

**+TREE COMMISSION TREE REMOVAL REPORT
CITY of KEY WEST**

PROPERTY: 1671 Dunlap Dr

APPLICATION NUMBER: TP2025-0003

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

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

TREE ASSESSMENT and PHOTOS:



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



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



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



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



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



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



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



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



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



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



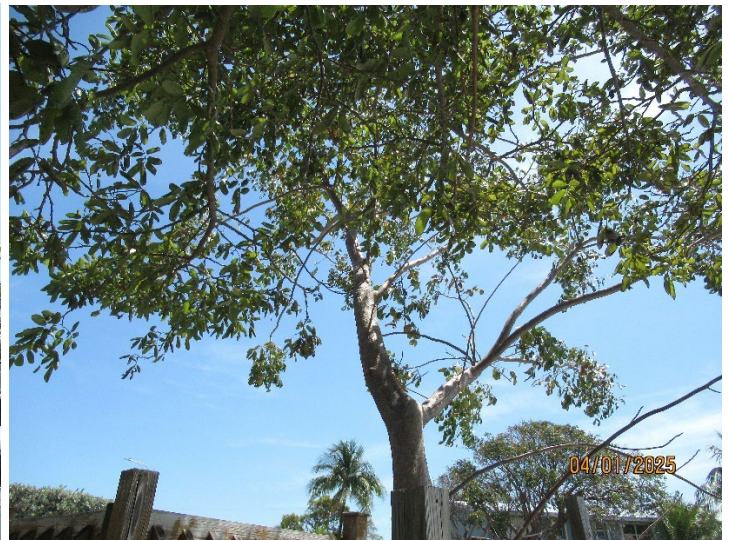
O – Royal Poinciana: 7" DBH
Condition: 50%; Location: 80%; Value: 76%
Mitigation: 5.3 caliper inches



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



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



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



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



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



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



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



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



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



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

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

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

The required mitigation for this proposed landscape plan is 228.4 caliper inches.

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

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

Proposed Mitigation for Conceptual Landscape Plan:

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

Proposed Mitigation for Final Landscape Plan:

Species (Quantity)	Caliper (x Ratio, if applicable)	Total Caliper Inches
Bahama Strongbark (1)	3	3
Gumbo Limbo (6)	4 (x4)	96
Autograph Tree (<u>7</u>)	3	<u>21</u>
Pigeon Plum (<u>7</u>)	2	<u>14</u>
Green Buttonwood (<u>6</u>)	2.5	<u>15</u>
Silver Buttonwood (<u>27</u>)	2.5	<u>67.5</u>
Orange Geiger Tree (2)	2.5	5
Royal Poinciana (<u>5</u>)	3.5 (x4.25)	<u>74.4</u>
Lignum Vitae (<u>3</u>)	2.5 (x2)	<u>15</u>
Wild Tamarind (1)	3.5	3.5
Simpson's Stopper/ Twinberry (<u>51</u>)	2 (x2)	<u>204</u>
<u>Black Ironwood (21)</u>	<u>1.5</u>	<u>31.5</u>
	Dicot only mitigation total -	<u>549.9</u>
Palms	Height	
Cabbage Palms (<u>9</u>)	10ft-14ft Clear Trunk	<u>35.1</u> (12ft conversion ratio)
Thatch Palms (<u>10</u>)	6ft-8ft Clear Trunk	<u>26</u> (8ft conversion ratio)
	Dicot and Palm mitigation total -	<u>611</u>

Trees to Remain:

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

Final Landscape Plan Review:

1. The tree removal permit for the landscape plan and the tree removal permit T2024-0333 for (3) buttonwoods would require the planting of 288.4 caliper inches and (6) Native palms 4ft OH minimum. The plans dated 4/28/25 and reviewed on 4/29/25 exceed those required replacements in the landscape plan. See the table above
2. There are (2) Gumbo Limbos, (2) Pigeon Plums, (1) Coconut Palm, (1) Royal Poinciana, (2) Black Ironwoods, (1) False Tamarind, (1) Jamaican Dogwood, (4) Pink Tabebuia, and (1) Thatch Palm to remain on site.
3. City Code Sec 108-412 requires that proposed vegetation in landscaping be a minimum of 70% native vegetation. The proposed plan incorporates 100% of native species, which will result in the property consisting of 99% of native vegetation. City Code Sec 108-481 states that if palms are used, they shall constitute no more than 25% of the total tree requirement. The proposed palms total to 13% of the proposed plantings; and 13% of the total vegetation.
4. All invasive, exotic vegetation shall be removed (Brazilian Pepper, Seaside Mahoe, Lead Tree, Australian Pines)
5. The landscaping will be appropriate and aesthetically attractive for this development.

Approvals Requested:

- A. Removal of (15) regulated/ protected dicots and 6 regulated/protected palms
- B. Final Landscape Plan with the proposed replacement of 549.9 caliper inches (based on associated ratios for certain species) and 19 approved palms (based on associated ratios for heights)
 - a. This is with the condition that Planning Board approves the plan as well

PREPARED BY:

Mckenzie Fraley

Mckenzie Fraley
Urban Forestry Manager
City of Key West

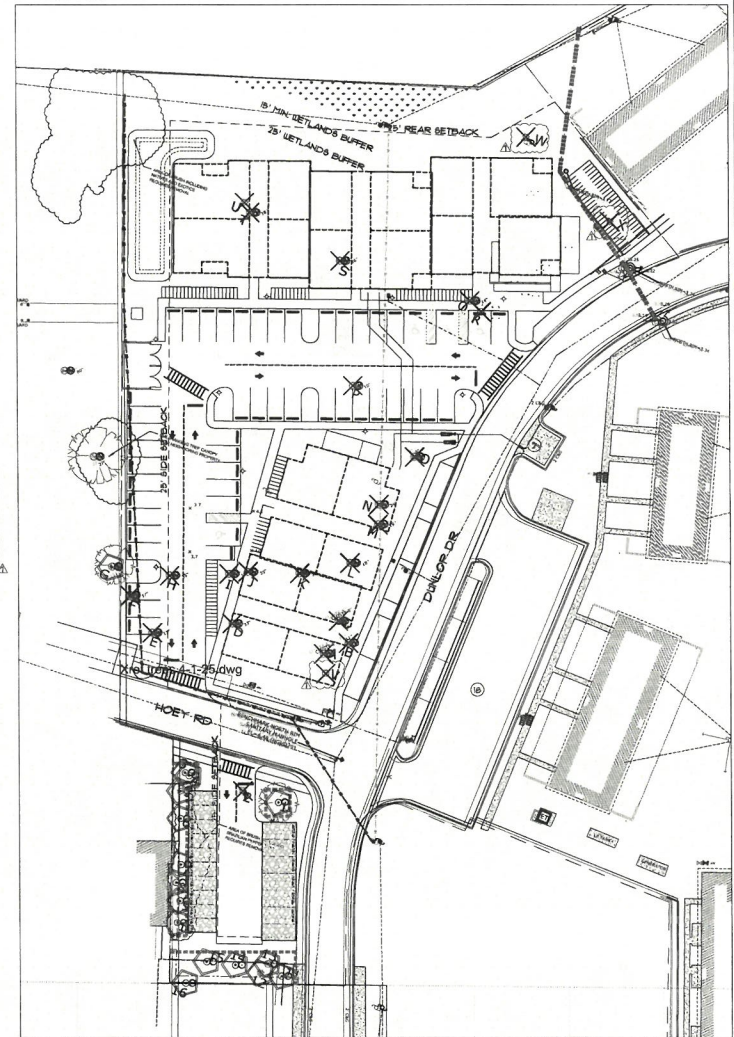
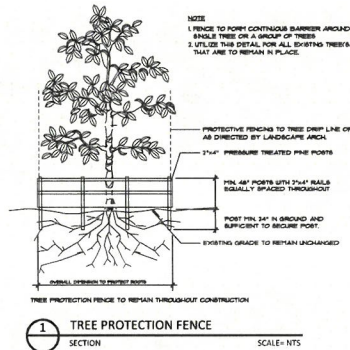
**Revised Plans
Received April
29, 2025 For
Final
Landscape
Plan Review**

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

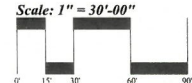
TREE #	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (ft)	EST. WIDTH (ft)	EST. PALM CLEAR TRUNK (ft)	TRUNK #1 DBH (in)	TRUNK #2 DBH (in)	TRUNK #3 DBH (in)	TRUNK #4 DBH (in)	HEALTH CONDITION	PROPOSED DISPOSITION	OBSERVATIONS	TOTAL DIA. OF TRUNKS REMOVED (OR QTY OF PALM)
1	Royal Poinciana	<i>Delonix regia</i>	18	30		10				GOOD	REMAIN	Poor form, surface roots, purning scars, some broken limbs	1
2	Coccoloba	<i>Coccoloba diversifolia</i>	30	40	27	N/A				GOOD	REMAIN		
3	Gumbo Limbo	<i>Bursera simaruba</i>	17	14		6				GOOD	REMAIN	Crowding, non-symmetrical growth, possible volunteer	
4	Jamaican Dogwood	<i>Piccadilla pascuola</i>				2	3			FAIR	REMAIN	Two trunks, crowding, non-symmetrical growth, possible volunteer	
5	Thatch Palm	<i>Thrinax radiata</i>	15		7.5	4				GOOD	REMAIN	Three Trunks	
6	Black Ironwood	<i>Krugiodendron ferreum</i>	12			4				GOOD	REMAIN	Shrub form, crowded with Brazilian Pepper	
7	Pigeon Plum	<i>Coccoloba diversifolia</i>	16			6	6			GOOD	REMAIN	Crowding from adjacent overgrowth of Brazilian Pepper	
8	Gumbo Limbo	<i>Bursera simaruba</i>	30			10	8			GOOD	REMAIN	Two trunks, crowding, possible volunteer	
9	Pigeon Plum	<i>Coccoloba diversifolia</i>	14			5				GOOD	REMAIN	Crowding from adjacent overgrowth of Brazilian Pepper	
10	Black Ironwood	<i>Krugiodendron ferreum</i>	12			4				GOOD	REMAIN	Shrub form, crowded with Brazilian Pepper	
11	Pink Tabebuia	<i>Tabebuia heterophylla</i>	18			6				GOOD	REMAIN	Crowding, at fence line, possible volunteer	
12	Coconut Palm	<i>Cocos nucifera</i>		18		N/A				GOOD	REMAIN	Not accessible, behind fence	
13	Pink Tabebuia	<i>Tabebuia heterophylla</i>	16			5				GOOD	REMAIN	Crowding, at fence line, possible volunteer	
14	Pink Tabebuia	<i>Tabebuia heterophylla</i>	32			12				GOOD	REMAIN	Crowding, at fence line, possible volunteer	
15	Pink Tabebuia	<i>Tabebuia heterophylla</i>	15			5				GOOD	REMAIN	Crowding, at fence line, possible volunteer	
16	Tamarind Tree	<i>Lysitoma latifolium</i>	35			20				GOOD	REMAIN	Not accessible, behind fence	
A	Coconut Palm	<i>Cocos nucifera</i>		25		N/A				FAIR	REMOVE	Pencil at top 1/3 of trunk	1
B	Royal Poinciana	<i>Delonix regia</i>				11				GOOD	REMOVE	Exposed root, broken branch	11
C	Coconut Palm	<i>Cocos nucifera</i>		18		N/A				FAIR	REMOVE	Pencil at top 1/3 of trunk	
D	Jamaican Dogwood	<i>Piccadilla pascuola</i>				15	17			FAIR	REMOVE	Low crotch, broken primary leader, decay, insect damage, flush cuts, storm damage, over mature	31
E	Jamaican Dogwood	<i>Piccadilla pascuola</i>				12	7			FAIR	REMOVE	Low crotch, poor structure, crowded, broken primary leader, storm damage, insect damage	18
F	Strangler Fig	<i>Ficus aurea</i>				41				GOOD	REMOVE	Leaning, recent broken branch sound, decay at old cuts, low trunk fork, poor form	41
G	Royal Poinciana	<i>Delonix regia</i>								POOR	OFF SITE	Off site tree, sparse canopy, broken primary leaders, significant decay, leaning, affixed roots, broken branches	
H	Green Buttonwood	<i>Conocarpus erectus</i>				20	21			GOOD	REMOVE	Low crotch, leaning, poor form, decay	41
I	Green Buttonwood	<i>Conocarpus erectus</i>									DAMAGED TREE ALREADY APPROVED FOR REMOVAL		
J	Green Buttonwood	<i>Conocarpus erectus</i>									DAMAGED TREE ALREADY APPROVED FOR REMOVAL		
K	Green Buttonwood	<i>Conocarpus erectus</i>				24				FAIR	REMOVE	Leaning, former primary trunk removed, decay	24
L	Green Buttonwood	<i>Conocarpus erectus</i>									DAMAGED TREE ALREADY APPROVED FOR REMOVAL		
M	Jamaican Dogwood	<i>Piccadilla pascuola</i>				9	8	5	6	FAIR	REMOVE	Low crotch, chlorotic leaves, broken branch sections, decay	29
N	Jamaican Dogwood	<i>Piccadilla pascuola</i>				11	14			FAIR	REMOVE	Low crotch, broken branches, broken primary leader, flush cuts, leaning, lifted and exposed roots	24
O	Royal Poinciana	<i>Delonix regia</i>	10	22		7				GOOD	REMOVE	Poor form	7
P	Gumbo Limbo	<i>Bursera simaruba</i>	14	15		10				GOOD	REMOVE	Broken primary leader	10
Q	Jamaican Dogwood	<i>Piccadilla pascuola</i>				4	4	7	4	FAIR	REMOVE	Former primary trunk removal, multiple secondary trunks, chlorotic leaves	18
R	Gumbo Limbo	<i>Bursera simaruba</i>				5				FAIR	REMOVE	Poor form, crowding	5
S	Green Buttonwood	<i>Conocarpus erectus</i>				14	12			GOOD	REMOVE	Low crotch, former primary trunk removal	26
T	Washington Palm	<i>Washingtonia robusta</i>				9	N/A			GOOD	REMOVE	Invasive, good form	1
U	Gumbo Limbo	<i>Bursera simaruba</i>				3				GOOD	REMOVE	Good form, flush volunteer	3
V	Royal Poinciana	<i>Delonix regia</i>	12	10		3				DEAD	REMOVE	Appears to be dead	3
W	Washington Palm	<i>Washingtonia robusta</i>	10			2	N/A			GOOD	REMOVE	Invasive, good form, appears to be volunteer	1
X	Coconut Palm	<i>Cocos nucifera</i>		25		N/A				FAIR	REMOVE	Pencil at top 1/3 of trunk	1

*Ficus removal requires permit as per section 110-322

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



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



KEY WEST HOUSING AUTHORITY

KEY WEST, FLORIDA

DUNLOP DRIVE

OVERALL TREE DISPOSITION PLAN

DATE: 2/19/2025

PROJECT #: 2458

DRAWN BY: HP

CHECKED BY: JH

SCALE: INDICATED

BY: [Signature]

DATE: 2/19/2025

TIME: 4:28 PM

SCALE: 1\"/>

811

Know what's below.

Call before you dig.

North

Scale: 1" = 30'-00"

0 15 30 60 90

811

Know what's below.

Call before you dig.



TREE 1 - ROYAL POINCIANA (REMAIN)



TREE 2 - COCONUT PALM (REMOVE)



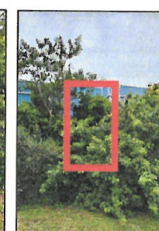
TREE 3 - GUMBO LIMBO (REMAIN)
TREE 4 - JAMAICAN DOGWOOD (REMAIN)



TREE 5 - THATCH PALM (REMAIN)



TREE / SHRUB 6 - BLACK IRONWOOD (REMAIN)



TREE 7 - PIGEON PLUM (REMAIN)



TREE 8 - GUMBO LIMBO (REMAIN)



TREE 9 - PIGEON PLUM (REMAIN)



TREE / SHRUB 10 - BLACK IRONWOOD (REMAIN)



TREE 11 - PINK TABEBUIA (REMAIN)



TREE 12 - COCONUT PALM (REMAIN)



TREE 13 - PINK TABEBUIA (REMAIN)



TREE 14 - PINK TABEBUIA (REMAIN)



TREE 15 - PINK TABEBUIA (REMAIN)



TREE 16 - TAMARIND TREE (REMAIN)



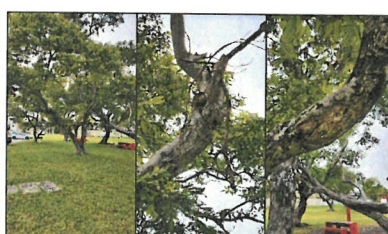
TREE A - COCONUT PALM (REMOVE)



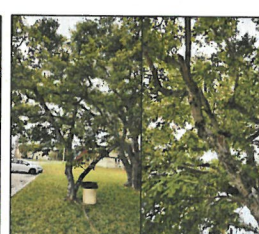
TREE B - ROYAL POINCIANA (REMOVE)



TREE C - COCONUT PALM (REMOVE)



TREE D - JAMAICAN DOGWOOD (REMOVE)



TREE E - JAMAICAN DOGWOOD (REMOVE)



TREE F - STRANGLER FIG (REMOVE)



TREE H - GREEN BUTTONWOOD (REMOVE)



TREE K - GREEN BUTTONWOOD (REMOVE)



TREE M - JAMAICAN DOGWOOD (REMOVE)



TREE N - JAMAICAN DOGWOOD (REMOVE)



TREE O - ROYAL POINCIANA (REMOVE)



TREE P - GUMBO LIMBO (REMOVE)



TREE Q - JAMAICAN DOGWOOD (REMOVE)



TREE R - GUMBO LIMBO (REMOVE)



TREE S - GREEN BUTTONWOOD (REMOVE)



TREE T - WASHINGTON PALM (REMOVE)



TREE U - GUMBO LIMBO (REMOVE)

PREPARED BY:
ECOPLAN
INC.
11000 N. W. 11TH AVE.
SUITE 100
MIAMI, FL 33150
TEL: 305.555.1100
WWW.ECOPLANFL.COM

FOR USE BY:
KEY WEST HOUSING AUTHORITY

SITE PLAN

KEY WEST HOUSING AUTHORITY
KEY WEST, FLORIDA
DUNLOP DRIVE

EXISTING TREE PHOTOS W/ DEPOSITION

DATE: 3/20/2025
PROJECT: R. 3408
DRAWN BY: J.P.
CHECKED BY: J.H.
SCALE: INDICATED
BY: J.P.
DATE: 3/20/25
BY: J.H.
DATE: 3/20/25

Digitally signed by John P. Hamilton DN: cn=John P. Hamilton, o=ECOPLAN INC., ou=ECOPLAN INC., email=jph@ecoplan.com, c=US
Date: 2025.04.28 14:27:35-0400

SHEET NUMBER
T-2



TREE V - ROYAL POINCIANA (REMOVE)



TREE W - WASHINGTON PALM (REMOVE)



TREE X - COCONUT PALM (REMOVE)

INSPIRED BY:
ECCOPLAN
ECOLOGICAL DESIGN, PLANNING, AND LANDSCAPE
CONSULTING
1111 S. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304

INSPIRED FOR:
KEY WEST HOUSING AUTHORITY

SITE PLAN

KEY WEST HOUSING AUTHORITY
DUNLOP DRIVE

KEY WEST, FLORIDA

EXISTING TREE PHOTOS W/ DISPOSITION

DATE	3/15/2025
PROJECT #	2438
DRAWN BY	HP
CHECKED BY	JH
SCALE	INDICATED

REVISION
DATE
BY
DESCRIPTION

DATE
BY
DESCRIPTION

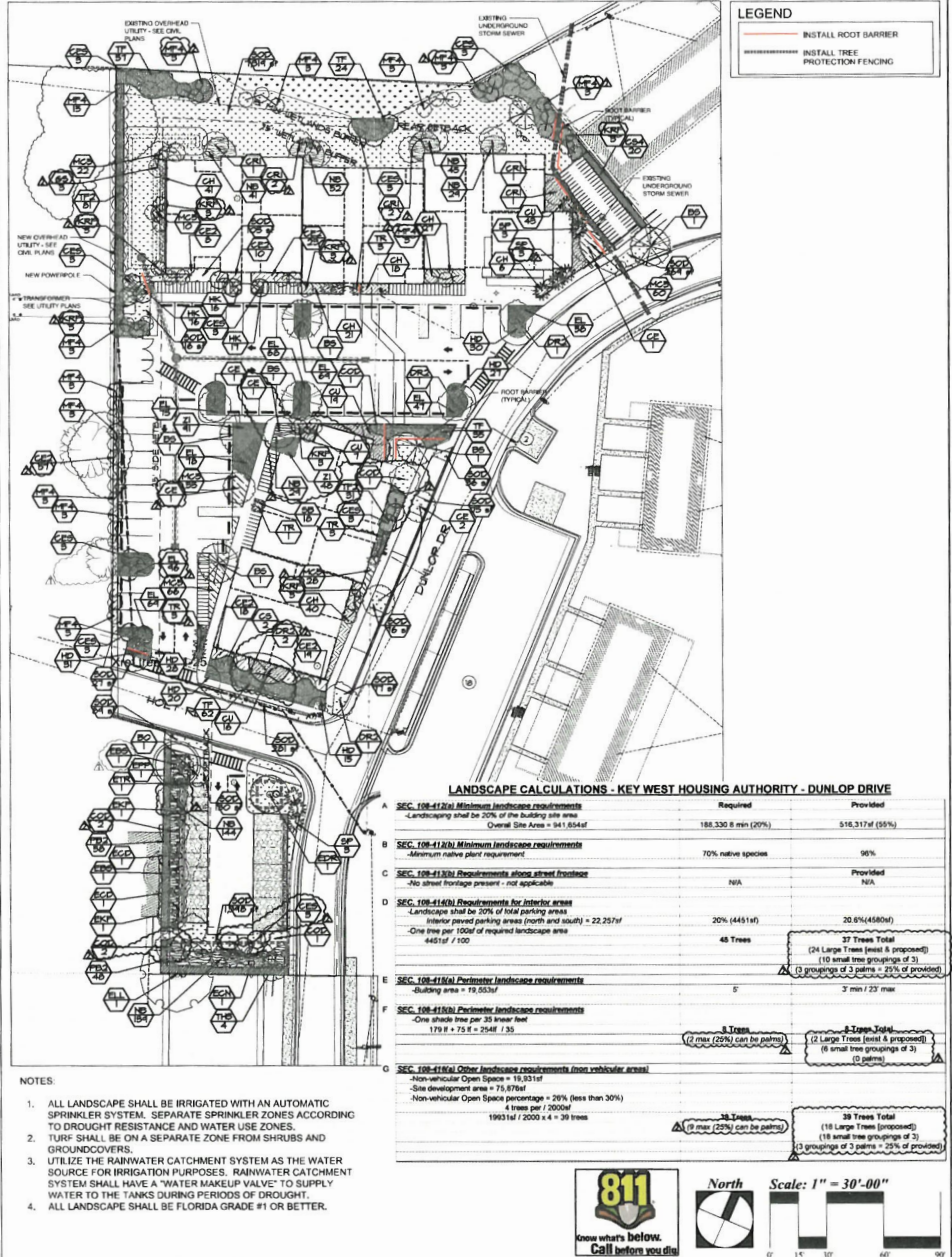
DATE
BY
DESCRIPTION

Digitally signed by John F. Hampton
 DN: cn=John F. Hampton
 o=John F. Hampton
 ou=John F. Hampton
 email=jhampton@eccoplan.com
 c=US
 Date: 2025.04.28 14:27:54-0400

SHEET NUMBER

T-3

PLANT SCHEDULE							
SYMBOL	CODE	QTY	SPECIES NAME	COMMON NAME	CONTAINER	SIZE	CAULIPER
PLANT SCHEDULE							
	BO	1	Boumiera succulenta	Bahama Strongbark	45 gal. min.	10-12' HT. x 4' SPR	3" MIN
	BS	6	Bursaria sinaruba	Gumbo Limbo	FO&B&B	12'-14' HT. 6' SPR	4" cal.
	CR1	1	Clusia rosea	Autograph Tree	45 gal. min.	12' HT. X 6' SPR	3"
	COD	2	Coccoloba diversifolia	Pigeon Plum	45 gal. min.	12' HT. 4'-5' SPR	2" MIN
	CE	14	Conocarpus erectus	Green Buttonwood	FO&B&B	12' HT x 6' SPR 6' CT	2.5" cal. standard
	CES	27	Conocarpus erectus 'variegatus'	Silver Buttonwood	FO&B&B	12' HT x 6' SPR 6' CT	2.5" cal. standard
	CS	2	Gordia sebastena	Orange Geger Tree	FO&B&B	12' HT. 4'-5' SPR	2.5" MIN
	DR2	5	Delonix regia	Royal Poinciana	FO&B&B	12' HT. 6' SPR	3.5" MIN
	GS	3	Guaiacum sanctum	Lignum Vitae	FO&B&B	10' HT. 5' SPR	2.5" MIN
	KRF	21	Krugiodendron ferreum	Black Ironwood	25 gal.	7-8' HT x 4' SPR	1.5" MIN
	LL	1	Lysitoma latifolia	Wild Tamarind	FO&B&B	12'-14' HT. 6' SPR	3.5" CAL. STANDARD
	MF4	21	Myrdanthus fragrans	Twiberry	15 gal.	6' HT x 4' SPR	FULL TO GROUND (NO CT)
EXISTING TREES							
	EBS	2	Bursaria sinaruba	Gumbo Limbo	EXISTING		
	ECD	2	Coccoloba diversifolia	Pigeon Plum	EXISTING		
	ECN	1	Cocos nucifera	Coconut Palm	EXISTING	Existing	
	EDR	1	Delonix regia	Royal Poinciana	EXISTING	Existing	
	EKF	2	Krugiodendron ferreum	Black Ironwood	EXISTING	Existing	
	ELL	1	Lysitoma latifolia	False Tamarind	EXISTING	Existing	
	EPP	1	Piscidia piscipola	Jamaican Dogwood	EXISTING	Existing	
	ETH	4	Tabebuia heterophylla	Pink Tabebuia	EXISTING	Existing	
	ETR	1	Thrinax radata	Florida Thatch Palm	EXISTING	Existing	
PALM TREES							
	SP	9	Sabal palmetto	Cabbage Palm	FO&B&B	10'-14' CT. STAGGER HEIGHTS	12" MIN.
	TR	10	Thrinax radata	Florida Thatch Palm	FO&B&B	6'-8' CT. Vary Heights	
SHRUB AREAS							
	CH	153	Chrysalanthus 'horizontalis'	Horizontal Coco Plum	3 gal@ 24" HT	24" X 24"	36" o.c.
	CS4	20	Clusia guiffiera	Small Leaf Clusia	3 gal@ 24" HT	24" X 24"	36" o.c.
	CU	85	Coccoloba uvifera	Sea Grape	7 gal	36" HT X 30" W	42" o.c.
	CE2	135	Conocarpus erectus variegatus	Silver Button Wood	3 gal@ 30" HT	30" HT x 24" W	36" o.c.
	PB2	106	Psychotria ligustrifolia	Bahama Coffee	3 gal	24" HT x 18" SPR	36" o.c.
	TF2	208	Tripsacum dactyloides	Fakahatchee Grass	3 gal@ 30" HT	30" X 30"	36" o.c.
	TF	176	Tripsacum floridanum	Florida Gamagrass	3 gal@ 30" HT	30" HT x 24" W	36" o.c.
GROUND COVERS							
	EL	560	Eriodora littoralis	Golden Creeper	1 Gal.	8"x12"	18" o.c.
	HD	151	Helianthus debilis	Beach Sundew	1 Gal.	12"x12"	18" o.c.
	HK	109	Hymenocallis keyensis	Spider Lily	1 gal@ 18" HT	15" HT x 12" SPR	18" o.c.
	MC5	221	Muhlenbergia capillaris	Pink Muhly	1 gal@ 15" HT	15" HT x 12" SPR	24" o.c.
	NB	479	Nephrolepis biserrata	Giant Swordfern	1 gal	18" HT x 18" SPR	24" o.c.
	SB	16	Spartina bakeri	Sand Cord Grass	1 gal	12"x12"	18" o.c.
	ZI	139	Zamia pumila	Florida Cootle	1 Gal.	12"x12"	18" o.c.
SOODEL							
	SOD	10,523 sf	Stenotaphrum secundatum 'Palmetto'	'Palmetto' St. Augustine Sod	sod		



Conceptual Landscape Approval



THE CITY OF KEY WEST

Tree Commission

Post Office Box 1409 - Key West, FL 33041-1409

Telephone: 305-809-3723

April 16, 2025

Housing Authority of Key West
1400 Kennedy Dr Ste A
Key West, FL 33040

Gavin Scarbrough
610 White St
Key West, FL 33040

To Whom It May Concern:

The City of Key West Tree Commission recently considered your permit application, TP2025-0003, for Conceptual Landscape Plan approval with tree removal for 1671 Dunlap Dr. Key West, Florida, at their regularly scheduled meeting on April 15, 2025.

The Tree Commission approved the Conceptual Landscape Plan, to remove 3-Royal Poincianas (Trees B, O, V), 5-Jamaican Dogwoods (Trees D, E, M, N, Q), 1-Strangler Fig (Tree F), 3-Buttonwoods (Trees H, K, S), 3-Gumbo Limbos (Trees P, R, U), 4-Coconut Palms (Trees A, C, X, 2), and 2-Washingtonian Palms (Trees T and W), provided the palm to dicot ratio is re-evaluated and the proposed palms make up no more than 25% of the landscape plan pursuant to City Code Sec 108-481.

This approval now allows the project to proceed through the review process with the Planning Board. Once you have received approvals from these boards, an application should be made again to the Tree Commission for Final Landscape Plan approval with Tree Removal. Final Landscape Approval will be determined by the Tree Commission.

If you have any questions, please call the office at (305) 809-3768.

Sincerely,

Misha McRAE
Chairman, Tree Commission

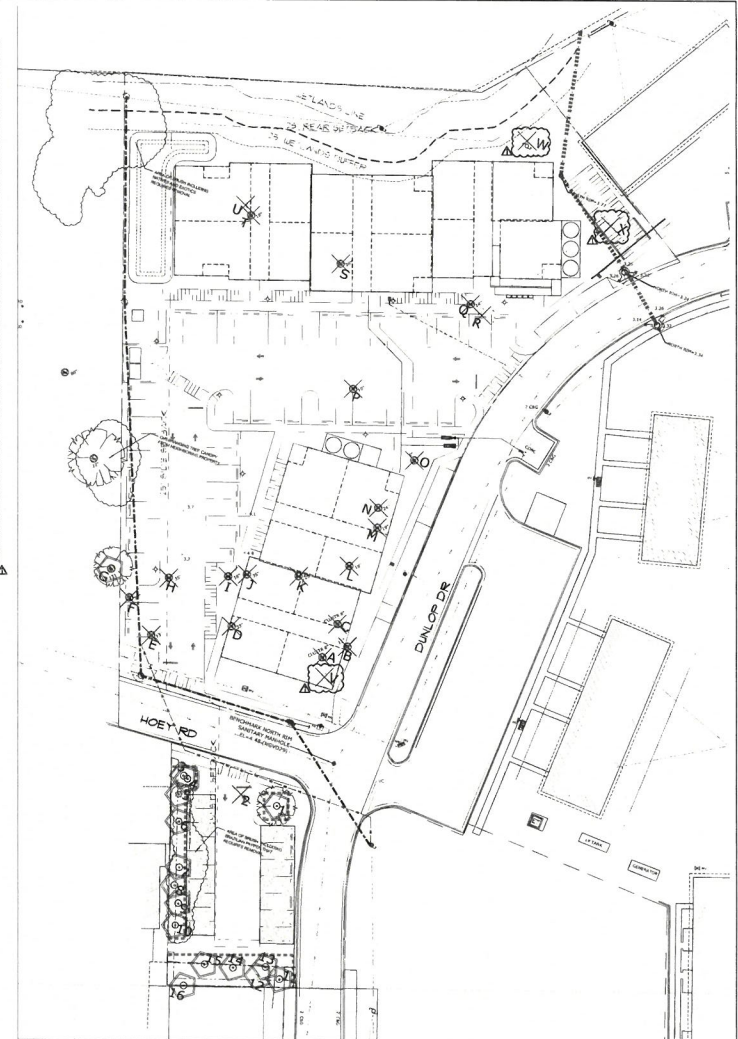
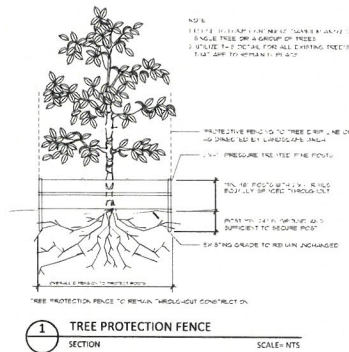
Key West Housing Authority - Poinciana Plaza Landscape Architects Tree Disposition Table.
Site Visit - January 14, 2025

TREE #	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (ft)	EST. WIDTH (ft)	EST. PALM CLEAR TRUNK (ft)	TRUNK #1 DBH (in)	TRUNK #2 DBH (in)	TRUNK #3 DBH (in)	TRUNK #4 DBH (in)	HEALTHY CONDITION	PROPOSED DISPOSITION	OBSERVATIONS	TOTAL DIA OF TRUNKS REMOVED (OR CITY OF PALM)
1	Royal Poinciana	Delonix regia	18	30	27	10				GOOD	REMAIN	Poor form, surface roots, punning scars, some broken limbs	1
2	Coconut Palm	Cocos nucifera	30	40		N/A				GOOD	REMAIN		
3	Gumbo Limbo	Bursera simaruba	17	14		6				GOOD	REMAIN	Crowding, non-symmetrical growth, possible volunteer	
4	Jamaican Dogwood	Placida placipula				2	3			FAIR	REMAIN	Two trunks, crowding, non-symmetrical growth, possible volunteer	
5	Thatch Palm	Thrinax radiata	15			N/A				GOOD	REMAIN	Three trunks	
6	Black Ironwood	Krugiodendron ferreum	12		7.8.4	4				GOOD	REMAIN	Shrub form, crowded with Brazilian Pepper	
7	Pigeon Plum	Coccoloba diversifolia	16			6	6			GOOD	REMAIN	Crowding from adjacent overgrowth of Brazilian Pepper	
8	Gumbo Limbo	Bursera simaruba	30			10	8			GOOD	REMAIN	Two trunks, crowding, possible volunteer	
9	Pigeon Plum	Coccoloba diversifolia	14			5				GOOD	REMAIN	Crowding from adjacent overgrowth of Brazilian Pepper	
10	Black Ironwood	Krugiodendron ferreum	12			4				GOOD	REMAIN	Shrub form, crowded with Brazilian Pepper	
11	Pink Tabebuia	Tabebuia heterophylla	18			6				GOOD	REMAIN	Crowding, at fence line, possible volunteer	
12	Coconut Palm	Cocos nucifera		18		N/A				GOOD	REMAIN	Not accessible, behind fence	
13	Pink Tabebuia	Tabebuia heterophylla	16			5				GOOD	REMAIN	Crowding, at fence line, possible volunteer	
14	Pink Tabebuia	Tabebuia heterophylla	32			12				GOOD	REMAIN	Crowding, at fence line, possible volunteer	
15	Pink Tabebuia	Tabebuia heterophylla	16			5				GOOD	REMAIN	Crowding, at fence line, possible volunteer	
16	Tamarind Tree	Lysitome latifolium	35			20				GOOD	REMAIN	Not accessible, behind fence	
A	Coconut Palm	Cocos nucifera			25	N/A				FAIR	REMOVE	Puncturing at top 1/3 of trunk	1
B	Royal Poinciana	Delonix regia			11					GOOD	REMOVE	Exposed root, broken branch	11
C	Coconut Palm	Cocos nucifera			18	N/A				FAIR	REMOVE	Puncturing at top 1/3 of trunk	
D	Jamaican Dogwood	Placida placipula				15	17			FAIR	REMOVE	Low crotch, broken primary leader, decay, insect damage, flush cuts, storm damage, over mature	31
E	Jamaican Dogwood	Placida placipula				12	7			FAIR	REMOVE	Low crotch, poor structure, crowded, broken primary leader, storm damage, insect damage	18
F	Strangler Fig	Ficus aurea				41				GOOD	REMOVE*	Leaning, recent broken branch wound, decay at old cuts, low trunk fork, poor form	41
G	Royal Poinciana	Delonix regia								POOR	OFF SITE	Off site tree, sparse canopy, broken primary leaders, significant decay, leaning, lifted roots, broken branches	
H	Green Buttonwood	Conocarpus erectus				20	21			GOOD	REMOVE	Low crotch, leaning, poor form, decay	41
I	Green Buttonwood	Conocarpus erectus									DAMAGED TREE ALREADY APPROVED FOR REMOVAL		
J	Green Buttonwood	Conocarpus erectus									DAMAGED TREE ALREADY APPROVED FOR REMOVAL		
K	Green Buttonwood	Conocarpus erectus				24				FAIR	REMOVE	Leaning, former primary trunk removal, decay	24
L	Green Buttonwood	Conocarpus erectus									DAMAGED TREE ALREADY APPROVED FOR REMOVAL		
M	Jamaican Dogwood	Placida placipula				9	8	5	6	FAIR	REMOVE	Low crotch, chlorotic leaves, broken branch sections, decay	29
N	Jamaican Dogwood	Placida placipula				11	14			FAIR	REMOVE	Low crotch, broken branches, broken primary leader, flush cuts, leaning, lifted and exposed roots	24
O	Royal Poinciana	Delonix regia	10	22		7				GOOD	REMOVE	Poor form	7
P	Gumbo Limbo	Bursera simaruba	14	15		10				GOOD	REMOVE	Broken primary leader	10
Q	Jamaican Dogwood	Placida placipula				4	4	7	4	FAIR	REMOVE	Former primary trunk removal, multiple secondary trunks, chlorotic leaves	18
R	Gumbo Limbo	Bursera simaruba				5				FAIR	REMOVE	Poor form, crowding	5
S	Green Buttonwood	Conocarpus erectus				14	12			GOOD	REMOVE	Low crotch, former primary trunk removal	26
T	Washington Palm	Washingtonia robusta				9	N/A			GOOD	REMOVE	Invasive, good form	1
U	Gumbo Limbo	Bursera simaruba								GOOD	REMOVE	Invasive, good form	1
V	Royal Poinciana	Delonix regia	12	10		3				DEAD	REMOVE	Dead tree, poor form	3
W	Washington Palm	Washingtonia robusta	10			2	N/A			GOOD	REMOVE	Invasive, good form, appears to be volunteer	1
X	Coconut Palm	Cocos nucifera			25	N/A				FAIR	REMOVE	Puncturing at top 1/3 of trunk	1

*Ficus removal requires permit as per section 110-322

NOTES:

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



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

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

North

Scale: 1" = 30'-00"

0' 15' 30' 60' 90'

PREPARED BY: ECOPLAN
KEY WEST HOUSING AUTHORITY
SITE PLAN
KEY WEST, FLORIDA
DUNLOP DRIVE
OVERALL TREE DISPOSITION PLAN
DATE: 2/10/2025
PROJECT #: 238
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED
SHEET NUMBER: T-0



TREE 1 - ROYAL POINCIANA (REMAIN)



TREE 2 - COCONUT PALM (REMOVE)



TREE 3 - GUMBO LIMBO (REMAIN)



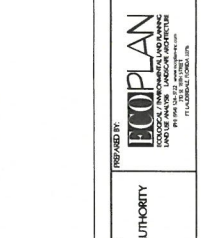
TREE 4 - JAMAICAN DOGWOOD (REMAIN)



TREE 5 - THATCH PALM (REMAIN)



TREE / SHRUB 6 - BLACK IRONWOOD (REMAIN)



TREE 7 - PIGEON PLUM (REMAIN)



TREE 8 - GUMBO LIMBO (REMAIN)



TREE 9 - PIGEON PLUM (REMAIN)



TREE / SHRUB 10 - BLACK IRONWOOD (REMAIN)



TREE 11 - PINK TABEBUIA (REMAIN)



TREE 12 - COCONUT PALM (REMAIN)



TREE 13 - PINK TABEBUIA (REMAIN)



TREE 14 - PINK TABEBUIA (REMAIN)



TREE 15 - PINK TABEBUIA (REMAIN)



TREE 16 - TAMARIND TREE (REMAIN)



TREE A - COCONUT PALM (REMOVE)



TREE B - ROYAL POINCIANA (REMOVE)



TREE C - COCONUT PALM (REMOVE)



TREE D - JAMAICAN DOGWOOD (REMOVE)



TREE E - JAMAICAN DOGWOOD (REMOVE)



TREE F - STRANGLER FIG (REMOVE)



TREE H - GREEN BUTTONWOOD (REMOVE)



TREE K - GREEN BUTTONWOOD (REMOVE)



TREE M - JAMAICAN DOGWOOD (REMOVE)



TREE N - JAMAICAN DOGWOOD (REMOVE)



TREE O - ROYAL POINCIANA (REMOVE)



TREE P - GUMBO LIMBO (REMOVE)



TREE Q - JAMAICAN DOGWOOD (REMOVE)



TREE R - GUMBO LIMBO (REMOVE)



TREE S - GREEN BUTTONWOOD (REMOVE)



TREE T - WASHINGTON PALM (REMOVE)



TREE U - GUMBO LIMBO (REMOVE)



TREE V - ROYAL POINCIANA (REMOVE)



TREE W - WASHINGTON PALM (REMOVE)

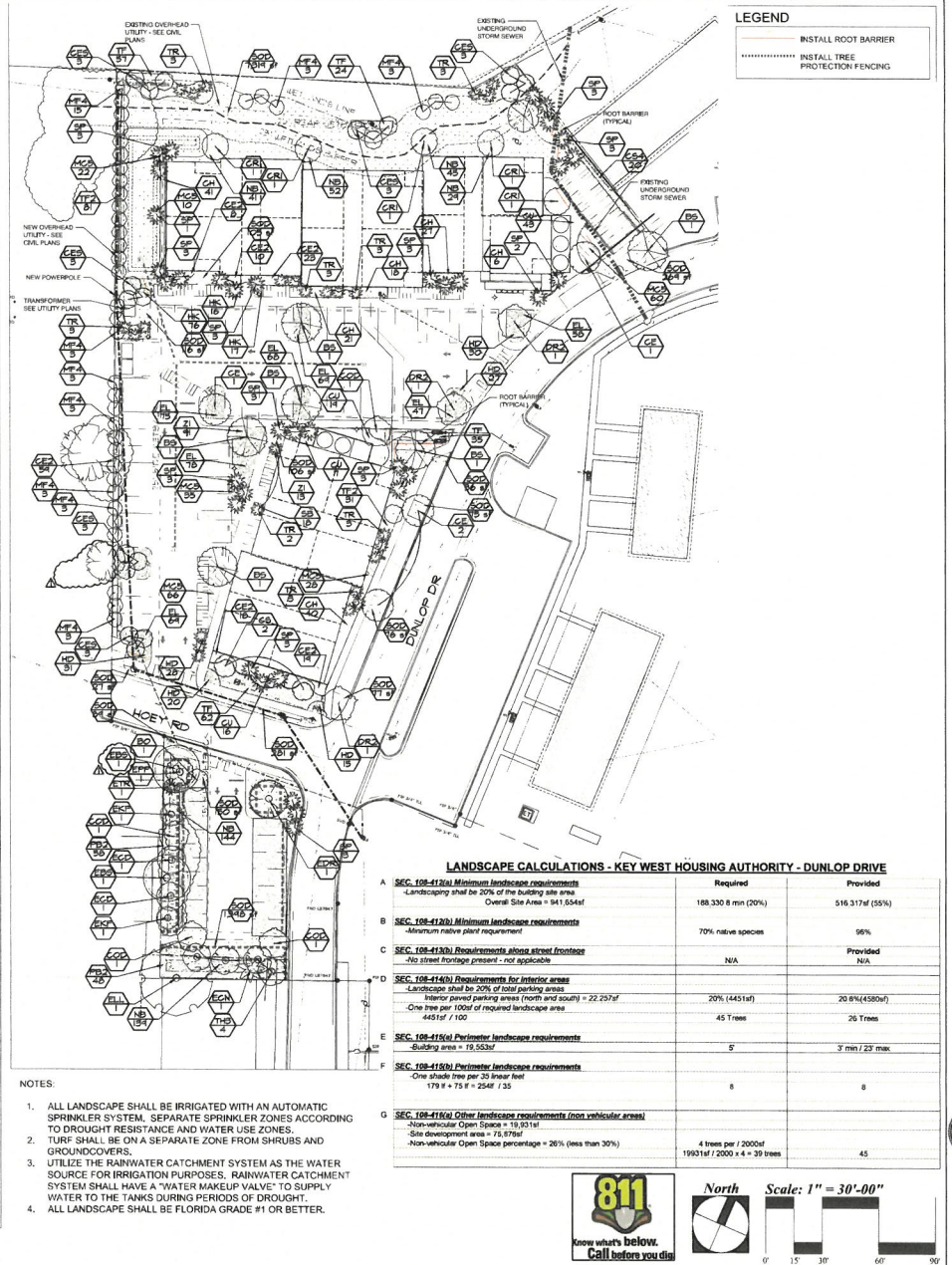


TREE X - COCONUT PALM (REMOVE)



PREPARED BY: ECOPLAN <small>ECOLOGICAL, ENVIRONMENTAL, AND PLANNING CONSULTANTS, INC. 1111 S. W. 15th Ave., Suite 200 Ft. Lauderdale, FL 33304</small>	PREPARED FOR: KEY WEST HOUSING AUTHORITY	PROJECT NO.: 2438
	SITE PLAN	DISTINGUISHING TREE PHOTOS W/ DISPOSITION
KEY WEST HOUSING AUTHORITY DUNLOP DRIVE KEY WEST, FLORIDA		DATE: 2/10/2021 DRAWN BY: HP CHECKED BY: JH SCALE: INDICATED
DIVISION: DATE: 2/10/21 TIME: 10:00 AM BY:	SHEET NUMBER: T-3	

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE
TREES						
	BO	1	Bournea succulenta	Bahama Strongbark	45 gal. min.	10-12' HT, x 4' SPR
	BS	6	Bursera simaruba	Gumbo Limbo	FG/BA/B	12-14' HT, 6' SPR
	CR1	5	Clusia rosea	Autograph Tree	45 gal. min.	12' HT, X 6' SPR
	COD	4	Coccoloba diversifolia	Pigeon Plum	45 gal. min.	12' HT, 4-6' SPR
	CE	4	Conocarpus erectus	Green Buttonwood	FG/BA/B	12' HT x 6' SPR, 6' CT
	CES	18	Conocarpus erectus 'serotinus'	Silver Buttonwood	FG/BA/B	12' HT x 6' SPR, 6' CT
	CS	2	Cordia sebestena	Orange Ginger Tree	FG/BA/B	12' HT, 4-5' SPR
	DR2	3	Delonix regia	Royal Poinciana	FG/BA/B	12' HT, X 6' SPR
	GS	1	Guaiacum sanctum	Lignum Vitae	FG/BA/B	10' HT, X 5' SPR
	LL	1	Lysionna latisiqua	Wild Tamarind	FG/BA/B	12-14' HT, 6' SPR
	MF4	39	Myrcianthes fragrans	Twiberry	15 gal.	6' HT x 4' SPR
EXISTING TREES						
	EBS	2	Bursera simaruba	Gumbo Limbo	EXISTING	
	ECD	2	Coccoloba diversifolia	Pigeon Plum	EXISTING	
	EON	1	Cocos nucifera	Coconut Palm	EXISTING	Existing
	EDR	1	Delonix regia	Royal Poinciana	EXISTING	Existing
	EKF	2	Krugiodendron ferreum	Black Ironwood	EXISTING	Existing
	ELL	1	Lysionna latisiquum	False Tamarind	EXISTING	Existing
	EPP	1	Pisonia piapula	Jamaican Dogwood	EXISTING	Existing
	TH3	4	Tabebuia heterophylla	Pink Tabebuia	EXISTING	Existing
	ETR	1	Thrinax radiata	Florida Thatch Palm	EXISTING	Existing
PALM TREES						
	SP	36	Sabal palmetto	Cabbage Palm	FG/BA/B	10'-14" CT, STAGGER HEIGHTS
	TR	26	Thrinax radiata	Florida Thatch Palm	FG/BA/B	6'-8" CT, Vary Heights
SHRUBS						
	CH	153	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	3 gal @ 24" HT	24" X 24"
	CS4	20	Clusia guiliera	Small Leaf Clusia	3 gal @ 24" HT	24" X 24"
	CU	85	Coccoloba uvifera	Sea Grape	7 gal	36" HT X 30"W
	CE2	137	Conocarpus erectus serotinus	Silver Button Wood	3 gal @ 30" HT	30" HT x 24" W
	PB2	106	Psychotria ligustrifolia	Bahama Coffee	3 gal	24" HT x 18" SPR
	TF2	208	Trispacum dactyloides	Fakahatchee Grass	3 gal @ 30" HT	30"x30"
	TF	178	Trispacum floridanum	Florida Gamagrass	3 gal @ 30" HT	30" HT x 24" W
GROUND COVERS						
	EL	597	Erodia littoralis	Golden Creeper	1 Gal.	8"x12"
	HD	151	Helianthus debilis	Beach Sunflower	1 Gal.	12"x12"
	HK	109	Hymenocallis keyensis	Spider Lily	1 gal @ 18" HT	15" HT x 12" SPR
	MCS	221	Muhlenbergia capillaris	Pink Muhly	1 gal @ 15" HT	15" HT x 12" SPR
	NB	450	Nephrolepis biserrata	Giant Swordfern	1 gal	18" HT x 18" SPR
	SB	18	Spartina bakeri	Sand Cord Grass	1 gal	12"x12"
	ZI	104	Zamia pumila	Florida Coontie	1 Gal.	12"x12"
SCODIFIED						
	SOD	10,629 sf	Stenotaphrum secundatum 'Palmetto'	'Palmetto' St. Augustine Sod	sod	



PREPARED BY: **ECOPLAN**
LANDSCAPE ARCHITECT
11000 SW 15th Ave, Suite 100
Miami, FL 33184
Tel: 305.444.1100
Fax: 305.444.1101
www.ecoplan.com

PREPARED FOR: **KEY WEST HOUSING AUTHORITY**

SITE PLAN

KEY WEST, FLORIDA

DUNLOP DRIVE

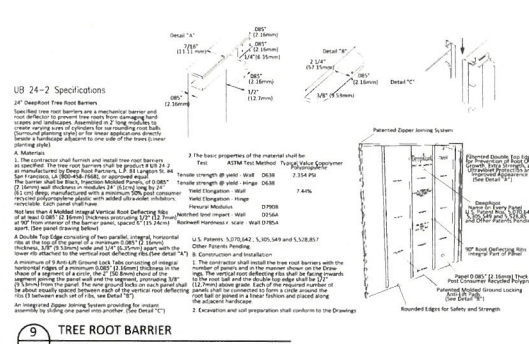
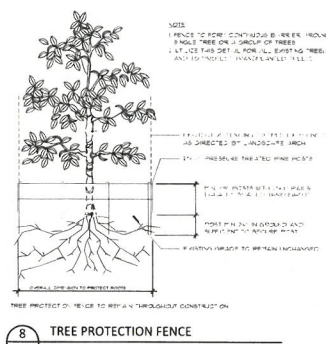
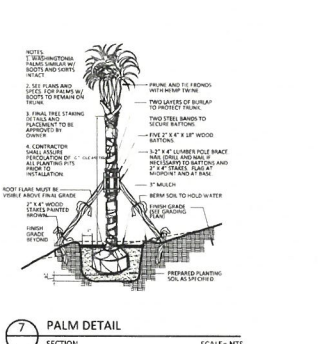
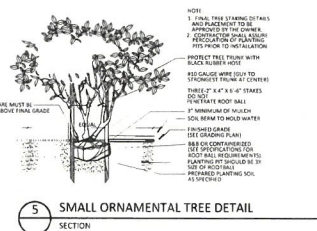
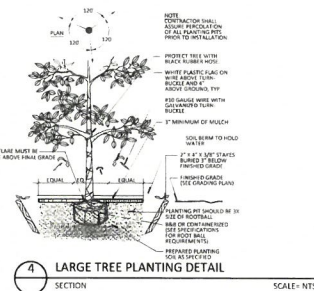
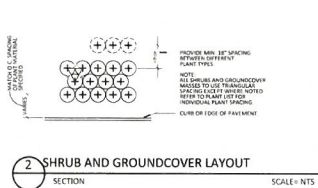
OVERALL LANDSCAPE PLAN

DATE: 2/27/2023
PROJECT #: 2438
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISION: BY DATE
1. TREE COMMENT 3/27/23 JH

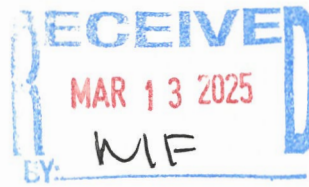
Digitally signed by JH
DN: cn=JH, o=Key West Housing Authority, ou=Key West Housing Authority, email=jh@keywesthousingauthority.com, c=US

KEY NUMBER: **L-1**



9. PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AND SEEDED AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, FRABLE, NATURAL, HUMUS SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 3 cm in ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO SOIL GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINIED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 10 cm. do not OBTAIN from BGGS OR MARSHES. THE CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT SHOWING PH, P, K, AND NUTRIENTS - PH SHALL BE 5.5 TO 6.0, IF NOT THEN USE THE APPROPRIATE SOIL. AMENDMENTS TO REACH 5.5 TO 6.0.
10. CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.
11. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANS PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.
12. CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION.
13. ALL SHRUBS, GROUNDCOVERS, AND SOD SHALL BE GUARANTEED FROM NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY OWNER. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.
14. FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL REQUEST A FINAL INSPECTION BY WRITTEN LETTER TO OWNER.
15. UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE GUARANTEE/WARRANTY PERIOD BEGINS.
16. ALL SODDED AREAS SHALL BE HAND WATERED UNTIL TURF IS ESTABLISHED.
17. CONTRACTOR INSTALLING THE PLANT MATERIAL AT THE SITE WILL BE RESPONSIBLE FOR MAINTAINING THE CONDITION AND HEALTH OF THE MATERIAL (AS DOCUMENTED IN THE PHOTOGRAPHS AT THE TIME OF INSPECTION) FROM THE TIME OF INSTALLATION TO THE TIME OF TURNING OVER THE PROJECT TO THE OWNER OR OPERATOR. IF THE CONTRACTOR FAILS TO MAINTAIN THE MATERIAL AS SPECIFIED, THAT PLANT MATERIAL WILL BE REJECTED.
18. REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.

Application



TREE 2025-0003

Tree Permit ApplicationPlease Clearly Print All Information unless indicated otherwise. Date: March 12, 2025W
1
W**Tree Address** 1671 Dunlap Drive, Key West, Florida 33040**Cross/Corner Street** Duck Avenue**List Tree Name(s) and Quantity** See attached drawings.**Reason(s) for Application:**☒ **Remove** ☒ Tree Health ☐ Safety ☒ Other/Explain below☐ **Transplant** ☐ New Location ☐ Same Property ☐ Other/Explain below☐ **Heavy Maintenance Trim** ☐ Branch Removal ☐ Crown Cleaning/Thinning ☐ Crown Reduction**Additional Information and Explanation** The site is to be redeveloped for affordable housing with little room to preserve trees in place due to the available site area and site grading requirements.**Property Owner Name** Housing Authority of the City of Key West, Florida**Property Owner Email Address** sterlingr@kwha.org**Property Owner Mailing Address** 1400 Kennedy Drive, Suite A, Key West, Florida 33040**Property Owner Phone Number** 305-296-5621**Property Owner Signature** ***Representative Name** Gavin Scarbrough**Representative Email Address** Gavin@p-s-architects.com**Representative Mailing Address** 610 White Street**Representative Phone Number** 305-296-3611

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

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

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

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

400\$ Paid



Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Date March 11, 2025

Tree Address 1671 Dunlap Drive, Key West, Florida 33040

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

Property Owner Mailing Address 1400 Kennedy Drive, Suite A

Property Owner Mailing City,

State, Zip Key West, Florida 33040

Property Owner Phone Number 305-296-5621

Property Owner email Address sterlingr@kwha.org

Property Owner Signature

Representative Name Gavin Scarbrough

Representative Mailing Address 610 White Street

Representative Mailing City,

State, Zip Key West, Florida 33040

Representative Phone Number 305-296-3611

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

I Randy Sterling hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there are any questions or need access to my property.

Property Owner Signature 

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

Notary Public

Sign name: Marjorie Holly Booton

Print name: M. Holly Booton

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



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

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

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



Owner

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

Valuation

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

Historical Assessments

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

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

Map



No data available for the following modules: TRIM Notice.

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

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Detail by Registered Agent Name

Florida Not For Profit Corporation

KEY WEST HOUSING DEVELOPMENT CORPORATION

Filing Information

Document Number N24000014358

FEI/EIN Number NONE

Date Filed 09/12/2024

State FL

Status ACTIVE

Principal Address

1400 KENNEDY DRIVE
KEY WEST, FL 33040

Mailing Address

1400 KENNEDY DRIVE
KEY WEST, FL 33040

Registered Agent Name & Address

STERLING, RANDALL
1400 KENNEDY DRIVE
KEY WEST, FL 33040

Officer/Director Detail

NONE

Annual Reports

No Annual Reports Filed

Document Images

No images are available for this filing.

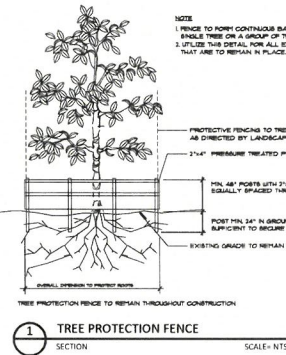
Key West Housing Authority - Poinciana Plaza - Landscape Architects Tree Disposition Table.
Site Visit - January 14, 2025

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

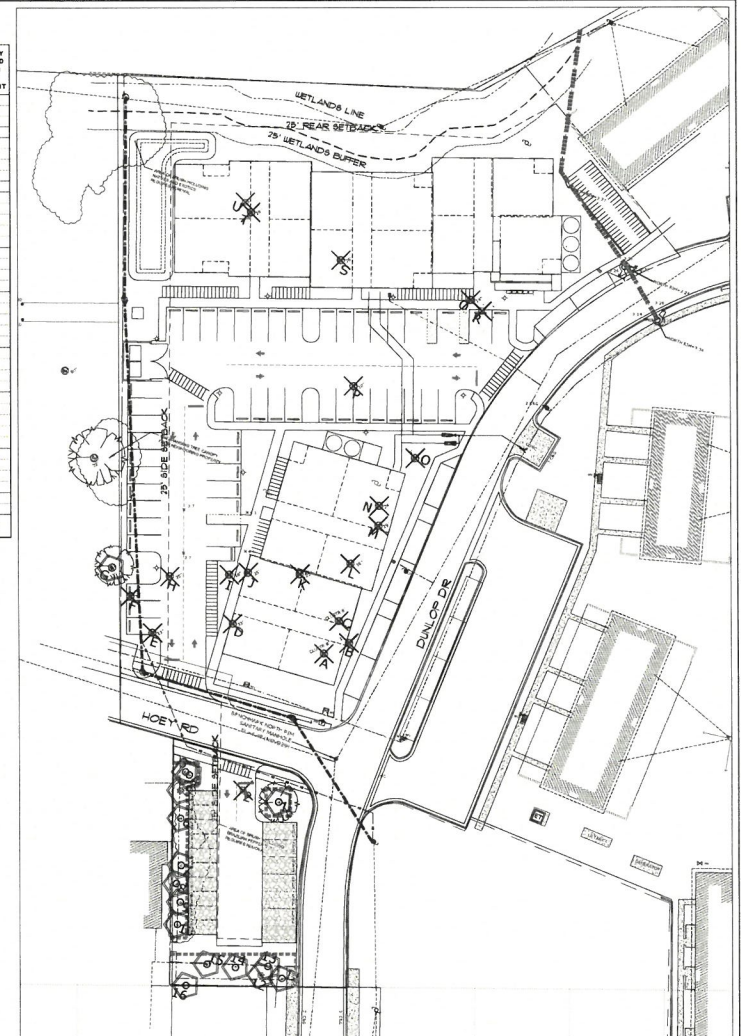
*Ficus removal requires permit as per section 110-322

NOTES:

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



1 TREE PROTECTION FENCE
SECTION
SCALE: NTS



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

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

North

Scale: 1" = 30'-00"

0 15 30 45 60

PREPARED BY: **ECOPLAN**
LANDSCAPE ARCHITECTS
11111 S. W. 11th Ave., Suite 100
Miami, FL 33150
Phone: 305.866.1111
Fax: 305.866.1112

PREPARED FOR: **KEY WEST HOUSING AUTHORITY**

SITE PLAN

KEY WEST, FLORIDA

DUNLOP DRIVE

OVERALL TREE DISPOSITION PLAN

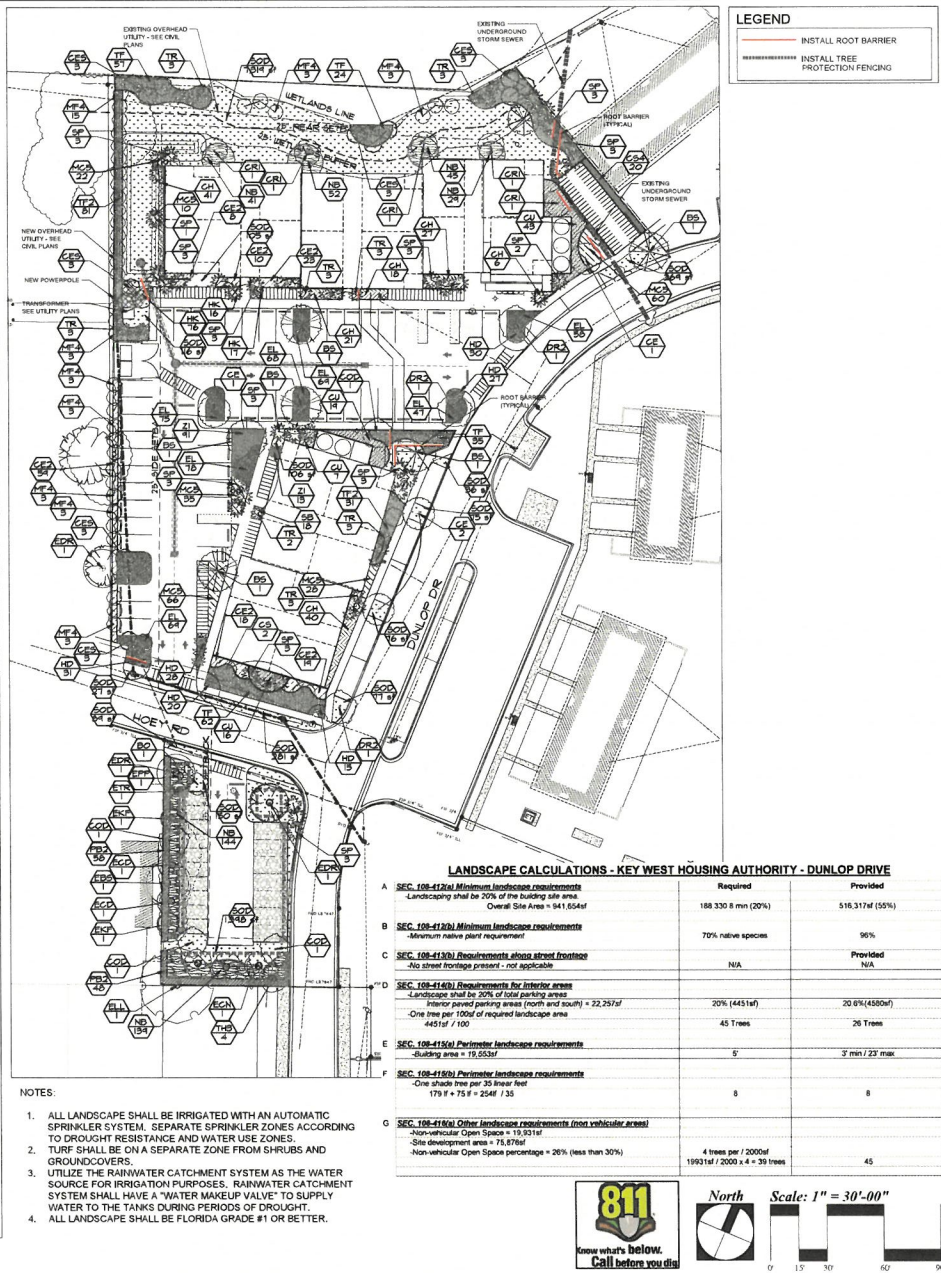
DATE: 2/10/2025
PROJECT #: 2438
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

BY: _____
DATE: _____
REVISION: _____

SEAL: _____
Digitally signed by John P. Thompson, CN=John P. Thompson, O=Key West Housing Authority, OU=Key West Housing Authority, C=US
DN: cn=John P. Thompson, o=Key West Housing Authority, ou=Key West Housing Authority, c=US
Date: 2025.02.10 10:42:39-0500

NET NUMBER: T-0

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



PREPARED BY: **ECOPLAN**
KEY WEST HOUSING AUTHORITY
SITING PLAN

KEY WEST HOUSING AUTHORITY
KEY WEST, FLORIDA
DUNLOP DRIVE

OVERALL LANDSCAPE PLAN

DATE: 2/20/2025
PROJECT #: 2408
DRAWN BY: HP
CHECKED BY: JM
SCALE: INDICATED

DATE: _____
BY: _____
REVISION: _____

SEAL: Digitally signed by John P. Hampton, CN=John P. Hampton, O=Key West Housing Authority, OU=Key West Housing Authority, C=US, Date: 2025.02.10 14:44:15-0700

SHEET NUMBER: **L-1**

