

STAFF REPORT

DATE: June 30, 2015

RE: **1016 Duval Street/Julia St ROW**
(permit application # T15-7483)

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

An application was received for the removal **of (1) Mahogany tree.**

Several site inspections have been done in 2014 and 2015.

The tree is a City tree whose root system is impacting private property. The property owner would like the tree removed in order to prevent additional damage to the foundation of the house.

The house was originally built in 1928. A photo dated 1965 shows a young tree in the area.

In August 2014, a permit was issued to root prune the tree (see attached copy of application with associated background information, T14-6858).

In November 2014, the property owner requested the tree be removed. The City requested additional information from the property owner including possibly raising the foundation of the house and additional root pruning of the tree. In June 2014, additional information was received and the City Manager signed the application for removal of the tree to be submitted to the Tree Commission.

A detailed arborist report of the tree with photos from Cynthia Domenech-Coogee (Cynthia's Blue Palms) has been submitted and is attached to the file.

Tree Species: Mahogany (Swietenia mahagoni)



Photo taken April 2014



Photo taken prior to root prune.

Diameter: 35"

Location: 40% (large visible tree, roots are impacting foundation of house)

Species: 100% (on protected tree list)

Condition: 60% (fair)

Total Average Value = 66%

Value x Diameter = 23 replacement caliper inches

House built 1928



1016 Duval

approx 1965

MEMORANDUM

DATE: August 22, 2014

RE: 1016 Duval Street Tree Application

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



In April 2014, the Tree Commission received an application to remove a very large, healthy, mature mahogany tree from Lori Williams. Further investigation revealed the tree is actually owned by the City of Key West. Ms. Williams, a newer property owner, wanted to remove the tree because she stated the roots of the tree were causing issues to her foundation. Discussions with David Fernandez (Assistant City Manager) indicated that the City would not process an application to remove the tree unless additional information was submitted by the homeowner proving that the tree was causing foundation issues to her house.

Jim Bouquet (Engineering) was asked to look at the situation. He did not observe an issue with the tree roots and the house foundation. There is a 6 ft tall fence along that property line and a concrete raised planter on the other side of the fence where the tree was located. He recommended the property owner hire a structural engineer to submit a report to the city regarding the foundation issues.

In July 2014, I met with the property owner, Lori Williams, and Jim Reynolds (structural engineer) at the property. The concrete planter had been removed so the root area of the tree could be seen better. I reiterated the need for a report from the structural engineer before an application would be submitted to the Tree Commission.

The tree is a very public tree and had a previous Tree Commission history. In April/May 2009, the property had been reviewed for redevelopment and several trees were removed. This mahogany tree was part of the trees looked at for removal but an agreement was made that preserved this tree at that time and allowed the removal of another large, mahogany on the property.

On August 20, 2014, the property owner submitted a request to the City to root prune the tree. She has hired two arborists to do the work, Nick Downs and Cynthia Dommench-Coogle. Cynthia knows a lot about the history of this tree. I recommend the City allow the property owner to hire the two arborists to root prune roots from the City tree that have grown on her property. Root Pruning is a staff approval permit process.

Application



7483

Tree Permit Application

Date: 6.29.15

Please Clearly Print All Information unless indicated otherwise.

Tree Address 1016 Duval St Row
Cross/Corner Street Julia St
List Tree Name(s) and Quantity 1-Mahogany
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 roots of tree are lifting foundation of house
Reason for Request and causing damaging. Root pruning has been
done in the past but it has not helped the
situation.

Property Owner Name City of Key West
Property Owner eMail Address _____
Property Owner Mailing Address PO Box 1409
Property Owner Mailing City Key West State FL Zip 33041
Property Owner Phone Number () _____
Property Owner Signature [Signature]

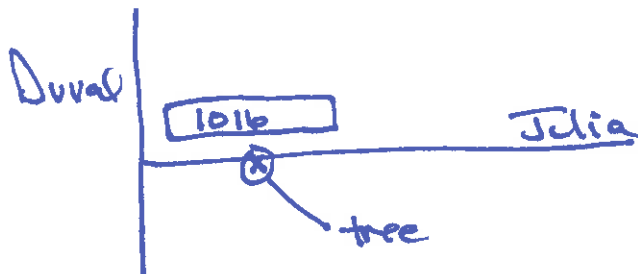
Representative Name Karen Dellanica - Urban Forester x3768
Representative eMail Address (Cynthia Dommenech-Coagles - arborist)
Representative Mailing Address (Lori Williams - homeowner)
Representative Mailing City _____ State _____ Zip _____
Representative Phone Number () _____

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.

RECEIVED

JUN 29 2015

CITY MANAGER



7483

Tree Representation Authorization

Date: 6.29.15

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 1016 Duval St / Julia St ROW
Property Owner Name City of Key West
Property Owner eMail Address _____
Property Owner Mailing Address PO Box 1409
Property Owner Mailing City Key West State FL Zip 33041
Property Owner Phone Number () - -
Property Owner Signature J. K. Scholl
Representative Name Cynthia Ammerlaan - Coogle
Representative eMail Address cynthia@bluepalms@gmail.com
Representative Mailing Address 1006 16th Terrace
Representative Mailing City Key West State FL Zip 33040
Representative Phone Number (305) 747-2142

I _____, 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 J. K. Scholl

The forgoing instrument was acknowledged before me on this 29th day June.

By (Print name of Affiant) J. K. Scholl who is personally known to me or has produced _____ as identification and who did take an oath.

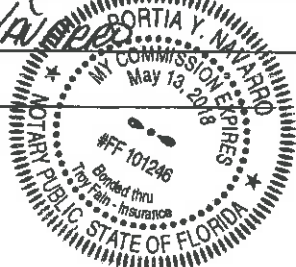
NOTARY PUBLIC

Sign Name: Portia Y. Navarro

Notary Public - State of Florida (seal)

Print Name: PORTIA Y. NAVARRO

My Commission Expires: _____



Cynthia's Blue Palms



City of Key West Tree Commission

The Mahogany tree immediately adjacent to and impacting Mrs. Williams's house at 1016 Duval Street is growing on City property at the intersection of Julia Street and the 1000 block of Duval Street. This Mahogany tree is encroaching under the house at 1016 Duval and lifting the house causing damage to the structural integrity and interior of the house. Remedial actions of root pruning were unsuccessful and have not halted the roots continued growth and consequent lifting and further damages to the house. Root pruning was performed in late September, 2014, in an attempt to stop further damage to house.

The communication with the City began in early June 2014, with discussion concerning the damages occurring to the house. The City requested several further requirements of due diligence prior to placing this tree on the City's Tree Commission agenda. All requirements have been met resulting in the engineering and arborists reports recommending the tree's removal. Included in this brief are the reports and communication from the owner, engineer, arborist, and home mover. The City of Key West, Land Development Regulations allow for the removal of the tree under *Sec. 110-327. Approval criteria.*

The tree commission shall consider its finding of one or more of the following facts as grounds supporting approval of a tree removal permit application:(1) The tree is a hazard to traffic, public utilities, buildings or structures.

The attached clearly demonstrate that removal is necessary and that alternatives are not possible due to the tree's degradation, costly lifting of house and conflicts with the historic districts regulations. Therefore, we are requesting this tree be approved for removal.

Thank you for your time and efforts concerning this situation.

Cynthia Domenech-Coogle

International Society of Arboriculture, Certified Arborist #FL 0277

1016 Duval Street, Key West House Lift Analysis



Impact

- Major changes to stairs – in and out of home
- Decking will need to be modified
 - Decking will need to be removed to insert steel lifts and hydraulics since house is surrounded by decks
- Cost -- \$100K to \$185K - As Per Northeast Elevations – conversation on 6/15/15 (Steve Ferguson – 732-965-4072) who has been lifting homes in NJ after the devastation of Hurricane Sandy. Requires engineering reports (Soil & Structural)/Architectural Drawings/Permits/Construction.
- 1016 Duval is in an X Flood Zone and does not need to be lifted per FEMA

Other Considerations

- HARC approval is required for this home. HARC would likely not approve this change in height for two reasons.
 1. This house resides in an X Flood Zone – Does not need to be lifted per FEMA – on FEMA maps the house is in the the 200-400-year floodplain
 - <http://fema.maps.arcgis.com/home/webmap/viewer.html?webmap=cbe088e7c8704464aa0fc34eb99e7f30&extent=-81.80224381747463,24.55322517391893,-81.79851018252539,24.555664822189992>
 2. The house would look out of place if lifted

Per The HARC Guidelines listed in the City of Key West Website (page 38) ... this rule would apply. Spoke to Enid Torregrosa 6/16/15.

2. Elevation of finished floor above grade Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form

and integrity of properties in the neighborhood. In situations wherein parking is proposed below the first finished floor, HARC shall consider how visible the parking is from the public right-of-way whether the parking area is enclosed or otherwise concealed by walls, louvers, lattice, landscaping or other features; and whether fill and/or berms are used to maximize the gap between the first finished floor and the crown of the nearest road.

http://www.cityofkeywest-fl.gov/egov/documents/1381099724_44803.pdf

- Duval & Julia Street would be impacted during the lifting process impeding business traffic and more

Karen DeMaria

From: cynthia domenech-coogle <cynthiasbluepalms@gmail.com>
Sent: Thursday, June 25, 2015 3:18 PM
To: Karen DeMaria
Subject: 1016 Duval Street Arborist Report
Attachments: 1016 Mahogany tree Evaluation.docx

Hi Karen,

With regrets I send my final arborist report for the Mahogany tree at 1016 Duval Street. :(

Karen, please try to get on July's agenda please!

Last photo 5628 is not loading properly; will keep trying.

Thanks for all of your help!

Cynthia

Karen DeMaria

From: cynthia domenech-coogle <cynthiasbluepalms@gmail.com>
Sent: Tuesday, June 23, 2015 8:11 AM
To: Karen DeMaria
Subject: 1016 Duval Photos
Attachments: IMG_5629.JPG; IMG_5630.JPG; IMG_5622.JPG

Hi Karen,

Attached please find photos of Mahogany tree on city property on the easternmost portion of Julia Street. I will send several pictures in several emails so as to not overload message. The trees root system is damaging the house at 1016 Duval Street. I will be sending the remainder of file shortly.



City of Key West Tree Commission

April 30, 2015

Following are my findings of evaluation concerning the Mahogany tree growing on City property located at the easternmost portion of the 500 block of Julia Street intersecting Duval St. and partially growing on to the property at 1016 Duval Street, Key West, Florida.

I have been retained by owner Mrs. Lori Williams of 1016 Duval Street.

FACT The Mahogany tree immediately adjacent to and impacting Mrs. Williams's house at 1016 Duval Street is growing on City property at the intersection of Julia Street and the 1000 block of Duval Street. This Mahogany tree is encroaching under the house lifting the house and causing damage to the structural integrity and interior of the house. Remedial actions of root pruning have not halted the roots continued growth and consequent lifting and further damages to the house. Root pruning was performed in late September, 2014, in an attempt to stop further damage to house.

Mahogany *Swietenia mahogani*, The Mahogany tree is considered a large maturing and fast growing tree maturing at heights of 30-40 ft. tall with 20-30 ft. canopy spread and a trunk diameter of 3'-4'. The West Indies mahogany occurs in South Florida, Bahamas and West Indies and is considered Threatened by the State of Florida. Mahogany trees are typically planted as a street and shade tree in large islands and medians. Planting space requirements range from minimally 20'x20' to larger areas to accommodate the root systems that extend 1 to 5 times beyond the trees branches. Current growing practices include developing a strong leader and evenly spaced branches around the trunk to strengthen the trees ability to withstand strong winds. Trees with multiple leaders have less tolerance and often fail due to wind and storm impacts.

This mahogany is located mostly on City property at the easternmost portion of the 500 block of Julia Street, intersecting Duval St. The tree is immediately north

and center side of home at 1016 Duval St, adjoining the wooden white picket fence. Key West hosts a number of Mahogany trees on public property. The larger more mature trees were planted during the era of Roosevelt's New Deal programs, the Works Progress Administration. This particular tree appears to be less mature than the trees planted during the WPA. Accommodations were made, for the Mahogany tree, during the fence installation surrounding the property.

I was contacted by the owner, Lori Williams, of 1016 Duval Street and Nick Downs, owner of A Caring Tree Company, in November, 2014, to partake in the root pruning of the Mahogany tree due to notable damages occurring within the interior of the house. The floor was beginning to heave on the trees side of the house. Karen DeMaria, City of Key West Urban Forestry Manager had approved the root pruning.

Findings: The Mahogany tree is approximately 25'-35' in height with a crown spread of approximately 25'-30' and trunk diameter at approximately 35" or 3'. The Mahogany tree trunk is growing within 2' from the side and corner of house. Photo #3971, 3973, 5151, 5155, 5156, and 5158. The condition of the tree is fair with multiple codominate leaders or branches from trunk with no main leader. The trees trunk is in fair condition with a slight lean to the north and east causing a reaction of rapid growth to root system on the opposite side of the tree or the portion encroaching on and under the house. Photo #5625 and 5628. The canopy has been pruned prior, on the south side of the tree, to remove branches resting on and over the house. The house is on the south side of the tree. Photo #5628. Tree is growing over high 'target' areas; most of the limbs and canopy directly blanket Julia St. where pedestrians, bicyclists, and motorists travel. The height of the tree's root flare is growing above and encroaching on the bottom 2 side boards of the house as well as the piers supporting the house. Photo#5151, 5158, 3971 and 3973. The roots are growing under and lifting the fire suppression system causing the copper pipes to flex. Photo #5151, 5158, 3971 and 3973. Approximately 45 per cent of the root system is growing into private property and under the house. That quadrant of the tree's root flare or pan is growing on, around and under the house causing the most significant damage to the house. Photo # 5151, 5158, 3971 and 3973. At this juncture further damage has occurred

since July of last year; increased heaving of the floor causing door frames to shift and doors unable to close, drywall is cracking and twisting from the floor, corners and ceiling in several areas of the adjacent rooms and the window frame in the bathroom is cracking and now leaking. Photos # 5907, 08 and 09.

A sincere effort has been made to accommodate the tree by root pruning. Photo # 3971, 3973, 5155 and 5156. However, any further severing of roots impacting the house will significantly reduce the trees ability to withstand storm events and consequently 'throw' toward Julia Street and abutting structures and eventual decay of trunk. Any measures of suppressing growth will not halt the continual damage to house due to the area of direct impact of roots on the structure.

In my opinion and due to the current and eventual circumstances of root growth remedial repair is not possible by restoration pruning or by chemical infusion. Therefore the tree should be removed as quickly as possible to eliminate rapidly occurring and costly repairs to the house.

The Mahogany tree is protected by the City of Key West Land Development Regulations. A permit is required for removal.

An engineer's report is attached.

If you have any questions concerning this report please contact me at 305/747-2141.

Cynthia Domenech-Coogle, ISA Certified Arborist, FL 0277A

References

FLORIDATA, Copyright 1996 – 2012,

Atlas of Florida Vascular Plants © 2015 Institute for Systematic Botany,

USDA Natural Resources Conservation Service Plants Database,

*Gillman, E.F. and Watson, D. G. 2011. *Swietenia mahagoni*: Mahogany. ENH-766. UF/IFAS, University of Florida, Gainesville



Pix #3971



Pix #3973



Pix #5151



Pix #5148



Pix #5155



Pix #5156



Pix #5158



Pix #5625



Pix #5628



Pix #5629



Pix #5907



Pix #5908



Pix #5909

Karen DeMaria

From: Karen DeMaria
Sent: Tuesday, December 30, 2014 10:40 AM
To: 'Lori Williams'
Cc: 'cynthia domenech-coogle'
Subject: RE: Mahogany tree

Lori and Cynthia:

Update on the status of the application to remove the City mahogany tree on Julia Street; I sat down with Jim Scholl last week, showed him the file and explained the situation. We would like a few more things for the file before he will sign the application and allow the tree to be placed on the Tree Commission agenda (it is not on the January 2015 meeting agenda).

Because this is such a visual and large tree, we want to make sure we have everything in the file prior to moving forward. Everything that is in the file will be uploaded into legistar for public access that is why having detailed written documentation is important.

1. How much of the root pruning was actually done? A follow up report from Cynthia and Nick (the arborists) stating what they actually did/cut with a drawing would be great.
2. Can any additional roots be cut without killing the tree or creating a safety issue? (arborists)
3. What is the growth rate of the roots? The issue here is if additional root pruning can be done, how much additional time does this allow the tree to remain. (arborists)
4. A follow up letter from the structural engineer saying that there are no other alternatives available except to remove the tree.
5. Are there any other engineering or construction measures? If so, can they be done or are they cost prohibitive?
6. If the tree is removed, what will have to be done to the foundation/house in order to correct the leveling issue? I am sure some sort of construction/repairs will have to be done to help correct the leveling situation, what will they be?

The City needs to be convinced that removing the tree is the last option available, that all other alternative have been tried or are not reasonable. You made some comments regarding cost in your letter and that will be included in the file but any additional information will be very helpful.

Sincerely,

Karen

From: Lori Williams [mailto:tawlaw@optonline.net]
Sent: Friday, December 26, 2014 8:06 AM
To: Karen DeMaria
Subject: Re: Mahogany tree

Karen

Is the mahogany tree on Julia street and 1016 Duval on the January Tree Commission agenda?

Lori Williams

Sent from my iPad

On Dec 11, 2014, at 1:45 PM, Lori Williams <tawlaw@optonline.net> wrote:

Karen

I wanted to touch base to see if there is anything else you need from me to put the mahogany on the agenda for a tree commission meeting. Please let me know and help me with the next steps. Thank you

Lori Williams

Sent from my iPad

On Nov 24, 2014, at 12:12 PM, Lori Williams <tawlaw@optonline.net> wrote:

Karen

Thanks for your response. At this point, my husband and I are hopeful removing the tree will stop further damage to the house from the tree. We have looked into to having the house lifted, but realize it is extremely costly. I have seen estimates for this work that exceed \$75,000. So, we are hopeful the tree's removal will stop further lifting from occurring and if we feel we need to lift the home, we will look at doing this at a later date.

As I have stated before, the placement of the tree was next to the original portion of the home. Therefore, the house pre-dates the tree.

Best regards,

Lori Williams

Karen DeMaria

From: Lori Williams <tawlaw@optonline.net>
Sent: Monday, November 24, 2014 12:12 PM
To: Karen DeMaria
Subject: Re: Mahogany tree

Karen

Thanks for your response. At this point, my husband and I are hopeful removing the tree will stop further damage to the house from the tree. We have looked into to having the house lifted, but realize it is extremely costly. I have seen estimates for this work that exceed \$75,000. So, we are hopeful the tree's removal will stop further lifting from occurring and if we feel we need to lift the home, we will look at doing this at a later date.

As I have stated before, the placement of the tree was next to the original portion of the home. Therefore, the house pre-dates the tree.

Best regards,

Lori Williams

Property Owner – 1016 Duval Street, Key West, Florida

Phone: 973-722-8425

tawlaw@optonline.net

Lori Williams

Sent from my iPad

On Nov 19, 2014, at 5:22 PM, Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

Lori:

I received your letter and your phone calls. I have been swamped with work and reports.

One question I have: If the tree itself is removed, the roots will still be there. What are your plans to level out the house and foundation? It seems to me that you will need to do some sort of foundation

work on the house to get it leveled again whether the tree stays or goes. Have you thought about that? Can the house be raised? You may want to ask Mr. Reynolds about that.

That tree is a very public tree with a history. I need to make sure everything has been done and thought about before presenting this to the tree commission and to the City Manager. The earliest I can see putting this on the Tree Commission agenda would be the January 13, 2015 meeting. That would give me time to brief the new City Manager about the file. Any additional information you can add regarding the question I asked above would be very helpful.

Sincerely,

Karen

Karen DeMaria
Urban Forestry Manager
Certified Arborist
305-809-3768

Lori Williams
tawlaw@optonline.net

November 2, 2014

Karen DeMaria
Key West Tree Commission
3140 Flagler Avenue
Key West, FL 33040

Dear Ms. DeMaria:

This letter is a continuation of the discussion of the mahogany tree impacting 1016 Duval Street.

In an effort to gain a better understanding of the issue, you recommended in your June 9th email to me, that I reach out to a structural engineer to perform an inspection of the mahogany tree. I reached out to one of the inspectors you recommended, Jim Reynolds from Reynolds Engineering Services, Inc. Jim met with both of us on July 14, 2014 and completed an inspection of the property. We inspected the property's exterior and interior, whereby you confirmed the house had a distinct tilt originating from the original portion of the home, on the side where the mahogany is placed. At that time, we agreed we would move to cut the root system back from where it was growing into the side of the home as a solution acceptable to all.

Subsequent to this meeting, I contacted Nick Downs, a Professional Arborist, from A Caring Tree Company. In September, Nick cut the roots back from corner where the root structure intersected the foundation of the house; pictures can be found in Jim Reynolds inspection report dated August 4, 2014. After completing this work, Nick Downs has stated the roots remain a problem since they are traveling underneath the home. He is unable to cut the remaining roots.

Since this effort as not stopped the damage the tree is causing on my home, I ask that you turn to the last paragraph of Jim's report. Jim Reynolds concluding paragraph states the following:

In my opinion, ... The only apparent remedy fro the foundation would be to trim the root system away from the tree in a manner recommended by a Professional Arborist. If trimming the tree cannot mitigate further impact to the foundation, then I would recommend removal of the tree."

August 4, 2014

Ms. Karen DeMaria, Urban Forestry Manager
City of Key West
3140 Flagler Avenue
Key West, Fl. 33040

Re: Mahogany Tree at 400 block of Julia Street

Dear Ms.DeMaria,

This letter is in regard to the large mahogany tree within the right of way of Julia Street near the intersection of Duval Street. The owners of the property at 1016 Duval Street asked me to take a look at a concern they had regarding the base of the tree and its effect on their building foundation.

The mahogany tree is quite large and it is evident that the expanding base of the tree is in contact with the house foundation causing the foundation to heave. The following pictures illustrate how the tree impacts the house.



Tree on Julia St. Side of Fence



Tree Root System on Other Side of Fence

August 4, 2014



Close-up of Tree Root at Foundation

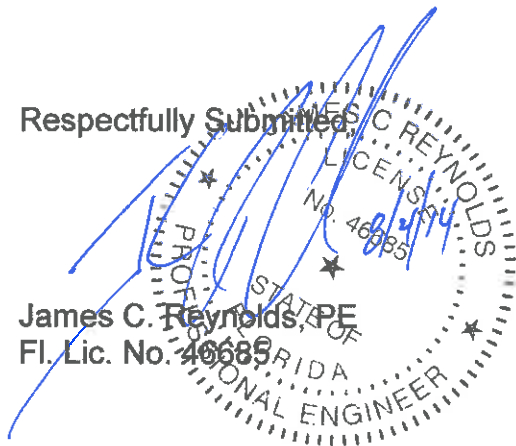


Looking down at Tree Root

In my opinion, the tree root is negatively impacting the foundation of the house. The root system is also impacting the piping system for the fire sprinkler system, but that problem could likely be mitigated by relocating the affected piping. The only apparent remedy for the foundation would be to trim the root system away from the tree in a manner recommended by a Professional Arborist. If trimming the tree cannot mitigate further impact to the foundation, then I would recommend removal of the tree.

Respectfully Submitted,

James C. Reynolds, PE
Fl. Lic. No. 46685





6858

Tree Permit Application

Date: 8.22.14

Please Clearly Print All Information unless indicated otherwise.

Tree Address 1016 Duval St
Cross/Corner Street Julia St Row
List Tree Name(s) and Quantity 1- Mahogany tree
Species Type(s) check all that apply () Palm () Flowering () Fruit (X) Shade () Unsure
Reason(s) for Application:

() REMOVE () Tree Health () Safety () Other/Explain below
() TRANSPLANT () New Location () Same Property () Other/Explain below
(X) HEAVY MAINTENANCE () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation Root Pruning - root from city tree has migrated to adjoining property. An old planter caused part of the root to become elevated.

Property Owner Name City of Key West
Property Owner eMail Address _____
Property Owner Mailing Address PO Box 1409
Property Owner Mailing City Key West State FL Zip 33041
Property Owner Phone Number () _____
Property Owner Signature J. Scholl 22 Aug 2014

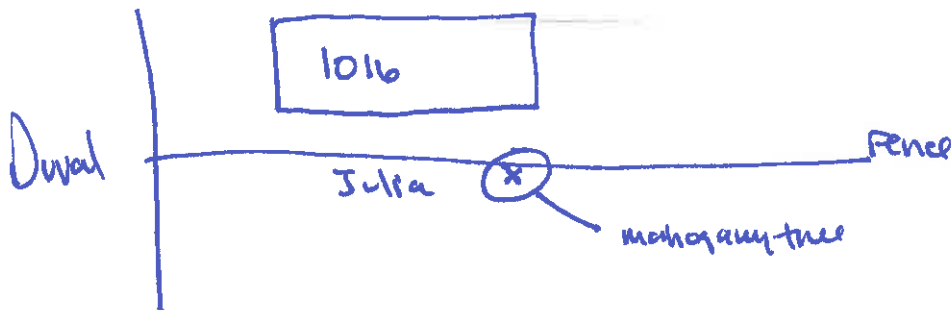
Representative Name Karen Jellania
Representative eMail Address Urban Forestry Manager
Representative Mailing Address _____
Representative Mailing City _____ State _____ Zip _____
Representative Phone Number () 809 - 3768

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.

MEMORANDUM

DATE: August 22, 2014

RE: 1016 Duval Street Tree Application

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



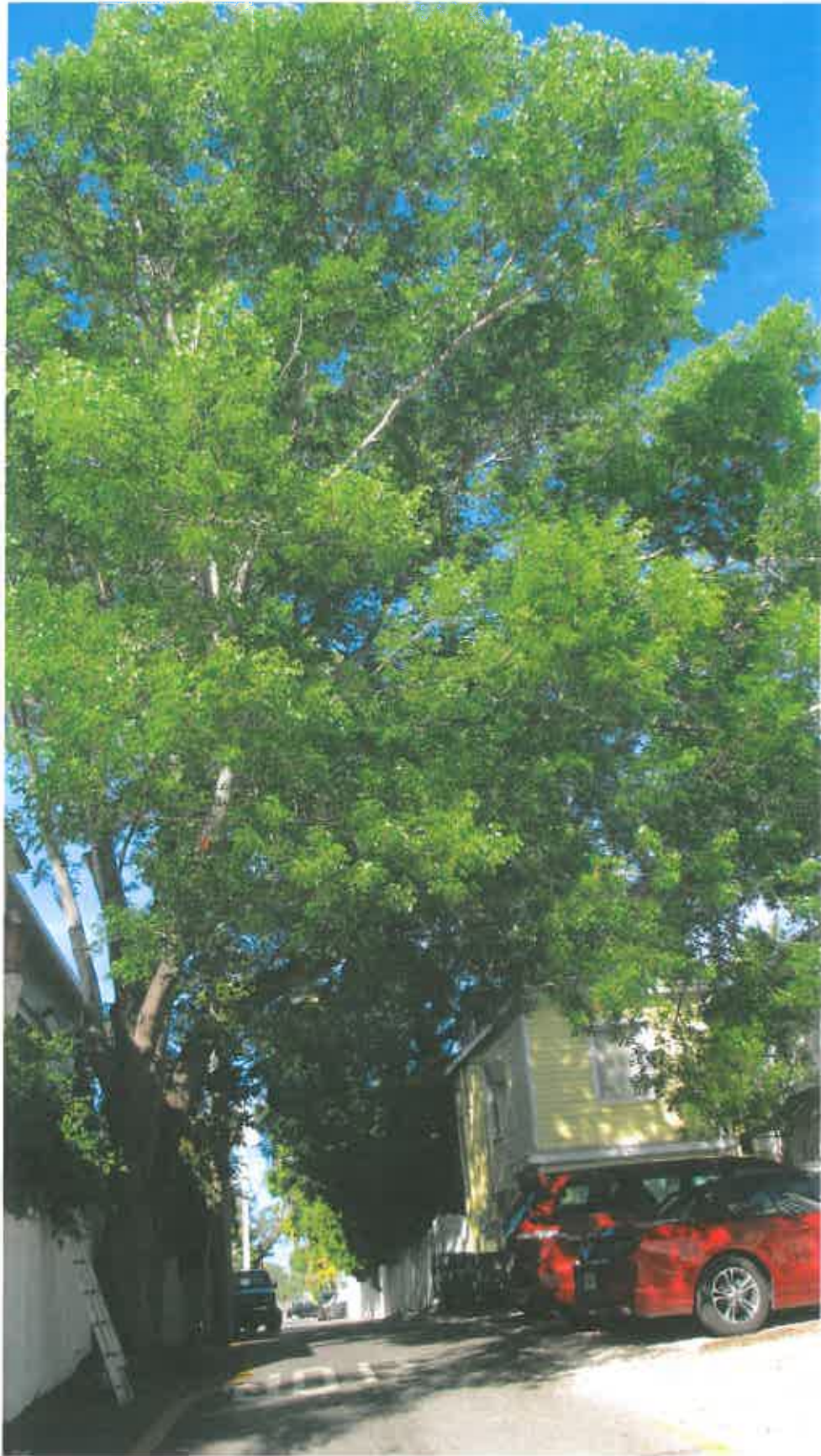
In April 2014, the Tree Commission received an application to remove a very large, healthy, mature mahogany tree from Lori Williams. Further investigation revealed the tree is actually owned by the City of Key West. Ms. Williams, a newer property owner, wanted to remove the tree because she stated the roots of the tree were causing issues to her foundation. Discussions with David Fernandez (Assistant City Manager) indicated that the City would not process an application to remove the tree unless additional information was submitted by the homeowner proving that the tree was causing foundation issues to her house.

Jim Bouquet (Engineering) was asked to look at the situation. He did not observe an issue with the tree roots and the house foundation. There is a 6 ft tall fence along that property line and a concrete raised planter on the other side of the fence where the tree was located. He recommended the property owner hire a structural engineer to submit a report to the city regarding the foundation issues.

In July 2014, I met with the property owner, Lori Williams, and Jim Reynolds (structural engineer) at the property. The concrete planter had been removed so the root area of the tree could be seen better. I reiterated the need for a report from the structural engineer before an application would be submitted to the Tree Commission.

The tree is a very public tree and had a previous Tree Commission history. In April/May 2009, the property had been reviewed for redevelopment and several trees were removed. This mahogany tree was part of the trees looked at for removal but an agreement was made that preserved this tree at that time and allowed the removal of another large, mahogany on the property.

On August 20, 2014, the property owner submitted a request to the City to root prune the tree. She has hired two arborists to do the work, Nick Downs and Cynthia Dommench-Coogle. Cynthia knows a lot about the history of this tree. I recommend the City allow the property owner to hire the two arborists to root prune roots from the City tree that have grown on her property. Root Pruning is a staff approval permit process.



A Caring Tree Company

19264 Acosta Trail

Sugarloaf Key, FL 33042

August 20, 2014

City Manager, James K. Scholl

Mr. Scholl,

The tree we are root pruning is a mature Mahogany planted in the wrong location. This tree is causing structural damage to the home and this is our first attempt in saving the structure and the tree. We are hoping that by removing this root it may provide some space between the house and the tree root system. The root selected will be cut as far away from the root crown as possible. It is under 5" in diameter and is a surface root so stabilization should not be an issue. It should compartmentalize nicely.

Cynthia Domenech Coogle, former Urban Forestry Manager of Key West, will be assisting me on this project and after completion of root pruning, we will be monitoring the tree's health for any unexpected issues.

If you have any questions or concerns, please do not hesitate to contact me at 305-432-1764 or acaringtreecompany@gmail.com

Thank you,



Nicholas Downs









6858

Tree Permit ApplicationDate: 8/20/2014

Please Clearly Print All Information unless indicated otherwise.

Tree Address 1016 Duval St
Cross/Corner Street Julia
List Tree Name(s) and Quantity 1 Mahogany
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 Root Pruning

Reason for Request Roots are pushing up building

Property Owner Name Leri Williams
Property Owner eMail Address _____
Property Owner Mailing Address 8 Hubert St
Property Owner Mailing City Whippany **State** NJ **Zip** 07981
Property Owner Phone Number (973) 722-3425
Property Owner Signature _____

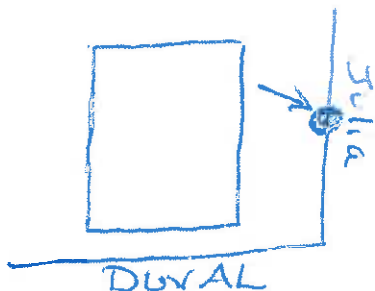
Representative Name A Caring Tree Company
Representative eMail Address acaringtreecompany@gmail.com
Representative Mailing Address 19264 Acosta Trail
Representative Mailing City Sugarloaf Key **State** FL **Zip** 33642
Representative Phone Number (305) 998-4972

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.



Karen DeMaria <kdemaria@keywestcity.com>

1016 Duval-Williams Representative

Lori Williams <tawlaw@optonline.net>

Wed, Aug 13, 2014 at 3:21 PM

To: "jbennett@keywestcity.com" <jbennett@keywestcity.com>

Cc: Karen DeMaria <kdemaria@keywestcity.com>

J Bennett-

This purpose of this email is to provide authorization for Nick Downs from A Caring Tree Company be Lori and Tom Williams' representative on all issues, including permitting, related to the mahogany tree at 1016 Duval St Key West Florida. I can be reached at 973-722-8425 if you have any questions. Thank you.

Lori Williams

Sent from my iPhone



Karen DeMaria <kdemaria@keywestcity.com>

1016 Duval

Lori Williams <tawlaw@optonline.net>

Fri, Jul 11, 2014 at 12:23 PM

To: Karen DeMaria <kdemaria@keywestcity.com>

Karen

The width of the street is not the only issue - it is also the height particularly when the garbage trucks and other oversized vehicles pass through Julia. Additionally, the cars parked at the guesthouse on the other side of the street have a difficult time maneuvering (pulling in and out of parking spots) thereby creating an obstruction to traffic.

Sincerely,

Lori Williams

Sent from my iPad

On Jul 11, 2014, at 11:47 AM, Karen DeMaria <kdemaria@keywestcity.com> wrote:

Karen is on medical leave right now. Her boss, Jim Bouquet, responded to the request regarding the road (see below).

Sincerely,

Karen

----- Forwarded message -----

From: **James Bouquet** <jbouquet@keywestcity.com>

Date: Tue, Jul 1, 2014 at 1:27 PM

Subject: RE: FW: 1016 Duval

To: Karen DeMaria <kdemaria@keywestcity.com>

Cc: Karen Olson <kolson@keywestcity.com>, Diane Nicklaus <dnicklau@keywestcity.com>

Karen:

The width of Julia Street at the tree is 11 feet. The minimum lane width in this instance would be 10 feet. Therefore, I would not recommend tree removal based on lane width.

Jim



Karen DeMaria <kdemaria@keywestcity.com>

1016 Duval

Karen DeMaria <kdemaria@keywestcity.com>

Mon, Jun 9, 2014 at 4:15 PM

To: Lori Williams <tawlaw@optonline.net>

Lori:

I spoke to the City Manager's office and they asked or engineering dept to look at the papers you submitted and the issue of the tree and your house prior to signing an application to place the removal request on the Tree Commission agenda. Below is the e-mail I received from Jim Bouquet (City Engineer).

I asked our engineering department for the names of local structural engineers. They gave me the names of Annalise Mannix and Jim Reynolds. I do not have contact information for them but both people are active in the community.

I will speak with Karen Olson (City of Key West engineering-roads) regarding additional information on Julia Street.

Sincerely,

Karen

----- Forwarded message -----

From: **James Bouquet** <jbouquet@keywestcity.com>

Date: Wed, Jun 4, 2014 at 1:58 PM

Subject: 1016 Duval

To: Karen DeMaria <kdemaria@keywestcity.com>

Cc: Karen Olson <kolson@keywestcity.com>

Karen:

My thoughts on the mahogany tree along Julia Street at 1016 Duval:

1. I could not observe structural damage/impacts resulting from the tree/roots to the building/foundation. The photographs showing a level bubble within the building were not conclusive as to whether the tree, foundation settlement or wood warping was responsible for the pitch of the floor. I would suggest a professional structural engineer evaluate the property to determine the source of the pitch and whether tree routes are impacting the foundation. The engineer should prepare a certified report.
2. Large limbs from the tree are overhanging the building. These should be trimmed by the City.
3. The owner of Duval Gardens should be consulted as to their preference relative to the tree.
4. Karen Olson should verify adequate roadway width exists along Julia to maintain one-way traffic.

James Bouquet

From: James Bouquet
Sent: Wednesday, June 04, 2014 1:58 PM
To: Karen DeMaria
Cc: Karen Olson
Subject: 1016 Duval

Karen:

My thoughts on the mahogany tree along Julia Street at 1016 Duval:

1. I could not observe structural damage/impacts resulting from the tree/roots to the building/foundation. The photographs showing a level bubble within the building were not conclusive as to whether the tree, foundation settlement or wood warping was responsible for the pitch of the floor. I would suggest a professional structural engineer evaluate the property to determine the source of the pitch and whether tree routes are impacting the foundation. The engineer should prepare a certified report.
2. Large limbs from the tree are overhanging the building. These should be trimmed by the City.
3. The owner of Duval Gardens should be consulted as to their preference relative to the tree.
4. Karen Olson should verify adequate roadway width exists along Julia to maintain one-way traffic.

Jim

6.2.14

Mike + Jim:

David F suggested I ask for your review and comments on this tree removal request. The tree in question is a City tree and is a protected species.

- ① Did Ms. Williams submit enough information and proof regarding the tree impacts to her house and foundation.
- ② Are her concerns valid? Are there alternatives to tree removal?
- ③ Is additional information required to make an informed decision? If so, what do you recommend.

This is a very large and public tree and I will need a signature on the application from the City Manager. I need to have all of the information gathered prior to June 12.

Thank you

Karen D

x 3768



City Tree

6858

Tree Permit Application

Date: 4/22/14

Please Clearly Print All Information unless indicated otherwise.

Tree Address 1016 Duval St
Cross/Corner Street Julia
List Tree Name(s) and Quantity Mahogany
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 property damage/remediation for future damage to foundation/structure

Property Owner Name Lori Williams / Tom Williams
Property Owner eMail Address _____
Property Owner Mailing Address 1016 Duval St
Property Owner Mailing City Key West **State** FL **Zip** 33045
Property Owner Phone Number (973) 722-8425
Property Owner Signature _____

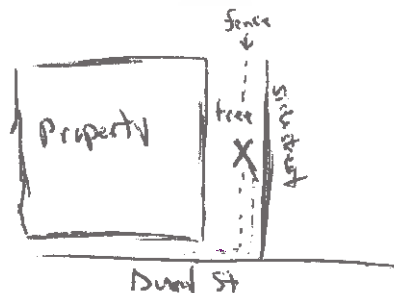
Representative Name A Caring Tree Co.
Representative eMail Address acaringtreecompany@gmail.com
Representative Mailing Address 537 Hammock Drive
Representative Mailing City Key West **State** FL **Zip** 33040
Representative Phone Number (305) 432-1764

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.

6858

April 17, 2014

Key West Tree Commission
510 Green Street
Key West, Florida 33040

Tree Commission

The purpose of this letter is to authorize Nicholas Downs, from A Caring Tree Company of Key West Florida, to represent us on all matters relative to the removal of a mahogany tree at 1016 Duval Street Key West. We are Tom and Lori Williams, owners of the home located at 1016 Duval Street.

We can be reached at 973-722-8425.

Thank you,



Lori Williams



Tom Williams



Notary
Commission Ends March 25, 2019



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1027944 Parcel ID: 00027170-000000

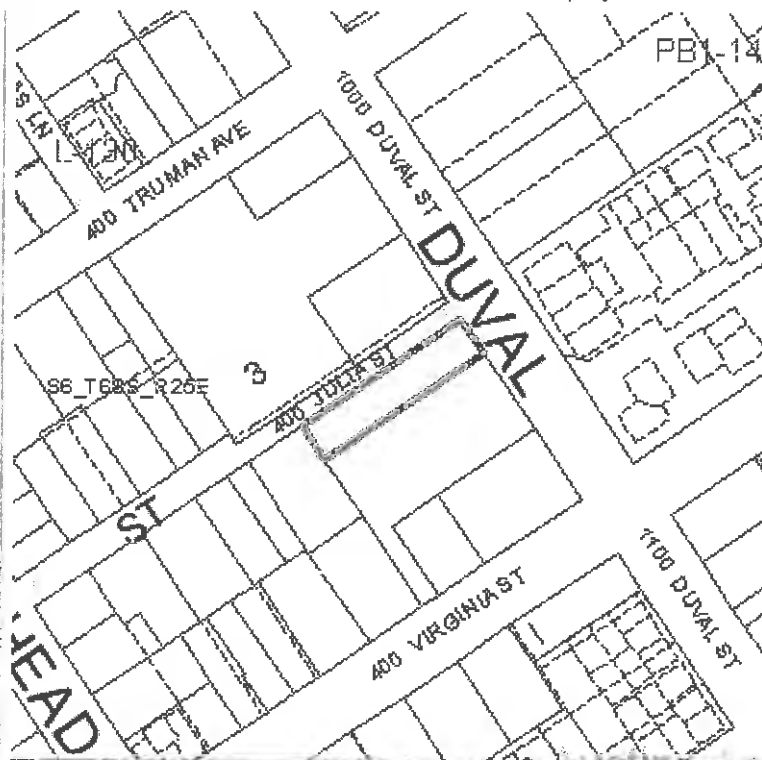
Ownership Details

Mailing Address:
1016 DUVAL LLC
PO BOX 6568
KEY WEST, FL 33041

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 1016 DUVAL ST KEY WEST
Legal Description: KW PT LOT 1 SQR 3 TR 11 H3-35-230 OR2195-747/749(PROB-44-06-CP-048-K) OR2289-743/48PET OR2289-749ORD OR2394-1013D/C OR2394-1014/15

Click Map Image to open interactive viewer

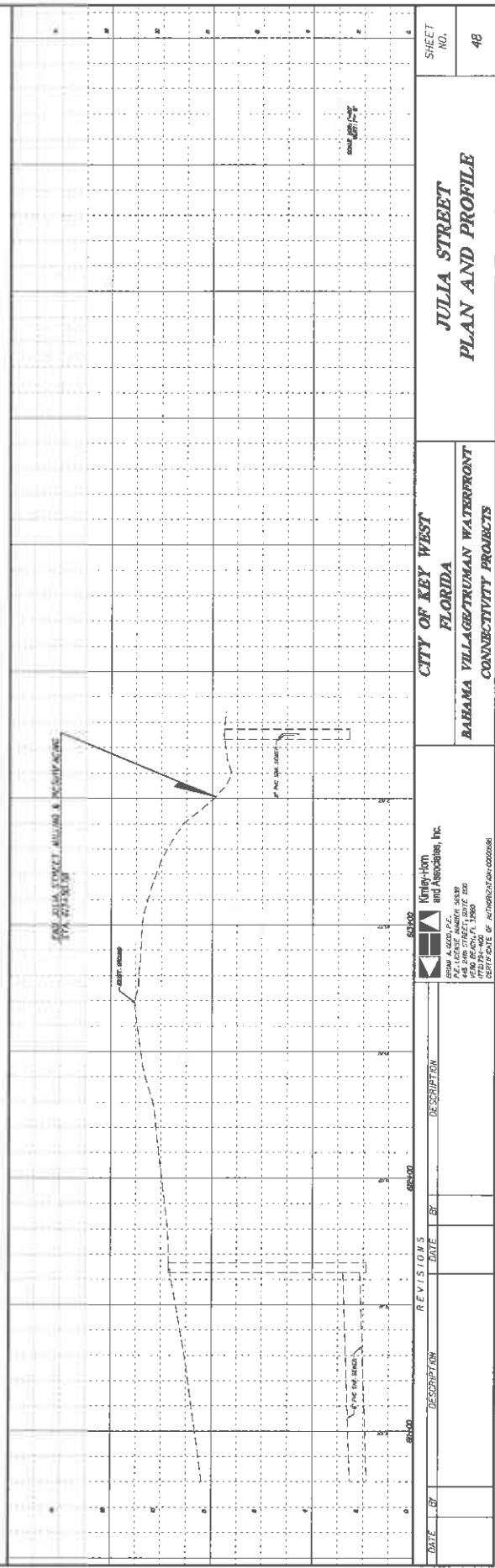


Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	32	148	4,728.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 2820
Year Built: 1928



**Lori Williams
8 Hubert Street
Whippany, NJ 07981
tawlaw@optonline.net**

May 14, 2014

Karen DeMaria – Via Overnight Mail
Key West Tree Commission
3140 Flagler Avenue
Key West, FL 33040

Dear Ms. DeMaria:

As the homeowner of 1016 Duval Street, Key West, I am writing you to request permission for the removal of a Mahogany Tree that is on city property. I originally thought the tree was on my property, but my arborist, Nick from A Caring Tree Company, informed me that your office identified the tree is on city property. Attached, I have outlined the history and information I have compiled to help your organization make an assessment about the future of the tree.

I believe the pictures provide a good illustration on what is going on but I welcome you to visit the home and experience for yourself the impact the tree is having on the house. I thank you for your time and please reach out if there is any additional information you need or if you would like to see the home in person.

Thank you,



Lori Williams
973-722-8425

1016 DUVAL
STREET
INFORMATION
FOR THE KEY WEST
TREE COMMISSION

PREPARED BY:
LORI WILLIAMS
973-722-8425
[TAWLAW@OPTON
LINE.NET](mailto:TAWLAW@OPTONLINE.NET)

MAY 14, 2014

NO. 1	OVERVIEW
NO. 2	EXHIBIT I KEY KING INSPECTION REPORT DATED 2/13/2014
NO. 3	EXHIBIT II SURVEY 1016 DUVAL STREET KEY WEST
NO. 4	PICTURES 1 & 2 FIRE SPRINKLER SYSTEM DAMAGED BY MAHAGONY
NO. 5	PICTURE 3 LARGE CANOPY
NO. 6	PICTURE 4 JULIA STREET GOING INTO DUVAL VIEW
NO. 7	PICTURES 5, 6, 7 TREE GROWING INTO FENCE & FOUNDATION
NO. 8	PICTURE 8 CANOPY IMPACTING PROPERTIES TO EACH SIDE
NO. 9	PICTURES 9 & 10 VIEWS – CLOSE & FAR FIRST FLOOR BEDROOM
NO. 10	PICTURES 11 & 12 VIEWS – CLOSE & FAR FIRST FLOOR BATHROOM
NO. 11	PICTURES 13 & 14 VIEWS – CLOSE AND FAR SECOND FLOOR TOP STAIRCASE
NO. 12	

Background:

The property located at 1016 Duval Street, Key West is being damaged by the aggressive root structure of a Mahogany tree that is growing on city property and is invading private property. This situation is currently impacting this private home by damaging the foundation for the home's fire sprinkler system (required by the city of Key West) foundation/pier support, fence, and the homeowner is unable to protect themselves from this tree in case of a hurricane because they cannot get wind insurance through Citizens. There is significant potential that this tree will cause tremendous damage and consequentially financial harm to not only 1016 Duval but also a Bed and Breakfast in close proximity in the event of a hurricane or significant storm. The tree is large and can fall on a neighboring structure and its massive root structure has the ability to uplift a home as well.

The current owners hired Key King Enterprises for a routine home inspection in February 2014. A significant finding as a result of this inspection revealed an issue with the Mahogany tree. Key King Enterprises has determined that this tree presents a hazard to the home. They recommend the tree be removed. Their statement is "Mahogany tree growing too close to structure and appears to be lifting right side of house; should be removed before foundation is further damaged." (Exhibit 1). Additionally pictures and support for the removal of the tree can be found in Exhibit 1, inspection report from Key King.

Issues:

- **Fire Sprinkler System** - Root structure is growing underneath the fire sprinkler system of home and has begun to lift the cement platform on which the sprinkler system is secured. This is a transient property and the fire sprinkler system is required by the city.- **See pictures #1 & 2**
- **Canopy** - The tree's vast canopy is overhanging the property at 1016 - causing this overgrown Mahogany to drop leaves and large branches onto the home's roof. In the event of a hurricane, this overgrown canopy has the potential to cause tremendous damage to this property because the tree is not being maintained properly. **See picture #3 & 8**
- **Foundation** - Root structure is growing underneath home's foundation/support piers. The front portion of the home is tilting as a result of the massive root system. Anyone entering the home can feel the tilt - pictures of the level at different areas of the home clearly show the house is not level as a result of the uplifting. **See picture #6 & 7 and 9 through 14**
- **Street Impact** - Julia Street is a narrow street - and this mahogany tree significantly narrows the street and has the potential to contribute to an accident. If not removed, it is inevitable this tree will

grow so far into the street and cars will be unable to drive down the street. **See picture #4 & 5**

- Insurance – Citizens insurance will not insure this home. Citizens will only insure a home with a replacement value at or below \$950K.

Research:

Mahogany trees are considered large trees. Numerous website state the root system presents issues to personal property if placed too close to a home. This is an excerpt from the Miami Herald from May 20, 2010 titled "Before you plant a tree, consider its size, roots".

"Big trees -- mahogany, live oak, tamarind, floss silk, kapok, royal poinciana -- need big areas in which to spread their roots. Trees growing on Dade County limestone may have four to 10 large lateral roots as their main anchors. Most of their fine roots are in the top 12 to 18 inches, just below the grass. In well-drained soil, some roots may go three to 10 feet deep, but most spread out closer to the surface.

Every year, roots grow four to 10 feet in any one direction. That means tree roots have grown out about three times the length of the branches within 18 months."

An additional website www.homeguides.sfgate.com/mahogany-trees points out in a concluding statement about mahogany trees as is as follows:

"The mahogany tree's large spread of growth can cause problems if it is planted too close to buildings or power lines. It should be planted at least 20 to 25 feet from buildings. The root system of the mahogany grows aggressively near the surface and can damage paved surfaces up to 5 to 6 feet away from the base of the trunk."

Conclusion:

The mahogany tree growing beside and into 1016 Duval Street, Key West presents a hazard to not personal property but also people. The history of this tree species supports the fact that it can damage personal property as a result of its vast root systems. The root of this tree are growing into the home's foundation and has already damaged the home's fence and fire sprinkler system that is a required safety feature for the property and there is evidence it is lifting the house. The tree has not been maintained properly and has been recommended for removal by a certified home inspector. It is based upon this information that the homeowners of the property request the trees' removal as soon as possible.

Attached documents:

Exhibit I – Key King Home Inspection Report dated 2/13/2014

Exhibit II – Survey

Pictures 1 & 2 – Fire Sprinkler System

Picture 3 – View of Mahogany Tree Large Canopy

Picture 4 – Julia Street Going Into Duval – Driving Obstruction

Picture 5 6 & 7 – Tree Growing into Fence and into Foundation

Picture 8 – Expansive Canopy Impacting Bed and Breakfast

Picture 9 – Far View – Level on Floor in First Floor Bedroom
Picture 10 – Close View – Level on floor in First Floor Bedroom
Picture 11 – Far View – Level on Floor in First Floor Bathroom
Picture 12 – Close View – Level on Floor in First Floor Bathroom
Picture 13 – Far View – Level on Floor at top of Second Floor Staircase
Picture 14 – Close View – Level on Floor at top of Second Floor Staircase

Key King Enterprises Inc.

Property Inspection Report



KEY KING ENTERPRISES INC.



1016 Duval Street, Key West Florida, 33040
Inspection prepared for: Tom & Lori Williams
Agent: Maya Thomas - Sellstate Island Properties

Inspection Date: 2/13/2014 Time: 11:00 am
Age: 1928 Size: 2,820 sq. ft.
Weather: Overcast
Single Family Residence with pool in Historic District

Inspector: Gregory J. Wellet
License #CGC 1521908 & HI 1508
PO BOX 2116, Key West, FL 33045
Phone: 305-766-3430
Email: KEYKINGKW@AOL.COM

The information contained in the report is an objective observation of the items inspected. We observe what is accessible and do not remove any parts of any item to investigate why something does not function. We have general knowledge in all aspects of construction and make observations and reports facts of findings. We look for evidence of mold and wood destroying insect activity. We suggest that interested parties engage a specialty tradesman for further investigation and analysis of particular areas of concern. Zoning and use compliance are not confirmed or guaranteed.

EXHIBIT 1

Client Notes

Grounds & Grading

Page 9 Item: 1	Grounds & Grading	<ul style="list-style-type: none"> • All trees should be removed from property. • Tree roots uplifted fence line and growing towards foundation; recommend removal to prevent further damage to structure. • Mahogany tree growing too close to structure and appears to be lifting right side of house; should be removed before foundation is further damaged. (Note that Key West requires Tree Permit for heavy maintenance or removal of protected trees.)
----------------	-------------------	--

Decks, porches, railings

Page 14 Item: 1	Decks, Porches & Patios	<ul style="list-style-type: none"> • Upper porch railing was pieced into place and was not secure; recommend rebuilding. • Rear porch deck had area cut out to accomodate landscaping; recommend covering (safety hazard).
-----------------	-------------------------	--

Pool, Pool Equipment & Spa

Page 16 Item: 1	Pool, Pool Equipment & Spa	<ul style="list-style-type: none"> • Solar pool heater leaked profusely.
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Exterior Walls, Siding & Paint

Page 20 Item: 1	Exterior Walls, Siding & Paint	<ul style="list-style-type: none"> • Area of siding was damaged due to incorrectly installed blocking.
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Master Bathroom

Page 51 Item: 1	Master Bathroom	<ul style="list-style-type: none"> • Hot water valve for jacuzzi tub was stripped; recommend replacing. • Jacuzzi tub and components were secure however tub could not be tested due to malfunctioning button; recommend review by plumber.
-----------------	-----------------	---

Bathroom #1

Page 53 Item: 1	Bathroom #1	<ul style="list-style-type: none"> • Window spring was broken; recommend repair. Standing water in window due to no weep holes in screen frame.
-----------------	-------------	--

Ceiling Fans & Light Fixtures

Page 58 Item: 1	Ceiling Fans & Light Fixtures	<ul style="list-style-type: none"> • Wood blocking for exterior light fixture was not properly installed.
-----------------	-------------------------------	--

Grounds & Grading

1. Grounds & Grading

Observations:

- Recommend removing leaf debris from property.
- All trees should be removed from property.
- Tree roots uplifted fence line and growing towards foundation; recommend removal to prevent further damage to structure.
- Mahogany tree growing too close to structure and appears to be lifting right side of house; should be removed before foundation is further damaged. (Note that Key West requires Tree Permit for heavy maintenance or removal of protected trees.)



Mahogany tree growing too close to structure; should be removed before foundation is damaged. (Note that Key West requires Tree Permit for heavy maintenance or removal of protected trees.)



Tree roots uplifted fence line and growing towards foundation; recommend removal to prevent further damage to structure.

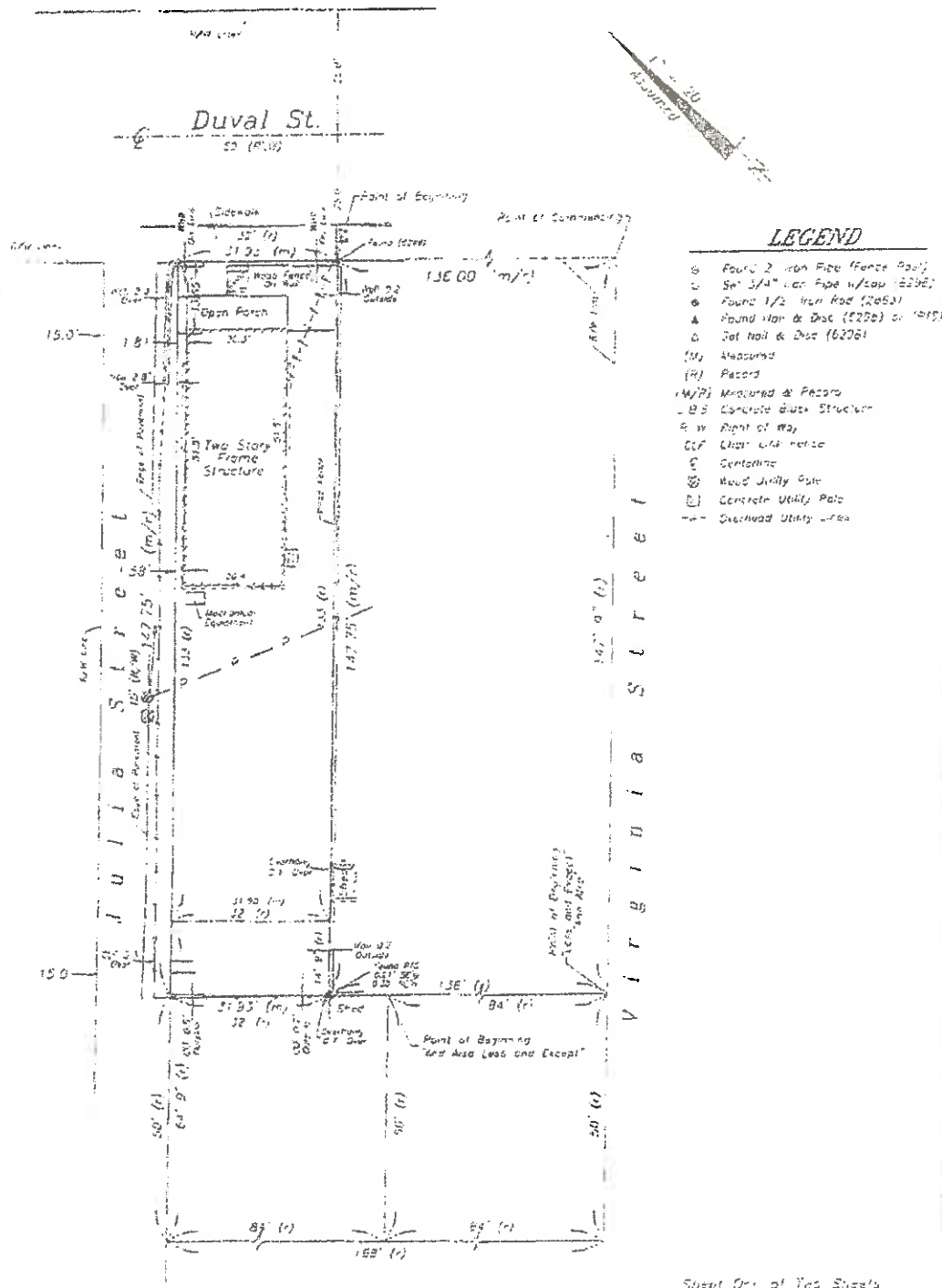


Additional image of tree beginning to damage fence.



Recommend tree is removed (with proper permitting).

Boundary Survey Map of part of Lot 1, Square 3, of the Subdivision of Tract 11 of Simonton and Wall's addition to the City of Key West



NOTE:
This Survey Map is not
full and complete without
the attached Survey Report

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
NSA #4200

3450 Duck Ave., Fort Myers, FL 33904
(941) 346-7422

Boundary Survey Report of part of Lot 1, Square 3, of the Subdivision of Tract 11 of Simonton and Wall's addition to the City of Key West

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1016 Duval Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work: December 16, 2008.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, and known as a part of Lot One (1) Square Three (3) of Subdivision of Tract Eleven (11) of Simonton and Wall's addition to the City of Key West: Commencing at a point One hundred and Thirty-six (136) feet from the corner of Duval and Virginia Streets and running thence along Duval Street in a Northwesterly direction Thirty-two (32) feet to Julia Street; thence at right angles along Julia Street in a Southwesterly direction One hundred and Thirty-three (133) feet; thence at right angles in a Southeasterly direction Thirty-two (32) feet; thence at right angles in a Northeasterly direction One hundred and thirty-three (133) feet to Duval Street, to the Point of Beginning.

AND ALSO

Part of Lot One (1) Of Square Three (3) of Subdivision of Tract Eleven (11) known as Simonton & Wall's Addition to Key West. Commencing at a point on the Northwest side of Virginia Street One Hundred Forty-seven (147) feet and Nine (9) inches from the corner of Duval and Virginia Streets and thence running along the line of Virginia Street in a Southwesterly direction Fifty (50) feet; thence at right angles Northwesterly One Hundred Sixty-eight (168) feet to Julia Street, thence at right angles Northeasterly along the line of Julia Street Sixty-four (64) feet and Nine (9) inches, thence at right angles in a Southeasterly direction Thirty-two (32) feet; thence at right angles in a Southwesterly direction Fourteen (14) feet and Nine (9) inches; thence at right angles in a Southeasterly direction One Hundred Thirty-six (136) feet to Virginia Street the Point of Beginning.

LESS AND EXCEPT

Portion of Lot One (1), of Square three (3) of Subdivision of Tract Eleven (11) known as Simonton and Wall's Addition to Key West, commencing at a point on the Northwest side of Virginia Street One Hundred Forty-seven (147) feet and nine (9) inches from the corner of Duval and Virginia Streets and thence running along the line of Virginia Street in a Southwesterly direction Fifty (50) feet; thence at right angles in a Northwesterly direction Eighty-four (84) feet; thence at right angles in a Northeasterly direction Fifty (50) feet; thence at right angles in a Southeasterly direction Eighty-four (84) feet to Virginia Street the Point of Beginning.

AND ALSO LESS AND EXCEPT

Part of Lot One (1) of Square Three (3) of Subdivision of Tract Eleven (11) known as Simonton and Wall's addition to Key West. Commencing at a point distant Eighty-four (84) feet Northwesterly from Virginia Street and One hundred Forty-seven (147) feet and Nine (9) inches from Duval and Virginia Streets, for a point of beginning, and running thence in a Southwesterly direction parallel with Virginia Street Fifty (50) feet; thence at right angles in a Northwesterly direction to Julia Street, Eighty-four (84) feet, thence at right angles in a Northeasterly direction along the line of Julia Street Fifty (50) feet; thence at right angles in a Southeasterly direction Eighty-four (84) feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Stephen L. Selks;
Chicago Title of the Florida Keys;

J. LYNN O'FLYNN, INC.

U. Lynn O'Flynn, PSM
Florida Reg. #6298

December 19, 2009

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
FSM 10570

3430 Duck Ave., Key West, FL 33040
(305) 246-7022 Fax (305) 246-1222

Picture #1



Picture #2



Picture #3





Picture #4



Picture #5



Picture #6





Picture #8



Figure 9



Picture 10



Picture 11



Figure 12

Pictures 13





Figure 14

Karen DeMaria

From: Cara A. Higgins <cara@hwhkeywest.com>
Sent: Thursday, July 09, 2015 5:02 PM
To: Karen DeMaria
Cc: Jo Bennett; Ronald Ramsingh
Subject: FW: Williams-1016 Duval-Mahogany
Attachments: Attachment-1.jpeg; ATT00001.txt

Hi-

Please include this invoice from Ken King for \$750 paid by Lori Williams.

Thanks!
Cara

608 Whitehead Street
Key West, Florida 33040
(305) 294-4585 (Telephone)
(305) 294-7822 (Facsimile)
www.hwhkeywest.com

-----Original Message-----

From: Lori Williams [mailto:tawlaw@optonline.net]
Sent: Thursday, July 09, 2015 9:47 AM
To: Cara A. Higgins
Subject: Williams-1016 Duval-Mahogany

Invoice paid .

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Lon Williams
1016 Du

KEN KING
(305) 296-8101

INVOICE

Date 7-12-2019

7/19/2

Golden Bough Tree Service, Inc.

1602 Laird Street, Key West, Florida 33040

Bill for Certified Arborist
services rendered including
the trimming of a Magnolia
tree at 1015 Duval St.

total
balance 750.00
due

1015 Du