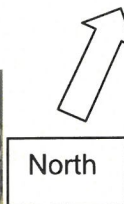


EXISTING TREE REPORT and ASSESSMENT

CITY of KEY WEST

DATE OF REPORT: March 17, 2026

PROPERTY: 1624 Spalding Court



Google Earth Aerial Photo dated February 2018

PREPARED BY:

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PROPERTY SUMMARY: The project area is an existing, developed parcel with an old housing structure addressed as 1624 Spalding Court. To the north of the building is a wetland/water area also known as Poinciana Pond, to the east are other housing structures that are not a part of this project, to the south is a parking lot, and to the west are other housing structures not part of this project (1621, 1622, & 1623 Spalding project).

Most of the vegetation around the structures are planted ornamentals. The vegetation along the northern boundary fence with the wetland/water area is predominately Buttonwood with some invasive plant species. This wetland/water area (Poinciana Pond) is owned by the City of Key West and is part of their drainage area.

Several years ago, a complete arborist report was done by Cynthia Domenech-Coogole of the entire property (Truesdale and Spalding Court buildings). This current review updates the existing tree map for the vegetation growing in the proposed project area, 1624 Spalding Court.

Below are photos of the general area.



Looking west along the front of project area (sidewalk and parking lot).



Standing in the western boundary area of the project looking south.



Looking east at the northern boundary area of project-behind building.



Looking west at the northern boundary area of project. Tree area 5.63 is to the right.



Standing at the northeast project corner looking down the eastern project area.

TREE ASSESSMENT: See attached tree list, map, and disposition plan for complete information regarding status of trees in the proposed development area. Regulated and protected trees proposed to be removed are assessed below in accordance with Section 110-324 of the City of Key West Land Development Regulations. Final mitigation requirements are determined by the City Urban Forestry manager and the Key West Tree Commission.



Tree 5.18a: Royal Poinciana (*Delonix regia*)

Diameter: 3.1" dbh

Condition: 40% (poor, base of tree and root crown exposed, poor structure, young tree.)

Location: 70% (growing close to concrete privacy wall, very visible tree)

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

Approximated Tree Value: 70%

Potential Required Mitigation: 2.1 caliper inches

Tree 5.18b: Gumbo Limbo (*Bursera simaruba*)

Diameter: 7.3" dbh

Condition: 70% (fair, young tree.)

Location: 70% (growing close to concrete privacy wall, very visible tree)

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

Approximated Tree Value: 80%

Potential Required Mitigation: 5.8 caliper inches

Tree 5.19: Royal Poinciana (*Delonix regia*)

Diameter: 2.5" dbh

Condition: 40% (poor, poor structure, young tree.)

Location: 60% (growing close to concrete privacy wall and building, very visible tree)

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

Approximated Tree Value: 66%

Potential Required Mitigation: 1.6 caliper inches



5.23



Tree 5.23: Silver Buttonwood (*Conocarpus erectus sericeus*)

Diameter: 8.5" dbh

Condition: 40% (poor, canopy sparse, old trunk cut near base)

Location: 60% (growing in rear of property near concrete privacy wall)

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

Approximated Tree Value: 66%

Potential Required Mitigation: 5.6 caliper inches



Tree 5.25: Pigeon Plum (*Coccoloba diversifolia*)
 Diameter: 5.7" dbh
 Condition: 60% (fair)
 Location: 60% (growing in rear of property near concrete privacy wall)
 Species: 100% (on City of KW protected tree list)
 Approximated Tree Value: 73%
 Potential Required Mitigation: 4.1 caliper inches



5.40



Tree 5.40: Blolly (*Guapira discolor*)

Diameter: 2.5" dbh at cut

Condition: 40% (poor structure, main trunk has been cut destroying tree shape, "canopy" is resprout branches)

Location: 70% (growing close to privacy wall, very visible tree)

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

Approximated Tree Value: 70%

Potential Required Mitigation: 1.7 caliper inches



5.41



Tree 5.41: Gumbo Limbo (*Bursera simaruba*)

Diameter: 2.5" dbh at cut

Condition: 40% (poor structure, main trunk has been cut destroying tree shape, "canopy" is resprout branches)

Location: 70% (growing close to privacy wall, very visible tree)

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

Approximated Tree Value: 70%

Potential Required Mitigation: 1.7 caliper inches



5.42

5.43



5.49

5.48b

Tree 5.42: Mahogany (*Swietenia mahagoni*)

Diameter: 16.8" dbh

Condition: 60% (fair, codominant trunks with included bark at crotches of main trunk, canopy needs maintenance)

Location: 70% (growing next to sidewalk, very visible tree)

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

Approximated Tree Value: 76%

Potential Required Mitigation: 12.7 caliper inches

Tree 5.49: Washingtonian Palm (*Washingtonia robusta*)

Required Mitigation: 1-native palm, 4 ft tall OH minimum



Tree 5.54: Pigeon Plum (*Coccoloba diversifolia*)

Diameter: 8.9" dbh total (multiple trunks at 4 ft height)

Condition: 50% (fair to poor, canopy has been topped/hedged-natural shape of tree damaged)

Location: 80% (growing near sidewalk area, very visible tree)

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

Approximated Tree Value: 76%

Potential Required Mitigation: 6.7 caliper inches



Tree 5.55: Gumbo Limbo

(*Bursera simaruba*)

Diameter: 13.6" dbh

Condition: 80% (good)

Location: 80% (growing near sidewalk area, very visible tree)

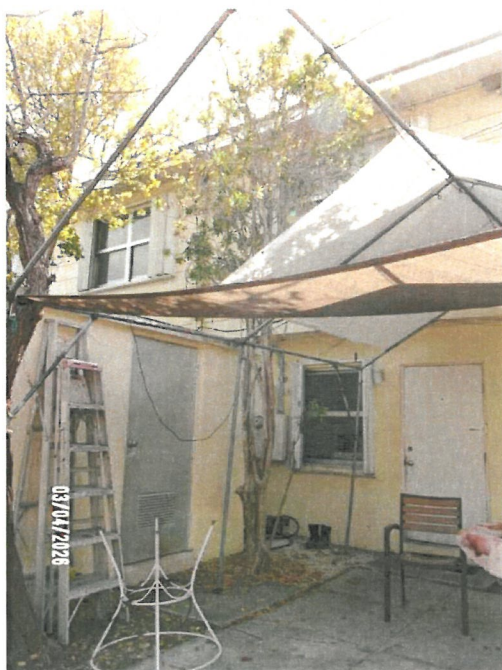
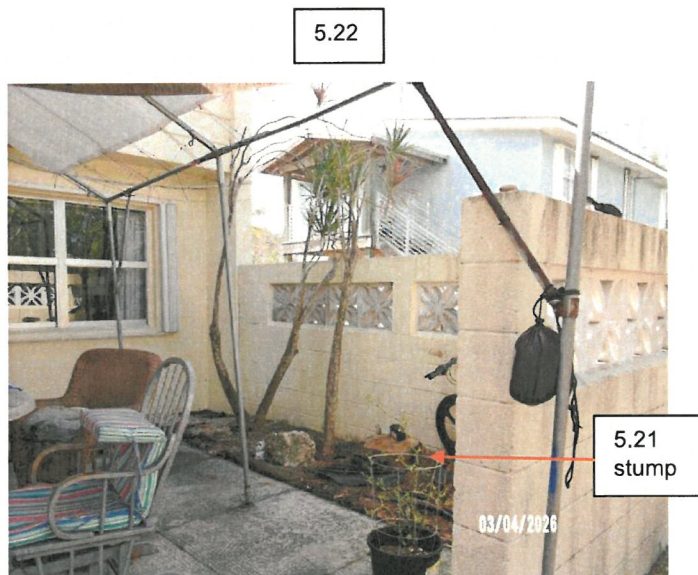
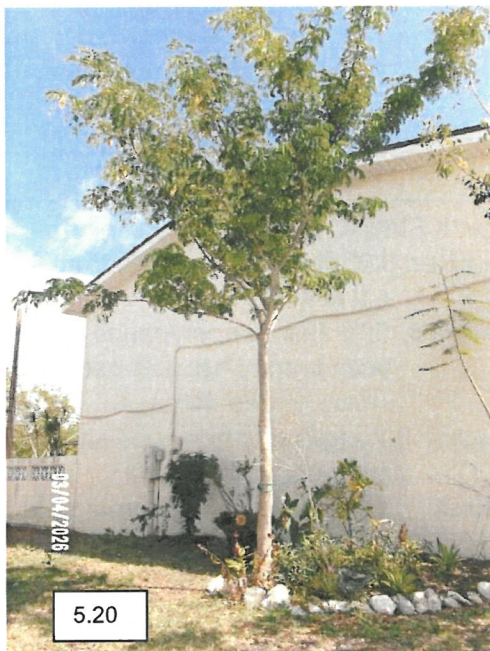
Species: 100% (on City of KW protected tree list)

Approximated Tree Value: 86%

Potential Required Mitigation: 11.6 caliper inches

The proposed redevelopment project proposes to remove a total of, (3) Gumbo Limbo, (2) Royal Poinciana, (2) Pigeon Plum, (1) Silver Buttonwood, (1) Blolly, (1) Mahogany, and (1) Washingtonian Palm. The removals will require the approximate replacement of 53.6 caliper inches of approved dicot trees and (1) approved palm, 4 ft tall minimum height.

Photos of trees noted on the tree list that are not regulated by City Code, are below:





5.26b



5.26c
and
5.26d



5.26e



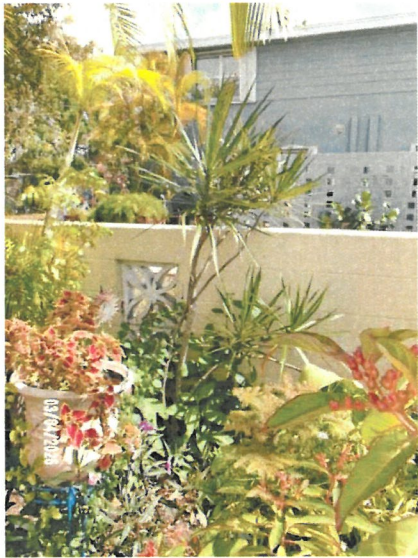
5.26f and 5.26g



5.27 and 5.28



5.29



5.30



5.31 and
5.32



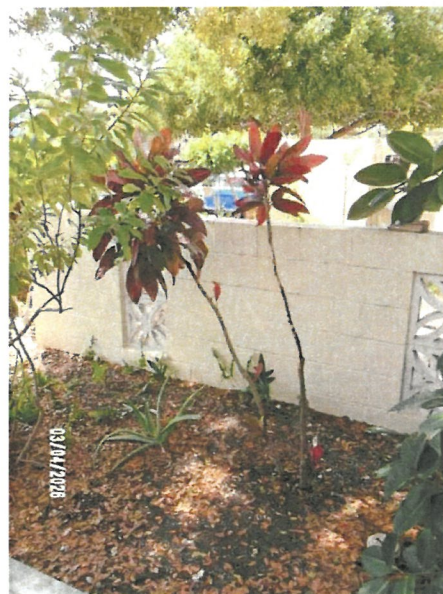
5.34



5.36



5.39



5.44



5.45, 5.47, 5.48a,
and 5.48b

5.48b with
5.49



5.50, 5.51, 5.52,
and 5.53

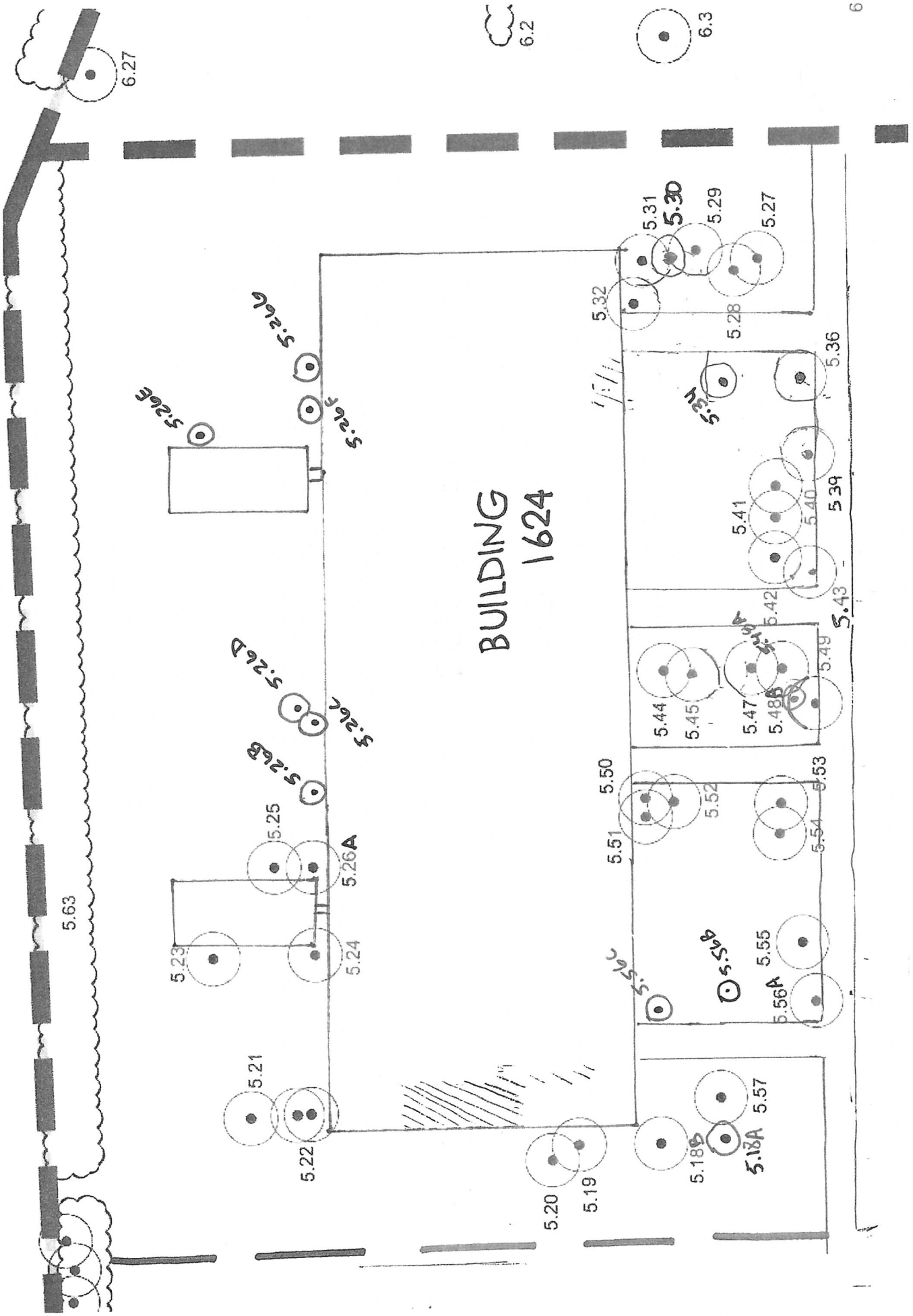


5.53 with 5.54

5.56a,
5.56b, and
5.56c



5.57



BUILDING
1624

Tree #	Common Name	Scientific Name	Diameter/ Height	Condition	City of KW LDR	Action	Notes
5.18a	Royal Poinciana	Delonix regia	3.1" dbh	Poor	Protected	Remove	young tree, poor structure and base area
5.18b	Gumbo Limbo	Bursera simaruba	7.3" dbh	Fair	Protected	Remove	growing next to bldg 1624 close to work access area
5.19	Royal Poinciana	Delonix regia	2.5" dbh	Poor	Protected	Remove	young tree, poor structure
5.20	Woman's Tongue	Albizia lebeck	5.4" dbh	Poor	Not Regulated	Remove	growing next to bldg 1624
5.21	No Tree	NA	NA	NA	NA	NA	Was a large Brazilian Pepper growing behind bldg 1624- recently removed
5.22	Dracena	Dracena sp.	NA	NA	Not Regulated	Remove	Two plants, growing behind bldg 1624
5.23	Silver Buttonwood	Conocarpus erectus	8.5"	Poor	Protected	Remove	Canopy sparse, old trunk cut near base
5.24	Dracena	Dracena sp.	NA	NA	Not Regulated	Remove	
5.25	Pigeon Plum	Coccoloba diversifolia	5.7"	Fair	Protected	Remove	
5.26A	Croton	Croton sp.	NA	NA	Not Regulated	Remove	
5.26B	Banana	Musa sp.	NA	NA	Not Regulated	Remove	
5.26C	Ornamental Palm	NA	NA	NA	Not Regulated	Remove	Looks similar to a Lady Palm
5.26D	Banana	Musa sp.	NA	NA	Not Regulated	Remove	
5.26E	Blue Porterweed	Stachytarpheta sp.	Shrub	NA	Not Regulated	Remove	
5.26F	Silver Buttonwood	Conocarpus erectus	Shrub	NA	Not Regulated	Remove	
5.26G	Silver Buttonwood	Conocarpus erectus	Shrub	NA	Not Regulated	Remove	
5.27	Stump	NA	NA	NA	Not Regulated	Remove	Woman's Tongue tree stump that is resprouting. Butterfly Garden area in front of Building 1624- ornamental plants.
5.28	Pink Tabebuia	Tabebuia heterophylla	4.7"	Fair	Not Regulated	Remove	Very tall and slender, one sided canopy, growing in Butterfly Garden area with ornamental plants.
5.29	Dracena	Dracena spp	NA	NA	Not Regulated	Remove	growing in Butterfly Garden area with ornamental plants.
5.30	Dracena	Dracena spp	NA	NA	Not Regulated	Remove	growing in Butterfly Garden area with ornamental plants.
5.31	Areca Palm	Dypsis lutescens	NA	NA	Not Regulated	Remove	Growing in front of building 1624 against structure.
5.32	Croton	Croton sp.	NA	NA	Not Regulated	Remove	
5.33	No Tree	NA	NA	NA	NA	Remove	
5.34	Pink Tabebuia	Tabebuia heterophylla	3.8"	Poor	Not Regulated	Remove	Curved trunk, one sided canopy
5.35	No Tree	NA	NA	NA	NA	NA	
5.36	Stump	NA	NA	NA	Not Regulated	Remove	Strangler Fig tree stump that is resprouting. Lots of ornamental plants in area, some in pots.
5.37	No Tree	NA	NA	NA	NA	NA	
5.38	No Tree	NA	NA	NA	NA	NA	
5.39	Mahoe	Hibiscus tiliaceus	3"	NA	Not Regulated	Remove	Young tree.
5.40	Blolly	Guapira discolor	2.5" at cut	Poor	Protected	Remove	Main trunk has been cut/topped at approximately 3 ft trunk height, resprouts-no main canopy trunk. Cactus growing nearby-not regulated.
5.41	Gumbo Limbo	Bursera simaruba	2.5" at cut	Poor	Protected	Remove	Main trunk has been cut/topped at approximately 3 ft trunk height, resprouts-no main canopy trunk.
5.42	Mahogany	Swietenia mahagoni	16.8"	Fair	Protected	Remove	Codominant trunks with included bark in main trunk, canopy needs maintenance.
5.43	Dead Palm	NA	NA	NA	Not Regulated	Remove	Appears to be a dead Fan or Washingtonian Palm
5.44	Croton	Croton sp.	NA	NA	Not Regulated	Remove	Rubber tree in pot growing near by.
5.45	Potatoe Tree	Solanum elaeagnifolium	Shrub	NA	Not Regulated	Remove	
5.46	No Tree	NA	NA	NA	NA	NA	
5.47	Fiddleleaf Frangipani	Plumeria pudica	Shrub	NA	Not Regulated	Remove	
5.48A	Fiddleleaf Frangipani	Plumeria pudica	Shrub	NA	Not Regulated	Remove	
5.48B	Mahoe	Hibiscus tiliaceus	2"	NA	Not Regulated	Remove	Young tree, two trunks.
5.49	Washingtonian Palm	Washingtonian robusta	>10 ft tall	Fair	Regulated	Remove	
5.50	Yellow Elder	Tecoma stans	NA	NA	Not Regulated	Remove	
5.51	Fiddleleaf Frangipani	Plumeria pudica	Shrub	NA	Not Regulated	Remove	
5.52	Fiddleleaf Frangipani	Plumeria pudica	Shrub	NA	Not Regulated	Remove	
5.53	Necklace Pod	Sophora tomentosa	Shrub	NA	Not Regulated	Remove	
5.54	Pigeon Plum	Coccoloba diversifolia	8.9"	Fair to poor	Protected	Remove	Multiple trunks. Bad trim/maintenance-canopy branches have been topped/hedged. Cactus growing nearby-not regulated
5.55	Gumbo Limbo	Bursera simaruba	13.6"	Good	Protected	Remove	
5.56A	Fan Palm	Livistona sp.	<10 ft tall	NA	Not Regulated	Remove	
5.56B	Dracena	Dracena spp	NA	NA	Not Regulated	Remove	
5.56C	Ornamental shrubs	NA	NA	NA	Not Regulated	Remove	Two Hibiscus shrubs and one fiddleleaf frangipani stalk
5.57	Frangipani	Plumeria sp.	3" dbh	NA	Not Regulated	Remove	
5.63	Green Buttonwood	Conocarpus erectus	NA	Fair	Protected	Remain	row of trees growing behind fence in wetland behind bldg 1624, branches overhanging proposed work area