

# STAFF REPORT

DATE: June 30, 2021

RE: 411 Caroline Street (permit application # T2021-0160)

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

An application was received requesting the removal of (3) Strangler Fig and (1) Woman's Tongue tree. A site inspection was done and documented the following:

Tree Species: Strangler Fig (*Ficus aurea*)



Photo showing location of Strangler Fig trees #1 and #2, view 1.

Tree #1

Tree #2



Photo showing location of Strangler Fig trees #1 and #2, view 2.

Tree #1



Photo showing base of tree



Photo showing whole tree.



Photo showing base of tree and multiple trunks.

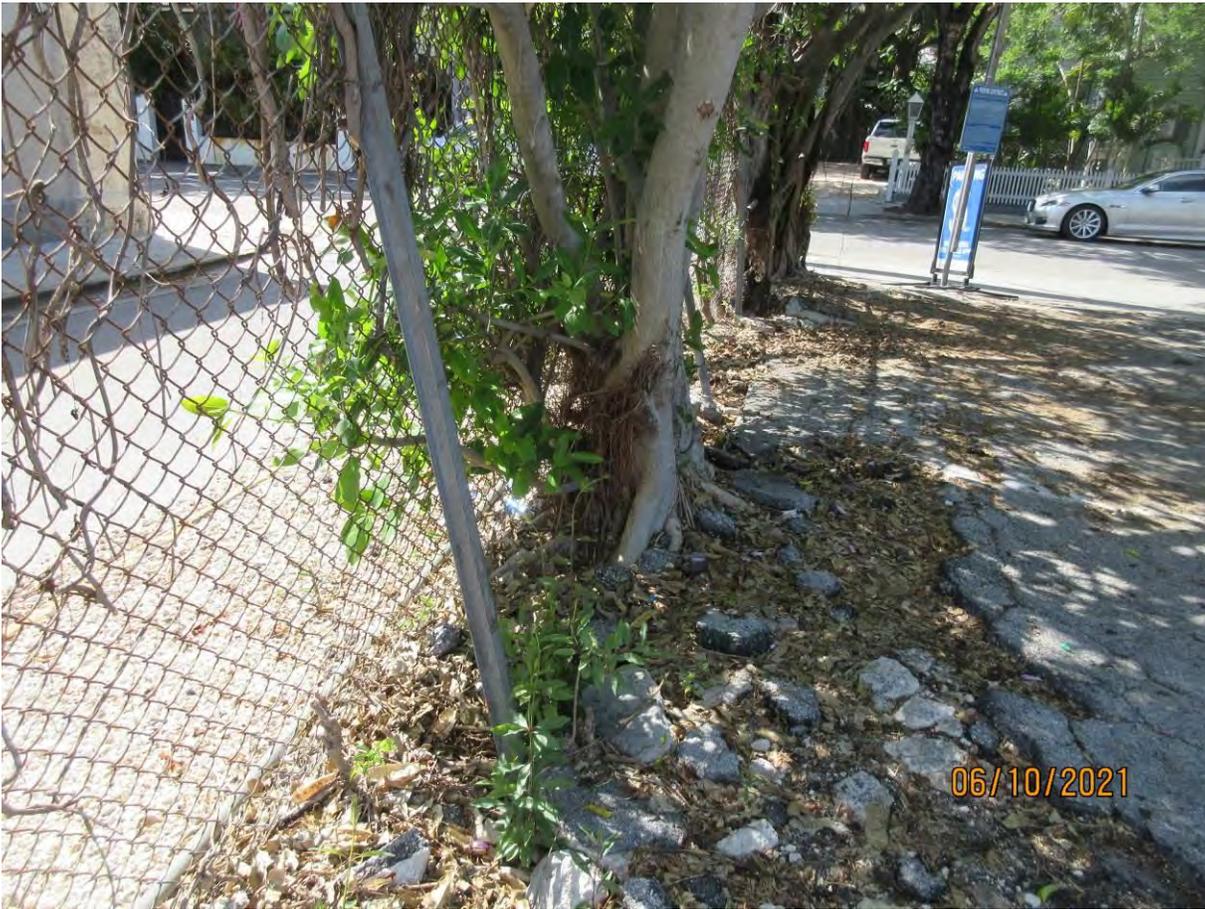


Photo showing base and trunks of tree in relation to existing wire fence, view 1.



Photo showing canopy of tree and utility lines, view 1.



Photo showing base and trunks of tree in relation to existing wire fence, view 2.



Photo of canopy of tree, view 2.

Diameter: 27.7" total (multi-trunked)

Location: 50% (canopy in utility lines, trunk structure close to property line and existing fence-existing wire fence to be removed and wooden picket fence to be installed.)

Species: 100% (on protected tree list)

Condition: 50% (fair to poor-multiple trunks that will become included bark and codominant trunks as tree grows)

Total Average Value = 66%

Value x Diameter = 18.2 replacement caliper inches

Tree #2



Photo of tree showing location near utility pole and lines.



Photo of whole tree.



Photo showing tree canopy and utility lines/pole.



Photo showing tree trunks and existing fence. Wire fence is proposed to be removed and new picket fence installed.



Photo showing base of tree and trunks.



Photo of tree trunks and canopy.

Diameter: 21.9" total (multi-trunked)

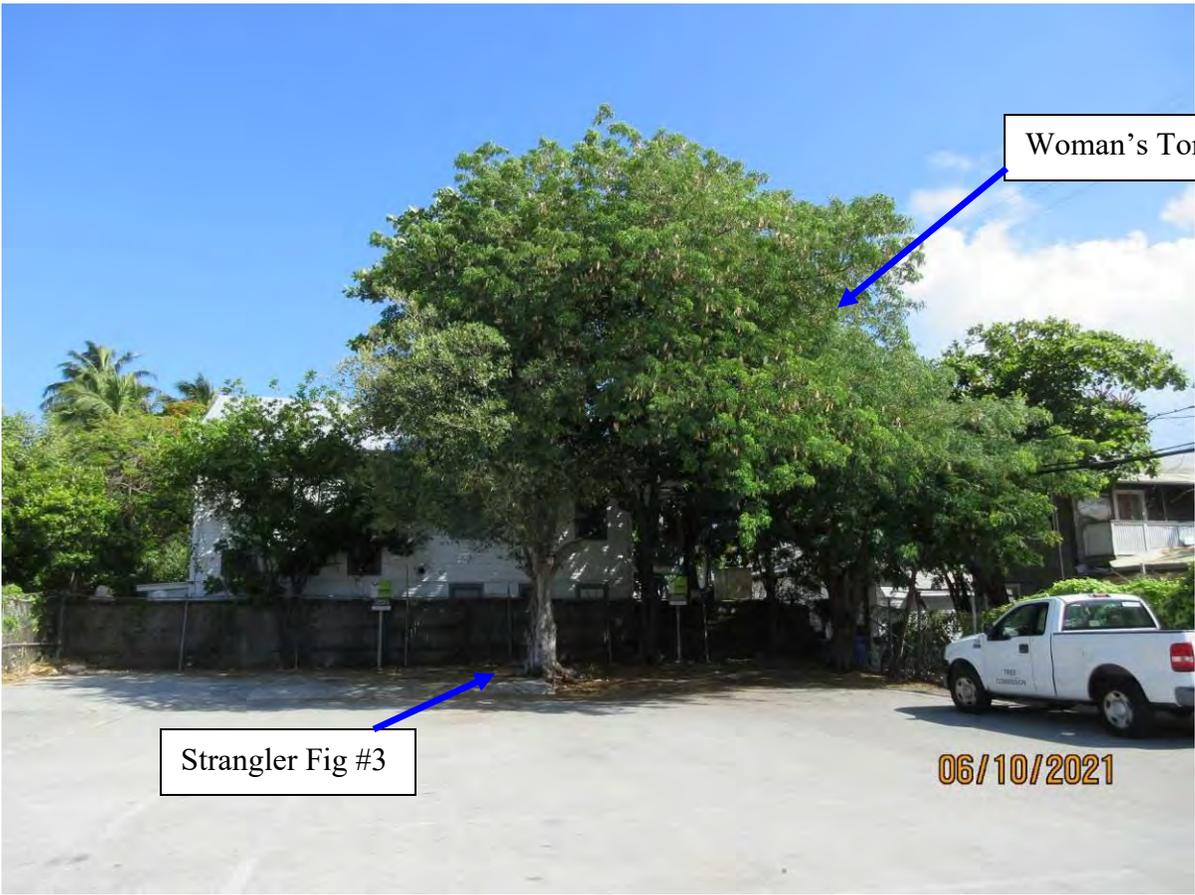
Location: 40% (canopy in utility lines and pole, trunk structure close to property line and existing fence-existing wire fence to be removed and wooden picket fence to be installed.)

Species: 100% (on protected tree list)

Condition: 50% (fair health, poor structure-wrong tree, wrong place)

Total Average Value = 63%

Value x Diameter = 13.7" replacement caliper inches



Strangler Fig #3

Woman's Tongue

06/10/2021

Two photos showing area where Strangler Fig #3 and Woman's tongue tree are located near Telegraph Lane boundary of property.



Strangler Fig #3

Almond

Woman's Tongue

06/10/2021

Tree #3



Photo showing whole Strangler Fig tree, view 1. Note most of canopy in photos is from Woman's Tongue tree.



Photo of whole tree, view 2. Note most of canopy in this photo is from Almond tree.

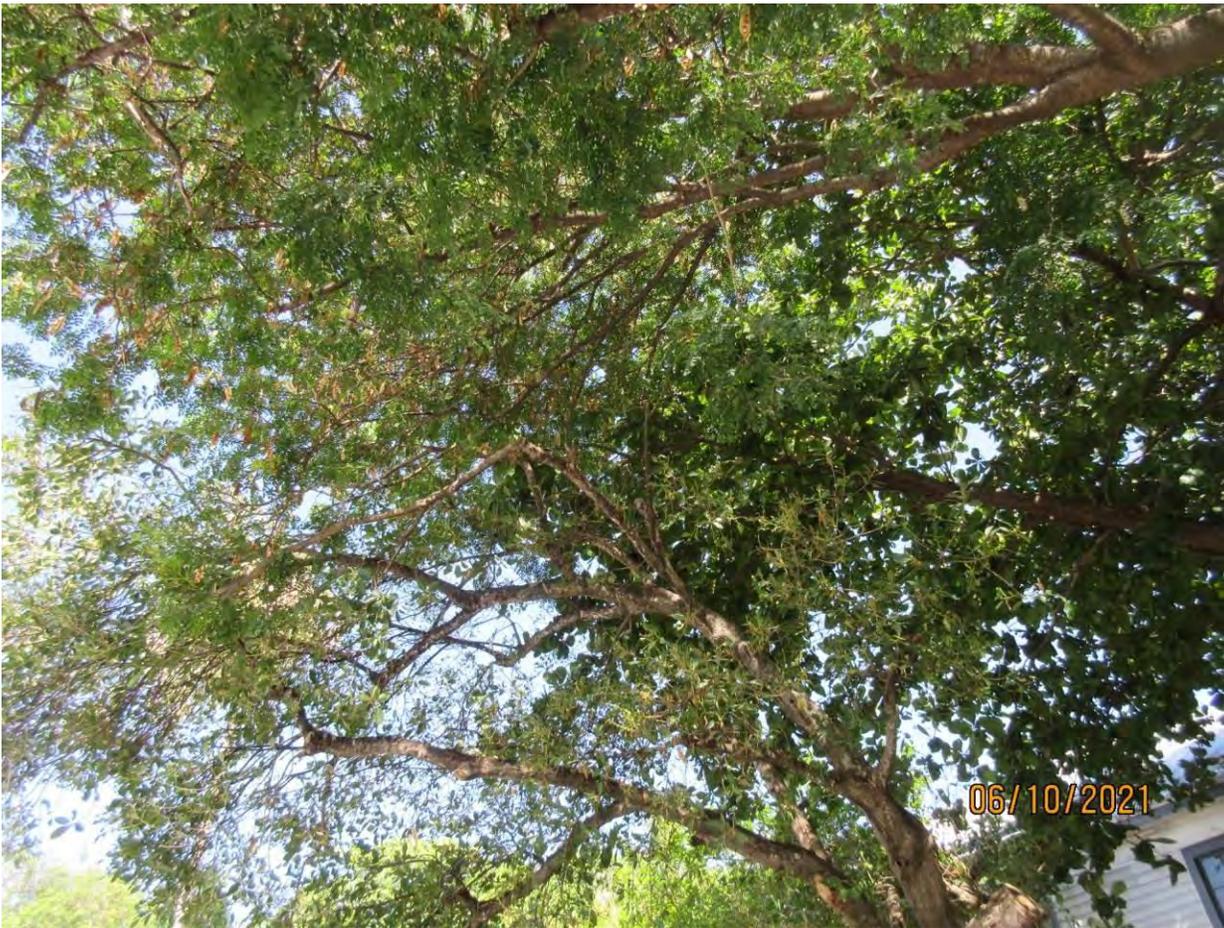


Photo showing canopy of tree, view 1. Most of the canopy in this photo is from Woman's tongue and Almond trees.



Photo showing base and trunk of tree, view 1.



Photo showing base and trunk of tree, view 2.



Photo showing base and trunk of tree, view 3.



Photo showing trunk and canopy of tree, view 1.



Photo showing trunk and canopy of tree, view 2.



Closeup photo of trunk canopy branch juncture area.



Photo showing base of tree, trunk and some canopy. In the background of this photo is the Almond tree to the left and the Woman's tongue tree to the right.



Photo of canopy branches, view 1.



Photo of canopy branches, view 2.



Close up photo of trunk.

Diameter: 28.9"

Location: 40% (growing in concrete and asphalt under adjacent tree canopies)

Species: 100% (on protected tree list)

Condition: 40% (poor, canopy one sided due to adjacent Almond and Woman's tongue tree canopies, root system compromised due to concrete slab on one side-lots of surface roots, root system also damaged, trunk and canopy branches with decay-poor structure.)

Total Average Value = 60%

Value x Diameter = 17.3 replacement caliper inches

Tree Species: Woman's Tongue (Albizia lebeck)



Young Woman's  
Tongue tree-NPR

06/10/2021

Almond tree

Photo of whole tree.



Photo showing base of tree and trunk with strong growth lean.



Photo of base of tree, view 1.



Photo of base of tree, view 2.



Photo of base of tree, view 3.



Photo of tree canopy, view 1.



Photo of tree trunk and canopy from Telegraph Lane.



Photo of tree canopy, view 2.



Photo showing base of tree and primary root in relation to utility pole.

Diameter:  $26.7'' - 24'' = 2.7''$

Location: 40% (growing in asphalt close to property line, base and canopy of tree in utility lines and power pole with a primary root at power pole)

Species: 0% (on not protected tree list)

Condition: 60% (fair-heavy growth lean)

Total Average Value = 33%

Value x Diameter = 0.8 replacement caliper inches

Total of replacement requirements if all trees approved for removal:  
50 caliper inches.

Below are additional photos of the property

Almond tree along side property line is 23.5" dbh



Two photos showing almond tree trunks and location of tree.



Photos of rest of property:



Standing in the interior of the property looking toward the entrance of the parking lot-Caroline Street.



Standing in the interior of the property looking toward the southwest toward Whitehead Street.



Standing in the interior of the property looking toward the northwest toward Whitehead Street.



Standing in the interior of the property looking toward the north.



Standing in the interior of the property looking toward the northeast toward Telegraph Lane.



Standing in the interior of the property looking toward the east toward Telegraph Lane.



Standing in the interior of the property looking toward the southeast toward Telegraph Lane.



Standing on Telegraph Lane looking at Eastern property line area.

# Application



T2021-0160

### Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 5-21-2021

**Tree Address** 411 Caroline St.  
**Cross/Corner Street** Telegraph Ln.  
**List Tree Name(s) and Quantity** 3 Strangler Fig Ficus | Woman's Tongue tree  
**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 Trim** ( ) Branch Removal ( ) Crown Cleaning/Thinning ( ) Crown Reduction

**Additional Information and Explanation**  
The chain link fence running along Telegraph Lane is being replaced with a pickett fence. The 2 Strangler Figs growing thru the fence have been hacked repeatedly. The large Strangler Fig has extensive decay at its base. The Woman's Tongue has gummy sideways curl and is totally unbalanced.

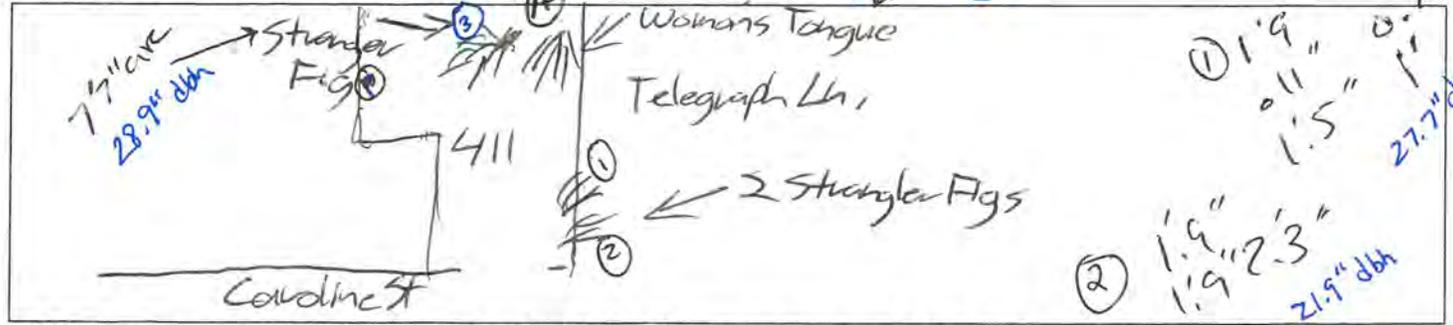
**Property Owner Name** Downtown Parking Corporation  
**Property Owner email Address** gawo119@gmail.com  
**Property Owner Mailing Address** 727 Hawass Creek View Dr. Annapolis MD 21403  
**Property Owner Phone Number** 410-336-4692  
**Property Owner Signature** \_\_\_\_\_

Fence permit: #1d 2001-1406

**Representative Name** Kenneth King  
**Representative email Address** \_\_\_\_\_  
**Representative Mailing Address** 1602 Laurel St.  
**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  
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 305-809-3740.

woman's tongue already removed - 22" dbh (NPK)



# Tree Representation Authorization

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.

Date 5/17/2021  
Tree Address 411 Caroline Street, Key West  
Property Owner Name Downtown Parking Corporation  
Property Owner Mailing Address 737 Harness Creek View Drive  
Property Owner Mailing City, State, Zip Annapolis, MD 21403  
Property Owner Phone Number 410-336-4692  
Property Owner email Address gaw0119@gmail.com  
Property Owner Signature Greg Alan Walker, V.P.

Representative Name Kenneth King  
Representative Mailing Address 1602 Land St  
Representative Mailing City, State, Zip Key West FL 33040  
Representative Phone Number 305-296-4401  
Representative email Address \_\_\_\_\_

I, Greg Alan Walker 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 Greg Alan Walker

The forgoing instrument was acknowledged before me on this 17 day May, 2021  
By (Print name of Affiant) Greg Alan Walker who is personally known to me or has produced DRIVER LICENSE as identification and who did take an oath.

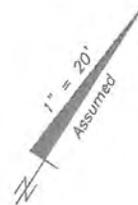
Notary Public  
Sign name: Mario Heredia  
Print name: Mario Heredia

My Commission expires: 11/08/2024 Notary Public-State of Florida (Seal)

Notarized online using audio-video communication



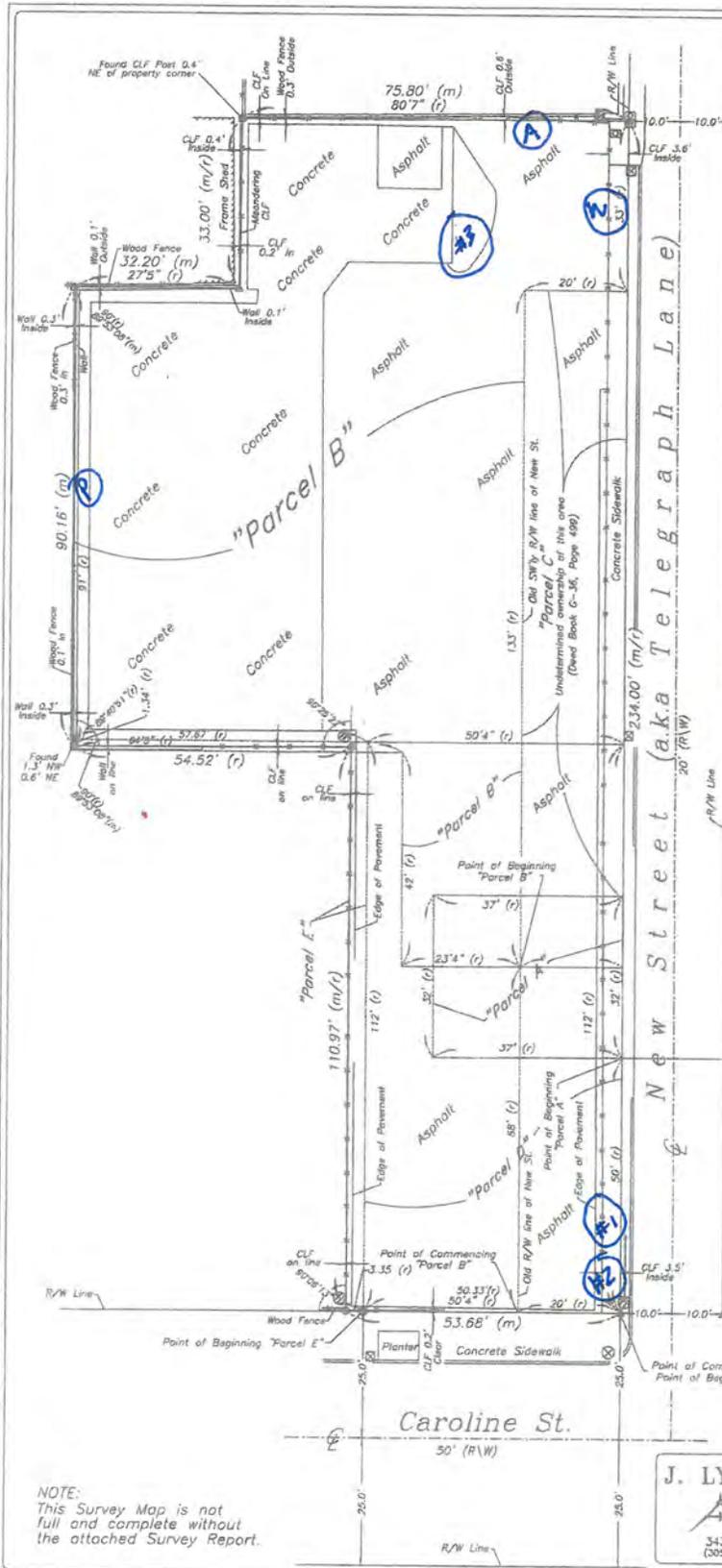
Boundary Survey Map  
of part of Lots 3 & 4,  
Square 15, according  
to Wm. Whitehead's  
Map of the Island of  
Key West



**LEGEND**

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 1/2 Iron Pipe w/cap (629B)
- Found 1/2" Iron Rod (FHH)
- ▲ Found Nail & Disc (FHH)
- △ Set Nail & Disc (629B)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊥ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊙ Metal Utility Pole
- ⊠ Sewer Cleanout

- Ⓐ Almond
- Ⓜ Woman's Tongue
- #1 strangler fig trees
- #2
- #3



NOTE:  
This Survey Map is not  
full and complete without  
the attached Survey Report.

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**  
Professional Surveyor & Mapper  
Pail #629E

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

Ⓐ Palm



**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 00001620-000000  
 Account# 1001678  
 Property ID 1001678  
 Millage Group 10KW  
 Location Address 411 CAROLINE ST, KEY WEST  
 Legal Description KW PT LOT 3 AND 4 SQR 15 G36-497/500 G51-274/75 OR1023-1646/67 OR1105-2222/24 OR1750-1455/59 OR1750-1460/64 OR1750-1465/70 OR2489-2132/45 OR2862-2365/69  
(Note: Not to be used on legal instruments.)  
 Neighborhood 32020  
 Property Class PARKING LOT (2800)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable Housing No

**Owner**

411 CAROLINE LLC  
 C/O GREG WALKER  
 727 Harness Creek View Dr  
 Annapolis MD 21403

**Valuation**

	2020	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Market Misc Value	\$48,255	\$25,149	\$14,356	\$14,356	\$14,355
+ Market Land Value	\$2,257,132	\$1,496,297	\$1,314,576	\$1,051,661	\$1,057,692
= Just Market Value	\$2,305,387	\$1,521,446	\$1,328,932	\$1,066,017	\$1,072,047
= Total Assessed Value	\$1,608,007	\$1,461,825	\$1,328,932	\$1,066,017	\$1,072,047
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,305,387	\$1,521,446	\$1,328,932	\$1,066,017	\$1,072,047

**Land**

Land Use (2800)	Number of Units	Unit Type Square Foot	Frontage	Depth
	18,239.45		0	0

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1949	1950	1	768 SF	4
ASPHALT PAVING	1949	1950	1	9637 SF	2
CH LINK FENCE	1964	1965	1	1028 SF	1
ASPHALT PAVING	1979	1980	1	2508 SF	2
CH LINK FENCE	1964	1965	1	2064 SF	2
ASPHALT PAVING	1994	1995	1	7350 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/29/2017	\$100	Quit Claim Deed	2129887	2862	2365	11 - Unqualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
B953258	9/1/1995	11/1/1995	\$10,000		1200 SQ YDS ASPHALT

**View Tax Info**

[View Taxes for this Parcel](#)

**Map**



**TRIM Notice**

2020 Notices Only



Department of State / Division of Corporations / Search Records / Search by Entity Name /

## Detail by Entity Name

Florida Limited Liability Company  
411 CAROLINE, LLC

### Filing Information

<b>Document Number</b>	L17000128089
<b>FEI/EIN Number</b>	82-1844740
<b>Date Filed</b>	06/12/2017
<b>Effective Date</b>	06/12/2017
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC STMNT OF RA/RO CHG
<b>Event Date Filed</b>	12/15/2017
<b>Event Effective Date</b>	NONE

### Principal Address

727 HARNESS CREEK VIEW DRIVE  
ANNAPOLIS, MD 21403-1621

Changed: 12/18/2017

### Mailing Address

727 HARNESS CREEK VIEW DRIVE  
ANNAPOLIS, MD 21403-1621

Changed: 12/18/2017

### Registered Agent Name & Address

WALKER, STEPHEN M  
1408 OLIVIA STREET  
KEY WEST, FL 33040

Name Changed: 12/15/2017

Address Changed: 12/15/2017

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager, President and Treasurer

Walker, Joyce M

1620 Mayflower Court  
 A-502  
 Winter Park, FL 32792

Title Manager, VP

Walker, Gilbert H  
 1620 Mayflower Court  
 A-502  
 Winter Park, FL 32792

Title VP, Secretary and Assistant Treasurer

Walker, Greg A  
 727 Harness Creek View Drive  
 Annapolis, MD 21403

Title Assistant Vice President, Assistant Secretary, Asst. Treasurer

Baum, Diane  
 1816 Sulgrave Avenue  
 Baltimore, MD 21230

Title Assistant Vice President

Baum, David  
 1816 Sulgrave Avenue  
 Baltimore, MD 21230

Annual Reports

Report Year	Filed Date
2019	01/02/2019
2020	01/02/2020
2021	01/03/2021

Document Images

<a href="#">01/03/2021 - ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/02/2020 - ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/02/2019 - ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/15/2018 - ANNUAL REPORT</a>	View image in PDF format
<a href="#">12/15/2017 - CORLCRACHG</a>	View image in PDF format
<a href="#">06/12/2017 - Florida Limited Liability</a>	View image in PDF format