

canopy  
REMOVE

2019-0125

## Tree Permit Application

Date: 3-15-19

Please Clearly Print All Information unless indicated otherwise.

Tree Address 813 Waddell Ave  
Cross/Corner Street Reynolds St  
List Tree Name(s) and Quantity 2 Gumbo Limbo, 2 Mango's  
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 \_\_\_\_\_

Reason for Request Signs of termites previous improper pruning & broken limbs. Poor Structure

Property Owner Name Frederick Maggio  
Property Owner eMail Address FMAGGIO@DWPROPERTIESNY.COM  
Property Owner Mailing Address 127 Waddell Ave  
Property Owner Mailing City Key West State F.L. Zip 33040  
Property Owner Phone Number (305) 214-1504  
Property Owner Signature \_\_\_\_\_

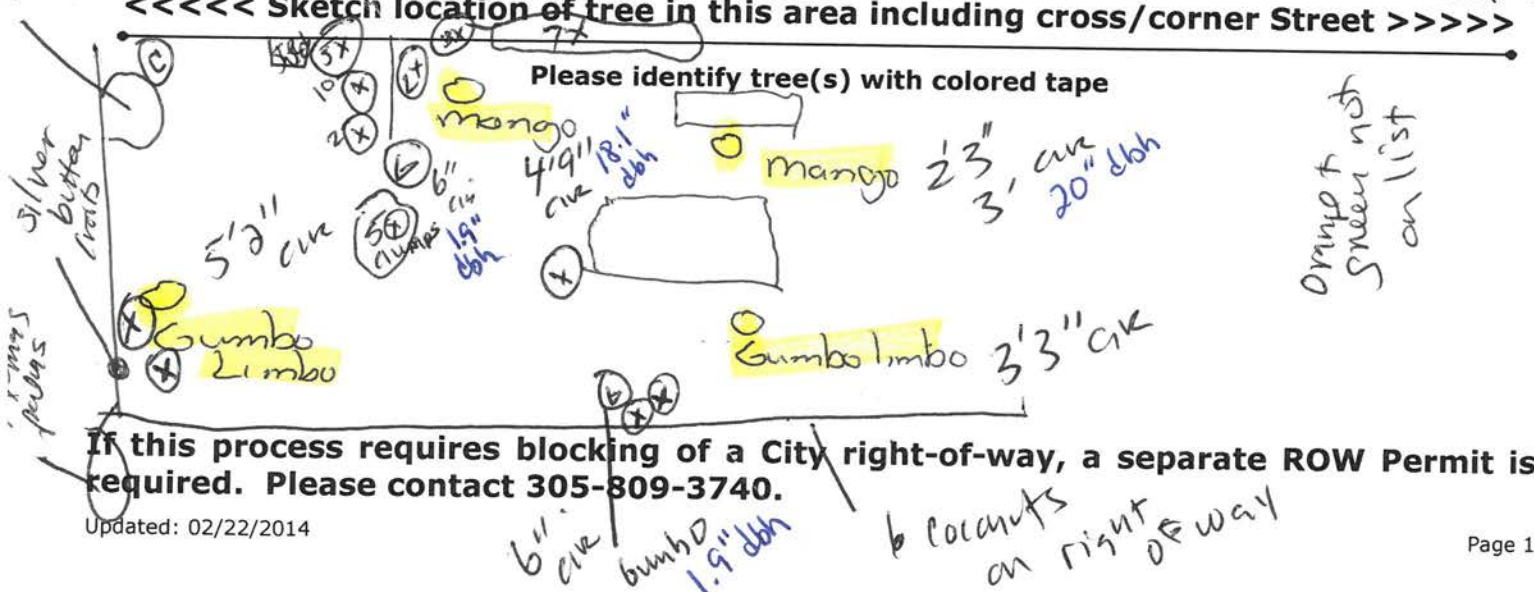
Representative Name Nicholas Downs - A Caring Tree Company  
Representative eMail Address acaringtreecompany@gmail.com  
Representative Mailing Address 151 County Rd  
Representative Mailing City Big Pine Key State F.L. Zip 33043  
Representative Phone Number (305) 432-1764

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 305-309-3740.



## Tree Representation Authorization

Date: 3-15-19

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 813 WADDELL AVE

Property Owner Name FREDERICK MAGGIO, PRES 813 WADDELL RD LLC

Property Owner eMail Address FMAGGIO@DWPROPERTIESNY.COM

Property Owner Mailing Address 127 WADDELL AVE

Property Owner Mailing City KEY WEST State FL Zip 33040

Property Owner Phone Number (315) 214-1504

Property Owner Signature \_\_\_\_\_

Representative Name A Caring Tree Company, Nicholas Downs

Representative eMail Address acaringtreecompany@gmail.com

Representative Mailing Address 151 County Rd

Representative Mailing City Big Pine Key State FL Zip 33043

Representative Phone Number (305) 432-1764

I FREDERICK MAGGIO, 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 22<sup>ND</sup> day FEB 2019.

By (Print name of Affiant) FREDERICK JOSEPH MAGGIO who is personally known to me or has produced FL DRIVER LICENSE as identification and who did take an oath.

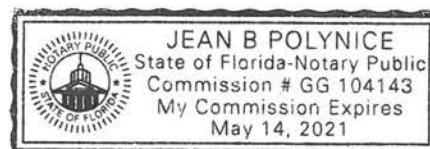
**NOTARY PUBLIC**

Sign Name: \_\_\_\_\_

Print Name: JEAN B. POLYNICE

My Commission Expires: MAY 14, 2021

Notary Public - State of Florida (seal)





**Detail by Entity Name**

Florida Limited Liability Company  
813 WADDELL PROPERTIES, LLC

**Filing Information**

<b>Document Number</b>	L15000016226
<b>FEI/EIN Number</b>	47-2955609
<b>Date Filed</b>	01/27/2015
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	01/13/2017

**Principal Address**

727 WADDELL AVE  
KEY WEST, FL 33040-4779

**Mailing Address**

727 WADDELL AVE  
KEY WEST, FL 33040-4779

**Registered Agent Name & Address****MAGGIO, FREDERICK J**

727 WADDELL AVE  
KEY WEST, FL 33040-4779

Name Changed: 01/13/2017

**Authorized Person(s) Detail****Name & Address**

Title AMB

MAGGIO, FREDERICK J  
727 WADDELL AVE  
KEY WEST, FL 33040-4779

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2017	01/13/2017
2018	02/27/2018
2019	02/08/2019

**Document Images**

[02/08/2019 -- ANNUAL REPORT](#)

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[02/27/2018 -- ANNUAL REPORT](#)

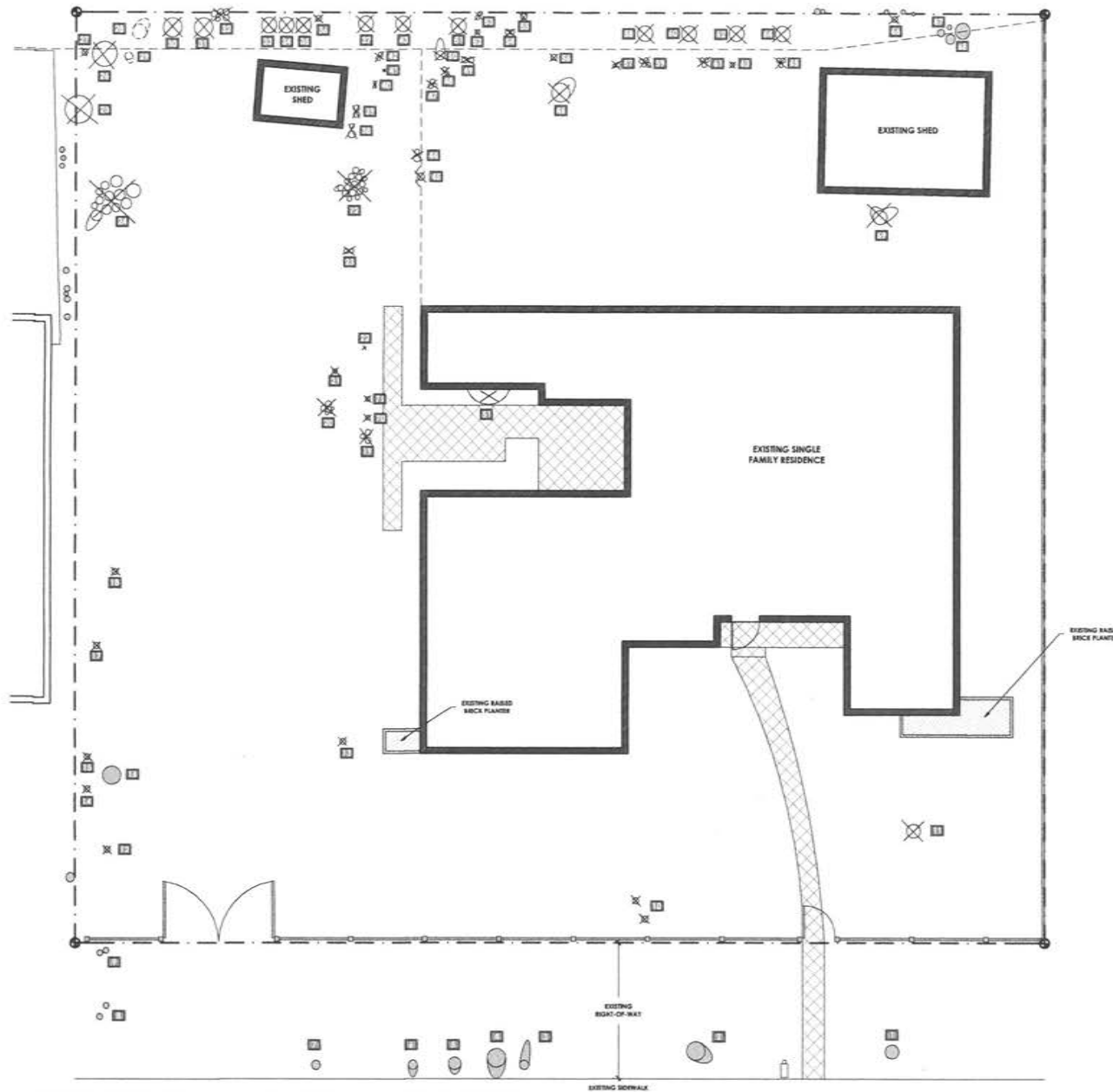
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[01/13/2017 -- REINSTATEMENT](#)

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[01/27/2015 -- Florida Limited Liability](#)

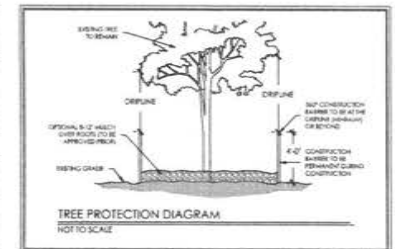
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ID	Botanical Name	Common Name	Size	Disposition
1	Coccoloba	Coccoloba		
2	Coccoloba	Coccoloba		
3	Coccoloba	Coccoloba		
4	Coccoloba	Coccoloba		
5	Coccoloba	Coccoloba		
6	Coccoloba	Coccoloba		
7	Coccoloba	Coccoloba		
8	Adiantum	Adiantum		
9	Adiantum	Adiantum		
10	Adiantum	Adiantum		
11	Bursera	Bursera		
12	Adiantum	Adiantum		
13	Adiantum	Adiantum		
14	Adiantum	Adiantum		
15	Adiantum	Adiantum		
16	Bursera	Bursera		
17	Adiantum	Adiantum		
18	Adiantum	Adiantum		
19	Adiantum	Adiantum		
20	Adiantum	Adiantum		
21	Adiantum	Adiantum		
22	Bursera	Bursera		
23	Adiantum	Adiantum		
24	Adiantum	Adiantum		
25	Dyplis	Dyplis		
26	Dyplis	Dyplis		
27	Adiantum	Adiantum		
28	Coccoloba	Coccoloba		
29	Coccoloba	Coccoloba		
30	Dyplis	Dyplis		
31	Dyplis	Dyplis		
32	Adiantum	Adiantum		
33	Dyplis	Dyplis		
34	Dyplis	Dyplis		
35	Dyplis	Dyplis		
36	Adiantum	Adiantum		
37	Dyplis	Dyplis		
38	Adiantum	Adiantum		
39	Adiantum	Adiantum		
40	Adiantum	Adiantum		
41	Adiantum	Adiantum		
42	Adiantum	Adiantum		
43	Dyplis	Dyplis		
44	Adiantum	Adiantum		
45	Adiantum	Adiantum		
46	Mangifera	Mangifera		
47	Adiantum	Adiantum		
48	Adiantum	Adiantum		
49	Adiantum	Adiantum		
50	Plumeria	Plumeria		
51	Dyplis	Dyplis		
52	Adiantum	Adiantum		
53	Adiantum	Adiantum		
54	Adiantum	Adiantum		
55	Adiantum	Adiantum		
56	Adiantum	Adiantum		
57	Adiantum	Adiantum		
58	Dyplis	Dyplis		
59	Adiantum	Adiantum		
60	Dyplis	Dyplis		
61	Adiantum	Adiantum		
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63	Adiantum	Adiantum		
64	Dyplis	Dyplis		
65	Adiantum	Adiantum		
66	Adiantum	Adiantum		
67	Adiantum	Adiantum		
68	Bursera	Bursera		
69	Mangifera	Mangifera		
70	Adiantum	Adiantum		
71	Adiantum	Adiantum		
72	Adiantum	Adiantum		

NOTE: GENERAL CONTRACTOR TO COORDINATE ALL TREE REMOVALS & RELOCATIONS WITH QUALIFIED LANDSCAPE CONTRACTOR OR ARBORIST AS WELL AS COORDINATION WITH CITY AND TREE COMMISSION OFFICIALS. **NO EXCEPTIONS.**

NOTE: CONTRACTOR TO CONFIRM ALL JURISDICTIONAL APPROVALS ARE IN PLACE BEFORE PROCEEDING WITH ANY SITE WORK. **NO EXCEPTIONS.**



AGGIO RESIDENCE  
13 WADDELL AVENUE

## TREE DISPOSITION PLAN

0 2.5 5 10 15  
SCALE: 3/4" = 1' - 0"

DATE: January 25, 2018  
CRAIG REYNOLDS

SHEET  
TD-1

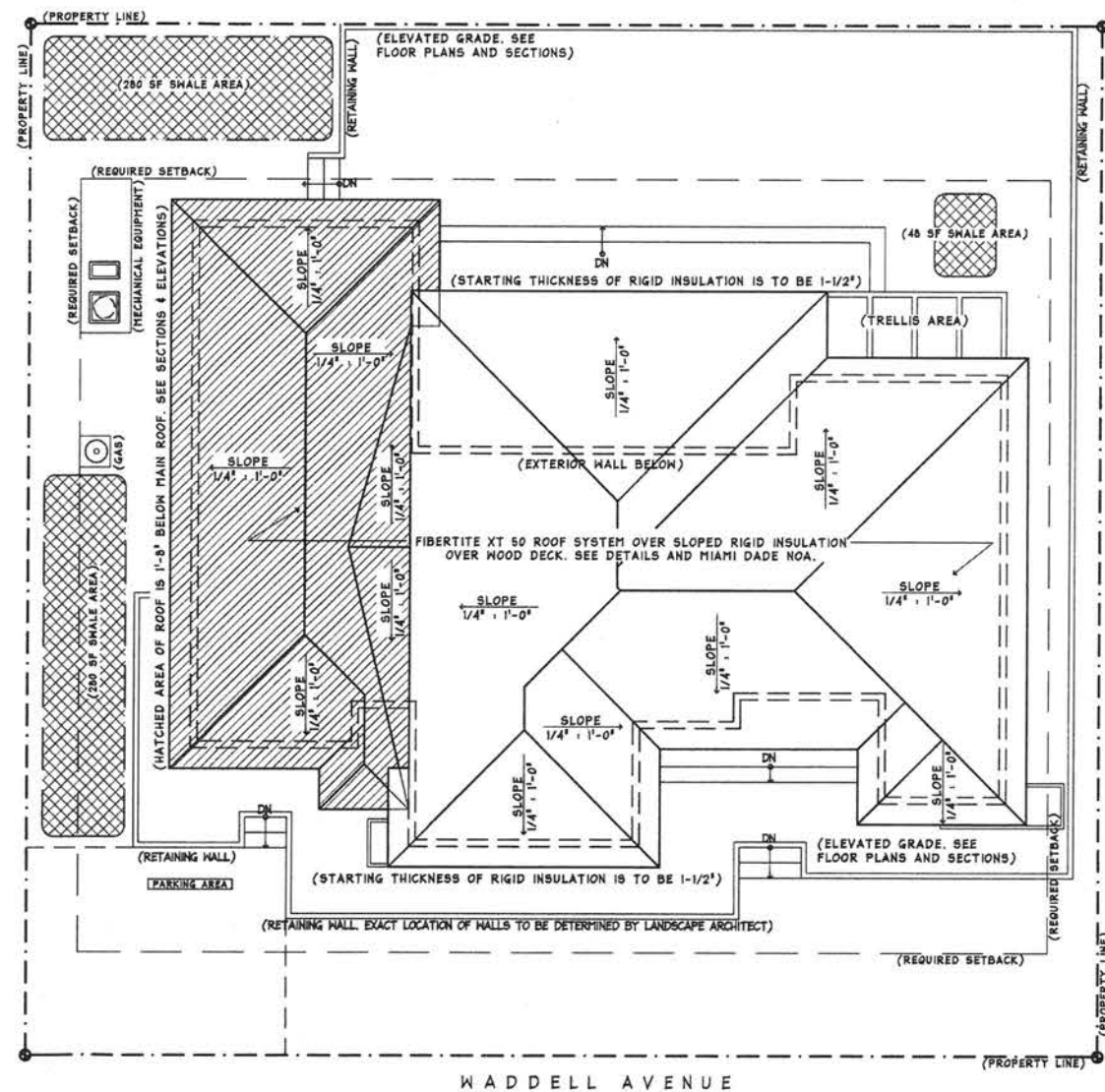
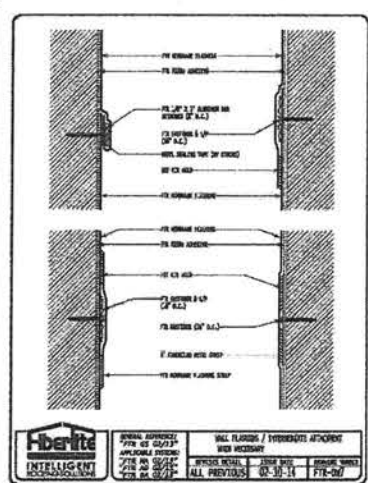
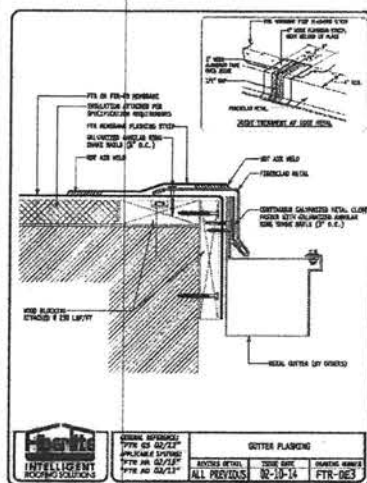
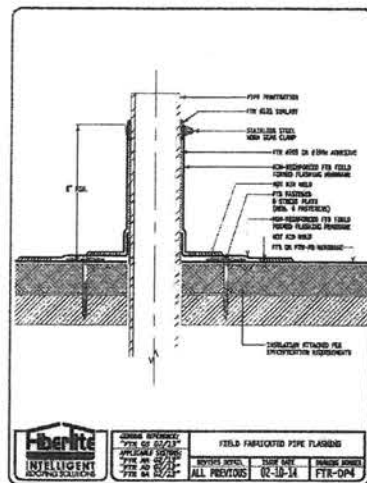
CRAIG REYNOLDS  
landscape architecture  
craigreynolds.net 305.242.7245  
117 Duval Street, Suite 201 New York, NY 10002

PROJECT STATISTICS			
FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HM-DR		
LOT SIZE	10,500 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	4,200 S.F. MAX.	3,115 S.F.	4,140 S.F.
10,500 S.F. X 40%			
BUILDING HEIGHT	30'-0" MAX.	10'-10"	13'-0"
IMPERVIOUS SURFACE	6,300 S.F. MAX.	3,240 S.F.	4,640 S.F.
10,500 S.F. X 60%			
FRONT SETBACK (STREET)	10'-0" MIN.	14'-6"	14'-6" (NO CHANGE)
SIDE SETBACK (EAST)	5'-0" MIN.	7'-0"	7'-0" (NO CHANGE)
SIDE SETBACK (WEST)	5'-0" MIN.	35'-2"	14'-0"
REAR SETBACK	15'-0" MIN.	24'-6"	17'-0"
OPEN SPACE (35%)	3,675 S.F. MIN.	7,200 S.F.	5,860 S.F.

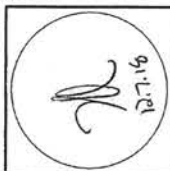
WATER QUALITY STORMWATER RETENTION CALCULATIONS:	
DESIGNATED PROJECT AREA	10,500 SF
SURFACE WATER / POOL	0 SF
ROOF AREA	4,140 SF
PAVEMENT / CONCRETE / WALKWAYS	500 SF
PERVIOUS AREA	5,860 SF
SITE AREA FOR WATER QUALITY	6,360 SF
IMPERVIOUS AREA FOR WATER QUALITY	500 SF
% IMPERVIOUS	8%
(1) INCH OF RUNOFF FROM PROJECT AREA	875 CF
(2.5) INCHES X PERCENT IMPERVIOUS	2"
(2.5") X (% IMPERVIOUS) X (SITE AREA - SURFACE WATER)	175 CF
COMPARISON 1" VS. 2.5" X % IMPERVIOUS	875 CF > 175 CF
50% CREDIT FOR SHALE TREATMENT VOLUME	438 CF
GROSS SF OF RETENTION AREA	600 SF
AVG. DEPTH OF RETENTION AREA	4"
280 SF OF RETENTION AREA X 4" (DEPTH)	450 CF

NOTE: THE DETAILS ON THIS SHEET ILLUSTRATE BASIC INSTALLATION DETAILS THAT ARE APPLICABLE TO ALL FIBERTITE SINGLE PLY MEMBRANES. FOR THIS PROJECT THE FOLLOWING ADDITIONAL SPECIFICATIONS APPLY:

ALL LOW SLOPE ROOFING IS TO BE FIBERTITE 50 MIL XT MEMBRANE (WHITE) MECHANICALLY ATTACHED OVER 1/4" DENSDECK OVER TAPERED INSULATION. ALL METAL FLASHING IS TO BE FIBERTITE FIBERGLASS METAL (WHITE). STARTING INSULATION THICKNESS IS TO BE 1-1/2". ROOFING CONTRACTOR MUST BE A FIBERTITE CERTIFIED INSTALLER. TAPERED INSULATION AND ROOFING MATERIAL IS TO BE INSTALLED IN ACCORDANCE WITH MIAMI DADE NOAR 15-1026.07 (SYSTEM TYPE IV-1). INSTALLATION MUST ALSO COMPLY WITH DESIGN PRESSURES AS SHOWN ON SHEET S4. PERIMETER AND CORNER AREAS MUST COMPLY WITH ENHANCED UPLIFT PRESSURE REQUIREMENTS. FASTENER DENSITIES SHALL BE INCREASED IN THESE AREAS (SEE SHEET S4) FOR BOTH INSULATION AND BASE SHEET AS CALCULATED IN COMPLIANCE WITH ROOFING APPLICATION STANDARD RAS 117 AND/OR RAS 137. THE ROOFING CONTRACTOR MUST SUPPLY CALCULATIONS FROM A FLORIDA REGISTERED PROFESSIONAL ENGINEER INDICATING A FASTENER DENSITY THAT WILL COMPLY WITH THE DESIGN PRESSURES INDICATED ON SHEET S4.



813 WADDELL  
KEY WEST, FLORIDA



410 Angela Street  
Key West, Florida 33040  
Telephone (305) 236-1347  
Facsimile (305) 236-2727  
Florida License ALC002022

Bender & Associates  
ARCHITECTS  
p.a.

Project # 102  
Date 12/06/2018

A0

## Karen DeMaria

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**From:** Craig Reynolds <craig@craigreynolds.net>  
**Sent:** Saturday, January 26, 2019 8:54 AM  
**To:** Karen DeMaria  
**Cc:** Ales Bursa; Haven Burkee; file  
**Subject:** Tree Disposition Plan for 813 Waddell  
**Attachments:** 1-25-2019 MaggioTree Disposition.pdf

Hi Karen,

Please find the attached plan for use in permitting 813 Waddell. I am available should you have any questions at any time.

Thank you,

Craig

### CR Landscape Architecture

Craig Reynolds, RLA  
517 Duval Street Suite 204  
Key West, FL 33040

305.292.7243 (O)  
305.942.9891 (M)  
[craigreynolds.net](mailto:craigreynolds.net)

Old permits  
T16-7761 (2 Mango 1 quibo) 1/17 trees not removed  
T16-7762 (16 X-mas palms) 1/17 trees not removed

## Karen DeMaria

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**From:** Craig Reynolds <craig@craigreynolds.net>  
**Sent:** Monday, February 11, 2019 8:42 AM  
**To:** Karen DeMaria  
**Cc:** Haven Burkee; Ales Bursa  
**Subject:** Re: Tree Disposition Plan for 813 Waddell

Karen,

Thank you. We will get a permit for attending the Tree Commission meeting processed.

Craig

Karen DeMaria wrote on 2/8/2019 10:18 AM:

Tree permits need to be reviewed and proceed before a building permit can be issued if there are potential direct impacts to the regulated trees and palms. I know there are trees very close to the existing house that may be directly impacted by any demo or rebuilding work. There once was permits on this property for tree removal-they have expired and were closed.

Sincerely,

Karen

---

**From:** Craig Reynolds <craig@craigreynolds.net>  
**Sent:** Monday, February 4, 2019 11:36 AM  
**To:** Karen DeMaria <kdemaria@cityofkeywest-fl.gov>  
**Cc:** Haven Burkee <hburkee@benderarchitects.com>; Ales Bursa <alesbursa@yahoo.com>  
**Subject:** Re: Tree Disposition Plan for 813 Waddell

Karen,

Please find the attached Tree Disposition plan updated to have our Tree Protection diagram on it. The item about protecting the City trees should work out because the front fence is going to remain so all access will presumably be through the existing driveway gate on the left side. That shouldn't impact any of the City Coconut Trees.

Finally, is it required to have the tree permit processed prior to issuing a building permit? Or is the Tree Disposition plan adequate to process the current building permit and then a permit is processed for the trees when the time comes?

Craig

Karen DeMaria wrote on 2/1/2019 9:28 AM:



## Karen DeMaria

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**From:** Lea Kindt <lea@craigreynolds.net>  
**Sent:** Monday, March 25, 2019 10:23 AM  
**To:** acaringtreecompany@gmail.com; Karen DeMaria  
**Cc:** Fred Maggio; Craig Reynolds  
**Subject:** Re: Fwd: 813 Waddell tree removal application

Karen,

This is Lea from Craig's office. I am lead on this project and put together the tree disposition document.

It looks like there was an error on the application, as the large Gumbo you reference (tree #16) should remain. Additionally, it appears that I missed the tiny gumbo limbo growing through the front fence on our disposition plan. It needs to be removed because the fence is relatively new and will remain, and the gumbo sprout will damage it if left to continue growing in place.

The owner has agreed to keep the gumbo in front of the house (tree #11), and plant a mango as one of the required replacements.

**To clarify, the following 4 trees should be included on the tree removal application to be presented to the tree commission, and trees #11 and 16 should remain.**

1. **Mango (tree #46) - removal requested due to declining health/decay**
2. **Mango (tree #69) - removal requested due to declining health/decay**
3. **Gumbo limbo (tree #22) - 2" Caliper tree that will be in the way of building remodel.**
4. **Gumbo limbo (not on plan - located between front fence and tree #10 on plan) - 1" Caliper tree intertwined with fence. Removal requested to avoid fence damage.**

→ #73

Karen, is this email sufficient to move this forward, or does Nick need to come in and update the application? Do you need me to update our tree disposition plan? Please let me know asap so we can meet the deadline of tomorrow at noon.

Nick, our current plan should be sufficient to submit a separate application to Karen for removal of the Christmas palms and frangipani as soon as possible. Please let me know if you have any questions or need clarification on the plan before moving this forward.

**Lea Kindt**  
Associate Landscape Architect  
Craig Reynolds Landscape Architecture

517 Duval Street Suite 204  
Key West, FL 33040  
305.292.7243 EX. 3  
[www.craigreynolds.net](http://www.craigreynolds.net)



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**From:** Karen DeMaria <[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)>

**Date:** March 22, 2019 at 3:09:16 PM EDT

**To:** "[fmaggio@dwpropertiesny.com](mailto:fmaggio@dwpropertiesny.com)" <[fmaggio@dwpropertiesny.com](mailto:fmaggio@dwpropertiesny.com)>,  
"[acaringtreecompany@gmail.com](mailto:acaringtreecompany@gmail.com)" <[acaringtreecompany@gmail.com](mailto:acaringtreecompany@gmail.com)>,  
"[craig@craigreynolds.net](mailto:craig@craigreynolds.net)" <[craig@craigreynolds.net](mailto:craig@craigreynolds.net)>

**Subject:** 813 Waddell tree removal application

A tree removal application was submitted that ONLY addressed the removal of 2-Gumbo limbo trees and 2-Mango trees. The application drawing indicated that the large gumbo limbo along the west property line (tree #16) was to be removed. When I looked at Craig's plan I see that tree is to remain. Please clarify. I have attached a copy of the site map from Craig's office showing the tree locations. Also, there is another gumbo limbo tree in the front in the fence.

Also, What about an application to remove the palms and the frangipani?. When will that be submitted?

I need an answer to these questions by noon on Tuesday, March 26. I need to have the agenda set for the newspaper and need this clarification before I will put this application on the agenda. Also, any additional information why these trees must be removed? I am aware of the decay in the mango trees but why the front Gumbo Limbo tree? It is actually looking ok now with all the new growth?

Please note that there are three new Tree Commissioners and they want data and information before approving tree removals. Would you consider planting at least one new mango tree if they give approval to remove the two? One commissioner is particularly fond of mango trees.

Sincerely,

Karen

Karen DeMaria  
Urban Forestry Manager  
Certified Arborist  
City of Key West Planning Department  
1300 White Street, Key West, FL 33040  
305-809-3768