

# STAFF REPORT

DATE: August 31, 2022

RE: 519 Frances Street (permit application # T2022-0327)

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

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



Avocado

Key Lime

Photo showing location of trees.



Tree Species: Avocado (*Persea americana*)



Photo of whole tree.





Two photos  
of tree  
canopy.







Photo of trunks and base of tree.





Photo of tree canopy,  
view 3.



Photo of tree trunks  
and canopy.





Close up photo of base of tree, view 1.





Close up photo of base of tree, view 2.

Diameter: 12.1" (two trunks)

Location: 70% (growing near rear property line)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair, codominant trunks with some damage at base of trunks.)

Total Average Value = 73%

Value x Diameter = 8.8 replacement caliper inches

Note: Workers onsite stated that neighbors told them avocados on tree are not good tasting.



Tree Species: Key Lime (*Citrus aurantifolia*)



Photo of whole tree, view 1.





Photo of whole  
tree, view 2.

Diameter: 4.7"

Location: 70% (growing near rear property line)

Species: 50% (on protected tree list)

Condition: 60% (overall condition is fair.)

Total Average Value = 60%

Value x Diameter = 2.8 replacement caliper inches





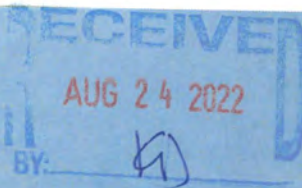
Photo of tree area taken in May 2022 prior to construction work commencing on property.



# Application



T2022-0327



# Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 08-24-2022

Tree Address 519 Frances  
 Cross/Corner Street Southard St.  
 List Tree Name(s) and Quantity Avocado tree (1) Key lime tree (1)  
 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 new pool construction

Property Owner Name Dan McDougall  
 Property Owner eMail Address \_\_\_\_\_  
 Property Owner Mailing Address 519 Fra  
 Property Owner Mailing City Key West State FL Zip 33040  
 Property Owner Phone Number (1703) 581-8533  
 Property Owner Signature \_\_\_\_\_

Representative Name Just Key's trees.  
 Representative eMail Address Justkeystrees@comcast.net  
 Representative Mailing Address 5550 5th Ave Suite #6  
 Representative Mailing City Key West State FL Zip 33040  
 Representative Phone Number (305) 581-1894

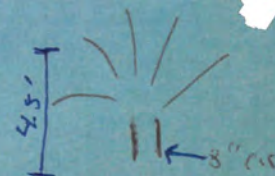
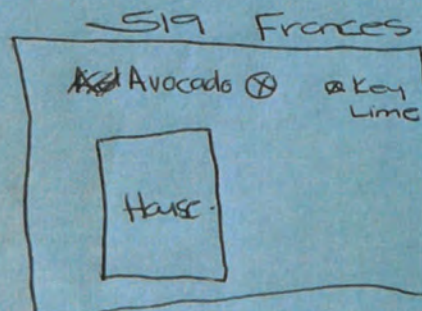
NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

Tree Representation Authorization form attached ☐

<<<<< Sketch location of tree in this area including cross/corner Street >>>>>

Please identify tree(s) with colored tape

8-29-22  
 1.9  
 1.5  
 12.1" dbh



8-29-22  
 5" rise  
 each  
 x3  
 4.7" dbh

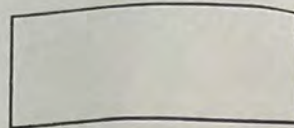
If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

Updated: 02/22/2014

\$ 20  
 50  
 50  
 120 \$ 100 max

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## Tree Representation Authorization

Date: 08/24/2022

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 519 Frances Street, Key West 33040

Property Owner Name Don & Jean McDougall  
Property Owner eMail Address donmcdougall@comcast.net  
Property Owner Mailing Address P.O. Box 1208  
Property Owner Mailing City Solomons State MD Zip 20688  
Property Owner Phone Number (703) 581-8533  
Property Owner Signature \_\_\_\_\_

Representative Name Just Keys Trees  
Representative eMail Address Justkeystrees@comcast.net  
Representative Mailing Address 5550 5Th Ave unite #6  
Representative Mailing City Key West State FL Zip 33040  
Representative Phone Number (305) 735 - 4656

I Donald L. McDougall / Jean McDougall, 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 is there is any questions or need access to my property.

Property Owner Signature

The forgoing instrument was acknowledged before me on this 25 day August 2022.

By (Print name of Affiant) Don & Jean McDougall who is personally known to me or has produced Drivers Licence as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Jessica Batz

Maryland  
Notary Public - State of Florida (seal)

Print Name Jessica Batz

My Commission Expires: June 14th 2025

Jessica Batz  
NOTARY PUBLIC  
St. Mary's County  
MARYLAND  
MY COMMISSION EXPIRES June 14, 2025



**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

**Parcel ID** 00007160-000000  
**Account#** 1007421  
**Property ID** 1007421  
**Millage Group** 10KW  
**Location** 519 FRANCES St, KEY WEST  
**Address**  
**Legal** KW PT LOT 4 SQR 44 OR162-124/25 OR487-735/36 OR1071-445 OR3076-2019  
**Description** OR3102-1573 OR3105-2102 OR3105-2105  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 6108  
**Property** SINGLE FAMILY RESID (0100)  
**Class**  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**

**Owner**

MCDUGALL JR DONALD P  
 PO Box 1208  
 Solomons MD 20688

MCDUGALL JEAN M  
 PO Box 1208  
 Solomons MD 20688

**Valuation**

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$143,298	\$120,321	\$123,256	\$107,115
+ Market Misc Value	\$3,938	\$3,938	\$3,938	\$3,938
+ Market Land Value	\$953,483	\$705,218	\$699,821	\$737,600
= Just Market Value	\$1,100,719	\$829,477	\$827,015	\$848,653
= Total Assessed Value	\$1,100,719	\$195,248	\$192,553	\$188,224
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,100,719	\$170,248	\$167,553	\$163,224

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,335.00	Square Foot	0	0

**Buildings**

**Building ID** 481  
**Style** 1 STORY ELEV FOUNDATION  
**Building Type** S.F.R. - R1 / R1  
**Gross Sq Ft** 1255  
**Finished Sq Ft** 950  
**Stories** 1 Floor  
**Condition** AVERAGE  
**Perimeter** 138  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 22  
**Interior Walls** WALL BD/WD WAL

**Exterior Walls** ABOVE AVERAGE WOOD  
**Year Built** 1933  
**EffectiveYearBuilt** 2005  
**Foundation** WD CONC PADS  
**Roof Type** GABLE/HIP  
**Roof Coverage** METAL  
**Flooring Type** SFT/HD WD  
**Heating Type** NONE with 0% NONE  
**Bedrooms** 2  
**Full Bathrooms** 1  
**Half Bathrooms** 0  
**Grade** 500  
**Number of Fire Pl** 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	950	950	0
OPF	OP PRCH FIN LL	305	0	0
TOTAL		1,255	950	0



