

# STAFF REPORT

DATE: October 31, 2019

RE: 609 Duval Street (permit application # T2019-0471)

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

An application was received requesting the removal of (1) Mahogany and (1) Royal Poinciana tree from a commercial property (Old Town Mexican Café). A site inspection was done and documented the following:



Photo standing on Duval Street showing location of trees.



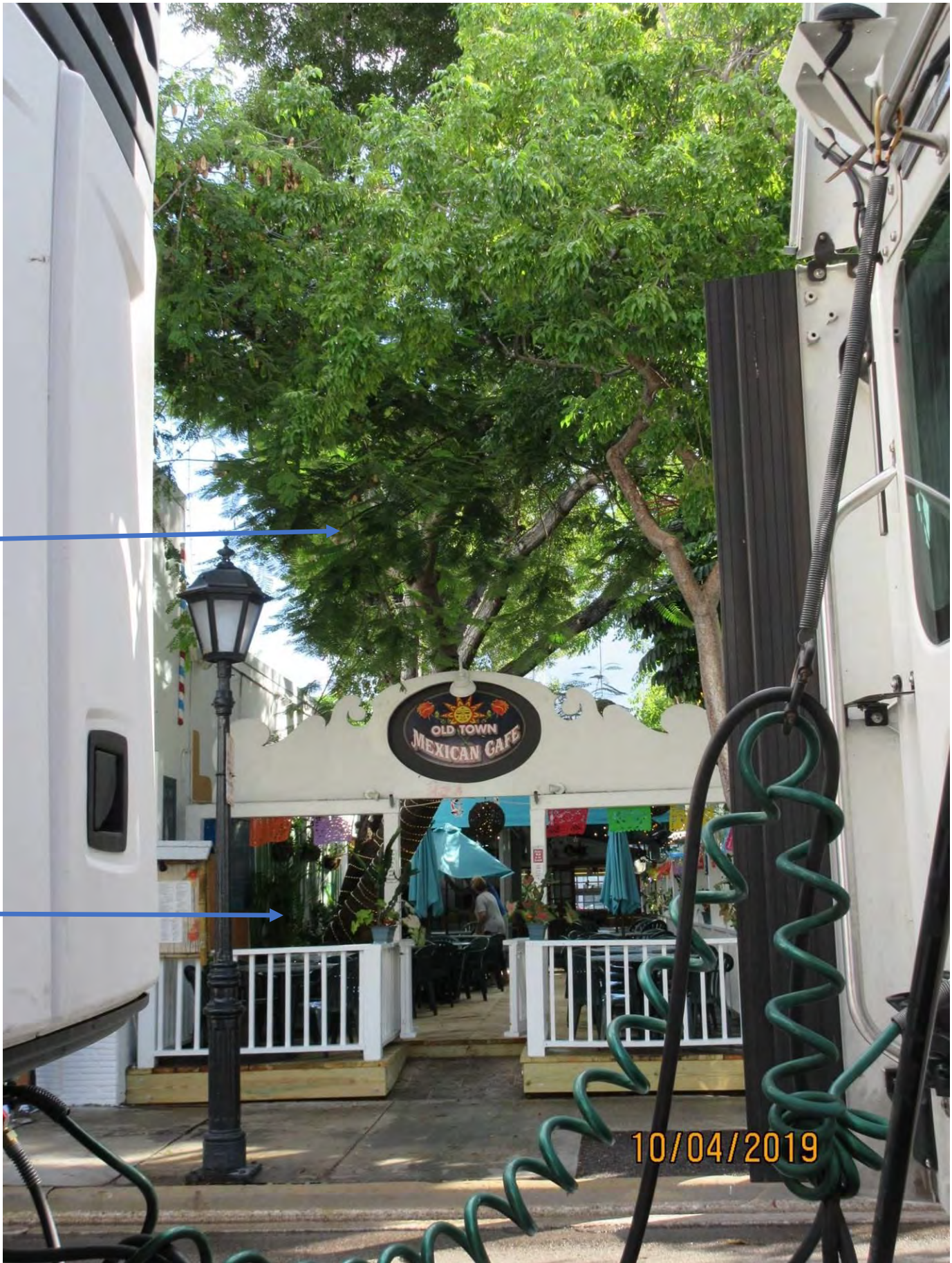


Photo showing location of trees on property.





Photo showing canopy of subject trees on property.





09/05/2019

Photo showing where subject trees are growing on property. Wall is the neighboring building and property line.



Tree Species: Mahogany tree (*Swietenia mahagoni*)



Photo of mahogany tree trunks, view 1.





Photo of  
mahogany tree  
trunks and  
base of tree.



Photo of  
mahogany  
tree canopy  
view 1.





Photo of  
mahogany  
tree canopy,  
view 2.



Photo of  
mahogany  
tree canopy,  
view 3.





Photo of Mahogany tree trunks, view 2.





Photo of base of mahogany tree against structure.





Photo of base of mahogany tree and tree roots against neighboring structure.



Diameter: 39.2"

Location: 20% (growing at the base of a structure-607 Duval Street)

Species: 100% (on protected tree list)

Condition: 70% (fair to good, overall good health, no decay or disease observed, actually two trees in one rootball, slight growth lean)

Total Average Value = 63%

Value x Diameter = 24.6 replacement caliper inches

Tree Species: Royal Poinciana (Delonix regia)



Photo of  
Royal  
Poinciana tree  
trunk, view 1.





Photo of Royal Poinciana tree trunk, view 2.





Photo of Royal Poinciana tree trunk and canopy, view 1.





Photo of Royal Poinciana tree trunk and canopy, view 2.



Photo of Royal Poinciana tree canopy and part of Mahogany tree canopy.





Photo showing base of Royal Poinciana tree against neighboring structure, view 1.





Photo showing base of Royal Poinciana tree against neighboring structure, view 2.



Diameter: 15.2"

Location: 20% (growing at the base of a structure-607 Duval Street)

Species: 100% (on protected tree list)

Condition: 60% (fair, strong growth lean, one sided canopy due to neighboring mahogany tree canopy)

Total Average Value = 60%

Value x Diameter = 9.1 replacement caliper inches

Total required replacement if both trees removed = 33.7" caliper inches.



Photo looking inside 607 Duval Street (neighboring property) at wall where recent repairs were made due to tree root issues.



# Application





T2019-0471

## Tree Permit Application

Date: 10/14/19

Please Clearly Print All Information unless indicated otherwise.

Tree Address 609 DUVAL ST  
Cross/Corner Street \_\_\_\_\_  
List Tree Name(s) and Quantity 1 MAHAGONY 1 POINCIANA  
Species Type(s) check all that apply ( ) Palm ( ) Flowering ( ) Fruit (X) Shade ( ) Unsure  
Reason(s) for Application:  
☒ REMOVE ( ) Tree Health ( ) Safety (X) Other/Explain below  
( ) TRANSPLANT ( ) New Location ( ) Same Property ( ) Other/Explain below  
( ) HEAVY MAINTENANCE ( ) Branch Removal ( ) Crown Cleaning/Thinning ( ) Crown Reduction  
Additional Information and Explanation 1 MAHAGONY, 1 POINCIANA TREE, APPARENTLY BOTH TREES ARE CAUSING STRUCTURAL DAMAGE TO THE NEIGHBOR PROPERTY LOCATED @ 607 DUVAL  
Property Owner Name OLD TOWN KEY WEST DEVELOPMENT LTD  
Property Owner eMail Address ~~PO BOX 1237~~ fherrada@historictours.com  
Property Owner Mailing Address PO BOX 1237  
Property Owner Mailing City Key West State FL Zip 33041  
Property Owner Phone Number (305) 294-4142  
Property Owner Signature [Signature]  
Representative Name FRANK HERRADA  
Representative eMail Address fherrada@historictours.com  
Representative Mailing Address 201 FRONT ST SUITE 310  
Representative Mailing City Key West State FL Zip 33040  
Representative Phone Number (305) 294-3225

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

Old Town Mexico Cafe  
Gail Brockway 305 294-1008  
gailbrockway1@icloud.com

10-18-19  
NOT Tagging 4' can RP 15.2" dbh  
7' 11" can Mah  
+ 2.5"  
39.4" dbh

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





## Tree Representation Authorization

Date: 10/14/19

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 609 DUVAL ST

Property Owner Name OLD town Key West Development LTD  
Property Owner eMail Address FHerrada@Historictours.com  
Property Owner Mailing Address PO BOX 1237  
Property Owner Mailing City Key West State FL Zip 33041  
Property Owner Phone Number (305) 294-4142  
Property Owner Signature [Signature]

Representative Name FRANK HERRADA  
Representative eMail Address FHerrada@Historictours.com  
Representative Mailing Address KEY 201 FRONT ST SUITE 310  
Representative Mailing City Key West State FL Zip 33040  
Representative Phone Number (205) 294-3225

I Edwin O Swift III, 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 [Signature]

The forgoing instrument was acknowledged before me on this 14 day October 2019.

By (Print name of Affiant) Edwin O Swift III who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

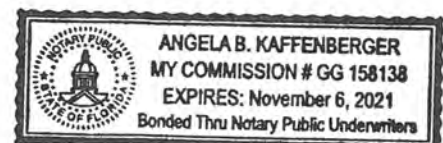
### NOTARY PUBLIC

Sign Name: Angela B. Kaffenberger

Print Name: Angela B. Kaffenberger

My Commission Expires: November 6, 2021

Notary Public - State of Florida (seal)







## 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 00012320-000000  
 Account# 1012661  
 Property ID 1012661  
 Millage Group 10KW  
 Location 609 DUVAL St. KEY WEST  
 Address  
 Legal KW PT LOT 3 SQR 61 OR206-38-39 OR433-418-419 OR627-315-E OR1153-960/964(WILL)  
 Description PROB #90-287-CP-10 OR1184-1571/1572P/R OR1184-1573/1576Q/C OR1844-1682/87AFFD (LG)  
 (Note: Not to be used on legal documents)  
 Neighborhood 32050  
 Property Class RESTAURANT (2100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



## Owner

OLD TOWN KEY WEST DEVELOPMENT LTD  
 PO Box 1237  
 Key West FL 33041

## Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$17,105	\$16,328	\$16,546	\$16,982
+ Market Land Value	\$513,392	\$513,392	\$365,078	\$365,508
= Just Market Value	\$530,497	\$529,720	\$381,624	\$382,490
= Total Assessed Value	\$461,764	\$419,786	\$381,624	\$382,490
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$530,497	\$529,720	\$381,624	\$382,490

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	2,237.00	Square Foot	28.5	78.5

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WOOD DECK	1990	1991	1	1659 SF	2
FENCES	1990	1991	1	348 SF	2
CUSTOM PATIO	1990	1991	1	592.5 SF	4

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/1/1991	\$100,000	Warranty Deed		1184	1571	Q - Qualified	Vacant

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-00003582	3/15/2018		\$6,500	Commercial	REMOVE EXISTING DOOR AND WINDOW AT THE FRONT OF THE BUILDING AND REPLACE WITH FOLDING DOORS. REPLACE BAR WITH NEW BAR (OUTDOOR) AT PATIO AND BUILD SHELVES BEHIND BAR. REPLACE EXISTING WAIT STATION WITH NEW WAIT STATION. BAR TO MEET SEC. 904 OF THE FLA. ACCESSIBILITY CODE. CONSTRUCTION IMPACTS NOT AUTHORIZED TO OCCUR TO ANY TREES OR PALMS INCLUDING THEIR ROOTS AND CANOPY BRANCHES. A TREE PROTECTION PLAN MUST BE FOLLOWED.
18-0283	2/1/2018	4/26/2018	\$5,800	Commercial	WIRE 15 RECEPTICLES, 2 FANS, 8 LIGHTS, 1 CEILING FAN
16-00003538	9/8/2016	9/8/2018	\$4,500	Commercial	REMOVAL OF EXISTING KEYS STONE TILE APPROXIMATELY 200 SQ FT. INSTALL NEW KEYS STONE TILE. (NOC REC'D W/APP) **HARC INSPECTION REQUIRED**
13-3646	9/6/2013	2/10/2017	\$2,300	Commercial	REMOVE EXISTING GREASE TRAP, INSTALL NEW 100GI-100K. INSTALL FLOOR DRAIN AND 12X12 FLOOR SINK.
13-0077	1/10/2013		\$1,000	Commercial	REMOVE ELECTRICAL FIXTURES
11-0956	3/23/2011		\$500	Commercial	WIRE FOR HOOD AND FIRE SUPPRESSION SYSTEM



Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-0650	3/7/2011		\$4,000	Commercial	UPGRADE FIRE SUPPRESSION SYSTEM IN EXHAUST HOOD TO UL300
10-3064	9/28/2010		\$1,600	Commercial	REMOVE WALL COVERING & INSTALL 5/8 FIRECODE SHEETROCK. APPROX. 80 SQ/FT. RE-INSTALL EXISTING COUNTERTOP & CABINET APPROX. 7 LN/FT.
10-0780	3/15/2010		\$150	Commercial	REPLACE RUSTED, BROKEN MENU BOARD WITH NEW. BAMBOO 26" X 33" X 4" WITH 2 SOLAR LIGHTS AND FACED WITH PLEXIGLASS.
09-3171	10/2/2009		\$2,100	Commercial	REPAIR 80 SQ FT WOOD DECK, INSTALL 3' INTERIOR ADA RAMP, APPLY BAMBOO BAR RAIL AND PAINT RAIL WHITE
05-2971	8/11/2005	11/2/2005	\$1,300	Commercial	R & R STORM DAMAGED FACADE
05-3215	8/2/2005	11/2/2005	\$1,200	Commercial	EMERGENCY PERMIT REPLACE 200 AMP SERVICE
03-1391	4/17/2003	4/23/2004	\$2,175	Commercial	INSTALL WATER LINE
98-1058	5/6/1998	1/1/1999	\$1,800	Commercial	INSTALL 2 SIDED SIGN
98-1344	4/28/1998	1/1/1999	\$1,760	Commercial	FIRE SUPPRESSION SYSTEM
98-1345	4/27/1998	1/1/1999	\$2,300	Commercial	INSTALL HOT WATER LINES
98-1045	4/24/1998	1/1/1999	\$1,000	Commercial	ATTACH LIGHTING ON POST

## View Tax Info

[View Taxes for this Parcel](#)

## Photos



## Map



## TRIM Notice

[Trim Notice](#)

2019 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sketches (click to enlarge).

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Last Data Upload: 10/14/2019 5:38:58 AM

Version 2.3.11

Developed by  








October 3, 2019

Ms. Karen DeMaria, Urban Forestry Manager  
City of Key West  
1300 White Street  
Key West, Fl. 33040

Re: 607 Duval Street  
Tree Root Damage

Dear Ms. DeMaria,

On behalf of the property owner, I am writing you in regard to a royal poinciana tree and a mahogany tree growing on 609 Duval street that appear to be impacting the foundation of the building at 607 Duval Street.



Base of Royal Poinciana Under 607 Duval Foundation





Base of Mahogany Under 607 Duval Foundation

As can be seen in the above pictures, both trees are growing out from under the foundation of 607 Duval Street. The building at 607 Duval has a reinforced concrete floor. The foundation is a reinforced concrete spread-footer with a reinforced concrete stem wall that extends approximately 12" above grade. A concrete masonry block wall is built on top of this stem wall.

Below are pictures of the stem wall inside the building immediately opposite of where the trees are located. The beams are clearly cracked. In other areas of the building, the stem wall is not cracked in this manner.



Cracked Foundation Stem Wall Opposite Royal Poinciana



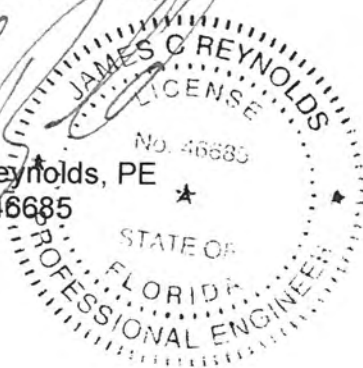


Cracked Foundation Stem Wall Opposite Mahogany

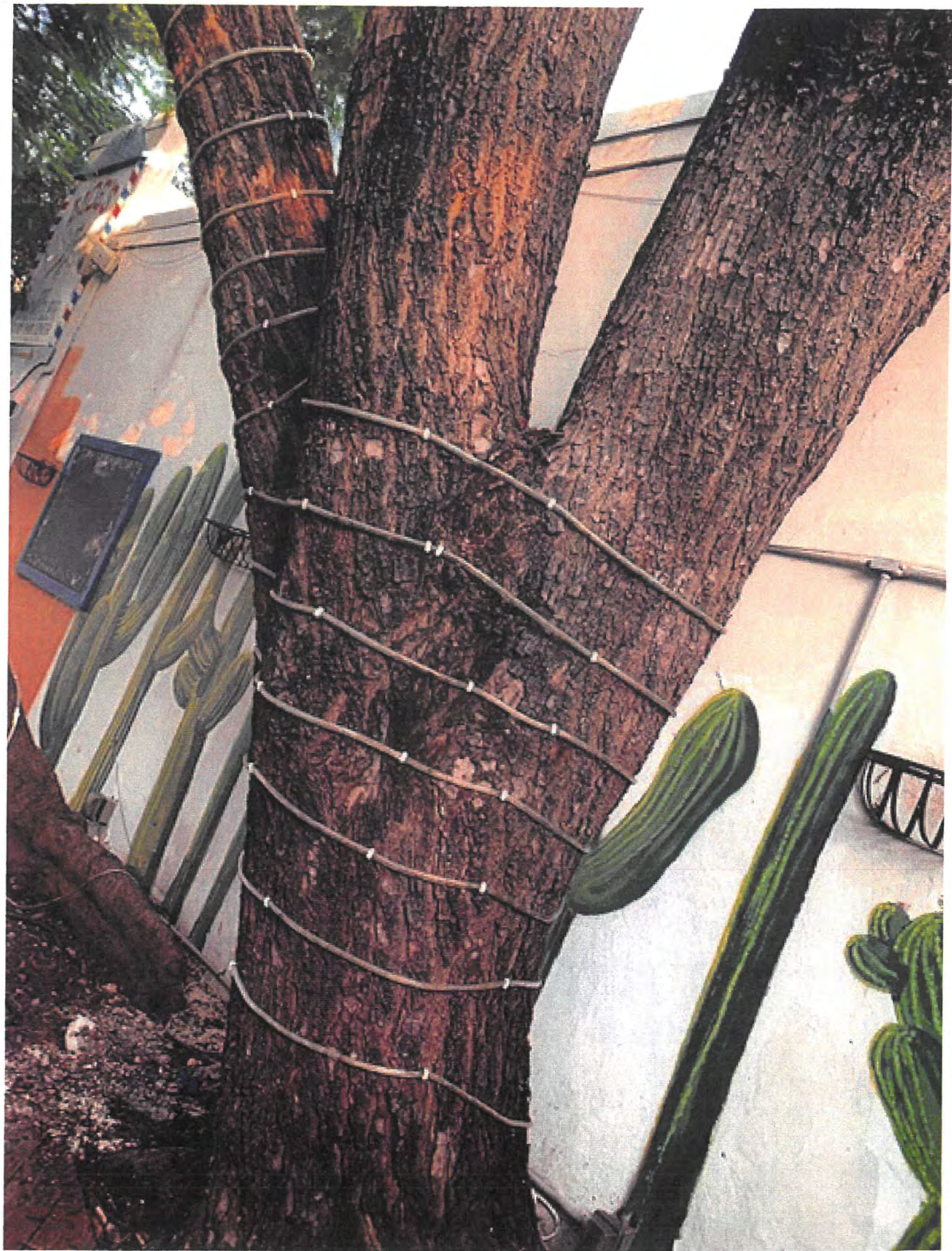
Given the size of the trees, the manner in which they are growing, and the locations where the stem wall are damaged it can be determined with a reasonable degree of engineering certainty that the trees are causing this damage. Although the stem wall has been repaired recently without apparent damage to the trees, the damage is likely to be repeated and there unfortunately remains the threat of the trees blowing over in a high wind event causing severe damage to the building.

Respectfully Submitted,

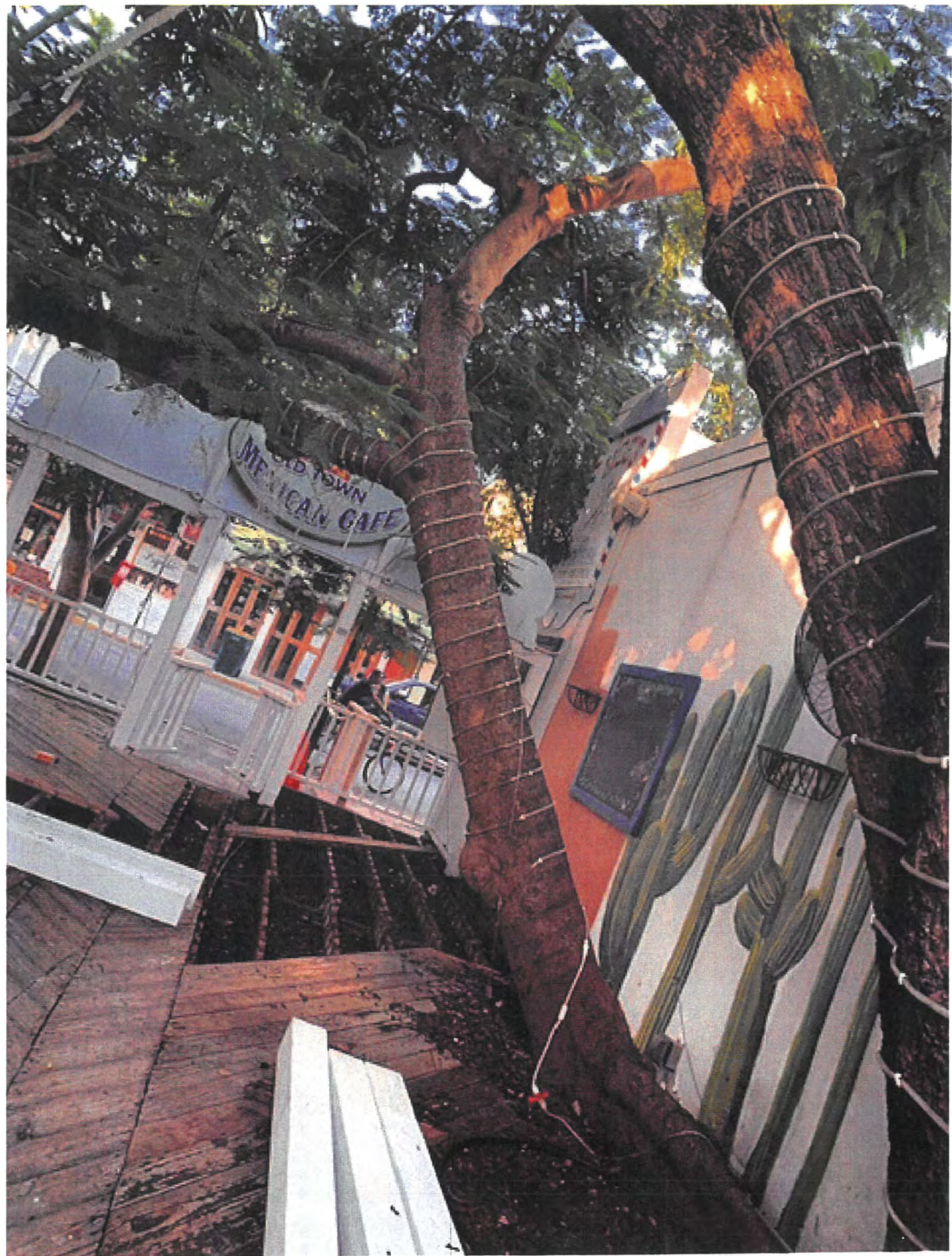
James C. Reynolds, PE  
Fl. Lic. No. 46685















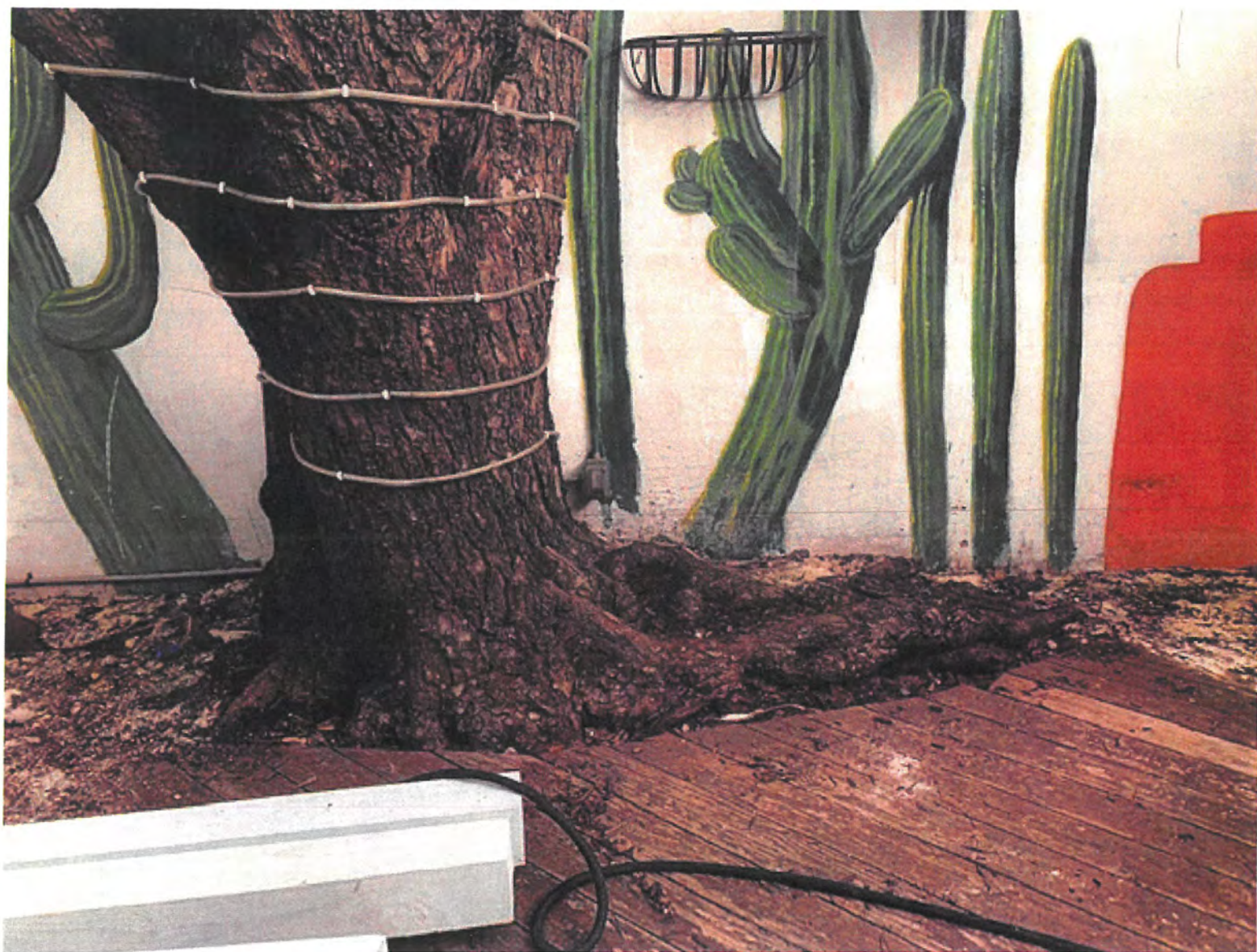




















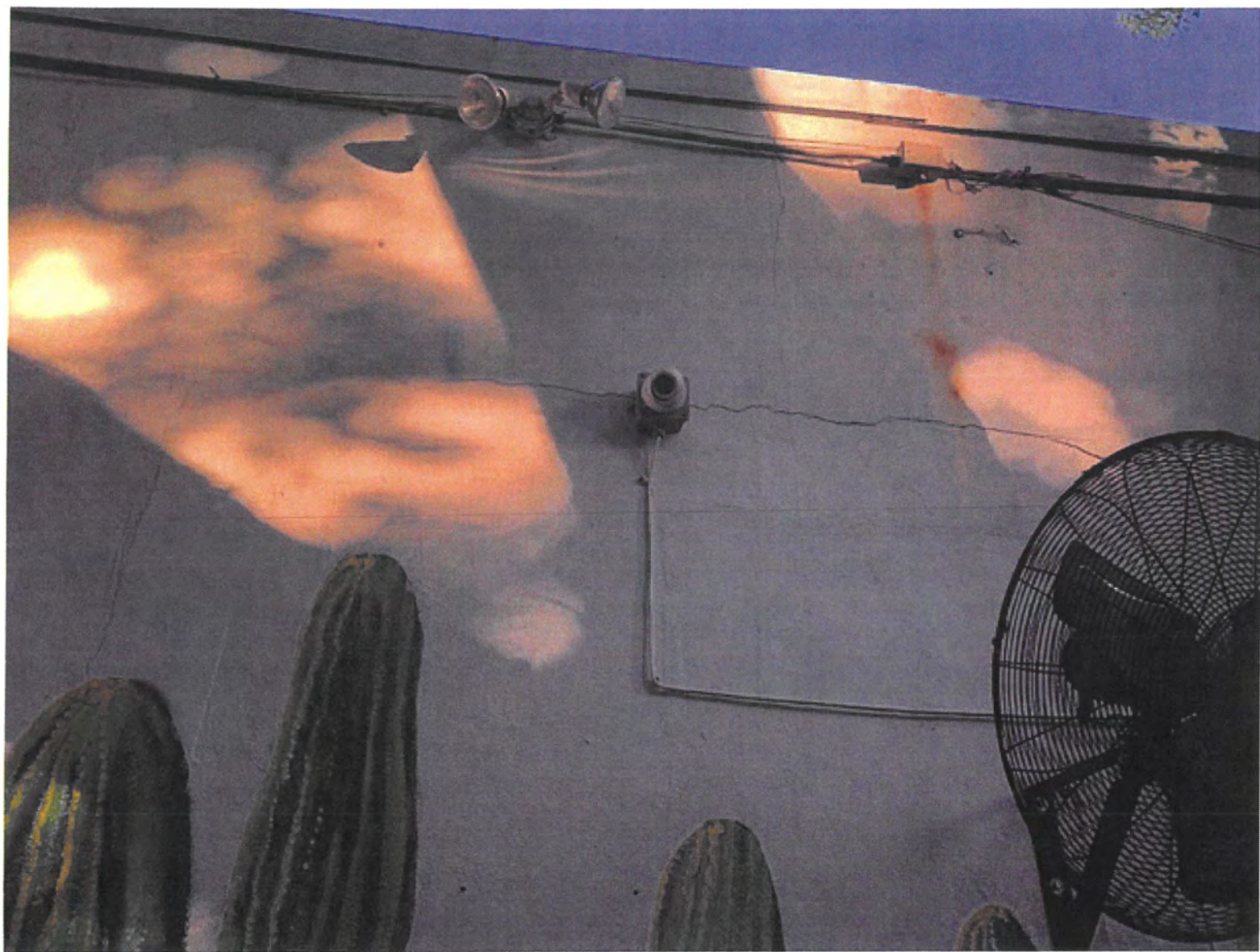




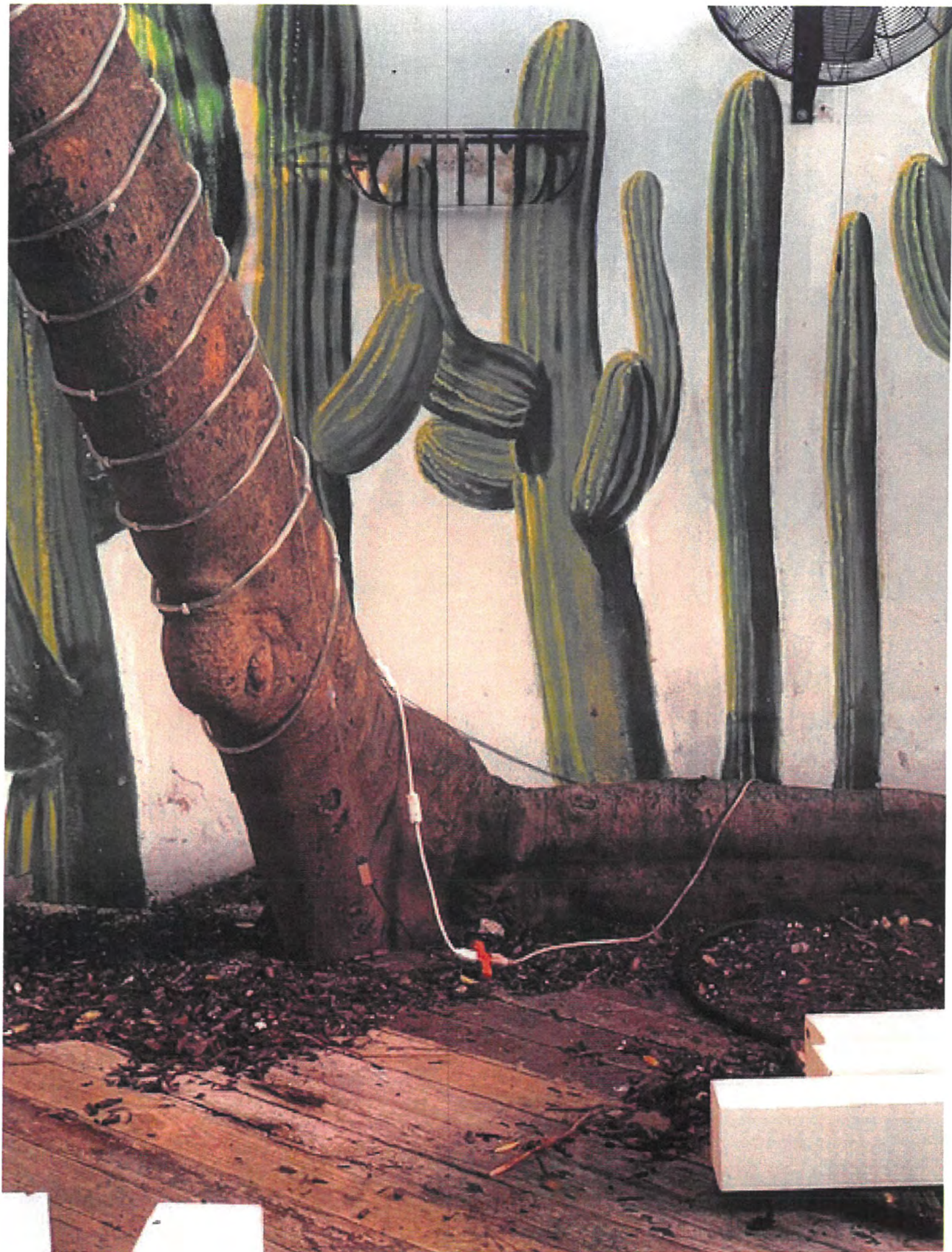








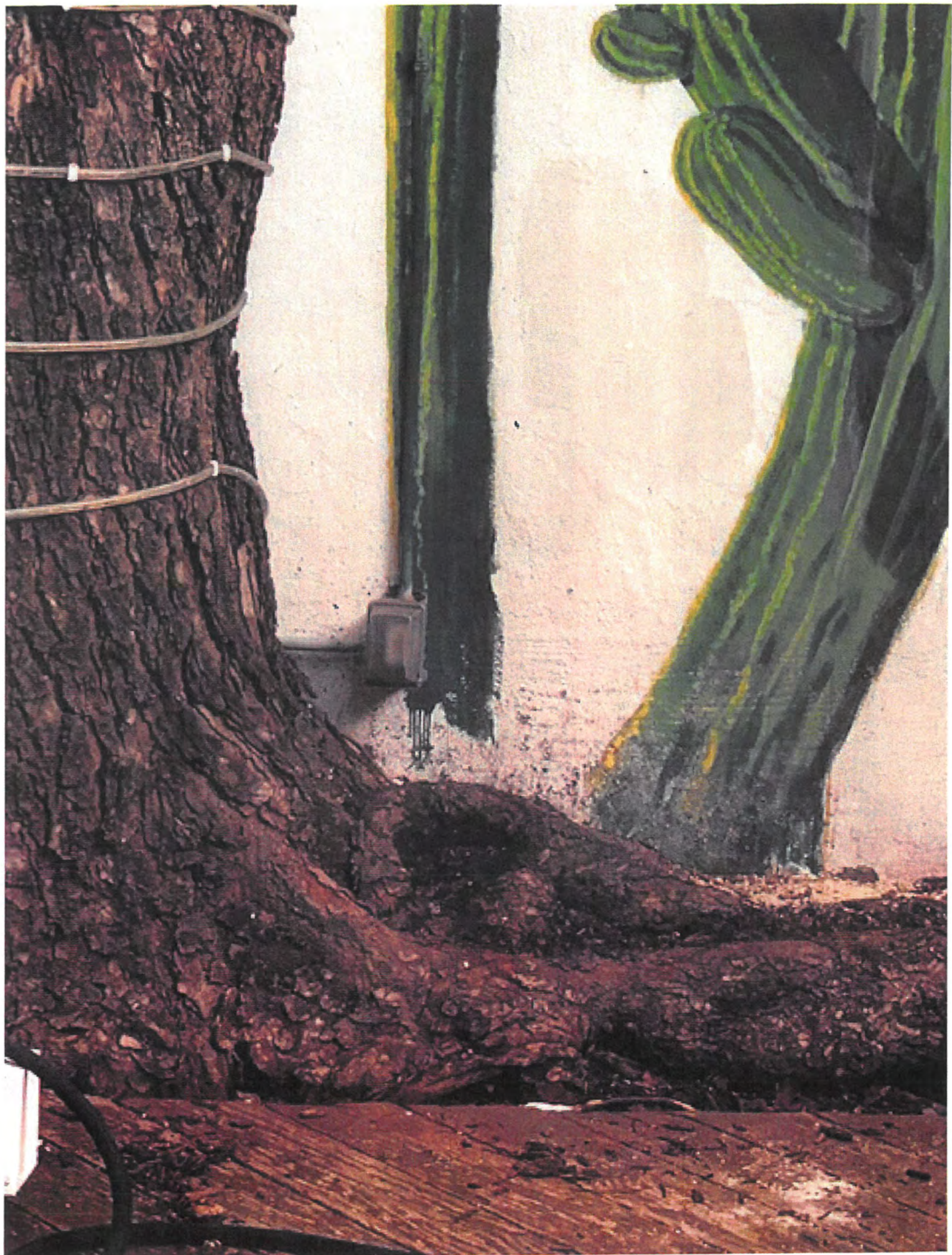




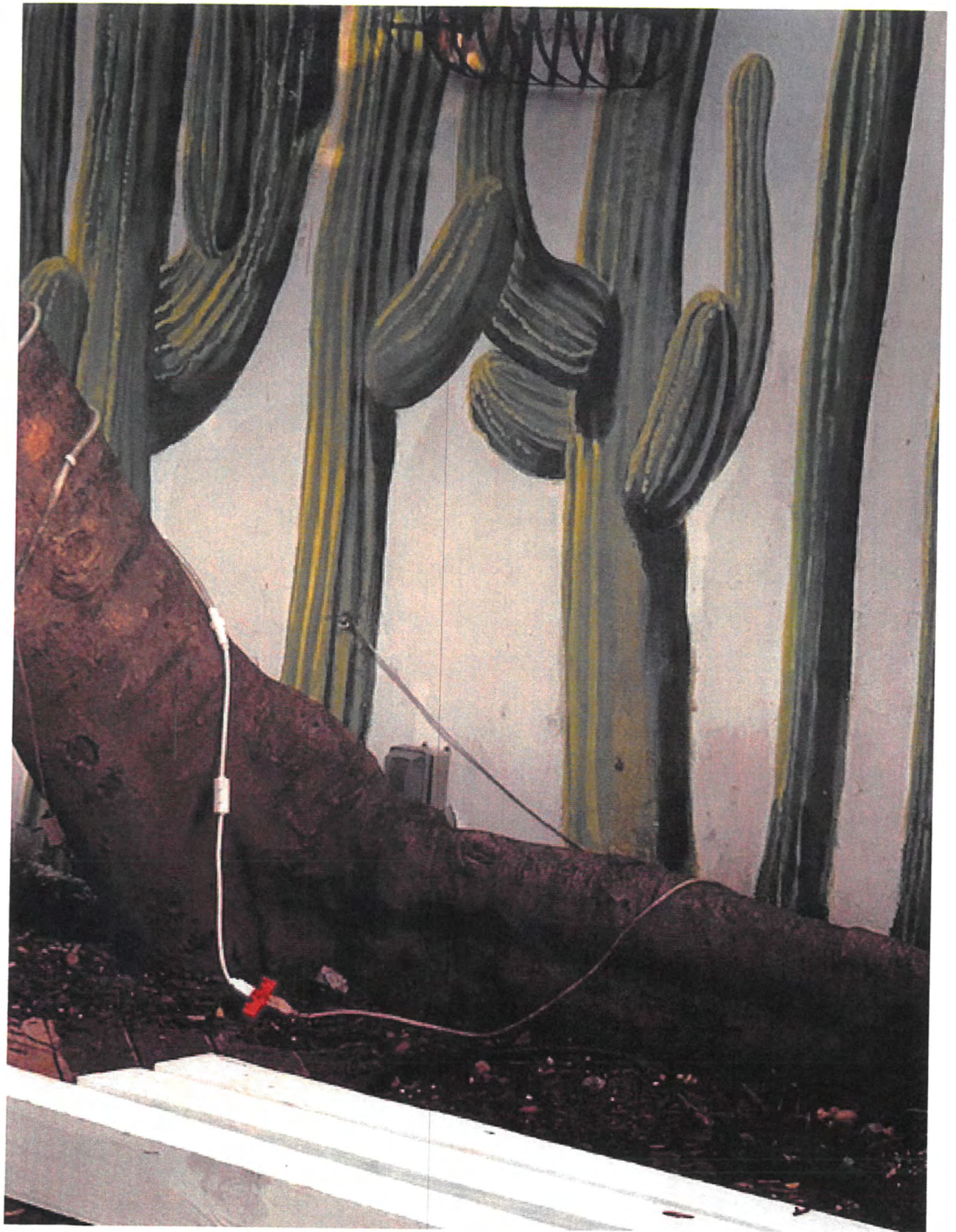














## Frank Herrada

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**From:** Frank Herrada  
**Sent:** Monday, October 14, 2019 3:14 PM  
**To:** Frank Herrada  
**Subject:** 607 Duval repairs















Sincerely,  
Frank Herrada

Director of facility management.  
BU-2019; CGC-1518011  
201 Front St #310  
Key West, FL 33040  
Cell: 305-797-2002  
Office: 294-3225











