

TREE COMMISSION TREE REMOVAL REPORT
CITY of KEY WEST

PROPERTY: 1671 Dunlap Dr

APPLICATION NUMBER: TP2025-0003

REQUEST: Property owner is seeking conceptual landscape plan approval with removal of (3) Royal Poincianas, (5) Jamaican Dogwoods, (1) Strangler Fig, (3) Buttonwoods, (3) Gumbo Limbos, (4) Coconut Palms, and (2) Washingtonian Palms.

APPLICATION SUMMARY: An application was submitted for conceptual landscape plan approval for an affordable housing development project.

TREE ASSESSMENT and PHOTOS:



A – Coconut Palm: 25ft clear trunk
Mitigation: (1) Native Palm 4ft OH min



B – Royal Poinciana: 11" DBH
Condition: 70%; Location: 80%; Value: 83%
Mitigation: 9.1 caliper inches



C – Coconut Palm: 18ft clear trunk
Mitigation: (1) Native Palm 4ft OH min



D – Jamaican Dogwood: 32" DBH combined
Condition: 50%; Location: 80%; Value: 76%
Mitigation: 24.3 caliper inches



E – Jamaican Dogwood: 19" DBH
Condition: 60%; Location: 80%; Value: 80%
Mitigation: 15.2 caliper inches



F – Strangler Fig: 41" DBH combined
Condition: 40%; Location: 80%; Value: 73%
Mitigation: 29.9 caliper inches



H – Green Buttonwood: 41” DBH combined
 Condition: 70%; Location: 80%; Value: 83%
 Mitigation: 34.0 caliper inches



K – Green Buttonwood: 24” DBH
 Condition: 40%; Location: 80%; Value: 73%
 Mitigation: 17.5 caliper inches



M – Jamaican Dogwood: 28” DBH combined
 Condition: 40%; Location: 80%; Value: 73%
 Mitigation: 20.4 caliper inches



N – Jamaican Dogwood: 25” DBH combined
 Condition: 60%; Location: 80%; Value: 80%
 Mitigation: 20.0 caliper inches



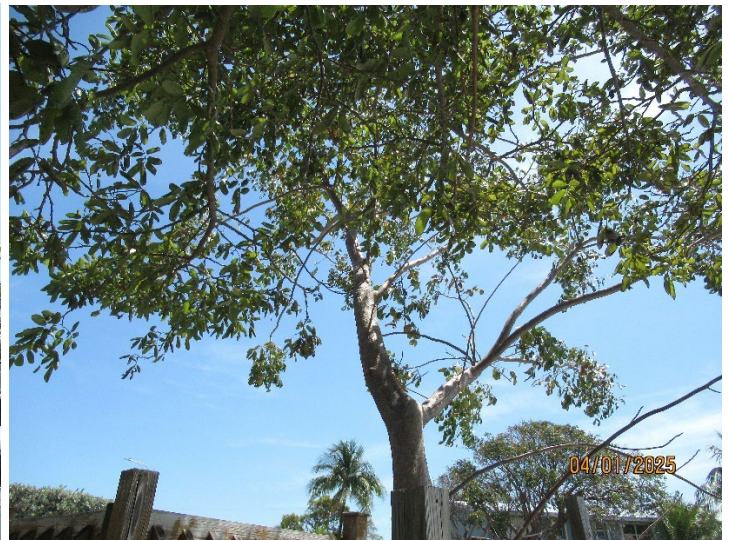
O – Royal Poinciana: 7" DBH
Condition: 50%; Location: 80%; Value: 76%
Mitigation: 5.3 caliper inches



P – Gumbo Limbo: 10" DBH
Condition: 70%; Location: 80%; Value: 83%
Mitigation: 8.3 caliper inches



Q – Jamaican Dogwood: 19" DBH combined
Condition: 60%; Location: 60%; Value: 73%
Mitigation: 13.9 caliper inches



R – Gumbo Limbo: 5" DBH
Condition: 70%; Location: 60%; Value: 76%
Mitigation: 3.8 caliper inches



S – Green Buttonwood: 26" DBH combined
 Condition: 80%; Location: 80%; Value: 86%
 Mitigation: 22.3 caliper inches



T – Washington Palm: 9ft Clear Trunk
 No mitigation required >10ft clear trunk



U – Gumbo Limbo: 3" DBH
 Condition: 80%; Location: 60%; Value: 80%
 Mitigation: 2.4 caliper inches



V – Royal Poinciana: 3" DBH
 Dead tree
 Mitigation: 2 caliper inches



W – Washington Palm: 2ft Clear Trunk
No mitigation required >10ft clear trunk



X – Coconut Palm: 25ft Clear Trunk
Mitigation: (1) Native Palm 4ft OH min



2 – Coconut Palm: 27ft Clear Trunk
Mitigation: (1) Native Palm 4ft OH min

Conditions were reduced due to decay, fungal growth, structural concerns, dieback, and overall maintenance

Locations were reduced due to line-of-sight concerns, safety concerns, and proximity to structures

The required mitigation for this proposed landscape plan is 228.4 caliper inches.
 There is an open tree removal permit for the property – T2024-0333 for the removal of (3) Buttonwoods (Trees I, J, L). The required mitigation for this permit is 60 caliper inches.

TOTAL REQUIRED MITIGATION FOR LANDSCAPE PLAN AND PERMIT T-2024-0333: 288.4 caliper inches and (6) Native Palms 4ft OH minimum

Proposed Mitigation:

Species (Quantity)	Caliper (x Ratio, if applicable)	Total Caliper Inches
Bahama Strongbark (1)	3	3
Gumbo Limbo (6)	4 (x4)	96
Autograph Tree (5)	3	15
Pigeon Plum (4)	2	8
Green Buttonwood (4)	2.5	10
Silver Buttonwood (18)	2.5	45
Orange Geiger Tree (2)	2.5	5
Royal Poinciana (3)	3.5 (x4.25)	44.6
Lignum Vitae (1)	2.5 (x2)	5
Wild Tamarind (1)	3.5	3.5
Simpson's Stopper/ Twinberry (39)	2 (x2)	156
		391.1
Palms	Height	
Cabbage Palms (36)	10ft-14ft Clear Trunk	151.2 (12ft conversion ratio)
Thatch Palms (26)	6ft-8ft Clear Trunk	72.8 (8ft conversion ratio)
		615.1

Trees to Remain:

(2) Gumbo Limbos, (2) Pigeon Plums, (1) Coconut Palm, (1) Royal Poinciana, (2) Black Ironwoods, (1) False Tamarind, (1) Jamaican Dogwood, (4) Pink Tabebuia, and (1) Thatch Palm

Landscape Plan Review:

1. The tree removal permit for the landscape plan and the tree removal permit T2024-0333 for (3) buttonwoods would require the planting of 288.4 caliper inches and (6) Native palms 4ft OH minimum. The plans dated 3/27/25 and reviewed on 4/8/25 exceed those required replacements in the landscape plan. See the table above
2. There are (2) Gumbo Limbos, (2) Pigeon Plums, (1) Coconut Palm, (1) Royal Poinciana, (2) Black Ironwoods, (1) False Tamarind, (1) Jamaican Dogwood, (4) Pink Tabebuia, and (1) Thatch Palm to remain on site.
3. City Code Sec 108-412 requires that proposed vegetation in landscaping be a minimum of 70% native vegetation. The proposed plan incorporates 100% of native species, which will result in the property consisting of 98% of native vegetation. City Code Sec 108-481 states that if palms are used, they shall constitute no more than 25% of the total tree requirement. The proposed palms total to 42% of the proposed plantings; and 39% of the total vegetation.

4. All invasive, exotic vegetation shall be removed (Brazilian Pepper, Seaside Mahoe, Lead Tree, Australian Pines)
5. The landscaping will be appropriate and aesthetically attractive for this development.

Approvals Requested:

- A. Removal of (15) regulated/ protected dicots and 6 regulated/protected palms
- B. Conceptual Landscape Plan with the proposed replacement of 391.1 caliper inches (based on associated ratios for certain species) and approximately 160 approved palms (based on associated ratios for heights)
 - a. Proposed palm to dicot ratio is greater than 25% Code allotment when assessing the “tree” category. If this plan remains as is (palm heavy):
 - i. The Planning Board will need the Tree Commission’s opinion on the plan (i.e. if the plan looks okay, if more trees are desired, any recommendations)
 - ii. A Landscape Waiver will be required from the Planning Board for the plan to palm heavy

PREPARED BY:

Mckenzie Fraley

Mckenzie Fraley
Urban Forestry Manager
City of Key West

**Revised Plans
Received March
31, 2025**

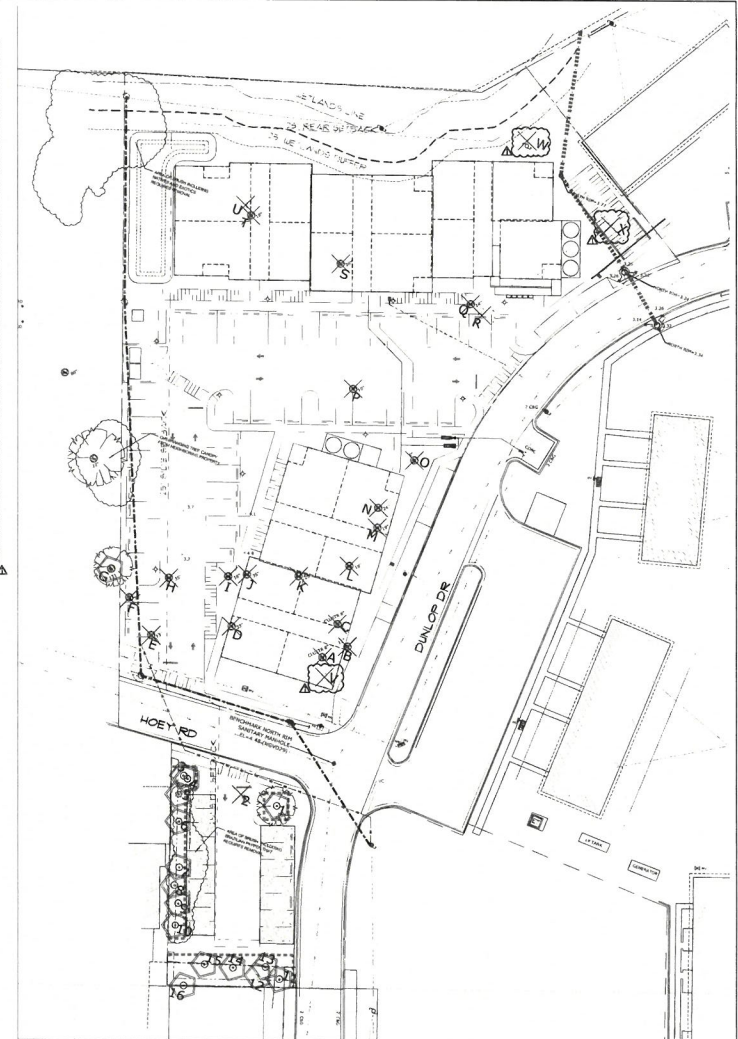
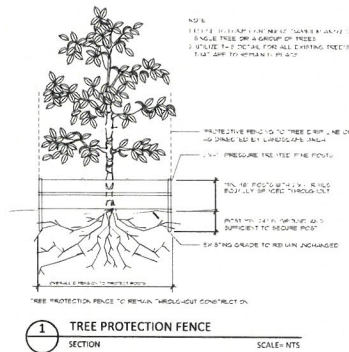
Key West Housing Authority - Poinciana Plaza Landscape Architects Tree Disposition Table.
Site Visit - January 14, 2025

TREE #	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (ft)	EST. WIDTH (ft)	EST. PALM CLEAR TRUNK (ft)	TRUNK #1 DBH (in)	TRUNK #2 DBH (in)	TRUNK #3 DBH (in)	TRUNK #4 DBH (in)	HEALTHY CONDITION	PROPOSED DISPOSITION	OBSERVATIONS	TOTAL DIA OF TRUNKS REMOVED (OR CITY OF PALM)
1	Royal Poinciana	Delonix regia	18	30		10				GOOD	REMAIN	Poor form, surface roots, punning scars, some broken limbs	1
2	Coconut Palm	Cocos nucifera	30	40	27	N/A				GOOD	REMAIN		
3	Gumbo Limbo	Bursera simaruba	17	14		6				GOOD	REMAIN	Crowding, non-symmetrical growth, possible volunteer	
4	Jamaican Dogwood	Placida placipula					2	3		FAIR	REMAIN	Two trunks, crowding, non-symmetrical growth, possible volunteer	
5	Thatch Palm	Thrinax radiata	15							GOOD	REMAIN	Three trunks	
6	Black Ironwood	Krugiodendron ferreum	12		7.8	4				GOOD	REMAIN	Shrub form, crowded with Brazilian Pepper	
7	Pigeon Plum	Coccoloba diversifolia	16			6	6			GOOD	REMAIN	Crowding from adjacent overgrowth of Brazilian Pepper	
8	Gumbo Limbo	Bursera simaruba	30			10	8			GOOD	REMAIN	Two trunks, crowding, possible volunteer	
9	Pigeon Plum	Coccoloba diversifolia	14			5				GOOD	REMAIN	Crowding from adjacent overgrowth of Brazilian Pepper	
10	Black Ironwood	Krugiodendron ferreum	12			4				GOOD	REMAIN	Shrub form, crowded with Brazilian Pepper	
11	Pink Tabebuia	Tabebuia heterophylla	18			6				GOOD	REMAIN	Crowding, at fence line, possible volunteer	
12	Coconut Palm	Cocos nucifera		18						GOOD	REMAIN	Not accessible, behind fence	
13	Pink Tabebuia	Tabebuia heterophylla	16			5				GOOD	REMAIN	Crowding, at fence line, possible volunteer	
14	Pink Tabebuia	Tabebuia heterophylla	32			12				GOOD	REMAIN	Crowding, at fence line, possible volunteer	
15	Pink Tabebuia	Tabebuia heterophylla	16			5				GOOD	REMAIN	Crowding, at fence line, possible volunteer	
16	Tamarind Tree	Lysitome latifolium	35			20				GOOD	REMAIN	Not accessible, behind fence	
A	Coconut Palm	Cocos nucifera			25	N/A				FAIR	REMOVE	Puncturing at top 1/3 of trunk	1
B	Royal Poinciana	Delonix regia			11					GOOD	REMOVE	Exposed root, broken branch	11
C	Coconut Palm	Cocos nucifera			18	N/A				FAIR	REMOVE	Puncturing at top 1/3 of trunk	
D	Jamaican Dogwood	Placida placipula				15	17			FAIR	REMOVE	Low crotch, broken primary leader, decay, insect damage, flush cuts, storm damage, over mature	31
E	Jamaican Dogwood	Placida placipula				12	7			FAIR	REMOVE	Low crotch, poor structure, crowded, broken primary leader, storm damage, insect damage	18
F	Strangler Fig	Ficus aurea				41				GOOD	REMOVE*	Leaning, recent broken branch wound, decay at old cuts, low trunk fork, poor form	41
G	Royal Poinciana	Delonix regia								POOR	OFF SITE	Off site tree, sparse canopy, broken primary leaders, significant decay, leaning, lifted roots, broken branches	
H	Green Buttonwood	Conocarpus erectus				20	21			GOOD	REMOVE	Low crotch, leaning, poor form, decay	41
I	Green Buttonwood	Conocarpus erectus									DAMAGED TREE ALREADY APPROVED FOR REMOVAL		
J	Green Buttonwood	Conocarpus erectus									DAMAGED TREE ALREADY APPROVED FOR REMOVAL		
K	Green Buttonwood	Conocarpus erectus				24				FAIR	REMOVE	Leaning, former primary trunk removal, decay	24
L	Green Buttonwood	Conocarpus erectus									DAMAGED TREE ALREADY APPROVED FOR REMOVAL		
M	Jamaican Dogwood	Placida placipula				9	8	5	6	FAIR	REMOVE	Low crotch, chlorotic leaves, broken branch sections, decay	29
N	Jamaican Dogwood	Placida placipula				11	14			FAIR	REMOVE	Low crotch, broken branches, broken primary leader, flush cuts, leaning, lifted and exposed roots	24
O	Royal Poinciana	Delonix regia	10	22		7				GOOD	REMOVE	Poor form	7
P	Gumbo Limbo	Bursera simaruba	14	15		10				GOOD	REMOVE	Broken primary leader	10
Q	Jamaican Dogwood	Placida placipula				4	4	7	4	FAIR	REMOVE	Former primary trunk removal, multiple secondary trunks, chlorotic leaves	18
R	Gumbo Limbo	Bursera simaruba				5				FAIR	REMOVE	Poor form, crowding	5
S	Green Buttonwood	Conocarpus erectus				14	12			GOOD	REMOVE	Low crotch, former primary trunk removal	26
T	Washington Palm	Washingtonia robusta				9	N/A			GOOD	REMOVE	Invasive, good form	1
U	Gumbo Limbo	Bursera simaruba								GOOD	REMOVE	Invasive, good form	1
V	Royal Poinciana	Delonix regia	12	10		3				DEAD	REMOVE	Dead tree, poor form	3
W	Washington Palm	Washingtonia robusta	10			2	N/A			GOOD	REMOVE	Invasive, good form, appears to be volunteer	1
X	Coconut Palm	Cocos nucifera			25	N/A				FAIR	REMOVE	Puncturing at top 1/3 of trunk	1

*Ficus removal requires permit as per section 110-322

NOTES:

1. NO EXISTING TREES SHALL BE REMOVED WITHOUT APPROVAL OF THE TREE COMMISSION NOR SHALL THEY BE REMOVED WITHOUT THE PROPER TREE REMOVAL PERMIT AS OUTLINES IN ARTICLE VI OF THE KEY WEST CODE OF ORDINANCES.
2. TREE MITIGATION FEES LISTED IN THE CHART ABOVE ARE PRELIMINARY AND APPROXIMATE.
3. APPLICATION FOR TREE REMOVAL SHALL BE MADE TO THE URBAN FORESTRY MANAGER.
4. INVASIVE SPECIES (BRAZILIAN PEPPER, AUSTRALIAN PINE, LEAD TREE, SEASIDE MAHOE) SHALL BE REMOVED.



LEGEND	
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO REMAIN
	INSTALL TREE PROTECTION FENCING

Scale: 1" = 30'-00"

PREPARED BY: **ECOPLAN**

FOR: **KEY WEST HOUSING AUTHORITY**

SITE PLAN

KEY WEST, FLORIDA

DUNLOP DRIVE

OVERALL TREE DISPOSITION PLAN

DATE: 2/10/2025

PROJECT #: 2308

DRAWN BY: HP

CHECKED BY: JH

SCALE: INDICATED

SHEET NUMBER: **T-0**



TREE 1 - ROYAL POINCIANA (REMAIN)



TREE 2 - COCONUT PALM (REMOVE)



TREE 3 - GUMBO LIMBO (REMAIN)



TREE 5 - THATCH PALM (REMAIN)



TREE / SHRUB 6 - BLACK IRONWOOD (REMAIN)



TREE 7 - PIGEON PLUM (REMAIN)



TREE 8 - GUMBO LIMBO (REMAIN)



TREE 9 - PIGEON PLUM (REMAIN)



TREE / SHRUB 10 - BLACK IRONWOOD (REMAIN)



TREE 11 - PINK TABEBUIA (REMAIN)



TREE 12 - COCONUT PALM (REMAIN)



TREE 13 - PINK TABEBUIA (REMAIN)



TREE 14 - PINK TABEBUIA (REMAIN)



TREE 15 - PINK TABEBUIA (REMAIN)



TREE 16 - TAMARIND TREE (REMAIN)



TREE A - COCONUT PALM (REMOVE)



TREE B - ROYAL POINCIANA (REMOVE)



TREE C - COCONUT PALM (REMOVE)



TREE D - JAMAICAN DOGWOOD (REMOVE)



TREE E - JAMAICAN DOGWOOD (REMOVE)



TREE F - STRANGLER FIG (REMOVE)



TREE H - GREEN BUTTONWOOD (REMOVE)



TREE K - GREEN BUTTONWOOD (REMOVE)



TREE M - JAMAICAN DOGWOOD (REMOVE)



TREE N - JAMAICAN DOGWOOD (REMOVE)



TREE O - ROYAL POINCIANA (REMOVE)



TREE P - GUMBO LIMBO (REMOVE)



TREE Q - JAMAICAN DOGWOOD (REMOVE)



TREE R - GUMBO LIMBO (REMOVE)



TREE S - GREEN BUTTONWOOD (REMOVE)



TREE T - WASHINGTON PALM (REMOVE)



TREE U - GUMBO LIMBO (REMOVE)



TREE V - ROYAL POINCIANA (REMOVE)



TREE W - WASHINGTON PALM (REMOVE)



TREE X - COCONUT PALM (REMOVE)

LEGEND

- INSTALL ROOT BARRIER
- INSTALL TREE PROTECTION FENCING

LANDSCAPE CALCULATIONS - KEY WEST HOUSING AUTHORITY - DUNLOP DRIVE

	Required	Provided
A SEC. 108-41.1(a) Minimum landscape requirements Landscape shall be 20% of the building site area Overall Site Area = 941,554sf	188,330 8 min (20%)	516,317sf (55%)
B SEC. 108-41.2(b) Minimum landscape requirements Minimum native plant requirement	70% native species	96%
C SEC. 108-41.3(b) Requirements along street frontage No street frontage present - not applicable	N/A	Provided N/A
D SEC. 108-41.4(b) Requirements for interior areas Landscape shall be 20% of total parking area Interior paved parking areas (north and south) = 22,257sf One tree per 100sf of required landscape area 445sf / 100	20% (4451sf) 45 Trees	20 8%(4380sf) 26 Trees
E SEC. 108-41.5(a) Perimeter landscape requirements Building area = 19,533sf	5'	3' min / 22' max
F SEC. 108-41.5(b) Perimeter landscape requirements One shade tree per 35 linear feet 179 ft = 75 ft = 254sf / 35	8	8
G SEC. 108-41.6(a) Other landscape requirements (non vehicular areas) Non-vehicular Open Space = 19,931sf Site development area = 73,179sf Non-vehicular Open Space percentage = 26% (less than 30%)	4 trees per / 2000sf 19931sf / 2000 = 4 + 39 trees	45

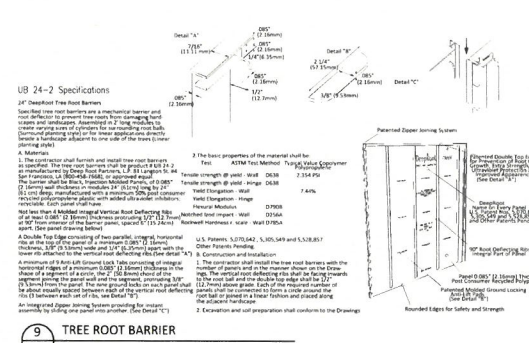
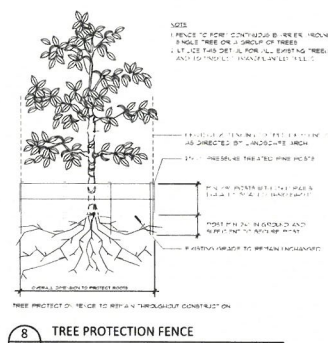
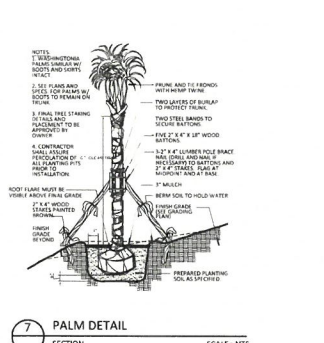
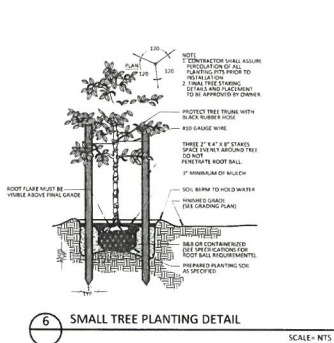
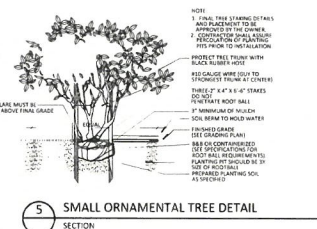
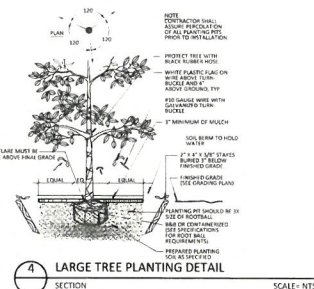
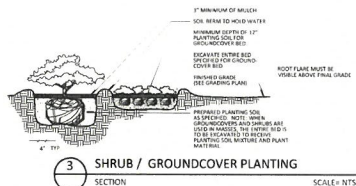
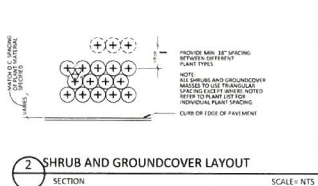
NOTES:

- ALL LANDSCAPE SHALL BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM. SEPARATE SPRINKLER ZONES ACCORDING TO DROUGHT RESISTANCE AND WATER USE ZONES.
- TURF SHALL BE ON A SEPARATE ZONE FROM SHRUBS AND GROUNDCOVERS.
- UTILIZE THE RAINWATER CATCHMENT SYSTEM AS THE WATER SOURCE FOR IRRIGATION PURPOSES. RAINWATER CATCHMENT SYSTEM SHALL HAVE A WATER MAKEUP VALVE TO SUPPLY WATER TO THE TANKS DURING PERIODS OF DROUGHT.
- ALL LANDSCAPE SHALL BE FLORIDA GRADE #1 OR BETTER.

811
Know what's below.
Call before you dig

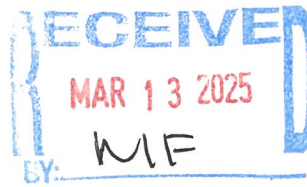
North
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REVISION DATE BY SCALE	2/10/2025 PROJECT # - 2438 DRAWN BY - JPH CHECKED BY - JH SCALE - INDICATED	KEY WEST HOUSING AUTHORITY KEY WEST, FLORIDA DUNLOP DRIVE	PREPARED FOR KEY WEST HOUSING AUTHORITY SITE PLAN	PREPARED BY ECOPLAN LANDSCAPE ARCHITECTURE 101 S. 12th Street Ft. Lauderdale, FL 33304 PH 561-535-7700 FX 561-535-7702 FX 561-535-7703 FX 561-535-7704 FX 561-535-7705 FX 561-535-7706 FX 561-535-7707 FX 561-535-7708 FX 561-535-7709 FX 561-535-7710 FX 561-535-7711 FX 561-535-7712 FX 561-535-7713 FX 561-535-7714 FX 561-535-7715 FX 561-535-7716 FX 561-535-7717 FX 561-535-7718 FX 561-535-7719 FX 561-535-7720 FX 561-535-7721 FX 561-535-7722 FX 561-535-7723 FX 561-535-7724 FX 561-535-7725 FX 561-535-7726 FX 561-535-7727 FX 561-535-7728 FX 561-535-7729 FX 561-535-7730 FX 561-535-7731 FX 561-535-7732 FX 561-535-7733 FX 561-535-7734 FX 561-535-7735 FX 561-535-7736 FX 561-535-7737 FX 561-535-7738 FX 561-535-7739 FX 561-535-7740 FX 561-535-7741 FX 561-535-7742 FX 561-535-7743 FX 561-535-7744 FX 561-535-7745 FX 561-535-7746 FX 561-535-7747 FX 561-535-7748 FX 561-535-7749 FX 561-535-7750 FX 561-535-7751 FX 561-535-7752 FX 561-535-7753 FX 561-535-7754 FX 561-535-7755 FX 561-535-7756 FX 561-535-7757 FX 561-535-7758 FX 561-535-7759 FX 561-535-7760 FX 561-535-7761 FX 561-535-7762 FX 561-535-7763 FX 561-535-7764 FX 561-535-7765 FX 561-535-7766 FX 561-535-7767 FX 561-535-7768 FX 561-535-7769 FX 561-535-7770 FX 561-535-7771 FX 561-535-7772 FX 561-535-7773 FX 561-535-7774 FX 561-535-7775 FX 561-535-7776 FX 561-535-7777 FX 561-535-7778 FX 561-535-7779 FX 561-535-7780 FX 561-535-7781 FX 561-535-7782 FX 561-535-7783 FX 561-535-7784 FX 561-535-7785 FX 561-535-7786 FX 561-535-7787 FX 561-535-7788 FX 561-535-7789 FX 561-535-7790 FX 561-535-7791 FX 561-535-7792 FX 561-535-7793 FX 561-535-7794 FX 561-535-7795 FX 561-535-7796 FX 561-535-7797 FX 561-535-7798 FX 561-535-7799 FX 561-535-7800 FX 561-535-7801 FX 561-535-7802 FX 561-535-7803 FX 561-535-7804 FX 561-535-7805 FX 561-535-7806 FX 561-535-7807 FX 561-535-7808 FX 561-535-7809 FX 561-535-7810 FX 561-535-7811 FX 561-535-7812 FX 561-535-7813 FX 561-535-7814 FX 561-535-7815 FX 561-535-7816 FX 561-535-7817 FX 561-535-7818 FX 561-535-7819 FX 561-535-7820 FX 561-535-7821 FX 561-535-7822 FX 561-535-7823 FX 561-535-7824 FX 561-535-7825 FX 561-535-7826 FX 561-535-7827 FX 561-535-7828 FX 561-535-7829 FX 561-535-7830 FX 561-535-7831 FX 561-535-7832 FX 561-535-7833 FX 561-535-7834 FX 561-535-7835 FX 561-535-7836 FX 561-535-7837 FX 561-535-7838 FX 561-535-7839 FX 561-535-7840 FX 561-535-7841 FX 561-535-7842 FX 561-535-7843 FX 561-535-7844 FX 561-535-7845 FX 561-535-7846 FX 561-535-7847 FX 561-535-7848 FX 561-535-7849 FX 561-535-7850 FX 561-535-7851 FX 561-535-7852 FX 561-535-7853 FX 561-535-7854 FX 561-535-7855 FX 561-535-7856 FX 561-535-7857 FX 561-535-7858 FX 561-535-7859 FX 561-535-7860 FX 561-535-7861 FX 561-535-7862 FX 561-535-7863 FX 561-535-7864 FX 561-535-7865 FX 561-535-7866 FX 561-535-7867 FX 561-535-7868 FX 561-535-7869 FX 561-535-7870 FX 561-535-7871 FX 561-535-7872 FX 561-535-7873 FX 561-535-7874 FX 561-535-7875 FX 561-535-7876 FX 561-535-7877 FX 561-535-7878 FX 561-535-7879 FX 561-535-7880 FX 561-535-7881 FX 561-535-7882 FX 561-535-7883 FX 561-535-7884 FX 561-535-7885 FX 561-535-7886 FX 561-535-7887 FX 561-535-7888 FX 561-535-7889 FX 561-535-7890 FX 561-535-7891 FX 561-535-7892 FX 561-535-7893 FX 561-535-7894 FX 561-535-7895 FX 561-535-7896 FX 561-535-7897 FX 561-535-7898 FX 561-535-7899 FX 561-535-7900 FX 561-535-7901 FX 561-535-7902 FX 561-535-7903 FX 561-535-7904 FX 561-535-7905 FX 561-535-7906 FX 561-535-7907 FX 561-535-7908 FX 561-535-7909 FX 561-535-7910 FX 561-535-7911 FX 561-535-7912 FX 561-535-7913 FX 561-535-7914 FX 5
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9. PROVIDE NEW TOPSOIL/TURF IN ALL SODDED AND SEEDED AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WETTS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 3 cm in ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO SOIL GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINDED SITE WITH MINIMUM OF A DEPTH OF NOT LESS THAN 10 cm. DO NOT OBTAIN FROM DISCARDED MARSHES. THE CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT SHOWING pH AND NUTRIENTS; - pH SHALL BE 5.5 TO 6.0. IF NOT THEN USE THE APPROPRIATE SOIL AMENDMENTS TO REACH 5.5 TO 6.0.
10. CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.
11. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANS PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREAS.
12. CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION.
13. ALL SHRUBS, GROUNDCOVERS, AND SOD SHALL BE GUARANTEED FROM NINETY (90) DAYS AFTER FINAL ACCEPTANCE. OWNERS ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.
14. FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR SHALL BE RESPONSIBLE FOR A FINAL INSPECTION BY THE OWNER.
15. UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE GUARANTEE/WARRANTY PERIOD BEGINS.
16. ALL SODDED AREAS SHALL BE HAND WATERED UNTIL TURF IS ESTABLISHED.
17. CONTRACTOR INSTALLING THE PLANT MATERIAL AT THE SITE WILL BE RESPONSIBLE FOR MAINTAINING THE CONDITIONS AND PROTECTING THE PLANT MATERIAL (AS SPECIFIED) UNTIL THE TIME OF THE FINAL INSPECTION) FROM THE TIME OF INSTALLATION TO THE TIME OF TURNING OVER THE PROJECT TO THE OWNER OR OPERATOR. IF THE CONTRACTOR FAILS TO MAINTAIN THE MATERIAL AS SPECIFIED, THAT PLANT MATERIAL SHALL BE REJECTED.
18. REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.

Application



TREE 2025-0003

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: March 12, 2025

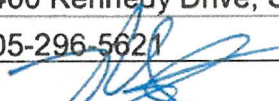
W
I
F

Tree Address 1671 Dunlap Drive, Key West, Florida 33040
Cross/Corner Street Duck Avenue
List Tree Name(s) and Quantity See attached drawings.

Reason(s) for Application:

☒ **Remove** ☒ Tree Health ☐ Safety ☒ Other/Explain below
☐ **Transplant** ☐ New Location ☐ Same Property ☐ Other/Explain below
☐ **Heavy Maintenance Trim** ☐ Branch Removal ☐ Crown Cleaning/Thinning ☐ Crown Reduction

Additional Information and Explanation The site is to be redeveloped for affordable housing with little room to preserve trees in place due to the available site area and site grading requirements.

Property Owner Name Housing Authority of the City of Key West, Florida
Property Owner Email Address sterlingr@kwha.org
Property Owner Mailing Address 1400 Kennedy Drive, Suite A, Key West, Florida 33040
Property Owner Phone Number 305-296-5621
Property Owner Signature 

***Representative Name** Gavin Scarbrough
Representative Email Address Gavin@p-s-architects.com
Representative Mailing Address 610 White Street
Representative Phone Number 305-296-3611

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

As of August 1, 2022, application fees are required. [Click here for the fee schedule.](#)

Sketch the tree's location (aerial view), including cross/corner street. Please identify tree(s) on the property regarding this application with colored tape or ribbon and if the tree is accessible.

See attached drawings, including Tree Disposition Plans, Tree Photos and proposed Landscape Plans.

400\$ Paid



Tree Representation Authorization

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.

Date March 11, 2025

Tree Address 1671 Dunlap Drive, Key West, Florida 33040

Property Owner Name Housing Authority of the City of Key West Florida

Property Owner Mailing Address 1400 Kennedy Drive, Suite A

Property Owner Mailing City,

State, Zip Key West, Florida 33040

Property Owner Phone Number 305-296-5621

Property Owner email Address sterlingr@kwha.org

Property Owner Signature

Representative Name Gavin Scarbrough

Representative Mailing Address 610 White Street

Representative Mailing City,

State, Zip Key West, Florida 33040

Representative Phone Number 305-296-3611

Representative email Address Gavin@p-s-architects.com

I Randy Sterling 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 are any questions or need access to my property.

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 13 day March, 2025.
By (Print name of Affiant) Randy Sterling who is personally known to me or has produced
as identification and who did take an oath.

Notary Public

Sign name: Marjorie Holly Booton

Print name: M. Holly Booton

My Commission expires: 1-24-2026 Notary Public-State of Florida (Seal)



MARJORIE HOLLY BOOTON
Commission # HH 219698
Expires January 24, 2026

PROPERTY RECORD CARD

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00054250-000000
Account# 1054879
Property ID 1054879
Millage Group 10KW
Location 1671 DUNLAP Dr, KEY WEST
Address
Legal Description KW FWDN SUB PLAT 2 PB1-189 PT LTS 1 THRU 5 & ALL LTS 6 THRU 12 BLK 17 & LTS 1 THRU 8 & PT LTS 9 THRU 12 BLK 18 & LAND LYING N OF SAID BLKS (21.61AC) (A/K/A POINCIANA HOUSING COMPLEX - MISC HOUSING AREA) G11-147/148 OR1697-84/91E OR1965-971/975AFFD OR1965-912/970Q/C
(Note: Not to be used on legal documents.)
Neighborhood 31100
Property Class MUNICIPAL (8900)
Subdivision Key West Foundation Co's Plat No 2
Sec/Twp/Rng 34/67/25
Affordable No
Housing



Owner

[HOUSING AUTHORITY OF THE CITY OF KEY WEST](#)
[FLORIDA](#)
 1400 Kennedy Dr
 Ste A
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$15,203,026	\$15,203,026	\$15,203,026	\$15,203,026
+ Market Misc Value	\$17,266,015	\$17,266,015	\$17,266,015	\$17,266,015
+ Market Land Value	\$8,918,969	\$8,918,969	\$8,918,969	\$8,918,969
= Just Market Value	\$41,388,010	\$41,388,010	\$41,388,010	\$41,388,010
= Total Assessed Value	\$41,388,010	\$41,388,010	\$41,388,010	\$41,388,010
- School Exempt Value	(\$41,388,010)	(\$41,388,010)	(\$41,388,010)	(\$41,388,010)
= School Taxable Value	\$0	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$8,918,969	\$15,203,026	\$17,266,015	\$41,388,010	\$41,388,010	\$41,388,010	\$0	\$0
2023	\$8,918,969	\$15,203,026	\$17,266,015	\$41,388,010	\$41,388,010	\$41,388,010	\$0	\$0
2022	\$8,918,969	\$15,203,026	\$17,266,015	\$41,388,010	\$41,388,010	\$41,388,010	\$0	\$0
2021	\$8,918,969	\$15,203,026	\$17,266,015	\$41,388,010	\$41,388,010	\$41,388,010	\$0	\$0
2020	\$8,918,969	\$15,203,026	\$17,266,015	\$41,388,010	\$41,388,010	\$41,388,010	\$0	\$0
2019	\$8,918,969	\$15,203,026	\$17,266,015	\$41,388,010	\$41,388,010	\$41,388,010	\$0	\$0
2018	\$8,918,969	\$15,203,026	\$17,266,015	\$41,388,010	\$41,388,010	\$41,388,010	\$0	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Map



No data available for the following modules: TRIM Notice.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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Detail by Registered Agent Name

Florida Not For Profit Corporation

KEY WEST HOUSING DEVELOPMENT CORPORATION

Filing Information

Document Number N24000014358

FEI/EIN Number NONE

Date Filed 09/12/2024

State FL

Status ACTIVE

Principal Address

1400 KENNEDY DRIVE
KEY WEST, FL 33040

Mailing Address

1400 KENNEDY DRIVE
KEY WEST, FL 33040

Registered Agent Name & Address

STERLING, RANDALL
1400 KENNEDY DRIVE
KEY WEST, FL 33040

Officer/Director Detail

NONE

Annual Reports

No Annual Reports Filed

Document Images

No images are available for this filing.

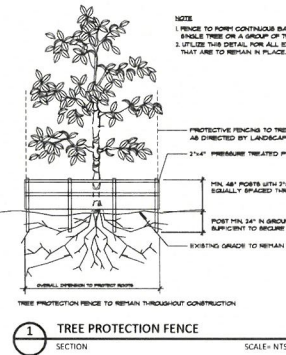
Key West Housing Authority - Poinciana Plaza - Landscape Architects Tree Disposition Table.
Site Visit - January 14, 2025

TREE #	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (ft)	EST. WIDTH (ft)	EST. PALM CLEAR TRUNK (ft)	TRUNK #1 DBH (in)	TRUNK #2 DBH (in)	TRUNK #3 DBH (in)	TRUNK #4 DBH (in)	HEALTH CONDITION	PROPOSED DISPOSITION	OBSERVATIONS	TOTAL DIA OF TRUNKS REMOVED (OR QTY OF PALMS)	MONETARY CALCULATED @ \$150 PER CAL. IN. OR \$250 PER PALM	PRELIMINARY CALCULATED MITIGATION WITHOUT REPLACEMENT
1	Royal Poinciana	<i>Delonix regia</i>	18	30		10				GOOD	REMOVE	Poor form, surface roots, punning stems, some broken limbs	10	\$150	\$1,500
2	Coconut Palm	<i>Cocos nucifera</i>	30	40	27	N/A				GOOD	REMOVE		1	\$250	\$250
3	Gumbo Limbo	<i>Bursera simaruba</i>	17	14		6				GOOD	REMOVE	Crowding, non-symmetrical growth, possible volunteer	6	\$150	\$900
4	Jamaican Dogwood	<i>Placida placida</i>				2	3			FAIR	REMOVE	Two trunks, crowding, non-symmetrical growth, possible volunteer	5	\$150	\$750
5	Thatch Palm	<i>Thrinax radiata</i>	15		7.8-4	N/A				GOOD	REMAIN	Three trunks	0	REMAIN	
6	Black Ironwood	<i>Krugiodendron ferreum</i>	12			N/A				GOOD	REMOVE	Shrub form, crowded with Brazilian Pepper	0	\$150	\$0
7	Pigeon Plum	<i>Coccoloba diversifolia</i>	16			6	6			GOOD	REMOVE	Crowding from adjacent overgrowth of Brazilian Pepper	12	\$150	\$1,800
8	Gumbo Limbo	<i>Bursera simaruba</i>	30			10	8			GOOD	REMOVE	Two trunks, crowding, possible volunteer	18	\$150	\$2,700
9	Pigeon Plum	<i>Coccoloba diversifolia</i>	14			5				GOOD	REMOVE	Crowding from adjacent overgrowth of Brazilian Pepper	5	\$150	\$750
10	Black Ironwood	<i>Krugiodendron ferreum</i>	12			N/A				GOOD	REMOVE	Shrub form, crowded with Brazilian Pepper	0	\$150	\$0
11	Pink Tabebuia	<i>Tabebuia heterophylla</i>	18			8				GOOD	REMAIN	Crowding, at fence line, possible volunteer	REMAIN		
12	Coconut Palm	<i>Cocos nucifera</i>		18		N/A				GOOD	REMAIN	Not accessible, behind fence	REMAIN		
13	Pink Tabebuia	<i>Tabebuia heterophylla</i>	16			5				GOOD	REMAIN	Crowding, at fence line, possible volunteer	REMAIN		
14	Pink Tabebuia	<i>Tabebuia heterophylla</i>	32			12				GOOD	REMAIN	Crowding, at fence line, possible volunteer	REMAIN		
15	Pink Tabebuia	<i>Tabebuia heterophylla</i>	15			5				GOOD	REMAIN	Crowding, at fence line, possible volunteer	REMAIN		
16	Tamand Tree	<i>Lysitoma latilquum</i>	35			20				GOOD	REMAIN	Not accessible, behind fence	REMAIN		
A	Coconut Palm	<i>Cocos nucifera</i>			25	N/A				FAIR	REMOVE	Pending at top 1/3 of trunk	1	\$250	\$250
B	Royal Poinciana	<i>Delonix regia</i>				11				GOOD	REMOVE	Exposed root, broken branch	11	\$150	\$1,650
C	Coconut Palm	<i>Cocos nucifera</i>			18	N/A				FAIR	REMOVE	Pending at top 1/3 of trunk		\$250	\$0
D	Jamaican Dogwood	<i>Placida placida</i>				15	17			FAIR	REMOVE	Low crotch, broken primary leader, decay, insect damage, flush cuts, storm damage, over mature	31	\$150	\$4,650
E	Jamaican Dogwood	<i>Placida placida</i>				12	7			FAIR	REMOVE	Low crotch, poor structure, crowded, broken primary leader, storm damage, insect damage	18	\$150	\$2,700
F	Strangler Fig	<i>Ficus aurea</i>				41				GOOD	REMOVE	Leaning, recent broken branch wound, decay at old cuts, low trunk fork, poor form	41	\$150	\$6,150
G	Royal Poinciana	<i>Delonix regia</i>				20	21			POOR	OFF SITE	Off site tree, sparse canopy, broken primary leaders, significant decay, leaning, tilted roots, broken branches	41	\$150	\$6,150
H	Green Buttonwood	<i>Conocarpus erectus</i>								GOOD	REMOVE	Low crotch, leaning, poor form, decay	41	\$150	\$6,150
I	Green Buttonwood	<i>Conocarpus erectus</i>										DAMAGED TREE ALREADY APPROVED FOR REMOVAL		N/A	
J	Green Buttonwood	<i>Conocarpus erectus</i>										DAMAGED TREE ALREADY APPROVED FOR REMOVAL		N/A	
K	Green Buttonwood	<i>Conocarpus erectus</i>										DAMAGED TREE ALREADY APPROVED FOR REMOVAL		N/A	
L	Green Buttonwood	<i>Conocarpus erectus</i>										DAMAGED TREE ALREADY APPROVED FOR REMOVAL		N/A	
M	Jamaican Dogwood	<i>Placida placida</i>				9	8	5	6	FAIR	REMOVE	Low crotch, chlorotic leaves, broken branch sections, decay	29	\$150	\$4,350
N	Jamaican Dogwood	<i>Placida placida</i>				11	14			FAIR	REMOVE	Low crotch, broken branches, broken primary leader, flush cuts, leaning, tilted and exposed roots	24	\$150	\$3,600
O	Royal Poinciana	<i>Delonix regia</i>	10	22		7				GOOD	REMOVE	Poor form	7	\$150	\$1,050
P	Gumbo Limbo	<i>Bursera simaruba</i>	14	15		10				GOOD	REMOVE	Broken primary leader	10	\$150	\$1,500
Q	Jamaican Dogwood	<i>Placida placida</i>				4	4	7	4	FAIR	REMOVE	Former primary trunk removal, multiple secondary trunks, chlorotic leaves	18	\$150	\$2,700
R	Gumbo Limbo	<i>Bursera simaruba</i>				5				FAIR	REMOVE	Poor form, crowding	5	\$150	\$750
S	Green Buttonwood	<i>Conocarpus erectus</i>				14	12			GOOD	REMOVE	Low crotch, former primary trunk removal	26	\$150	\$3,900
T	Washington Palm	<i>Washingtonia robusta</i>			9	N/A				GOOD	REMOVE	Invasive, good form	1	\$250	\$250
U	Gumbo Limbo	<i>Bursera simaruba</i>				3				GOOD	REMOVE	Good form, leafy volunteer	3	\$150	\$450
Preliminary Tree Mitigation without Replacement														\$52,350	

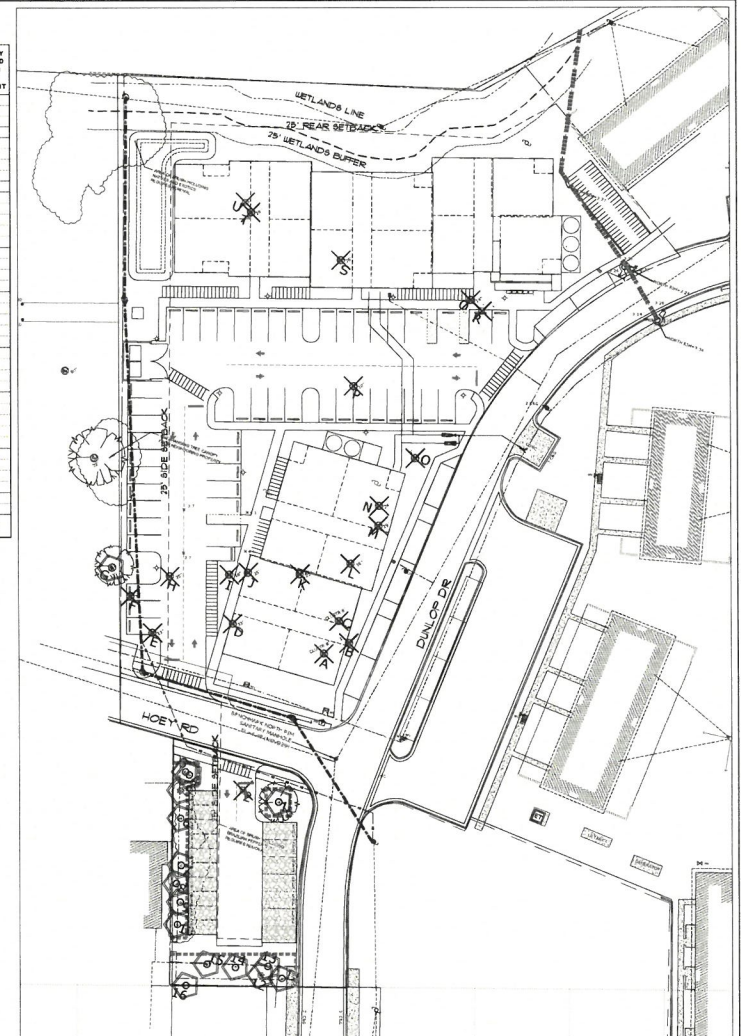
*Ficus removal requires permit as per section 110-322

NOTES:

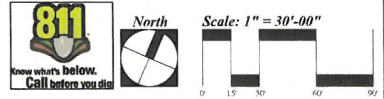
- NO EXISTING TREES SHALL BE REMOVED WITHOUT APPROVAL OF THE TREE COMMISSION NOR SHALL THEY BE REMOVED WITHOUT THE PROPER TREE REMOVAL PERMITS AS OUTLINES IN ARTICLE VI. OF THE KEY WEST CODE OF ORDINANCES.
- TREE MITIGATION FEES LISTED IN THE CHART ABOVE ARE PRELIMINARY AND APPROXIMATE.
- APPLICATION FOR TREE REMOVAL SHALL BE MADE TO THE URBAN FORESTRY MANAGER.



1 TREE PROTECTION FENCE
SECTION
SCALE: NTS



LEGEND	
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO REMAIN
	INSTALL TREE PROTECTION FENCING



PREPARED BY: **ECOPLAN**
LANDSCAPE ARCHITECTS
11111 S. W. 11th Ave., Suite 100
Miami, FL 33155
Phone: 305.866.1111
Fax: 305.866.1112

PREPARED FOR: **KEY WEST HOUSING AUTHORITY**

SITE PLAN

KEY WEST, FLORIDA

DUNLOP DRIVE

OVERALL TREE DISPOSITION PLAN

DATE: 2/10/2025
PROJECT #: 2438
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

BY: _____
DATE: _____
REVISION: _____

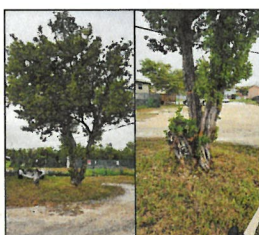
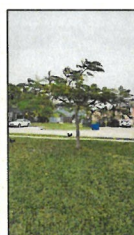
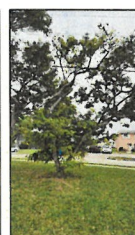
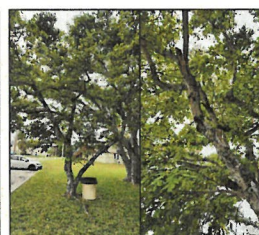
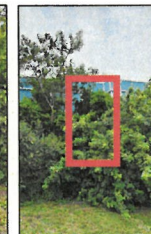
SEAL:

811 Know what's below. Call before you dig.

North

Scale: 1" = 30'-00"

NET PLANT: T-0



PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER
TREES							
	BO	1	Bourea succulenta	Bahama Strongbark	45 gal. min.	10-12' HT. x 4" SPR	3" MIN
	BS	6	Bursera simaruba	Gumbo Limbo	FG&B	12'-14' HT. 6" SPR	4" cal.
	CR1	5	Clusia rosea	Autograph Tree	45 gal. min.	12' HT. X 6" SPR.	3"
	COD	4	Coccothra diversifolia	Pigeon Plum	45 gal. min.	12' HT. 4'-5" SPR	2" MIN
	CE	4	Conocarpus erectus	Green Buttonwood	FG&B	12' HT x 6" SPR, 6" CT	2.5" cal. standard
	CES	18	Conocarpus erectus 'serotus'	Silver Buttonwood	FG&B	12' HT x 6" SPR, 6" CT	2.5" cal. standard
	CS	2	Cordia sebestena	Orange Geiger Tree	FG&B	12' HT. 4'-5" SPR	2.5" MIN
	DR2	3	Delonix regia	Royal Poinciana	FG&B	12' HT. X 6" SPR.	3.5" MIN
	GS	1	Guaiacum sanctum	Lignum Vitae	FG&B	10' HT. X 5" SPR.	2.5" MIN
	LL	1	Lysidroma latisiliqua	Wild Tamarind	FG&B	12'-14' HT. 6" SPR	3.5" CAL STANDARD
	MF4	39	Myrcianthes fragrans	Twiberry	15 gal.	6' HT x 4" SPR	FULL TO GROUND (NO CT)
EXISTING TREES							
	EBS	1	Bursera simaruba	Gumbo Limbo	EXISTING		
	ECD	2	Coccothra diversifolia	Pigeon Plum	EXISTING		
	ECN	1	Cocos nucifera	Coconut Palm	EXISTING	Existing	
	EDR	3	Delonix regia	Royal Poinciana	EXISTING	Existing	
	EKF	2	Krugiodendron ferreum	Black Ironwood	EXISTING	Existing	
	ELL	1	Lysidroma latisiliqua	False Tamarind	EXISTING	Existing	
	EPP	1	Prosopis juliflora	Jamaican Dogwood	EXISTING	Existing	
	ETH	4	Tabebuia heterophylla	Pink Tabebuia	EXISTING	Existing	
	ETR	1	Thrinax radiata	Florida Thatch Palm	EXISTING	Existing	
PALE TREES							
	SP	36	Sabal palmetto	Cabbage Palm	FG&B	10'-14' CT, STAGGER HEIGHTS	12" MIN.
	TR	26	Thrinax radiata	Florida Thatch Palm	FG&B	6'-8' CT, Vary Heights	
SHRUB AREAS							
	CH	153	Chrysobalanus icaco 'horizontalis'	Horizontal Coco Plum	3 gal@ 24" HT	24" X 24"	30" o.c.
	CS4	20	Clusia guianensis	Small Leaf Clusia	3 gal@ 24" HT	24" X 24"	36" o.c.
	CU	85	Coccoloba uvifera	Sea Grape	7 gal	36" HT X 30"W	42" o.c.
	CE2	137	Conocarpus erectus serotus	Silver Button Wood	3 gal@ 30" HT	30" HT x 24" W	30" o.c.
	PB2	106	Psychotria ligustrifolia	Bahama Coffee	3 gal	24" HT x 18" SPR	30" o.c.
	TF2	208	Tripsacum dactyloides	Fakahatchee Grass	3 gal@ 30" HT	30"x30"	36" o.c.
	TF	178	Tripsacum floridanum	Florida Gamagrass	3 gal@ 30" HT	30" HT x 24" W	36" o.c.
GROUND COVERS							
	EL	597	Emodia littoralis	Golden Creeper	1 Gal.	8"x12"	18" o.c.
	HD	151	Helianthus debilis	Beach Sunflower	1 Gal.	12"x12"	18" o.c.
	HK	109	Hymenocallis keyensis	Spider Lily	1 gal@ 18" HT	15" HT x 12" SPR	18" o.c.
	MC5	221	Muhlenbergia capillaris	Pink Muhly	1 gal@ 15" HT	15" HT x 12" SPR	24" o.c.
	NB	450	Nephrolepis biserrata	Giant Swardfern	1 gal	18" HT x 18" SPR	24" o.c.
	SB	18	Spartina bakeri	Sand Cord Grass	1 gal	12"x12"	18" o.c.
	ZI	104	Zamia pumila	Florida Coonbe	1 Gal.	12"x12"	18" o.c.
SOILS							
	SOD	10,629 sf	Stenotaphrum secundatum 'Palmetto'	'Palmetto' St. Augustine Sod	sod		

