
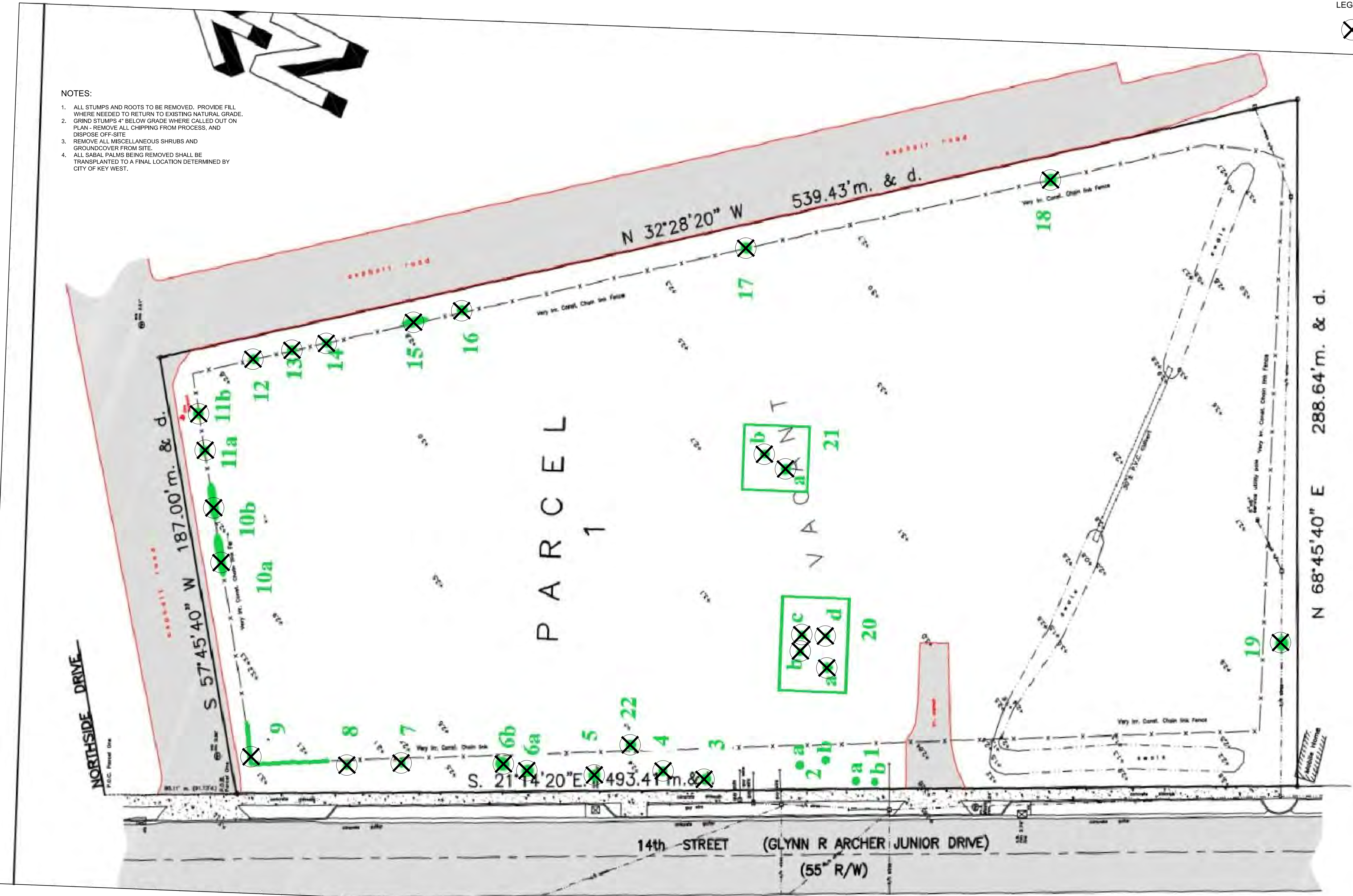


LEGEND & SYMBOLS
 EXISTING TREE TO BE REMOVED

- NOTES:
1. ALL STUMPS AND ROOTS TO BE REMOVED. PROVIDE FILL WHERE NEEDED TO RETURN TO EXISTING NATURAL GRADE.
 2. GRIND STUMPS 4" BELOW GRADE WHERE CALLED OUT ON PLAN - REMOVE ALL CHIPPING FROM PROCESS, AND DISPOSE OFF-SITE.
 3. REMOVE ALL MISCELLANEOUS SHRUBS AND GROUND COVER FROM SITE.
 4. ALL SABAL PALMS BEING REMOVED SHALL BE TRANSPLANTED TO A FINAL LOCATION DETERMINED BY CITY OF KEY WEST.



BOUNDARY SURVEY of my knowledge and belief; that it meets the minimum requirements of the Florida Statutes of Land Surveyors, Chapter 61017-6, and the American Land Title Association, and that its unless shown herein.

Sheet No. 2749

Seal:

Consultants:

Submissions / Revisions:

DATE	REVISIONS
LANDSCAPE SUBMISSION 08.18.18	

1213 14th STREET
 KEY WEST, FL
 RESIDENTIAL DEVELOPMENT

Drawing Size: 24x36 | Project #: 17034
 Title: DEMOLITION PLAN

1 DEMOLITION PLAN
 D1.1 1"=20'

Seal:

Consultants:

Submissions / Revisions:

LANDSCAPE SUBMISSION 08.18.18

1200-block of 14th Street (vacant lot at Stadium Mobile Home Park)

Purpose: Following are my findings of evaluation concerning the above described property. Work is performed for Mr. Owen Trepanier, of Trepanier and Associates, INC, Land Planners & Development Consultants.

Tree survey of property was conducted on December 28, 2017. Description will be in clockwise manor from main entrance off 14th Street proceeding northward; exterior property of chain-link fence to interior property of chain-link fence.

1-a,b (2) Black Mangrove/*Avicennia germinans*, native, protected, permit required for removal or major maintenance trimming. DEP approval may be required. Both trees are located immediately adjacent to sidewalk and within 10' of electric transmission lines and guy wires. Mechanical damage from mowers and weed-eaters is ongoing. (a) Southernmost tree: diameter inches measured at DBH = 7.25". (b) Northernmost tree: diameter inches measured at DBH = 8.25". Trees condition is fair. Recommend retention and proper pruning. Photo 1,2,3

2-a,b (2) Cork Tree-*Seaside Mahoe/Thespesia populnea*, Category 1 invasive exotic. (a) Southernmost tree: total diameter inches measured at approximately 3' = 22.75". (b) Northernmost tree: total diameter inches measured at approximately 3' = 27.25". No permit required, removal recommended. Photo 4,5

3 (1) Green Buttonwood/*Conocarpus erectus*. Native, protected species. Poor condition, tip die-back, leaning with mechanical damage to primary root system, utility company continually prunes to retain 10' clearance of energized lines. Diameter inches measured at DBH = 19.25". A permit is required for removal. Due to the poor condition of the tree and current growing conditions removal is recommended. Photo 6

4 Washington Palm/*Washingtonia robusta*, non-native, Category 3 invasive exotic. Height overall approximately 20'-22'. Permit required for removal, removal recommended. Photo 7

5 Cork Tree-*Seaside Mahoe/Thespesia populnea*, Category 1 invasive exotic. Diameter inches measured at DBH = 7.25". No permit required, removal recommended. Photo 8

6-a,b Green Buttonwood/*Conocarpus erectus*. Native, protected species. (a) southernmost tree closest to sidewalk: Large area of primary root system on west side of tree has been prior removed. Tree is leaning north into electric pole guy wires and has some tip die-back. Diameter inches measured at DBH = 16". Fair condition, recommend pruning. Photo 9 (b) northernmost tree closest to chain-link fence: diameter inches measured at DBH = 20.25". Poor condition, tip die-back, heavy northward lean with mechanical damage to primary root system, trunk and canopy. Large area of decay throughout base and trunk. Due to the poor condition of this tree and current growing conditions removal is recommended. A permit is required for removal. Photo 10, 11.

7 Green Buttonwood/*Conocarpus erectus* hedge. Native. No permit is required for trees that are maintained as a hedge. Trees are intertwined with chain-link fence. Recommend removal. Photo 12.

8 Cork tree-*Seaside Mahoe/Thespesia populnea*. Category 1 invasive exotic. No permit required. Tree is intertwined with chain-link fence. Recommend removal. Diameter inches measured at DBH = <2". Photo 13.

9 Green Buttonwood/*Conocarpus erectus* hedge. Native. No permit is required for trees that are maintained as a hedge. Trees are intertwined with chain-link fence. Recommend removal. Photo 14.

10 a, b. Lead trees/*Leucaena leucocephala*. Non-native Category 2 invasive exotic. Trees are intertwined with chain-link fence. No permit required for removal. Recommend removal. Photo 15.

11 a, b. Brazilian Pepper/*Schinus terebinthifolius*. Non-native Category 1 invasive exotic. Trees are intertwined with chain-link fence. No permit required for removal. Recommend removal. Photo 16.

12 Brazilian Pepper/*Schinus terebinthifolius*. Non-native Category 1 invasive exotic. Trees are intertwined with chain-link fence. No permit required for removal. Recommend removal. Photo 17.

13 Washington Palm/*Washingtonia robusta*, non-native, Category 3 invasive exotic. Palm is intertwined with chain-link fence. Permit not required for removal: palm height is less than 4' over-all. Removal recommended. Photo 18.

14 Green Buttonwood/*Conocarpus erectus* hedge. Native. No permit is required for trees that are maintained as a hedge. Tree is intertwined with chain-link fence. Recommend removal. Photo 19.

15 Australian Pine/*Casurina* spp. Non-native Category 1 invasive exotic. Trees are intertwined with chain-link fence. No permit required for removal. Recommend removal. Photo 20.

16 Brazilian Pepper/*Schinus terebinthifolius*. Non-native Category 1 invasive exotic. Trees are intertwined with chain-link fence. No permit required for removal. Recommend removal. Photo 21.

17 Green Buttonwood/*Conocarpus erectus* hedge. Native. No permit is required for trees that are maintained as a hedge. Tree is intertwined with chain-link fence. Recommend removal. Photo 22.

18 Washington Palm/*Washingtonia robusta*, non-native, Category 3 invasive exotic. Palm is intertwined with chain-link fence. Permit not required for removal: palm height is less than 4' over-all. Removal recommended. Photo 23.

19 Australian Pine/*Casurina* spp. Non-native Category 1 invasive exotic. Trees are intertwined with chain-link fence. No permit required for removal. Recommend removal. Photo 24.

20-a, b, c, d. (a) Cork Tree-*Seaside Mahoe/Thespesia populnea*, Category 1 invasive exotic. Diameter inches measured at DBH = <15". No permit required/removal recommended. Photo 25. 20 b, c, d. Green Buttonwood/*Conocarpus erectus*. All 3 trunks root systems are intertwined and impacted with fill, debris, Sansevieria and numerous invasive species seedlings. The group of Green Buttonwood is flanked by electric poles guy wires. Each trunk has large areas of decay due to mechanical injury from clearing large piles of debris. Canopies and center of gravity completely outside center of each tree due to phototropism, very thin, with tip-dieback and damage from hurricane. Individually: (b) northwest trunk: leaning heavily towards the west. Diameter inches measured at DBH = 10.75". (c) northeast trunk: leaning heavily towards the north. Diameter inches measured at DBH = 13". (d) southernmost trunk: doglegs south with main stem returning north extending over trunk in 's' formation. Diameter inches measured at DBH = 15". Photo 26, 27, 28. Green Buttonwood trees are native and protected species. A permit is required for removal. Due to the poor condition of the trees and current growing conditions removal is recommended.

21-a,b (2) Green Buttonwood/*Conocarpus erectus*. Both trees are in poor condition. Both trees are codominate, having multiple stems and shared root systems that are intertwined and impacted with fill, debris, and grass species. Each trunk has large areas of decay due to mechanical injury from clearing large piles of debris. Canopies are very thin, with tip-dieback and damage from hurricane. (a) southwest tree-2 stems: 11" and 5" total diameter inches measured at DBH = 16". (b) northeast tree-3 stems: 7", 8.75" and 7.5" total diameter inches measured at approximately DBH = 23.25". Photo 29, 30. Green Buttonwood trees are native and protected species. A permit is required for removal. Due to the poor condition of the trees and current growing conditions removal is recommended.

If you have any questions concerning this report please contact me at 305/747-2141. Cynthia Domenech-Coogle, ISA Certified Arborist, FL 0277A

Tree Removal Chart & Disposition						
Tree ID	Species	Size	Disposition	Recommndation	Remarks	
1- A&B	Black Mangrove/ <i>Avicennia germinans</i>	A= 7.25" B= 8.25"	Fair	Retain and prune	See Report	Permit Required
2- A&B	Cork Tree- <i>Seaside Mahoe/Thespesia populnea</i>	A= 22.75" B= 27.25"		Remove	Category 1 Invasive	No permit required
3	Green Buttonwood/ <i>Conocarpus erectus</i>	19.25"	Poor	Remove	Damaged by utility company	Permit Required
4	Washington Palm/ <i>Washingtonia robusta</i>	20-22'		Remove	Category 3 Invasive	Permit Required
5	Cork Tree- <i>Seaside Mahoe/Thespesia populnea</i>	7.25"		Remove	Category 1 Invasive	No permit required
6- A&B	Green Buttonwood/ <i>Conocarpus erectus</i>	16" and 20.25"	Fair/Poor	Remove		Permit Required
7	Green Buttonwood/ <i>Conocarpus erectus</i>	shrub form	Poor	Remove	Intertwined with fence	Shrub form, no permit required
8	Cork tree- <i>Seaside Mahoe/Thespesia populnea</i>	2"		Remove	Category 1 Invasive	No permit required
9	Green Buttonwood/ <i>Conocarpus erectus</i>	Hedge	Poor	Remove	Intertwined with fence	No permit required
10- A&B	Lead trees/ <i>Leucaena leucocephala</i>		Poor	Remove	Category 2 Invasive exotic	No permit required
11 - A&B	Brazilian Pepper/ <i>Schinus terebinthifolius</i>			Remove	Category 1 Invasive	No permit required
12	Brazilian Pepper/ <i>Schinus terebinthifolius</i>			Remove	Category 1 Invasive	No permit required
13	Washington Palm/ <i>Washingtonia robusta</i>	Under 4'		Remove	Category 3 Invasive	No Permit: less than 4 feet
14	Green Buttonwood/ <i>Conocarpus erectus</i>	Hedge		Remove	Intertwined with fence	Shrub form, no permit required
15	Australian Pine/ <i>Casurina spp</i>			Remove	Category 1 Invasive exotic	No permit required
16	Brazilian Pepper/ <i>Schinus terebinthifolius</i>			Remove	Category 1 Invasive exotic	No permit required
17	Green Buttonwood/ <i>Conocarpus erectus</i>	Hedge		Remove	Intertwined with fence	Shrub form, no permit required
18	Washington Palm/ <i>Washingtonia robusta</i>	Under 4'		Remove	Category 3 Invasive	No permit required
19	Australian Pine/ <i>Casurina spp</i>			Remove	Category 1 Invasive exotic	No permit required
20-A	Cork Tree- <i>Seaside Mahoe/Thespesia populnea</i>	15"		Remove	Category 1 Invasive exotic	No permit required
20- B,C,D	Green Buttonwood/ <i>Conocarpus erectus</i>	10.75", 13", 15"	Poor	Remove	See Report	Permit Required
21- A&B	Green Buttonwood/ <i>Conocarpus erectus</i>	16", 23.25"	Poor	Remove	See Report	Permit Required

1213 14th STREET
KEY WEST, FL
RESIDENTIAL DEVELOPMENT

Drawing Size | Project #:
24x36 | 17034

Title:

**DEMOLITION
SUMMARY**

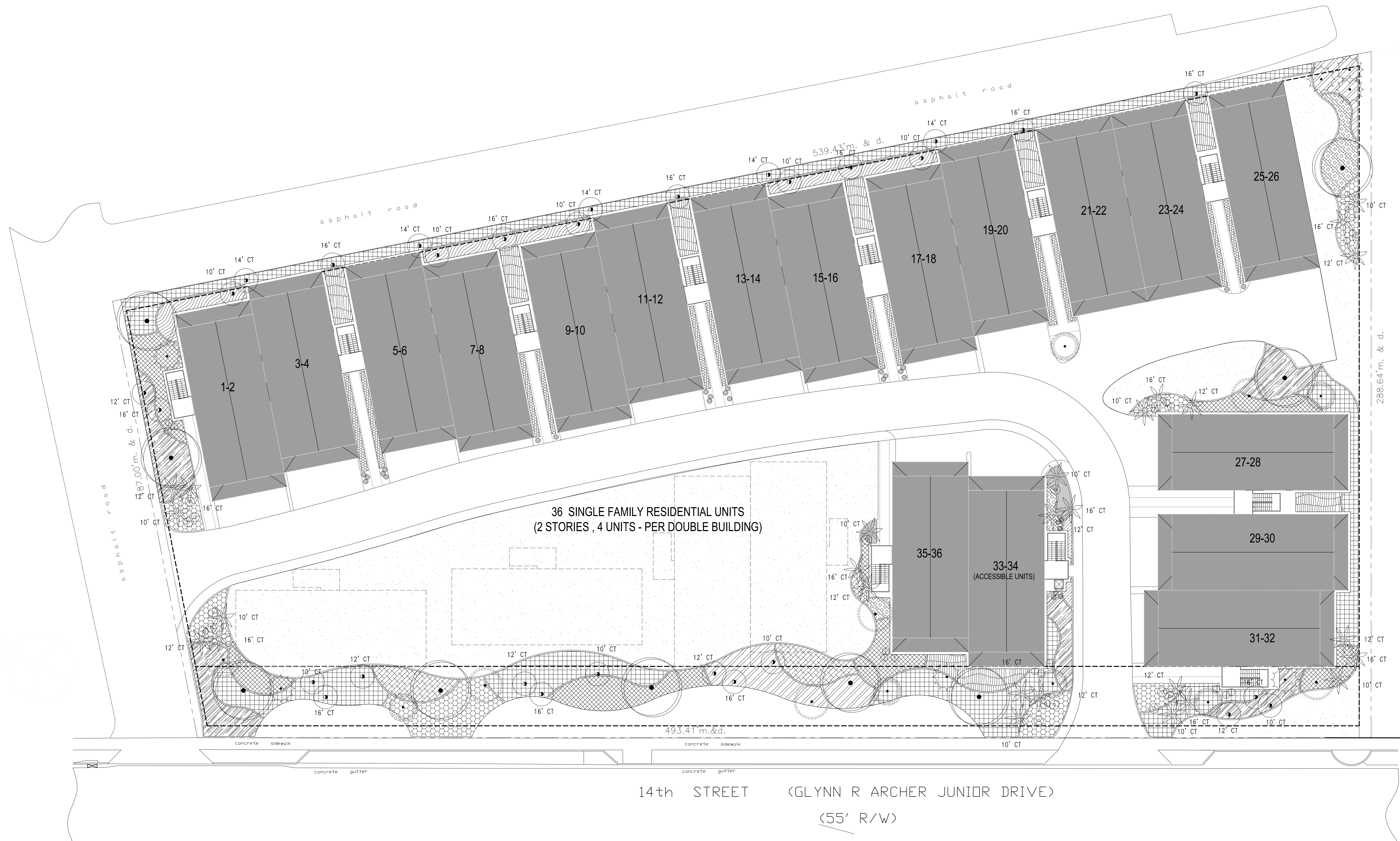
Sheet Number:

D-1.2

Date: - DECEMBER 15, 2017

©2017 by William Shepler Architect

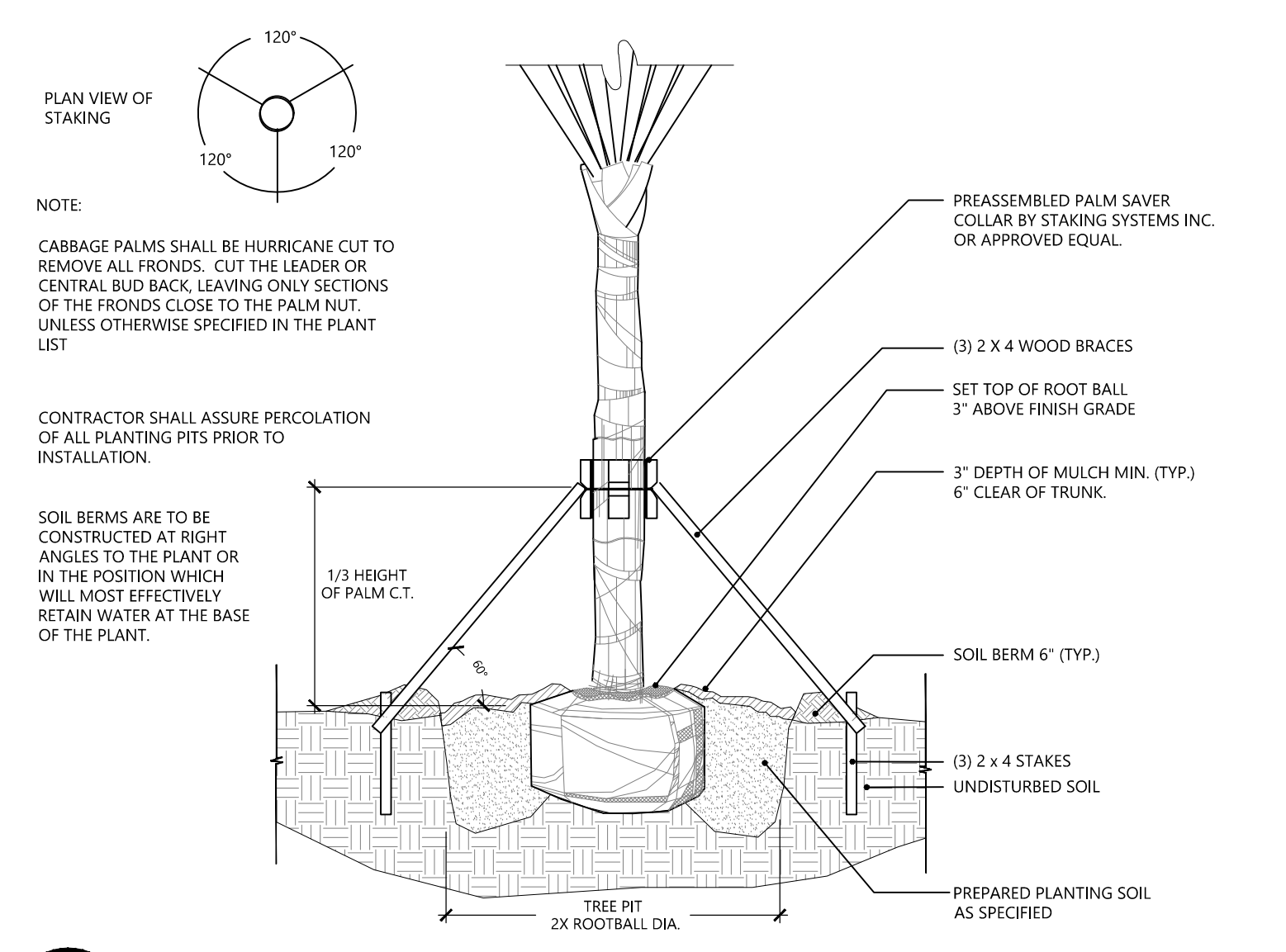
1213 14th STREET
KEY WEST, FL
RESIDENTIAL DEVELOPMENT



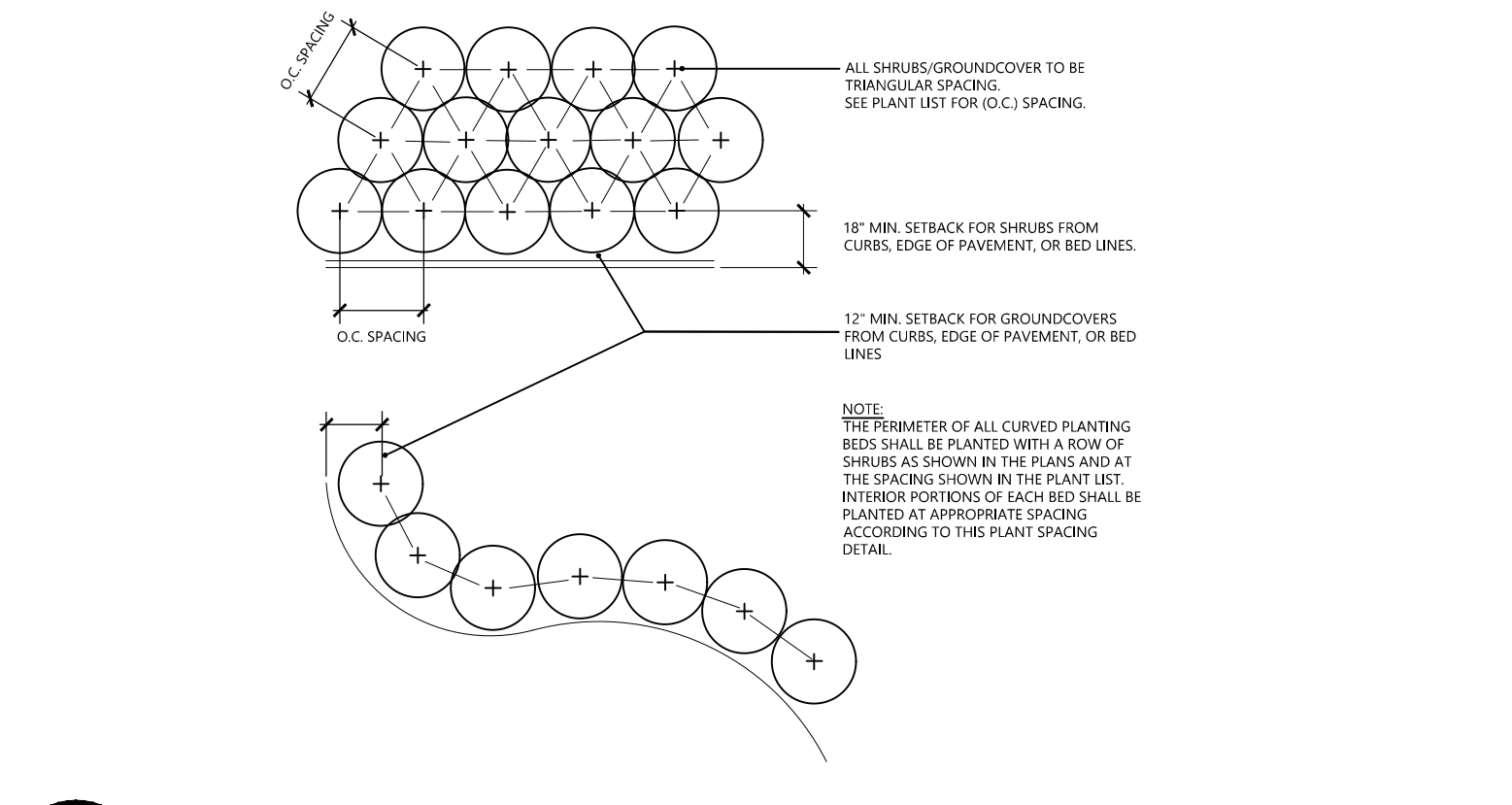
1 LANDSCAPE CONCEPT PLAN
L1.1 1"=20'

PLANT SCHEDULE

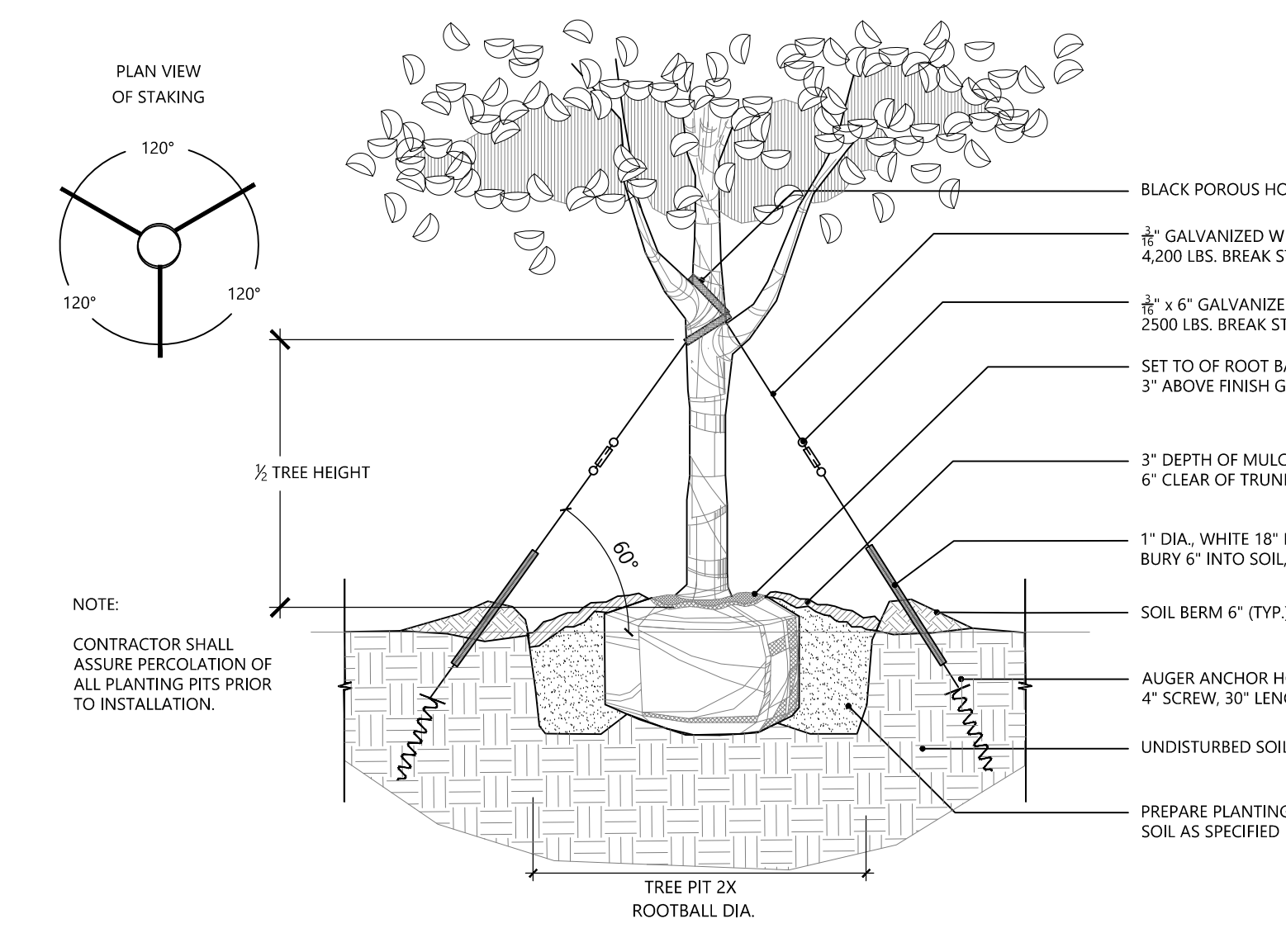
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	
	BU	9	Bursera simaruba	Gumbo Limbo	45 gal.	14'-16' HT. X 6'-8' sprd. 4" Cal	
	CD	6	Coccoloba diversifolia	Pigeon Plum	45 gal.	2" CAL., 10'-12' HT.	
	CN	27	Cocos nucifera	Coconut Palm	Field grown		
	CES	6	Conocarpus erectus 'Sericeus'	Silver Buttonwood	45 gal.	8'-9' HT., 5'-6' SPR.	
	PI	7	Piscidia piscipula	Jamaican Dogwood	45 gal.	14'-16' HT., 6" CT	
	SP	30	Sabal palmetto	Cabbage Palmetto	FG.	--	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	
	CF3	28	Cordyline fruticosa	Ti Plant	3 GAL.	24"-30", 3 PPP, FULL	
	CAQ	14	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	15 GAL.	48" OA.	
	SR2	18	Strelitzia reginae	Bird Of Paradise	7 GAL.	24" OA, HEAVY	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
	AG	548	Argusia gnaphalodes	Sea Rosemary	3 GAL.	24"-28" OA.	24" o.c.
	CC	271	Capparis cynophallophora	Jamaica Caper	3 GAL.	24"-30" OA, FULL	24" o.c.
	CI	97	Chrysobalanus icaco	Coco Plum	3 GAL.	18"-24" OA	30" o.c.
	LME	33	Liriope muscari 'Emerald Goddess'	Liriope	1 GAL.	10"-14" HT., 5-7 PPP	18" o.c.
	MC	201	Muhlenbergia capillaris	Pink Muhly	3 GAL.	18"-24" OA	30" o.c.
	PX	425	Philodendron xanadu	Xanadu Philodendron	3 GAL.	16"-18" Ht., 3-5 PPP	24" o.c.
	PN	269	Psychotria nervosa	Wild Coffee	3 GAL.	18"-24" OA	36" o.c.
	SR	126	Serenoa repens 'Cinerea'	Silver Saw Palmetto	7 GAL.	24"-28" OA.	30" o.c.
	SB2	698	Spartina bakeri	Sand Cord Grass	3 GAL.	24"-30" OA, FULL	36" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
	FG	774	Ficus microcarpa 'Green Island'	Green Island Ficus	1 GAL.	18"-24" OA	24" o.c.
	SG	21,571 sf	Stenotaphrum glabrum americanum	St. Augustine Grass	sod		
	TM	80	Trachelospermum asiaticum 'Minima'	Minima Jasmine	1 GAL.	4'-6" X 12'-18"	18" o.c.



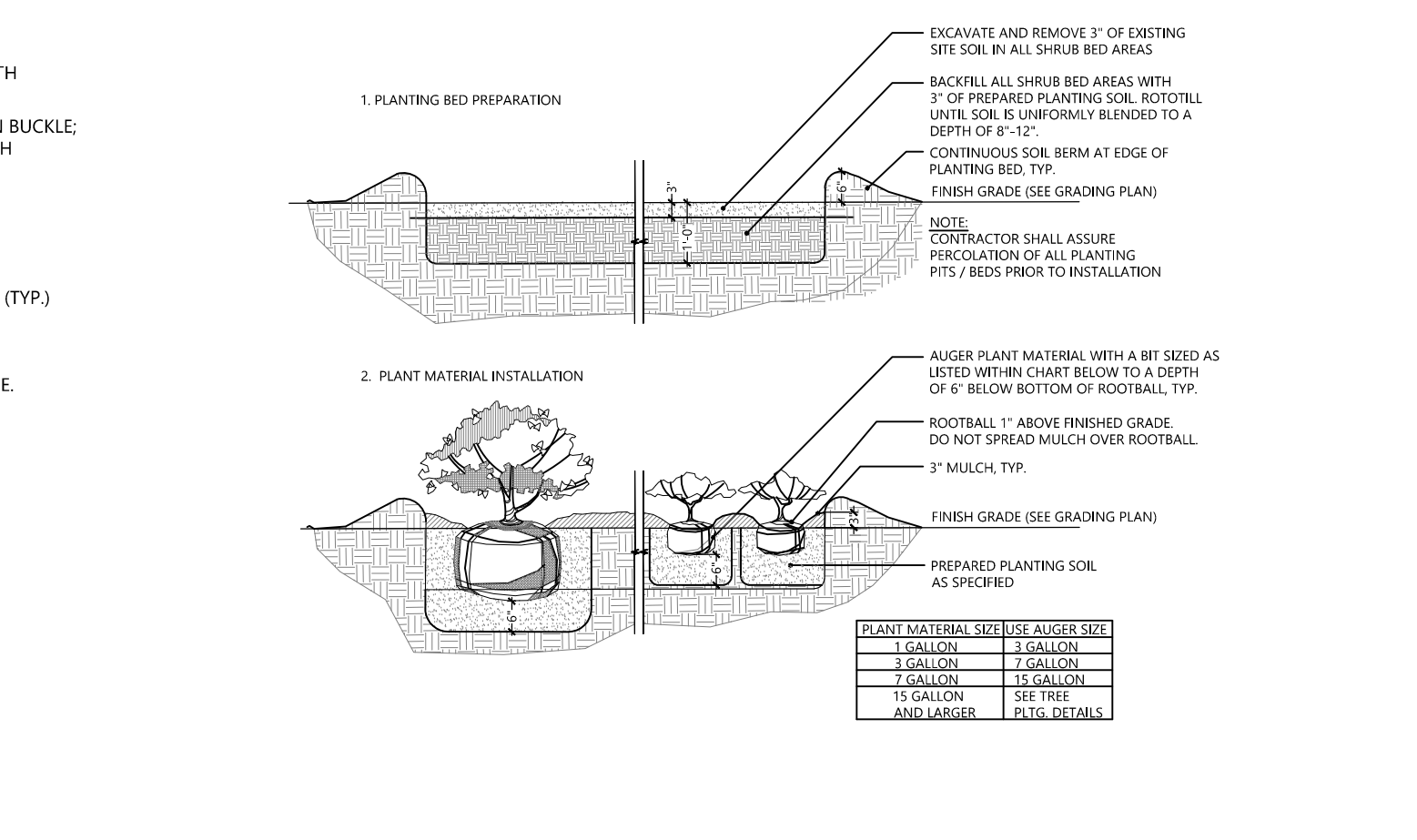
1 PALM PLANTING
SCALE: N.T.S.



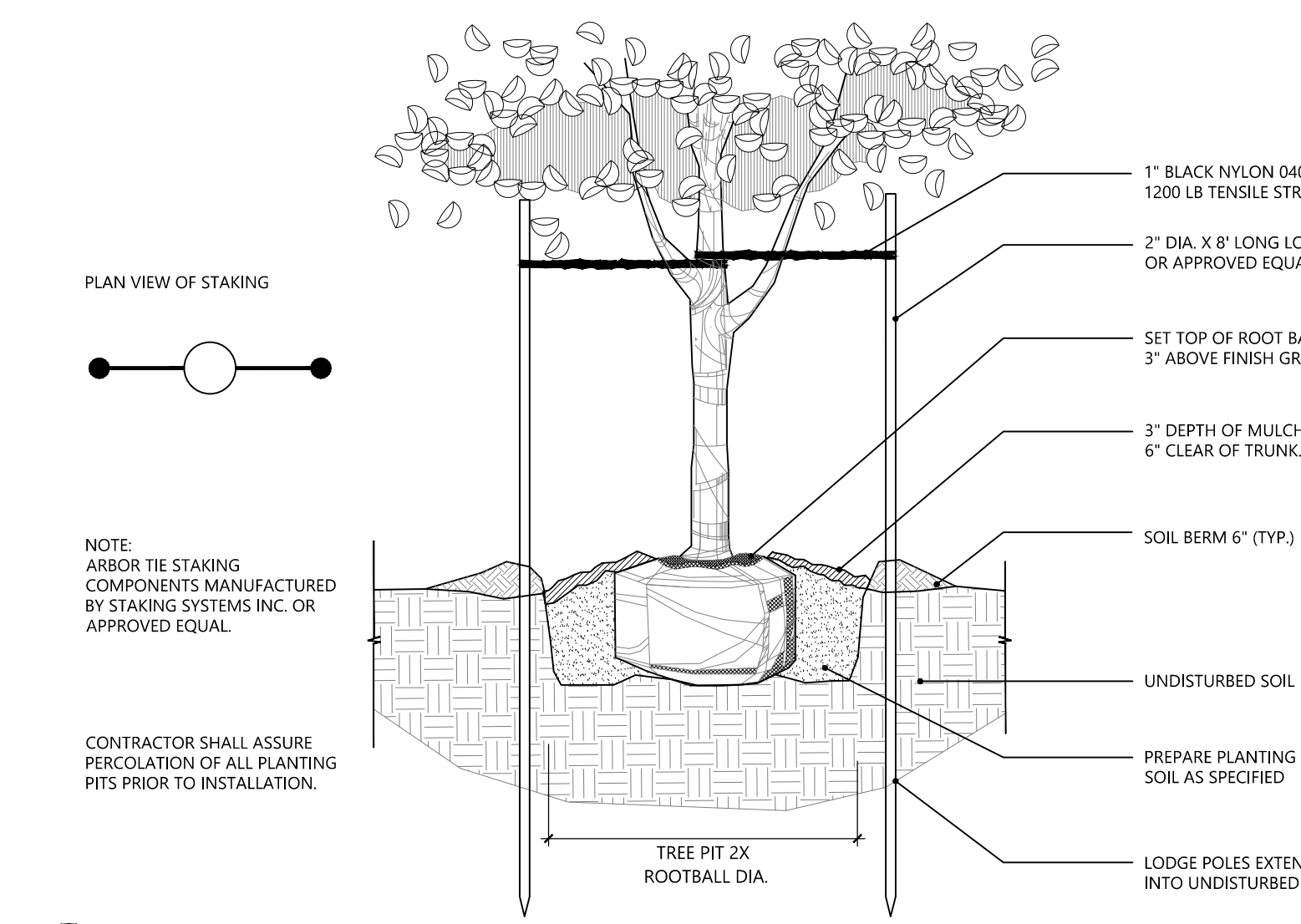
2 SHRUB AND GROUND COVER SPACING
SCALE: N.T.S.



3 TREE PLANTING - OVER 3" CAL.
SCALE: N.T.S.



4 SHRUB AND GROUND COVER PLANTING
SCALE: N.T.S.



5 TREE PLANTING - UP TO 3" CAL.
SCALE: N.T.S.

Application



REMOVAL - 9148
TRIM - 9149

Development Plan

Tree Permit Application

Date: 7/24/2018

All Information unless indicated otherwise.

Tree Address 1213 14th Street

Cross/Corner Street See attached plan, survey and tree report

List Tree Name(s) and Quantity _____

Species Type(s) check all that apply (Palm) (Flowering) (Fruit) (Shade) (Unsure)

Reason(s) for Application:

() REMOVE (Tree Health) (Safety) (Other/Explain below)

() TRANSPLANT (New Location) (Same Property) (Other/Explain below)

() HEAVY MAINTENANCE (Branch Removal) (Crown Cleaning/Thinning) (Crown Reduction)

Additional Information and Explanation Tree removes for health and invasive characteristics

Property Owner Name Island West Investment Corp

Property Owner eMail Address jeff@islandwest.com

Property Owner Mailing Address 1213 Glynn Archer Drive

Property Owner Mailing City Key West **State** FL **Zip** 33040

Property Owner Phone Number (305) - _____

Property Owner Signature *[Signature]*

Representative Name Keith Oropeza

Representative eMail Address keithoropeza@gmail.com

Representative Mailing Address 230 E. Copeland Drive

Representative Mailing City Orlando **State** FL **Zip** 32806

Representative Phone Number (407) 222 - 9583

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

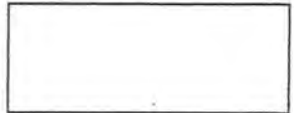
<<<<< Sketch location of tree in this area including cross/corner Street >>>>>

Please identify tree(s) with colored tape

PA ✓
A ✓

Please see attached plan and tree survey along with arborist report.

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



Tree Representation Authorization

Date: July 24, 2018

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.

All Information unless indicated otherwise.

Tree Address 1213 14th Street

Property Owner Name Island West Investment Corp
Property Owner eMail Address Ken@islandwest.com; jeff@islandwest.com
Property Owner Mailing Address 1213 Glynn Archer Drive
Property Owner Mailing City Key West State FL Zip 33040
Property Owner Phone Number (303) 294 - 1200
Property Owner Signature [Signature]

Representative Name Keith Oropeza
Representative eMail Address keithoropeza@gmail.com
Representative Mailing Address 230 E. Copeland Drive
Representative Mailing City Orlando State FL Zip 32806
Representative Phone Number (407) 222 - 9583

I Jeffrey A. Harding VP, 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 is there is any questions or need access to my property.

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 24th day July, 2018.

By (Print name of Affiant) Jeffrey A. Harding who is personally known to me or has produced a drivers license as identification and who did take an oath.

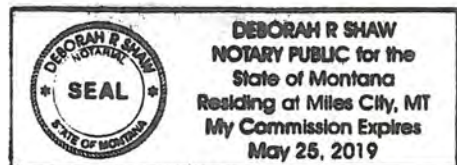
NOTARY PUBLIC

Sign Name: Deborah R. Shaw

Notary Public - State of Montana ~~Florida~~ (seal)

Print Name: Deborah R. Shaw

My Commission Expires: May 25, 2019



Karen DeMaria

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Friday, July 27, 2018 2:28 PM
To: Keith Oropeza; Karen DeMaria
Cc: Jeffrey Harding
Subject: RE: !4th Street residential development

It's totally my fault its late. I screwed it up.

Owen

Trepanier & Associates, Inc.
Land Planners & Development Consultants
305-293-8983

From: Keith Oropeza <koropeza@smeinc.com>
Sent: Friday, July 27, 2018 2:22 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Cc: Owen Trepanier <owen@owentrepanier.com>; Jeffrey Harding <jeff@islandwest.com>
Subject: !4th Street residential development

Good afternoon Karen,

This is the landscape package for the 14th Street Residential Development for Island West Investments. I realize it is past the due date of the 25th, if you can accept it that would be great. However, I fully understand you're swamped and if this causes additional stress no worries, just hold for the next agenda.

As always, thank you,
Keith Oropeza, PLA, ASLA