	Remove		
12	Scheffera actinophylla	Scheffera	20'	15'	9 1/2"	Poor	Remove		
13	Washingtonia robusta	Washington Palm	20'	8'	13 1/2"	Fair	Remove		
14	Scheffera actinophylla	Scheffera	12'	5'	3 1/2"	Poor	Remove		
15	Psychosperma elegans	Alexander Palm	7' To Bud	8'	2' 1/2"	Fair	Remove		
16	Cocos nucifera	Coconut	35' OA	20'	10"	Fair	Remove		
17	Psychosperma elegans	Alexander Palm	7' To Bud	8'	1' 11/2" 1"	Fair	Remove		
18	Tabebuia pallida	Pink Tabebuia	25'	20'	9 3/4"	Poor	Remove		
19	Tabebuia pallida	Pink Tabebuia	20'	12'	8"	Poor	Remove		
20	Adonia Merrillii	Christmas Palm	15'	8'	6"	Fair	Remove		
21	Adonia Merrillii	Christmas Palm	20'	8'	5"	Poor	Remove	City ROW/Adjacent to OH Wires	
22	Hamelia patens	Fire Bush	10'	8'	2' 1 1/2"	Poor	Remove		

NOTE: Height, Spread, Caliper and location of vegetation is approximate.

ELIZABETH NEWLAND  
LANDSCAPE ARCHITECTURE, LLC

2525 Ponce de Leon Blvd., Suite 300  
Coral Gables, Florida 33134  
305.481.6301  
liznewland@bellsouth.net

Seal:

ELIZABETH NEWLAND  
Registered Landscape Architect  
# LA0001288  
State of Florida

Consultants:

Revisions:

TWO OCEAN INN  
KEY WEST, FLORIDA

Drawing Size: 24x36 Project #:

Drawn By: EN Checked By: EN

Title:

EXISTING TREE DISPOSITION PLAN

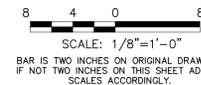
Sheet Number:

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Date: MAY 20, 2014

NOTES:

1. Site survey provided by William P. Horn Architect, PA
2. Height, spread, caliper and location of existing vegetation is approximate.
3. All other existing vegetation not scheduled here is to be removed.



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Drawing Size: 24x36 Project #:

Drawn By: EN Checked By: EN

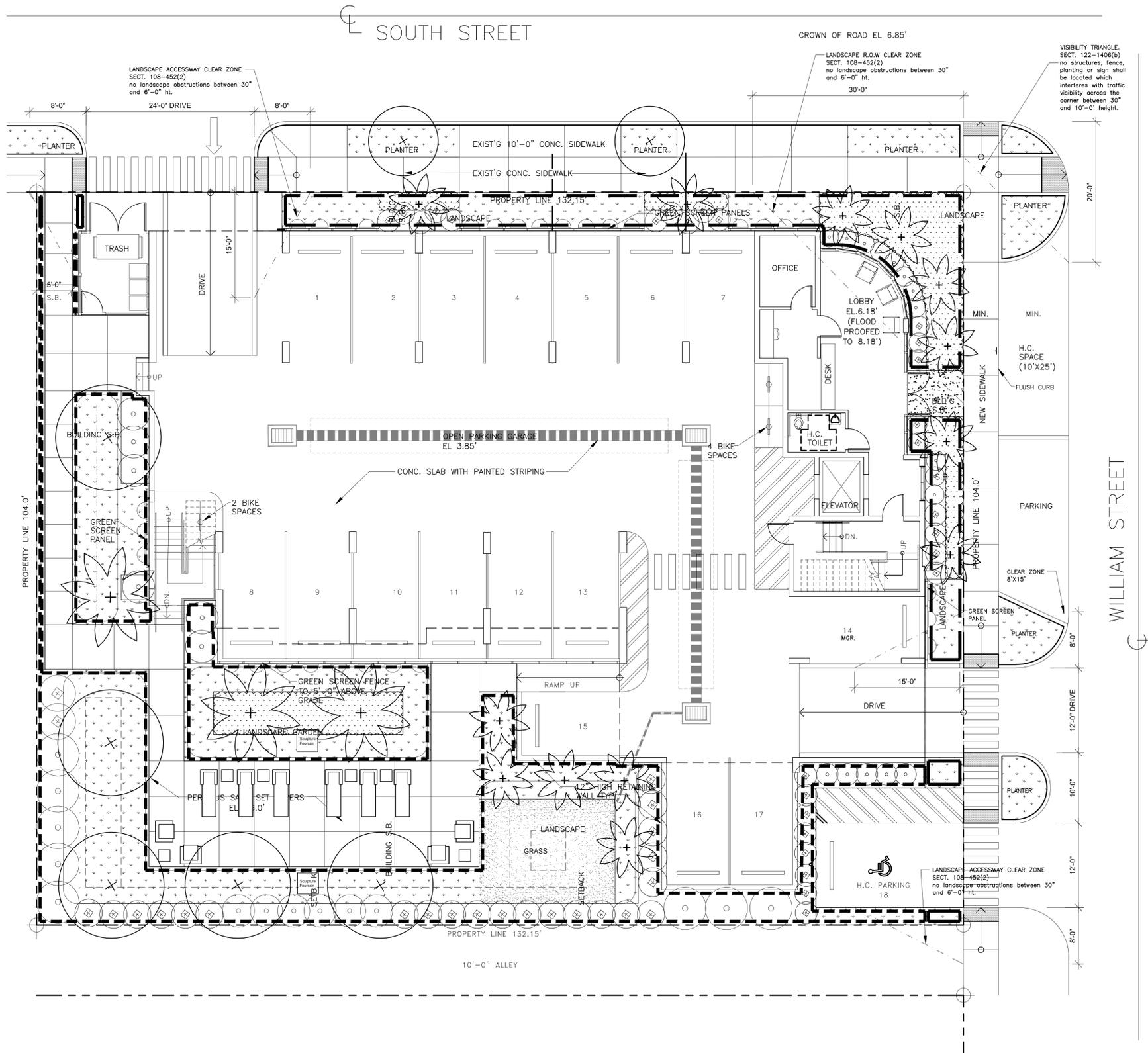
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GROUND LEVEL LANDSCAPE PLAN

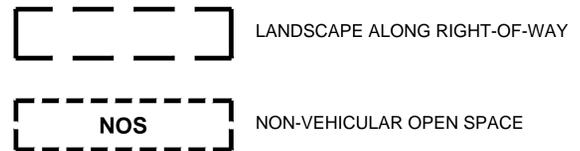
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Date: MAY 20, 2014

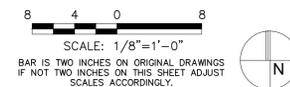


PLANT SCHEDULE										
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
<b>TREES</b>										
CAO	7	Cananga odorata	Ylang Ylang	No	3'-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
SIG		Simarouba glauca	Paradise Tree	Yes	3'-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
BOS		Bourneria succulenta	Strongbark	Yes	3'-4"	10'-12'	8'-10'	45 Gal	As Shown	Tree Type
CLR		Clusia rosea	Pitch Apple	Yes	3'-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
COO		Coccoloba diversifolia	Pigeon Plum	Yes	3'-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
COS		Cordia sebestena	Orange Geiger	Yes	3'-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
GUD		Guapira discolor	Bibily	Yes	3'-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
GUS	Guaiacum sanctum	Lignum vitae	Yes	2'-3"	8'-10'	8'-10'	45 Gal	As Shown	Tree Type	
TAB	Tabebuia bahamensis	Bahama Tabebuia	No	2'-3"	10'-12'	6'-8'	45 Gal	As Shown	6' CT	
GYL	Gymnanthes lucida	Crabwood	Yes	3'-4"	12'-14'	8'-10'	45 Gal	As Shown	6' CT	
<b>PALMS</b>										
BIN	16	Bismarkia nobilis 'Silver'	Bismark Palm	No	12'-16"	10'-14"	10'-12"	B&B	As Shown	Silver
PTE		Ptychosperma elegans	Alexander Palm	No	4'-6"	10'-12"	6'-8"	B&B	As Shown	Multi
SAP		Sabal palmetto	Palmetto	Yes	12'-16"	10'-14"	8'-10"	B&B	As Shown	With Boots
THM		Thrinax morrisii	Key Thatch Palm	Yes	2'-3"	4'-6"	4'-6"	45 Gal	As Shown	Multi
VEM		Veitchia montgomeryana	Montgomery Palm	No	6'-8"	12'-14"	6'-8"	B&B	As Shown	Single
THR		Thrinax radiata	Thatch Palm	Yes	2'-3"	4'-6"	4'-6"	45 Gal	As Shown	Multi
<b>LARGE SHRUBS</b>										
CAC	16	Capparis cynophallophora	Jamaican Caper	Yes	NA	6'-8"	3'-4"	45 Gal	As Shown	Shrub Type
CLC		Clusia guttifera	Small Leaf Clusia	No	NA	6'-8"	3'-4"	45 Gal	As Shown	Shrub Type
EUF		Eugenia foetida	Spanish Stopper	Yes	NA	6'-8"	3'-4"	45 Gal	As Shown	Shrub Type
MFR		Myrcianthes fragrans	Simpson Stopper	Yes	NA	6'-8"	3'-4"	45 Gal	As Shown	Shrub Type
RAP		Rapanea punctata	Myrsine	Yes	NA	6'-8"	3'-4"	45 Gal	As Shown	Shrub Type
RAA	Randia aculeata	Indigo Berry	Yes	NA	6'-8"	3'-4"	45 Gal	As Shown	Shrub Type	
<b>MEDIUM SHRUBS</b>										
BRL	71	Brysonima lucida	Locust Berry	Yes	NA	36'-48"	36'-48"	3 Gal	As Shown	
ERF		Eriola frutescens	Black Torch	Yes	NA	36'-48"	36'-48"	3 Gal	As Shown	
CAA		Calliandra americana	Beauty Bush	Yes	NA	36'-48"	36'-48"	3 Gal	As Shown	
CHI		Chrysobalanus icaco	Cocoplum	Yes	NA	24'-36"	24'-36"	3 Gal	As Shown	
HAM		Hamelia patens	Firebush	Yes	NA	24'-36"	24'-36"	3 Gal	As Shown	
PSN		Psychotria nervosa	Wild Coffee	Yes	NA	24'-36"	24'-36"	3 Gal	As Shown	
SAB		Sava bahamensis	Maiden Bush	Yes	NA	24'-36"	24'-36"	3 Gal	As Shown	
<b>SMALL SHRUBS</b>										
PLI	160	Psychotria ligustrifolia	Dwt. Wild Coffee	Yes	NA	24'-36"	24'-36"	3 Gal	18" O.C.	
SER		Serenoa repens	Saw Palmetto	Yes	NA	18'-24"	18'-24"	7 Gal	24" O.C.	
TRF		Tripsacum floridanum	Dwarf Fakahatchee	Yes	NA	18'-24"	18'-24"	3 Gal	24" O.C.	
<b>GROUND COVER</b>										
LAD	1200	Lantana depressa	Pineland Lantana	Yes	NA	12'-18"	12'-18"	1 Gal	18" O.C.	
MIS		Microsorium scolopendrium	Wart Fern	No	NA	12'-18"	12'-18"	1 Gal	18" O.C.	
NEB		Nepenthes bicaudata 'Fucaria'	Fishtail Fern	Yes	NA	12'-18"	12'-18"	1 Gal	18" O.C.	
NEE		Nepenthes exaltata 'Bostoniensis'	Boston Fern	Yes	NA	12'-18"	12'-18"	1 Gal	18" O.C.	
PHB		Philodendron 'Burle Marx'	Burle Marx Philodendron	No	NA	12'-18"	12'-18"	3 Gal	18" O.C.	
RUE		Ruellia brittonia	Ruellia	Yes	NA	12'-18"	12'-18"	3 Gal	18" O.C.	
STJ		Stachytarpheta jamaicensis	Portenweed	Yes	NA	18'-24"	18'-24"	1 Gal	18" O.C.	
ZAP	Zamia pumila	Coontie	Yes	NA	12'-18"	12'-18"	3 Gal	18" O.C.		
<b>GRASS</b>										
ZME	288	Zoysia matrella 'Empire'	Zoysia matrella 'Empire'	No	NA	NA	NA	SF	Sod	
<b>VINES</b>										
BAK	33	Bougainvillea 'Barbara Karst'	Bougainvillea	No	NA	48'-60"	24"	15 Gal	As Shown	Trellis
PAJ		Pandora jasminoides	Pandora Vine	No	NA	48"	24"	7 Gal	As Shown	Trellis
PYV		Pyrostegia venusta	Flame Vine	No	NA	48"	24"	7 Gal	As Shown	Trellis
TRJ		Trachelospermum jasminoides	Confederate Jasmine	No	NA	48"	24"	7 Gal	As Shown	Trellis



LANDSCAPE REQUIREMENTS			
<b>Minimum Landscape Areas</b>	<b>Required</b>	<b>Provided</b>	
Site Area 13,736 SF x 20% Minimum Area of Building Site	2,747 SF/20%	3,691 SF	
<b>Minimum Native Plant Requirement 70%</b>	<b>Total Plants Provided</b>	<b>Percent Provided</b>	
Native Plants	1491	76%	
Exotic Plants	458	24%	
<b>Total Native &amp; Exotic Plants</b>	<b>1949</b>	<b>100%</b>	
<b>Minimum Standards Landscaping Along Right-of-Way</b>			
238.15 LF Property Line Abutting Street Frontage/100 LF = 2.38			
40 Plant Units x 2.38 = 95 Plant Units Required			
	<b>Total Plants Provided</b>	<b>x Plant Units</b>	<b>Plant Units Provided</b>
Canopy Trees	0	10	0
Ornamental Trees	0	3	0
Shrubs	145	1	145
<b>Total Plant Units Provided</b>			<b>145</b>
<b>Nonvehicular Open Space (NOS) Landscape Requirements</b>			
20.85% or 2,864 SF of Site Nonvehicular Open Space			
Requires 4 Trees/2500 SF of NOS			
	<b>Total Trees Required</b>	<b>Total Trees Provided</b>	
2,580 SF / 2500 = 1.03 SF x 4 Trees	4.12	5 Trees/ 8 Palms	

NOTES:  
1. Site survey provided by William P. Horn Architect, PA  
2. Sight triangles, landscape clear zone dimensions and code references provided by William P. Horn Architect, PA.



Seal:

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Registered Landscape Architect  
# LA0001288  
State of Florida

Consultants:

Revisions:

TWO OCEAN INN  
KEY WEST, FLORIDA

Drawing Size: 24x36 Project #:

Drawn By: EN Checked By: EN

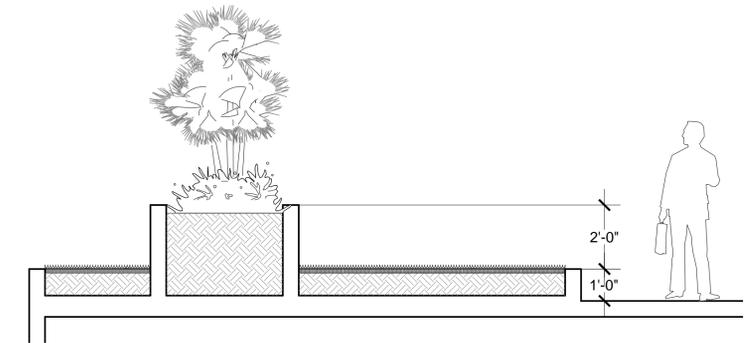
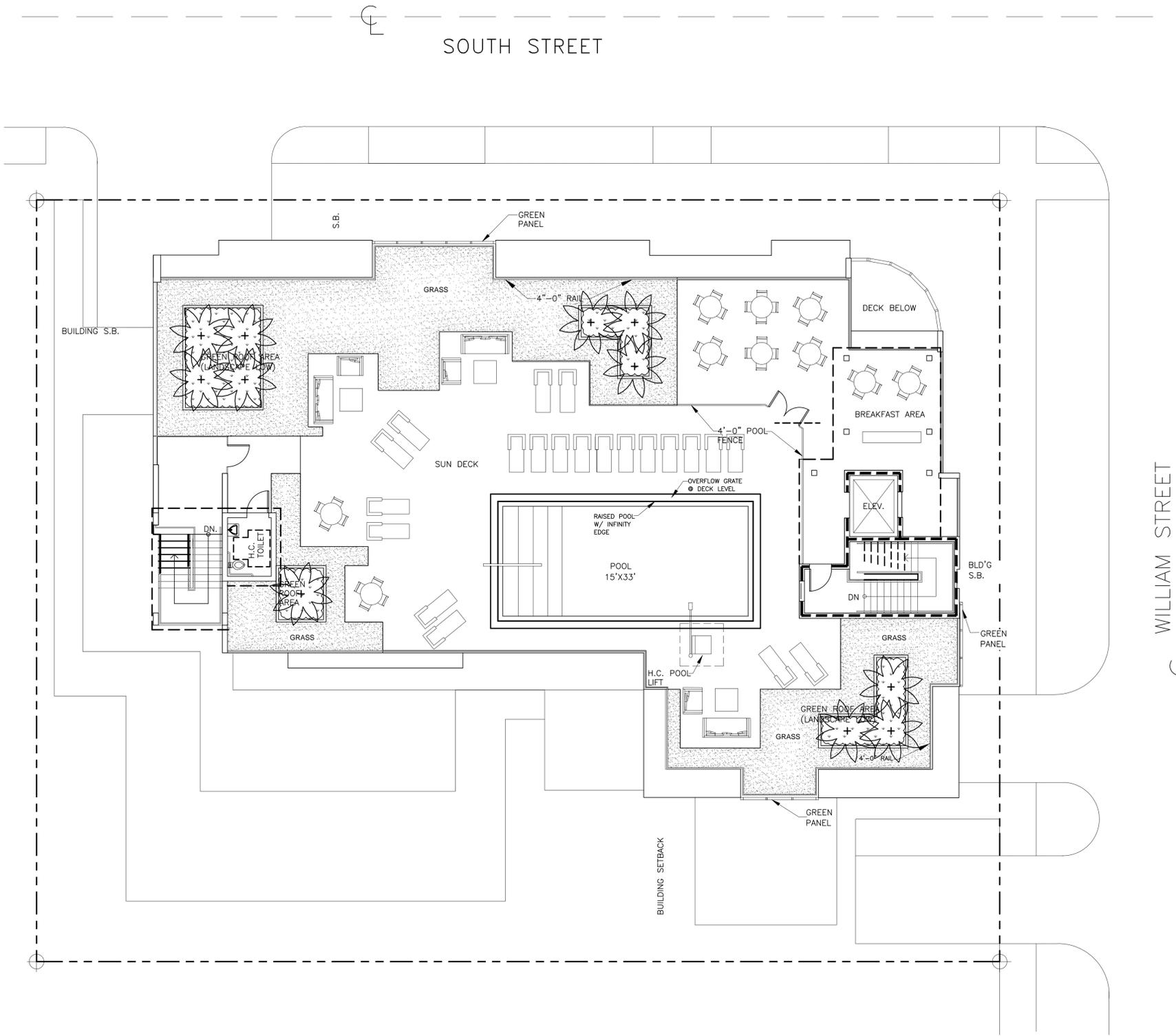
Title:

ROOF LEVEL  
LANDSCAPE PLAN

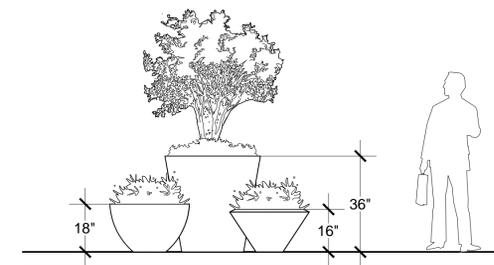
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Date: MAY 20, 2014



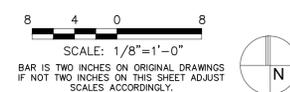
2 ROOF PLANTER SECTION (CONCEPTUAL)  
SCALE: 3/8" = 1'-0"



3 ROOF PLANT POT OPTION (CONCEPTUAL)  
SCALE: 3/8" = 1'-0"

PLANT SCHEDULE										
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
★	11	<i>Dypsis cabada</i>	Cabada palm	No	2'-3"	4'-6"	4'-6"	45 Gal	As Shown	Multi
		<i>Thrinax morrisii</i>	Key Thatch Palm	Yes	2'-3"	4'-6"	4'-6"	45 Gal	As Shown	Multi
		<i>Thrinax radiata</i>	Thatch Palm	Yes	2'-3"	4'-6"	4'-6"	45 Gal	As Shown	Multi
<b>GROUND COVER</b>										
+	435	<i>Lantana depressa</i>	Pineland Lantana	Yes	NA	12'-18"	12'-18"	1 Gal	18" O.C.	
		<i>Microsorium scolopendrium</i>	Wart Fern	No	NA	12'-18"	12'-18"	1 Gal	18" O.C.	
		<i>Nephtrolepis biserrata 'Furcans'</i>	Fishtail Fern	Yes	NA	12'-18"	12'-18"	1 Gal	18" O.C.	
		<i>Nephtrolepis exaltata 'Bostoniensis'</i>	Boston Fern	Yes	NA	12'-18"	12'-18"	1 Gal	18" O.C.	
		<i>Philodendron 'Burle Marx'</i>	Burle Marx Philodendron	No	NA	12'-18"	12'-18"	3 Gal	18" O.C.	
		<i>Ruellia brittonia</i>	Ruellia	Yes	NA	12'-18"	12'-18"	3 Gal	18" O.C.	
		<i>Stachytarpheta jamaicensis</i>	Porterweed	Yes	NA	18"-24"	18"-24"	1 Gal	18" O.C.	
<i>Zamia pumila</i>	Coontie	Yes	NA	12'-18"	12'-18"	3 Gal	18" O.C.			
■	1451	<i>Zoysia matrella 'Empire'</i>	Zoysia matrella 'Empire'	No	NA	NA	NA	SF	Soil	
		ZME								

1 ROOF LEVEL LANDSCAPE PLAN  
SCALE: 1/8" = 1'-0"



NOTES:  
1. Site survey provided by William P. Horn Architect, PA  
2. Sight triangles, landscape clear zone dimensions and code references provided by William P. Horn Architect, PA.

# Application



6914

# Tree Permit Application

Date: \_\_\_\_\_

Please Clearly Print All Information unless indicated otherwise.

**Tree Address** 716-718 South St alley  
**Cross/Corner Street** William St

**List Tree Name(s) and Quantity** \_\_\_\_\_  
**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** redevelopment of property by South St Hospitality, LLC

**Property Owner Name** City of Key West  
**Property Owner eMail Address** \_\_\_\_\_  
**Property Owner Mailing Address** PO Box 1409  
**Property Owner Mailing City** Key West **State** FL **Zip** 33040  
**Property Owner Phone Number** ( ) \_\_\_\_\_  
**Property Owner Signature** [Signature]

**Representative Name** Elizabeth Newland  
**Representative eMail Address** \_\_\_\_\_  
**Representative Mailing Address** PO Box 140908  
**Representative Mailing City** Coral Gables **State** FL **Zip** 33114  
**Representative Phone Number** (305) 481-6301

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

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



6916

### Tree Representation Authorization

Date: 5-21-14

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 ALLEY BEHIND 716-718 SOUTH STREET AND ROW SOUTH STREET

Property Owner Name City of Key West

Property Owner eMail Address \_\_\_\_\_

Property Owner Mailing Address 3140 FLAGLER AVENUE

Property Owner Mailing City Key West State FL Zip 33040

Property Owner Phone Number ( ) - -

Property Owner Signature \_\_\_\_\_

Representative Name ELIZABETH NEWLAND

Representative eMail Address liznewland@bellsouth.net

Representative Mailing Address P.O. Box 140918

Representative Mailing City CORAL GABLES State FL Zip 33114

Representative Phone Number (305) 481-6301

I \_\_\_\_\_, 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

*[Handwritten Signature]*

The forgoing instrument was acknowledged before me on this 4 day June 2014.

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

#### NOTARY PUBLIC

Sign Name: Portia Y. Navarro

Print Name: Portia Y. Navarro

My Commission Expires: May 13 2018

Notary Public Portia Y. Navarro of Florida (seal)





6916

**Tree Permit Application +**

**MAJOR DEVELOPMENT LANDSCAPE  
PLAN APPROVAL**

Date: 5-21-14

Please Clearly Print All Information unless indicated otherwise.

**Tree Address** 716-718 SOUTH STREET  
**Cross/Corner Street** WILLIAM ST  
**List Tree Name(s) and Quantity** SEE ATTACHED PLAN + PLANT SCHEDULE  
**Species Type(s) check all that apply**  Palm ( ) Flowering ( ) Fruit  Shade ( ) Unsure  
**Reason(s) for Application:**

- REMOVE  Tree Health ( ) Safety  Other/Explain below
- ( ) TRANSPLANT ( ) New Location ( ) Same Property ( ) Other/Explain below
- ( ) HEAVY MAINTENANCE ( ) Branch Removal ( ) Crown Cleaning/Thinning ( ) Crown Reduction
- Other/Explain** REDEVELOPMENT OF SITE

**Reason for Request** REDEVELOPMENT OF SITE

**Property Owner Name** SOUTH STREET HOSPITALITY, LLC  
**Property Owner eMail Address** ASONIKAW@gmail.com  
**Property Owner Mailing Address** 830 TRUMAN AVENUE  
**Property Owner Mailing City** Key West **State** FL **Zip** 33040  
**Property Owner Phone Number** (305) 394-2923  
**Property Owner Signature** \_\_\_\_\_

**Representative Name** ELIZABETH NEWLAND  
**Representative eMail Address** liznewland@kllsouth.net  
**Representative Mailing Address** P.O. BOX 140908  
**Representative Mailing City** CORAL GABLES **State** FL **Zip** 33114  
**Representative Phone Number** (305) 481-6301

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

PLEASE SEE ATTACHED PLANS FOR PALM +  
TREE REMOVAL AND MAJOR DEVELOPMENT  
LANDSCAPE PLAN APPROVAL.

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: 5-2-14

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 716-718 SOUTH STREET

Property Owner Name SOUTH STREET HOSPITALITY, LLC  
Property Owner eMail Address Asonilaw@gmail.com  
Property Owner Mailing Address 830 TRUMAN AVENUE  
Property Owner Mailing City KEY WEST State FL Zip 33040  
Property Owner Phone Number (305) 394-2923  
Property Owner Signature \_\_\_\_\_

Representative Name ELIZABETH NEWLAND  
Representative eMail Address liznewland@bellsouth.net  
Representative Mailing Address P.O. BOX 140908  
Representative Mailing City CORAL GABLES State FL Zip 33114  
Representative Phone Number (305) 481-6301

I Hansa Soni, 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

The forgoing instrument was acknowledged before me on this 21<sup>st</sup> day May 2014.

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

**NOTARY PUBLIC**

Sign Name: Michelle Gil

Notary Public - State of Florida (seal)

Print Name: MICHELLE GIL

My Commission Expires: 8/1/17





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

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

**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 1037681 Parcel ID: 00036870-000000**

### Ownership Details

**Mailing Address:**

SOUTH STREET HOSPITALITY LLC  
 830 TRUMAN AVE  
 KEY WEST, FL 33040-6426

### Property Details

**PC Code:** 39 - HOTELS,MOTELS

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-Range:** 05-68-25

**Property Location:** 718 SOUTH ST KEY WEST

**Legal Description:** KW INVESTMENT CO SUB PB1-69 PT LT 3 SQR 15 TR 17 AND KW WHITE AND PIERCE DIAGRAM N-613 LOTS 10 & 11  
 SQR 4 TR 17 OR53-405/06 OR171-294/95 OR471-633-634 OR655-249 OR746-171/72 OR752-1262/64 OR881-77  
 OR1007-699/700 OR1007-701/02 OR1121-759/60 OR1162-280/81 OR1410-1439/40 OR1663-707/08 OR2106-2411/13  
 OR2366-2352/58(RES NO 08-107) OR2656-1908/09

**Click Map Image to open interactive viewer**

Elizabeth Newland  
Landscape Architecture, LLC  
P.O. Box 140908  
Coral Gables, Florida 33114  
305 481 6301

May 21, 2014

Karen DeMaria  
Urban Forestry Manager  
City Of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

RE: Two Ocean Inn  
716-718 South Street  
Key West, Florida 33040  
Tree Removal Application and Landscape Plan Approval

Dear Karen:

Attached is the application package for landscape plan approval and tree removal for a proposed redevelopment project at 716-718 South Street, Key West, Florida. We met at the site on April 30, 2014 and reviewed the existing vegetation. You will find attached the proposed landscape plans, existing tree/palm disposition plan, photos of all existing trees/palms, inspection letter and photo details from Certified Arborist Larrie Busloff of Leaping Lizard Tree Service regarding the Spanish Lime and Poinciana you requested.

Please let me know if you need anything else for this application package.

Sincerely,



Elizabeth Newland

Cc: Ashish Soni-South Street Hospitality, LLC  
William P. Horn-William P. Horn Architect

Leaping Lizard Tree Service  
410 Avenue C  
Key West, Florida 33040  
305 304 1581  
ISA Certified Arborist #16170

May 20, 2014

Mr. Ashish Soni  
South Street Hospitality, LLC  
830 Truman Avenue  
Key West, Florida 33040

RE: Two Ocean Inn  
716-718 South Street  
Key West, Florida 33040

Dear Mr. Soni:

The City of Key West Urban Forestry Manager, Karen DeMaria, asked Elizabeth Newland, Landscape Architect, to obtain a Certified Arborist's opinion regarding the health of two large trees related to your proposed redevelopment. One Spanish Lime that is located on your property and one Poinciana located in the City of Key West Alley abutting the above address.

**Spanish Lime:**

The Spanish Lime next to your existing building has a cavity at the first crotch. The crotch supports a small Tabebuia and Schefflera . The cavity holds water and has a soft bottom about 12" deep. Spanish Lime trees have very strong wood and the tree is not too tall; but, it is my opinion that the cavity is not in a good place for the future structural integrity of the tree. The tree could be cabled to stabilize but that implies "hazard tree". The Spanish Lime root system also appears to be growing around the foundation of the existing building that you are proposing to demolish.

**Poinciana:**

The Poinciana has a dry cavity in the main crotch and a large rotting stub from previous poor pruning. There are some seams indicating poor branch structure in the tree that are shown in the photos attached. This tree is near the end of its life and I recommend removal.

Thank you,

Larrie Busloff



ISA #16170

Leaping Lizard Tree Service

#1



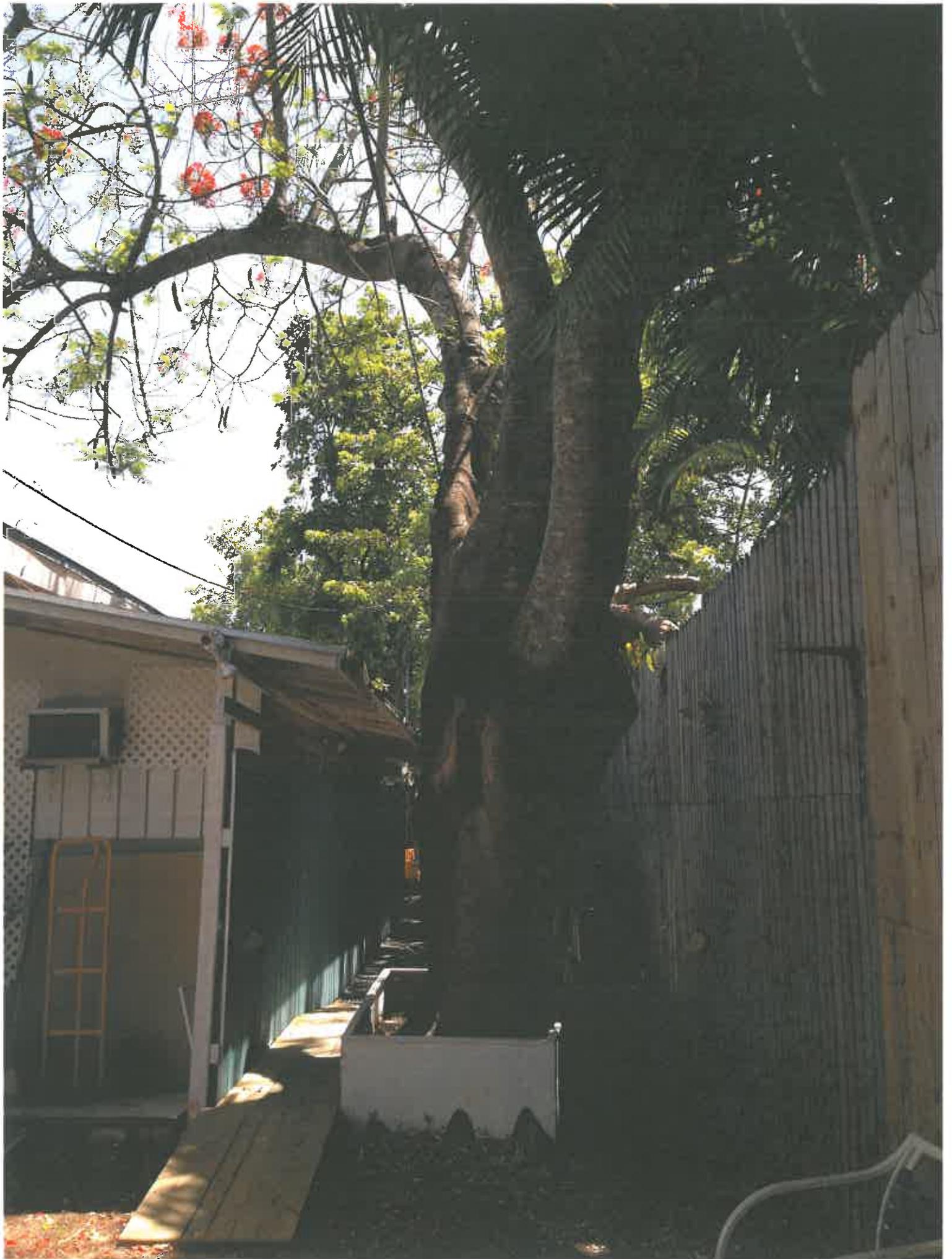




#2, #3















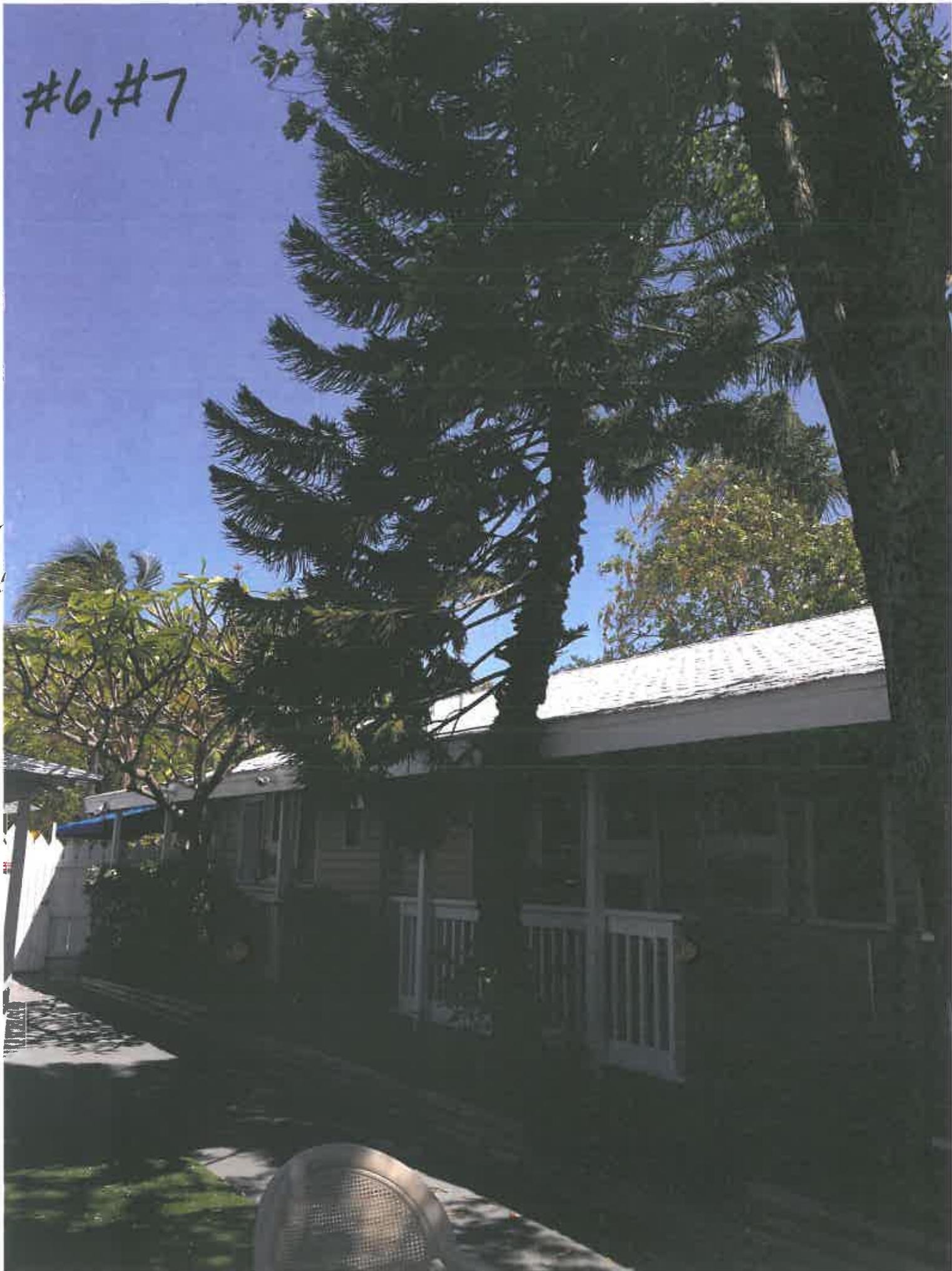




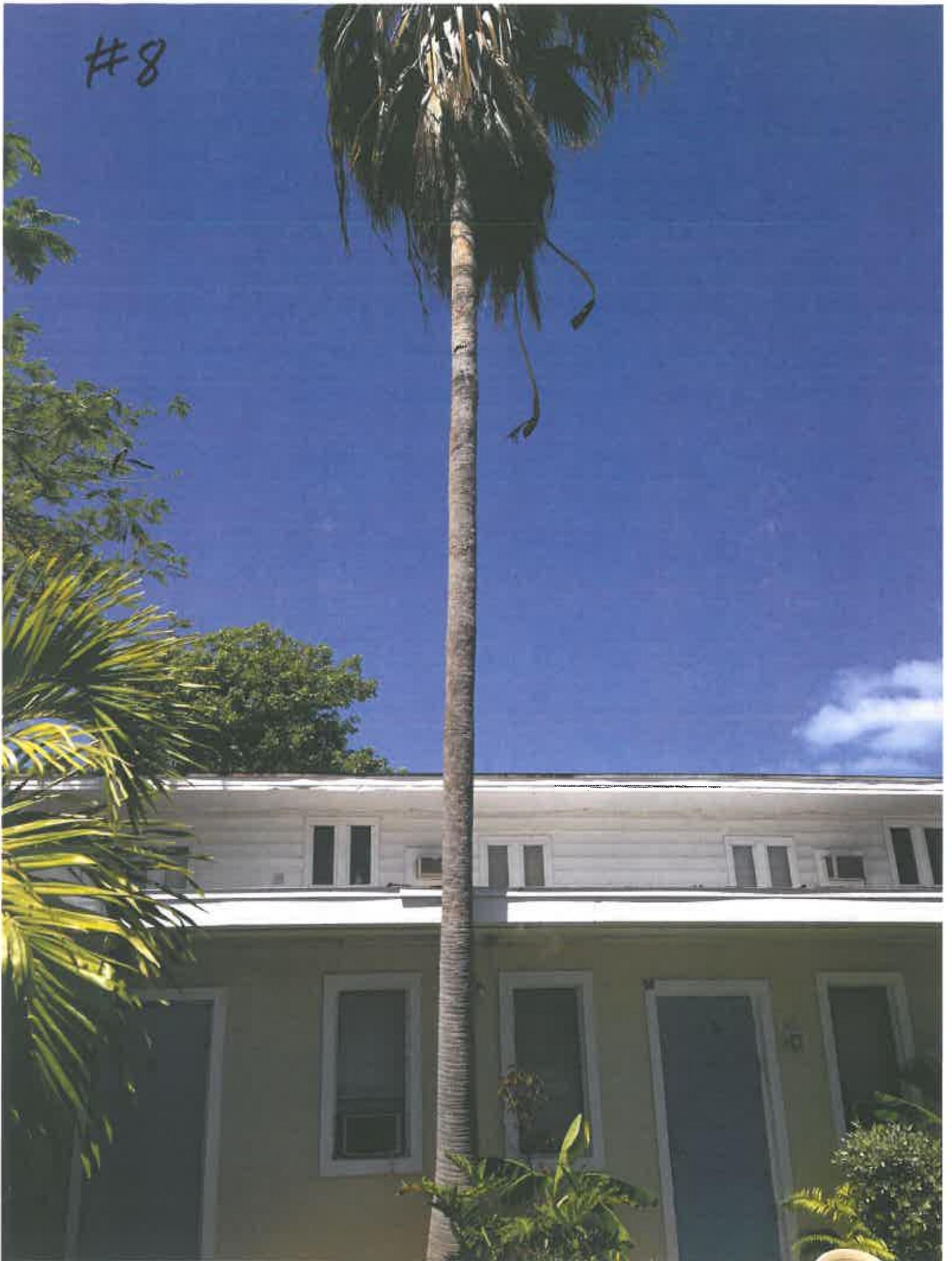


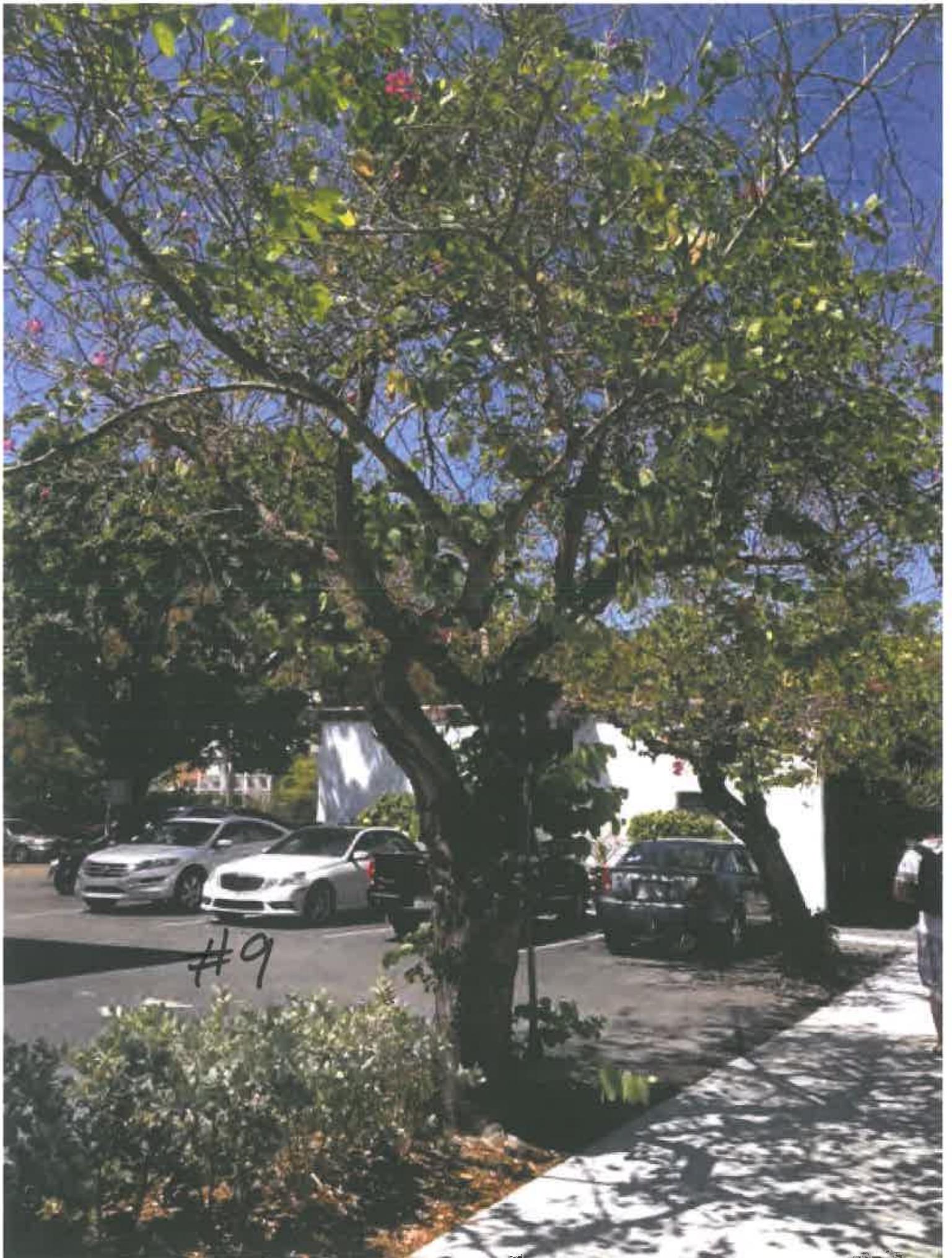
#5

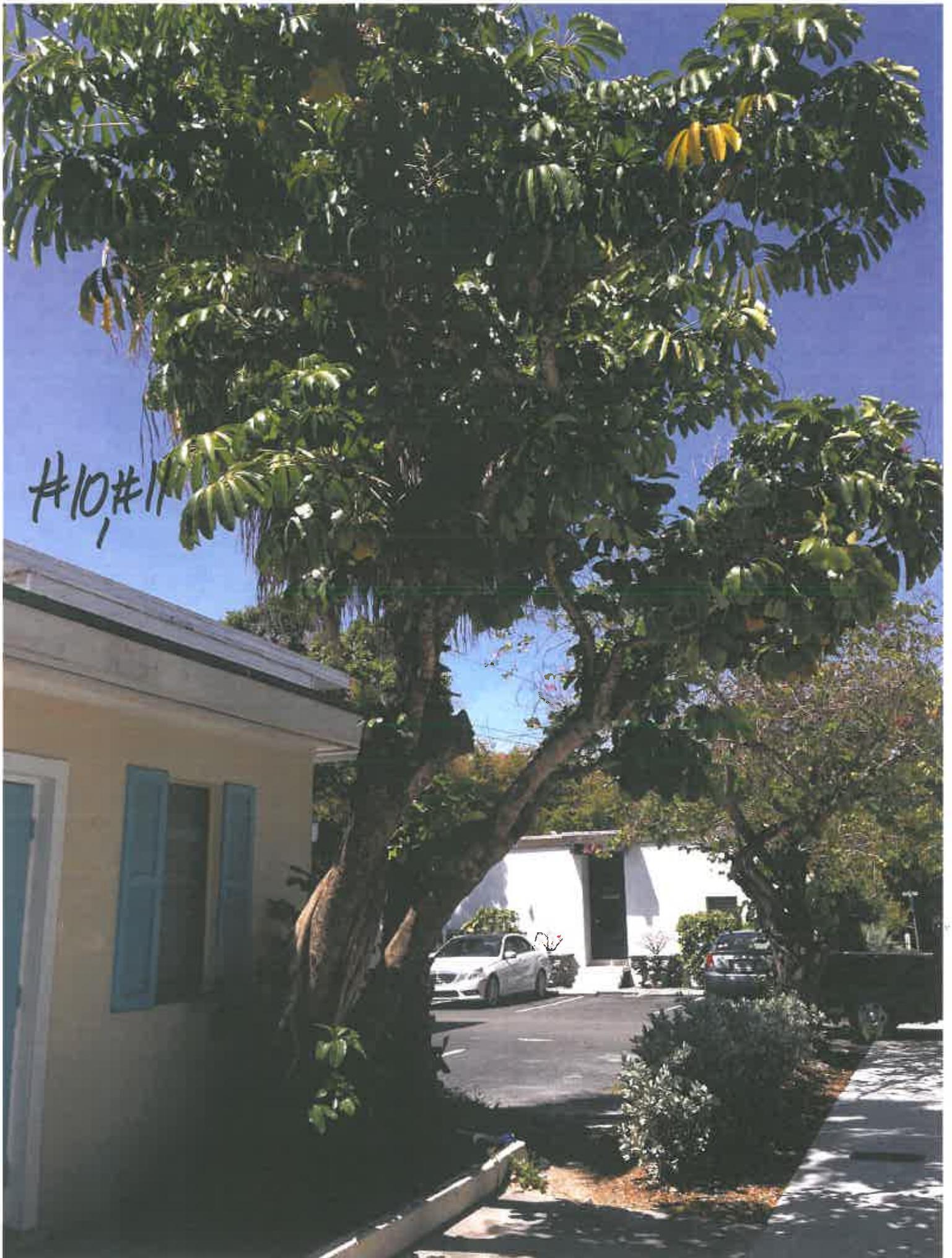
#6, #7



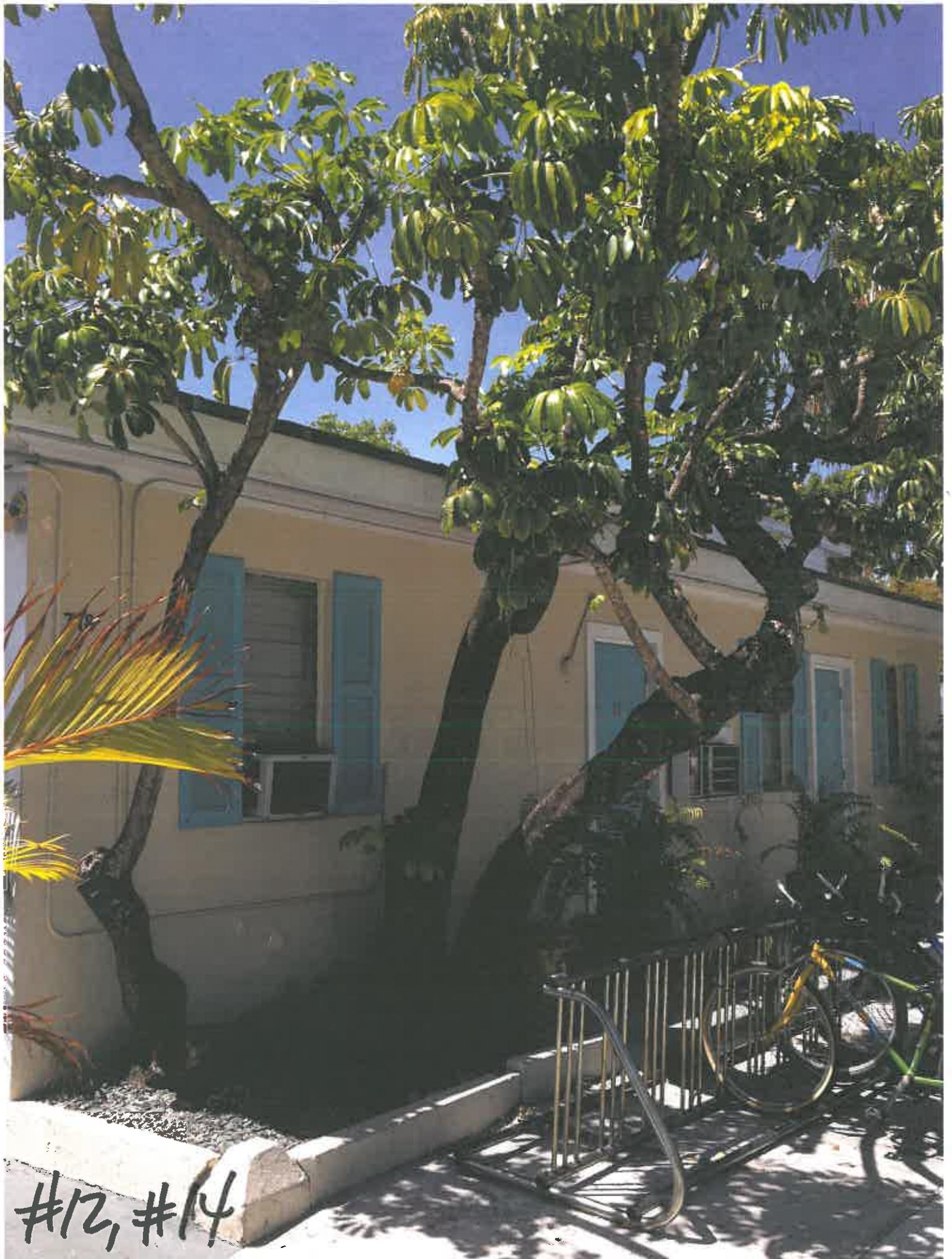
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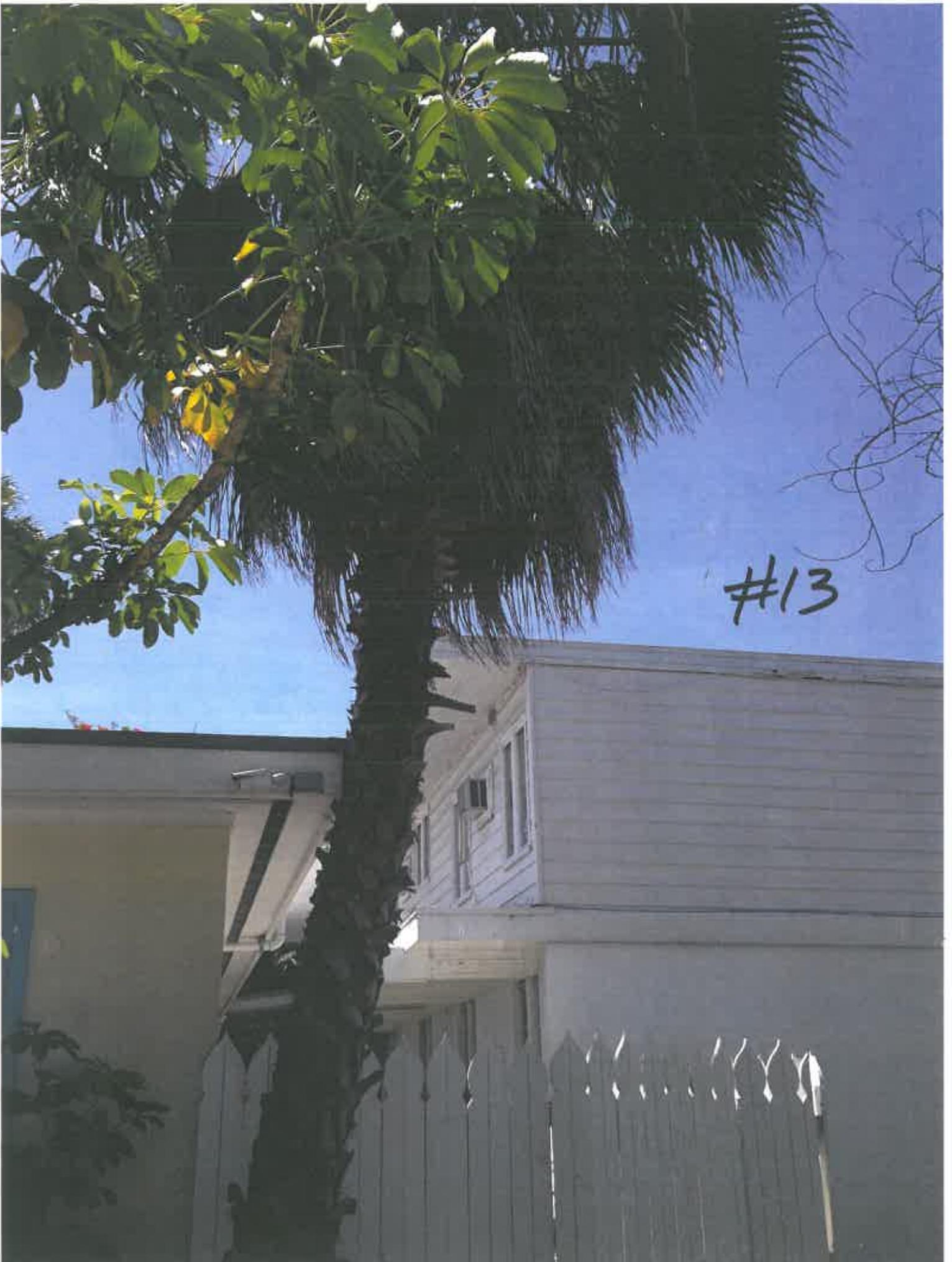




#10, #11



#12, #14

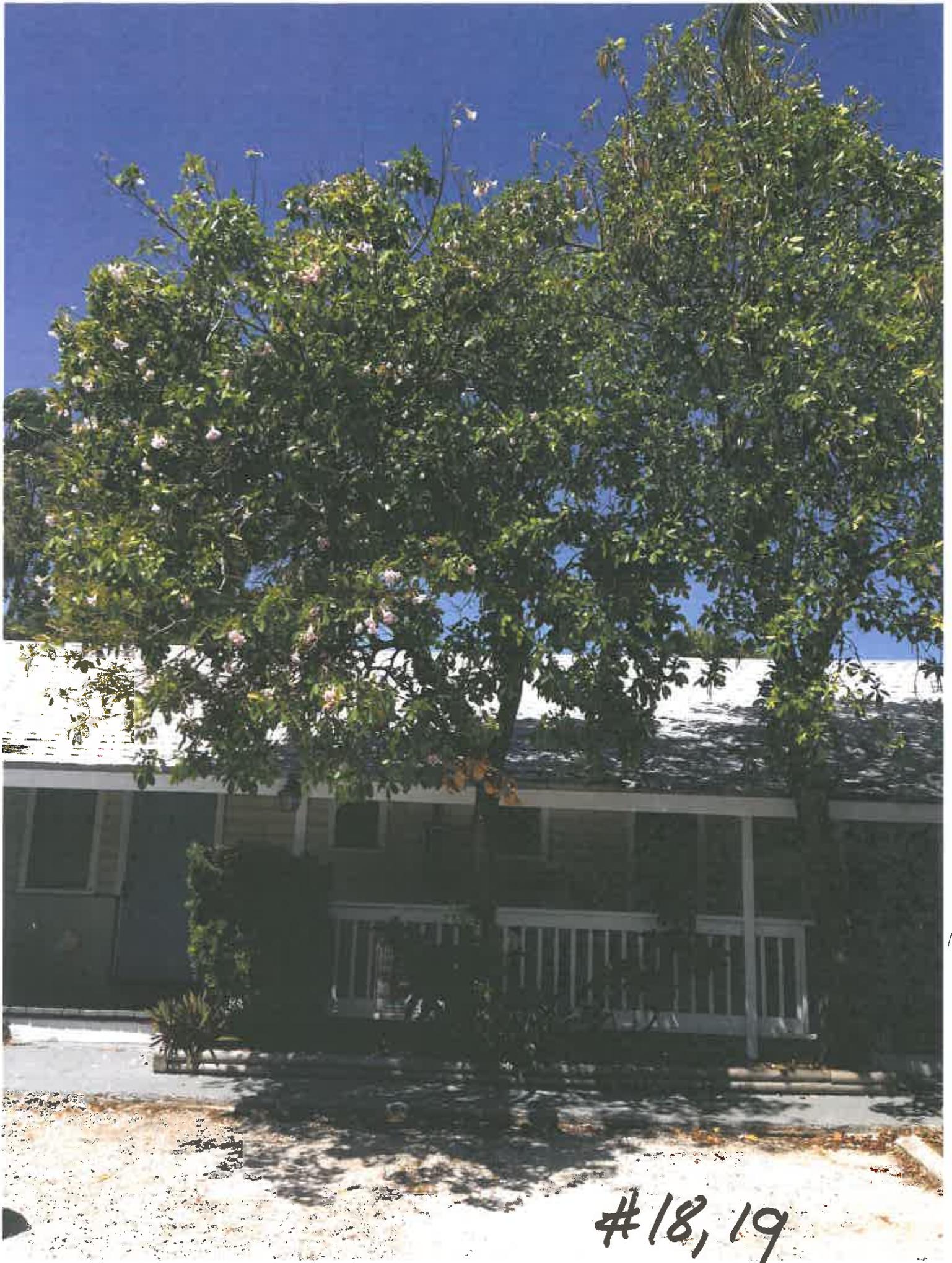


#13

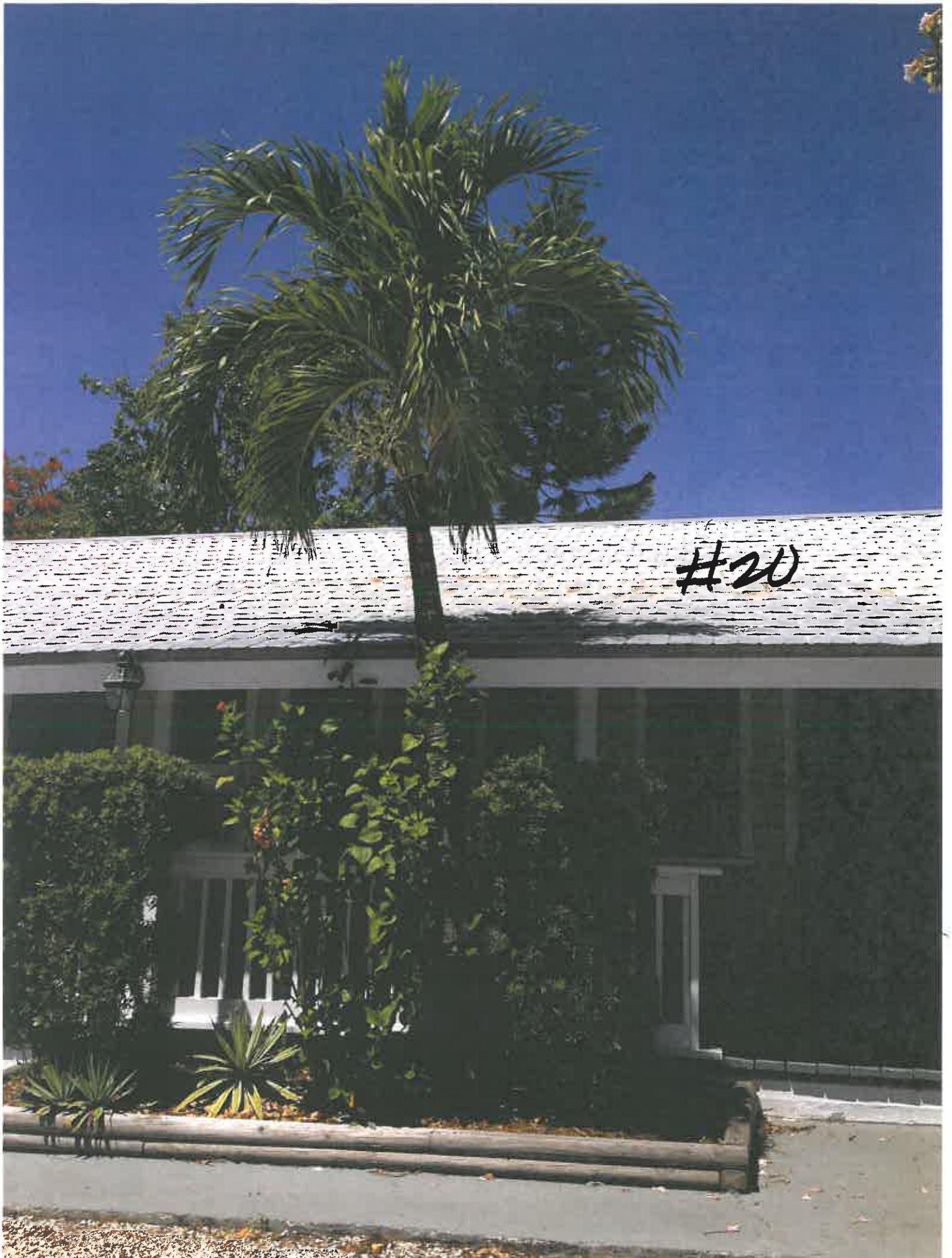


#15,16,17

**SEASHELL  
MOTEL**  
Key West Youth Hostel  
1942 294-5779



#18, 19



#20



**SEASWELL  
MOTEL**  
Key West Youth Hostel  
(305) 296-5710

FRANCY

**The Citizen**  
Newspaper

#21

#22





Karen DeMaria &lt;kdemaria@keywestcity.com&gt;

---

## Two Ocean Project

2 messages

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**elizabeth newland** <liznewland@bellsouth.net>

Sun, May 18, 2014 at 7:24 PM

Reply-To: elizabeth newland &lt;liznewland@bellsouth.net&gt;

To: "kdemaria@keywestcity.com" &lt;kdemaria@keywestcity.com&gt;

Karen:

I am preparing the Tree Commission application package for landscape plan approval and also the removals for the Two Ocean project at 716-718 South Street. Is there a separate application form I should be using for landscape plan approval or just use the same form as the tree permit application? If it is just the tree permit application should I indicate somewhere on that application form that it is also for landscape plan approval? I want to make sure that the project is advertised correctly for landscape plan approval and removals. Please let me know how to proceed on this. I assume that your direction on this will also apply to the City of Key West Lazy Way landscape plan and removals package I am submitting for John Paul this week as well.

Thank you,

Elizabeth Newland  
305-481-6301

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---

**Karen DeMaria** <kdemaria@keywestcity.com>

Mon, May 19, 2014 at 6:54 AM

To: elizabeth newland &lt;liznewland@bellsouth.net&gt;

Elizabeth:

I am out of town until Wednesday.

Submit the applications and I will review for appropriate submittal. Submit a cover letter with each project application stating your processing desire. Lazy way should just be a straight tree permit removal. I would like a copy of the landscape plan with that application showing the replacements for that tree and the other wild tamarind that was removed.

Re: The Two Oceans project, use the same application and state landscape design approval with tree removal. Is this project a major or minor development project through planning? Major development projects usually have two meetings in front of the Tree Commission, a conceptual landscape approval then a final landscape removal with tree removals. The actual tree removal permits are then issued once the project receives demolition or

5/21/2014

City of Key West Mail - Two Ocean Project

building permits via staff approval. I am still trying to streamline this process.

Sincerely,

Karen

Sent from my iPad

[Quoted text hidden]



City of Key West

*[Handwritten scribble]*

*[Handwritten signature]*

Karen DeMaria <kdemaria@keywestcity.com>

## Two Ocean

**elizabeth newland** <liznewland@bellsouth.net>  
Reply-To: elizabeth newland <liznewland@bellsouth.net>  
To: "kdemaria@keywestcity.com" <kdemaria@keywestcity.com>

Mon, Apr 28, 2014 at 6:31 PM

Karen:

I am working with Bill Horn on the Two Ocean project located at the intersection of South and William. We presented at DRC last week. I would like to walk the Two Ocean site and the alley next to the site with you to review the existing vegetation. Please let me know when you can meet me there.

Thank you,

Elizabeth Newland  
305-481-6301

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*8:30 am 4-30-14*

*[Faint vertical text]*

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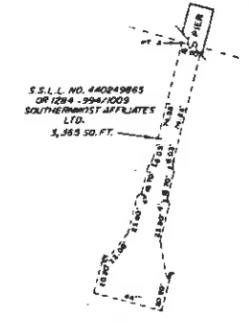


PAGE NO. 41

PAGE NO. 43

CONTINUED ON

CONTINUED ON



ATLANTIC OCEAN

CONTINUED ON PAGE NO. 50

SCALE 1" = 50'

UPDATED AUG. 1993

*6-2-14  
Karen  
Olson  
(Engineering)*

*Alley  
city  
right of way*