

SITE REPORT

LANDSCAPE PLAN REVIEW FOR TREE COMMISSION CITY OF KEY WEST

DATE: December 2, 2024

RE: 0 Duval Street, #TP2024-0011

An application was submitted to the Tree Commission for Landscape Plan approval for major modification to a development plan project at 0 Duval Street. Work is being proposed to redevelop the front portion of the property along Duval Street to impact the lobby, retail, and office area and to modify vehicular circulation and parking.



Aerial photo showing approximate location of proposed work (outlined in blue).



Three Google streetview
photos dated April 2019
showing the proposed
work areas.



City of Key West Land Development Regulations require review and approval of a landscape plan for development plans from the Tree Commission. Normal review of landscape plans discuss and approve or deny requests of trees to be removed or transplanted and ensure, if removal approved, that the required removal mitigation is incorporated into the proposed landscape plan, ensure that the proposed plant species in the landscape is 70% native vegetation, and offer comments or recommendations to the Planning Board regarding waiver requests.

The applicant is proposing to remove the following regulated/protected trees: 1-Pigeon Plum (#4), 1-young Sea grape tree (#5), 2-Coconut Palms (P1 & P2), 4-Thatch Palms (P3, P6, P7, & P8), 1-Senegal Date Palm (P9), and 1-Alexander Palm (P12). Palms to be transplanted include 2-Thatch Palms (P16 & P23) and 1- Alexander Palm (P15). All other vegetation to be removed is not regulated (shrubs, non-native palms less than 10 ft tall, or dicot trees not listed as protected that are less than 4" diameter).

Tree Assessment: Photos of the trees and palms are included as an attachment and were submitted by Landwise Design, landscaper for the project. A recent inspection of the proposed work areas was not done at this time due to time constraints and access issues. Information included in the tree assessment below was done using information submitted by the landscaper and personal knowledge of the area.

Palm#1: Coconut Palm (*Cocos nucifera*, protected)
Mitigation = 1- native palm, 4 ft tall minimum

Palm#2: Coconut Palm (*Cocos nucifera*, protected)
Mitigation = 1- native palm, 4 ft tall minimum

Palm#3: Thatch Palm (*Thrinax radiata*, protected)
Mitigation = 1- native palm, 4 ft tall minimum

Palm#6: Thatch Palm (*Thrinax radiata*, protected)
Mitigation = 1- native palm, 4 ft tall minimum

Palm#7: Thatch Palm (*Thrinax radiata*, protected)
Mitigation = 1- native palm, 4 ft tall minimum

Palm#8: Thatch Palm (*Thrinax radiata*, protected)
Mitigation = 1- native palm, 4 ft tall minimum

Palm#9: Senegal Date Palm (*Phoenix reclinata*, regulated, triple-one trunk is 10 ft tall or greater)
Mitigation = 1- native palm, 4 ft tall minimum

Palm#12: Alexander Palm (*Ptychosterma elegans*, regulated, double-one trunk is 10 ft tall or greater)
Mitigation = 1- native palm, 4 ft tall minimum

Tree #4: Pigeon Plum (*Coccoloba diversifolia*, protected)
Diameter: 21" dbh
Condition: 60% (fair health, poor structure-codominant trunks)
Location: 60% (growing along sidewalk in a very visible location next to ac units and against boundary and screening wall-future growth constricted.)
Species: 100% (on City of KW protected tree list)

Tree #4 cont...

Tree Value: 73%

Required Mitigation: 15.3 caliper inches

Tree #5: Sea Grape (*Coccoloba uvifera*, protected)

Diameter: 1.5" dbh

Condition: 40% (Poor, sapling-volunteer)

Location: 70% (not very visible to public)

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

Tree Value: 70%

Required Mitigation: 1.0 caliper inches

Total mitigation would be 8 palms and 16.3 caliper inches of approved dicot trees. The proposed landscape plan includes the planting of 2-Pigeon Plum trees, each 3" caliper for a total of 6" of dicot tree mitigation and the planting of 1-12 ft tall coconut palm (3 palm mitigations), 1-8 ft tall coconut palm (2 palm mitigations), and 4-4 ft tall thatch palms (4 palm mitigations) for a total of 9 palm mitigations. Therefore, the landscape plan does not include all the required tree removal mitigation and is deficit 10.3 caliper inches of approved trees. Information received to the file indicates that the applicant is willing to donate the required tree mitigation trees to a not for profit or pay a fee to the City Tree Fund (\$250 per inch = \$2,575).

A review of the landscape plan indicates that the new plant species to be planted is not 70 native vegetation but is over 70% when including native AND indigenous vegetation (green island ficus and bougainvillea). It should be noted that this project and landscape impact area represents a small portion of the property that has existing landscaping from the original development plan.

The plans submitted with the Tree Commission application need to be adjusted prior to Planning Board review. The current Landscape Impact Plan page submitted with the application (page L2) will need to be resubmitted/corrected to include the fact that removal of thatch palms does require mitigation and remove/change the condition/value section to reflect updated information as listed in above tree assessment.

The current proposed landscape plan page, L3, also needs correction regarding the mitigation numbers and the disposition of the gumbo limbo tree (tree #9) as the plant schedule list states it is to be relocated 5 ft but the actual plans show it to remain and state that the road has been shifted to avoid impacting the tree. Correspondence with the landscaper indicates the tree is to remain in place.

PREPARED BY:

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Consulting Arborist/Senior Environmental Scientist

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**P23-
GRN.THATCH
PALM-RELOCATE**



8-CALLOPHYLUM



P16-GREEN
THATCH PALM-
RELOCATE



7-DRACENA




P17-XMAS PALM

6-SCHEFFLERA

P22-XMAS PALM

P20-XMAS PALM

P21-CHINESE
FAN PALM




P15-ALEXANDER
PALM

5-SEAGRAPE

P17-XMAS PALM





P14-DEAD
ALEXANDER
PALM

P13-CARDBOARD
PALM

3" SEAGRAPE




P12-ALEXANDER
STUMP w/ONE
TRUNK

P11-ALEXANDER
PALM

A photograph of a 4-Pigeon Plum tree trunk. The tree has a thick, textured bark with some peeling areas. A red arrow points to a specific spot on the bark. The tree is situated next to a concrete wall and a white lattice fence. There are some air conditioning units and other plants in the background.

4-PIGEON PLUM



P14-DEAD
ALEXANDER
PALM

4-PIGEON PLUM



P9-SENEGAL
DATE PALM
CLUSTER

3-J.CAPER
HEDGE

P6,7&8 GRN.
THATCH PALM
DISEASED & INTO
EAVES



P5-LADY PALM-
RELOCATE





FICUS GREEN
ISLAND -
REMOVE

P4-LADY PALM
HEDGE -
RELOCATE

NO
PARKING
ANY
TIME

P3-GRN. THATCH
PALM - DISEASED
& INTO EAVES

2-SIL.
BUTTONWOOD
HEDGE

DWF IXORA-
REMOVE

FICUS GREEN
ISLAND-REMOVE



P2-COCONUT


P1-COCONUT

1-CLUSIA





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1/8" = 1'-0"

SHEET TITLE:

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| | |
|--------|---------------|
| STAFF: | SHEET NUMBER: |
|--------|---------------|

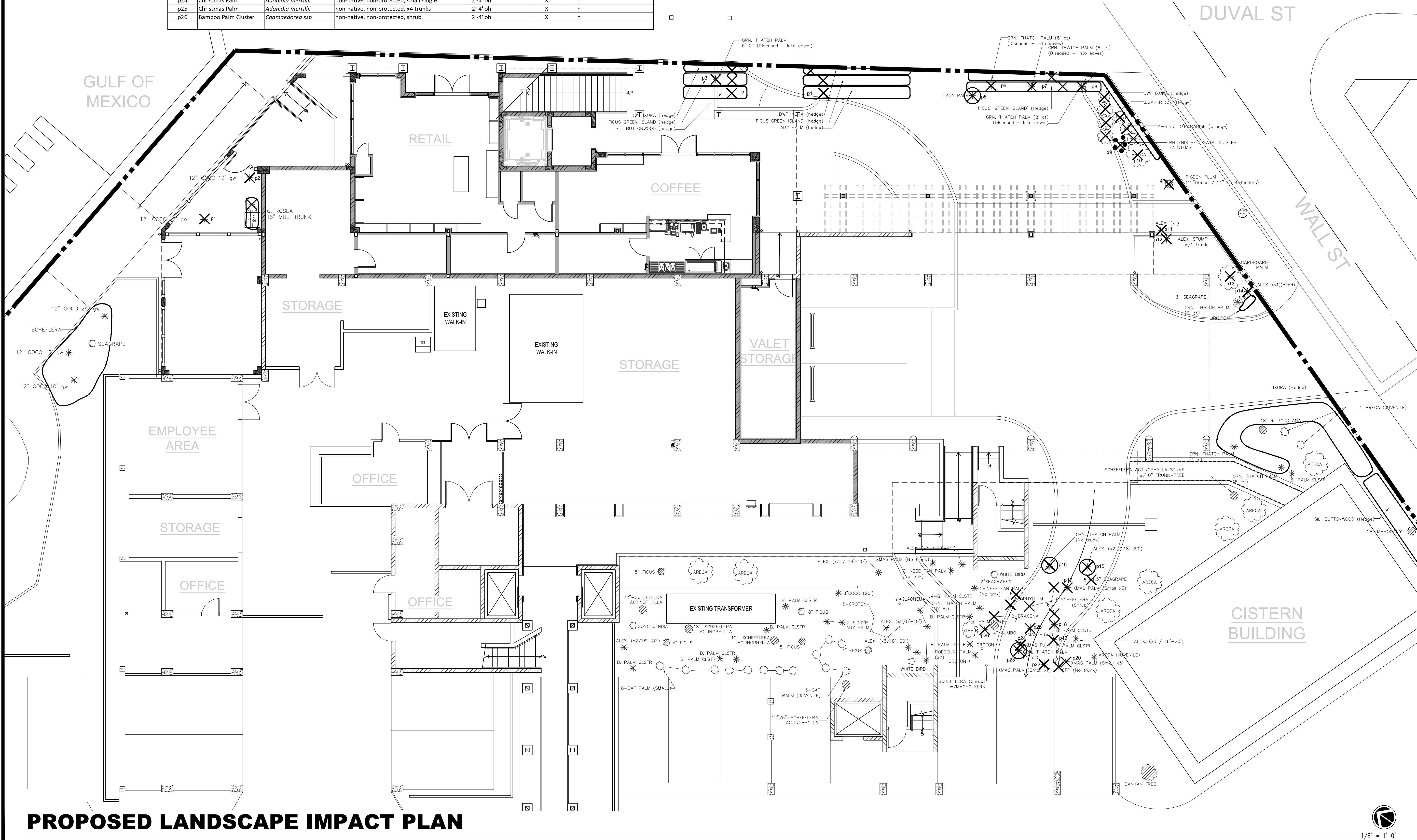
L1

| EXISTING PALM IMPACT SCHEDULE | | | | | | | | |
|-------------------------------|---------------------|-----------------------------|--|----------|----------|--------|-----------|------------------|
| PALM # | LOCAL NAME | BOTANICAL NAME | NOTES | HEIGHT | RELOCATE | REMOVE | MIT. REQ. | REPLACEMENT QTY. |
| p1 | Coconut Palm | <i>Cocos nucifera</i> | Fair Condition - Non-native | 18' | | X | y | 1 |
| p2 | Coconut Palm | <i>Cocos nucifera</i> | Fair Condition - Non-native | 12' | | X | y | 1 |
| p3 | Green Thatch Palm | <i>Thrinax radiata</i> | Native - DISEASED per CoKW Arborist | 6' ct | | X | n | |
| p4 | Lady Palm | <i>Raphis excelsa</i> | Hedge (6-8 plants) | 4'-5' | X | | n | |
| p5 | Lady Palm | <i>Raphis excelsa</i> | Hedge (1 plant) | 3'-4' | X | | n | |
| p6 | Green Thatch Palm | <i>Thrinax radiata</i> | Native - DISEASED per CoKW Arborist / Into Eaves | 8' ct | | X | n | |
| p7 | Green Thatch Palm | <i>Thrinax radiata</i> | Native - DISEASED per CoKW Arborist / Into Eaves | 6' ct | | X | n | |
| p8 | Green Thatch Palm | <i>Thrinax radiata</i> | Native - DISEASED per CoKW Arborist / Into Eaves | 8' ct | | X | n | |
| p9 | Segegal Date Palm | <i>Phoenix Reclinata</i> | Poor condition/location, Non-native 3-main stems | 8'-16' | | X | y | 1 |
| p10 | Areca Palm | <i>Dypsis lutescens</i> | NN- not protected | 6'-8' | | X | n | |
| p11 | Alexander Palm | <i>Ptychosterma Elegans</i> | Poor - single volunteer | 6'-8' | | X | n | |
| p12 | Alexander Palm | <i>Ptychosterma Elegans</i> | Poor - double stump, one stem growing | 14'-16' | | X | y | 1 |
| p13 | Cardboard Palm | <i>Zamia frutescens</i> | non-native shrub | 4'-5' | | X | n | |
| p14 | Alexander Palm | <i>Ptychosterma Elegans</i> | Dead | 12'-14' | | X | n | |
| p15 | Alexander Palm | <i>Ptychosterma Elegans</i> | Double, relocate | 18'-20' | X | | n | |
| p16 | Green Thatch Palm | <i>Thrinax radiata</i> | Native, no trunk | 0' ct | X | | n | |
| p17 | Christmas Palm | <i>Adonidia merrillii</i> | non-native, non-protected, shrub | 2'-4' oh | | X | n | |
| p18 | Bamboo Palm Cluster | <i>Chamaedorea ssp</i> | non-native, non-protected, shrub | 2'-4' | | X | n | |
| p19 | Bamboo Palm Cluster | <i>Chamaedorea ssp</i> | non-native, non-protected, shrub | 2'-4' | | X | n | |
| p20 | Christmas Palm | <i>Adonidia merrillii</i> | non-native, non-protected, shrub | 2'-4' oh | | X | n | |
| p21 | Chinese Fan Palm | <i>Livistonia chinensis</i> | non-native, non-protected, shrub, no trunk | 0' ct | | X | n | |
| p22 | Christmas Palm | <i>Adonidia merrillii</i> | non-native, non-protected, small | 2'-4' oh | | X | n | |
| p23 | Green Thatch Palm | <i>Thrinax radiata</i> | Native | 4' ct | X | | n | |
| p24 | Christmas Palm | <i>Adonidia merrillii</i> | non-native, non-protected, small single | 2'-4' oh | | X | n | |
| p25 | Christmas Palm | <i>Adonidia merrillii</i> | non-native, non-protected, x4 trunks | 2'-4' oh | | X | n | |
| p26 | Bamboo Palm Cluster | <i>Chamaedorea ssp</i> | non-native, non-protected, shrub | 2'-4' oh | | X | n | |

| EXISTING TREE/SHRUB IMPACT SCHEDULE | | | | | | | | | | | CONDITION (Value %) | | | | | Value x DSH |
|---------------------------------------|-------------------------|---------------------------------|---|------------|-----------|---------|----------|--------|----------|---------|---------------------|-----------|-------------|--|--|-----------------|
| TREE # | LOCAL NAME | BOTANICAL NAME | NOTES | APPRX. DSH | HEIGHT | SPREAD | Relocate | Remove | Location | Species | Condition | Mit. Req. | Total Value | | | Inches Required |
| 1 | Clusia | <i>Clusia rosea</i> | Fair Condition-in small planter multi-stem | 16" | 10' | | | X | 60 | 80 | 60 | n | 66.7 | | | 0.0 |
| 2 | Silver Buttonwood Hedge | <i>Conocarpus E. Sericeus</i> | Hedge - maybe 5-6 plants-shrubs (mitigated w/coontie) | | 4' oh +/- | | | X | 100 | 100 | 90 | n | 96.7 | | | 0.0 |
| 3 | Jamaican Caper Hedge | <i>Capparis cynophallophora</i> | Hedge - 3 plants - shrubs | | 4' oh +/- | | X | | 60 | 100 | 90 | n | 83.3 | | | 0.0 |
| 4 | Pigeon Plum | <i>Coccoloba diversifolia</i> | Fair Condition, poor location | 21"+/- | 12'-14' | 7'-8' | | X | 60 | 100 | 80 | y | 80.0 | | | 17.0 |
| 5 | Seagrape | <i>Coccoloba uvifera</i> | Native Shrub, volunteer, poor | 1.5" | 5'-6' | 3'-4' | | X | 80 | 100 | 60 | y | 80.0 | | | 1.2 |
| 6 | Schefflera | <i>Schefflera Shrubs</i> | Non-Native shrubs (3 shrubs) | | 2'-3' | 2'-3' | | X | 0 | 0 | 0 | n | 0.0 | | | 0.0 |
| 7 | Dracena | <i>Dracena ssp</i> | non-native shrubs (2 shrubs) | | 3' | 2' | | X | 0 | 0 | 0 | n | 0.0 | | | 0.0 |
| 8 | Calophyllum | <i>Calophyllum</i> | Poor Condition, volunteer | 1" | 4' | 3' | | X | 100 | 100 | 100 | n | 100.0 | | | 0.0 |
| 9 | Gumbo Limbo | <i>Bursea simaruba</i> | Nice Tree, new drive shall adjust around it, remain | 14" | 12'-16' | 12'-14' | | | 80 | 100 | 100 | n | 93.3 | | | 0.0 |
| TOTAL TREE MITIGATION INCHES REQUIRED | | | | | | | | | | | | | | | | 18.2 |
| (19" required) | | | | | | | | | | | | | | | | |

VEGETATION INVENTORY:
VEGETATION INVENTORY WAS CONDUCTED 06/04/24 BY LANDWISE DESIGN, INC.,
FIELD DATA COLLECTED BY LADD ROBERTS, RLA.
DESCRIPTIVE NOTATIONS ARE PROVIDED ADJACENT TO EACH MATERIAL SYMBOL.

TREE DISPOSITION LEGEND
X X's DENOTE MATERIAL TO BE REMOVED
X w/Circle DENOTE MATERIAL TO BE RELOCATED



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LOBBY RENOVATION

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TREE COMMISSION SUBMITTAL:

11.06.24

DEVELOPMENT PLAN SUBMITTAL:

07.15.24

SHEET TITLE:

LANDSCAPE IMPACT PLAN

STAMP:

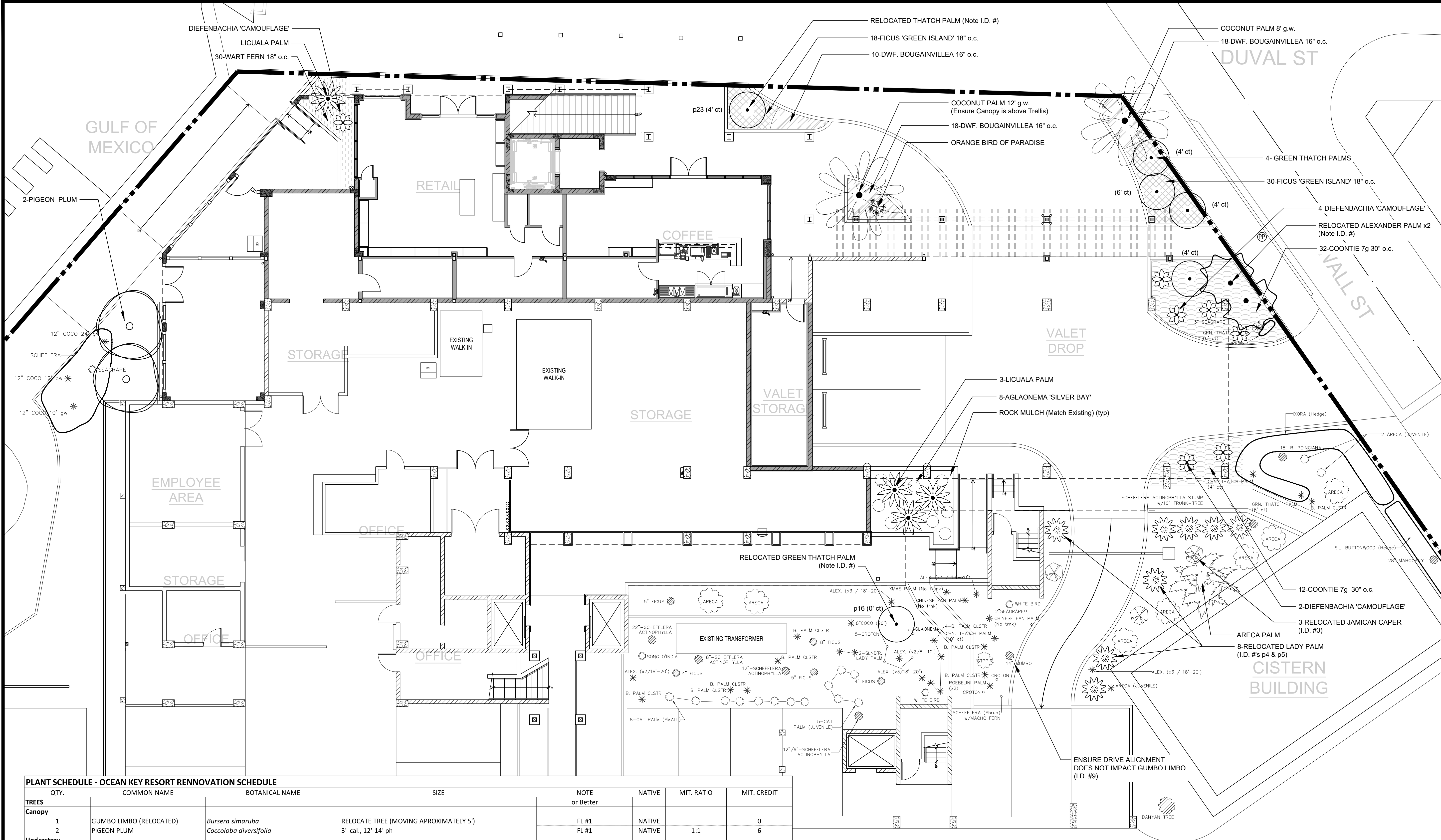
LANDSCAPE ARCHITECT

LADD ROBERTS, RLA

STATE OF FLORIDA

SHEET NUMBER:

L2



PLANT SCHEDULE - OCEAN KEY RESORT RENNOVATION SCHEDULE

| QTY. | COMMON NAME | BOTANICAL NAME | SIZE | NOTE | NATIVE | MIT. RATIO | MIT. CREDIT |
|--------------------------------|----------------------------|--|--|-------|--------|--------------------------|-------------|
| TREES | | | | | | | |
| Canopy | | | | | | | |
| 1 | GUMBO LIMBO (RELOCATED) | <i>Bursera simaruba</i> | RELOCATE TREE (MOVING APROXIMATELY 5') | FL #1 | NATIVE | | 0 |
| 2 | PIGEON PLUM | <i>Coccoloba diversifolia</i> | 3" cal., 12'-14' ph | FL #1 | NATIVE | 1:1 | 6 |
| Understory | | | | | | | |
| n/a | | | | | | 1:1 | 0 |
| | | | | | | Total Tree Inches | 6 |
| PALMS | | | | | | | |
| 2 | COCONUT PALM | <i>Cocos nucifera</i> | (1) 12' g.w., (1) 8' g.w., NO MAYPAN, JAMAICAN CERTIFIED | FL #1 | | | |
| 6 | GREEN THATCH PALM | <i>Thrinax radiata</i> | 2 RELOCATES, 4 NEW PALMS (4) 4' ct, (1) 6' ct, (1) 0' ct | FL #1 | NATIVE | | |
| 1 | ALEXANDER PALM x2 | <i>Ptychotherma Elegans</i> | RELOCATED PALM, x2 TRUNK | FL #1 | | | |
| 4 | LICUALA PALM | <i>Licuala grandis</i> | 25g, full, shade grown | FL #1 | | | |
| 1 | ARECA PALM | <i>Dypsis lutescens</i> | 25g, 10'-12' | FL #1 | | | |
| 8 | LADY PALM | <i>Raphis excelsis</i> | ALL RELOCATED PALMS | FL #1 | | | |
| SHRUBS and GROUNDCOVERS | | | | | | | |
| 3 | JAMAICAN CAPER (RELOCATED) | <i>Capparis cynophallophora</i> | RELOCATED MATERIAL, Apprx. 7g-15g | FL#1 | NATIVE | | |
| 48 | FICUS GREEN ISLAND | <i>Ficus 'Green Island'</i> | 3 gal., 12"-18" sprd./hgt. | FL #1 | | | |
| 44 | COONTIE | <i>Zamia pumilia</i> | 7 gal., 24"-30" sprd./hgt. | FL #1 | NATIVE | | |
| 30 | WART FERN | <i>Microsorium scolopendrium</i> | 1 gal., full | FL #1 | | | |
| 7 | DIEFFENBACHIA | <i>Dieffenbachia 'camouflage'</i> | 7 gal., 24"-30" sprd./hgt. | FL#1 | | | |
| 46 | DWF. BOUGAINVILLEA | <i>Bougainvillea 'Helen Johnson'-DWARF</i> | 3 gal., 10", 16" o.c. | FL#1 | | | |
| 1 | ORANGE BIRD OF PARADISE | <i>Strelitzia reginae</i> | 7 gal., full | FL#1 | | | |
| 8 | AGLAONEMA 'SILVER BAY' | <i>Aglaonema 'silver bay'</i> | 3 gal., full | FL#1 | | | |
| SOD & SUNDRY ITEMS | | | | | | | |
| 0 SF | n/a | n/a | | FL#1 | | | |
| 650 SF +/- | ROCKS FOR MULCH | MATCH EXISTING | | | | | |

PROPOSED LANDSCAPE PLAN

THE OCEAN KEY RESORT CAMPUS IS HEAVILY LANDSCAPED, ONLY AREAS DIRECTLY IMPACTED BY THE RENOVATION SHALL BE REMOVED AND ONLY NEW LANDSCAPE AREAS SHALL BE LANDSCAPED. EXISTING IRRIGATION SYSTEM TO BE REPAIRED/MODIFIED TO DELIVER WATER TO NEW PLANTING AREAS. ALL PROPOSED PLANTING AREAS TO RECEIVE 100% IRRIGATION COVERAGE.

TREE MITIGATION NOTE
NOT ALL IMPACTED MATERIALS ARE CAPABLE OF BEING MITIGATED ON SITE.
MITIGATION REQUIRED = 19"
TREE MITIGATION PROVIDED 6"
MITIGATION TREE DEFICIT = 13"
IMPACTED SHRUBS ARE MITIGATED ON SITE WITH 44 NATIVE COONTIE PLANTS.
2 COCONUT PALMS PROVIDED TO REPLACE 2 COCONUTS IMPACTED.
REMAINING IMPACTED PALMS NOT MITIGATED FOR ON SITE.
MITIGATION PALMS REQUIRED = 2
MITIGATION PALM DEFICIT = 2

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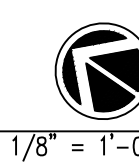
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| | |
|-----------------------------|----------|
| TREE COMMISSION SUBMITTAL: | 11.06.24 |
| DEVELOPMENT PLAN SUBMITTAL: | 07.15.24 |

PROPOSED LANDSCAPE PLAN

STAMP: SHEET NUMBER:
L3



1/8" = 1'-0"

1. **CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED IN WRITING BY OWNER/CLIENT.**
2. ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIPL FAN PREFERRED) **UNLESS OTHERWISE DIRECTED BY OWNER. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR TO HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.**
3. LANDSCAPE CONTRACTOR TO BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO BIDDING.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
5. ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II, 1975, RESPECTIVELY.
6. ALL TREES TO BE STAKED IN A GOOD WORKMAN LIKE MANNER, NO NAIL STAKING PERMITTED.
7. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
8. ALL TREE HOLES TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH WASHED BEACH SAND AND PLANTING MIX. ALL SHRUB BEDS TO BE INSTALLED WITH WASHED BEACH SAND AND PLANTING MIX.
9. ALL TREES, SHRUBS AND GROUND COVERS TO BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. ALL PALMS ARE TO GUARANTEED FOR ONE YEAR.
10. ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
11. TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION ACCORDING TO MANUFACTURERS' RECOMMENDATIONS. TYPE AND AMOUNT OF FERTILIZER IS UP TO DISCRETION OF LANDSCAPE CONTRACTOR IN ORDER TO AVOID "BURN" ON PLANTS THAT MAY ALREADY CONTAIN FERTILIZER FROM NURSERY AND ENSURE PROPER ESTABLISHMENT TO MAINTAIN CONTRACTORS WARRANTY.
12. **PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.**
13. NO CHANGE SHALL BE MADE WITHOUT PRIOR CONSENT OF LANDSCAPE ARCHITECT.
14. ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
15. LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH GENERAL CONTRACTOR, IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.
16. ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED.
17. ALL TREES TO BE RELOCATED WILL BE ROOT PRUNED 30 DAYS MINIMUM (OR MORE IF REQUIRED BY SPECIES), UPON RELOCATION, THIN OUT 30% OF THE RELOCATED TREES' CANOPY.
18. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH WASHED BEACH SAND, AND SOIL DISTURBED AREA, IF REQUIRED.
19. ALL TREES ON SOD AREA SHALL RECEIVE A MULCH RING 2" IN DIAMETER TYPICAL.
20. ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 10' TALL TREE.
21. ALL SHRUBS SHALL HAVE 1" CALIPER AT D.B.H. MINIMUM FOR A 10' TALL TREE. ALL TREES 20-24" SPREAD MINIMUM.
22. LANDSCAPE CONTRACTOR TO BE COUNTY OR CITY LICENSED WHERE WORK IS TO BE PERFORMED. LIABILITY AND WORKMANS COMP INSURANCE IS REQUIRED FOR EACH AND EVERY EMPLOYEE TO BE ON-SITE AT ANY TIME DURING IMPLEMENTATION. PAPERWORK TO THIS EFFECT TO BE PROVIDED ON REQUEST WITHIN 2 BUSINESS DAYS.

2" AND LARGER CALIPER TREES BRACED BY GUYING:

1. CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE
2. CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
3. SPACE STAKES EVENLY ON OUTSIDE OF WIRE RING AND DRIVE EACH FIRMLY INTO GROUND. STAKES SHOULD BE DRIVEN AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
4. PLACE THE HOSE AROUND THE TRUNK JUST ABOVE THE LOWEST BRANCH.
5. THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
6. TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE
7. PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
8. THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE. KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
9. FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
10. GUYS ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.

SPECIMEN TREES AND TALL PALMS BRACED WITH PROPS:

1. CHOOSE THE CORRECT SIZE, LENGTH, AND NUMBER OF PROPS TO BE USED
PRESSURE TREATED (PT) 2"x4" 4'x4'.
2. WRAP AT LEAST 5 LAYERS OF BURLAP AROUND TRUNK OF THE PALM AT LEAST 4 INCHES WIDER THAN THE BATTENS BEING USED. BATTENS SHOULD BE MOUNTED AT A POINT $\frac{1}{3}$ OF THE DISTANCE FROM GROUND TO THE CLEAR TRUNK OF THE TREE OR PALM, BUT NOT LESS THAN 4 FEET, WHICHEVER IS GREATER.
3. SELECT THE PROPER LENGTH AND SIZE OF BATTENS (PT 2"x4"x12'-16')
4. USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
5. PLACE THE BATTENS VERTICALLY AND EVENLY SPACED AGAINST THE BURLAP.
6. PLACE THE BATTENS IN PLACE WITH METAL OR PLASTIC BANDING STRIPS. **DO NOT NAIL INTO TREE.**
7. WEDGE LOWER END OF PROP INTO SOIL AND SECURE WITH A 2"x4"x30" STAKES. PROPS SHOULD BE INSTALLED AT A 30 TO 40 DEGREE ANGLE FROM THE BATTENS AND OF SUFFICIENT LENGTH TO REACH THE GROUND. **NOTE: ON STRAIGHT TREES OR PALMS, SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM, ON CURVED PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM OR TREE.**
8. CUT A SMOOTH ANGLE AT THE END OF THE PROPS. ALIGN WITH AND NAIL INTO BATTENS. **DO NOT PENETRATE TREE OR PALM WITH NAILS.**
9. **IF IT APPEARS THAT ADDITIONAL CONSTRUCTION WORK WILL TAKE PLACE NEAR TO AN VICINITY OF THE TREE OR PALM, THEN PROPS ARE TO BE CLEARLY LABELED WITH THE STATEMENT "DO NOT REMOVE"**
10. PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

END

1. ALL MAJOR PALMS TO HAVE TWO BUBBLERS ON OPPOSING SIDES OF ROOT BALL. BUBBLERS TO BE HIDDEN FROM VIEW.
2. IRRIGATION CONTRACTOR TO COORDINATE LOCATION OF MAIN LINES WITH LANDSCAPE CONTRACTOR PRIOR TO IMPLEMENTATION. AVOID ROOT BALLS OF TREES AND LARGE PLANT MATERIALS. REFER TO LANDSCAPE DRAWINGS.
3. ALL PIPE TO BE PVC SCHEDULE 40, 8" MINIMUM COVER.
4. ALL HEADS INSTALLED ON FLEXIBLE PVC PIPE AND FITTINGS.
5. PRESSURIZED BACKFLOW, RAIN SWITCH, AND MULTI-PROGRAMMABLE CONTROLLER WITH BATTERY BACKUP REQUIRED.
6. ALL CROSSINGS UNDER PERMANENT CONCRETE TO BE SLEEVED TWO TIMES THE SPRINKLER PIPE SIZE WITH SCHEDULE 40 PVC.
7. ALL VALVES TO HAVE FLOW CONTROL AND BE INSTALLED IN GREEN VALVE BOXES WITH ROOM TO WORK IN FUTURE.
8. ALL VALVE BOXES TO BE LOCATED AWAY FROM WALKWAYS, GARDEN PATHS, AND GROUNDCOVERS - KEEP TO BACK OF BEDS.
9. ALL SPRINKLERS TO BE COMMERCIAL GRADE TORO 570 SERIES 4" AND 12" AND INSTALLED OUT OF SIGHT.
10. IRRIGATION CONTRACTOR TO MEASURE WATER AVAILABLE ON-SITE AND USE TO DETERMINE IRRIGATION SCHEDULE.
11. WATER CONNECTION TO THE HOUSE, INCLUDING SHUT-OFF VALVES, SHALL NOT BE ALTERED BY PRESSURIZED BACKFLOW.
12. ALL WIRE SPICES TO BE IN VALVE BOXES AND CLEARLY LABELED AT BACK OF TIME CLOCK. ALL WIRE SPICES TO BE INSTALLED WITH WATER PROOF CONNECTIONS.
13. 2 SPARE WIRES TO BE RUN TO THE LAST VALVE IN EACH DIRECTION.
14. CONTROLLER TO BE HARD-WIRED AT TIME OF COMPLETION AND INCLUDED IN IRRIGATION CONTRACTORS BID.
15. SYSTEM TO PROVIDE 100% CONTROLLED COVERAGE ON COMPLETION. ADDITIONS/MODIFICATIONS FROM IRRIGATION PLAN MAY BE NECESSARY.
16. IRRIGATION CONTRACTOR TO BE COUNTY AND CITY LICENSED WHEN WORK IS TO BE PERFORMED. LIABILITY AND WORKSMAN COVER INSURANCE IS REQUIRED FOR EACH AND EVERY EMPLOYEE TO BE ON-SITE AND AT ANY TIME DURING IMPLEMENTATION. PAPERWORK TO THIS EFFECT TO BE PROVIDED ON REQUEST WITHIN 2 BUSINESS DAYS.
17. **AS-BUILT IRRIGATION DRAWING TO BE PROVIDED PRIOR TO FINAL PAYMENT.**

END



ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISHED GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL, DO NOT MULCH ON TOP OF ROOTBALL.

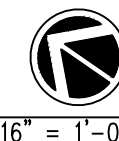
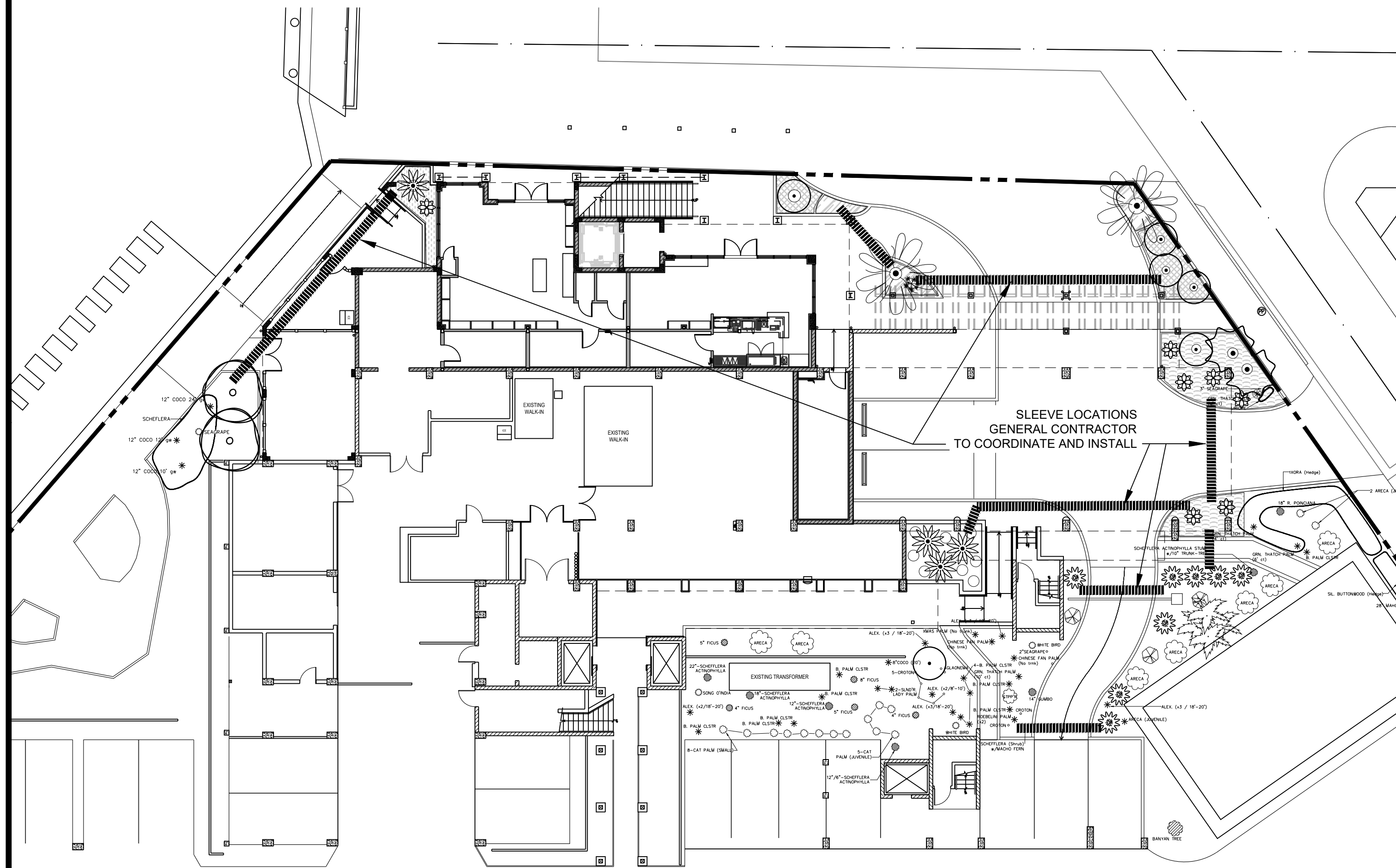


ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



INDICATES LOCATION ON PLAN

NOTE: ENSURE SLEEVES AND/OR DIRECT SERVICE IS PROVIDED TO ALL PROPOSED LANDSCAPE AREA FOR IRRIGATION, LIGHTING AND SOUND.


$$1/16^n = 1'-0$$


SLEEVING SCHEMATIC

LANDSCAPE DETAILS

OCEAN KEY
RESORT & SPA

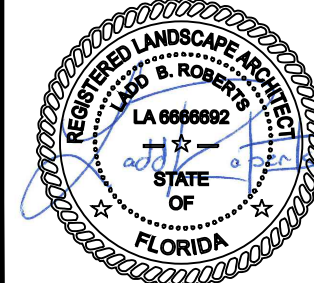
0 DUVAL ST, KEY WEST, FL 3304

LOBBY RENOVATION

| | |
|-----------------------------|---------|
| TREE COMMISSION SUBMITTAL:: | 11.06.2 |
| DEVELOPMENT PLAN SUBMITTAL: | 07.15.2 |
| SHEET TITLE: | |

LANDSCAPE DETAILS

STAMP:



SHEET NUMBER

L4

APPLICATION

Rec'd
11/07/24
JML



TP2024-0011

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 11/7/2024

Tree Address 0 Duval Street

Cross/Corner Street Wall Street

List Tree Name(s) and Quantity See attached landscape plans from Landwise Design dated

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

Ocean Key Resort & Spa located at 0 Duval St is proposing a renovation project that will enhance the guest & public use of the property as well as extend the life of the resort grounds. The renovation project will require the removal, transplanting, & addition of new landscape material at the proposed areas of renovation. Please refer to the attached existing & proposed landscape plans by Landwise Design dated

Property Owner Name Seaboard Associates Limited Partnership c/o Noble House Hotels & Resorts

Property Owner email Address jcolee@noblehousehotels.com

Property Owner Mailing Address 600 6th Street South, Kirkland, WA 98033

Property Owner Phone Number 425-827-8737

Property Owner Signature [Signature]

***Representative Name** Johan Amneus

Representative email Address jamneus@oceankey.com

Representative Mailing Address 0 Duval St, Key West, FL 33040

Representative Phone Number 305-295-7022

*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.

As of August 1, 2022, application fees are required. See back of application for fee amounts.

Sketch location of tree (aerial view) including cross/corner street. Please identify tree(s) on the property regarding this application with colored tape or ribbon.

See attached plans

\$400 paid
+ To be determined
tree fees \$




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 10/23/24
Tree Address 0 Duval St
Property Owner Name Seaboard Associates Limited Partnership c/o Noble House Hotels & Resorts
Property Owner Mailing Address 600 6th Street South
Property Owner Mailing City,
State, Zip Kirkland, WA 98033
Property Owner Phone Number 425-827-8737
Property Owner email Address jcolee@noblehousehotels.com
Property Owner Signature 
Representative Name Ladd Roberts (Landwise Design)
Representative Mailing Address 1936 San Marco Blvd, Suite 101
Representative Mailing City,
State, Zip Jacksonville, FL 32207
Representative Phone Number 904-343-4194
Representative email Address lroberts@landwisedesign.com

I, James Colee 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.

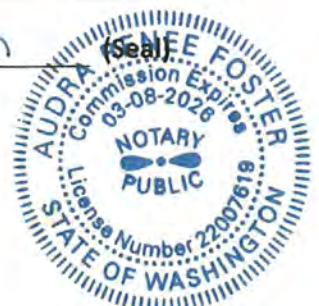
Property Owner Signature 

The forgoing instrument was acknowledged before me on this 29 day October, 2024.
By (Print name of Affiant) James Colee who is personally known to me or has produced
as identification and who did take an oath.

Notary Public

Sign name: Audra renee Foster
Print name: Audra Renee Foster

My Commission expires: 03/08/2026 Notary Public-State of Washington






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.

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Date 10/23/24
Tree Address 0 Duval St
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Property Owner Mailing Address 600 6th Street South
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State, Zip Kirkland, WA 98033
Property Owner Phone Number 425-827-8737
Property Owner email Address jcolee@noblehousehotels.com
Property Owner Signature 
Representative Name Ladd Roberts (Landwise Design)
Representative Mailing Address 1936 San Marco Blvd, Suite 101
Representative Mailing City,
State, Zip Jacksonville, FL 32207
Representative Phone Number 904-343-4194
Representative email Address lroberts@landwisedesign.com

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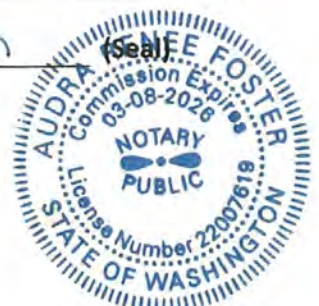
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By (Print name of Affiant) James Colee who is personally known to me or has produced
as identification and who did take an oath.

Notary Public

Sign name: Audra renee Foster
Print name: Audra Renee Foster

My Commission expires: 03/08/2026 Notary Public-State of Washington





All Fees Are Non-Fundable

TREE COMMISSION AND URBAN FORESTRY MANAGER FEE SCHEDULE

305-809-3725 • Tree@cityofkeywest-fl.gov

| Application Type | Fees |
|---|-----------|
| Tree Commission Permitting (payment due at permit release unless noted) | |
| Residential Staff Approval application base fee | \$ 20.00 |
| Multifamily/Condo/HOA Staff Approval application base fee | \$ 30.00 |
| Commercial Staff Approval application base fee | \$ 40.00 |
| *add for each Palm root ball removal (per palm) | \$ 10.00 |
| *add for each Palm trunk maintenance trim (per palm) | \$ 5.00 |
| *add for Palm transplant (per palm) | \$ 5.00 |
| *add for palm permit trimming using spikes | \$ 10.00 |
| *add for each dicot tree-maintenance trim (per tree) | \$ 25.00 |
| *add for each dicot tree transplant (per tree) | \$ 20.00 |
| *add for each dicot tree removal-Tree Commission Review (per tree-payment due prior to TC meeting) | \$ 50.00 |
| *add for Emergency Permit Processing (flat fee-no per tree/palm fee) | \$ 30.00 |
| Following three items require payment due at submittal: | |
| Permit Extension: reissuance of permit w/new number (flat fee) | \$ 50.00 |
| Permit for Approved Development Plans (flat fee) | \$ 30.00 |
| Permit Close out Inspection (each inspection-flat fee) | \$ 10.00 |
| Fees Not to Exceed a Total of \$100.00 for Residential, \$150 for Multifamily/Condo/HOA, and \$200 for Commercial Applications | |
| Development Plan Landscape Plan Review (payment due at submittal) | |
| Basic Plan review/Pre-Application Conference | \$ 100.00 |
| Major and Minor Development Plan Reviews: | |
| Conceptual Plan Review Approval-Base Fee | \$ 400.00 |
| *add for each palm removal (per palm) | \$ 20.00 |
| *add for each dicot/canopy and palm transplant (per tree/palm) | \$ 25.00 |
| *add for each dicot/canopy tree removal (per tree) | \$ 30.00 |
| Final Landscape Plan Review Approval-Tree Commission Flat Fee | \$ 300.00 |
| Final Landscape Plan Review Approval-Staff Approval Flat Fee | \$ 150.00 |
| Landscape Inspection (each inspection) | \$100.00 |
| Right of Way Review | \$ 50.00 |
| Enforcement Case Processing Fee | \$ 250.00 |
| Enforcement Case Close out inspection | \$ 50.00 |

paid.
Tree fee(s)
to be determined.

All Fees Will be Double for All After the Fact Projects



Cash Register Receipt

City of Key West

Receipt Number
R90500

| DESCRIPTION | ACCOUNT | QTY | PAID |
|------------------------------------|------------------------|----------------------|----------|
| ProjectTRAK | | | \$409.00 |
| TREE2024-0011 | Address: ZERO DUVAL ST | APN: 00000120-018800 | \$409.00 |
| Percent Credit Card Fee | | | \$9.00 |
| Percent Credit Card Fee | | 0 | \$9.00 |
| TREE | | | \$400.00 |
| CONCEPTUAL PLAN REVIEW FEE | | 0 | \$400.00 |
| TOTAL FEES PAID BY RECEIPT: R90500 | | | \$409.00 |

Date Paid: Thursday, November 14, 2024

Paid By: Johan Amneus

Cashier: TK

Pay Method: CREDIT CARD 1

Monroe County, FL

****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 00000120-000000
 Account# 1000124
 Property ID 1000124
 Millage Group 10KW
 Location 0 DUVAL St, KEY WEST
 Address
 Legal Description KW PT LOT 1 SQR 3 (A/K/A UNITS 203,205,303,304,305,403,PH3,PH4 AND PH5 REFLECTIONS ON KEY WEST A CONDO AND ALL OF PROPOSED PHASE II) G17-309/12 OR825-2394/2400 OR863-2108/09 OR863-2111/12 OR863-2113/15 OR912-3/110 OR916-713/17 OR921-644/45 OR922-1401/03 OR926-116/18 OR927-365/69 OR1154-614/17 OR1521-2389/94 OR1544-1262/82 OR2009-1358/80 OR2283-663/86
 (Note: Not to be used on legal documents.)
 Neighborhood 32010
 Property Class HOTEL - LUXURY (3900)
 Subdivision
 Sec/Twp/Rng 31/67/25
 Affordable No
 Housing

**Owner**

SEABOARD ASSOCIATES LIMITED PARTNERSHIP
 C/O NOBLE HOUSE HOTELS & RESORTS ATTN
 JANETTE AMENT
 600 6TH ST S
 Kirkland WA 98033

Valuation

| | 2024 Certified Values | 2023 Certified Values | 2022 Certified Values | 2021 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$31,770,093 | \$34,893,767 | \$24,332,288 | \$18,659,807 |
| + Market Misc Value | \$13,615,754 | \$5,413,395 | \$4,053,632 | \$2,073,312 |
| + Market Land Value | \$45,385,848 | \$61,014,330 | \$46,998,208 | \$20,733,119 |
| = Just Market Value | \$90,771,695 | \$101,321,492 | \$75,384,128 | \$41,466,238 |
| = Total Assessed Value | \$55,191,561 | \$50,174,147 | \$45,612,861 | \$41,466,238 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$90,771,695 | \$101,321,492 | \$75,384,128 | \$41,466,238 |

Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|--------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2024 | \$45,385,848 | \$31,770,093 | \$13,615,754 | \$90,771,695 | \$55,191,561 | \$0 | \$90,771,695 | \$0 |
| 2023 | \$61,014,330 | \$34,893,767 | \$5,413,395 | \$101,321,492 | \$50,174,147 | \$0 | \$101,321,492 | \$0 |
| 2022 | \$46,998,208 | \$24,332,288 | \$4,053,632 | \$75,384,128 | \$45,612,861 | \$0 | \$75,384,128 | \$0 |
| 2021 | \$20,733,119 | \$18,659,807 | \$2,073,312 | \$41,466,238 | \$41,466,238 | \$0 | \$41,466,238 | \$0 |
| 2020 | \$28,261,437 | \$25,435,293 | \$2,826,144 | \$56,522,874 | \$51,126,169 | \$0 | \$56,522,874 | \$0 |
| 2019 | \$28,261,437 | \$25,435,293 | \$2,826,144 | \$56,522,874 | \$46,478,336 | \$0 | \$56,522,874 | \$0 |
| 2018 | \$27,196,797 | \$24,477,090 | \$2,496,217 | \$54,170,104 | \$42,253,033 | \$0 | \$54,170,104 | \$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.



Karen DeMaria <kwtreelady@gmail.com>

LADD ROBERTS to represent 0 Duval

1 message

Tippi Koziol <tippi.koziol@cityofkeywest-fl.gov>
To: Karen DeMaria <kwtreelady@gmail.com>

Mon, Dec 2, 2024 at 8:31 AM

LADD ROBERTS will be representing this. Please see below

Tippi Koziol

Permit Technician-Planning Department

City of Key West

Josephine Parker City Hall

[1300 White Street](#)

(305) 809-3725 tippi.koziol@cityofkeywest-fl.gov



From: Johan Amneus <jamneus@oceankey.com>

Sent: Thursday, November 21, 2024 12:00 PM

To: Tippi Koziol <tippi.koziol@cityofkeywest-fl.gov>; Jordan Mannix-Lachner <jordan.lachner@cityofkeywest-fl.gov>

Cc: Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>; Tree EXT EMAIL <tree@cityofkeywest-fl.gov>

Subject: [EXTERNAL] RE: [EXTERNAL] RE: Blank Authorization Form + Receipt - [0 Duval St](#) Conceptual Landscape Plan Review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Tippi and Jordan,

Unfortunately I wont be able to make it to the Tree Commission meeting on Dec 3rd.

Ladd Roberts, will be the authorized representative at the meeting and the authorization letter should already be in the packet. Attached again to this email just incase 😊

I understand that possibly without an Urban Forestry Manager in place, the mitigation portion might not be 100% clear, but I would like to assure the Tree Commission and the Planning Department that we are prepared to ensure we do the right thing and will not be opposed to donations and/or participating in some sort of offsite planting. I recall at the last Tree Commission Meeting there was lots of talk about some of the Housing Authority land space and the opportunity for new trees to be planted there. We are very interested in working with the correct people to help make that happen as part of our mitigation/impact fee on our project.

Johan Amneus

Regional Director of Operations - General Manager of Ocean Key
(o) 305-295-7022

From: Johan Amneus

Sent: Thursday, November 14, 2024 5:58 PM

To: 'Tippi Koziol' <tippi.koziol@cityofkeywest-fl.gov>; Jordan Mannix-Lachner <jordan.lachner@cityofkeywest-fl.gov>

Cc: Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>; Tree EXT EMAIL <tree@cityofkeywest-fl.gov>

Subject: RE: [EXTERNAL] RE: Blank Authorization Form + Receipt - 0 Duval St Conceptual Landscape Plan Review

I'm the main contact, both will be present for the tree commission meeting.

thanks

Johan Amneus

Regional Director of Operations - General Manager of Ocean Key
(o) 305-295-7022

From: Tippi Koziol <tippi.koziol@cityofkeywest-fl.gov>

Sent: Thursday, November 14, 2024 5:32 PM

To: Johan Amneus <jamneus@oceankey.com>; Jordan Mannix-Lachner <jordan.lachner@cityofkeywest-fl.gov>

Cc: Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>; Tree EXT EMAIL <tree@cityofkeywest-fl.gov>

Subject: RE: [EXTERNAL] RE: Blank Authorization Form + Receipt - 0 Duval St Conceptual Landscape Plan Review

Hi Johan,