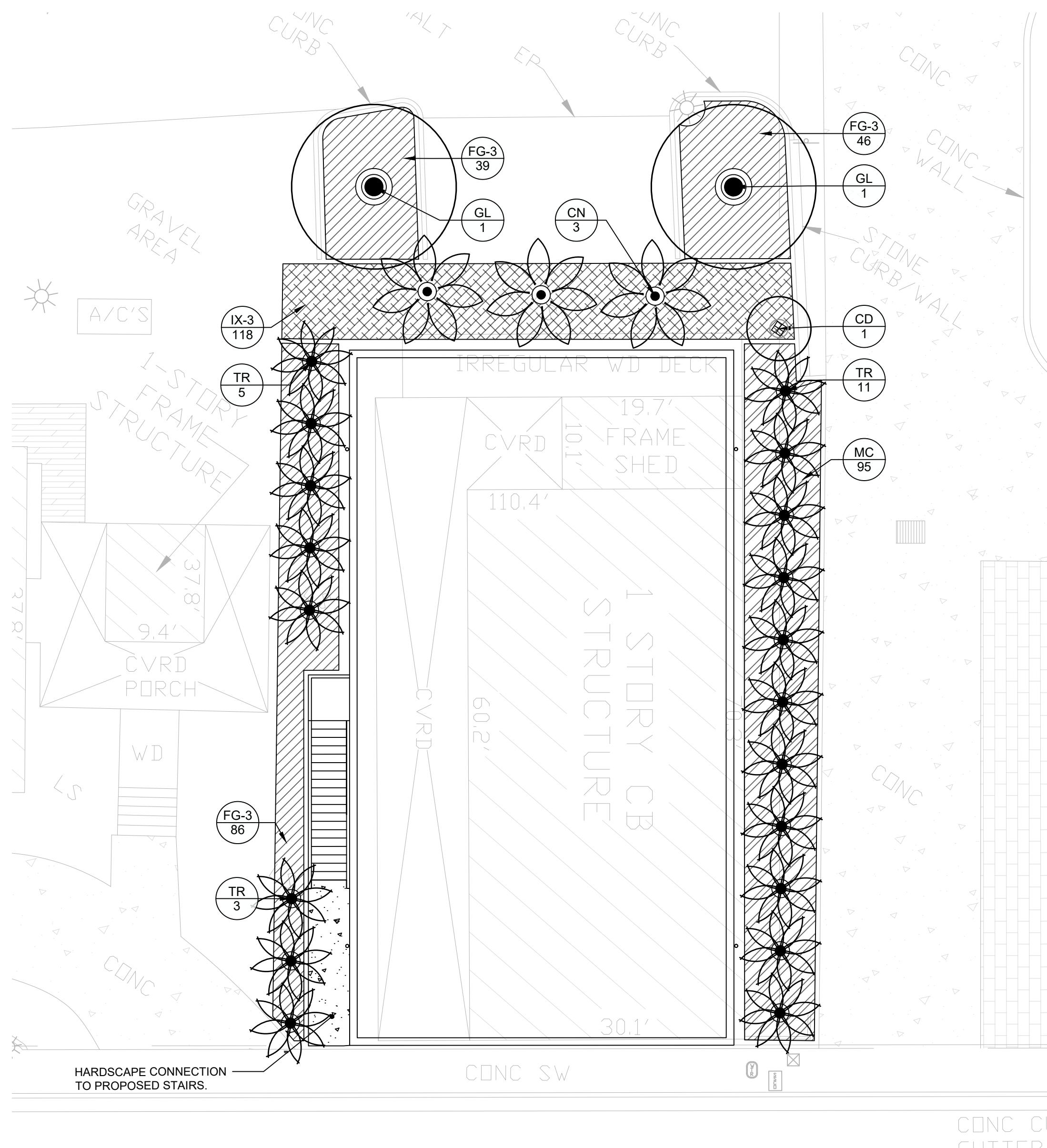


REPLACEMENT LANDSCAPE:

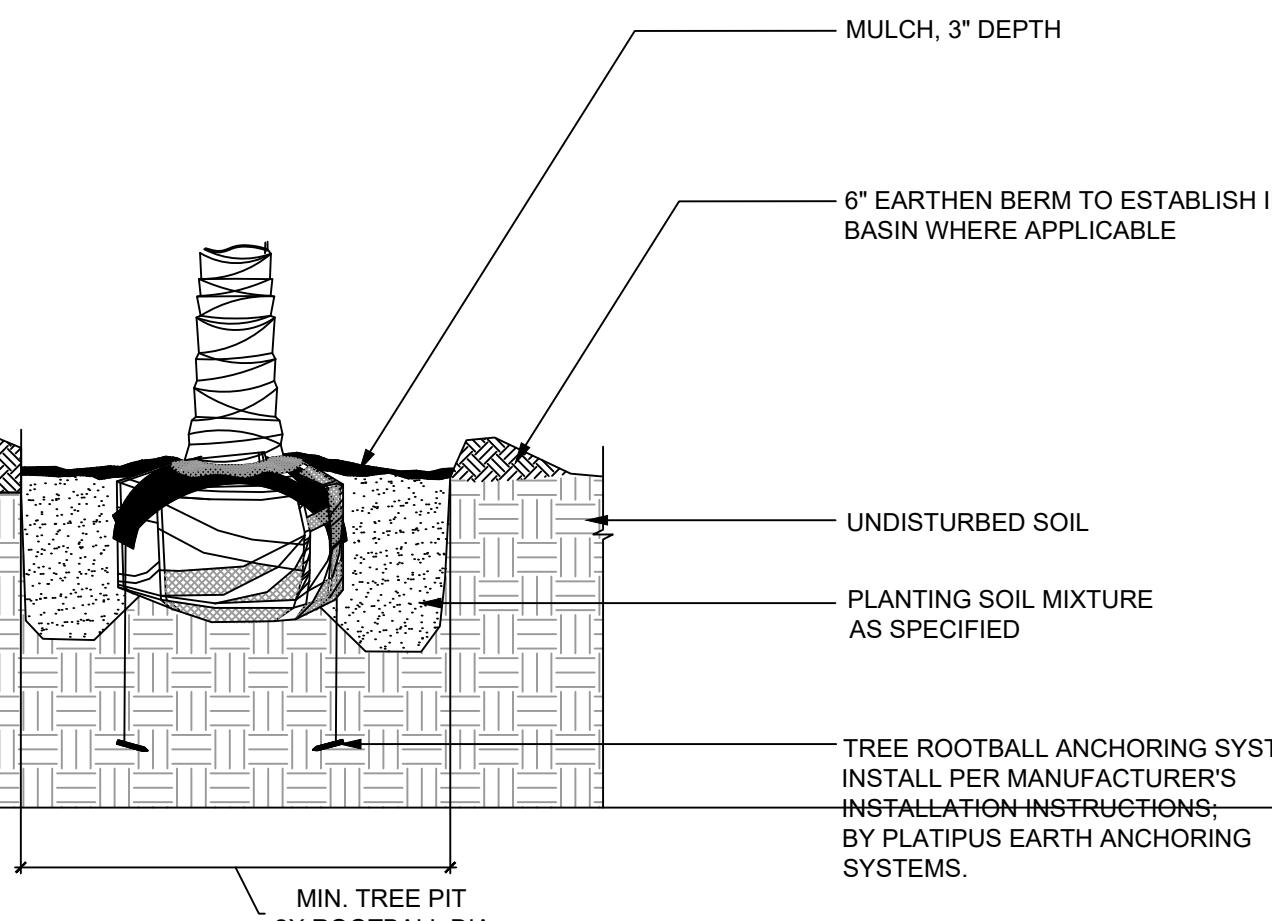
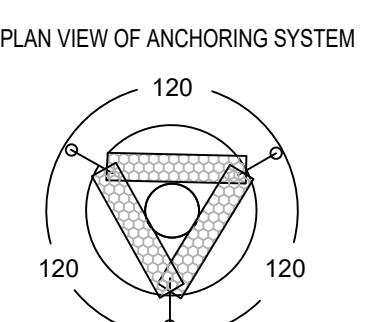


REPLACEMENT PLANTING

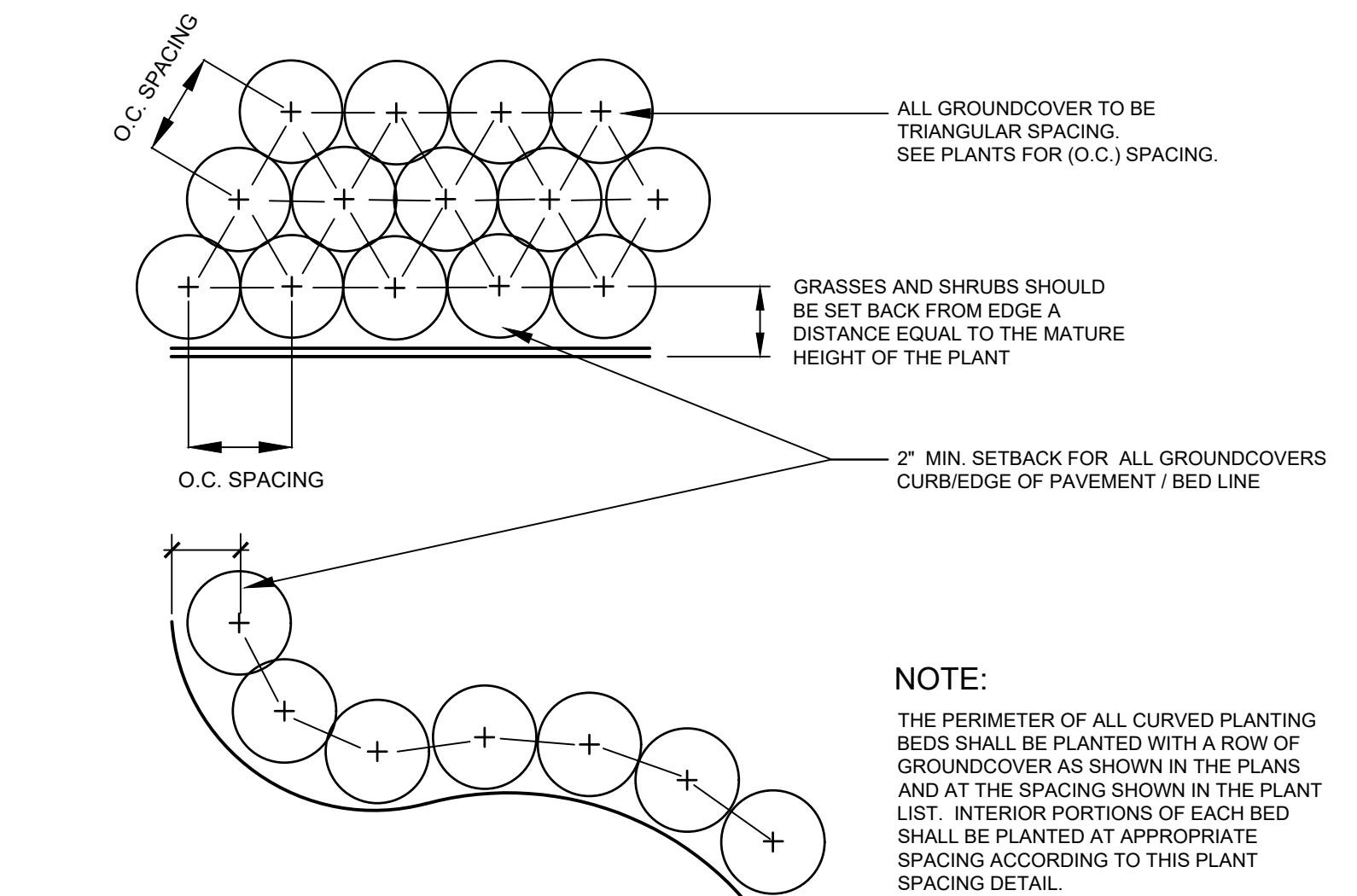
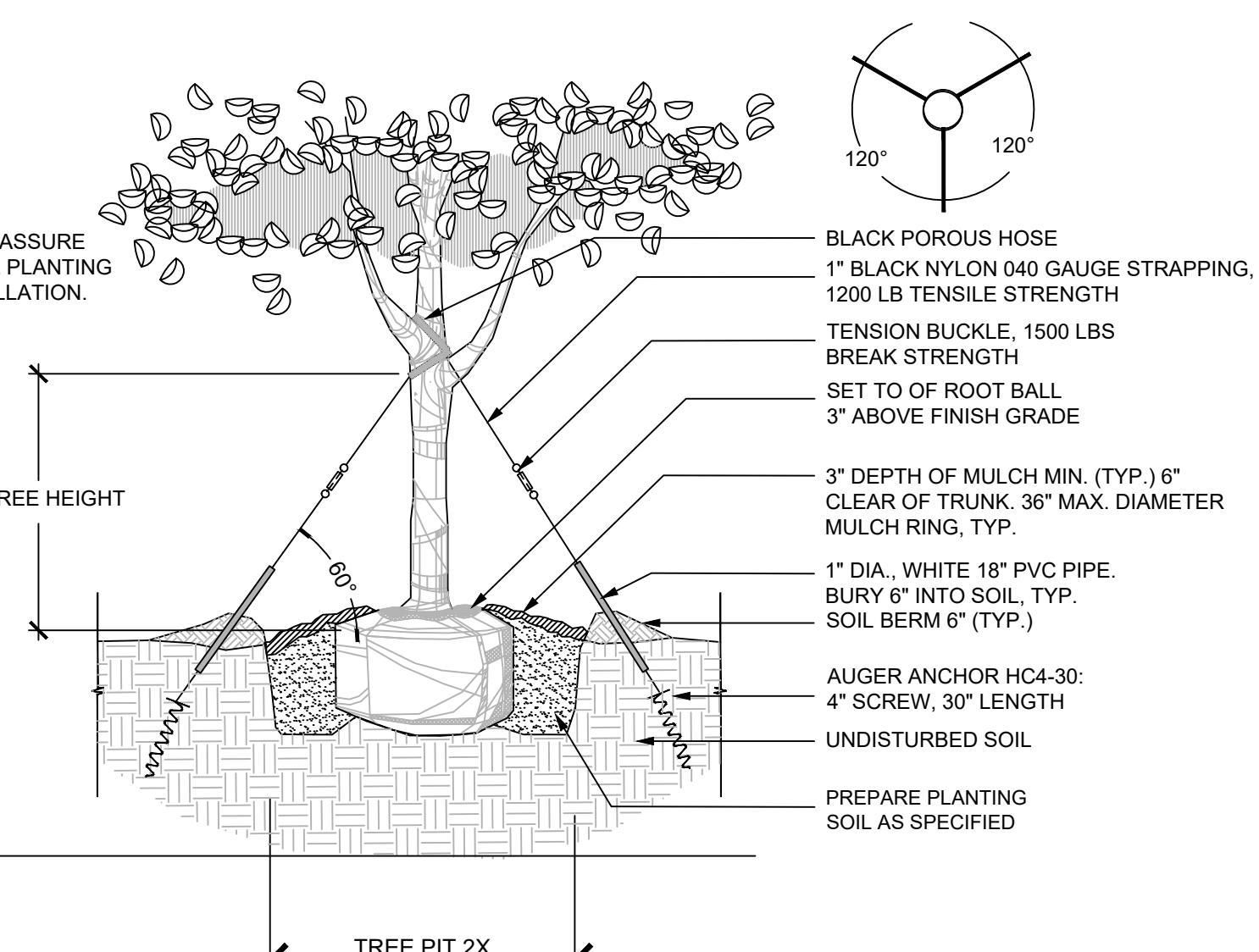
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	NATIVE/NON-NATIVE	
TREES							
●	GL	2	BURSERA SIMARUBA / GUMBO LIMBO	F.G.	6" CAL., 16'-18' HT	NATIVE	
■	CD	1	COCCOLoba DIVERSIFOLIA / PIGEON PLUM	100 GAL.	4" CAL., 14' HT X 5 SPRD.	NATIVE	
●	CN	3	COCOS NUCIFERA / COCONUT PALM	F.G.	12' GW	NATIVE	
●	TR	19	THRINAX RADIATA / FLORIDA THATCH PALM	F.G.	SINGLE, 8' GW	NATIVE	
SHRUB AREAS							
■	FG-3	171	FIGUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIGUS	3 GAL.	18"-24" OA.	NATIVE	24" o.c.
■	IX-3	118	IXORA X 'NORA GRANT' / IXORA 'NORA GRANT'	3 GAL.	18"-24" OA.	NATIVE	24" o.c.
■	MC	95	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL.	18"-24" OA	NATIVE	30" o.c.

Note: All landscape areas to have groundcover planting or mulch.



NOTES:
CONTRACTOR SHALL ASSURE
PERCOLATION OF ALL PLANTING
PITS PRIOR TO INSTALLATION.



NOTE:
THE PERIMETER OF ALL CURVED PLANTING
BEDS SHALL BE PLANTED WITH A ROW OF
GROUNDCOVER AS SHOWN IN THE PLANS
AND AT THE SPACING SHOWN IN THE PLANT
LIST. INTERIOR PORTIONS OF EACH BED
SHALL BE PLANTED AT APPROPRIATE
SPACING ACCORDING TO THIS PLANT
SPACING DETAIL.

1 PALM PLANTING DETAIL

N.T.S.

2 TREE PLANTING DETAIL

N.T.S.

3 SHRUB PLANTING DETAIL

N.T.S.

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

PROPERTY: 907 Caroline Street

APPLICATION NUMBER: TP2024-0015

REQUEST: The City of Key West is requesting conceptual landscape plan approval to include the removal of (1) Fiddlewood tree, (1) Silver Buttonwood tree, (1) Wild Tamarind tree, (4) Pigeon Plum trees, (1) Washingtonian Palm, (4) Christmas Palms, (8) Coconut Palms, (1) Fan Palm, (2) Alexander Palms, and (4) Sabal Palms. The property is being redeveloped to include the demolition of the existing structure and the construction of a new structure to include residential units for city employees.

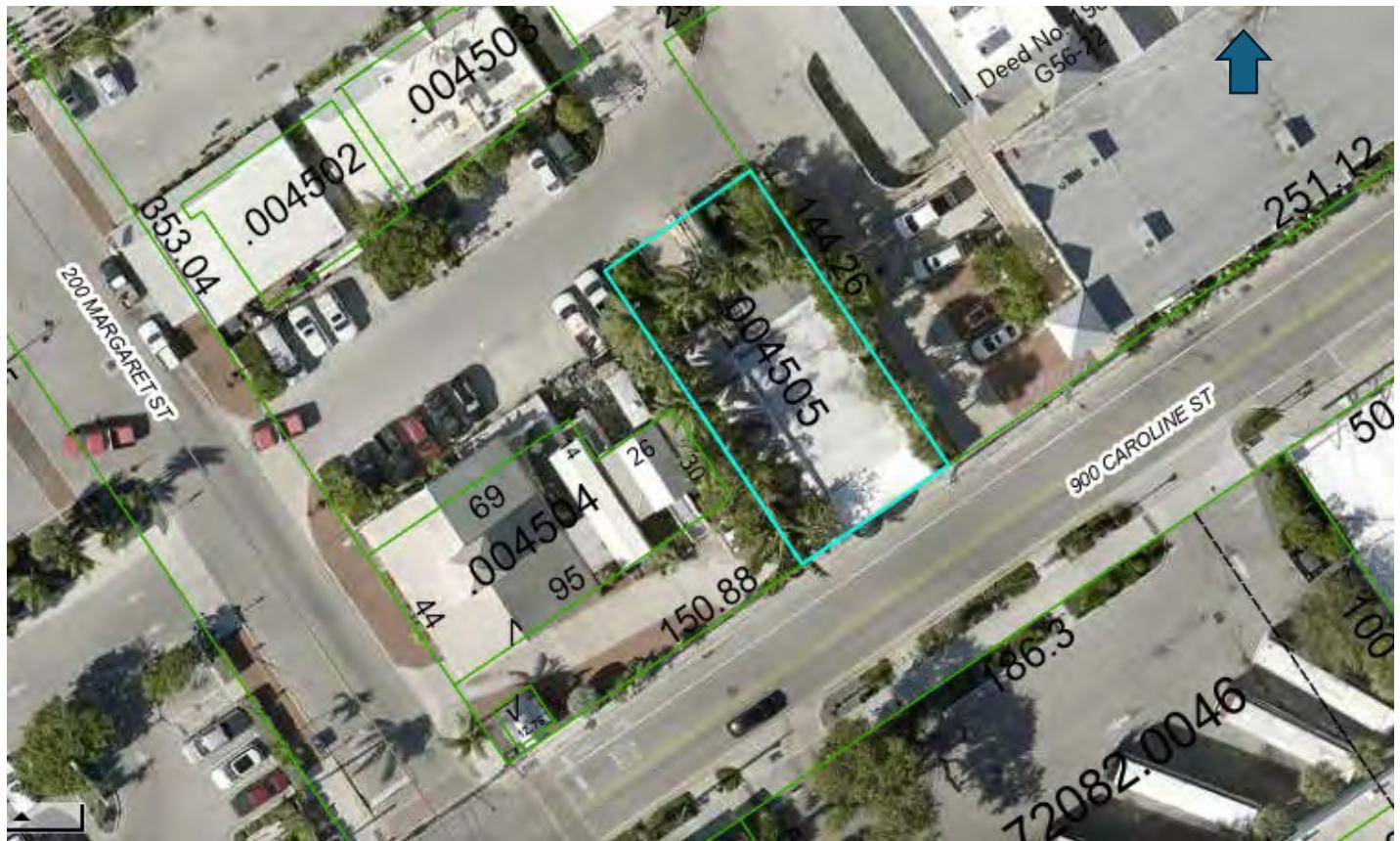


Photo showing property lines, as per Monroe County Property Appraiser's office.

PROPERTY SUMMARY: The property has an existing single story structure that is used for retail sales in the front and a work/storage area in the rear and is located in the Key West Seaport area. The building has direct frontage on Caroline Street with a parking area in the rear.



Photo showing front of property taken from Caroline Street.

TREE ASSESSMENT: The following information documents the existing trees on the property. An existing tree map and full list of trees and palms on the property is attached. Regulated and protected trees to be directly impacted by the proposed work are listed below along with their possible mitigation values, as per the City of Key West land development regulations.



Photo of western property line. Most of the vegetation in this area (Traveler's Palms, Umbrella tree, and Almond trees) are not regulated.

Tree #6: Christmas Palm (*Adonidia merrillii*)

Regulated-over 10 ft tall CT (clear trunk).

Mitigation requirement = one native palm, 4 ft tall OH (overall height) minimum.



Tree #7: Coconut Palm (*Cocos nucifera*)

Protected

Mitigation requirement = one native palm, 4 ft tall OH minimum.

Tree #9: Christmas Palm (*Adonidia merrillii*)

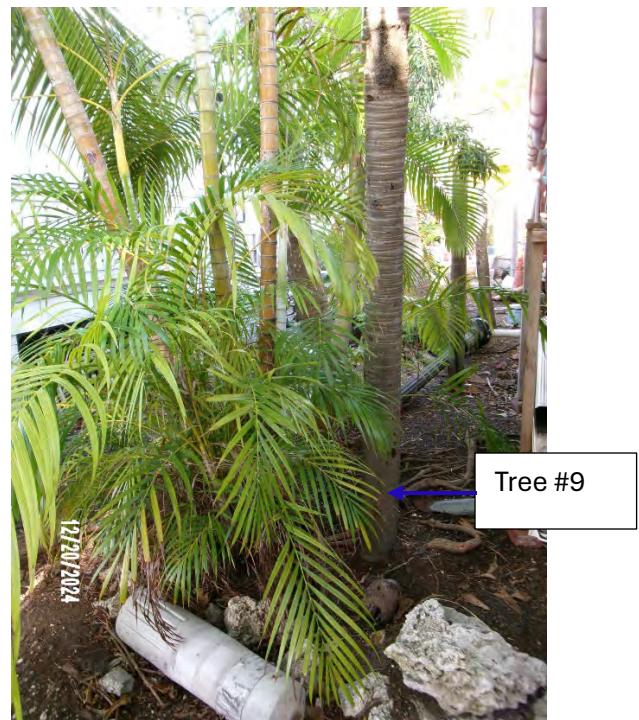
Regulated-over 10 ft tall CT.

Mitigation requirement = one native palm, 4 ft tall OH minimum.

Tree #10: Coconut Palm (*Cocos nucifera*)

Protected

Mitigation requirement = one native palm, 4 ft tall OH minimum.



Tree #13

Tree #11

Tree #10



Tree #11: Fiddlewood (*Citharexylum spinosum*)

Diameter: 3.5" dbh

Condition: 60% (overall fair, good health, poor canopy structure, young tree)

Location: 60% (growing along property line in planted buffer area between two commercial property areas-not very visible to public.)

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

Tree Value: 73%

Required Mitigation: 2.5 caliper inches

Tree #12: Christmas Palm (*Adonidia merrilli*)

Regulated-over 10 ft tall CT.

Mitigation requirement = one native palm, 4 ft tall OH minimum.

Tree #13: Coconut Palm (*Cocos nucifera*)

Protected

Mitigation requirement = one native palm, 4 ft tall OH minimum.

Tree #14: Christmas Palm (*Adonidia merrilli*)

Regulated-over 10 ft tall CT.

Mitigation requirement = one native palm, 4 ft tall OH minimum.





Tree #16: Silver Buttonwood (*Conocarpus erectus*)

Diameter: 4.5" dbh

Condition: 50% (Fair to poor-good health, poor structure, young tree with severe growth lean)

Location: 60% (growing along property line in planted buffer area between commercial properties, not a publicly visible tree.)

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

Tree Value: 70%

Required Mitigation: 3.1 caliper inches

Tree #17: Fan Palm (*Livistona* sp.)

Regulated-over 10 ft tall CT.

Mitigation requirement = one native palm, 4 ft tall OH minimum.

Tree #18: Alexander Palm

Regulated-over 10 ft tall CT.

Mitigation requirement = one native palm, 4 ft tall OH minimum.

Tree #20: Alexander Palm

Regulated-over 10 ft tall CT.

Mitigation requirement = one native palm, 4 ft tall OH minimum.



Trees #25-#23

Trees #23-#21

Tree #21: Coconut Palm (*Cocos nucifera*)

Protected

Mitigation requirement = one native palm, 4 ft tall OH minimum.

Tree #22: Coconut Palm (*Cocos nucifera*)

Protected

Mitigation requirement = one native palm, 4 ft tall OH minimum.

Tree #23: Coconut Palm (*Cocos nucifera*)

Protected

Mitigation requirement = one native palm, 4 ft tall OH minimum.

Tree #24: Coconut Palm (*Cocos nucifera*)

Protected

Mitigation requirement = one native palm, 4 ft tall OH minimum.

Tree #25: Coconut Palm (*Cocos nucifera*)

Protected

Mitigation requirement = one native palm, 4 ft tall OH minimum.



Tree #26: Pigeon Plum (*Coccoloba diversifolia*)

Diameter: 5" dbh

Condition: 40% (poor health, half of canopy missing-storm damage)

Location: 80% (growing in eastern parking lot planter area.)

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

Tree Value: 73%

Required Mitigation: 3.6 caliper inches

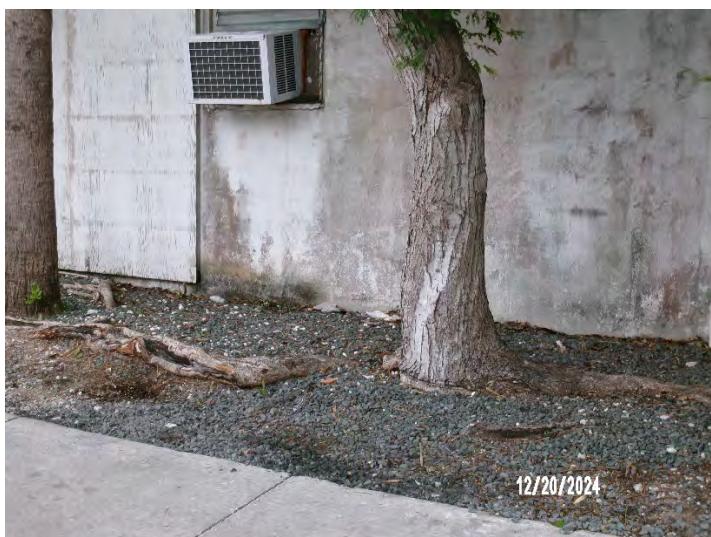
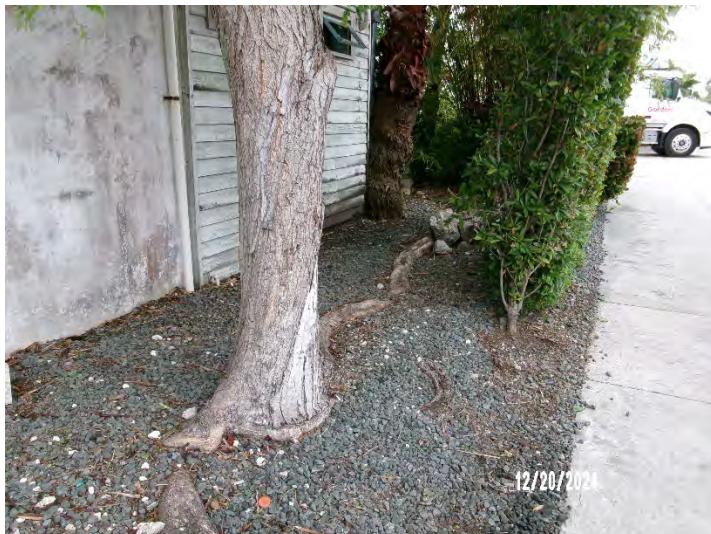
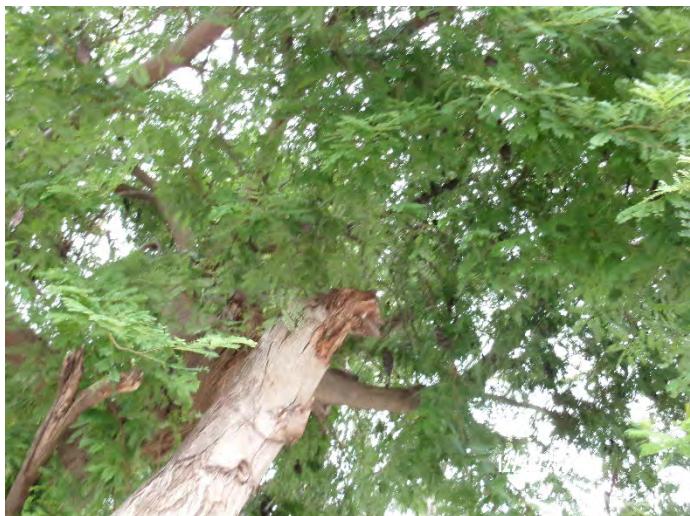
Tree #30: Washingtonian Palm

Regulated-over 10 ft CT

Mitigation requirement = one native palm, 4 ft tall OH minimum.

Tree #32





Tree #31: Wild Tamarind (*Lysiloma latisiliquum*)

Diameter: 14" dbh

Condition: 50% (Fair to poor-poor structure which breaks in main canopy branches)

Location: 60% (growing along property line in planted buffer area between structure and parking lot)

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

Tree Value: 70%

Required Mitigation: 9.8 caliper inches



Photo of east side of property, Trees #31- #38.

Tree #32: Sabal Palm (Sabal palmetto)

Protected

Mitigation requirement = one native palm, 4 ft tall OH minimum.

Tree #33: Sabal Palm (Sabal palmetto)

Protected

Mitigation requirement = one native palm, 4 ft tall OH minimum.

Tree #34: Sabal Palm (Sabal palmetto)

Protected

Mitigation requirement = one native palm, 4 ft tall OH minimum.

Tree #35: Sabal Palm (Sabal palmetto)

Protected

Mitigation requirement = one native palm, 4 ft tall OH minimum.



Tree #36: Pigeon Plum (*Coccoloba diversifolia*)

Diameter: 4" dbh

Condition: 40% (poor health, young tree)

Location: 80% (growing along property line in planted buffer area between structure and parking lot, very visible tree.)

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

Tree Value: 73%

Required Mitigation: 2.9 caliper inches



Tree #37: Pigeon Plum (*Coccoloba diversifolia*)

Diameter: 4" dbh

Condition: 40% (poor health and structure, young tree)

Location: 80% (growing along property line in planted buffer area between structure and parking lot, very visible tree.)

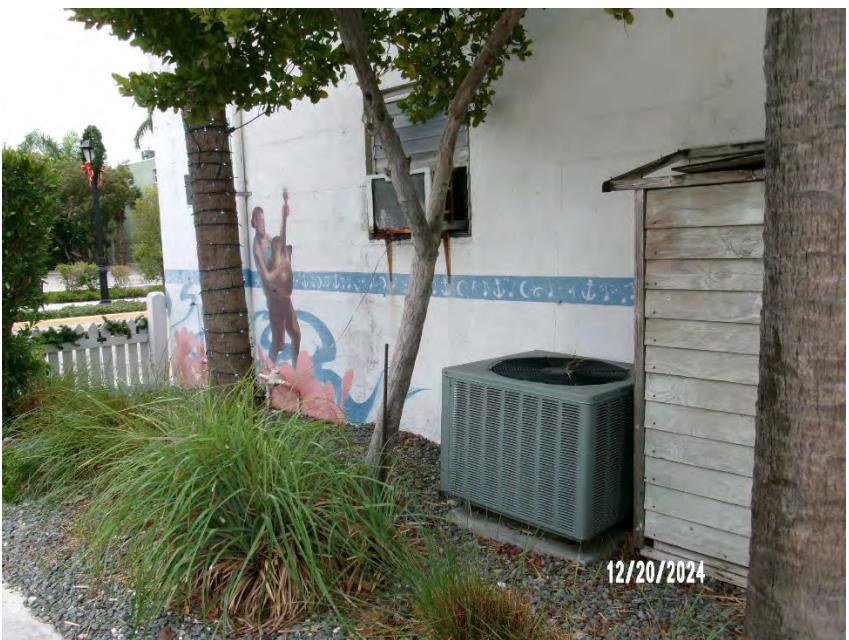
Species: 100% (on City of KW protected tree list)

Tree Value: 73%

Required Mitigation: 2.9 caliper inches



Tree #38





Tree #38: Pigeon Plum (*Coccoloba diversifolia*)
Diameter: 4" dbh
Condition: 50% (fair to poor health, young tree)
Location: 80% (growing along property line in planted buffer area between structure and parking lot, very visible tree.)
Species: 100% (on City of KW protected tree list)
Tree Value: 76%
Required Mitigation: 3 caliper inches

LANDSCAPE PLAN REVIEW: The proposed project with the requested tree and palm removals, if approved, will require the replanting of 20 native palms, 4 ft tall each palm, and 27.8 caliper inches of approved trees as mitigation.

The proposed conceptual landscape plan incorporates all the required mitigation in its plan and it includes the replanting of trees in the two parking lot planters in the rear of the property (Gumbo Limbos). Most of the proposed landscaping is in the side and rear buffer areas and includes shrubs and groundcover. There is no landscaping proposed for the street side of the property as the new structure will sit at the front property line similar to the existing structure. The proposed vegetation is 70% native vegetation. The proposed conceptual landscape plan does meet the requirements of Tree Commission review and approval. Waivers to Sec 108 Landscape requirements are reviewed and approved by the Planning Board.



Photo of western parking lot planter

PREPARED BY:

Karen DeMaria

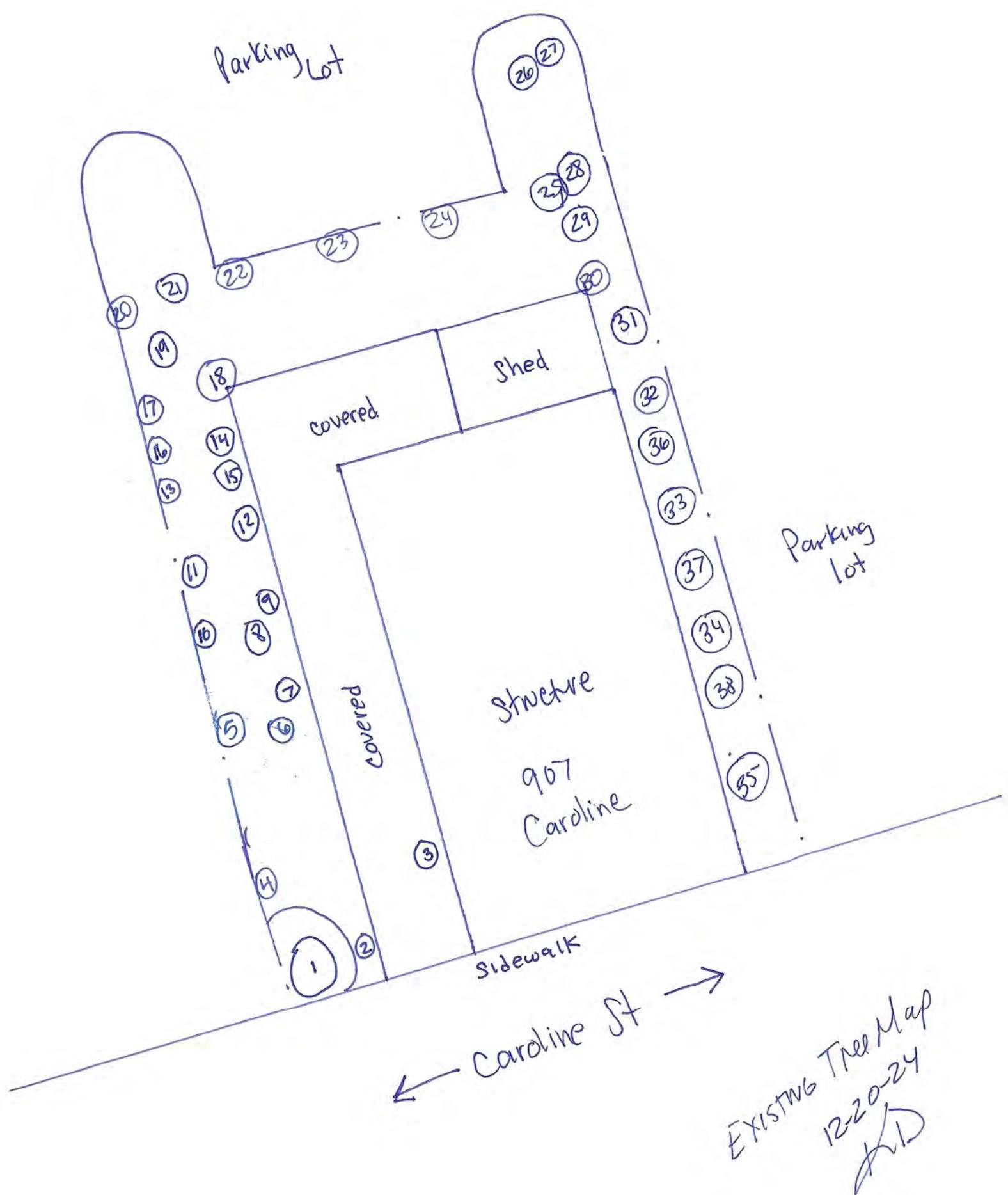
Consulting Arborist/Senior Environmental Scientist

Terramar Environmental Services, Inc.

1241 Crane Boulevard

Sugarloaf Key, Florida 33042

KWTreelady@gmail.com



TREE #	COMMON NAME	SCIENTIFIC NAME	SIZE	KW City LDR	DISPOSITION	REQUIRED REPLACEMENT
1	Travelers Palm (clump)	<i>Revenala madagascariensis</i>	20 ft OH	Not Regulated	Remove	NA
2	Christmas Palm	<i>Adonidia merrilli</i>	3 ft CT	Not Regulated	Remove	NA
3	Tropical Almond	<i>Terminalia catappa</i>	10" dbh	Not Regulated	Remove	NA
4	Tropical Almond	<i>Terminalia catappa</i>	4" dbh	Not Regulated	Remove	NA
5	Umbrella Tree	<i>Schefflera actinophylla</i>	24" dbh	Not Regulated	Remove	NA
6	Christmas Palm	<i>Adonidia merrilli</i>	20 ft OH	Regulated	Remove	1- 4ft tall native palm
7	Coconut Palm	<i>Cocos nucifera</i>	20 ft OH	Protected	Remove	1-4ft tall native palm
8	Areca Palm	<i>Dypsis lutescens</i>	clump	Not Regulated	Remove	NA
9	Christmas Palm	<i>Adonidia merrilli</i>	20 ft OH	Regulated	Remove	1-4ft tall native palm
10	Coconut palm	<i>Cocos nucifera</i>	20 ft OH	Protected	Remove	1-4ft tall native palm
11	Fiddlewood	<i>Citharexylum spinosum</i>	3.5" dbh	Protected	Remove	2.5 caliper inches
12	Christmas Palm	<i>Adonidia merrilli</i>	18 ft CT	Regulated	Remove	1-4ft tall native palm
13	Coconut Palm	<i>Cocos nucifera</i>	15 ft CT	Protected	Remove	1-4ft tall native palm
14	Christmas Palm	<i>Adonidia merrilli</i>	14 ft CT	Regulated	Remove	1-4ft tall native palm
15	Tropical Almond	<i>Terminalia catappa</i>	2" dbh	Not Regulated	Remove	NA
16	Silver Buttonwood	<i>Conocarpus erectus</i>	4.5" dbh	Protected	Remove	3.1 calper inches
17	Fan Palm	<i>Livistona sp.</i>	20 ft OH	Regulated	Remove	1-4ft tall native palm
18	Alexander Palm	<i>Archontophoenix alexandrae</i>	15 ft CT	Regulated	Remove	1-4ft tall native palm
19	Non Native Palm	unidentified	5 ft CT	Not Regulated	Remove	NA
20	Alexander Palm	<i>Archontophoenix alexandrae</i>	15 ft CT	Regulated	Remove	1-4ft tall native palm
21	Coconut Palm	<i>Cocos nucifera</i>	20 ft OH	Protected	Remove	1-4ft tall native palm

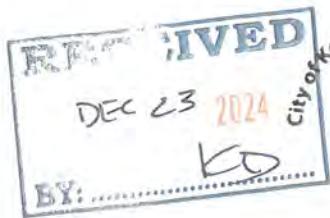
22	Coconut Palm	Cocos nucifera	20 ft OH	Protected	Remove	1-4ft tall native palm
23	Coconut Palm	Cocos nucifera	20 ft OH	Protected	Remove	1-4ft tall native palm
24	Coconut Palm	Cocos nucifera	20 ft OH	Protected	Remove	1-4ft tall native palm
25	Coconut Palm	Cocos nucifera	20 ft OH	Protected	Remove	1-4ft tall native palm
26	Pigeon Plum	Coccoloba diversifolia	5" dbh	Protected	Remove	3.6 caliper inches
27	Washingtonian Palm	Washingtonia robusta	1 ft CT	Not Regulated	Remove	NA
28	Bamboo	unidentified	clump	Not Regulated	Remove	NA
29	Areca Palm	Dypsis lutescens	clump	Not Regulated	Remove	NA
30	Washingtonian Palm	Washingtonia robusta	15 ft CT	Regulated	Remove	1-4ft tall native palm
31	Wild Tamarind	Lysiloma latisiliquum	14" dbh	Protected	Remove	9.8 caliper inches
32	Sabal Palm	Sabal palmetto	15 ft CT	Protected	Remove	1-4ft tall native palm
33	Sabal Palm	Sabal palmetto	15 ft CT	Protected	Remove	1-4ft tall native palm
32	Sabal Palm	Sabal palmetto	15 ft CT	Protected	Remove	1-4ft tall native palm
35	Sabal Palm	Sabal palmetto	15 ft CT	Protected	Remove	1-4ft tall native palm
36	Pigeon Plum	Coccoloba diversifolia	4" dbh	Protected	Remove	2.9 caliper inches
37	Pigeon Plum	Coccoloba diversifolia	4" dbh	Protected	Remove	2.9 caliper inches
38	Pigeon Plum	Coccoloba diversifolia	4" dbh	Protected	Remove	3 caliper inches

CT= Clear Trunk (wood)

OH= Overall Height

Palms species on the City not protected tree list are regulated when there is 10 ft of wood.

APPLICATION



Project Conceptual Landscape Plan Tree Permit Application

TP 2024-001

Please Clearly Print All Information unless indicated otherwise. Date: 12/12/2024

Tree Address 907 Caroline Street

Cross/Corner Street

List Tree Name(s) and Quantity

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 Redevelopment of site for new building and
stromwater. Almond tree is growing out of
building.

Property Owner Name City of Key West

Property Owner Email Address smclearney@cityofkeywest-fl.gov

Property Owner Mailing Address 1300 White Street, Key West, FL 33040

Property Owner Phone Number 305-809-3945

Property Owner Signature Steve McClearney

*Representative Name Keith Oropeza

Representative Email Address k.oropeza@gaiconsultants.com

Representative Mailing Address 618 E. South Street, Suite 700, Orlando, FL 32801

Representative Phone Number 407.222.9583

*NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will 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.

1-2-25

See attached removal and replacement plan:

Requesting 22 palm removals

Requesting 1 Tropical Almond 10", growing in structure

4 Pigeon Plum

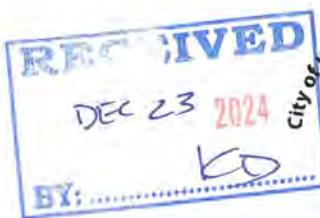
1 Umbrella tree 24"

1 sapodilla

1-Washingtonian Palm
4- x-mas palms
8- Coconut palms
1- Fan palm
2- Alexandra palms
4- Sabal palms

1- Fiddlewood tree
1- Silver Butterwood tree
1- Wild Tamarind
4- Pigeon Plum

DP



TP2024-0015

Project
Conceptual Landscape Plan
Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 12/12/2024

Tree Address 907 Caroline Street

Cross/Corner Street _____

List Tree Name(s) and Quantity _____

Reason(s) for Application:

Remove Tree Health Safety Other/Explain below

Transplant New Location Same Property Other/Explain below

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Additional Information and

Explanation Redevelopment of site for new building and
stromwater. Almond tree is growing out of
building.

Property Owner Name City of Key West

Property Owner Email Address smclearney@cityofkeywest-fl.gov

Property Owner Mailing Address 1300 White Street, Key West, FL 33040

Property Owner Phone Number 305-809-3945

Property Owner Signature Steve McClearney

***Representative Name** Keith Oropeza

Representative Email Address k.oropeza@gaiconsultants.com

Representative Mailing Address 618 E. South Street, Suite 700, Orlando, FL 32801

Representative Phone Number 407.222.9583

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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 removal and replacement plan:~~

~~Requesting 22 palm removals~~

~~Requesting 1 Tropical Almond 10", growing in structure~~

~~4 Pigeon Plum~~

~~1 Umbrella tree 24"~~

~~1 sapiodilla~~

~~\$400~~
~~+~~
~~?~~



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 11-12-2024

Tree Address 907 Caroline Street

Property Owner Name City of Key West

Property Owner Mailing Address 1300 White Street, Key West, FL 33040

Property Owner Mailing City,
State, Zip

Property Owner Phone Number 305-809-3945

Property Owner email Address smcalearney@cityofkeywest-fl.gov

Property Owner Signature Steven McAlearney

Digitally signed by Steven McAlearney
Date: 2024.11.13 12:29:33 -05'00'

Representative Name Keith Oropesa

Representative Mailing Address 618 E. South Street, Suite 700, Orlando, FL 32801

Representative Mailing City,
State, Zip

Representative Phone Number 407-222-9583

Representative email Address k.oropeza@gaconsultants.com

I, Steve McAlearney, 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 Steven McAlearney

Digitally signed by Steven McAlearney
Date: 2024.11.13 12:30:00 -05'00'

The forgoing instrument was acknowledged before me on this 13th day of November.
By (Print name of Affiant) Steve McAlearney who is personally known to me or has produced
as identification and who did take an oath.

Notary Public

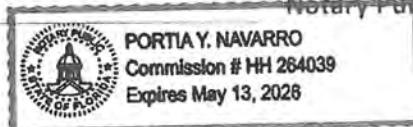
Sign name:

Portia Y. Navarro

Print name:

Portia Y. Navarro

My Commission expires:



Notary Public-State of

Florida

(Seal)

Tippi Koziol

From: Lori Thompson <lthompson@spottswoodlaw.com>
Sent: Thursday, December 19, 2024 3:43 PM
To: Jordan Mannix-Lachner
Cc: Tippi Koziol; Keith Oropeza; Richard McChesney
Subject: [EXTERNAL] 907 Caroline Street
Attachments: Tree Permit Application12-12-24.pdf; Notarized Tree Rep Authorization.pdf; 2024.12.12_R240073.00 - 907 Caroline Street_Landscape Plan.pdf; 2024.12.12_R240073.00 - 907 Caroline Street_Landscape removal-24X36.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Jordan,

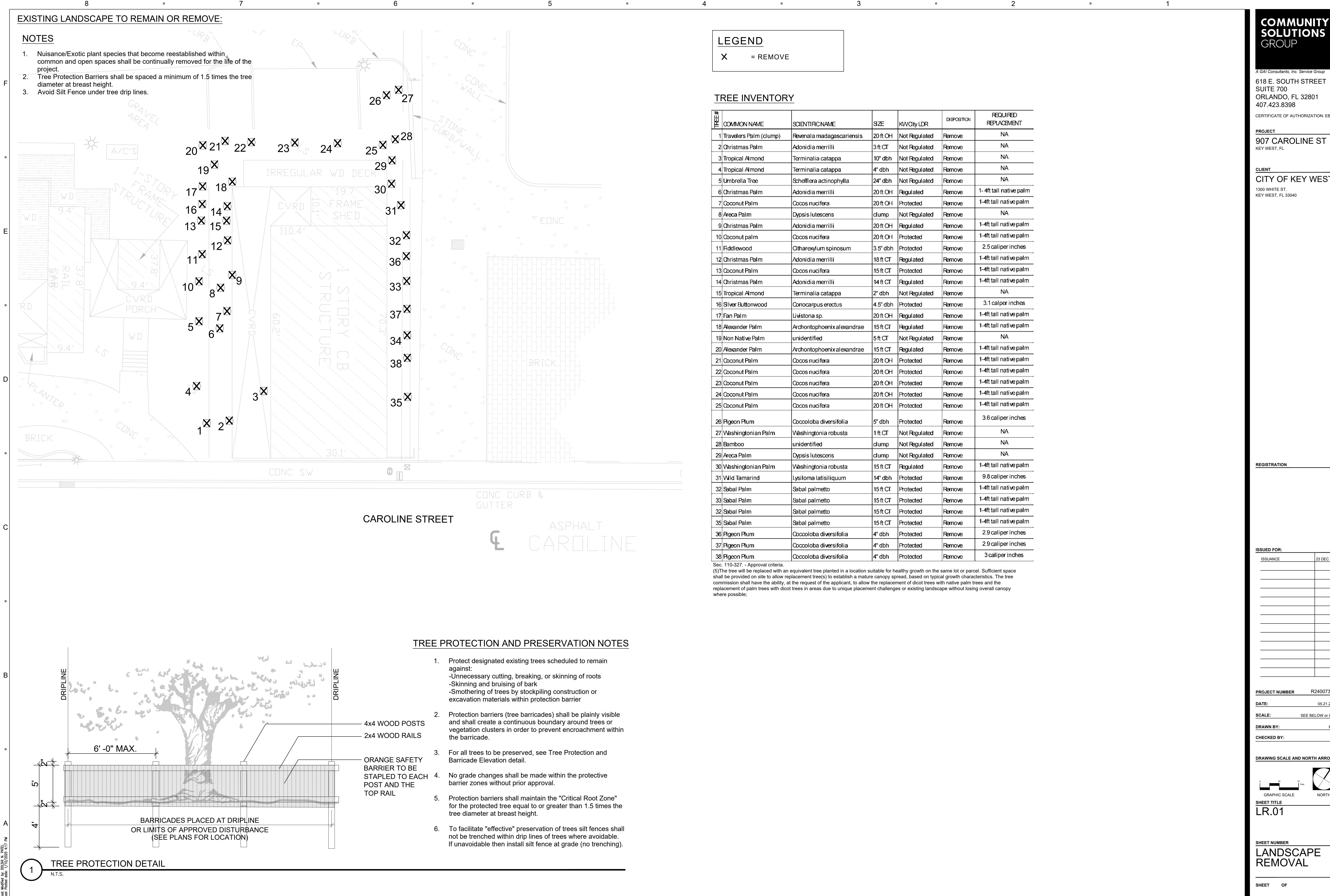
Attached is the Tree Commission application for 907 Caroline Street. Steve authorized the check to be issued for the application fee so I'm waiting to hear back from Debra Gartenmayer. I'm hoping someone can bring it down to you.

Let me or Keith know if you have any questions.

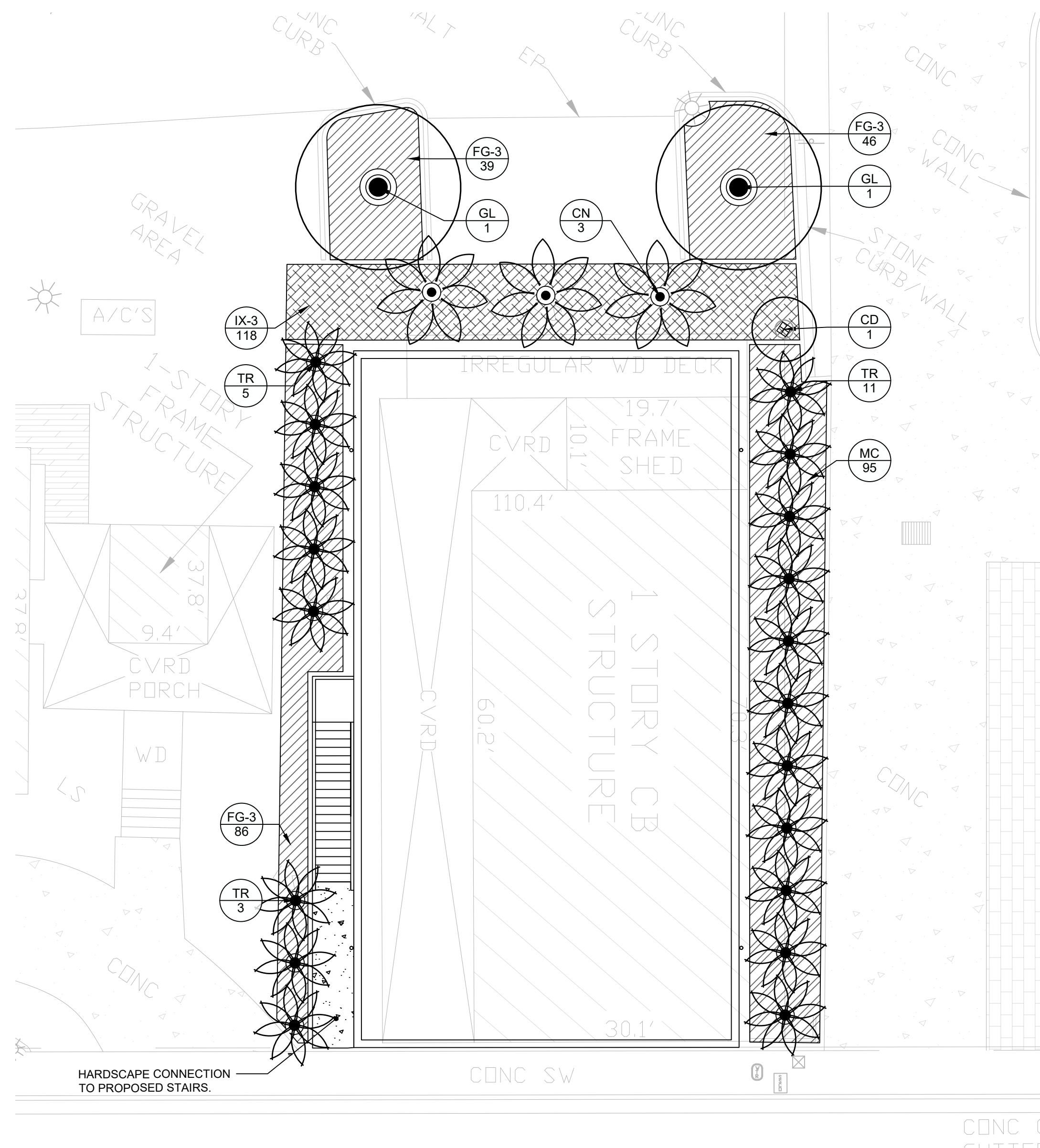
Happy Holidays!

SPOTTSWOOD
SPOTTSWOOD
SPOTTSWOOD
STERLING

Lori L Thompson
Research & Planning Coordinator
500 Fleming Street | Key West, FL 33040
Direct Dial: (305)317-5594
lthompson@SpottswoodLaw.com



REPLACEMENT LANDSCAPE:

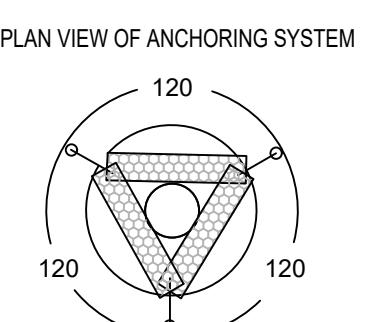


REPLACEMENT PLANTING

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	NATIVE/NON-NATIVE	
TREES							
●	GL	2	BURSERA SIMARUBA / GUMBO LIMBO	F.G.	6" CAL., 16'-18' HT	NATIVE	
■	CD	1	COCCOLoba DIVERSIFOLIA / PIGEON PLUM	100 GAL.	4" CAL., 14' HT X 5 SPRD.	NATIVE	
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●	TR	19	THRINAX RADIATA / FLORIDA THATCH PALM	F.G.	SINGLE, 8' GW	NATIVE	
SHRUB AREAS							
■	FG-3	171	FIGUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIGUS	3 GAL.	18"-24" OA.	NATIVE	24" o.c.
■	IX-3	118	IXORA X 'NORA GRANT' / IXORA 'NORA GRANT'	3 GAL.	18"-24" OA.	NATIVE	24" o.c.
■	MC	95	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL.	18"-24" OA	NATIVE	30" o.c.

Note: All landscape areas to have groundcover planting or mulch.



MULCH, 3" DEPTH

6" EARTHEN BERM TO ESTABLISH IRRIGATION BASIN WHERE APPLICABLE

UNDISTURBED SOIL

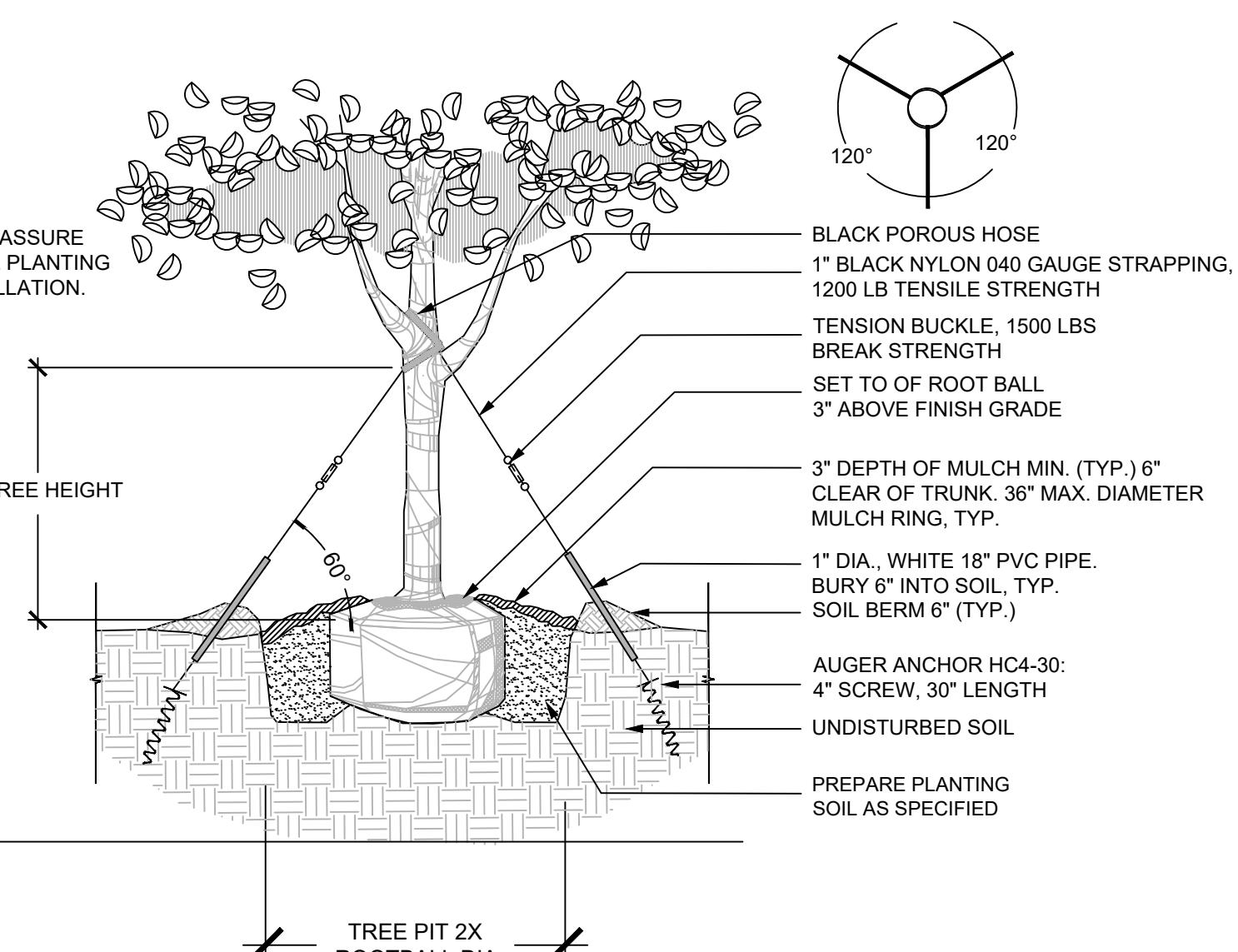
PLANTING SOIL MIXTURE AS SPECIFIED

TREE FOOTBALL ANCHORING SYSTEM;
INSTALL PER MANUFACTURER'S
INSTALLATION INSTRUCTIONS
BY PLATIPUS EARTH ANCHORING
SYSTEMS.

PALM PLANTING DETAIL

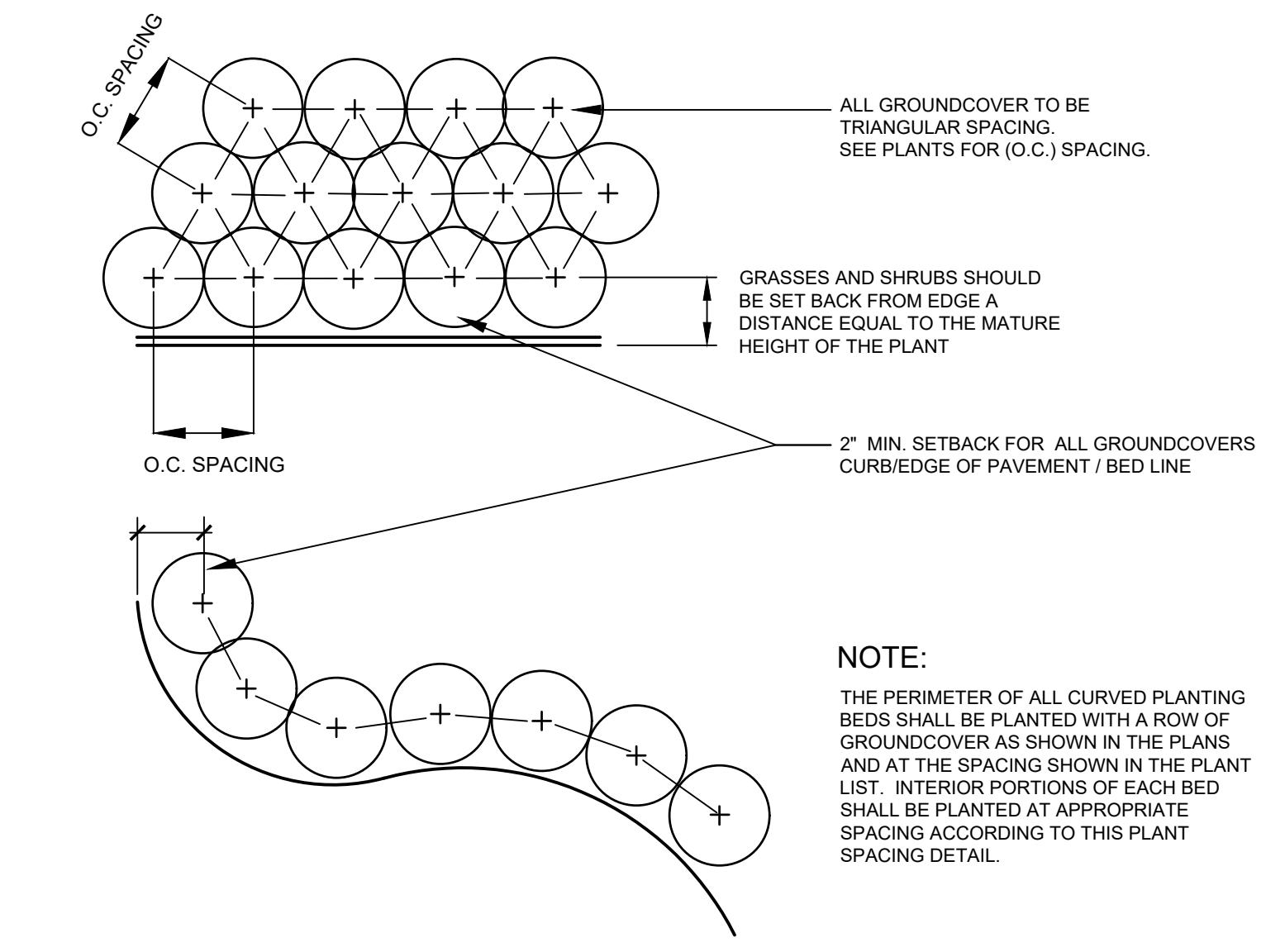
N.T.S.

NOTES:
CONTRACTOR SHALL ASSURE
PERCOLATION OF ALL PLANTING
PITS PRIOR TO INSTALLATION.



TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.