+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

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 Conceptual Landscape Plan:

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 (27)	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 (51)	2 (x2)	<u>204</u>
Black Ironwood (21)	<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:

- 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
- 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

REE	COMMON NAME	BOTANICAL NAME	64	EST. WIDTH (R)	EST. PALM CLEAR TRUNK (ft)	TRUNK #1 DBH (in)		TRUNK #3 DBH (in)	TRUNK 84 DBH (in)	HEALTH CONDITION	PROPOSED DISPOSITION	OBSERVATIONS	TOTAL DIA OF TRUNKS REMOVED (OR QTY OF PALM)
	Royal Poinciana	Delonix regia	18	30		10				GOOD		Poor form, surface roots, purning scars, some broken limbs	
	Coconut Palm	Cocos nucifera	30	40	27	N/A				GOOD	REMOVE		1
	Gumbo Limbo	Bursera simaruba	17	14		6				GOOD		Crowding, non-symetrical growth, possible volunteer	
	Jamaican Dogwood					2	3			FAIR	REMAIN	Two trunks, crowding, non-symetrical growth, possible volunteer	
	Thatch Palm	Thrinax rediate	15		7.8.4	N/A				GOOD	REMAIN	Three Trunks	
	Black Ironwood	Krugiodendron ferreum	12	_		4				GOOD	(REMAIN)	Shrub form, crowded with Brazilian Pepper	
	Pigeon Plum	Coccoloba diversifolia	16			6	6			GOOD	REMAIN S	Crowding from adjacent overgrowth of Brazilian Pepper	
	Gumbo Limbo	Bursera simaruba	30			10	8			GOOD	REMAIN {	Two trunks, crowding, possible volunteer	
	Pigeon Plum	Coccoloba diversifolia	14			5				GOOD	REMAIN {	Crowding from adjacent overgrowth of Brazilian Pepper	
10	Black Ironwood	Krugiodendron ferreum	12			4	1		1.1.1	GOOD	REMAIN }	Shrub form, crowded with Brazilan Pepper	
	Pink Tabebuia	Tabebuia heterophylla	18			6				GOOD	REMAIN	Crowding, at fenceline, possible volunteer	
	Coconut Palm	Cocos nucifera			18	N/A				GOOD	REMAIN	Not accessible, behind fence	
13	Pink Tabebuia	Tabebuia heterophylia	16			5				GOOD	REMAIN	Crowding, at fenceline, possible volunteer	
14	Pink Tabebula	Tabebuia heterophylla	32			12				GOOD	REMAIN	Crowding, at fenceline, possible volunteer	
15	Pink Tabebuia	Tabebuia heterophylla	15			5				GOOD	REMAIN	Crowding, at fenceline, possible volunteer	
16	Tamarind Tree	Lysiloma latisiliquum	35			20				GOOD	REMAIN	Not accessible, behind fence	
A	Coconut Palm	Cocos nucifera			25	N/A				FAIR	REMOVE	Penciling at top 1/3 of trunk	1
8	Royal Poinciana	Delonix regia				11				GOOD	REMOVE	Exposed root, broken branch	11
C	Coconut Palm	Cocos nucifera			18	N/A				FAIR	REMOVE	Penciling at top 1/3 of trunk	
D	Jamaican Dogwood	Piscidie piscipule				15	17			FAIR	REMOVE	Low crotch, broken primery leader, decay, insect damage, flush cuts, storm damage, over meture	31
E	Jamaican Dogwood	Piscidia piscipula				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	TRE	E IS OFF-	SITE					POOR	OFF SITE	Off site tree, sparse canopy, broken primary leaders, significant decay, leaning, lifted roots, broken branches	
н	Green Buttonwood	Conocarpus erectus				20	21			GOOD	REMOVE	Low crotch, leaning, poor form, decay	41
1	Green Buttonwood	Conocerpus erectus		VED FOR R								REE ALREADY APPROVED FOR REMOVAL	
J	Green Buttonwood	Conocarpus erectus	APPRO	VED FOR R	EMOVAL						DAMAGED T	REE ALREADY APPROVED FOR REMOVAL	
к	Green Buttonwood	Conocarpus erectus				24				FAIR		Leaning, former primary trunk removal, decay	24
L		Conocarpus erectus	APPRO	VED FOR R	EMOVAL							REE ALREADY APPROVED FOR REMOVAL	
M	Jamaican Dogwood				1	9	8	5	6	FAIR	REMOVE	Low crotch, chlorotic leaves, broken branch sections, decay	29
N	Jamaican Dogwood			-		11	14		-	FAIR	REMOVE	Low crotch, broken branches, broken primary leader, flush cuts, leaning, lifted and exposed roots	24
0	Royal Poinciana	Delonix regia	10	22		7				GOOD	REMOVE	Poor form	7
Р	Gumbo Limbo	Bursera simaruba	14	15		10				GOOD	REMOVE	Broken primary leader	10
Q	Jamaican Dogwood					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		Conocerpus erectus				14	12	1		GOOD	REMOVE	Low crotch, former primary trunk removal	26
T	Washington Palm	Washingtonia robusta		1	9	N/A		1	1	GOOD	REMOVE	Invasive, good form	1
U	Gumbo Limbo	Bursera simaruba	~~~~~	hanne	hours	3				GOOD	REMOVE	Good form, likely volunteer	
V	Royal Poinciana	Delonix regia	12	10		3				DEAD	REMOVE	Appears to be dead	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	Penciling at top 1/3 of trunk	1

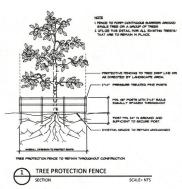
*Ficus removal requires permit as per section 110-322

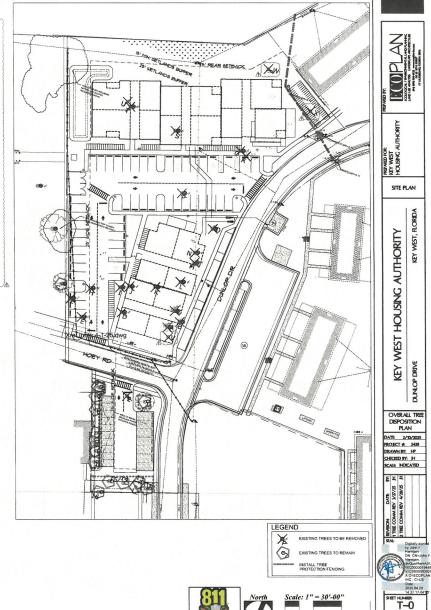
NOTES:

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 AROVER ARE PREVINAWARY MAD APPROXIMATE. APPLICATION FOR TREE REMOVAL SHALL BE MARE TO THE URBAN FORESTRY MANAGER. MIXASUE SPECIES (BRAZILLAR MEPPER A USTRALIAN PINE, LEAD THES, SEASIDE ANAGE) SHALL BE REMOVED. 1.

2.

3.





Know what's below. Call before you dig

-











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





TREE 15 - PINK TABEBUIA

TREE 13 - PINK TABEBUIA (REMAIN)

TREE 14 - PINK TABEBUIA (REMAIN)



REE 8 - GUMBO LIMBO (REMAIN

REE 16 - TAMARIND TREE (REMAIN)



TREE / SHRUB 10 - BLACK IRONWOOD (REMAIN)



TREE 9 - PIGEON PLUM (REMAIN)





TREE 11 - PINK TABEBUIA (REMAIN)

TREE C - COCONUT PALM (REMOVE)



TREE 12 - COCONUT PALM (REMAIN)











TREE H - GREEN BUTTONWOOD (REMOVE)





TREE N - JAMAICAN DOGWOOD (REMOVE)

TREE O - ROYAL POINCIANA (REMOVE)

TREE Q - JAMAICAN DOGWOOD (REMOVE)









TREE U - GUMBO LIMBO (REMOVE)

Z

))]

AUTHORITY

SITE PLAN

KEY WEST HOUSING AUTHORITY

DUNLOP DRIVE

Existing tree Photos W/ Disposition

DATE 2/10/2025 PROJECT #: 2438 DRAWN BY: HP O-ECIED BY: H SCALE INDICATED 원포포 ATTEN STATE

KEY WEST, R.ORIDA

REVEDIOR KEY WEST HOUSING A





TREE P - GUMBO LIMBO (REMOVE)

TREE R - GUMBO LIMBO (REMOVE)









TREE V - ROYAL POINCIANA (REMOVE)

TREE W - WASHINGTON PALM (REMOVE)

A

ECOP

REVAD FOR KEY WET HOUSING AUTHORITY

STTE PLAN

KEY WEST HOUSING AUTHORITY

KEY WEST, R.ORIDA

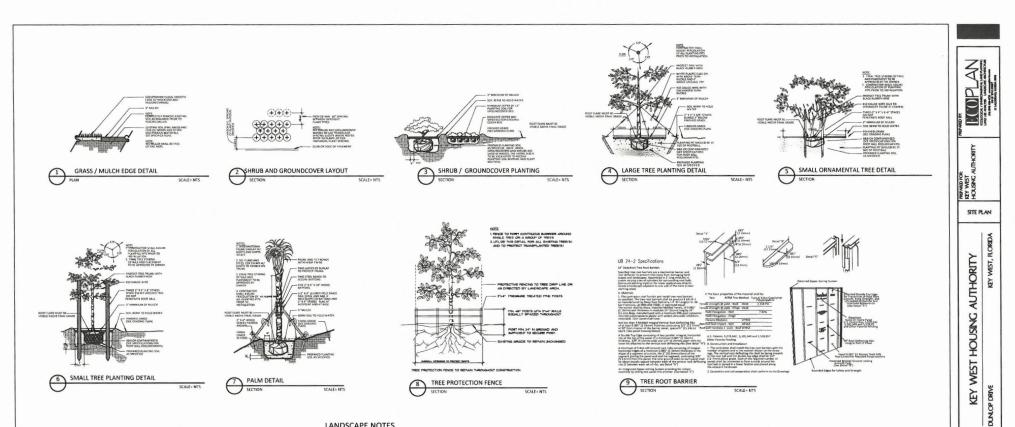
DUNLOP DRIVE

EXISTING TREE PHOTOS W/ DISPOSITION DATE: 2/10/2025 PROSCI & 2438 DRAWNIN: HP QROSD Pr: H SCALE: NDICATED

T-3

놀도도 DATE 1 3/2/25 WM REV

Image: Point series Image: Point series<	SCHEDULE							
			ROTANICAL NAME	COMMON NAME	CONTAINER	925	CALIFER	
		4	ECONTRAL BOOK	I			[ospin	
	во	1	Bourreria succulenta	Bahama Strongbark	45 gal, min,	10-12' HT. x 4' SPR	3° MIN	
	BS	6	Bursera simaruba	Gumbo Limbo	FG/888	12'-14' HT, 6' SPR	4° cal.	
) CR1 (Da	Clusia rosea	Autograph Tree	45 gal. min.	12' HT. X 6' SPR.	3.	
) 000 (70	Coccoloba diversifolia	Pigeon Plum	45 gal. min.	12" HT, 4"-5" SPR	2" MIN	
) CE (Da.	Conocarpus erectus	Green Buttonwood	FG/B&B	12' HT x 6' SPR, 6' CT	2.5° cal, standard	
	CES 8	27	Conocarpus erectus 'serioeus'	Silver Buttonwood	FG/B&B	12' HT x 6' SPR, 6' CT	2.5" cal, standard	
) cs	2	Cordia sebestena	Orange Geiger Tree	FG/888	12' HT, 4'-5' SPR	2.5* MIN	
) DR2	500	Delonix regia	Royal Poinciana	FG/B&B	12' HT, X 6' SPR,	3.5" MIN	
	Gs (30	Guaiacum sanctum	Lignum Vitea	FG/B&B	10' HT. X 5' SPR.	2.5" MIN	
	KRF	21	Krugiodendron ferreum	Black Ironwood	25 gal.	7-8' HT x 4' SPR.	1.5" MIN	2
	}	1	Lysikoma latisiliqua	Wild Tamarind	FG/B&B	12'-14' HT, 6' SPR	3.5" CAL, STANDARD	
) MF4	51	Myrclanthes fragrans	Twinberry	15 gal.	6' HT x 4' SPR	FULL TO GROUND (NO CT)	
No. No. <td>EBS</td> <td>2</td> <td>Rumera simaniba</td> <td>Gumbo Limbo</td> <td>EXISTING</td> <td></td> <td></td> <td></td>	EBS	2	Rumera simaniba	Gumbo Limbo	EXISTING			
		2						
N N	/					Existion		
		1						
) EKF	2	Krugiodendron ferreum	Black Ironwood	EXISTING	Existing		
	BELL	1	Lysiloma latsiliquum	False Tamarind	EXISTING	Existing		
	EPP	,	Piscidia piscipula	Jamaican Dogwood	EXISTING	Existing		
Image: Section of the secting of the secting of the sectio		4	Tabebuia heterophylla	Pink Tabebula	EXISTING	Existing		
Str Deal State of pairs Color Units Fried Color Units	ETR	1	Thrinax radiata	Florida Thatch Palm	EXISTING	Existing		
Image:	- 6	2	Sabal palmetto	Cabbage Palm	FG/B&B	10'-14' CT, STAGGER HEIGHTS	12" MIN.	
Image:	TR	10	Thrinax radiata	Florida Thatch Palm	FG/B&B	6'-8' CT, Vary Heights		
CH 133 Chrystelahnus cace Vescontalar Vescontal Coce Plum 3 galls 24" H 24" 24" So ca CL 203 Chain gafféra Small Let' Clasis 3 galls 24" H 24" 24" 24" 24" So ca CL 203 Choise gafféra Small Let' Clasis 3 galls 24" H 24" X 24" So ca So ca CL 203 Choise gafféra Small Let' Clasis 3 galls 24" H 24" X 24" So ca So ca CL 203 Choise gafféra Small Let' Clasis 3 galls 24" H 24" X 24" So ca	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	5421		SPACING
Cli Cli <td>Сн</td> <td>153</td> <td>Chrysopalanus icaro "Mostrootabe"</td> <td>Horizontal Core Btum</td> <td>3 nak@ 24* H*</td> <td>24* ¥ 24*</td> <td></td> <td>30" 0 "</td>	Сн	153	Chrysopalanus icaro "Mostrootabe"	Horizontal Core Btum	3 nak@ 24* H*	24* ¥ 24*		30" 0 "
Cli Cli <td>11111</td> <td>20</td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td>	11111	20			-			
Description Operation								
Description Operation	1000	and the second sec			-			
T2 200 Tipsscon dsc/bidds Falabatchee Grass 3 gall 30° HT 30° A0°	111	ma						
IF2 OM IPS and influence ontains IPS and influence ontains <thips and="" inf<="" td=""><td>-</td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td></thips>	-				-			
North Control Control <thc< td=""><td>and the second se</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></thc<>	and the second se							
L Sock Errodus Mitorals Oddem Creeper 10 al. Invite Invite Invite Sock Set Control and Controls and Contreland and Controls and Controls and	TF	178	Tripsacum floridanum	Florida Gamagrass	3 gal@ 30" HT	30" HT x 24" W		36° o.c.
Inc Cord Helsenhus debits Beach Sunflow Load 12*12* Iffe o. 10 11 Helsenhus debits Beach Sunflow Load 12*12* Iffe o. 19*0 19*0 19*0 19*0 19*17* 19*17* 19*0 19*0 19*0 19*17* 19*17* 19*0	Er d	Gas	Emotes Merels	Golden Creation	1.04	05-12	1	18" 0 -
No. 101 111 <td>-</td> <td>ma</td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td>	-	ma			-			
No. 101 111 <td>HD</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	HD							
Na Image: Constraint of the state stat	HK				-			
No Utypercension biokernita Guint Sweedrium 1 guil 10 th HT x 18 th SPR 22 th 0. SOURCE FOR IRRIGATION PURPOSES. RAINWATER CATCHMENT S8 16 Sparifike biakeri Sand Cord Grass 1 gail 12 th 12 th 12 th 18 th 0. 18 th 0. Source FOR IRRIGATION PURPOSES. RAINWATER CATCHMENT Source FOR IRRIGATION PURPOSES. Source FOR IRRIGATION PURPOSES. <td>MC5</td> <td>221</td> <td>Muhlenbergia capillaris</td> <td>Pink Muhły</td> <td>1 gal@ 15" HT</td> <td>15" HT x 12" SPR</td> <td></td> <td>24° o.c.</td>	MC5	221	Muhlenbergia capillaris	Pink Muhły	1 gal@ 15" HT	15" HT x 12" SPR		24° o.c.
S8 18 Sparthine bakeri Sand Cord Grass 1 gal 12*12* 18* 0.2 SYSTEM SHALL HAVE A YWATER MARKEUP VALVE'D TO SUMPLY. North Scale: 1" = 30*.00"	NB	479	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.
	Z1 8	139	Zamia pum l a	Florida Coontie	1 Gal.	12*x12*		18" o.c.



LANDSCAPE NOTES

 THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIAL SPECIFIED. THE FURNISHING OF LABOR, EQUIPMENT, APPLIANCES AND ALL MATERIALS CALLED FOR, AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION ON THESE PLANS. FURTHER, THE WORK SHALL INCLUDE THE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER, AND THE FULFILLING OF ALL GUARANTEE PROVISIONS AS HEREIN SPECIFIED.

IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL

I THE FUNDS, THE FUNDS SHALL CUTTINGL. 5. PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO INSTALLATION. WHEN INSPECTION WORK DOES NOT COMPLY WITH THE REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL INSUSSECTED AND FOUND TO BE ACCEPTIABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.

4. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER 4. ALL MARENALS AND ECOFFMENT SHALL DE INSTALLED IN A NEAR AND MORNMANNER MANTEN. THE O OR HIS REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT AN ORDERLY AND REASONABLE NEAT OR WORKMANLIKE APPEARANCE, PROVIDED SUCH ITEMS CAN BE PROPERLY INSTALLED IN AN ORDERLY WAY BY TYPICAL INSTALLATION METHODS

5. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH CERTIFIED BY THE MULCH AND SOIL COUNCIL (MSC). SUBMIT PROOF OF CERTIFICATION TO THE LANDSCAPE ARCHITECT UPON INSPECTION. NO RED COLORED MULCH WILL BE ACCEPTED.

6. ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUYED WITH VERTICAL 2" X 2" PINE STAKES OR 4" DIAMETER POST IN DETAILS. NO DEVIATIONS UNLESS APPROVED IN WRITING.

7. PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART PEAT MOSS AND .9 kg FERTILIZER PER CUBIC METER, WELL MIXED.

8. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER.

9. PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AND SEEDED AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR FRIABLE NATURAL LOAM SURFACE SOIL REASONABLY FREE OF SUBSOIL CLAY LUMPS BRUSH WEEDS AND CUCUR, HINBIEL, NATURAL LOAM, SUPACE SOIL, REASONABLY THEE OF SUBSOIL, CLAY LOAMS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LAGRET HAN JS AM IN AM 'DINESION, AND OTHER EXTRANEOUS OR TOXIC MATTER HABMFUL TO SOD GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL REAMED SITES WHERE TOPSOL OCCURS IN A DEPTH OF NOT LISS THAN 10 or... DO NOT OBTAIN FROM BOGS OR MARSHES. THE CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT SHOWING OF AND NUTRIENTS; OF 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 ACCEPTIANCE BY OWNER. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTIANCE 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 DY, COMPACION INSTALLING THE FLAM THAT LENGLAT. THE SITE WILL BE RESPONSIBLE FOR MATHEMATING THE CONDITION AND HEALTH OF THE MATERIAL AS DOCUMENTED IN THE PHOTOGRAPHS AT THE THING INSPECTION) FROM THE TIME OF INSTALLATION TO THE TIME OF TURNING OVER THE PROJUCT TO THE OWNER OR OPERATOR. THE CONTRACTOR FAILS TO MAINTAIN THE MATERIAL AS SPECIFIED, THAT FLAM THATEMAL WILL BE REJECTED. 18. REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.



LANDSCAPE

DATE 2/10/2025

DRAWN IN HP

CHECKED BY: H

SCALE NDICATED

L-2

E I I

DETALS

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

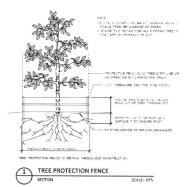
Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.

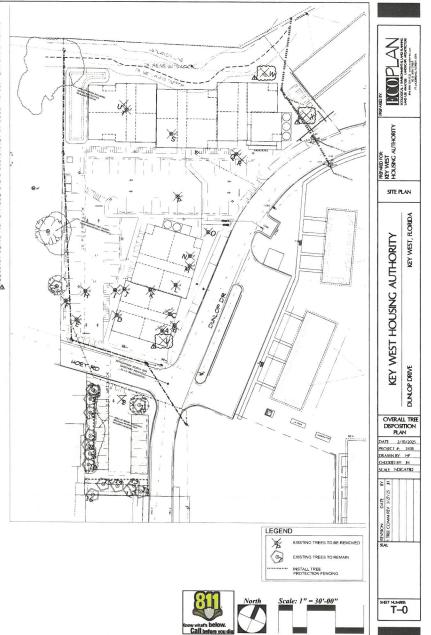
REE \$	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (ft)	EST. WIDTH (R)	EST. PALM CLEAR TRUNK	TRUNK #1 DBH (in)	TRUNK #2 DBH (in)	TRUNK #3 DBH (in)	TRUNK #4 DBH (in)	HEALTH CONDITION	PROPOSED	ORSERVATIONS	TOTAL DIA OF TRUNKS REMOVED (OR QTY OI
	Roval Poinclana				(ft)						Amon		PALM)
2	Coconut Paim	Delonix regia	18	30		10				GOOD	REMAIN	Poor form, surface roots, purning scars, some broken limbs	
	Gumbo Limbo	Cocos nucifera Bursera simaruba	30	40	27	N/A				GOOD	REMOVE		1
4	Jamaican Dogwood		11	14		6				GOOD	REMAIN	Crowding, non-symetrical growth, possible volunteer	
5	Thatch Palm	Thrinax radiata			704	2	3			FAIR	REMAIN	Two trunks, crowding, non-symetrical growth, possible volunteer	
	Black Ironwood		15		7.8.4	N/A				GOOD	REMAIN	Three Trunks	
7	Pigeon Plum	Krugiodendron ferreum Coccoloba diversifolia	12			4	-		_	GOOD	(REMAIN)	Shrub form, crowded with Brazilian Pepper	
						6	6			GOOD	REMAIN S	Crowding from adjacent overgrowth of Brazilian Pepper	
	Gumbo Limbo	Bursera simaruba	30			10	8			GOOD	{REMAIN }	Two trunks, crowding, possible volunteer	
	Pigeon Plum Black Ironwood	Coccoloba diversifolia	14			5				GOOD	REMAIN	Crowding from adjacent overgrowth of Brazilian Pepper	
	Pink Tabebuia	Krugiodendron ferreum	12			4				GOOD	REMAIN	Shrub form, crowded with Brazilian Pepper	
		Tabebuia heterophylla	18			6				GOOD	REMAIN	Crowding, at fenceline, possible volunteer	1
	Coconut Palm Pink Tabebuia	Cocos nucifera			18	N/A				GOOD	REMAIN	Not accessible, behind fence	
	Pink Tabebula Pink Tabebula	Tabebuia heterophylla	16			5				GOOD	REMAIN	Crowding, at fenceline, possible volunteer	
	Pink Tabebula Pink Tabebula	Tabebuia heterophylla	32		1	12				GOOD	REMAIN	Crowding, at fenceline, possible volunteer	
	Pink Tabebula Tamarind Tree	Tabebuia heterophylla	15		·	5				GOOD	REMAIN	Crowding, at fenceline, possible volunteer	
10	Tamannd Tree	Lysilome latisiliquum	35			20				GOOD	REMAIN	Not accessible, behind fence	-
	Coconut Polm	Cocos nucifera		·	25	N/A				FAIR	REMOVE	Penciling at top 1/3 of trunk	1
B	Royal Poinciana	Delanix regia				11				GOOD	REMOVE	Exposed root, broken branch	11
	Coconut Paim	Cocos nucifera	1		18	N/A				FAIR	REMOVE	Penciling at top 1/3 of trunk	
	Jamaican Dogwood		+			15	17			FAIR	REMOVE	Low crotch, broken primary leader, decay, insect damage, flush cuts, storm damage, over mature	31
E	Jamaican Dogwood					12	7			FAIR	REMOVE	Low crotch, poor structure, crowded, broken primary leader, storm damage, insect damage	18
	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	TRE	E IS OFF-	SITE	-				POOR	OFF SITE	Off site tree, sparse canopy, broken primary leaders, significant decay, leaning, lifted roots, broken branches	
H	Green Buttonwood Green Buttonwood	Conocerpus erectus Conocerpus erectus	APPRO	VED FOR R	EMOVAL	20	21			GOOD	REMOVE DAMAGED T	Low crotch, leaning, poor form, decay REE ALREADY APPROVED FOR REMOVAL	41
1	Green Buttonwood	Conocarpus erectus	APPRO	VED FOR R	EMOVAL							REE ALREADY APPROVED FOR REMOVAL	
к		Conocarpus erectus				24				FAIR		Leaning, former primary trunk removal, decay	24
L	Green Buttonwood	Conocerpus erectus	APPRO	VED FOR R	EMOVAL	1						REE ALREADY APPROVED FOR REMOVAL	24
м	Jamaican Dogwood					9	8	5	6	FAIR	REMOVE	Low protch, chlorotic leaves, broken branch sections, decay	29
N	Jamaican Dogwood	Piscidia piscipula				11	14			FAIR	REMOVE	Low crotch, broken branches, broken primary leader, flush cuts, leaning, lifted and exposed roots	24
0	Royal Poinciana	Delonix regia	10	22		7				GOOD	REMOVE	Poor form	7
Ρ	Gumbo Limbo	Bursera simaruba	14	15	1	10				GOOD	REMOVE	Broken primary leader	10
Q	Jamaican Dogwood	Piscidia piscipula				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	Conocerpus erectus				14	12			GOOD	REMOVE	Low crotch, former primary trunk removal	20
т	Washington Palm	Washingtonia robusta			9	N/A				GOOD	REMOVE	Invasive, good form	1
	Gumbo Limbo	Bursera simaruba			_	3				GOOD	REMOVE	Good form, likely younteer	3
v	Royal Poinciana	Delonix regia	12	10		3				DEAD	REMOVE	Appears to be dead	
w	Washington Palm	Washingtonia robusta	10		2	N/A				GOOD	REMOVE	Invasive, good form, appears to be volunteer	
X	Coconut Palm	Cocos nucifera	-		25	N/A				FAIR	REMOVE	Penoling at top 1/3 of trunk	+

*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 MINISTON FRES LISTED IN THE CHART AND PARTY AND APPROXIMATE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMATE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMATE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMATE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMATE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMATE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMATE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMATE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMATE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMATE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMATE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMATE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMATE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMATE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMENTE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMENTE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMENTE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMENTE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMENTE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMENTE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMENTE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMENTE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMENTE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMENTE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMENTE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMENTE.
 CONTRACTION FRES LISTED IN THE CHART AND VIEW APPROXIMENTE.
 CONTRACTION FRES LISTED INTO CHART AND VIEW APPROXIMENTE.
 CONTRACTION FRES LISTED INTO CHART AND VIEW APPRO







TREE 8 - GUMBO LIMBO (REMAIN)

TREE 16 - TAMARIND TREE (REMAIN)



TREE 9 - PIGEON PLUM (REMAIN)

TREE 11 - PINK TABEBUIA (REMAIN)



144 TREE 13 - PINK TABEBUIA (REMAIN)













TREE E - JAMAICAN DOGWOOD (REMOVE)

TREE F - STRANGLER FIG (REMOVE)



TREE U - GUMBO LIMBO (REMOVE)



REVISION 1

4

SITE PLAN

KEY WEST HOUSING AUTHORITY

KEY WEST, FLORIDA

DUNLOP DRIVE

EXISTING TREE PHOTOS W/ DISPOSITION

DATE 2/10/2025 PROJECT # 2438 DRAWN BY: HP

REPARED FOR KEY WIST HOUSING AUTHORITY

TREE H - GREEN BUTTONWOOD (REMOVE)



PALM (REMOVE)

TREE K - GREEN BUTTONWOOD (REMOVE)

TREE M - JAMAICAN DOGWOOD (REMOVE) TREE N - JAMAICAN DOGWOOD (REMOVE)

TREE B - ROYAL POINCIANA (REMOVE)



TREE C - COCONUT PALM (REMOVE)

TREE P - GUMBO LIMBO (REMOVE)



TREE D - JAMAICAN DOGWOOD (REMOVE)



TREE R - GUMBO LIMBO (REMOVE)



TREE S - GREEN BUTTONWOOD (REMOVE)

TREE T - WASHINGTON PALM (REMOVE)



SHEET NUMBER:



KEY WEST HOUSING AUTHORITY DUNOF DRIVE REY WEST, R.ORDA

4

Ĭ

REPARD FOR KEY WEST HOUSING AUTHORITY

SITE PLAN

REVISION DATE 1 TREE COMM REV 3/27/25

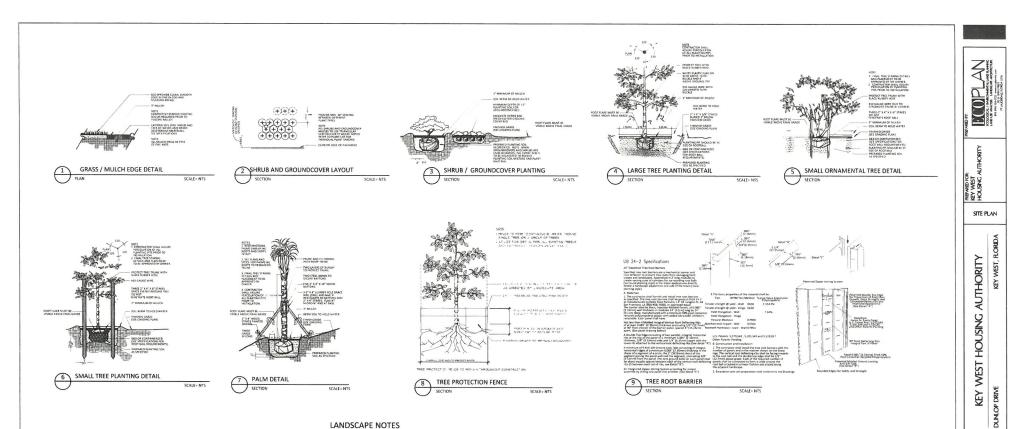
EXISTING TREE PHOTOS W/ DISPOSITION

DEPOSITION DATE 2/10/2025 PROJECT # 2438 DRAWN BY HP O-ECKED BY H SCALE INDICATED

는 I

SHET NUMBER

	EDULE CODE	Q1Y	BOTANICAL NAME	COMMON NAME	CONTAINER	5421	CALIPER		DBTING OVERHELDO UNITY SEE COM. RMMS
5	80	1	Bourrena succulenta	Bahama Strongbark	45 gal. min.	10-12' HT. x 4' SPR	3" MIN		
5	BS	6	Bursera simacuba	Gumbo Limbo	FG/B&B	12'-14' HT, 6' SPR	4" cal.		
~	CR1		Clusia rosea	Autograph Tree	45 gal. min.				The second
$\left\{ \right\}$						12' HT. X 6' SPR.	3*		
4	COD	4	Coccoloba diversifolia	Pigeon Plum	45 gal. min.	12' HT, 4'-5' SPR	2" MIN		
	CE	4	Conocarpus erectus	Green Buttorwood	FG/B&B	12' HT x 6' SPR, 6' CT	2.5" cal, standard		
)	CES	18	Conocarpus erectus 'senceus'	Silver Buttonwood	FG/B&B	12' HT x 6' SPR, 6' CT	2.5" cal, standard		
) [cs	2	Cordia sebestena	Orange Geiger Tree	FG/B&B	12' HT, 4'-5' SPR	2.5" MIN		
>	DR2	3	Delonix regia	Royal Poinclana	FG/B&B	12' HT. X 6' SPR.	3.5" MIN		
3	GS	1	Guaiacum sanctum	Lignum Vitea	FG/B&B	10' HT. X 5' SPR.	2.5" MIN		
3	u	1	Lysiloma fatisiliqua	Wild Tamarind	FG/B&B	12'-14' HT. 6' SPR	3.5" CAL, STANDARD		
1	MF4	39	Myrcianthes fragrans	Twinberry	15 gal.	6' HT x 4' SPR	FULL TO GROUND (NO CT)		
RICS					1		1		
	EBS (20	Bursera simaruba	Gumbo Limbo	EXISTING				
	ECD	2	Coccoloba diversifolia	Pigeon Plum	EXISTING				
3	ECN	1	Cocos nucifera	Coconut Palm	EXISTING	Existing			
		2	Delonix regia	Royal Poinciana	EXISTING	Existing			
)	EKF	2	Krugiodendron ferreum	Black Ironwood	EXISTING	Existing			
5	ELL	1	Lysiloma latisiliguum	False Tamarind	EXISTING	Existing		-	
2					EXISTING	Losing			
	EPP	1	Piscidia piscipula	Jamaican Dogwood	EXISTING	Existing			
/	тнз	4	Tabebula heterophylla	Pink Tabebuia	EXISTING	Existing			the
2	ETR	1	Thrinax radiata	Florida Thatch Palm	EXISTING	Existing			
5	SP	36	Sabal palmetto	Cabbage Palm	FG/B&B	10'-14' CT. STAGGER HEIGHTS	12" MIN		
vies and	TR	26	Thrinax radiata	Florida Thatch Palm	FG/B&B	6'-8' CT, Vary Heights			
	CODE	ατγ		COMMON NAME	CONTAINER	Suza		SPACING	
AS	СН	153	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	3 gal@ 24" HT	24" X 24"	1	30° o.c.	LANDSCAPE CALCULATIONS - KEY WEST HOUSING AUTHORITY - DUNLOP DRIVE A SEC. 104-1294 Infinitum Indicase requirements Required Provided
23	CS4	20	Clusia gutt/fera	Small Leaf Clusia	3 gal@ 24" HT	24" X 24"		36° o.c.	Control of the building site area Control of the building sit
-	cu	85	Coccoloba uvifera	Sea Grape	7 gal	36" HT X 30"W		42° o.c.	B SEC. 108-412(b) Minimum landscape requirements
-	CE2	137	Conocarpus erectus sericeus	Silver Button Wood	3 gal@ 30* HT	30" HT x 24" W	+	30° o.c.	Minimum native plant negativement 70% native species 96% C SEC, 109-4130) Recultiments along street frontice Provided
	PB2	106	Psychotria ligustrifolia	Bahama Coffee	3 gal	24"HT x 18"SPR	+	30° o.c.	-No street frontage present - not applicable N/A N/A
	TF2	208	Tripsacum dactyloides		3 gal@ 30* HT				Construction of the second sec
		200		Fakahatchee Grass		30"×30"	+	36" o.c.	Image: The set of the
	TF	178	Tripsacum floridanum	Florida Gamagrass	3 gal@ 30* HT	30" HT x 24" W		36° o.c.	
OVERS	EL	597	Ernodea littoralis	Golden Creeper	1 Gal.	8"x12"	1	18" o.c.	E SEC. 108-415(a) Perivater landscape requirements S 3 min / 23 max
100	-	454					+		F SC 104 J for in Industry Ind
1.1.1	HD	151	Helianthus debilis	Beach Sunflower	1 Gal.	12"x12"		18" o.c.	NOTES: 078 / 14 / 16 / 16 / 16 / 16 / 16 / 16 / 16
	нк	109	Hymenocallis keyensis	Spider lily	1 gal@ 18" HT	15" HT x 12" SPR		18" o.c.	
13	MC5	221	Muhlenbergia capillaris	Pink Muhly	1 gal@ 15" HT	15" HT x 12" SPR		24" o.c.	ALL LANDSCAPE SHALL BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM. SEPARATE SPRINKLER ZONES ACCORDING 6 SEC. 109-11160 Other landscape resultmente from vehicular areasi
122	NB	450	Nephrolepis biserrata	Giant Swordfern	1 gal	18" HT x 18" SPR	1	24" o.c.	TO DROUGHT RESISTANCE AND WATER USE ZONES.
·2. ~ .	SB	18	Spartina bakeri	Sand Cord Grass	1 gal	12"x12"		18" o.c.	IDKH SHALL BE UN A SEFARATE ZONE FROM SHRUBS AND
and the second	***	101			-				3. UTILIZE THE RAINWATER CATCHMENT SYSTEM AS THE WATER SOURCE FOR IRRIGATION PURPOSES, RAINWATER CATCHMENT
	Z	104	Zamia pumila	Florida Coontie	1 Gal.	12"x12"		18" o.c.	SYSTEM SHALL HAVE A "WATER MAKEUP VALVE" TO SUPPLY
5		10,629 st	Stenotaphrum secundatum 'Palmetto'	Codenated Co	L.	1	T		WATER TO THE TANKS DURING PERIODS OF DROUGHT.
1.1	SOD								



LANDSCAPE NOTES

1. THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS HEREIN THE WORK CONSISTS IN THE COUPLET IS NOT ADMITTED TO THE OF AUXIMITES AND AS HEREINA SPECIFIED. THE EUROPEAN AND A THE COUPLET IS NOT AUXIMITED TO THE SUPPLYING CAIL PLANT MARTHAL SPECIFIED. THE FUNNISHING OF LABOR, EQUIPMENT, APPLIANCES AND APE INSTALLATION ON THESE PLANS. FURTHER, PERFORMING ALL OPERATIONS OF MICE CONNECTION APPLICATION AND APPLICATION ON THESE PLANS. FURTHER, THE WORK SHALL INCLUDE THE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER, AND THE FULFILLING OF ALL GUARANTEE PROVISIONS AS HEREIN SPECIFIED.

2. IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL.

3. PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO INSTALLATION. WHEN INSPECTION WORK DOES NOT COMPLY WITH THE REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNIT. REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS. 4. ALL MATERIALS AND FOUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER

4. ALL WATERIALS AND EQUIPMENT SPALL BE INSTALLED IN A NEAT AND WORKMANILIE MANNEN. THE O ON HIS REPRESENTATIVE RESERVEST HE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY TEMS WHICH, IN HIS OPHINON, DO NOT PRESENT AN ORDERLY AND REASONABLE NEAT OR WORKMANILIE APPEARANCE, ROVIDED SUCH TIEMS CAN BE PROPERLY INSTALLED IN AN ORDERLY WAY BY TYPICAL PROVIDED SUCH THE SALE OF THE SALE O INSTALLATION METHODS.

5. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH CERTIFIED BY THE MULCH AND SOIL COUNCIL (MSC), SUBMIT PROOF OF CERTIFICATION TO THE LANDSCAPE ARCHITECT UPON INSPECTION. NO RED COURCED MULCH WILL BE ACCEPTED.

6. ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUYED WITH VERTICA DIAMETER POST IN DETAILS. NO DEVIATIONS UNLESS APPROVED IN WRITING ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUYED WITH VERTICAL 2" X 2" PINE STAKES OR 4"

7. PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART PEAT MOSS AND .9 kg FERTILIZER PER CUBIC METER, WELL MIXED.

8. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER.

9. PROVIDE NEW TOPSOIL FOR TURE IN ALL SODDED AND SEEDED AREAS. TOPSOIL SHALL REFERTLE BLACK IN 9. PROVIDE NEW TOPSOIL FOR TURE'IN ALL SODDED AND SEGUED AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, FRIMAEN, NATURAL LOAM, SUPRACE SOIL, REASONABLY REG OS SUBSOIL, CLAVI, UMPS, BRUSH, VEEDS AND OTHER UTTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 3 cm IN ANY DIMENSION, AND THER ETTRANEOUS OF TOXIC MATTER HARMFULT, SO SOG ROWTH. OBSTAINT OPSOIL ONLY FROM NATURALITY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 10 cm. DO NOT OBTAIN FROM BOGS OR MARSHES. THE CONTRACTOR SHALL PROVIDE A SOL STEST BEFORET SHOWING OF AND UNTENTS; - DIS HALL 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 LY. COMTRACTOR INSTALLING. THE PLANT MATERIAL AT THE SITE WILE BE REPORTIBLE FOR MAINTAINING THE CONDITION AND HALT THE MATERIAL IS DOCUMENTED IN THE PHOTOGRAPHS AT THE TIME OF INSPECTION) FROM THE TIME OF INSTALLATION TO THE TIME OF TURRING OVER THE PROJECT TO THE OWNER OR OPERATOR. IF THE CONTRACTOR FAILS TO MAINTAIN THE MATERIAL AS SPECIFICED, THAT PLANT MATERIAL WILL BE REJECTED 18. REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES



LANDSCAPE DETAILS

DATE 2/10/2025 PROJECT #: 2438

DRAWN BY HP

CHECKED BY: JH

SCALE INDICATED

L-2

XI

A DATE OMM REV 3/2/

Application

TREE 2025-0003





Tree Permit Application

Please Clearly Print All Inform	ation unless indicated otherwise. Date: March 12, 2025	Y
Tree Address	1671 Dunlap Drive, Key West, Florida 33040	N
Cross/Corner Street	Duck Avenue	
List Tree Name(s) and Quantity	See attached drawings.	
Reason(s) for Application:		
(X) Remove	(X) Tree Health () Safety (X) Other/Explain below	
() Transplant	() New Location () Same Property () Other/Explain below	
() Heavy Maintenance Trim	() Branch Removal () Crown Cleaning/Thinning () Crown Reduction	
Additional Information and	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	305-296-5620	
Property Owner Signature		
*Representative Name	Gavin Scarbrough	
Representative Email Address	Gavin@p-s-architects.com	н.
Representative Mailing Address	610 White Street	
Representative Phone Number	305-296-3611	
THOTE A THE DEPRESENTATION AND STATES		

*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\$ and

TREE PERMIT APPLICATION - 2024 | July



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
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 Herring who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: Print name:

My Commission expires: 1.24.2026

Notary Public-State of Florida

(Seal)



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

Monroe County, FL

****PROPERTY RECORD CARD****

Disclaimer

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

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

Summary

Parcel ID	00054250-000000	
Account#	1054879	
Property ID	1054879	
Millage Group	10KW	
Location Address	1671 DUNLAP Dr, KEY WEST	
Legal	KW FWDN SUB PLAT 2 PB1-189 PT LTS 1 THRU 5 & ALL LTS 6 THRU 12 BLK 17 & LTS	T
Description	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 Housing	No	



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	\$O
2021	\$8,918,969	\$15,203,026	\$17,266,015	\$41,388,010	\$41,388,010	\$41,388,010	\$0	\$O
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.



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

User Privacy Policy | GDPR Privacy Notice Last Data Upload: 3/18/2025, 1:33:35 AM Contact Us





Department of State / Division of Corporations / Search Records / Search by Registered Agent Name /

Detail by Registered Agent Name

Florida Not For Profit Corporation KEY WEST HOUSING DEVELOPMENT CORPORATION

Filing Information N24000014358 **Document Number FEI/EIN Number** NONE Date Filed 09/12/2024 State FL ACTIVE Status **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.

Florida Department of State, Division of Corporations

	BOTANICAL NAME	EST. HEIGHT (ft)	EST. WIDTH (ft)	EST. PALM CLEAR TRUNK	#1 DBH (in)	#2 DBH (in)	#3 DBH (in)	HA DBH	HEALTH	PROPOSED DISPOSITION	OBSERVATIONS	TOTAL DIA MONITARY OF TRUNKS CALCULATIO REMOVED N BISSPER IOR TO F 3359 PER MITGATION (OR QTV OF 3359 PER MITGATION PALM) PALM							\bigwedge	V	ALCONT OF	17
yal Poinciana	Delonix regia	18	30	(ft)	10				GOOD	REMOVE	Poor form, surface roots, purning scars, some broken limbs.				· · · · · ·	WETLANDS L		1 de la compañía de l		1	and a second	A
mbo Limbo	Cocos nucifera Bursera simaruba	30 17	40 14	27	N/A 6				GOOD GOOD FAIR	REMOVE	Crowding. non-symetrical growth. possible volunteer	1 \$250 \$250 6 \$150 \$900	1 (+					·	111	Y. Com	the second	
naican Dogwood atch Palm	Piscidia piscipula	16		7.8.4	2	3			FAIR GOOD	REMOVE	Two trunks, crowding, non-symetrical growth, possible volunteer Three Trunks	5 \$150 \$750 0 REMAIN		6-11-	23.	IP REAR SET	ACK	1	1/2	X	all literation	
ck Ironwood eon Plum	Thrinax radiata Krugiodendron ferreum Coccoloba diversifolia	12		1.0.4	N/A	1			GOOD	REMOVE	Shrub form, crowded with Brazilian Pepper	0 \$150 \$0		N/E	J	LANDS BUD	'	1	40	A State of		
eon Plum mbo Limbo	Coccoloba diversifolia Bursera simaruba	16	+		6	6			GOOD	REMOVE	Crowding from adjacent overgrowth of Brazilian Pepper Two trunks, crowding, possible volunteer	12 \$150 \$1,800 18 \$150 \$2,700	ار } !	HK all			ER	4 1	L_		// -	ECO
eon Plum	Coccoloba diversifolia	14			5	-			GOOD GOOD	REMOVE REMOVE	Crowding from adjacent overgrowth of Brazikan Pepper	5 \$150 \$750	1 \ \3	Torradian a			L.	4				
k Tabebuia	Krugiodendron ferreum Tabebuia heterophylia	12			6				GOOD	REMAIN	Shrub form, crowded with Brazilian Pepper Crowding, at fenceline, possible volunteer	0 \$150 \$0 REMAIN			UNC 1						ſ	AV4
conut Palm k Tabebuia	Cocos nucifera Tabebuia heterophylla	16		18	N/A				GOOD	REMAIN	Not accessible, behind fence Crowding, at fenceine, possible volunteer	REMAIN					-		- manual -			2
k Tabebuia	Tabebuia heterophylla	32	-		12				GOOD	REMAIN	Crowding, at fenceline, possible volunteer	REMAIN							H	X X	Y _	1 2
k Tabebuia narind Tree	Tabebula heterophylla Lysiloma latisiliquum	15			5				GOOD GOOD	REMAIN REMAIN	Crowding, at fenceine, possible volunteer Not accessible, behind fence	REMAIN	-			×				8	51	ORITY
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1	1000		100	1.2.11	11/2				\$0	-			15		+	4			
val Poinciana	Cocos nucifera Delonix regia			25	N/A				FAIR	REMOVE	Penciling at top 1/3 of trunk Exposed root, broken branch	1 \$250 \$250 11 \$150 \$1.650		, approxim					, mu	1/1	A CONTRACTOR	# FY
conut Palm	Cocos nucifera			18	N/A		1		FAIR	REMOVE	Penciling at top 1/3 of trunk	\$250 \$0								1	10	WEST
maican Dogwood maican Dogwood	Piscidia piscipula Piscidia piscipula				15	17			FAIR	REMOVE	Low crotch, broken primary leader, decay, insect damage, flush cuts, storm damage, over mature Low crotch, poor structure, crowded, broken primary leader, storm damage, insect damage	31 \$150 \$4,650 18 \$150 \$2,700						R			Set.	
	Ficus aurea	70	EE IS OFF-	0.77	41				GOOD	REMOVE*	Leaning, recent broken branch wound, decay at old cuts, low trunk fork, poor form	41 \$150 \$6.150						1.7	S.	1 111	Carlo Lines 3	原色も
en Buttonwood	Conocarpus erectus				20	21			GOOD	REMOVE	Off site tree, sparse canopy, broken primary leaders, significant decay, leaning, iffled roots, broken branc Low crotch, leaning, poor form, decay	41 \$150 \$6.150		H <	*))	+		18		
een Buttonwood	Conocarpus erectus Conocarpus erectus		VED FOR R		-					DAMAGED	REE ALREADY APPROVED FOR REMOVAL REE ALREADY APPROVED FOR REMOVAL	N/A N/A	64	H-Am		~	1	+ 1		// 1		SITE P
en Buttonwood	Conocarpus erectus		-	1	24		-	1	FAIR	REMOVE	Leaning, former primary trunk removal, decay	24 \$150 \$3.600			18 11	$ \cap '$		1	1 11	1		
een Buttonwood	Conocarpus erectus Piscidie piscipule	APPRO	WED FOR R	EMOVAL	0		5	6	FAIR	DAMAGED	IREE ALREADY APPROVED FOR REMOVAL Low crotch, chlorotic leaves, broken branch sections, decay	N/A 29 \$150 \$4.350	1	8)	illy	B F	- Balling Ball	
naican Dogwood	Piscidia piscipula				11	14			FAIR	REMOVE	Low crotch, broken branches, broken primary leader, flush cuts, leaning, lifted and exposed roots	24 \$150 \$3.600	1 wh	the states			*		_1/1×	Persona	the second	
yal Poinciana mbo Limbo	Bursera simaruba	10	22		10				GOOD	REMOVE		7 \$150 \$1.050 10 \$150 \$1.500	- 2 1	HI BOTT		MQC	IN	2	15-1			
maican Dogwood	Piscidie piscipula				4	4	7	4	FAIR FAIR	REMOVE	Formary leader Former primary leader Former primary trunk removal, multiple secondary trunks, chlorotic leaves	18 \$150 \$2,700	AL IN	- 0		1-1 7		PA -	In	A STREET	揺 劉	
en Buttonwood	Bursera simaruba Conocarpus erectus Washingtonia robusta				14	12			GOOD	REMOVE	Poor form, crowding Low crotch, former primary trunk removal	5 \$150 \$750 26 \$150 \$3,900	July July	0		/	PL/1	11 1	10 -	1		
shington Palm	Weshingtonia robusta Bursera simaruba			9	N/A				GOOD	REMOVE	Invesive: good form Good form, likely volunteer	1 \$250 \$250 3 \$150 \$450			-1/5	1	18/1	4 /1	A A	7 Contract		AUTHORITY
				i				· · · · · · · · · · · · · · · · · · ·				Preliminary Tree Mitigation	11		4		Q111	1 11	141			ΙŤ
us removal requir ES:	res permit as per section 1	10-322										without Replacement \$52,350			1/3	7	MY //	1 / ///				IE
TREE REMO	3 TREES SHALL BE RE VAL PERMITS AS OUT ATION FEES LISTED IN N FOR TREE REMOVA	LINES IN	ARTICLE N	I. OF TH	E KEY W	EST CO	DE OF 0 ID APPRO RY MAN	ORDINAN DXIMATE AGER.			×				18 A	XA	H			T	A	EST HOUSING
TREE REMO	VAL PERMITS AS OUT ATION FEES LISTED IN	LINES IN	ARTICLE N	I. OF TH	E KEY W	EST CO	DDE OF 6 D APPRO RY MAN)RDINAN DXIMATE AGER.	κεσ.		A CONTRACTOR	ce to none contribute earlier archeo 26 The Contribute earlier archeo 26 The Contribute earlier that the second 26 The Tomerski in Function 26 The Tomerski in Function 20 The Tomerski in Tomerski in Tomerski in Tomerski 20 The Tomerski in Tomerski in Tomerski in Tomerski 20 The Tomerski in Tomerski in Tomerski in Tomerski in Tomerski 20 The Tomerski in Tomerski 20 The Tomerski in Tomersk		A A A A A A A A A A A A A A A A A A A	A A A A A A A A A A A A A A A A A A A	X				J	A	Key west housin
TREE REMO	VAL PERMITS AS OUT ATION FEES LISTED IN	LINES IN	ARTICLE N	I. OF TH	E KEY W	EST CO	DE OF C	JRDINAN XIMATE IGER			A CONTRACTOR	TOTIOTIVE FINANCIAL TO THEE OVER LINE ON A DIRECTOR DE L'ADDREAME ANDI THE THE THE THE TOTION OF THE		HOEYRD		× ·						
TREE REMO	VAL PERMITS AS OUT ATION FEES LISTED IN	LINES IN	ARTICLE N	I. OF TH	E KEY W	EST CO	DE OF F D APPR	MRDINAN SIMATE				NOTISETINE FINISHING TO THEE DAYS IN A ON IS DIRECTED BY LINDELANG ARCH "4" HIRRIGHER THEATED HIR PORTS		100 100 100 100 100 100 100 100 100 100		A REAL			The second secon			KEY WEST
TREE REMO	VAL PERMITS AS OUT ATION FEES LISTED IN	LINES IN	ARTICLE N	I. OF TH	E KEY W	EST CO	DE OF F	MRDINAN GGER.	× .					100 100 100 100 100 100 100 100 100 100	A CONTRACTOR OF A CONTRACTOR OF A CONTRACTOR OF A CONTRACTOR A CONTRAC	ALL AND						
TREE REMO	VAL PERMITS AS OUT ATION FEES LISTED IN	LINES IN	ARTICLE N	I. OF TH	E KEY W	EST CO	DE OF F	MRDINAN GGER.	жев.			NOTICITY RECAR TO THE DRY LAE OR IS DIRECTORY ADJUST AND ADJUST ADJUST THE FEMALE RECARD AND AND ADJUST PORT IN JAY NORTH THIS THE ADJUST PORT IN JAY NORTH THIS THE ADJUST INSTITUT ADJUST TO RETAIN UNDER DID DRITTLICTON E		100 100 100 100 100 100 100 100 100 100								
TREE REMO	VAL PERMITS AS OUT ATION FEES LISTED IN	LINES IN	ARTICLE N	I. OF TH	E KEY W	EST CO	DE OF (MRDINAM GGER,	жев.			NOTICITY RECAR TO THE DRY LAE OR IS DIRECTORY ADJUST AND ADJUST ADJUST THE FEMALE RECARD AND AND ADJUST PORT IN JAY NORTH THIS THE ADJUST PORT IN JAY NORTH THIS THE ADJUST INSTITUT ADJUST TO RETAIN UNDER DID DRITTLICTON E		100 100 100 100 100 100 100 100 100 100		A CONTRACTOR OF A CONTRACTOR A			LEGE		IS TO BE REMOVED	KEA SOURCE SOURCE REAL SOURCE REAL REAL REAL REAL REAL REAL REAL REA







TREE 7 - PIGEON PLUM (REMAIN)





TREE 9 - PIGEON PLUM (REMAIN)

TREE 11 - PINK TABEBUIA (REMAIN) TREE 12 - COCONUT PALM (REMAIN)







TREE 15 - PINK TABEBUIA (REMAIN



TREE H - GREEN BUTTONWOOD (REMOVE)

TREE K - GREEN BUTTONWOOD (REMOVE)



TREE M - JAMAICAN DOGWOOD (REMOVE)

TREE N - JAMAICAN DOGWOOD (REMOVE)



TREE C - COCONUT PALM (REMOVE)



TREE D - JAMAICAN DOGWOOD (REMOVE)























TREE U - GUMBO LIMBO (REMOVE)







TREE O - ROYAL POINCIANA (REMOVE)

TREE Q - JAMAICAN DOGWOOD (REMOVE)









TREE R - GUMBO LIMBO (REMOVE)



TREE T - WASHINGTON PALM (REMOVE)

T-2

4

Ĕ

AUTHORITY

REV WEST KEY WEST HOUSING /

SITE PLAN

KEY WEST HOUSING AUTHORITY

KEY WEST, R.ORIDA

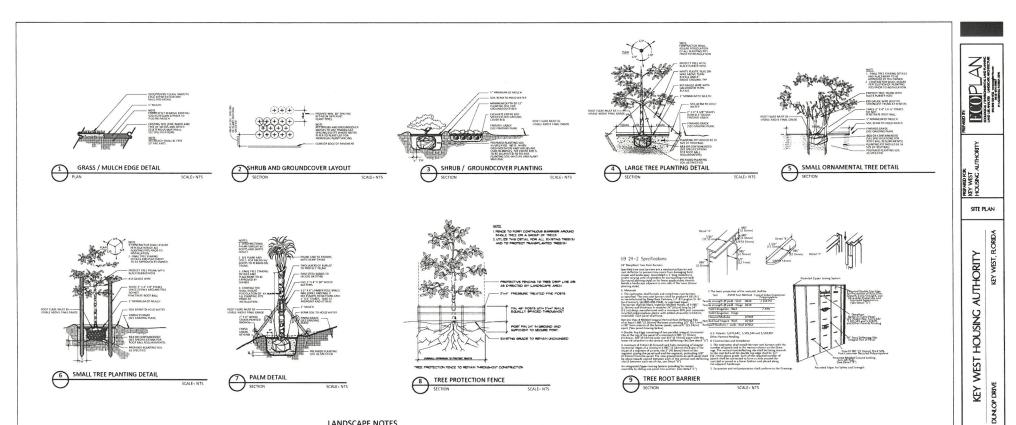
DUNLOP DRIVE

EXISTING TREE PHOTOS W/ DISPOSITION

DATE 2/10/2025 PROJECT & 2438 DRAWN BY: HP OFECIED BY: H SCALE NDICATED

DATE

		(TY	BOTANICAL NAME	COMMON NAME	CONTAINER	5171	CALIPER	
~ 1			BOTANICA, NAME	COMMON NAME	CONTAINER	542	CALPER	
3	80 1		Bourrena succulenta	Bahama Strongbark	45 gal, min,	10-12' HT, x 4' SPR	3" MIN	
Q	BS		Bursera simaruba	Gumbo Limbo	FG/B&B	12'-14' HT, 6' SPR	4" cal.	
5	CR1 8		Clusia rosea	Autograph Tree	45 gal, min,	12' HT. X 6' SPR.	3"	
5	COD	1	Coccoloba diversifolia	Pigeon Plum	45 gal, min.	12' HT, 4'-5' SPR	2" MIN	
5	CE	1	Conocarpus erectus	Green Buttonwood	FG/B&B	12' HT x 6' SPR 6' CT	2,5" cal, standard	
\leq	CES		Conocarpus erectus 'sericeus'	Silver Buttonwood	FG/B&B	12' HT x 6' SPR, 6' CT	2.5" cal. standard	
$\langle $	_							+
2	cs :	2	Cordia sebestena	Orange Geiger Tree	FG/B&B	12' HT, 4'-5' SPR	2.5" MIN	
2	DR2	3	Delonix regia	Royal Poinciana	FG/B&B	12' HT, X 6' SPR,	3.5" MIN	
\cdot	GS		Guaiacum sanctum	Lignum Vitea	FG/B&B	10' HT. X 5' SPR.	2.5" MIN	
Ø	u		Lysiloma latisiliqua	Wild Tamarind	FG/8&8	12'-14' HT, 6' SPR	3.5" CAL, STANDARD	
.)	MF4	39	Myrcianthes fragrans	Twinberry	15 gal.	6' HT x 4' SPR	FULL TO GROUND (NO CT)	
G TREES					1		1	1
)	EBS		Bursera simaruba	Gumbo Limbo	EXISTING			
•)	ECD	2	Coccoloba diversifolia	Pigeon Plum	EXISTING			
292	ECN	1	Cocos nucifera	Coconut Palm	EXISTING	Existing		
1	EDR	3	Delonx regia	Royal Poinciana	EXISTING	Existing		
5	EKF	2	Krugiodendron ferreum	Black Ironwood	EXISTING	Existing		
5								+
n j	ELL	1	Lysiloma latisifiquum	False Tamarind	EXISTING	Existing		
\cdot	Ebb	1	Piscidia piscipula	Jamaican Dogwood	EXISTING	Existing		
3	тнз	4	Tabebura heterophylla	Pink Tabebura	EXISTING	Existing		
MANN	ETR	1	Thrinax radiata	Florida Thatch Palm	EXISTING	Existing		
IREES MZ					1		L	1
WN Z	SP	36	Sabal palmetto	Cabbage Palm	FG/8&B	10'-14' CT, STAGGER HEIGHTS	12" MIN.	
N.N.N.	TR	26	Thrinax radiata	Florida Thatch Palm	FG/B&B	6'-8' CT, Vary Heights		
AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE		SPACING
2		153	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum		24" X 24"		30° o.c.
	CS4	20	Clusia guttifera	Small Leaf Clusia	3 gal@ 24" HT	24" X 24"		36" o.c.
111	cu	85	Coccoloba uvifera	Sea Grape	7 gal	36" HT X 30"W		42° o.c.
	CE2	137	Conocarpus erectus senceus	Silver Button Wood	3 gal@ 30" HT	30" HT x 24" W		30" o.c.
Ser.	PB2	106	Psychotria ligustnfolia	Bahama Coffee	3 gal	24"HT x 18"SPR		30" o.c.
	TF2	208	Tripsacum dactyloides	Fakahatchee Grass	3 gal@ 30" HT	30°×30°		36° o.c.
	TF	178	Tripsacum floridanum	Florida Gamagrass	3 gal@ 30" HT	30" HT x 24" W		36° o.c.
ND COVERS			·			1	1	
	EL	597	Ernodea littoralis	Golden Creeper	1 GaL	8"×12"		18" o.c.
	HD	151	Helianthus debēis	Beach Sunflower	1 Gal.	12"x12"		18" o.c.
	нк	109	Hymenocallis keyensis	Spider fily	1 gal@ 18" HT	15" HT x 12" SPR		18" o.c.
illilli	MC5	221	Muhlenbergia capillaris	Pink Muhly	1 gal@ 15" HT	15" HT x 12" SPR		24" o.c.
mm	NB	450	Nephrolepis biserrata	Giant Swordfern	1 gal	18" HT x 18" SPR		24" o.c.
innin.		10	Spartina bakeri					+
10000	58	10		Sand Cord Grass	1 gal	12*x12*		18° o.c.
	ZI	104	Zamia pumila	Flonda Coontre	1 Gal.	12"x12"		18" o.c.
	SOD	10 820 **	Classicality of the second store in the second	Delevate' Of Auguste Cont	La	T	1	1
		10,029 51	Stenotaphrum secundatum 'Palmetto'	- wineito or Augustine Sod	1900	1	1	1



LANDSCAPE NOTES

1. THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS HEREIN THE WORK CONSISS OF THE COMPLETE FLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS H SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT UMITED TO, THE SUPPLYING OF ALL PLANT MATERIAL SPECIFIED, THE FURNISHING OF LABOR, EQUIPMENT, APPLIANCES AND ALL MATERIALS CALLED FOR, AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION ON THESE PLANS. FURTHER. THE WORK SHALL INCLUDE THE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER, AND THE FULFILLING OF ALL GUARANTEE PROVISIONS AS HEREIN SPECIFIED.

2. IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL.

3. PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO INSTALLATION. WHEN INSPECTION WORK DOES NOT COMPLY WITH THE REQUIREMENTS, REPLACE REIECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS. 4 ALL MATERIALS AND FOLIDMENT SHALL REINSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER APPEARANCE, PROVIDED SUCH ITEMS CAN BE PROPERLY INSTALLED IN AN ORDERLY WAY BY TYPICAL

INSTALLATION METHODS.

5. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH CERTIFIED BY THE MULCH AND SOIL COUNCIL (MSC). SUBMIT PROOF OF CERTIFICATION TO THE LANDSCAPE ARCHITECT UPON INSPECTION. NO RED COLORED MULCH WILL BE ACCEPTED.

6. ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUYED WITH VERTICAL 2" X 2" PINE STAKES OR 4" DIAMETER POST IN DETAILS. NO DEVIATIONS UNLESS APPROVED IN WRITING

7. PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART PEAT MOSS AND .9 kg FERTILIZER PER CUBIC METER, WELL MIXED.

8. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER

9. PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AND SEEDED AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, FRIABLE, NATURAL LOAM, 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 MATTER HARAUL TO SOD GROWTH. OBTAIN TOPSOLI ONLY FROM NATURALLY, WELL DANNED SITES WHERE TOPSOLI OCCURS IN A DEPIH OF NOT LESS THAN 10 CM. DO NOT OBTAIN FROM BOGS OF MARSHES. THE CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT. SHOWING pH 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 CONTINUE TO AND HEALTH OF THE POART MATERIAL AT THE STEE WILL BE RESPONSIBLE FOR MAINTAINING THE CONDITION AND HEALTH OF THE MATERIAL (AS DOCUMENTED IN THE PHATOGRAPHS 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.



LANDSCAPE

DETAILS

DATE 2/10/202

PROJECT # 2438

DRAWN BY: HP

CHECKED BY: JH

ALE NDICATED