

STAFF REPORT

DATE: June 28, 2016

RE: **700 Duval Street (permit application # T16-8015)**

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

An application was received requesting the removal of **(2) Laurel Fig trees**. A site inspection was done on June 24, 2016 and documented the following:

Tree Species: Laurel Fig Tree (*Ficus microcarpa*)



Ficus benjaminia-to be removed (no permit required)

Tree #1:









Diameter: 36" - 24" = 12" regulated

Location: 60% (very visible, in a brick planter area, growth of canopy impacted by large ficus tree in rear of property)

Species: 0% (on not protected list, over 24" diameter regulated)

Condition: 50% (fair, some decay observed, large old cuts, roof structure surrounding trunk)

Total Average Value = 36%

Value x Diameter = 4.3 replacement caliper inches

Tree #2:















Diameter: $38'' - 24'' = 14''$ regulated

Location: 40% (close to property line and neighboring property, located in the bar area)

Species: 0% (on not protected list, over 24" diameter regulated)

Condition: 50% (fair, decay observed in main trunk, large old cuts, roof structure surrounding trunk)

Total Average Value = 30%

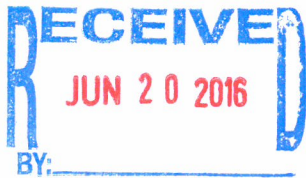
Value x Diameter = 4.2 replacement caliper inches

Recommendation: Recommend approval of the removal of two (2) Laurel Fig trees at 700 Duval Street to be replaced with 8.5 caliper inches of dicot or fruit trees from approved list, FL # 1, to be planted on site.

NOTE: Large ficus tree toward back of property is to remain.



Application



8015

Tree Permit Application

Date: 6-20-2016

Please Clearly Print All Information unless indicated otherwise.

Tree Address 700 Duval St.
Cross/Corner Street Angela St
List Tree Name(s) and Quantity 2 Spanish Laurel Ficus
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 Trees are damaging the buildings and are in the way of the renovation.

Reason for Request

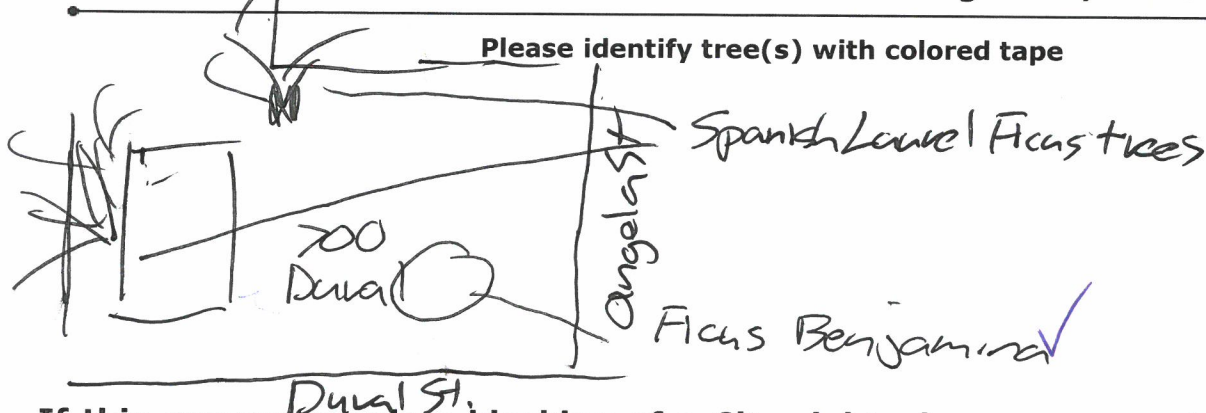
Property Owner Name 700 Duval St. LLC
Property Owner eMail Address
Property Owner Mailing Address 100 Park St.
Property Owner Mailing City Traverse City State MI Zip 49684
Property Owner Phone Number (231) 620-0100
Property Owner Signature

Representative Name Kenneth Kling
Representative eMail Address
Representative Mailing Address 1602 Laird St.
Representative Mailing City Key West State FL Zip 33040
Representative Phone Number (305) 296-8101

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 >>>>>



If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.



THE CITY OF KEY WEST

Building Department
P.O. Box 1409, Key West, FL 33040

2016

Contractor Agent Authorization Letter

(** note: this form must be completed each calendar year)

Contractor Company Name: Kenneth King

Contractor Qualifier Name: 700 Duval St LLC

Agent Name(s): Kenneth King

I, Daniel J. Dingeman, sole member-manager of 700 Duval St, LLC,
Contractor qualifier, hereby authorize the above listed agent(s) to sign

for permits for 700 Duval Street, for the calendar year ending
project name/address, or unlimited

December 31, 2016.

The undersigned understands the liabilities involved in the granting of this authority and accepts full responsibility (thus holding the City of Key West harmless) for any and all of the actions of the agent(s) named related to the acquisition of permits for the contracting company listed above.

Daniel J. Dingeman 700 Duval St, LLC
[Signature]
Signature of Contractor Qualifier

State of Michigan
County of GRAND TRAVERSE

Subscribed and sworn to before me this 20 day of JUNE, 2016.

Rosemary E. Hollander
Notary Public (seal)

ROSEMARY E. HOLLANDER
Notary Public, State of Michigan
County of Leelanau
My Commission Expires Feb. 21, 2019
Acting in the County of

ROSEMARY E. HOLLANDER
Notary Public, State of Michigan
County of Leelanau
My Commission Expires Feb. 21, 2019
Acting in the County of GRAND TRAVERSE

Karen DeMaria

From: Patricia A. Krueger <Krueger@ddc-law.com>
Sent: Monday, June 20, 2016 10:30 AM
To: Karen DeMaria
Cc: Daniel J. Dingeman, Esq.; Ralph Sanchez (c21rjsanchez@aol.com)
Subject: Contractor Agent Authorization Letter - Kenneth King for 700 Duval Street LLC 6-20-16;
Attachments: Contractor Agent Authorization Letter - Kenneth King for 700 Duval Street LLC 6-20-16.pdf

Importance: High

To Whom it May Concern

At the request of Daniel J. Dingeman, attached please find the Contractor Agent Authorization Letter for Kenneth King, for work to be performed at 700 Duval Street.

Can you please confirm receipt?

Thank you.

Patricia Krueger
Dingeman Companies LLC
100 Park St.
Traverse City, MI 49684
231-929-0500
krueger@ddc-law.com



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: 1016357 Parcel ID: 00015970-000000

Ownership Details

Mailing Address:

700 DUVAL ST LLC
100 N PARK ST
TRAVERSE CITY, MI 49684-5700

Property Details

PC Code: 21 - RESTAURANTS & CAFETERIAS

Millage Group: 10KW

Affordable Housing: No

Section-Township-
Range: 06-68-25

Property Location: 700 DUVAL ST KEY WEST

Legal Description: KW PT LOT 1 SQR 3 TR 4 G13-129/130 OR16-415/416 OR613-759 OR937-2488/2490 OR1159-102/103 OR1416-325/326
OR2223-1528/29



Karen DeMaria

From: Karen DeMaria
Sent: Friday, June 24, 2016 12:41 PM
To: Daniel J. Dingeman, Esq.
Cc: Ralph Sanchez (c21rjsanchez@aol.com); WILLIAM SHEPLER
Subject: 700 Duval Street

All:

I inspected the property yesterday. The tree out front closest to the sidewalk is a Ficus benjaminia tree. No permit is required to remove this tree. The ficus tree in the bar and the other ficus tree near the bar are both regulated (over 24" diameter). Ken King did submit a tree removal permit for these two trees. This permit will be placed on the July 12, 2016 Tree Commission meeting agenda.

When a tree is removed in Key West, replacements are required to be planted on the property. I have a concern that three canopy trees at the corner of Angela and Duval Streets are going to be removed with nothing being planted in that area. I know the public will say something about this. I recommend that your plan include planting at least a few replacement trees in planters created in the area where the ADA ramp is being removed and the other replacement requirements elsewhere on the property. I know the Tree Commission will want to see some sort of a plan for the replacements on the property.

Sincerely,

Karen

Karen DeMaria
Urban Forestry Manager/Tree Commission
Certified Arborist
305-809-3768

Karen DeMaria

From: Karen DeMaria
Sent: Thursday, June 16, 2016 3:36 PM
To: 'Daniel J. Dingeman, Esq.'
Cc: WILLIAM SHEPLER; Ralph Sanchez
Subject: RE: 700 Duval St bldg permit ap 16-2395

Please note that the permit file can not be forwarded until the tree issue is resolved. If you are planning on removing the trees, approval is needed from the Tree Commission and replacements are required to be planted on the property. I didn't notice if the plans showed any new tree locations?

Sincerely,

Karen

From: Daniel J. Dingeman, Esq. [mailto:Dingeman@ddc-law.com]
Sent: Thursday, June 16, 2016 3:30 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Cc: WILLIAM SHEPLER <will@wshepler.com>; Ralph Sanchez <c21rjsanchez@aol.com>
Subject: Re: 700 Duval St bldg permit ap 16-2395

Karen,

They are ficus. We have asked Kenny King to contact you.

Txs,

Daniel J. Dingeman, Esq.
Dingeman & Dancer, P.L.C.
[100 Park Street](#)
[Traverse City, MI 49684](#)
[\(231\) 929-0500](#)
[\(231\) 929-0504](#) (fax)
dingeman@ddc-law.com
[Dingeman & Dancer, P.L.C.](#) | [Facebook](#) | [LinkedIn](#) | [Blog](#)



ATTENTION:

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On Jun 16, 2016, at 10:46 AM, Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

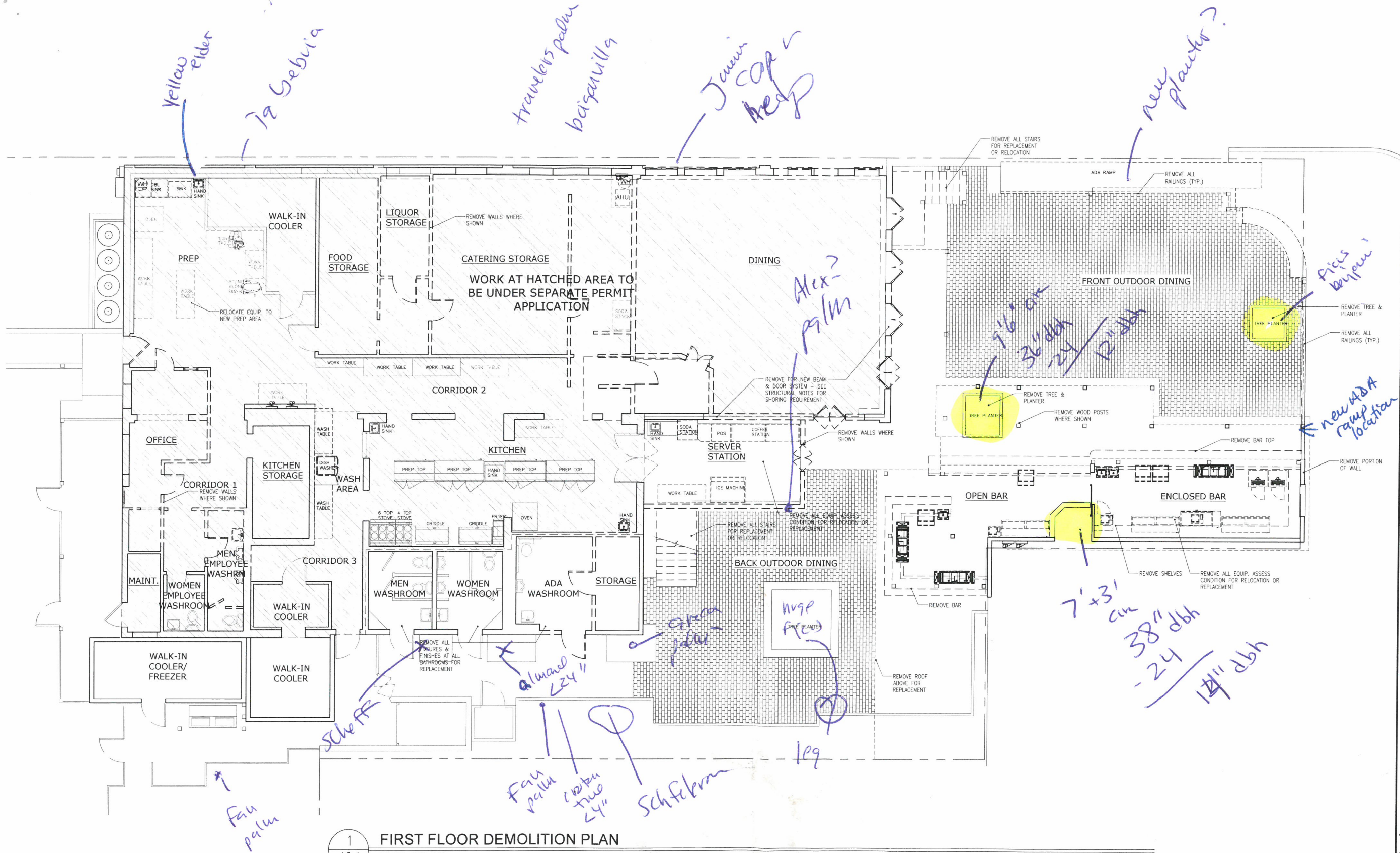
In reviewing the application I noticed that trees are proposed to be removed. The tree removal has not been reviewed by me or the Tree Commission. The species are not know and whether the tree removal

is regulated is not known. Please schedule a meeting with me to review the plans and the trees. The application will be kept on hold until this issue is resolved.

Sincerely,

Karen

Karen DeMaria
Urban Forestry Manager/Tree Commission
Certified Arborist
305-809-3768



1
A2.1 FIRST FLOOR DEMOLITION PLAN
SCALE: 3/16"=1'-0"

WSA
william shepler & associates
architecture
Tel: 305-890-6191
Email: info@wshepler.com
201 Front St, Suite 203
Key West, FL 33040
Seal:

Consultants:
Meridian Engineering
Richard J. Melli
FL PE 58315
201 Front Street, Suite 203
Key West FL
Certificate of Authorization 29401
Tel: 305-293-3263

Submissions / Revisions:
H.A.R.C. SUBMISSION - 2016.2.1
PERMIT DRAWINGS: 2016.6.3

700 DUVAL STREET
KEY WEST, FL
COMMERCIAL RENOVATION PROJECT

Drawing Size: 24x36 | Project #: 15017
Title:
FIRST FLOOR / SITE
SELECTIVE
DEMO PLAN
SCALE: 3/16" = 1'-0"
Sheet Number:
AD-2.1
Date: - JUNE 1, 2016
©2016 by William Shepler Architect

6-24-16
site visit
Kam Flair