

STAFF REPORT

DATE: January 23, 2024

RE: 305 Grinnell Street (permit application # T2024-0002)

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

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

Tree Species: Paradise (Simarouba glauca)



Photo showing location of tree, view 1.



Photo showing location of tree, view 2, and tree trunk and canopy, view 1.



Two photos showing base of tree and roots related to parking lot area, view 1.





Photo showing tree root impacts with sidewalk curbing, view 1.



Photo of tree canopy, view 1.



Photo of tree trunk and canopy, view 2.



Photo showing root impacts to asphalt area near tree.



Photo showing base of tree and roots related to parking lot area, view 2.



Two photos showing base of tree and root system related to parking lot area, view 3 & 4.





Photo showing tree root impacts with sidewalk curbing, view 2.



Photo of building corner-no cracks or roots observed.



Photo of tree canopy, view 2.



Photo of tree trunk and canopy, view 3.

Diameter: 13.6"

Location: 70% (growing in parking lot planter, very visible.)

Species: 100% (on protected tree list)

Condition: 70% (overall health of tree is good, canopy structure fair, lots of surface roots.)

Total Average Value = 80%

Value x Diameter = 10.8 replacement caliper inches

Notes: The primary issues appear to be the tree roots. Alternatives do exist to alleviate the issues; shaving of the roots in the parking lot area and select cutting of roots near the sidewalk area, placement of root barrier near the building (which is over 10 ft away from trunk of tree), and grinding down of the concrete to remove any trip hazards. These are all standard methods that the City does all the time on City right of way and public parking areas. Also, the planter area should have soil, mulch, and/or rock installed, as per City code, that would cover the exposed roots along the surface.

If the tree is authorized to be removed, the city landscape code requirements for parking lots requires that a shade tree, must be replanted in that planter area (see below).

Sec. 108-414. - Requirements for interior areas.

- (a) *Scope.* This section presents a summary of the minimum requirements for landscaping and tree planting within the interior of parking lots and along the other perimeters of a parking lot.
- (b) *(b) Size and composition of interior landscaping.* All off-street parking areas including all paved areas for off-street parking, drives, aisles, standing zones, and other vehicular use areas, except parking areas for single-family residences, shall have a minimum landscape area of 20 percent of the total parking area. Each landscaped area shall have a minimum dimension of six feet with a minimum of 60 square feet of continuous landscaped open area and is required to contain at least one shade tree. All landscaped open areas shall contain grass, ground cover or other living plant material. Landscaped area for the interior of parking lots as well as landscaped area for perimeter requirements and other nonvehicular use areas shall not include any water areas. The total number of required trees shall be one tree for each 100 square feet or fraction thereof of required landscape area.

Sec. 108-382. - Definitions. *Tree* means a self-supporting, wood plant of a species which normally at maturity has a trunk with a diameter of at least 2½ to three inches measured 4½ feet above grade and has an overall height of a minimum of 15 feet.

Additional Information

Karen DeMaria

From: Renee Tompkins <renee@cackw.com>
Sent: Tuesday, August 15, 2023 11:44 AM
To: Karen DeMaria
Cc: Tippi Koziol
Subject: [EXTERNAL] Request Meeting at Railway Condominiums regarding tree damage by Building C located at 305 Grinnell Street, Key West
Attachments: 20230814_ 1 Overview showing roots and empty parking space.jpg; 20230814_ 2 Roots pushing curb up.jpg; 20230814_ 3 Close up of pushed up curb at the end of sidewalk.jpg; 20230814_ 4 Marked Overview of root pushing up in access.jpg; 20230814_ 5 Close up of root pushing up in access 2.jpg; 20230814_ 6 Close up of root pushing up in access 1.jpg; 20230814_ 7 Overview of parking spot with new lateral crack.jpg; 20230814_ 8 Close up of parking spot with new lateral crack.jpg

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Good Morning Karen,

I was speaking with Tippi earlier and told her I would forward the email and pictures I received from the Board of Directors at Railway Condominium Association located at 305 Grinnell Street. I do not recall the type of tree (maybe gumbo limbo?) that is causing the property damage but I do recall we had you look at it a couple of years ago. At that time, the meeting included you, Sean (The Tree Man), Sterling Christian (former owner of Community Association Company), and Jasmine Davis (Railway Board Secretary).

Please review the information below concerning the tree and let me know if you have an opening in your schedule on any Monday between 9AM and 2PM to meet at Railway to look at the tree and see what can be done.

Thank you,
Renee
Cell: 305-304-5626

Renee L. Tompkins, CAM

Community Association Manager

The Community Association Company
109 Front Street, Lobby
Key West, FL 33040

[305-296-0556](tel:305-296-0556) Ext.102 Office

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

From: **Rick Kellough** <rkellough@outlook.com>
Date: Tue, Aug 15, 2023 at 10:58 AM
Subject: Meeting regarding tree damage by building C
To: Renee Tompkins <renee@cackw.com>
Cc: William Wild <buzzywild@gmail.com>, Janet Muccino <janetmuccino@yahoo.com>, Jasmine Davis <jasminedavis212@gmail.com>, Julie Brown <julesb304@gmail.com>

Renee,

Good morning. I met with Jasmine yesterday evening to discuss her issue regarding the tree next to her parking spot. I took the above pictures to illustrate her observations and concerns.

It appears the roots of the tree are damaging the asphalt on the road that runs along the side of building C and has also pushed up one of the concrete barriers on the sidewalk. These two items along with the protruding root system in the planter area could be trip hazards. It is unknown if the roots are or will cause further damage to building C and is something we should investigate and consider all our options.

As discussed yesterday afternoon, please go ahead and schedule a meeting with the City, property management and anyone else you see fit. We need to find out how to fix the visible damage, investigate if there are damages we cannot see and what all our options and costs are to mitigate this moving forward. Once we have all the information the board can make an informed decision as to what to do.

Jasmine would like to be in attendance and has asked if possible this takes place on a Monday. I would also like to attend and would be available most days between 9am-2pm. If a Monday is not possible in the very near future then any day would have to work.

Thanks,

Rick

Railway Board President





Galaxy S20 FE 5G



Galaxy S20 FE 5G





Galaxy S20 FE 5G



Galaxy S20 FE 5G



Galaxy S20 FE 5G



Galaxy S20 FE 5G