

# STAFF REPORT

DATE: October 11, 2022

**RE: 700 Truman Avenue (Landscape Sec 108 Review)**

FROM: Karen DeMaria, City of Key West Urban Forestry Manager *KD*

An application was submitted to the Planning Board for a major development plan review to turn an existing building on the property into a high school facility. The proposed work area is a small part of a larger property the currently contains a K-8 school and church offices. This review is to verify compliance to Sec 108 of the City Code regarding landscaping and buffer requirements to help the Planning Board with their review.

This review is based on site and landscape plans submitted to the Urban Forestry Manager on September 8, 2022.

## Review of Section 108:

1. Sec 108-243: Signed and certified landscape plans have been submitted that include a tree protection plan. Notes on the landscape plan indicate the area will be hooked up to the existing irrigation system for the property.
2. Sec 108-289: The conceptual landscape plan for this project was reviewed and approved by the Tree Commission on September 13, 2022. No trees or palms are planned to be removed or transplanted from the proposed work area. Existing trees and vegetation will be protected during construction.
3. Sec 108-346: The required open space is 20%. Information submitted indicates the open space will be over 50%. The proposed development will occur in an existing structure. The only changes to the exterior of the building will be to demo an old existing staircase and construct a new staircase and side entrance area.
4. Sec 108-347 (bufferyards): The existing use of the property is a private school (Commercial Exempt). According to the property appraiser site, the entire property is bounded by a church to the east and a mixture of single family and multi-family residential properties.

The buffer impact of changing the existing structure into a high school facility is low since the surrounding area is already currently used as a school and the building itself was recently used as a youth, sports facility. No bufferyard is required along the eastern side of the property as it is a church and a parking area.

Properties to the south and west require a B or C bufferyard (40-72 plant units). Along the south and west property line there is an existing 6 ft tall masonry wall with a few trees. Section 108-350 allows for reduction of the planted buffer along these property lines if there is a masonry wall with some trees.

Around the actual proposed development project area there is a parking lot to the north, school open field area to the east and south, and single family residential area to the west. The landscape plan proposes to add (7) Alexander Palms to this western property line area and there is an existing Royal Poinciana tree, an existing Gumbo Limbo tree, and numerous existing thatch palms in this area for a total of 135 plant units.

5. Sec 108-348, allows for credit of existing plant material: No trees are being removed or transplanted for this development plan request. All existing vegetation will be protected and the proposed additional plants will enhance the existing area. Numerous large, protected trees currently exist on this property and near this proposed work area.
6. Sec 108-381: A landscape plan has been submitted that enhances the existing, immediate proposed work area.
7. Sec 108-411: The Tree Commission gave conceptual landscape plan approval for the project on September 13, 2022.
8. Sec 108-412: The applicant stated that over 50% of the property is landscape/open space area. This has not been verified. A large portion of the property has either been previously developed or is used as school recreation fields or open areas.

The proposed construction work is occurring primarily in an existing structure. The existing landscaped area will remain and be enhanced and expanded. The plan does incorporate over 70% native vegetation that includes trees, shrubs, and groundcover. Notes on the plans indicate maintenance to be done by existing church staff.

9. 108-413, landscape requirement along street frontages: The entire property consists of 8.7 acres. There is currently an existing, 4 ft tall masonry wall along the entire street frontage area of the property. Numerous large trees also exist along this property line area. A total of 1153 plant units in a 40 ft wide landscape area is required per code.

A lot of this existing, established area is currently used as parking with over 13 protected canopy tree species also existing in this area.

Waiver needed.

10. Sec 108-414, interior parking areas and Sec 108-415 perimeter parking areas: There are many existing parking areas on the property with existing, non-conforming parking spots. Most do not have tree islands or curbing including the parking area immediately in front of this proposed project. No plans or information has been submitted to change the existing configurations of the existing parking areas on the property.

Waiver needed.



11. Sec 108-416, interior area landscaping. This section of code specifically looks at the planting of trees and requires that all areas not covered by buildings or hardscape will have grass, groundcover, shrubs or other landscaping materials.

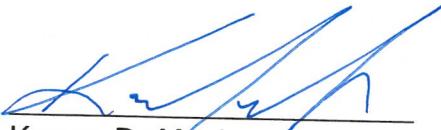
The site is a current developed site with numerous, large existing trees and palms. Areas not covered by trees, shrubs or groundcover are covered with grass or clay (recreational areas).

12. Sec 108-447: The landscape plan does include a tree protection plan.
13. Sec 108-515: A formal irrigation plan has not been submitted. A note on the landscape plans indicates that the existing irrigation system will be modified to provide coverage for this area.

Waiver needed or details required.

**Conditions:**

1. **Final Landscape Plan approval required from Urban Forestry Manager (memo into file).**



Karen DeMaria  
Urban Forestry Manager  
City of Key West



THE CITY OF KEY WEST  
Tree Commission  
Post Office Box 1409 - Key West, FL 33041-1409  
Telephone: 305-809-3723

September 14, 2022

Archdiocese of Miami  
9401 Biscayne Blvd  
Miami Shores, FL 33138

St. Mary's Star of the Sea  
1010 Windsor Lane  
Key West, FL 33040

To Whom It May Concern:

The City of Key West Tree Commission recently considered your application, TP2022-0016, for Conceptual Landscape Plan approval with no tree removal for 700-724 Truman Avenue, Key West, Florida, at their regularly scheduled meeting on September 13, 2022.

The Tree Commission approved the Conceptual Landscape Plan, as submitted on landscape plans dated September 8, 2022 (see attached plans), regarding the redevelopment of an existing structure into a high school facility.

This approval now allows the project to proceed through the review process with the Planning Board and HARC. Once you have received approvals from these boards, an application should be made again to the Tree Commission for Final Landscape Plan approval. If no significant changes have occurred to the plan, then the Urban Forestry Manager will be able to file a memo into the file regarding Final landscape plan approval.

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

Sincerely,

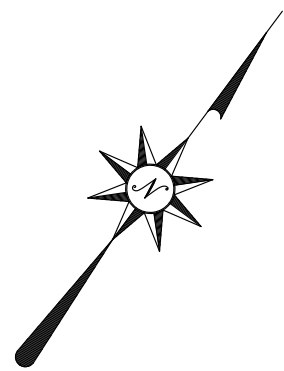
FOR:

Misha McRAE  
Chairman, Tree Commission

Karen DeMaria  
Urban Forestry Manager  
[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)

cc: Oropeza, Stones, Cardenas, PLLC





KEY WEST CITY REQUIREMENTS

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>  
Sent: Tuesday, July 5, 2022 2:35 PM  
To: Greg Oropeza <greg@oropezastonescardenas.com>  
Cc: Kai Murphy <kai@oropezastonescardenas.com>  
Subject: RE: [EXTERNAL] Minor Development Application

I had a meeting with Bill Horn about this a few weeks ago. I would look at the immediate area surrounding the auditorium for the review, the impact area of the proposed development and staging. Of primary interest are the existing trees around that area and some proposed buffer landscaping with the adjoining neighbors.  
Sincerely,  
Karen

Karen DeMaria  
Urban Forestry Manager  
Certified Arborist FL-6585A  
City of Key West  
305-809-3768

RESPONSE

THE PROPOSED DEVELOPMENT IS TO AN EXISTING BUILDING LOCATED ON THE BASILICA OF KEY WEST CAMPUS. THIS SITE IS HEAVILY VEGETATED WITH MANY SPECIMEN TREES AND PALMS. THE RENOVATION TO THE EXISTING AUDITORIUM WILL NOT IMPACT ANY EXISTING TREES OR PALMS. TREE PROTECTION ZONES SHALL BE INSTALLED, FOUNDATION PLANTINGS ADDED AND SCREENING INSTALLED ON THE NW BOUNDARY AS SHOWN PER THE CITY URBAN FORESTRY MANAGER' DIRECTION.

EXISTING TREE SCHEDULE  
LOCATED WITHIN THE DEVELOPMENT AREA.

Number	Name common	Name Botanical	DBH	PALM HEIGHT
1	Royal Poinciana	Delonix regia	19 in	N/A
2	Florida Thatch Palm	Thrinax radiata	N/A	6'0"
3	Florida Thatch Palm	Thrinax radiata	N/A	4'6"
4	Florida Thatch Palm	Thrinax radiata	N/A	7'0"
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10	Florida Thatch Palm	Thrinax radiata	N/A	7'6"
11	Florida Thatch Palm	Thrinax radiata	N/A	3'6"
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12b	Paurotis Palm db	Acoelorrhaphe wrightii	N/A	15'0"
13	Thrinax Morrisii	Thrinax morrisii	N/A	4'6"
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33	Gumbo Limbo	Bursera simaruba	12 in	N/A
34	Gumbo Limbo	Bursera simaruba	16.9 in	N/A
35	Avocado	Persea americana	10.1 in	N/A
36	Black Ironwood	Krugiodendron ferreum	7.6 in	N/A
37	Frangipani	Plumeria	5.7 in	N/A
38	Guava	Psidium guaiava	6.3 in	N/A
39	Frangipani	Plumeria	6 in	N/A
40	Royal Poinciana	Delonix regia	36 on	N/A
41	Banyan	Ficus benghalensis	12 ft	N/A
42	Mahogany	Swietenia mahagoni	36 in	N/A
43	Bridal Bouquet Frangipani	Plumeria pudica	6" Multi-Trunk	N/A
44	Bridal Bouquet Frangipani	Plumeria pudica	6" Multi-Trunk	N/A
45	Florida Thatch Palm	Thrinax radiata	N/A	3'6"
46	Montgomery Plam	Veitchia montgomeryana	N/A	18'0"
47	Blolly	Guapira discolor	3' Multi-Trunk	N/A
48	Brown Turkey Fig	Ficus carica	6" Multi-Trunk	N/A
49	Pgymy Date Palm	Phoenix roebelenii	N/A	1'0"
50	Date Palm	Phoenix sps.	N/A	12'0"

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FREE OF DISEASE AND SHALL BE AS SHOWN ON THE PLANT LIST. PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
2. ALL PLANT MATERIAL SHALL BE SUPPLIED AND COMPLY WITH AMERICAN NURSERYMAN STANDARDS.
3. ALL PLANT MATERIAL SHALL BE PLANTED, STAKED, AND GUYED IN ACCORDANCE WITH SOUND AND ACCEPTED HORTICULTURAL PRACTICES. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE DESIGNER OR OWNER PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH CLEAN, WEED FREE, SHREDDED HARDWOOD MULCH OR EQUIVALENT.
5. REQUIRED SOIL AMENDMENTS SHALL BE DETERMINED PRIOR TO INSTALLATION OF PLANT MATERIAL.
6. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO HAVE UNDERGROUND UTILITIES AND IRRIGATION LINES LOCATED PRIOR TO COMMENCEMENT OF WORK. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AS REQUIRED.
7. ALL INVASIVE EXOTIC PLANT MATERIAL WITH IN THE DEVELOPMENT AREA SHALL BE REMOVED AS PART OF CONSTRUCTION.

IRRIGATION:

THERE IS AN EXISTING IRRIGATION SYSTEM IN THE DEVELOPMENT AREA. THE SYSTEM CONSISTS OF TURF HEADS AND POPUP RISERS. EXPANSION OF THE EXISTING IRRIGATION SYSTEM SHALL BE INSTALLED AS NECESSARY DURING INSTALLATION. ALL LANDSCAPE MAINTENANCE IS PREFORMED BY STAFF DIRECTLY EMPLOYED BY ST. MARY'S, UNDER THE DIRECTION OF THE HEAD GROUNDSKEEPER, MR. PAUL WALTERSON. NEW PLANTINGS SHALL BE WATERED BY HAND DURING THE ESTABLISHMENT PERIOD.

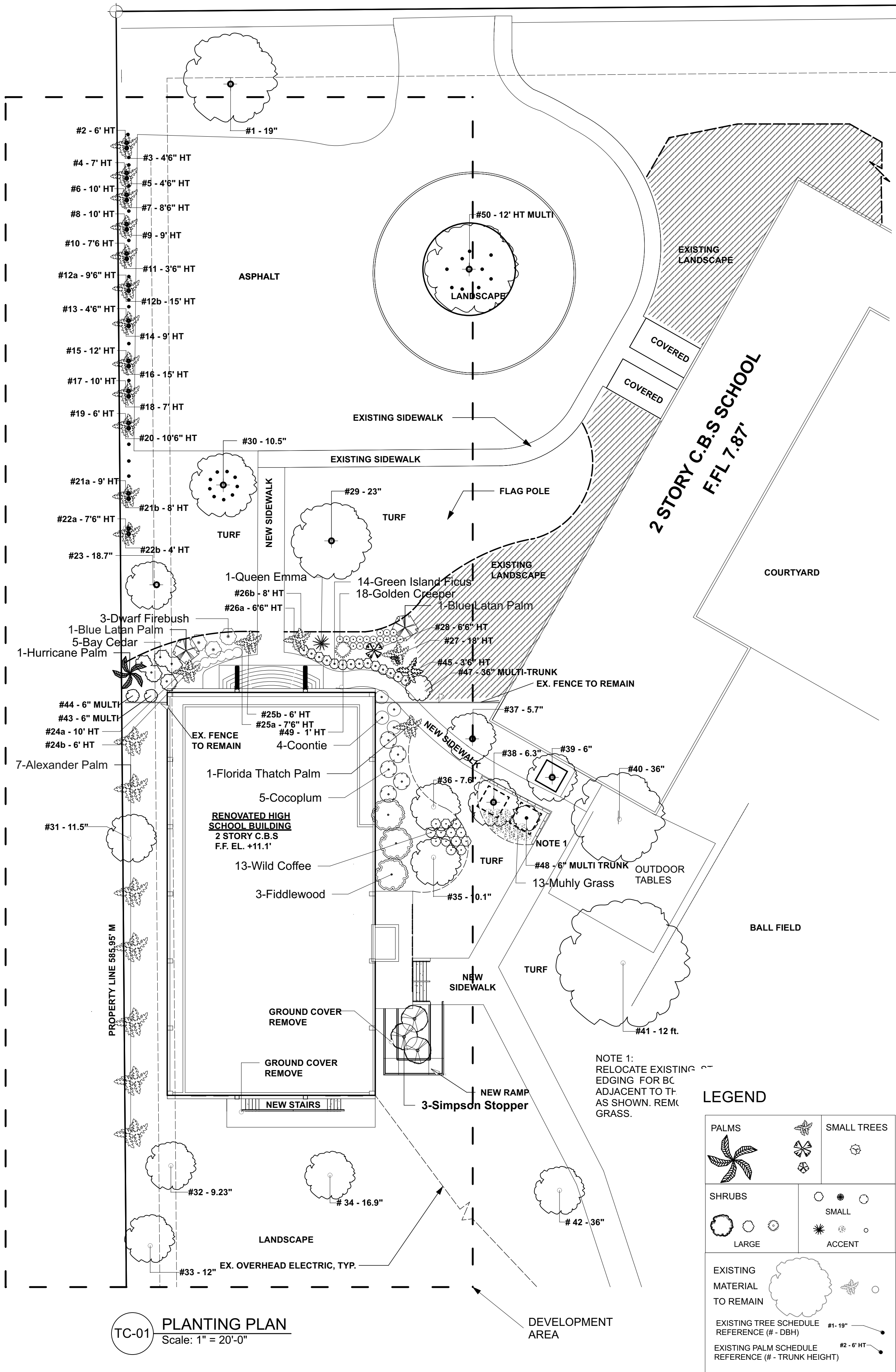
TREE PROTECTION:

ALL EXISTING TREES LOCATED WITHIN THE DEVELOPMENT AREA SHALL BE PROTECTED WITHA TREE PROTECTION ZONE (TPZ). THE TPZ SHALL BE ERCTED PRIOR TO ANY WORK (INCLUDING ANY STAGING ACTIVIES) COMMENCING ON THE PROJECT. PLEASE SEE BUILDING PERMIT PLANS FOR TPZ DETAILS. THE TPZ SHALL BE INSPECTED PERIODICALLY DURING CONSTRUCTION AND REPAIRED IF NECESSARY.

SCREENING:

SCREENING REQUESTED BY THE CITY URBAN FORESTRY MANAGER ON THE NW BOUNDARY SHALL BE NON-INVASIVE, NON-NATIVE PALMS DUE TO THE LIMITED PLANTING AREA AND THE EXTENSIVE SHADE.

TRUMAN AVENUE



LANDSCAPE PLAN FOR DEVELOPMENT & TREE COMMISSION APPROVAL

SCALE: AS NOTED

THE BASILICA SCHOOL

OF ST. MARY STAR OF THE SEA

700 TRUMAN AVE  
KEY WEST, FLORIDA

Mitchell Planning & Design, Inc.

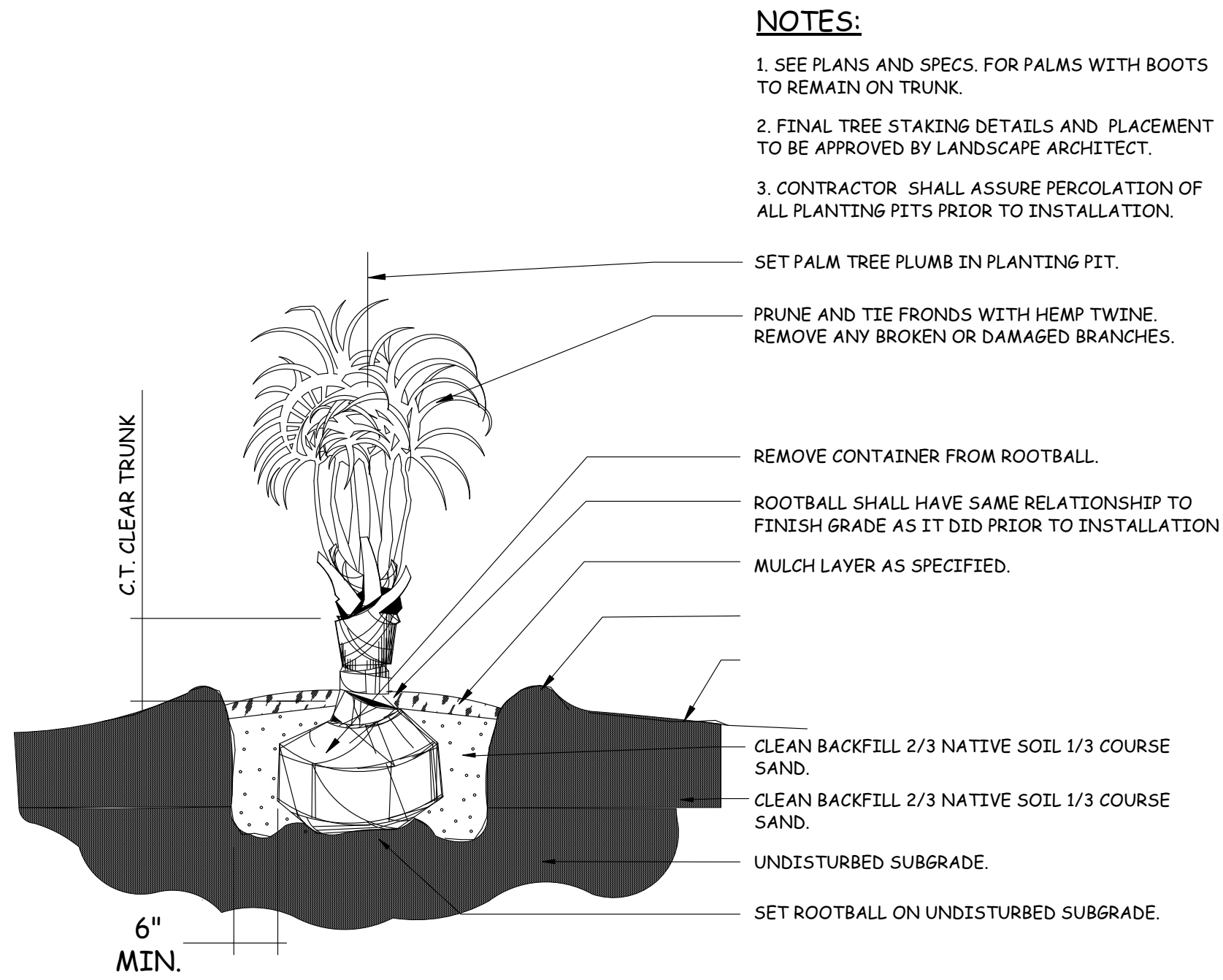
4900 SW 2nd Terrace  
Ocala, Florida 34471  
305.509.0966

mitchellplanningdesign@gmail.com

Revisions:

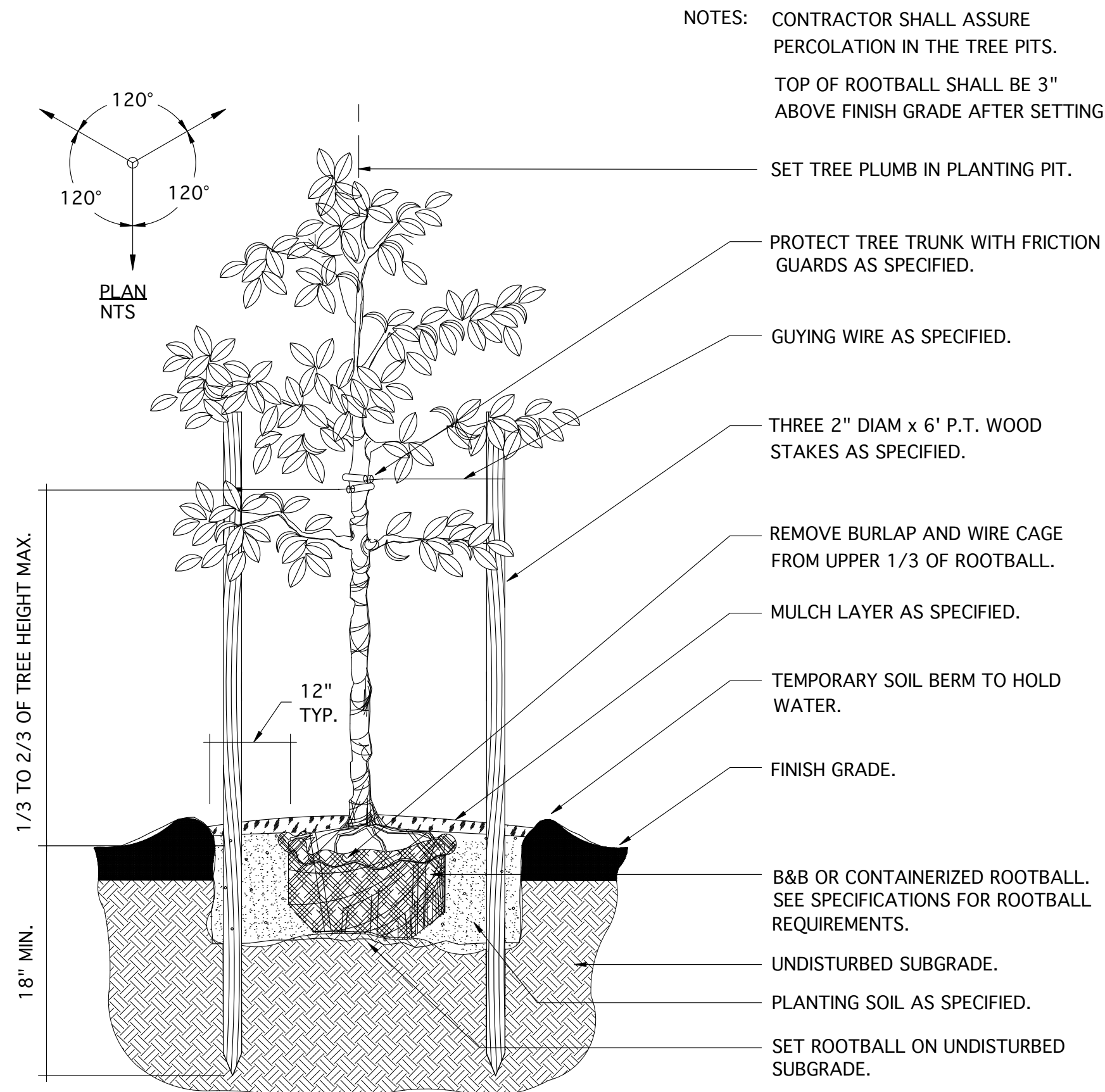

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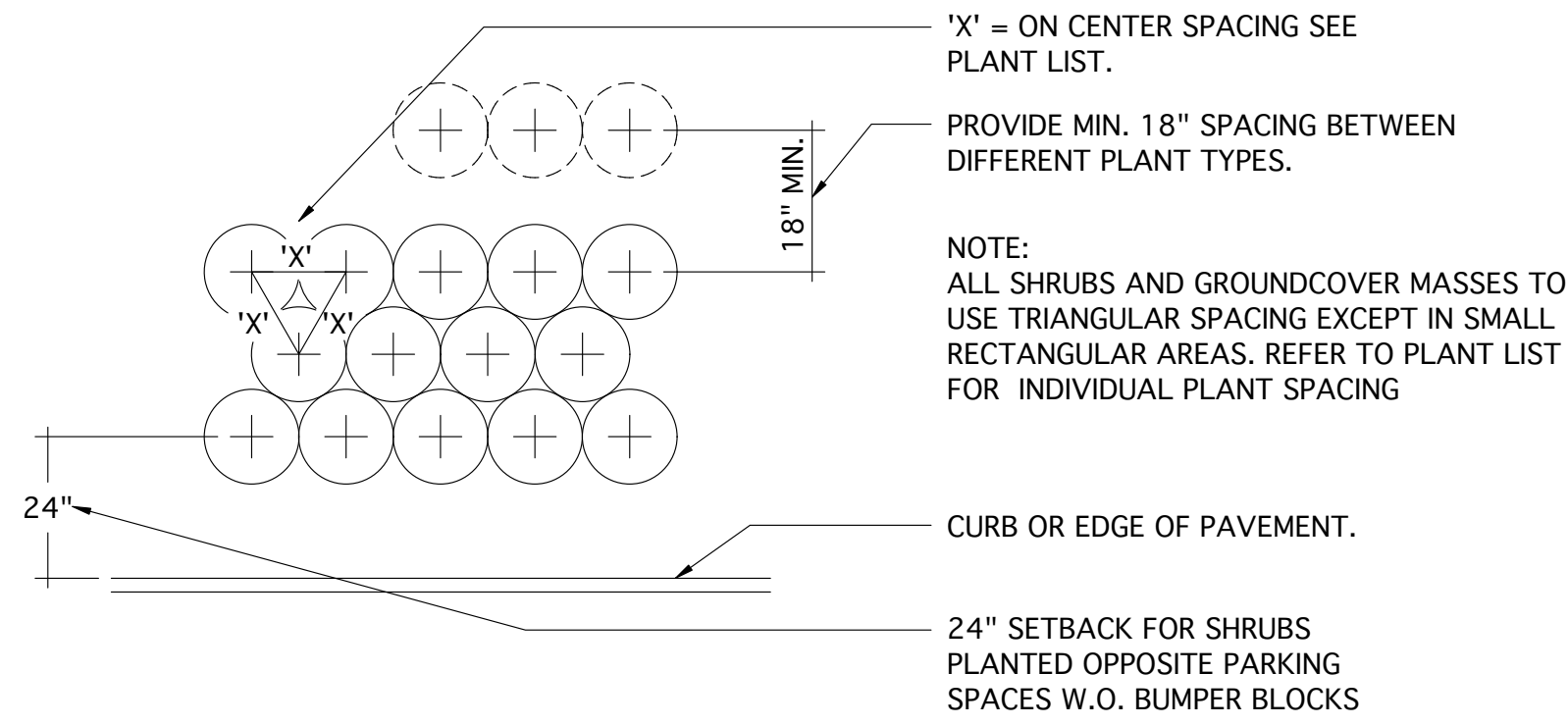
LD-01 TYP. PALM PLANTING SECTION

SCALE: N.T.S.



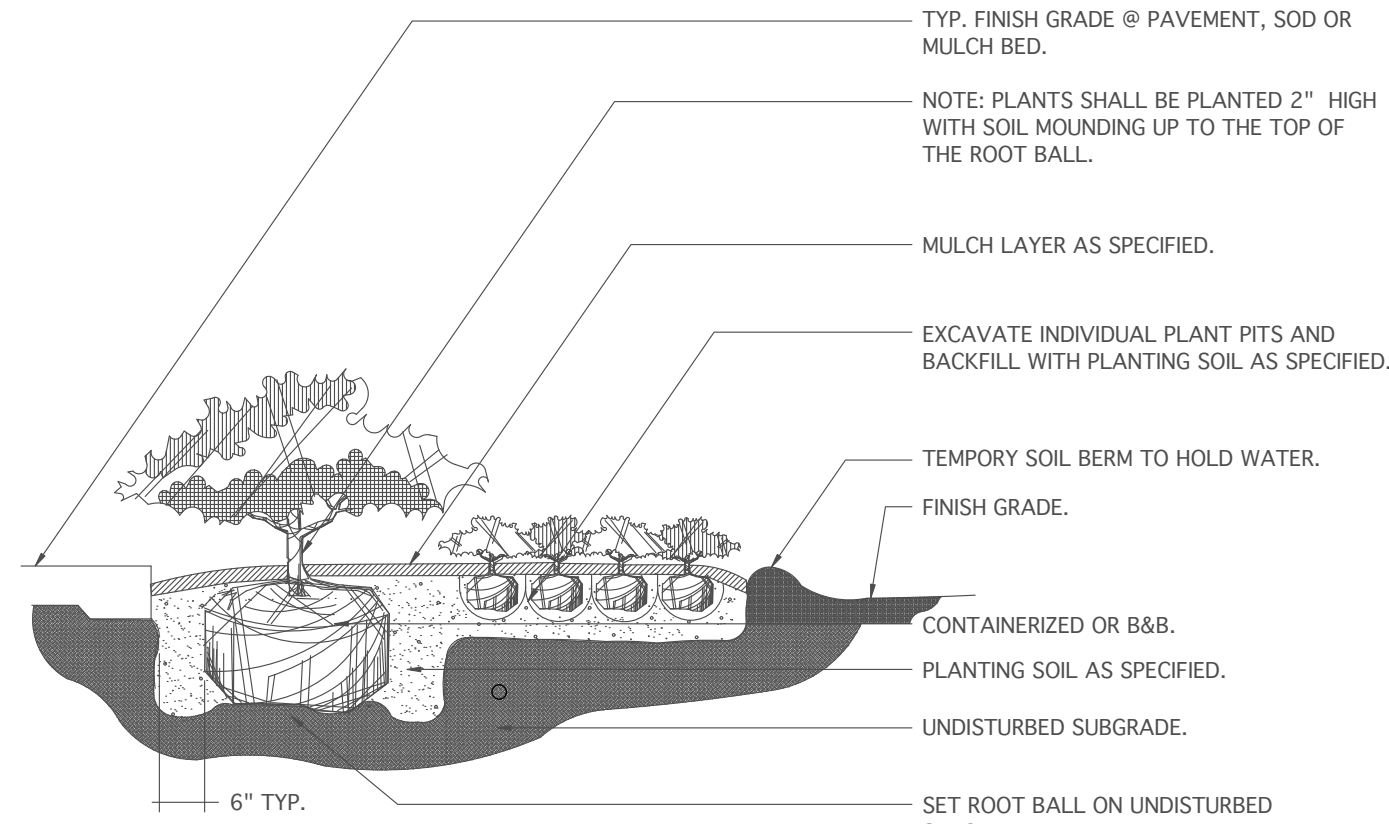
LD-02 TYP. SMALL TREE SECTION

(UNDER 4" CAL.)  
SCALE: N.T.S.



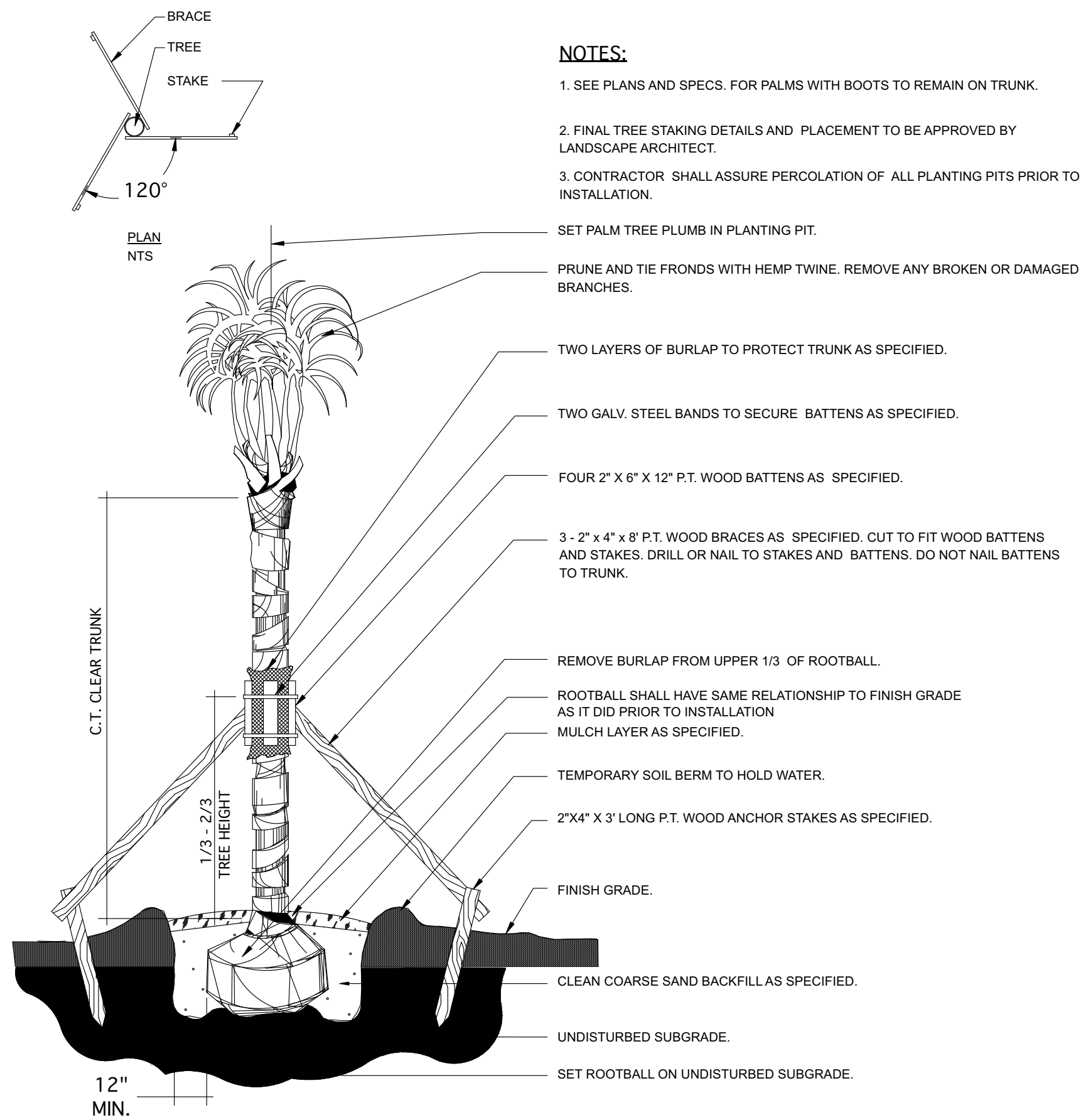
LD-03 TYP. SHRUB AND GROUNDCOVER PLANT SPACING PLAN

SCALE: N.T.S.



LD-04 TYP. SHRUB AND GROUND PLANTING SECTION

SCALE: N.T.S.



LD-05 TYP. PALM PLANTING SECTION

SCALE: N.T.S.

## PLANT SCHEDULE

NEW TREES & PALMS				
Quantity	Latin Name	Common Name	Scheduled Size	Notes
1	Dictyosperma album	Hurricane Palm	8-10' PH, 45 GAL.	Florida #1,
2	Latania loddigesli	Blue Latan Palm	45 gal, 6-8' PH	Florida #1,
3	Myrcianthes qragrans var. "Simpson Stopper"	Simpson Stopper	25 gal, 5-6' PH, Full, TF	Fragrant Native, Specimen, Florida #1
7	Ptychosperma elegans	Alexander Palm	14'- 16' PH, db	Florida #1
1	Thrinax radiata	Florida Thatch Palm	Double, 8-10' OA	Field grown, Florida #1, staggaed heights
SHRUBS				
Quantity	Latin Name	Common Name	Scheduled Size	Notes
3	Citharexylum fruticosum	Fiddlewood	3-5' PH	Native, Florida #1
5	Chrysobalanus icaco	Cocoplum	7 gal, heavy	Native, Florida #1
14	Ficus microcarpa "Green Island"	Green Island Ficus	3 gal, 18-24", full	Florida #1, Sun
3	Hamelia patens "Compacta"	Dwarf Firebush	3 gal.	Native, Florida #1
13	Muhlenbergia capillaries	Muhly Grass	3 gal.	Native
13	Psychotria nervosa	Wild Coffee	3 gal.	Native
5	Suriana maritima	Bay Cedar	3 gal, 18-24", full	Native, Florida #1
4	Zamia floridana	Coontie	3 gal., 10-14" Full	Native, Flordia #1
GROUOND COVERS & ACCENT				
Quantity	Latin Name	Common Name	Scheduled Size	Notes
1	Crinum augustum "Queen Emma"	Queen Emma	15 gal., HVY	Accent Plant, Florida #1
18	Ernodea littoralis	Golden Creeper	1 gal.	Drought tolerant, height to 2' Native

## PLANT SCHEDULE & DETAILS

SCALE: 1" = 20'

Mitchell Planning & Design, Inc.

4900 SW 2nd Terrace  
Ocala, Florida 34471  
305.509.0966  
mitchellplanningdesign@gmail.com

Revisions:

Date: 09.08.22  
Scale: As Noted  
File: 22-BH-009  
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Sheet:

LA-02

THE BASILICA SCHOOL  
OF ST. MARY STAR OF THE SEA  
700 TRUMAN AVE  
KEY WEST, FLORIDA



## STAFF REPORT

DATE: September 1, 2022

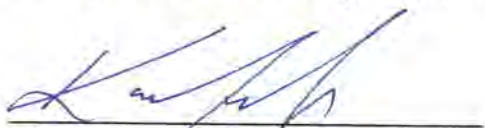
RE: **700/724 Truman Avenue (project application #T2022-0016)**

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

On August 22, 2022, an application was submitted for Conceptual Landscape Plan approval for a major development plan to convert an existing building into a high school. No trees or palms are planned to be removed or transplanted from the proposed work area.

The property is an existing, developed school and church property. The proposed work will primarily occur in an existing building with exterior work to include new access stairs, a ramp, a sidewalk, and an entryway area. No existing trees or palms will be impacted and all will be protected by the work.

The Conceptual Landscape Plan list indicates at least 70% native vegetation proposed to be used in the new landscaping that will enhance the immediate work area. A preliminary plan was submitted with the file but the plan does not identify exactly what vegetation will be planted where. Additional information has been requested to include the submittal of a completed landscape plan.



Karen DeMaria  
Urban Forestry Manager  
City of Key West





KEY WEST CITY REQUIREMENTS

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4. PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH CLEAN, WEED FREE, SHREDDED HARDWOOD MULCH OR EQUIVALENT.
5. REQUIRED SOIL AMENDMENTS SHALL BE DETERMINED PRIOR TO INSTALLATION OF PLANT MATERIAL.
6. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO HAVE UNDERGROUND UTILITIES AND IRRIGATION LINES LOCATED PRIOR TO COMMENCEMENT OF WORK. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AS REQUIRED.
7. ALL INVASIVE EXOTIC PLANT MATERIAL WITH IN THE DEVELOPMENT AREA SHALL BE REMOVED AS PART OF CONSTRUCTION.

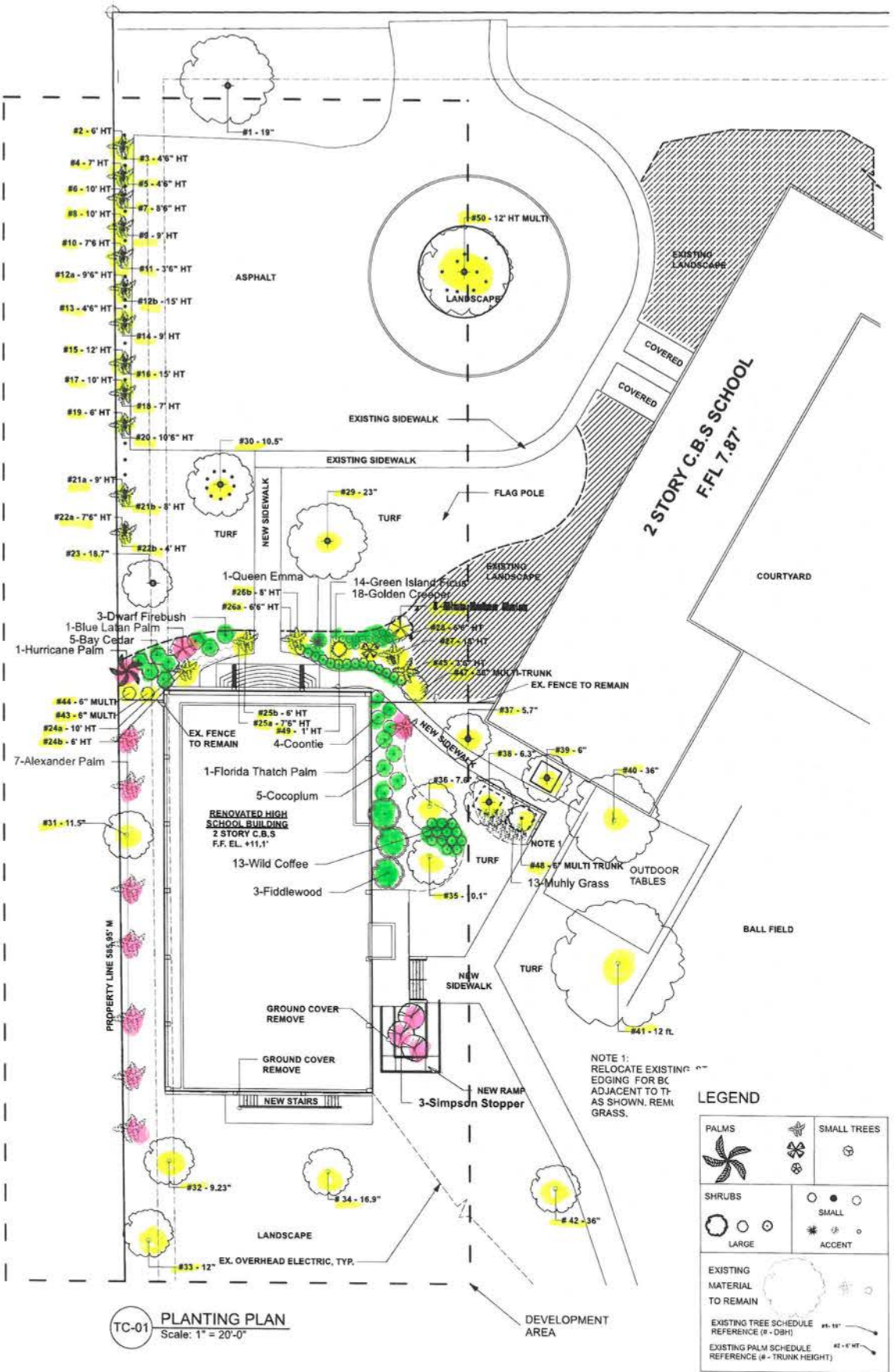
**IRRIGATION:**  
THERE IS AN EXISTING IRRIGATION SYSTEM IN THE DEVELOPMENT AREA. THE SYSTEM CONSISTS OF TURF HEADS AND POPUP RISERS. EXPANSION OF THE EXISTING IRRIGATION SYSTEM SHALL BE INSTALLED AS NECESSARY DURING INSTALLATION. ALL LANDSCAPE MAINTENANCE IS PERFORMED BY STAFF DIRECTLY EMPLOYED BY ST. MARY'S. UNDER THE DIRECTION OF THE HEAD GROUNDSKEEPER, MR. PAUL WALTERSON. NEW PLANTINGS SHALL BE WATERED BY HAND DURING THE ESTABLISHMENT PERIOD.

**TREE PROTECTION:**  
ALL EXISTING TREES LOCATED WITHIN THE DEVELOPMENT AREA SHALL BE PROTECTED WITHA TREE PROTECTION ZONE (TPZ). THE TPZ SHALL BE ERECTED PRIOR TO ANY WORK (INCLUDING ANY STAGING ACTIVITIES) COMMENCING ON THE PROJECT. PLEASE SEE BUILDING PERMIT PLANS FOR TPZ DETAILS. THE TPZ SHALL BE INSPECTED PERIODICALLY DURING CONSTRUCTION AND REPAIRED IF NECESSARY.

**SCREENING:**  
SCREENING REQUESTED BY THE CITY URBAN FORESTRY MANAGER ON THE NW BOUNDARY SHALL BE NON-INVASIVE, NON-NATIVE PALMS DUE TO THE LIMITED PLANTING AREA AND THE EXTENSIVE SHADE.



TRUMAN AVENUE



THE BASILICA SCHOOL  
OF ST. MARY STAR OF THE SEA  
700 TRUMAN AVE  
KEY WEST, FLORIDA

Digitally signed  
by Ladd Roberts  
RLA LWD  
Date: 2022.09.08  
16:15:19 -04'00'

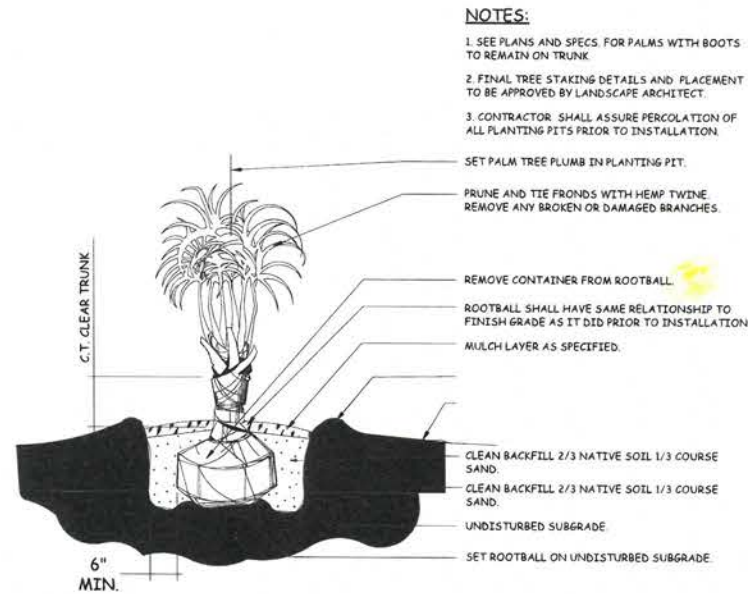
Mitchell Planning & Design, Inc.  
4900 SW 2nd Terrace  
Ocala, Florida 34471  
305.509.0966  
mitchellplanningdesign@gmail.com

Date:	07.06.22
Scale:	As Noted
File:	22-BH-009
Drawn:	BM
Checked:	LR
Sheet:	LA-01

LANDSCAPE PLAN FOR DEVELOPMENT & TREE COMMISSION APPROVAL

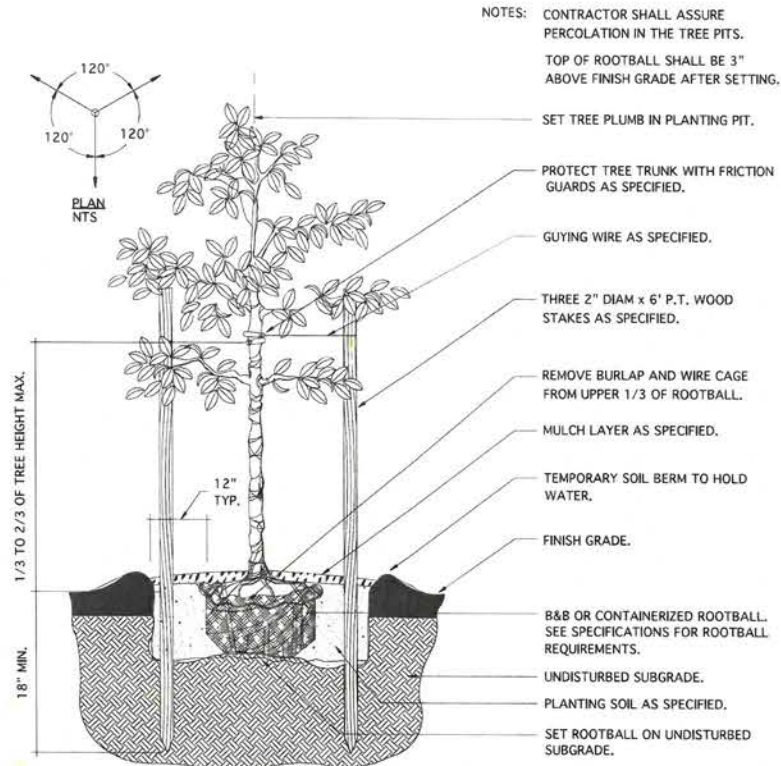
SCALE: AS NOTED





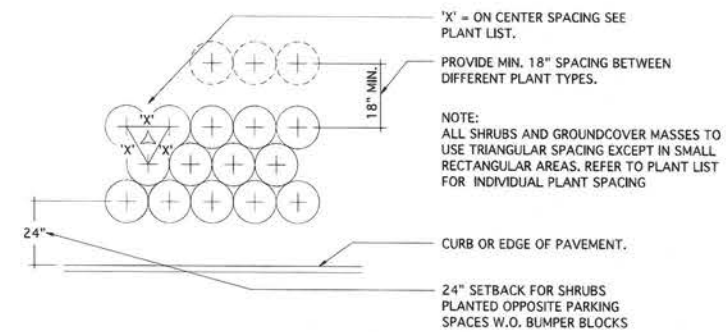
LD-01 TYP. PALM PLANTING SECTION

SCALE: N.T.S.



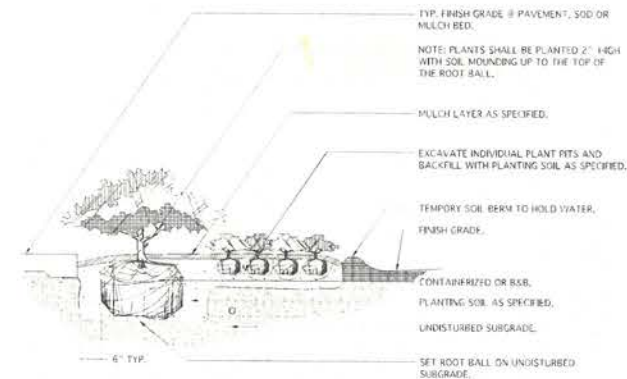
LD-02 TYP. SMALL TREE SECTION (UNDER 4" CAL.)

SCALE: N.T.S.



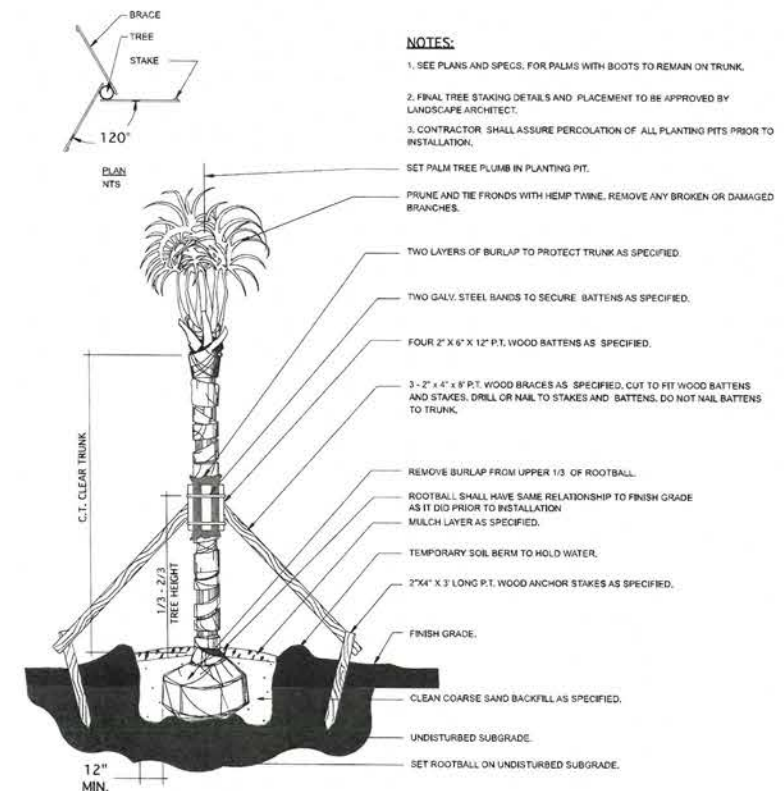
LD-03 TYP. SHRUB AND GROUND COVER PLANT SPACING PLAN

SCALE: N.T.S.



LD-04 TYP. SHRUB AND GROUND PLANTING SECTION

SCALE: N.T.S.



LD-05 TYP. PALM PLANTING SECTION

SCALE: N.T.S.

## PLANT SCHEDULE

NEW TREES & PALMS				
Quantity	Latin Name	Common Name	Scheduled Size	Notes
1	<i>Dictyosperma album</i>	Hurricane Palm	8-10' PH, 45 GAL.	Florida #1,
2	<i>Latania loddigesii</i>	Blue Latan Palm	45 gal, 6-8' PH	Florida #1,
3	<i>Myrcianthes gragrans</i> var. "Simpson Stopper"	Simpson Stopper	25 gal, 5-6' PH, Full, TF	Fragrant Native, Specimen, Florida #1
7	<i>Ptychosperma elegans</i>	Alexander Palm	14' - 16' PH, db	Florida #1
1	<i>Thrinax radiata</i>	Florida Thatch Palm	Double, 8-10' OA	Field grown, Florida #1, staggered heights
SHRUBS				
Quantity	Latin Name	Common Name	Scheduled Size	Notes
3	<i>Citharexylum fruticosum</i>	Fiddlewood	3-5' PH	Native, Florida #1
5	<i>Chrysobalanus icaco</i>	Cocoplum	7 gal, heavy	Native, Florida #1
14	<i>Ficus microcarpa</i> "Green Island"	Green Island Ficus	3 gal, 18-24", full	Florida #1, Sun
3	<i>Hamelia patens</i> "Compacta"	Dwarf Firebush	3 gal.	Native, Florida #1
13	<i>Muhlenbergia capillaries</i>	Muhly Grass	3 gal.	Native
13	<i>Psychotria nervosa</i>	Wild Coffee	3 gal.	Native
5	<i>Suriana maritima</i>	Bay Cedar	3 gal, 18-24", full	Native, Florida #1
4	<i>Zamia floridana</i>	Coontie	3 gal., 10-14" Full	Native, Florida #1
GROUND COVERS & ACCENT				
Quantity	Latin Name	Common Name	Scheduled Size	Notes
1	<i>Crinum augustum</i> "Queen Emma"	Queen Emma	15 gal., HVY	Accent Plant, Florida #1
18	<i>Ernodea littoralis</i>	Golden Creeper	1 gal.	Drought tolerant, height to 2' Native

## PLANT SCHEDULE & DETAILS

SCALE: 1" = 20'

THE BASILICA SCHOOL  
OF ST. MARY STAR OF THE SEA  
700 TRUMAN AVE  
KEY WEST, FLORIDA

Mitchell Planning & Design, Inc.  
4900 SW 2nd Terrace  
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Revisions:	
Date:	09.08.22
Scale:	As Noted
File:	22-BH-009
Drawn:	BM
Checked:	LR
Sheet:	LA-02





Two photos showing trees/palms along the existing parking lot area, trees # 2-20.







Front of the  
proposed work  
area, location of  
trees # 21-23.



Front of the  
proposed  
work area,  
location of  
tree # 30.





Front of the  
proposed work  
area, location of  
trees # 25 & 26.



Front of the  
proposed work  
area looking  
toward the  
western property  
line, location of  
trees # 24-25.





Looking down the western property line, location of tree #31.



Front of the proposed work area, location of trees # 26-28. All existing trees to be protected from construction impacts.





To the left of the proposed work area, location of trees # 27-28.



Trees #35 & 36.



Two photos looking down the east side of the proposed work area.





Photo of  
existing trees #  
36-39.  
Proposed work  
area is to the  
left in the  
photos.







Photo of  
existing trees #  
36-39.  
Proposed work  
area is to the  
left in the  
photos.



Photo showing  
the proposed  
exterior work  
area-ramp and  
sidewalk work.





Photo showing proposed work area- new stairs. Gumbo limbo tree #34 to be protected.



Photo of rear of building and tree #32, to be protected.





Photo of western property line area, existing stairs to be removed.



Aerial photo showing location of proposed work area highlighted in a blue box.





Ex Triple Montgomery  
Palm



Ex Single Thatch Palm



Ex Blolly

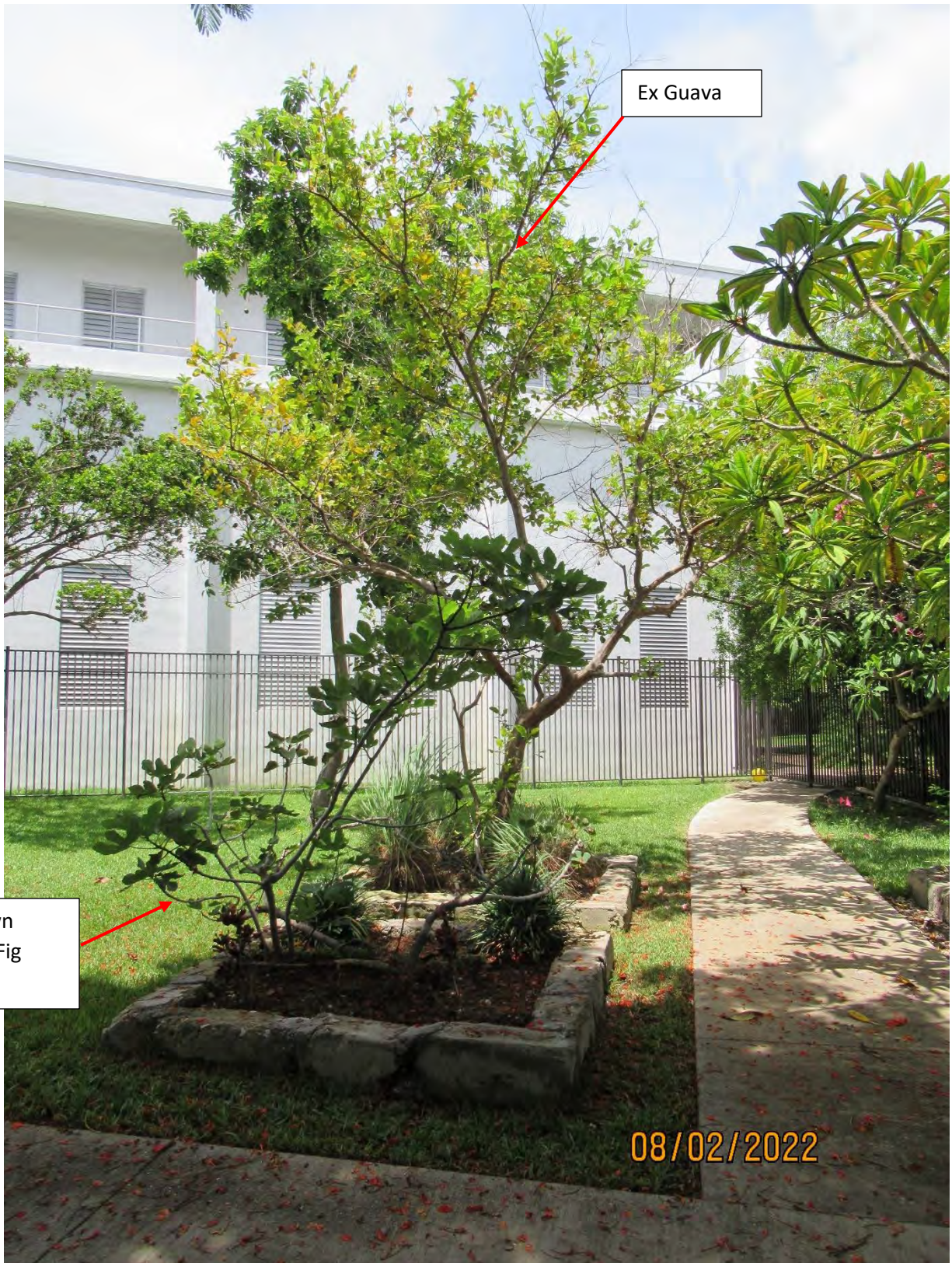




Ex Frangipani

Ex Frangipani





Ex Guava

Ex Brown  
Turkey Fig  
tree

08/02/2022