



Tp 2025-0001

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 1/27/2025

Tree Address 3121 Simonton Street 1321 + 1325 Simonton
Cross/Corner Street South Street + 625 South
List Tree Name(s) and Quantity See attached plans
Species Type(s) check all that apply () Palm () Flowering () Fruit (x) Shade () Unsure
Reason(s) for Application:
(x) Remove () Tree Health () Safety (x) Other/Explain below
() Transplant () New Location () Same Property () Other/Explain below
(X) Heavy Maintenance Trim () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation Hotel redevelopment

Property Owner Name Meisel Holdings FL 1321 Simonton Street, LLC
Property Owner email Address mlm@meiselholdings.com
Property Owner Mailing Address 6000 Executive Blvd., 7th Floor
Property Owner Phone Number Rockville MD 20852
Property Owner Signature X
Representative Name Keith Oropeza, Landscape Architect
Representative email Address k.oropeza@gaiconsultants.com
Representative Mailing Address 415 E. Pine Street, Apt, 1012, Orlando, FL 32801
Representative Phone Number 407 222 9583

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

Tree Representation Authorization form attached (X)

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

Please identify tree(s) with colored tape

See attached documents
Multiple trees and palms for removal.

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



Tree Representation Authorization

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 01/27/2025

Tree Address 1321 Simonton Street, Key West, FL 33040

Property Owner Name Meisel Holdings FL - 1321 Simonton Street, LLC

Property Owner Mailing Address 6000 Executive Blvd. 7th Floor

Property Owner Mailing City,

State, Zip Rockville, MD 20852

Property Owner Phone Number 301-881-5003

Property Owner email Address 1321 Simonton Street, Key West, FL 33040

Property Owner Signature

Representative Name Keith Oropeza, Landscape Architect

Representative Mailing Address


Representative Mailing City,

State, Zip 415 E. Pine Street, #1012
Orlando, FL 32801

Representative Phone Number 407 222 9583

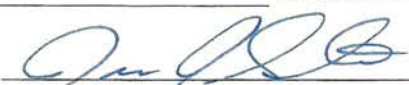
Representative email Address k.oropeza@gaiconsultants.com

I, Marc L. Meisel 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 27th day JANUARY, 2025.
By (Print name of Affiant) MARC MEISEL who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: 

Print name: JEROME J STEZOR

My Commission expires: 5-18-2027

Notary Public-State of MARYLAND

COUNTY OF MONTGOMERY



EXISTING TREE REPORT and ASSESSMENT

PROPERTY: 1321 and 1325 Simonton Street and 625 South Street, Key West, FL

PROPERTY OWNERS: Meisel Holdings FL-1321 Simonton Street LLC



PREPARED BY:

Karen DeMaria

Environmental Consultant/ISA Certified Arborist

KKD Environmental Services

P.O. Box 420975

Summerland Key, Florida 33042

305-393-9216

kkdenvironmental@gmail.com

Karen DeMaria

12-30-24

PROPERTY SUMMARY: Three properties are involved in this project bounded by Simonton Street to the west, South Street to the south, and Elizabeth Street to the east. These three properties are currently collectively operating as a motel with a bar and a food truck. The project proposes demolition of the old, existing structures and redevelopment of the property into a motel with a bar/liquor store and food take out area.

TREE ASSESSMENT: This report follows the regulations stated in Section 110 of the City of Key West Land Development Regulations. Dicot tree species that are not listed on the protected or not protected tree list are regulated if they are over 4 inches diameter (dbh) and certain not protected tree species are regulated if they over 24 inches diameter (dbh). Palm species that are not on the protected or not protected tree list are regulated if there is over 10 ft of wood (CT, clear trunk).

See attached tree list, map, and disposition plan for complete information regarding status of trees in the proposed development area. Trees that are to remain will be protected during demolition and construction with tree protection. Trees proposed to be removed are assessed below.

Below-photo showing northwest corner of property along Simonton Street.

Right-photo looking down northern property line



Tree #1: Thatch Palm (*Thrinax radiata*)

3 ft CT

Required Mitigation: 1-native palm, 4 ft tall OH (overall height) minimum

Tree #2: Thatch Palm (*Thrinax radiata*)

No wood-no mitigation required.

Tree #3: Montgomery Palm (*Veitchia montgomeryana*)

+10 ft CT, double trunked (property line tree)

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

Tree #4: Christmas Palm (*Adonidia merrillii*)

+10 ft CT, double trunked

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



Tree #1



Tree #2



Tree #3

Tree #5: Alexander Palm (*Ptychosperma elegans*)
 10 ft CT
 Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #6: Alexander Palm (*Ptychosperma elegans*)
 +10 ft CT
 Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #7: Christmas Palm (*Adonidia merrillii*)
 <10 ft CT-No mitigation required.

Tree #8: Thatch Palm (*Thrinax radiata*)
 1 ft CT
 Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #9: Cuban Sabal Palm (*Sabal domingensis*)
 <10 ft CT-No mitigation required.



Trees 4-7



Tree #8



Tree #9

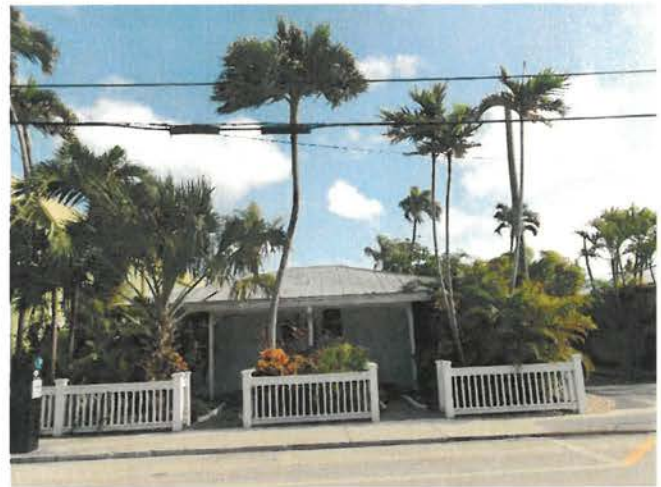
Tree #8



Tree #9

Tree #10

Tree #12



Tree #10: Alexander Palm (*Ptychosperma elegans*)

+10 ft CT

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

Tree #11: Thatch Palm (*Thrinax radiata*)

1 ft CT

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

Tree #12: Montgomery Palm (*Veitchia montgomeryana*)

+10 ft CT, triple trunked

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

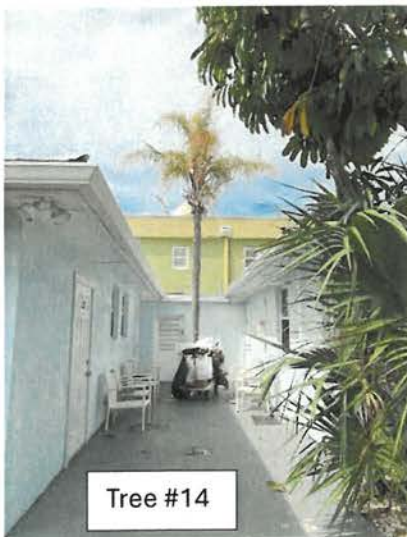
Tree #13: Umbrella and Pink Tabebuia tree (*Schefflera actinophylla* & *Tabebuia heterophylla*)

<24" dbh, on not protected tree list, no mitigation required.

Tree #14: Queen Palm (*Syagrus romanzoffiana*)

+10 ft CT

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



Tree #14



Trees 15, 16, & 17



Tree #15

Tree #15: Christmas Palm (*Adonidia merrillii*)

+10 ft CT

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

Tree #16: Sabal Palm (*Sabal palmetto*)

No wood, no mitigation required.

Tree #17: Umbrella tree (*Schefflera actinophylla*)

On not protected tree list, no mitigation required.

Tree #18: Christmas Palm (*Adonidia merrillii*)

10 ft CT

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



Tree #19: Frangipani (*Plumeria* sp.)

Diameter: 14" dbh

Condition: 50% (Fair, old tree, canopy trunks growing against old wooden telephone pole)

Location: 60% (very visible tree, close to structure)

Species: 50% (not on City of KW protected or not protected tree list)

Tree Value: 53%

Required Mitigation: 7.4 caliper inches



Tree #20: Queen Palm (*Syagrus romanzoffiana*)
+10 ft CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #21: Alexander Palm (*Ptychosperma elegans*)
+10 ft CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum



Tree #22: Areca Palm (*Dypsis lutescens*)
On not protected tree list, no mitigation required.

Tree #23: Montgomery Palm (*Veitchia montgomeryana*)
+10 ft CT, double trunked
Required Mitigation: 1-native palm, 4 ft tall OH minimum



Tree #24: Montgomery Palm (*Veitchia montgomeryana*)
+10 ft CT, triple trunked
Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #25: Montgomery Palm (*Veitchia montgomeryana*)
+10 ft CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #26: Royal Palm (*Roystonea regia*)
+10 ft CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #27: Coconut Palm (*Cocos nucifera*)
+10 ft CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum

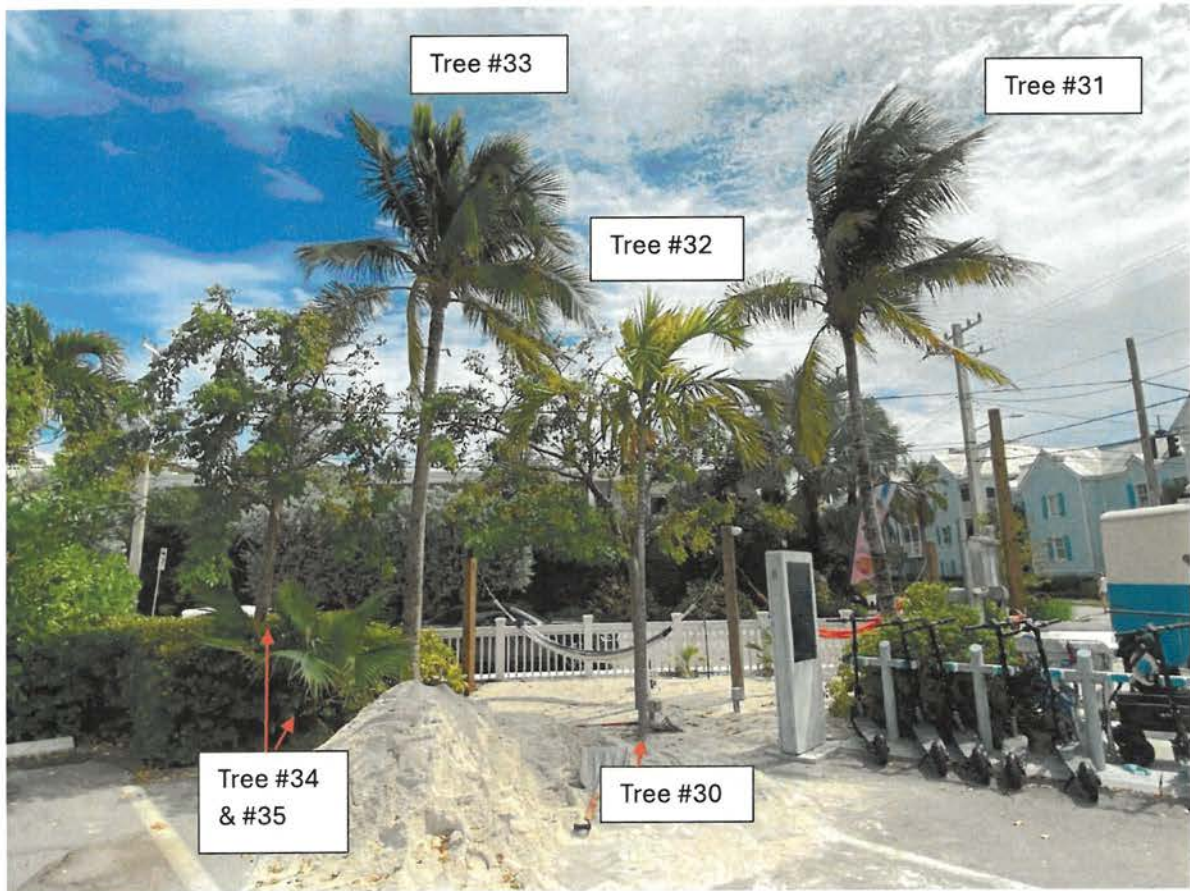
Tree #28: Coconut Palm (*Cocos nucifera*)
+10 ft CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #29: Coconut Palm (*Cocos nucifera*)
+10 ft CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum



Tree #30: Alexander Palm (*Ptychosperma elegans*)
8 ft CT, no mitigation required.

Tree #31: Coconut Palm (*Cocos nucifera*)
+10 ft CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum



Tree #32: Gumbo Limbo (*Bursera simaruba*)

Diameter: 6.5" dbh

Condition: 70% (good, young tree)

Location: 70% (very visible tree, growing in planted "park" area near public street and sidewalk)

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

Tree Value: 80%

Required Mitigation: 5.2 caliper inches

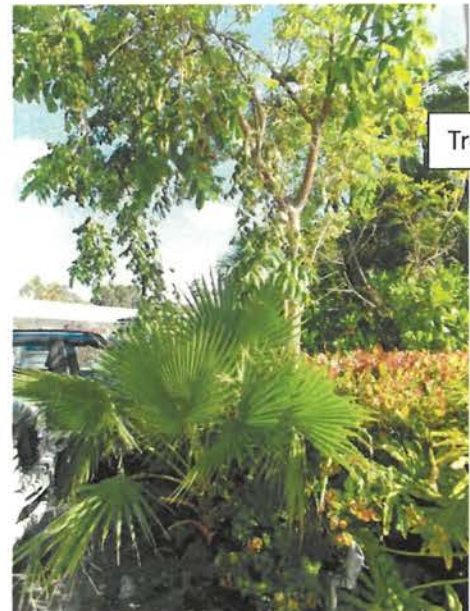
Tree #33: Coconut Palm (*Cocos nucifera*)

+10 ft CT

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

Tree #34: Washingtonian Palm (*Washingtonia robusta*)

5 ft CT, no mitigation required



Tree #35: Gumbo Limbo (*Bursera simaruba*)

Diameter: 6" dbh

Condition: 70% (good, young tree)

Location: 70% (very visible tree, growing in planted "park" area between public sidewalk and private parking)

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

Tree Value: 80%

Required Mitigation: 4.8 caliper inches

Tree #36: Paradise Tree (*Simaruba glauca*)

Diameter: 2.5" dbh

Condition: 60% (Fair, young tree)

Location: 50% (growing in planted "park" area near public sidewalk and private parking area, being enveloped by invasive scaevola)

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

Tree Value: 70 %

Required Mitigation: 1.7 caliper inches



Tree #37: Christmas Palm (*Adonidia merrillii*)
 <10 ft tall, triple, no mitigation required

Tree #38: Alexander Palm (*Ptychosperma elegans*)
 +10 ft CT
 Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #39: Washingtonian Palm (*Washingtonia robusta*)
 1 ft CT, no mitigation required

Tree #40: Christmas Palm (*Adonidia merrillii*)
 +10 ft CT, triple trunked
 Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #41: Christmas Palm (*Adonidia merrillii*)
 +10 ft CT
 Required Mitigation: 1-native palm, 4 ft tall OH minimum



Tree #42: Sabal Palm (*Sabal palmetto*)
+10 ft CT, double trunked
Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #43: Alexander Palm (*Ptychosperma elegans*)
8 ft CT, no mitigation required



Tree #44: Gumbo Limbo (*Bursera simaruba*)
Diameter: 6.5" dbh
Condition: 80% (good, young tree)
Location: 80% (growing along public sidewalk in "park" area on private property, very visible tree.)
Species: 100% (on City of KW protected tree list)
Tree Value: 86%
Required Mitigation: 5.5 caliper inches



Tree #45: Gumbo Limbo (*Bursera simaruba*)

Diameter: 6" dbh

Condition: 70% (good, young tree)

Location: 70% (growing along private parking in "park" area on private property, very visible tree.)

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

Tree Value: 80%

Required Mitigation: 4.8 caliper inches

Tree #46: Coconut Palm (*Cocos nucifera*)

+10 ft CT

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

Tree #47: Coconut Palm (*Cocos nucifera*)

+10 ft CT

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

Tree #48: Gumbo Limbo (*Bursera simaruba*)

Diameter: 6" dbh

Condition: 70% (Fair, young tree)

Location: 80% (growing along public sidewalk in "park" area on private property, very visible tree)

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

Tree Value: 83%

Required Mitigation: 4.9 caliper inches

Tree #49: Washingtonian Palm (*Washingtonia robusta*)

1 ft CT, no mitigation required





Tree #50: Paradise Tree

Diameter: 3" dbh

Condition: 80% (good, young tree)

Location: 80% (growing along property line with public sidewalk, very visible tree.)

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

Tree Value: 86%

Required Mitigation: 2.5 caliper inches

Tree #51: Washingtonian Palm (*Washingtonia robusta*)

3 ft CT, no mitigation required

Tree #52: Paradise Tree

Diameter: 3.5" dbh

Condition: 80% (good, young tree)

Location: 80% (growing along private parking area, very visible tree.)

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

Tree Value: 86%

Required Mitigation: 3 caliper inches

Tree #53: Coconut Palm (*Cocos nucifera*)

+10 ft CT

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

Tree #54: Coconut Palm (*Cocos nucifera*)

+10 ft CT

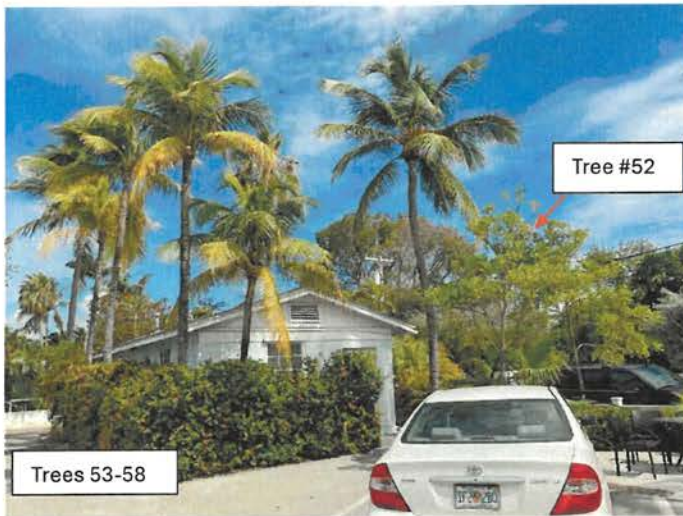
Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #55: Coconut Palm (*Cocos nucifera*)
+10 Ft CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #56: Coconut Palm (*Cocos nucifera*)
+10 Ft CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #57: Coconut Palm (*Cocos nucifera*)
+10 ftr CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #58: Coconut Palm (*Cocos nucifera*)
+10 ft CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum



Tree #59: Christmas Palm (*Adonidia merrillii*)
9 ft CT, no mitigation required

Tree #60: Umbrella Tree
Tree on not protected tree list, no mitigation required

Tree #61: Christmas Palm (*Adonidia merrillii*)
+10 ft CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum

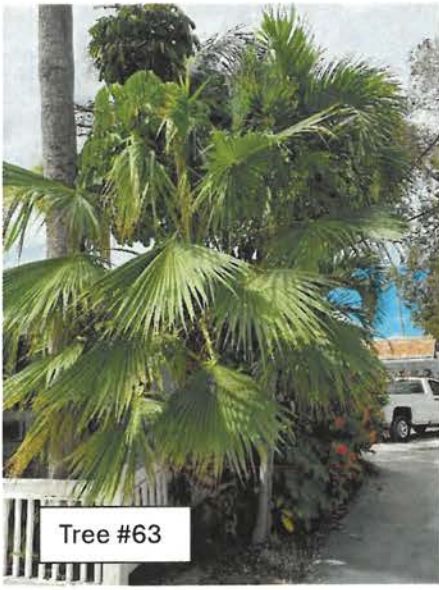
Tree #62: Fan Palm (*Livistona chinensis*)
+10 ft CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #63: Washingtonian Palm (*Washingtonia robusta*)
9 ft CT, no mitigation required

Tree #64: Fan Palm (*Livistona chinensis*)
4 ft CT, no mitigation required



Tree #62



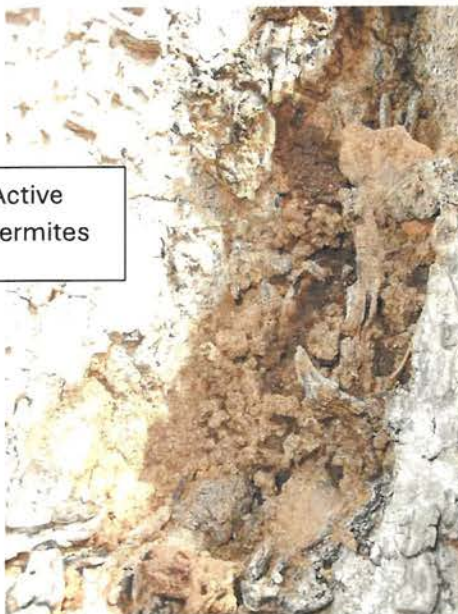
Tree #63



Tree #64



Tree #65



Active
termites



Tree #65

Tree #65: Mahogany (Swietenia mahagoni)

Diameter: 42" dbh

Condition: 30% (poor health, active termites in main crotch of tree, two main trunks with included bark, canopy die back)

Location: 50% (growing close to existing structures in the interior of the property.)

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

Tree Value: 60%

Required Mitigation: 25.2 caliper inches



Tree #66: Mahogany (Swietenia mahagoni)

Diameter: 10" dbh total (2 trunks)

Condition: 50% (Fair health-poor structure, young tree with two trunks, future growth of trunks will create included bark)

Location: 50% (growing along property line next to public sidewalk, very visible tree, close to fence-not much future growth space.)

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

Tree Value: 66%

Required Mitigation: 6.6 caliper inches

Tree #67: Mahogany (Swietenia mahagoni)

Diameter: 11" dbh total (2 trunks)

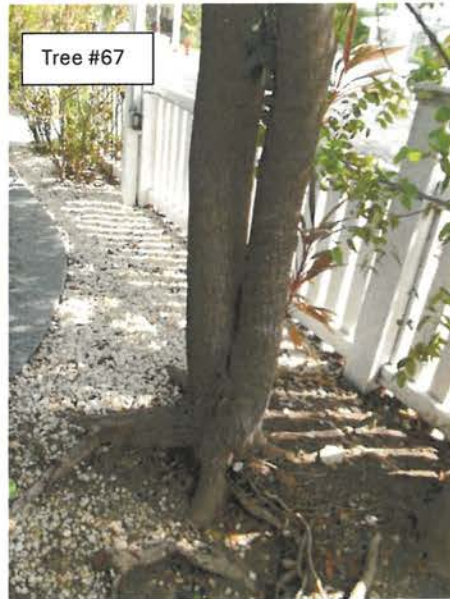
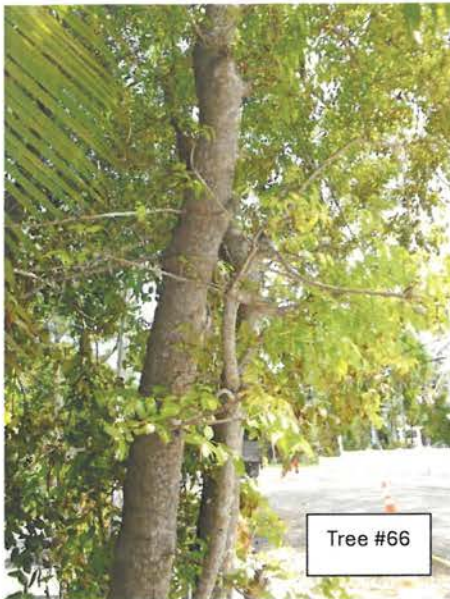
Condition: 40% (Fair health-poor structure, young tree with included bark low on main trunk)

Location: 60% (growing along property line close to public sidewalk, very visible tree)

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

Tree Value: 66%

Required Mitigation: 7.2 caliper inches



Tree #68: Washingtonian Palm (*Washingtonia robusta*)
 <10 ft CT, no mitigation required

Tree #69: Mahogany (*Swietenia mahogoni*)
 Diameter: 7" dbh
 Condition: 70% (Fair to good health, young tree)
 Location: 50% (growing along property line next to public sidewalk behind other vegetation, not a lot of room for future growth)
 Species: 100% (on City of KW protected tree list)
 Tree Value: 73%
 Required Mitigation: 5.1 caliper inches

Tree #70: Strangler Fig (*Ficus aurea*)
 Diameter: 2" dbh
 Condition: 50% (Fair health-poor structure, very young tree)
 Location: 50% (growing in amongst other vegetation between fence and structure, not a noticeable tree.)
 Species: 100% (on City of KW protected tree list)
 Tree Value: 66%
 Required Mitigation: 1.3 caliper inches

Tree #71: Braceletwood (*Jacquinia arborea*)
 2" dbh-not regulated, no mitigation required

Tree #72: Lignum vitae (TO REMAIN-Specimen Tree)



Tree #73: Montgomery Palm (*Veitchia montgomeryana*)
+10 ft CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #74: Montgomery Palm (*Veitchia montgomeryana*)
+10 ft CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #75: Montgomery Palm (*Veitchia montgomeryana*)
+10 ft CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum



Tree #76: Washingtonian Palm (*Washingtonia robusta*)
<10 ft CT-no mitigation required.

Tree #77: Christmas Palm (*Adonidia merrillii*)
+10 ft CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #78: Christmas Palm (*Adonidia merrillii*)
+10 ft CT, double trunked
Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #79: Christmas Palm (*Adonidia merrillii*)
+10 ft CT, double trunked
Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #80: Washingtonian Palm (*Washingtonia robusta*)
5 ft CT-no mitigation required

Tree #65



Tree #81: Washingtonian Palm (*Washingtonia robusta*)
5 ft CT-no mitigation required

Tree #82: Alexander Palm (*Ptychosperma elegans*)
+10 ft CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #83: Alexander Palm (*Ptychosperma elegans*)
+10 ft CT
Required Mitigation: 1-native palm, 4 ft tall OH minimum



Tree #84: Woman's Tongue (*Albizia lebbbeck*)
<24" dbh-on not protected tree list, no mitigation required.

Tree #85: Copperleaf (*Acalypha wilkesiana*)
Not regulated-no mitigation required



Tree #86: Christmas Palm (*Adonidia merrillii*)
 +10 ft CT
 Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #87: Montgomery Palm (*Veitchia montgomeryana*)
 +10 ft CT
 Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #88: Montgomery Palm (*Veitchia montgomeryana*)
 +10 ft CT
 Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #89: Montgomery Palm (*Veitchia montgomeryana*)
 +10 ft CT
 Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #90: Montgomery Palm (*Veitchia montgomeryana*)
 +10 ft CT
 Required Mitigation: 1-native palm, 4 ft tall OH minimum



Tree #91: Christmas Palm (*Adonidia merrillii*)

+10 ft CT

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



Tree #92: Spanish Stopper (*Eugenia foetida*)

Diameter: 5.5" dbh total, two trunks

Condition: 70% (Fair to good health)

Location: 60% (growing in the interior of the property behind structure)

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

Tree Value: 76%

Required Mitigation: 4.1 caliper inches

Tree #93: Spanish Stopper (*Eugenia foetida*)

Diameter: 2.5" dbh

Condition: 50% (Fair health, growth impacted by neighboring verawood tree)

Location: 50% (growing in private parking area next to structure, growth impacted by verawood tree)

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

Tree Value: 66%

Required Mitigation: 1.6 caliper inches

Tree #94: Verawood (*Bulnesia* sp.)

Diameter: 9.2" dbh

Condition: 50% (Fair health-poor structure, growth lean)

Location: 60% (growing in private parking area.)

Species: 50% (not on City of KW protected or not protected tree list)

Tree Value: 53%

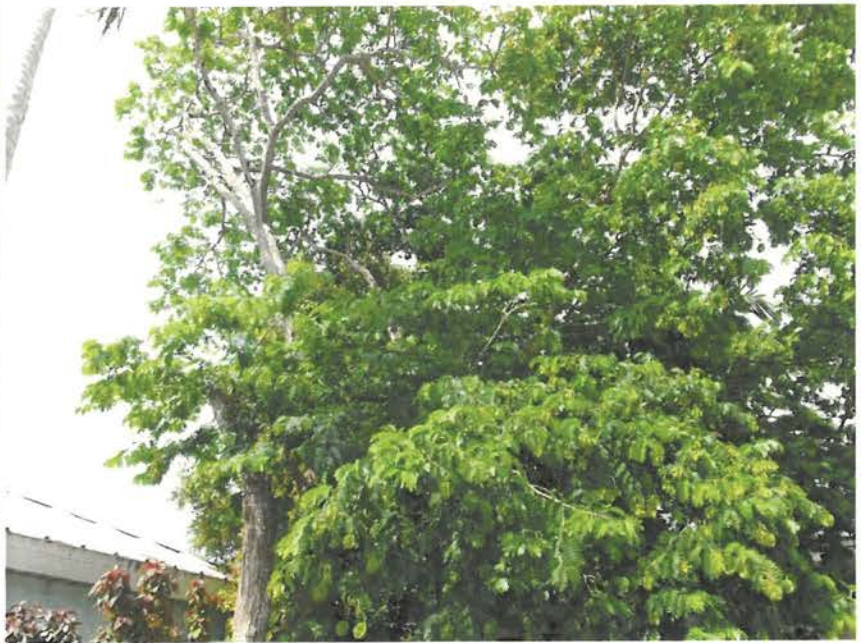
Required Mitigation: 5.2 caliper inches

Tree #95: Montgomery Palm (*Veitchia montgomeryana*)

+10 ft CT

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

Tree #94



Tree #94



Tree #100

Tree #96

Tree #96: Potato Tree

Not regulated-no mitigation required.

Tree #97: Simpson Stopper

3" dbh-not regulated, no mitigation required

Tree #98: Pink Tabebuia

<24" dbh-not regulated, no mitigation required

Tree #99: Gumbo Limbo (TO REMAIN)

Tree #100: Montgomery Palm (TO REMAIN)

Tree #101: Washingtonian Palm (*Washingtonia robusta*)

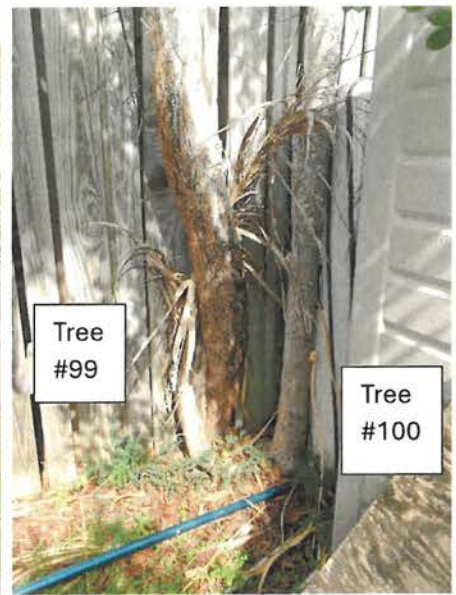
3 ft CT-no mitigation required



Tree #97



Tree #98

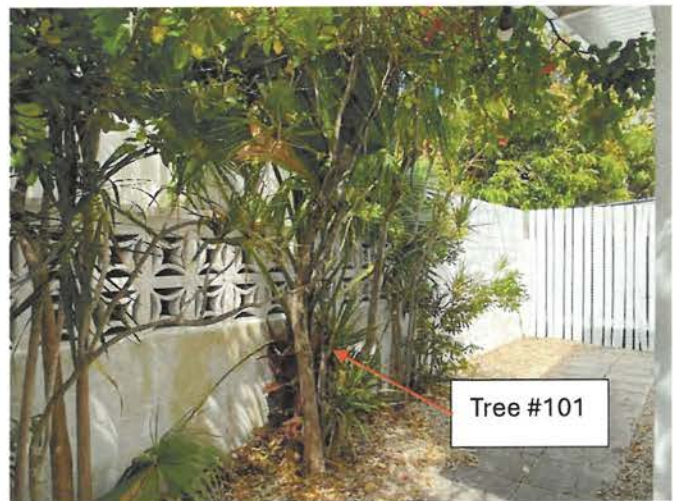


Tree #99

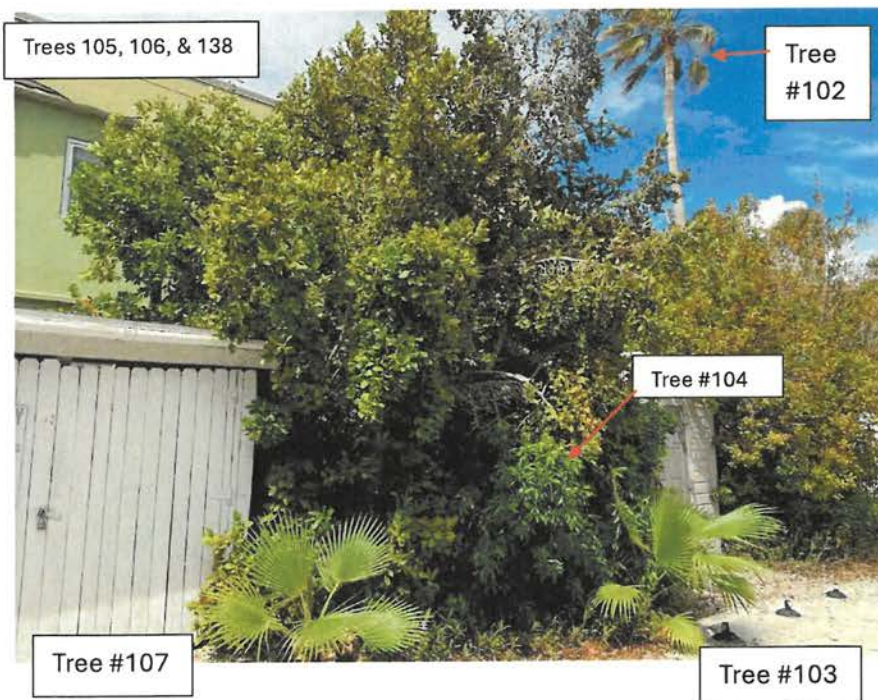
Tree #100



Tree #99



Tree #101



Trees 105, 106, & 138

Tree #102

Tree #104

Tree #107

Tree #103



Tree #105

Tree #102: Fan Palm (*Livistona chinensis*)

+10 ft CT

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

Tree #103: Washingtonian Palm (*Washingtonia robusta*)

No wood-no mitigation required

Tree #104: Fiddlewood

Shrub-not regulated, no mitigation required

Tree #105: Pigeon Plum

Diameter: 7" dbh total, two trunks

Condition: 50% (Fair health, codominant trunks)

Location: 60% (growing along property line in planted area between storage sheds)

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

Tree Value: 70%

Required Mitigation: 4.9 caliper inches

Tree #106: Crabwood Plum

Diameter: 4" dbh

Condition: 60% (Fair)

Location: 60% (growing along property line in planted area between storage sheds)

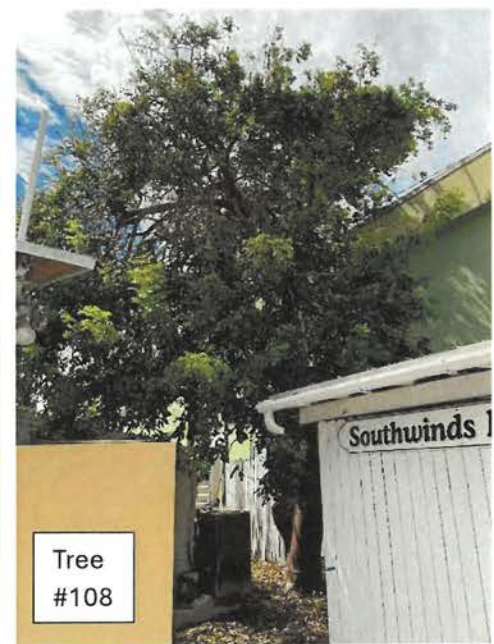
Species: 100% (on City of KW protected tree list)

Tree Value: 73%

Required Mitigation: 2.9 caliper inches

Tree #107: Washingtonian Palm (*Washingtonia robusta*)

No wood-no mitigation required





Tree #108: Gumbo Limbo (*Bursera simaruba*)

Diameter: 17.1" dbh

Condition: 40% (poor health and structure, decay area in old cut on main trunk with ficus growing)

Location: 50% (growing along side property line between pool area and neighboring structure, not very visible to public)

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

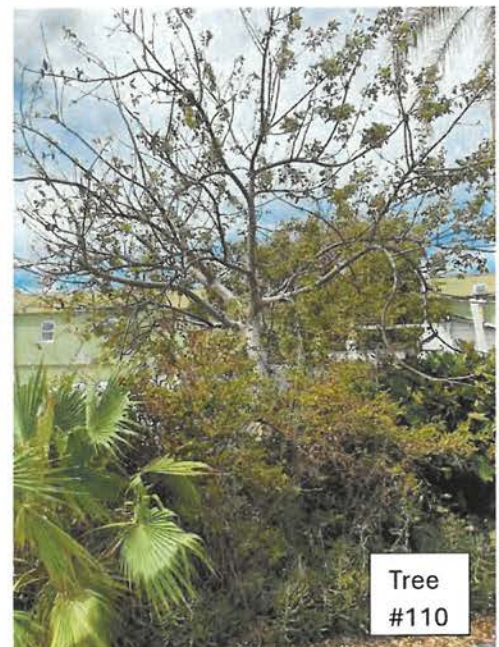
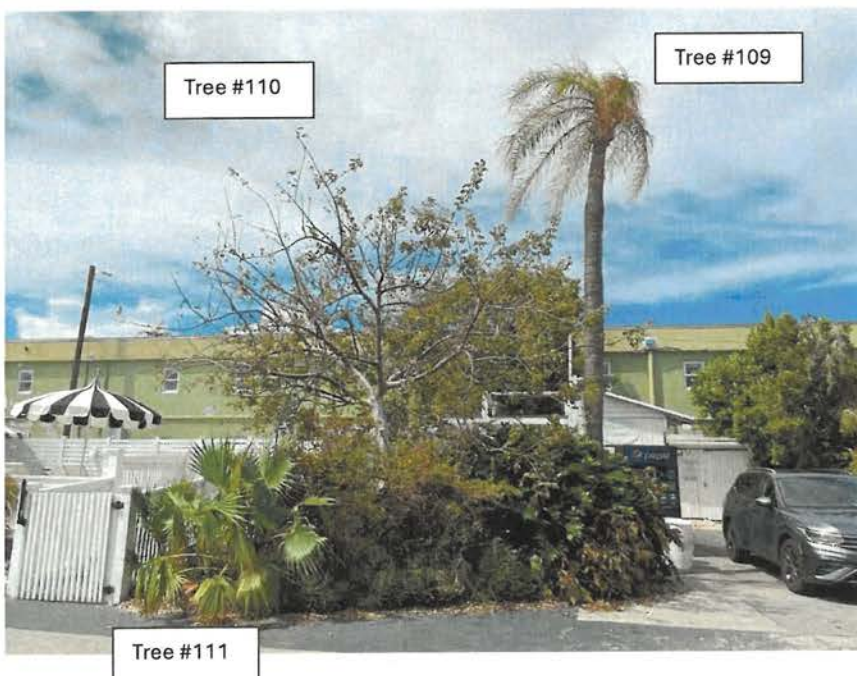
Tree Value: 63%

Required Mitigation: 11.1 caliper inches

Tree #109: Queen Palm (*Syagrus romanzoffiana*)

+10 ft CT

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



Tree #110: Gumbo Limbo

Diameter: 8" dbh

Condition: 70% (good health)

Location: 70% (growing near pool and parking area in planter, very visible to users of property)

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

Tree Value: 80%

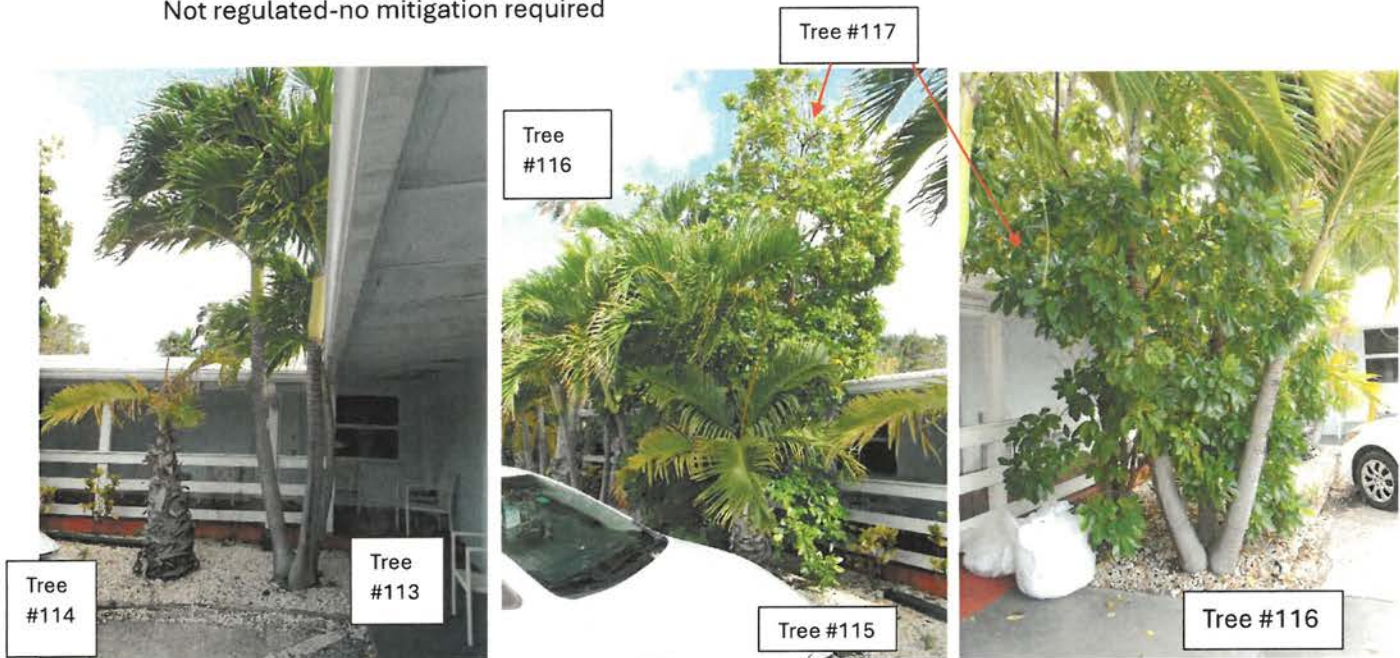
Required Mitigation: 6.4 caliper inches

Tree #111: Washingtonian Palm (*Washingtonia robusta*)

1ft CT-no mitigation required

Tree #112: Areca Palm

Not regulated-no mitigation required



Tree #113: Christmas Palm (*Adonidia merrillii*)

+10 ft CT, triple trunked

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

Tree #114: Bottle Palm (*Hyophorbe lagenicaulis*)

<10 ft CT, no mitigation required

Tree #115: Bottle Palm (*Hyophorbe lagenicaulis*)

<10 ft CT, no mitigation required

Tree #116: Christmas Palm (*Adonidia merrillii*)

+10 ft CT, triple trunked

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

Tree #117: Pink Tabebuia (*Tabebuia heterophylla*)

<24" dbh, on not protected tree list-no mitigation required

Tree #118: Christmas Palm (*Adonidia merrillii*)
9 ft CT, triple trunked-no mitigation required

Tree #119: Bottle Palm (*Hyophorbe lagenicaulis*)
<10 ft CT, no mitigation required

Tree #120: Christmas Palm (*Adonidia merrillii*)
10 ft CT, triple trunked
Required Mitigation: 1-native palm, 4 ft tall OH minimum



Tree #121: Bottle Palm (*Hyophorbe lagenicaulis*)
<10 ft CT, no mitigation required

Tree #122: Christmas Palm (*Adonidia merrillii*)
+10 ft CT, triple trunked
Required Mitigation: 1-native palm, 4 ft tall OH minimum

Tree #123: Washingtonian Palm
1 ft CT, no mitigation required

Tree #124: Washingtonian Palm and Christmas Palm (*Adonidia merrillii*)
1 ft CT each palm, no mitigation required





Tree
#125



Tree
#125



Tree
#127

Tree #125: *Jatropha* (*Jatropha* sp.)

Diameter: 7.6" dbh

Condition: 60% (Fair health, ornamental, flowering tree)

Location: 60% (growing in planter area near structure by parking area)

Species: 50% (not on City of KW protected or not protected tree list)

Tree Value: 56%

Required Mitigation: 4.2 caliper inches

Tree #126: Washingtonian Palm

5 ft CT, no mitigation required

Tree #127: Montgomery Palm

2 ft CT, no mitigation required



Tree #126



Tree
#128

Tree #128: Spanish Stopper (*Eugenia foetida*)

Diameter: 2.5" dbh

Condition: 50% (Fair health, growth impacted by structure and neighboring shrubs)

Location: 50% (growing in private parking area next to structure)

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

Tree Value: 66%

Required Mitigation: 1.6 caliper inches

Tree #129: Neem (TO REMAIN-neighbors tree hanging over property)

Tree #130: Ponytail Palm (TO REMAIN-neighbors tree hanging over property)



Tree #131: Crabwood (*Ateramnus lucidus*)

Diameter: 2" dbh (multi trunked tree)

Condition: 50% (Fair-not maintained)

Location: 50% (growing along side property line near parking area in planted buffer area between storage sheds)

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

Tree Value: 66%

Required Mitigation: 1.3 caliper inches

Tree #132: Crabwood (*Ateramnus lucidus*)

Diameter: 3" dbh (multi trunked tree)

Condition: 50% (Fair-not maintained)

Location: 50% (growing along side property line near parking area in planted buffer area between storage sheds)

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

Tree Value: 66%

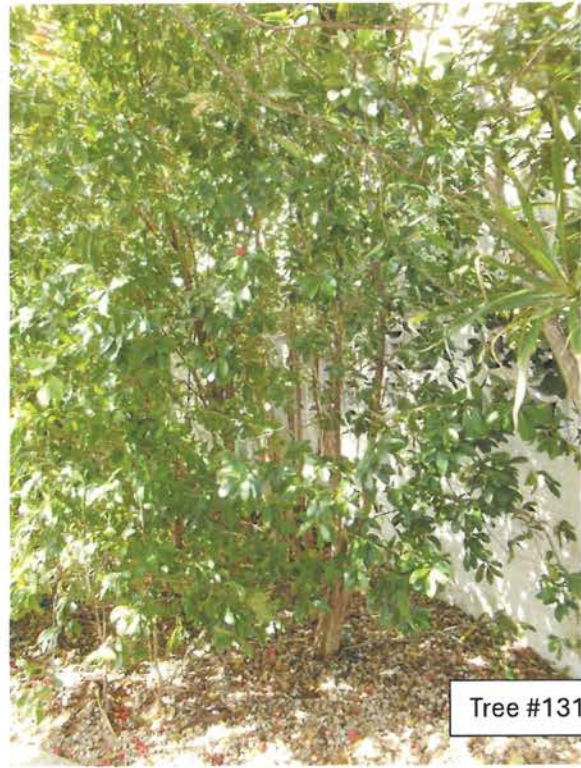
Required Mitigation: 1.9 caliper inches



Trees 131-137



Trees 131, 135, & 132



Tree #131

Tree #133: Crabwood (*Ateramnus lucidus*)

Diameter: 2.5" dbh

Condition: 50% (Fair-not maintained)

Location: 50% (growing along side property line near parking area in planted buffer area between storage sheds)

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

Tree Value: 66%

Required Mitigation: 1.6 caliper inches

Tree #134: Crabwood (*Ateramnus lucidus*)

Diameter: 3.5" dbh (multi trunked tree)

Condition: 50% (Fair-not maintained)

Location: 50% (growing along side property line near parking area in planted buffer area between storage sheds)

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

Tree Value: 66%

Required Mitigation: 2.3 caliper inches

Tree #135: Crabwood (*Ateramnus lucidus*)

Diameter: 1" dbh

Condition: 50% (Fair-not maintained)

Location: 50% (growing along side property line near parking area in planted buffer area between storage sheds)

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

Tree Value: 66%

Required Mitigation: 0.6 caliper inches

Tree #136: Black Ironwood (*Krugiodendron ferreum*)

Diameter: 3" dbh

Condition: 50% (Fair-not maintained)

Location: 50% (growing along side property line near parking area in planted buffer area between storage sheds)

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

Tree Value: 66%

Required Mitigation: 1.9 caliper inches

Tree #137: Black Ironwood (*Krugiodendron ferreum*)

Diameter: 3" dbh

Condition: 50% (Fair-not maintained)

Location: 50% (growing along side property line near parking area in planted buffer area between storage sheds)

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

Tree Value: 66%

Required Mitigation: 1.9 caliper inches

Tree #138: Crabwood (*Ateramnus lucidus*)

Diameter: 3" dbh

Condition: % (Fair to good health, young tree)

Location: % (growing along property line in planted buffer area between existing school and store.)

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

Tree Value: %

Required Mitigation: 1.9 caliper inches

Tree #139: Not used



Tree #141

Tree #142



Tree #140: Thatch Palm (*Thrinax radiata*)
No wood, no mitigation required

Tree #141: Bottle Palm (*Hyophorbe lagenicaulis*)
4 ft CT, no mitigation required

Tree #142: Washingtonian Palm (*Washingtonia robusta*)
No wood, no mitigation required

Tree #143: Simpson Stopper (*Myrcianthes fragans*)
2" dbh, no mitigation required

Tree #144: Washingtonian Palm (*Washingtonia robusta*)
No wood, no mitigation required

Tree #145: Washingtonian Palm (*Washingtonia robusta*)
No wood, no mitigation required

Tree #146: Washingtonian Palm (*Washingtonia robusta*)
No wood, no mitigation required

Tree #147: Dead Tree



TREE #	COMMON NAME	SCIENTIFIC NAME	SIZE	DISPOSITION	City KW LDR
1	Thatch palm	Thrinax radiata	single 3 ft CT	Remove	Protected
2	Thatch palm	Thrinax radiata	juvenile	Remove	Protected
3	Montgomery palm	Veitchia montgomeryana	double +10 ft CT	Remove	Regulated
4	Christmas palm	Adonidia merrillii	double +10 ft CT	Remove	Regulated
5	Alexander palm	Ptychosperma elegans	single 10 ft CT	Remove	Regulated
6	Alexander palm	Ptychosperma elegans	single +10 ft CT	Remove	Regulated
7	Christmas palm	Adonidia merrillii	single <10 ft CT	Remove	Not Regulated
8	Thatch palm	Thrinax radiata	single 1 ft CT	Remove	Protected
9	Cuban Sabal palm	Sabal sp.	single 5 ft CT	Remove	Not Regulated
10	Alexander palm	Ptychosperma elegans	single +10 ft CT	Remove	Regulated
11	Thatch palm	Thrinax radiata	single 1 ft CT	Remove	Protected
12	Montgomery palm	Veitchia montgomeryana	triple +10 ft CT	Remove	Regulated
13	Umbrella tree and Pink Tabebuia	Schefflera actinophylla/Tabebuia heterophylla	<24" dbh	Remove	Not Regulated
14	Queen palm	Syagrus romanzoffiana	single +10 ft CT	Remove	Regulated
15	Christmas palm	Adonidia merrillii	single +10ft CT	Remove	Regulated
16	Sabal palm	Sabal palmetto	juvenile-no wood	Remove	Not Regulated
17	Umbrella tree	Schefflera actinophylla	NA	Remove	Not Regulated
18	Christmas palm	Adonidia merrillii	single 10 ft CT	Remove	Regulated
19	Frangipani	Plumeria sp.	14" dbh	Remove	Regulated
20	Queen palm	Syagrus romanzoffiana	single +10 ft CT	Remove	Regulated
21	Alexander palm	Ptychosperma elegans	single +10 ft CT	Remove	Regulated
22	Areca palm clump	Dypsis lutescens	NA	Remove	Not Regulated
23	Montgomery palm	Veitchia montgomeryana	double +10 ft CT	Remove	Regulated
24	Montgomery palm	Veitchia montgomeryana	triple +10 ft CT	Remove	Regulated

25	•	Montgomery palm	Veitchia montgomeryana	single +10 ft CT	Remove	Regulated
26	•	Royal palm	Roystonea regia	single +10 ft CT	Remove	Protected
27	•	Coconut palm	Cocos nucifera	single + 10 ft CT	Remove	Protected
28	•	Coconut palm	Cocos nucifera	single + 10 ft CT	Remove	Protected
29	•	Coconut palm	Cocos nucifera	single + 10 ft CT	Remove	Protected
30	0	Alexander palm	Ptychosperma elegans	single 8 ft CT	Remove	Not Regulated
31	•	Coconut palm	Cocos nucifera	single +10 ft CT	Remove	Protected
32		Gumbo Limbo	Bursera simaruba	6.5" dbh	Remove	Protected
33	•	Coconut palm	Cocos nucifera	single +10 ft CT	Remove	Protected
34	0	Washingtonian palm	Washingtonia robusta	single 5 ft CT	Remove	Not Regulated
35		Gumbo Limbo	Bursera simaruba	6" dbh	Remove	Protected
36		Paradise tree	Simaruba glauca	2.5" dbh	Remove	Protected
37	0	Christmas palm	Adonidia merrillii	triple <10 ft CT	Remove	Not Regulated
38	•	Alexander palm	Ptychosperma elegans	single +10 CT	Remove	Regulated
39	0	Washingtonian palm	Washingtonia robusta	single 1 ft CT	Remove	Not Regulated
40	•	Christmas palm	Adonidia merrillii	triple +10 ft CT	Remove	Regulated
41	•	Christmas palm	Adonidia merrillii	single +10 CT	Remove	Regulated
42	•	Sabal Palm	Sabal palmetto	double +10 ft CT	Remove	Protected
43	0	Alexander palm	Ptychosperma elegans	single 8 ft CT	Remove	Not Regulated
44		Gumbo Limbo	Bursera simaruba	6.5" dbh	Remove	Protected
45		Gumbo Limbo	Bursera simaruba	6" dbh	Remove	Protected
46	•	Coconut palm	Cocos nucifera	single +10 ft CT	Remove	Protected
47	•	Coconut palm	Cocos nucifera	single +10 ft CT	Remove	Protected
48		Gumbo Limbo	Bursera simaruba	6" dbh	Remove	Protected
49	0	Washingtonian palm	Washingtonia robusta	single 1 ft CT	Remove	Not Regulated
50		Paradise tree	Simaruba glauca	3" dbh	Remove	Protected

51 0	Washingtonian palm	Washingtonia robusta	single 3 ft CT	Remove	Not Regulated
52	Paradise tree	Simaruba glauca	3.5" dbh	Remove	Protected
53	Coconut palm	Cocos nucifera	single +10 ft CT	Remove	Protected
54	Coconut palm	Cocos nucifera	single 10 ft CT	Remove	Protected
55	Coconut palm	Cocos nucifera	single +10 ft CT	Remove	Protected
56	Coconut palm	Cocos nucifera	single +10 ft CT	Remove	Protected
57	Coconut palm	Cocos nucifera	single +10 ft CT	Remove	Protected
58	Coconut palm	Cocos nucifera	single +10 ft CT	Remove	Protected
59 0	Alexander palm	Ptychosperma elegans	single 9 ft CT	Remove	Not Regulated
60 0	Umbrella tree	Schefflera actinophylla	NA	Remove	Not Regulated
61	Christmas palm	Adonidia merrillii	single +10 ft CT	Remove	Regulated
62	Fan palm	Livistona chinensis	single +10 ft CT	Remove	Regulated
63 0	Washingtonian palm	Washingtonia robusta	single 9 ft CT	Remove	Not Regulated
64 0	Fan palm	Livistona chinensis	single 4 ft CT	Remove	Not Regulated
65	Mahogany	Swietenia mahagoni	42" dbh	Remove	Protected
66	Mahogany	Swietenia mahagoni	2 trunks, 5.5" and 4.5" dbh	Remove	Protected
67	Mahogany	Swietenia mahagoni	2 trunks, 4.5" and 6.5" dbh	Remove	Protected
68 0	Washingtonian palm	Washingtonia robusta	single <10 ft CT	Remove	Not Regulated
69	Mahogany	Swietenia mahagoni	7" dbh	Remove	Protected
70	Strangler Ficus	Ficus aurea	2" dbh	Remove	Protected
71 0	Carrotwood	Jacquinia arborea	2" dbh	Remove	Not Regulated
72	Lignum vitae	Guaiacum sanctum	PRESERVE +50" dbh	Preserve	Protected
73	Montgomery palm	Veitchia montgomeryana	single +10 ft CT	Remove	Regulated
74	Montgomery palm	Veitchia montgomeryana	single +10 ft CT	Remove	Regulated
75	Montgomery palm	Veitchia montgomeryana	single +10 ft CT	Remove	Regulated
76 0	Washingtonian palm	Washingtonia robusta	single <10 ft CT	Remove	Not Regulated

77	Christmas palm	Adonidia merrillii	single +10 ft CT	Remove	Regulated
78	Christmas palm	Adonidia merrillii	double +10 ft CT	Remove	Regulated
79	Christmas palm	Adonidia merrillii	double + 10 ft CT	Remove	Regulated
80	Washingtonian palm	Washingtonia robusta	single 5 ft CT	Remove	Not Regulated
81	Washingtonian palm	Washingtonia robusta	single 5 ft CT	Remove	Not Regulated
82	Alexander palm	Ptychosperma elegans	single +10 ft CT	Remove	Regulated
83	Alexander palm	Ptychosperma elegans	single +10 ft CT	Remove	Regulated
84	Woman's Tongue	Albizia lebbeck	<24" dbh	Remove	Not Regulated
85	Copperleaf Clump	Acalypha wilkesiana	NA	Remove	Not Regulated
86	Christmas palm	Adonidia merrillii	single +10 ft CT	Remove	Regulated
87	Montgomery palm	Veitchia montgomeryana	single +10 ft CT	Remove	Regulated
88	Montgomery palm	Veitchia montgomeryana	single +10 ft CT	Remove	Regulated
89	Montgomery palm	Veitchia montgomeryana	single +10 ft CT	Remove	Regulated
90	Montgomery palm	Veitchia montgomeryana	single +10 ft CT	Remove	Regulated
91	Christmas palm	Adonidia merrillii	single +10 ft CT	Remove	Regulated
92	Spanish Stopper	Eugenia foetida	2 trunks, 3" and 2.5" dbh	Remove	Protected
93	Spanish Stopper	Eugenia foetida	2.5" dbh	Remove	Protected
94	Verawood	Bulnesia sp.	9.2" dbh	Remove	Regulated
95	Montgomery palm	Veitchia montgomeryana	single +10 ft CT	Remove	Regulated
96	Potatoe tree	Solanum erianthum	NA	Remove	Not Regulated
97	Simpson Stopper	Myrcianthes fragrans	3" dbh	Remove	Not Regulated
98	Pink Tabebuia	Tabebuia heterophylla	<24" dbh	Remove	Not Regulated
99	Gumbo Limbo	Bursera simaruba	6" dbh	Remove Remain KD	Protected
100	Montgomery palm	Veitchia montgomeryana	single +10 ft CT	Remove Remain KD	Regulated
101	Washingtonian palm	Washingtonia robusta	single 3 ft CT	Remove	Not Regulated
102	Fan palm	Livistona chinensis	single +10 ft CT	Remove	Regulated

103	Washingtonian palm	Washingtonia robusta	juvenile-no wood	Remove	Not Regulated
104	Fiddlewood	Citharexylum fruticosum	shrub	Remove	Not Regulated
105	Pigeon Plum	Coccoloba diversifolia	2 trunks, 3" and 4" dbh	Remove	Protected
106	Crabwood	Ateramnus lucidus	4"	Remove	Protected
107	Washingtonian palm	Washingtonia robusta	juvenile-no wood	Remove	Not Regulated
108	Gumbo Limbo	Bursera simaruba	17.1" dbh	Remove	Protected
109	Queen palm	Syagrus romanzoffiana	single +10 ft CT	Remove	Regulated
110	Gumbo Limbo	Bursera simaruba	8" dbh	Remove	Protected
111	Washingtonian palm	Washingtonia robusta	1 ft CT	Remove	Not Regulated
112	Areca palm clump	Dypsis lutescens	NA	Remove	Not Regulated
113	Christmas palm	Adonidia merrillii	triple +10 ft CT	Remove	Regulated
114	Bottle Palm	Hyophorbe lagenicaulis	<10 ft CT	Remove	Not Regulated
115	Bottle Palm	Hyophorbe lagenicaulis	<10 ft CT	Remove	Not Regulated
116	Christmas palm	Adonidia merrillii	triple +10 ft CT	Remove	Regulated
117	Pink Tabebuia	Tabebuia heterophylla	<24" dbh	Remove	Not Regulated
118	Christmas palm	Adonidia merrillii	triple 9 ft CT	Remove	Not Regulated
119	Bottle Palm	Hyophorbe lagenicaulis	<10 ft CT	Remove	Not Regulated
120	Christmas palm	Adonidia merrillii	triple 10 ft CT	Remove	Regulated
121	Bottle palm	Hyophorbe lagenicaulis	<10 ft CT	Remove	Not Regulated
122	Christmas palm	Adonidia merrillii	triple +10 ft CT	Remove	Regulated
123	Washingtonian palm	Washingtonia robusta	single 1 ft CT	Remove	Not Regulated
124	Washingtonian palm & Christmas palm	Washingtonian robusta/Adonidia merrillii	single 1 ft CT	Remove	Not Regulated
125	Jatropha	Jatropha sp.	7.6"	Remove	Regulated
126	Washingtonian Palm	Washingtonian robusta	single 5 ft CT	Remove	Not Regulated
127	Montgomery palm	Veitchia montgomeryana	single 2 ft CT	Remove	Not Regulated
128	Spanish Stopper	Eugenia foetida	2.5" dbh	Remove	Protected

129	Neem	Azadirachta indica	NA	Remain	Regulated
130	Ponytail Palm	Beaucarnea recurvata	NA	Remain	Not Regulated
131	Crabwood	Ateramnus lucidus	2"	Remove	Protected
132	Crabwood	Ateramnus lucidus	3"	Remove	Protected
133	Crabwood	Ateramnus lucidus	2.5"	Remove	Protected
134	Crabwood	Ateramnus lucidus	3.5"	Remove	Protected
135	Crabwood	Ateramnus lucidus	1"	Remove	Protected
136	Black Ironwood	Krugiodendron ferreum	3"	Remove	Protected
137	Black Ironwood	Krugiodendron ferreum	3"	Remove	Protected
138	Crabwood	Ateramnus lucidus	3"	Remove	Protected
139	Not Used	NA	NA	NA	NA
140	Thatch palm	Thrinax radiata	juvenile	Remove	Protected
141	Bottle Palm	Hyophorbe lagenicaulis	4 ft CT	Remove	Not Regulated
142	Washingtonian Palm	Washingtonia robusta	juvenile	Remove	Not Regulated
143	Simpson Stopper	Myrcianthes fragrans	2" dbh	Remove	Not Regulated
144	Washingtonian Palm	Washingtonia robusta	juvenile	Remove	Not Regulated
145	Washingtonian Palm	Washingtonia robusta	juvenile	Remove	Not Regulated
146	Washingtonian Palm	Washingtonia robusta	juvenile	Remove	Not Regulated
147	Dead Tree	NA	NA	Remove	Not Regulated

dbh=diameter at breast/standard height

juvenile palms=no wood, not regulated

CT= clear trunk

OH= Overall height, ground to top of frond

CONCLUSION: Due to the need to demolish all the existing structures on the property, the proposed development plan project will require the removal of a total of **59 regulated and protected palms** to include (3) Thatch Palms, (7) Alexander Palms, (13) Montgomery Palms, (1) Christmas Palms, (3) Queen Palms, (2) Fan Palms, (13) Coconut Palms, (1) Royal Palm, and (1) Sabal Palms. The required mitigation as per city of Key West ordinances is the planting of 59 approved palms, each a minimum of 4 ft tall OH (overall height).

The proposed project will also require the removal of several regulated and protected dicot trees to include 1-Frangpani (tree #29), 7-Gumbo Limbos (trees #32, 35, 44, 45, 48, 108, & 110), 3-Paradise trees (trees #36, 50, & 52), 4-Mahogany trees (trees #65, 66, 67, & 69), 1-young strangler fig tree (tree #70), 3-Spanish Stoppers (Trees #92, 93, & 128), 1-Verawood (Tree #94), 1-Pigeon Plum (Tree #105), 7-Crabwood (Trees #106, 131, 132, 133, 134, 135, & 138), 1-Jatropha (Tree #125), and 2-Black Ironwood trees (Tree #136 & 137) for a total mitigation requirement as per the city of Key West evaluation process of **140.6 caliper inches of approved trees**. One specimen Lignum vitae tree located near the corner of South and Elizabeth Streets will remain and be protected and two trees from a neighboring property that overhang the proposed project area will also be protected.