

# STAFF REPORT

DATE: May 29, 2018

RE: **821 Frances Street (permit application # T18-8994)**

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

An application was received requesting the removal of **(1) Royal Poinciana tree**. A site inspection was done and documented the following:

Tree Species: Royal Poinciana (*Delonix regia*)



















05/24/2018









05/24/2018



















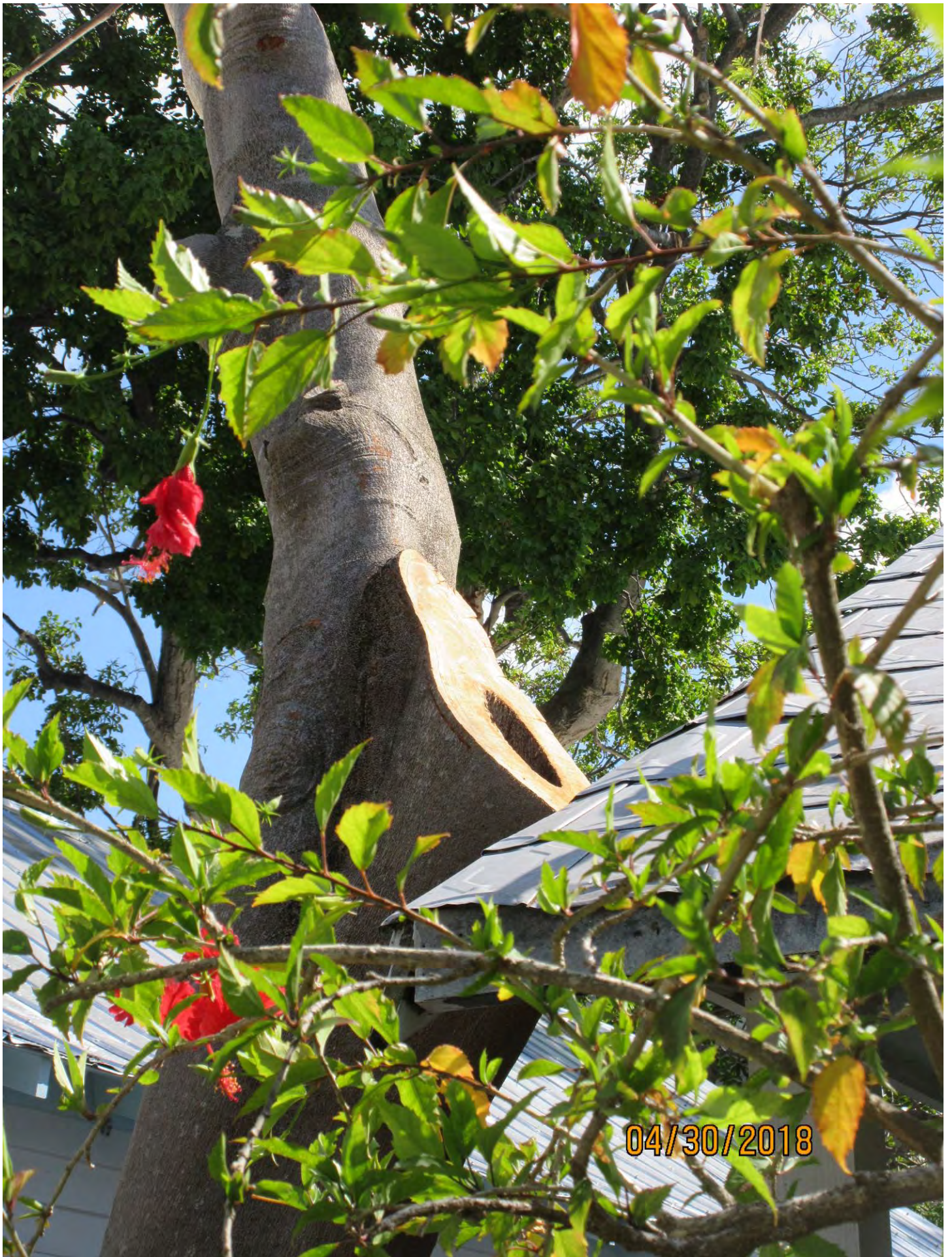


04/30/2018



























Diameter: 19.7"

Location: 40% (Impacting fence and neighboring house roof-heavy trimming was done to remove the one large canopy branch away from the neighboring roof in February 2018)

Species: 100% (on protected tree list)

Condition: 50% (fair to poor, every canopy cut has decay and hollow section, tree has "leaned/bent" due to hurricane winds)

Total Average Value = 63%

**Value x Diameter = 12.4 replacement caliper inches**

**When tree was being trimmed in March, termites swarmed around the tree. At the time of inspections, there was no evidence of subterranean termites on the tree (mud tubes). There are several other species of termites that could be in the tree or just swarmed and moved to another location. Orkin inspection stated dead tree with high risk of dry wood termites (tree was dormant not dead).**

**Property owner also says that her insurance company is denying her wind insurance due to the tree.**



# **Additional Information**



## Karen DeMaria

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**From:** Heather Cartwright <hbcartwright@gmail.com>  
**Sent:** Wednesday, May 30, 2018 12:33 PM  
**To:** Karen DeMaria  
**Cc:** Dean Southernmost Insurance; The Tree Man  
**Subject:** Re: Royal Poinciana tree removal request  
**Attachments:** Treeman letter.jpeg; image001.png; Orkin Inspection Report.pdf; Section I and Section II Exclusion for Tree close to Dwelling (4-26-18)..\_.pdf

Dear Karen,

I am requesting two approvals from the Tree Commission:

1) Removal of the Royal Poinciana from my property. Please find supporting documentation from the Orkin Inspection Report that cites the tree as a vulnerable area for termites.

2) Additional limbing to the Spanish Lime tree beyond the maximum allowance of the city of Key West.

Please find four pieces of supporting documentation for this request;

- photo of Spanish Lime limbs that overhangs my roof
- letter from Treeman LLC stating work done on the Spanish Lime (and others on my property) on January 18, 2018 to the maximum allowance by the city of Key West
- letter from Lexington Insurance, denying me damage and liability coverage for my property as it relates to Spanish Lime tree at 821 Francis Street.
- email in bold (attached below my signature) from Abigail Hester, Underwriting Analyst, which states "Lastly, the following concerns are noted tree limbs overhanging the roof and risk, as a result we cannot remain on the policy as currently written unless the tree limbs are cut back away."

As a Key West property owner, I need to insure my property against wind damage as well as be in compliance with city bylaws.

The only way I can be insured and be in compliance with city bylaws is to respectively request approval for additional limbing of the Spanish Lime tree.

Thank you for your consideration in this matter.

Sincerely,

Heather Cartwright

cc. Dean Wahlstrom, Southermost Insurance  
cc. Sean Creedon, Treeman LLC

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**From:** Hester, Abigail A  
**Sent:** Wednesday, May 02, 2018 12:49 PM  
**To:** Thomas  
**Cc:** CTOM PEGA  
**Subject:** 03-A/Cartwright, Heather Endorsement /84764654 ^/Inspection





# INSPECTION REPORT

This report is limited to a visual inspection of the exposed structure. There may be hidden infestations and/or damage that are not evident from a visual inspection. The purpose of this inspection report is to document areas of concern from the interior and exterior inspection. Specifically: (1) Visible conditions conducive to infestation; (2) Visible evidence of infestation, damage, or past infestations. This report is not valid for real estate transactions. This report DOES NOT INCLUDE MOLD or any mold-like conditions. Mold is generally not a wood destroying organism and is outside the scope of this report. If you wish your property to be inspected for mold or mold-like conditions, please contact the appropriate mold professional.

Customer Name Heather Cartwright Date 3/21/18  
Address 821 Frances St Key West Florida 33040 Phone (416) 662-0860

## EXTERIOR

### 1. Type Foundation:

Hollow Block ☐ Double Brick ☐  
Tile Block ☐ Hollow Block w/Brick ☐  
Single Brick ☐ Foam (ICF) ☐  
Solid Pour ☐ Stone ☐  
Wood ☐ Brick Veneer ☐

### 2. Type Construction:

Basement ☐ Floating Slab ☐  
Stem Wall ☐ Combination ☐  
Supported Slab ☐ Piers Only ☐  
MFG Home ☐ Crawl ☐  
Monolithic Slab ☐

### 3. Type Siding:

Shingle ☐ EIFS ☐  
Metal ☐ Vinyl ☐  
Wood ☐ Brick Veneer ☐  
Other ☐  
Stucco on Block/solid Pour ☐  
Stucco on Frame or Wire Mesh ☐

Comments:

Clearance from Soil in Inches:  
Front  Right   
Left  Rear

4. Firewood Storage: Yes ☐ No ☒ Location:  Distance from Foundation:  ft.

### 5. Vulnerable Conditions Termites Seek:

Landscape Timbers: Yes ☐ No ☐ Irregular Grading: Yes ☐ No ☐ Plumbing Concerns: Yes ☐ No ☐  
Mulch: Yes ☐ No ☐ Gutters/Splashguards: Yes ☐ No ☐ Wood to Ground: Yes ☐ No ☐  
Sprinklers: Yes ☐ No ☐ Standing Water: Yes ☐ No ☐ Cellulose Debris: Yes ☐ No ☐  
Trees/Stumps: Yes ☒ No ☐ Deck/Fence: Yes ☐ No ☐ A/C Condensation: Yes ☐ No ☐

Comments:

There is a dead tree located at the right side of this property. It has high risk to get subterranean or dry wood termites. These termites could potentially spread to the property if the tree is not removed.

6. Is there a well, cistern, or pond? Yes ☐ No ☒ Distance from House:  ft. (If within 25 ft. must complete Well Checklist Item 151514)

## INTERIOR

### 1. Structural Conditions:

Water Leaks/Moisture/French Drains/Sump Pump: Yes ☐ No ☐ Comments:   
Wood-to-Ground Contact: Yes ☐ No ☐ Comments:   
Moisture Treatment Recommended: Yes ☐ No ☐ Comments:   
Inaccessible Areas: Yes ☐ No ☐ Comments:   
Wood on Slab: Yes ☐ No ☐ Comments:   
Moisture Conditions:

### 2. Pests or Evidence Found:

Ants:  Locations:  Spiders:  Locations:   
Roaches:  Locations:  Rodents:  Locations:   
Other:  Locations:  Other:  Locations:

Wood Destroying Organisms:

Subterranean Termites: Evidence:  Location(s):   
Formosan Termites: Evidence:  Location(s):   
Drywood Termites: Evidence:  Location(s):   
Powderpost Beetles: Evidence:  Location(s):   
Fungus/Rot: Evidence:  Location(s):

Treatment Recommended: Yes ☐ No ☐

3. Heating System Design: Plenum ☐ Sub-Slab Ducts ☐ Overhead ☐ Radiant ☐ Conventional ☐

Problems Noted:

4. Insulation: (In approved markets) Energy Rating Existing in Attic:  Type:

Additional Insulation Recommended: Yes ☐ No ☐

Inspector: Martin Gaitan

Branch Telephone #: (305) 393-6184



# **TREEMAN, LLC**

**P.O. BOX 430204  
BIG PINE KEY, FL 33043  
305-900-8448**

May 25, 2018

Re: Heather Cartwright  
821 Francis St.  
Key West, FL 33040

To whom it May Concern:

By request of my customer, Ms. Cartwright, my company cut back a Spanish Lime tree, cut back a Schefflera tree, and trimmed a Royal Poinciana tree on January 16, 2018. In addition, we returned on March 29, 2018, to remove the right side of a Poinciana Tree at 821 Francis St., Key West. The trimming allowed for ample clearance from the roof and the house.

Please be advised that these trees have been cut to the maximum allowance, as per the city of Key West, for the best health of the trees.

Feel free to contact me with any questions or concerns.

Sincerely,

Sean Creedon  
ISA Certified Arborist  
President, Treeman, LLC

