

STAFF REPORT

DATE: April 22, 2014

RE: 415 Bahama Street (permit application # 6834)

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

An application was received for the removal of **(2) Royal Poinciana trees and (5) Pink Tabebuia trees**. A site inspection was done on April 7, 2014 and documented the following:

1. Tree Species: Royal Poinciana (*Delonix regia*) front yard



Diameter: 27"

Location: 40% (issues with roots and public sidewalk, steps and wall foundation, utility lines in canopy, front yard)

Species: 100% (on protected tree list)

Condition: 40% (decay at base of tree, lopsided canopy, poor structure)

Total Average Value = 60%

Value x Diameter = **16 replacement caliper inches**







2. Tree Species: Royal Poinciana (*Delonix regia*) back yard





Diameter: 18.8"

Location: 80% (back yard tree)

Species: 100 % (on protected tree list)

Condition: 70% (fair)

Total Average Value = 83%

Value x Diameter = **15.5 replacement caliper inches**







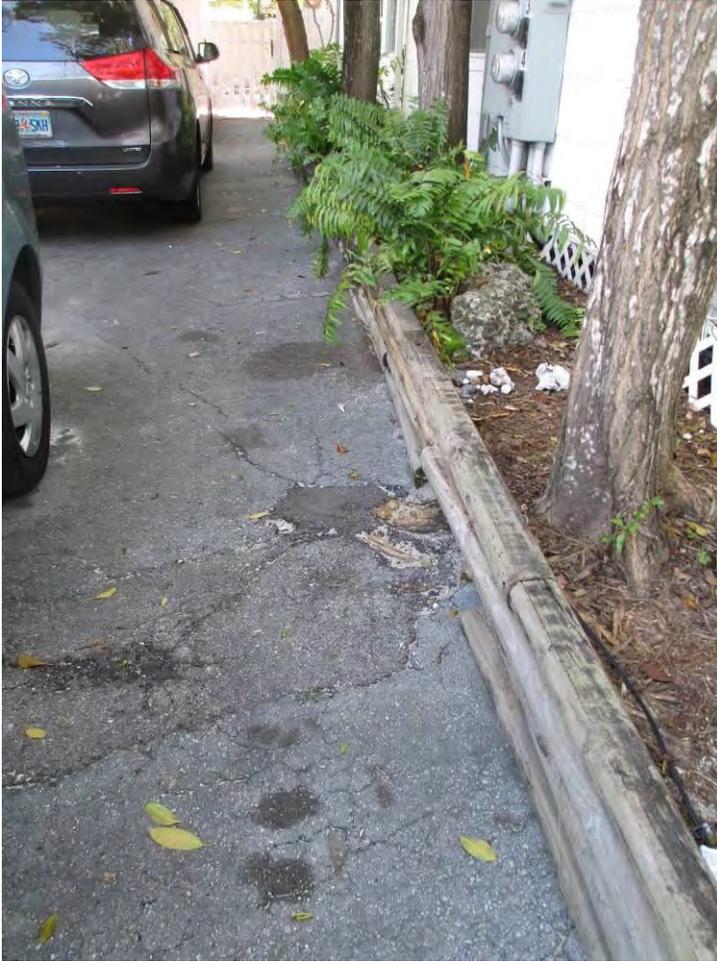
Backyard: The applicant states that part of the request to remove the Royal Poinciana is there are two other native canopy trees (gumbo and mahogany). Below are pictures of the rest of the yard.





No Permit required: a permit is not required for the removal of (5) pink tabebuia trees located along the driveway side of the house. Each tree is less than 24" dh.





Root damage to driveway from tabebuia trees.

Recommendations: Recommend the approval of the removal of (1) Royal Poinciana tree located in the front of the property.

Regarding the Royal Poinciana in the back yard, the applicant states that the rear yard is full of roots and that there are two other native canopy trees in the back yard. This is all true. The applicant is looking to add a pool to the back yard in the future and the Royal Poinciana tree is the preferred location. No plans have been submitted regarding construction and the exact location of a future pool has not been identified. There is also a thatch palm and a coconut palm in this area that will need to be addressed.



415 Bahama

Dot Palm, Inc. <dotpalm@comcast.net>
To: Karen DeMaria <kdemaria@keywestcity.com>

Mon, Apr 7, 2014 at 2:54 PM

Karen, this is the response I received.

From: Builder [mailto:Builder@coastalsw.com]
Sent: Monday, April 07, 2014 2:21 PM
To: Dot Palm, Inc.
Subject: RE: 415 Bahama

Gigi,

Our options for a pool or any outdoor area are zero without the removal of this tree. The entire yard is roots, especially in this area, which will eventually lead to the same issue with the dividing wall.

Please let me know what more we can provide to you.

From: Dot Palm, Inc. [mailto:dotpalm@comcast.net]
Sent: Monday, April 07, 2014 2:17 PM
To: Builder
Subject: FW: 415 Bahama

Evelyn, I let her know the authorization is on its way. Also told her the 2 natives are choking out the poinciana tree and you would rather the natives flourish. Can you add anything else to help them make a positive decision?

Thanks,

Gigi



Karen DeMaria <kdemaria@keywestcity.com>

415 Bahama St

Karen DeMaria <kdemaria@keywestcity.com>

Tue, Apr 22, 2014 at 4:13 PM

To: "Dot Palm, Inc." <dotpalm@comcast.net>

Gigi:

Attached is a draft of my staff report for 415 Bahama St. Please review with applicant. I am still having a problem with recommending approval of the removal of the royal poinciana in the back yard. I am sure the Tree Commissioners will have some questions.

Do they have plans for the pool? Can they show that there are no alternatives to removing that tree—ie: alternative pool construction—a raised/above the ground pool, a skinny lap pool located closer to the house. What are the set back requirements? Does the pool have to go in that location?

I am recommending approval of the removal of the royal poinciana in the front yard and the removal of the tabebuia trees along the driveway do not require a permit because of their size. I need additional information before I can recommend approval for the rear royal poinciana.

Sincerely,

—
Karen DeMaria
Urban Forestry Manager
Certified Arborist
City of Key West
305-809-3768

**6834 staff report 415 Bahama St.doc**

2994K



Karen DeMaria <kdemaria@keywestcity.com>

FW: Update

Dot Palm, Inc. <dotpalm@comcast.net>
To: Karen DeMaria <kdemaria@keywestcity.com>

Thu, May 1, 2014 at 5:34 PM

This is an update to the 415 Bahama project.

From: Builder [mailto:Builder@coastalsw.com]
Sent: Thursday, May 01, 2014 4:35 PM
To: Dot Palm, Inc.
Subject: Update

Gigi,

We will be installing much more landscaping than listed on the drawing, this only shows the replacement value landscaping.

Please let me know if you have any questions

BT

[Evelyn Treworgy](#)

Coastal Construction SW, Inc. | 6220 Manatee Avenue West | Suite 103 | Bradenton | FL | 34209
Phone: 941.761.7228 | Fax: 941.761.7499 | email: builder@coastalsw.com

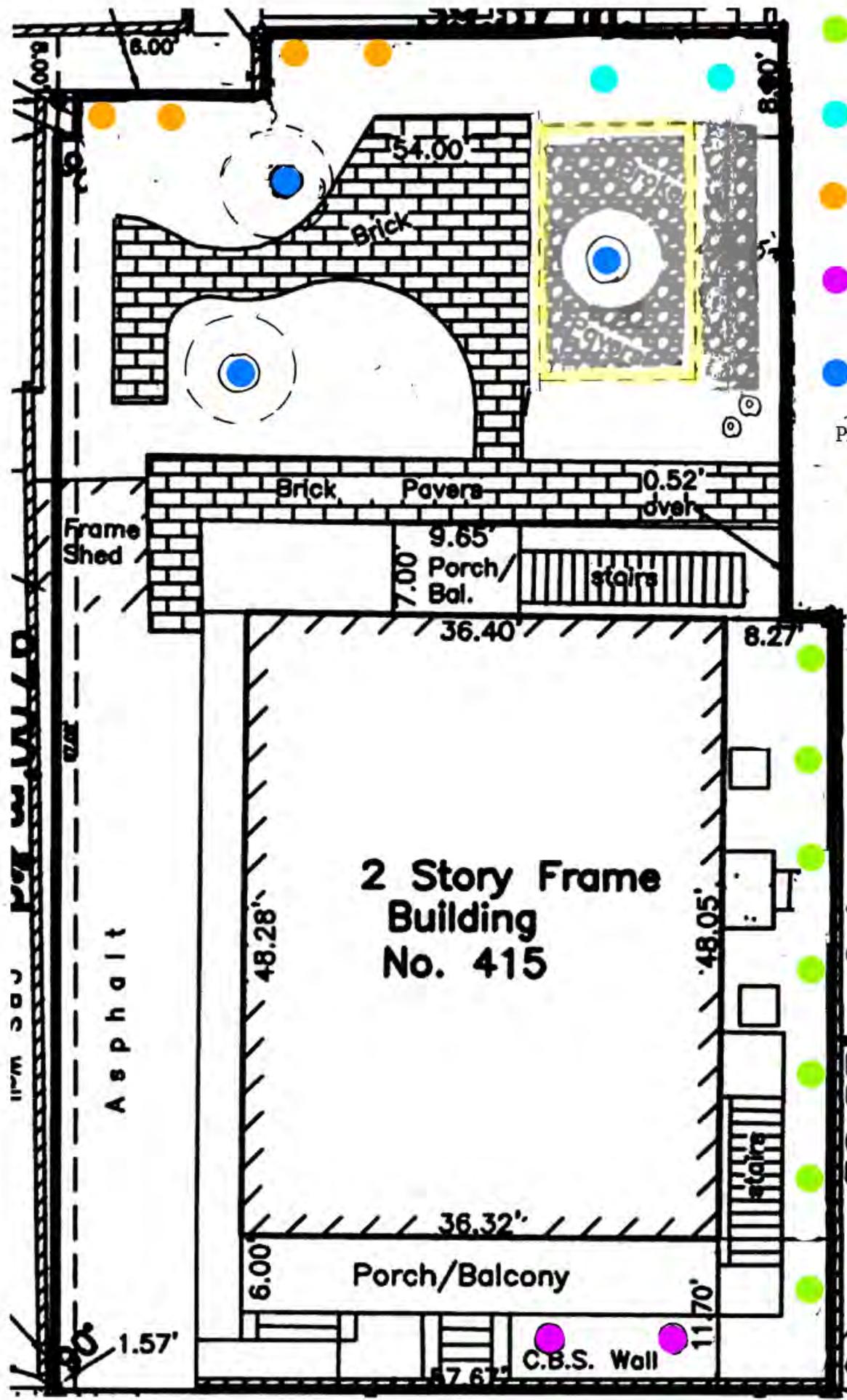
2 attachments



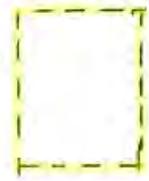
B415-pool-tree replacment.docx
16K



B415 Landscape Plan.pdf
619K



- Simpson Stopper
- Buccaneer Palm
- Relocate Existing Palms
- Silver Palm
- Canopy Trees
- Proposed Pool Area



415 Bahama Street

RE: 415 Bahama Street
Key West, FL 33040

Attaching proposed pool location and proposed tree replacement.

To address the questions raised by Ms DeMaria:—

Pools require a 5' setback from property line
Must be clear of (tree) Drip Line
Existing tree canopies currently cover entire rear yard

An attempt to trim or clear canopy of the rear Royal Poinciana to install a thin lap pool would not leave enough space (clearance) for a walk way to the rear unit. This would create an unsafe environment and a liability that would not be an option. There is not another location on the property to place a pool.

We have chosen replacement canopy trees from the City of Key West recommended plant list that are State Listed Endangered or Threaten Trees. We will also be using Palms from the Native Palm List and transplanting any palms (specifically the Coconut and Thatch Palm) to another area on the property.

Please let me know if I can provide you with further information.

Evelyn Treworgy

Application



6834

City of Key West Tree Commission

Tree Permit Application

PO Box 1409
Key West, FL 33040
Phone: 305-809-3764
Fax: 305-809-3978

Home/Property Owner: Bahama 415 LLC Date: 3-25-14

Mailing Address: 6220 Manatee Ave W Bradenton, FL 34209

Owner Signature: [Signature] Owner Ph#: (941) 737 4152

Represented by: Dot Palm Landscaping Rep. Ph#: (305) 481-0959

Represented by mailing address: 5200 Overseas Hwy Marathon, FL 33050

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.

A letter of representation from the owner must accompany this application if the owner is unable to attend.

Letter of Representation () (coming)

Tree(s) Address: 415 Bahama Cross/Corner Street: _____

Common Name(s): Royal Poincianna; Pink Tabebuia Scientific Name(s): _____

Species Type(s) {check all that apply}: () Palm Flowering () Fruit () Shade

- Reason(s) for Application {check all that apply}:
- REMOVE () TRANSPLANT () HEAVY MAINTENANCE
 - () Tree Health () New Location () Branch Removal
 - () Safety () Same Property () Crown Cleaning/Thinning
 - () Other / Explain () Other / Explain () Crown Reduction

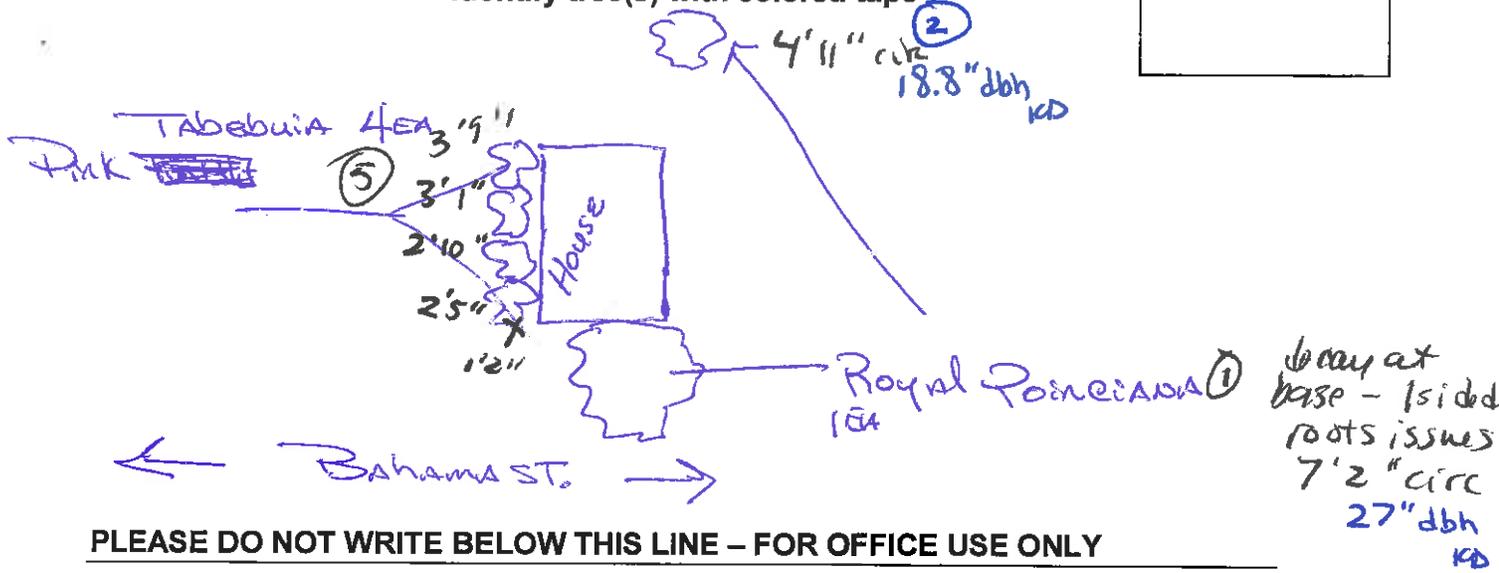
Reason(s) for request: Royal in front is pushing down wall; Tabs on the side are too close to the house; Royal Poincianna in back being choked out by 2 natives & they are adding a pool.

Replacement plant material must be Florida Grade #1. Replacement of a palm with a native palm is required. Replacement of a canopy tree with a native canopy tree is required. If you need assistance with replacements, please call the Landscape Department at 305-809-3764.

<<<<< Sketch location of tree in this area including cross/corner Street >>>>>

Provide access for viewing tree(s) prior to meeting
Identify tree(s) with colored tape

AGENDA ITEM #



PLEASE DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY

Tree Species 5 Tabebuia trees - MPR < 24" dbh

Circumference ① Royal Poinciana
② Royal Poinciana $\div 3.14 =$ diameter _____

Location _____ % Species _____ % Condition _____ % Total Average Value _____ %

Avg. value _____ X _____ Diameter = _____
Replacement Inches

LOCATION: OLD CITY HALL, 510 GREENE STREET, 5:00 p.m.

FOR TREE COMMISSION USE ONLY.

() TABLED () APPROVED () DENIED () FURTHER ACTION

COMMENTS:



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: 1006611 Parcel ID: 00006390-000000

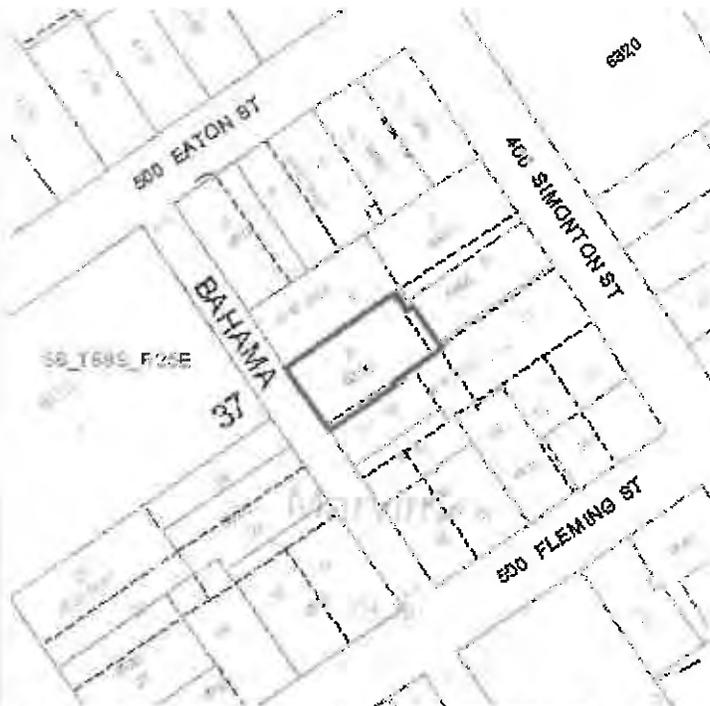
Ownership Details

Mailing Address:
BAHAMA 415 LLC
2919 26TH ST W
BRADENTON, FL 34205-3737

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 415 BAHAMA ST KEY WEST
Legal Description: KW PT LTS 1 AND 2 SQR 37 OR77-356/57 OR837-994 OR882-1332 OR882-1331 OR1576-1456R/S OR1581-460/61C OR2160-2096/97 OR2200-2460/61 OR2535-795/96 OR2656-208/09 OR2656-210/12

Click Map Image to open interactive viewer



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|-----------------------|----------|-------|-------------|
| 100D - COMMERCIAL DRY | 0 | 0 | 5,962.00 SF |

Bahama 415, LLC

April 2, 2014

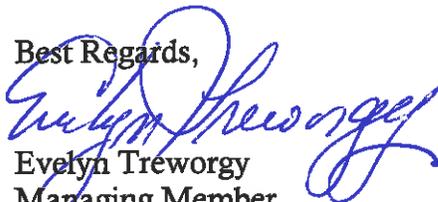
City of Key West Tree Commission
P.O. Box 1409
Key West, Florida 33040

RE: Tree Permit Application
415 Bahama Street
Key West, Florida 33040

Please be advised, Dot Palm Landscaping, 5200 Overseas Highway Marathon, Florida 33050 will be representing Bahama 415, LLC in the above referenced matter.

Should you have any questions or need further information, you have only to phone.

Best Regards,



Evelyn Treworgy
Managing Member