

# STAFF REPORT

DATE: September 26, 2014

**RE: 616 Eaton Street (permit application #7059 )**

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

An application was received for the removal of **(1) Spanish Lime tree and (1) Sandbox tree**. A site inspection was done on July 21, 2014 and documented the following:

1. Tree Species: #2 Spanish Lime  
(Melicoccus bijugatus)



















Cavity hole at  
base of tree-  
extends straight  
back at least 1  
foot.







Roof of church building

Side of tree trunk



Diameter: 39.8"

Location: 60% (backyard tree, growing very close to two historic structures)

Species: 100% (on protected tree list)

Condition: 50% (fair to poor, tree was covered in vines, hole/cavity at base of tree)

Total Average Value = 70%

Value x Diameter = **27.9 replacement caliper inches**



2. Tree Species: #20 Spanish Lime (*Melicoccus bijugatus*)















Diameter: 20.8"

Location: 40% (back yard tree, roots into concrete inground structure/cistern)

Species: 100% (on protected tree list)

Condition: 30% (poor, codominant trunks-one ripped out, decay)

Total Average Value = 56%

Value x Diameter = **11.6 replacement caliper inches**



3 Tree Species: #36 Spanish Lime (*Melicoccus bijugatus*)



Diameter: 6"

Location: 60% (back yard tree, in root zone of tree #20, close to property line)

Species: 100% (on protected tree list)

Condition: 40% (poor-regrowth from old cut trunk)

Total Average Value = 66%

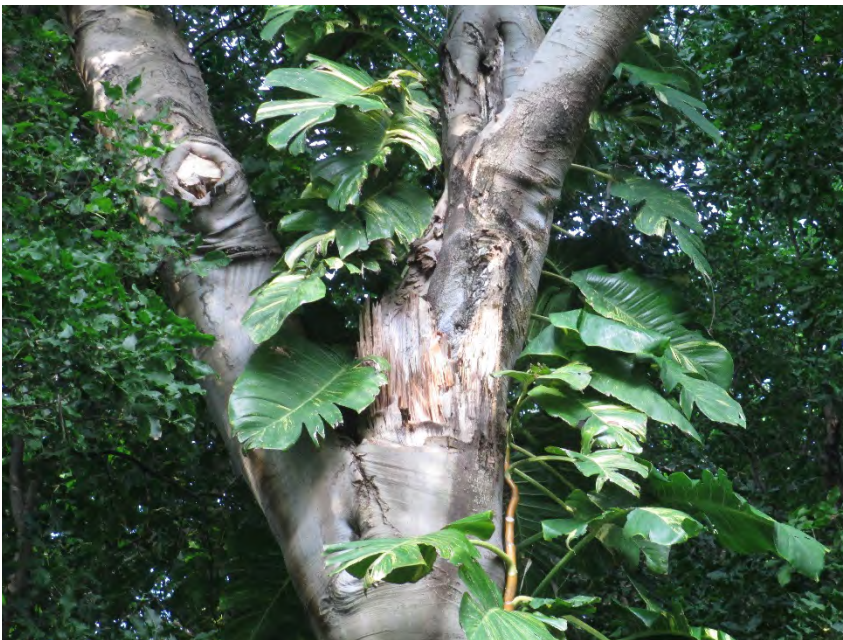
Value x Diameter = **4 replacement caliper inches**



4. Tree Species: #33 Spanish Lime (*Melicoccus bijugatus*)







Diameter: 28.5"

Location: 60% (back yard tree, close to property line and church accessory structures)

Species: 100% (on protected tree list)

Condition: 50% (fair to poor, codominant trunks with large rip and decay)

Total Average Value = 70%

Value x Diameter = **19.9 replacement caliper inches**



5. Tree Species: #34 Spanish Lime (*Melicoccus bijugatus*)







Diameter: 15.3"

Location: 60%

Species: 100% (on protected tree list)

Condition: 50% (fair to poor, included bark, large crack)

Total Average Value = 70 %

Value x Diameter = **10.7 replacement caliper inches**



6. Tree Species: #41, #42, #43 Spanish Lime (*Melicoccus bijugatus*)



















Diameter: 65"

Location: 40% (impacting structure next door)

Species: 100% (on protected tree list)

Condition: 40% (several trunk in one root ball that have grown together, decay, poor structure)

Total Average Value: 60%

Value x Diameter = **39 replacement caliper inches**



7. Tree Species: #3 Royal Poinciana (Delonix regia)











Diameter: 19.3"

Location: 80% (back yard tree, plenty of space )

Species: 100% (on protected tree list)

Condition: 50% (fair, old, poor cuts with decay)

Total Average Value = 76%

Value x Diameter = **14.7 replacement caliper inches**



8. Tree Species: # 22 Royal Poinciana (Delonix regia)







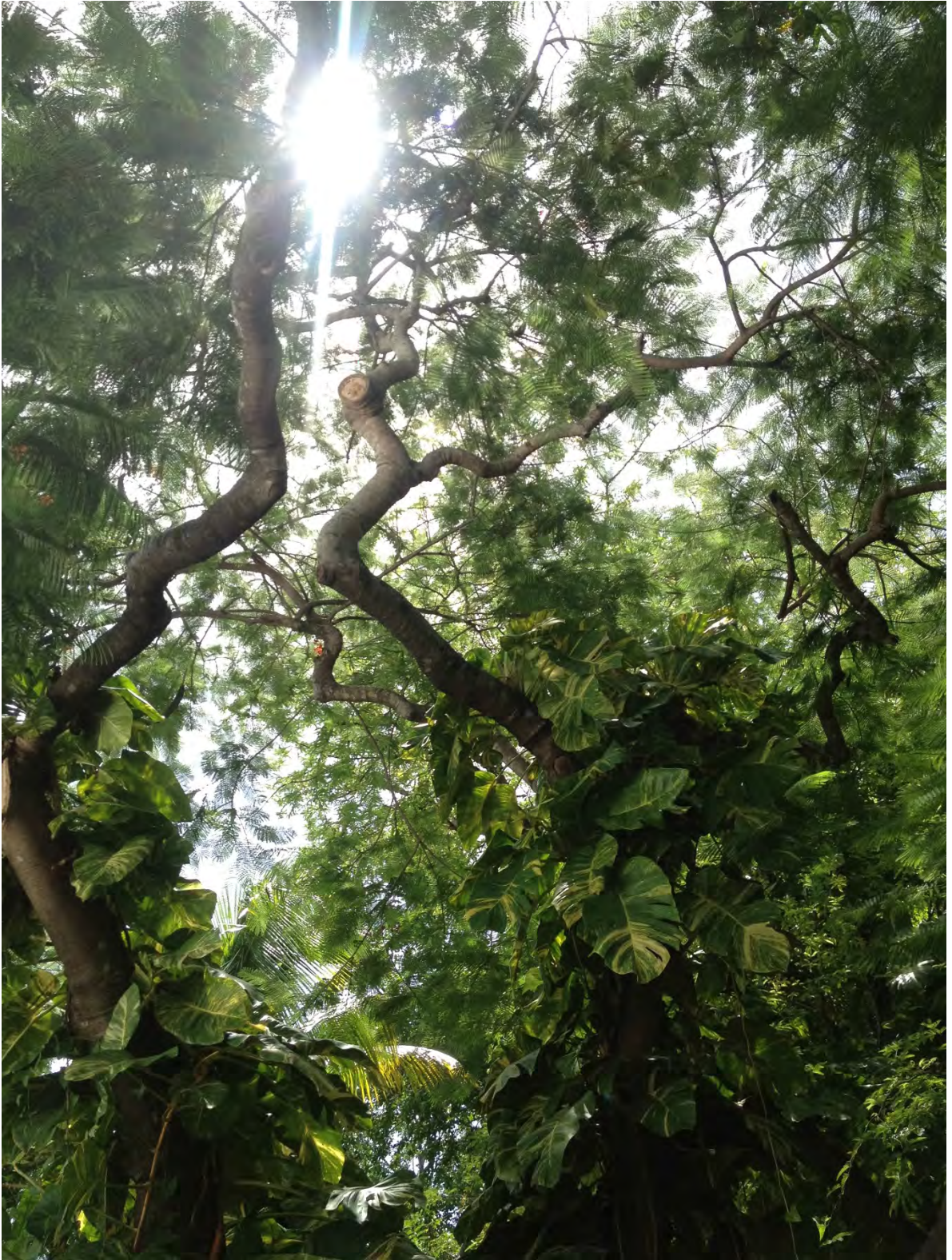












Diameter: 21.3"

Location: 80% (back yard tree, plenty of space )

Species: 100% (on protected tree list)

Condition: 60% (fair)

Total Average Value = 80%

Value x Diameter = **17 replacement caliper inches**



9. Tree Species: #4 Sea Grape (*Cocoloba uvifera*)











Diameter: 24.5"

Location: 80% (back yard tree, plenty of space )

Species: 100% (on protected tree list)

Condition: 40% (codominant trunks with lion tails structure, decay, prone to falling)

Total Average Value = 73 %

Value x Diameter = **17.9 replacement caliper inches**



10. Tree Species: Sandbox (*Hura crepitans*)





























Diameter: 43.6"

Location: 80% (back yard tree, plenty of space )

Species: 50% (not on protected or not protected tree list)

Condition: 50% (fair but in decline, vines were growing along trunk and in canopy, some decay, especially in old cuts, observed on large branches)

Total Average Value = 60%

Value x Diameter = **26 replacement caliper inches**

Total Replacement Inches for Removal of requested Trees:

#2 Spanish Lime:	27.9"
#20 Spanish Lime:	11.6"
#33 Spanish Lime:	19.9"
#34 Spanish Lime:	10.7"
#36 Spanish Lime:	4.0"
#41/41/43 Spanish Lime:	39.0"
#3 Royal Poinciana:	14.7"
#22 royal Poinciana:	17.0"
#4 Sea Grape:	17.9"
#10 Sandbox:	26.0"

**TOTAL: 188.7 replacement inches**

Photos of Rest of the Property:



Area of property with proposed tree removals is located behind this house.





At the end of the driveway behind the existing historic house.



Standing behind house looking toward yards from houses on Elizabeth St.





Standing behind house and church building at interior of wooded area (rest of property). In the upper corner of the photo is a branch from the sandbox tree (looking toward Fleming St).



Interior of wooded area looking toward back yard of house on Simonton St and old cistern.





Standing behind house looking toward the back yard of houses on Simonton St. Church property is to the right. Large branch from the sandbox tree is in the upper left corner of the photo.



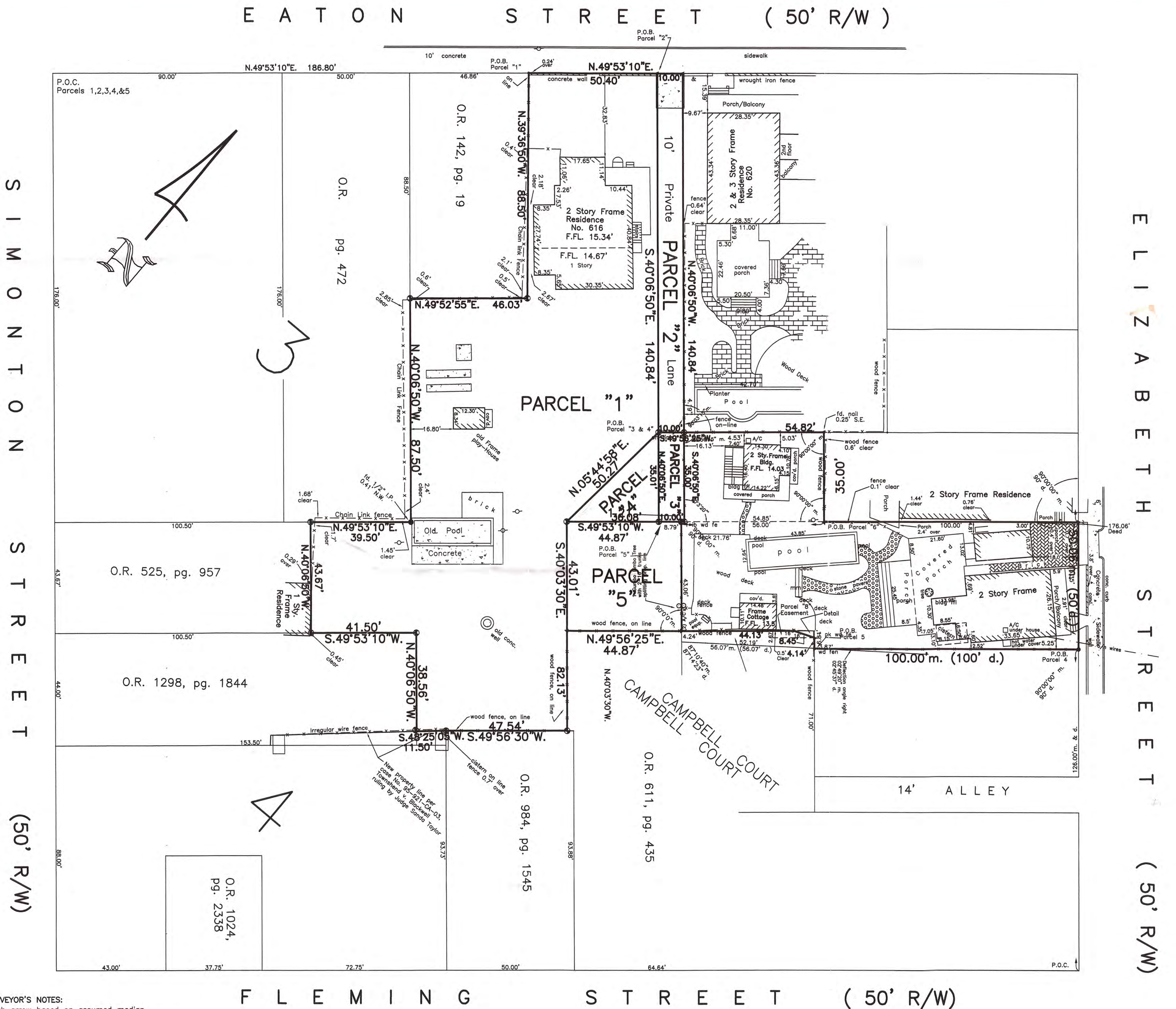
LEGAL DESCRIPTION (Parcel "1"): Prepared by undersigned:  
A portion of land located on the Island of Key West, Monroe County, Florida and being a portions of Lots 1, 2, 3, & 4, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 186.80 feet to the Point of Beginning; thence N 49°53'10" E, and along the said Southeastly Right-of-Way Line of Eaton Street a distance of 50.40 feet; thence S 40°06'50" E, and leaving the said Southeastly Right-of-Way Line of Eaton Street a distance of 140.84 feet; thence S 05°44'58" W a distance of 50.27 feet; thence S 40°03'35" E, a distance of 82.13 feet; thence S 49°56'30" W, a distance of 47.54 feet; thence S 48°25'05" W, a distance of 11.50 feet; thence N 40°06'50" W, a distance of 38.56 feet; thence S 49°53'10" W, a distance of 41.50 feet; thence N 40°06'50" W, a distance of 43.67 feet; thence N 49°53'10" E, a distance of 39.50 feet; thence N 40°06'50" W, a distance of 87.50 feet; thence N 49°52'55" E, a distance of 46.03 feet; thence N 39°36'50" W, a distance of 88.50 feet to the said Southeastly Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 19018 square feet or 0.437 acres, more or less.

LEGAL DESCRIPTION (Parcel "2"): 10 Private Lane:  
Prepared by undersigned:  
A portion of land located on the Island of Key West, Monroe County, Florida and being a portion of Lot 2, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for a distance of 237.20 feet to the Point of Beginning; thence continue N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for a distance of 10.00 feet; thence S 40°06'50" E, and leaving the said Southeastly Right-of-Way Line of Eaton Street a distance of 140.84 feet; thence S 49°56'25" W for a distance of 10.00 feet; thence N 40°06'50" W for a distance of 140.84 feet to the said Southeastly Right-of-Way Line of Eaton Street and the Point of Beginning. Containing 1,408.4 square feet, at 0.32 acres, more or less.

LEGAL DESCRIPTION (Parcel "3"):  
A portion of land located on the Island of Key West, Monroe County, Florida and being a portions of Lot 1, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Eaton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 237.20 feet; thence S 40°06'50" E, and leaving the said Southeastly Right-of-Way Line of Eaton Street a distance of 140.84 feet to the Point of Beginning; thence continue S 40°06'50" E for a distance of 35.01 feet; thence N 49°53'10" W for a distance of 10.00 feet; thence N 40°06'50" W for a distance of 35.01 feet to the Point of Beginning. Containing 350.04 square feet, more or less.

LEGAL DESCRIPTION (Parcel "4"):  
A portion of land located on the Island of Key West, Monroe County, Florida and being a portions of Lot 1, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 237.20 feet; thence S 40°06'50" E, and leaving the said Southeastly Right-of-Way Line of Eaton Street a distance of 140.84 feet to the Point of Beginning; thence continue S 40°06'50" E for a distance of 35.01 feet; thence N 49°53'10" W for a distance of 36.08 feet; thence N 05°44'58" E for a distance of 50.27 feet to the Point of Beginning. Containing 631.54 square feet, more or less.

LEGAL DESCRIPTION (Parcel "5"):  
A portion of land located on the Island of Key West, Monroe County, Florida and being a portions of Lot 1, Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simonton Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 237.20 feet; thence S 40°06'50" E, and leaving the said Southeastly Right-of-Way Line of Eaton Street a distance of 175.85 feet to the Point of Beginning; thence N 49°53'10" E for a distance of 8.79 feet; thence S 40°03'35" E for a distance of 43.06 feet; thence S 49°56'25" W for a distance of 44.87 feet; thence N 40°03'30" W for a distance of 43.01 feet; thence N 49°53'10" E for a distance of 36.08 feet to the Point of Beginning. Containing 1930.95 square feet, more or less.



#### SURVEYOR'S NOTES:

North arrow based on assumed median  
Reference Bearing: R/W Eaton Street, assumed  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324

#### Monumentation:

- = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Pipe
- = Found 1/2" Iron Bar
- ▲ = Set P.K. Nail, P.L.S. No. 2749

#### CERTIFICATION:

I HEREBY CERTIFY that the attached Composite Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor No. 2749  
Professional Engineer No. 36810  
State of Florida

#### Abbreviations:

Sty. = Story  
R/W = Right-of-Way  
fd. = Found  
p. = Plat  
m. = Measured  
O.R. = Official Records  
N.T.S. = Not to Scale  
Elev. = Elevation  
B.M. = Bench Mark  
w.m. = Water Meter  
Bal. = Balcony  
Pl. = Planter  
u/g = Underground  
F.F.L. = Finish Floor Elevation  
P.O.C. = Point of Commence  
P.O.B. = Point of Beginning  
P.B. = Plat Book  
pg. = page  
Elec. = Electric  
Tel. = Telephone  
Ench. = Encroachment  
O.L. = On Line  
C.L.F. = Chain Link Fence  
A/C = Air Conditioner

irr. = Irregular  
conc. = concrete  
I.P. = Iron Pipe  
I.B. = Iron Bar  
B. = Baseline  
C.B. = Concrete Block  
C.B.S. = Concrete Block Stucco  
cov.d. = Covered  
P.I. = Point of Intersection  
wd. = Wood

Field Work performed on: 7/20/12

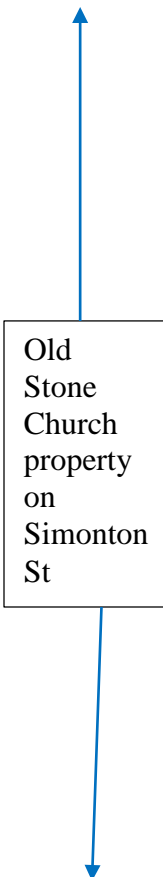
Far Nient LLC 616 Eaton Street, Key West, Florida 33040			
Composite Survey		Dwn No.: 13-101	
Scale: 1"=20'	Ref. 130-12	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 1/6/05	file	Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
7/24/12: Updated, owner, new legal descriptions			
2/5/13: Updated, new legal descriptions			
f:\dataref\dwg\keywest\block31\416eaton			



NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



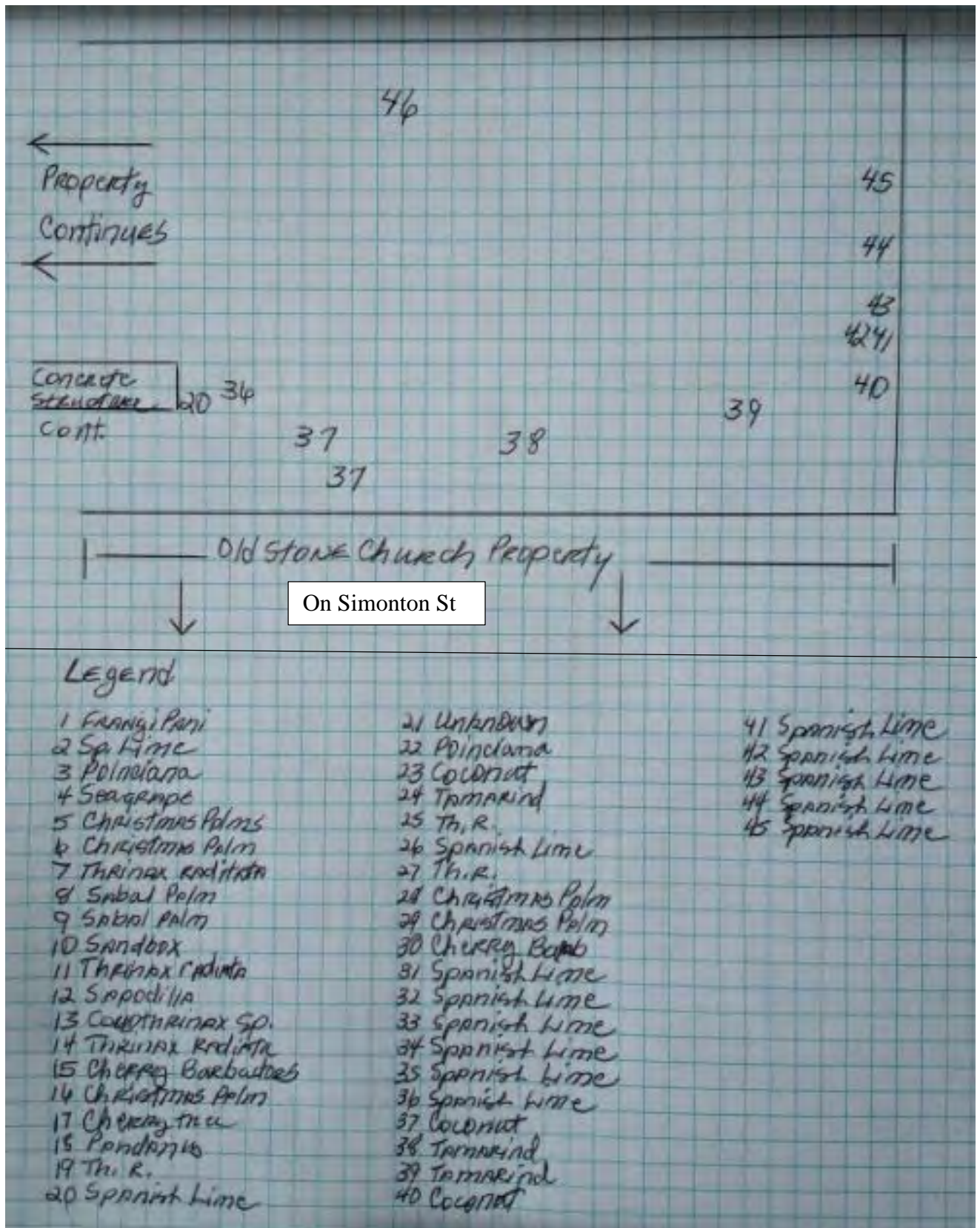
Thanks for the correspondence. I am in Berea, Kentucky and have been for several weeks without phone or internet service; so the following pictures may take a bit to send. Hopefully you will get all this morning. I will send pictures with corresponding numbers and information regards to removals. I may need to send one at a time so as not to overload the internet service at my location. This may take some time.



← Eaton Street →



Eaton  
St





## Trees to be Remove:

#2 Spanish Lime Fair - Poor Approx 35" diameter. Under root flare and trunk decayed. Recommend removal.

#20 Spanish Lime tree is approx 20 3/4" located at the southwest rear yard adjacent to church parking lot and immediately adjacent and west of underground concrete structure. Large codominant stem ripped away from trunk during past hurricane seasons causing decay throughout trunk. Tree is in poor condition. Recommend removal.

#33 Spanish Lime, approx diameter 28 1/2", located at rear yard extreme southwest immediately adjacent to property line. Poor condition. Spanish Lime has rip away of codominant branch with large area of decay to include remaining branch. Recommend removal.

#34 Spanish Lime, approx diameter 15 1/4", located in extreme rear yard south southwest immediately adjacent to property line. Spanish Lime tree is in poor condition. Vertical crack developing at first branch union with included bark. Southern branch is larger in diameter than trunk hence increased tension on branch union. Southern branch extends over adjacent commercial property. Recommend removal.

#36 Spanish Lime, approx diameter totaling 6", located in rear yard west northwest adjacent to church parking lot and adjacent to larger Spanish Lime at underground concrete structure. Three Spanish Lime stems are regrowth from prior removed small tree. Poor condition. Recommend removal.

#41, 42 and 43 (3 trunks, 1 rootball) Spanish Lime trees are at west rear yard immediately adjacent to neighboring building. Appears trees are lifting building. They are growing in a cluster in such close proximity to one another that their trunks are competing for space. All have varying degrees of decay from moderate to severe. They are individually and collectively in poor health. Recommend removal.

Spanish Lime tree #41 is the northwestern and smallest tree with a diameter of approx 15 1/2". Tree decayed from base of trunk into codominant rip away to top of trunk in canopy. Appears to be seedling from larger Spanish Lime tree in same cluster. Poor condition.

Spanish Lime tree #42 is the northeast trunk in cluster with approx diameter of 17 1/2". Trunk is resting on tree #41 and #43. Trunk flare and roots are void on west side of tree. Codominant rip way at top of trunk. Appears to be seedling from larger Spanish Lime tree in same cluster.

Spanish Lime tree #43 is the southern and largest trunk in cluster with approx diameter of 32 ". Tree is leaning south with trunk flare and root area reduced due to seedling growth of trees #41 and 42. Codominant branch to west over neighboring building is included approx 2' rendering a poor branch union.



#3 Poinciana, diameter approx 19 1/4", located in rear yard northeast side of property at easement to neighbor gate. Poinciana has had prior poor pruning practices on major branches; flush cuts past branch collars. All cuts currently demonstrating decay. Poinciana trees have poor compartmentalization. This type of pruning will cause decay throughout branches and into trunk. Recommend removal.

#22 Poinciana tree, approx 21 1/4" diameter, located in rear yard center east adjacent wooden fence. Tree condition is poor. Two main and only major branches have developed decay in branches due to prior pruning practices of flush cutting and overlifting. Recommend removal.

#4 Seagrape tree, codominant stems 11 1/2" and 13" approx diameter is located in rear yard at northeast side of property adjacent to neighbor. Tree is overlifted or Lions tailed with decay at bottom of trunk from past pruning. Generally Seagrape trees have high propensity of wind throw or blow over; this tree being overlifted the odds are very high for failure. Recommend removal.

#10 Sandbox tree, located in rear yard, north center. Tree appears to be very mature in age with estimated age over one hundred years. Sandbox trees may have a life span of one hundred fifty years. Tree canopy is thin, flushing lower branches and shedding large upper canopy branches. All lateral and upper branches have sun scald causing bark splitting and decay on entire length of branch. This may be the result of the thin canopy and shedding branches. I suspect that the hurricane seasons of 1998 (Georges-very dry hurricane including drought conditions of same year) 2004 and 2005 rendered the tree little energy to restore injury. It is my professional opinion that this tree is in decline and should be removed.

Trees to be Transplanted on Property (Permit Application # 7116):

- 12 Christmas Palms with seedlings
- 12 *Thrinax radiata* Palms with seedlings
- 2 Sabal Palms
- 4 *Coccothrinax* species, suspect *alta*









# Application





7059

## Tree Permit Application

Date: 9/15/2014

Please Clearly Print All Information unless indicated otherwise.

Tree Address 616 Eaton St  
Cross/Corner Street \_\_\_\_\_  
List Tree Name(s) and Quantity 5 Spanish Limes, 1 Seagrape, 2 Royal Palm trees, 1 Sandbox  
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

Other/Explain \_\_\_\_\_

Reason for Request \_\_\_\_\_

Property Owner Name Mark & Kris Serbinski  
Property Owner eMail Address MTSCPA@Serbinski.com  
Property Owner Mailing Address 1420 White St  
Property Owner Mailing City Key west State FL Zip 33040  
Property Owner Phone Number (305) 743-3961  
Property Owner Signature \_\_\_\_\_

Representative Name A Caring Tree Company / Nick Downs  
Representative eMail Address acaringtreecompany@gmail.com  
Representative Mailing Address 19264 Acosta Trail  
Representative Mailing City Sugarloaf Key State FL Zip 33042  
Representative Phone Number (305) 432-1764

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

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: 8-18-14

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.

Tree Address 616 EATON ST.

Property Owner Name MARK + KRIS Serbinski  
Property Owner eMail Address MTSCPA @ Serbinski.Com  
Property Owner Mailing Address 1420 White St  
Property Owner Mailing City Key West State FL Zip 33040  
Property Owner Phone Number (305) 743-3961  
Property Owner Signature Kristina Serbinski

Representative Name A Caring Tree Co. Nick Downs  
Representative eMail Address ACARINGTREECOMPANY @ GMAIL.COM  
Representative Mailing Address 19264 ACOSTA TRAIL  
Representative Mailing City Sugar Loaf State FL Zip 33042  
Representative Phone Number (305) 432-1764

I KRISTINA SERBINSKI, 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 is any questions or need access to my property.

Property Owner Signature

Kristina Serbinski

The forgoing instrument was acknowledged before me on this 19 day Aug 2014.

By (Print name of Affiant) \_\_\_\_\_ who is personally known to me or has produced FL DL as identification and who did take an oath.

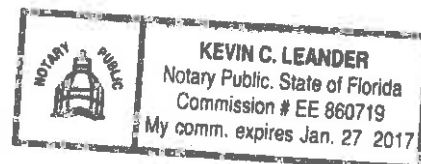
NOTARY PUBLIC

Sign Name: Kevin C Leander

Print Name: KEVIN C LEANDER

My Commission Expires: 1-27-2017

Notary Public - State of Florida (seal)







Karen DeMaria &lt;kdemaria@keywestcity.com&gt;

---

**616 Eaton Street Tree Removal Application**

---

Nicholas Downs <acaringtreecompany@gmail.com>  
To: Karen DeMaria <kdemaria@keywestcity.com>

Wed, Sep 3, 2014 at 5:43 AM

Good morning Karen,

As authorized representative for Mark and Kris Serbinski at 616 Eaton Street regarding the removal of the Sandbox tree, I am requesting postponement of the tree commission meeting until October or November. This will allow me time to **assess** all the trees on property.

Thank you,  
Nick Downs  
A Caring Tree Company

On Thu, Aug 28, 2014 at 2:48 PM, Karen DeMaria <kdemaria@keywestcity.com> wrote:

I have reviewed your application and I have visited the property. I need additional information before I can make a recommendation to the Tree Commission regarding the removal of the sandbox tree.

1. What is the actual health of the tree? I need a written report from a certified arborist with photos showing what the actual health of the tree is. Right now, there are a lot of vines growing on the tree and it is hard to get an accurate evaluation.
1. What are the plans for the rest of the property? This tree is one of many regulated trees on the property and I am curious as to why just this one is being addressed and not the others. I do not recommend piecemeal a project and would prefer that the entire property was evaluated at one time to include an existing vegetation map so that all the trees on the property could be properly evaluated. Do you have a development plan for the property or will it remain a single family parcel with amenities?

Please address these comments to me prior to September 5, 2014 so that I can have time to review the information prior to the Tree Commission meeting.

Sincerely,

Karen DeMaria

--

Karen DeMaria  
Urban Forestry Manager  
Certified Arborist



## Karen DeMaria

---

**From:** Karen DeMaria  
**Sent:** Monday, September 15, 2014 11:18 AM  
**To:** 'Nicholas Downs'  
**Subject:** RE: Tree Permit Application

You are looking at removing all those trees!!!

I will need a written arborist report, with photos, and a map showing the locations of the trees to be removed. What about the other plants on the property (other regulated trees and palms). Will they all remain? They really need an existing vegetation map of the entire property showing what is remaining and what is being removed.

What are they planning on doing with the property? Have they spoken to planning or HARC to see if they can do what they want to or plan to do. That question may come up with the Tree Commission.

Sincerely,

Karen

**From:** Nicholas Downs [mailto:[acaringtreecompany@gmail.com](mailto:acaringtreecompany@gmail.com)]  
**Sent:** Monday, September 15, 2014 10:14 AM  
**To:** Karen DeMaria  
**Subject:** Re: Tree Permit Application