

STAFF REPORT

DATE: September 29, 2021

RE: 900 Fleming Street ROW (permit application # T2021-0315)

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

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

Tree Species: Gumbo Limbo (*Bursera simaruba*)



Photo showing location of tree on Margaret Street ROW.



Three photos showing base of tree and growth of roots toward historic structure.





Photo of tree canopy.

Diameter: 30.2"

Location: 30% (roots of tree impacting private property structure- foundation, canopy of tree in utility lines and against pole, small growth area between sidewalk and house.)

Species: 100% (on protected tree list)

Condition: 70% (overall good health, poor structure, codominant trunks)

Total Average Value = 66%

Value x Diameter = 19.9 replacement caliper inches

*to be planted on City property

Application



T2021-0315✓

RECEIVED

SEP 28 2021

Tree Commission

Tree Permit Application

CITY MANAGER

Please Clearly Print All Information unless indicated otherwise. Date: 9-28-2021

Tree Address 900 Fleming Street ROW
Cross/Corner Street Margaret
List Tree Name(s) and Quantity 1- Gumbo Limbo tree
Species Type(s) check all that apply () Palm () Flowering () Fruit (X) Shade () Unsure
Reason(s) for Application:
(X) Remove () Tree Health () Safety (X) Other/Explain below
() Transplant () New Location () Same Property () Other/Explain below
() Heavy Maintenance Trim () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

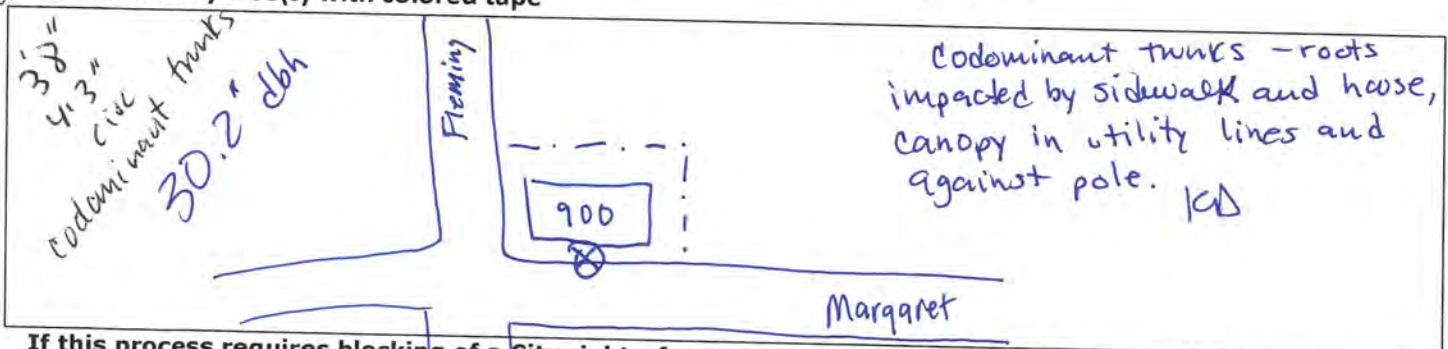
Additional Information and Explanation Tree is growing against house and roots are impacting the foundation + walls (verbal communication with property owner - FL Keys wholesalers, Jenna Blackwell)

Property Owner Name City of Key West ✓
Property Owner email Address
Property Owner Mailing Address PO Box 1409 KW FL 33041
Property Owner Phone Number
Property Owner Signature [Signature] T2021-0315, ACM, 9-28-2021
Representative Name Karen Sulauig / Ken King - Property owner
Representative email Address Jenna Blackwell - property owner at 900 Fleming ✓
Representative Mailing Address
Representative Phone Number

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 ()

Matt Willman verified it is a city tree.

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.

Karen DeMaria

From: Florida Keys Wholesalers <fkwinc@comcast.net>
Sent: Tuesday, September 28, 2021 3:28 PM
To: Karen DeMaria
Subject: [EXTERNAL] Re: [EXTERNAL] 900 Fleming St Tree

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Karen,

Yes, that is correct. We are requesting that the tree be removed since it has damaged the property. There is damaged to the sills / foundation and floor joist. The tenant is in the process of moving out so we can address the repairs.

Thanks,
Jenna

Jenna Blackwell
C&D, KDC and MMR Properties of Key West
Florida Keys Wholesalers, Inc
305.393.6573 Mobile
Fkwinc@comcast.net

Sent from my iPhone

On Sep 28, 2021, at 3:10 PM, Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

Jenna:

It is my understanding that you are requesting that the City remove the tree, is that correct?

Sincerely,

Karen

From: Florida Keys Wholesalers <fkwinc@comcast.net>
Sent: Monday, September 27, 2021 9:28 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Subject: [EXTERNAL] 900 Fleming St Tree

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Karen,

KEN KING
(305) 296-8101

INVOICE

Date 9-20-2021

Golden Bough Tree Service, Inc.

1602 Laird Street, Key West, Florida 33040



900 Fleming St Gumbo Limbo

The Gumbo Limbo tree growing between the sidewalk and the base of the house at 900 Fleming St. is actually 2 trees growing together at the base. The trees roots are reaching under the base of the house because they have no other place to grow and they ^{are} causing significant damage. The tree will continue to cause damage until it is removed. It makes no sense to start repairs until then.

Kenneth King
[Signature]

ISA Certified Arborist
FLO468A

*representative for
property owner. KD*

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 00007920-000000
 Account# 1008184
 Property ID 1008184
 Millage Group 10KW
 Location Address 900 FLEMING ST, KEY WEST
 Legal Description KW PT LOT 3 SQR 46 G39-120/21 OR 424-660/61 OR 843-935 OR 859-82 OR 859-84 OR 2557-1719/24
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No

**Owner**

KDC PROPERTIES OF KEY WEST LLC
 PO Box 4125
 Key West FL 33041

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$352,704	\$356,758	\$364,866	\$372,974
+ Market Misc Value	\$1,056	\$1,100	\$1,145	\$1,170
+ Market Land Value	\$542,317	\$496,984	\$485,231	\$553,304
= Just Market Value	\$896,077	\$854,842	\$851,242	\$927,448
= Total Assessed Value	\$826,887	\$751,715	\$683,377	\$621,252
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$896,077	\$854,842	\$851,242	\$927,448

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (0800)	3,650.00	Square Foot	50	73

Buildings

Building ID 555
 Style 2 STORY ELEV FOUNDATION
 Building Type M.F. - R2 / R2
 Gross Sq Ft 1588
 Finished Sq Ft 1192
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 200
 Functional Obs 0
 Economic Obs 0
 Depreciation % 15
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1934
 EffectiveYearBuilt 2008
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 550
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,192	1,192	0
GBF	GAR FIN BLOCK	360	0	0
OUU	OP PR UNFIN UL	36	0	0
TOTAL		1,588	1,192	0

Building ID 556
 Style 1 STORY ELEV FOUNDATION
 Building Type M.F. - R2 / R2
 Gross Sq Ft 910
 Finished Sq Ft 796
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 126
 Functional Obs 0
 Economic Obs 0
 Depreciation % 15
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1929
 EffectiveYearBuilt 2008
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type CONVECTION with 0% NONE
 Bedrooms 2
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

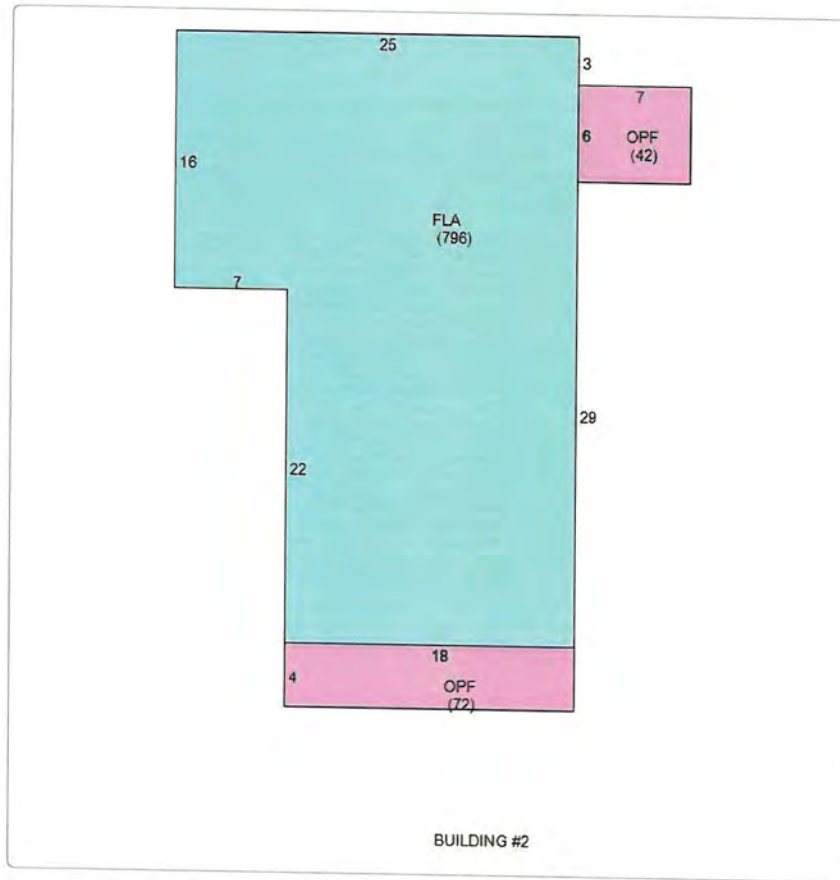
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	796	796	126
OPF	OP PRCH FIN LL	114	0	70
TOTAL		910	796	196

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
LC UTIL BLDG	1949	1950	1	48 SF	1
FENCES	2012	2013	1	300 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/30/2011	\$100	Quit Claim Deed		2557	1719	11 - Unqualified	Improved



Photos



Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

Karen DeMaria

From: Karen DeMaria
Sent: Tuesday, September 28, 2021 8:16 AM
To: Karen DeMaria
Subject: FW: [EXTERNAL] 900 Fleming St Tree

From: Florida Keys Wholesalers <fkwinco@comcast.net>
Sent: Monday, September 27, 2021 9:28 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Subject: [EXTERNAL] 900 Fleming St Tree

Hi Karen,
Here are some photos of the City tree that has damaged the foundation to one of our rentals located at 900 Fleming St. We only have just begun to assess the extent but it has shifted the house. Let me know if you have any questions.
Thank you,
Jenna



photo of base of
tree between
sidewalk + structure
KD



photo showing tree roots growing
under structure. RD



photo of tree roots and base
of structure.
KD



Photo of tree roots and structure. 100



Jenna Blackwell
C&D, KDC and MMR Properties of Key West
Florida Keys Wholesalers, Inc
305.393.6573 Mobile
Fkwinc@comcast.net

Photo of tree roots and
structure. 100

Sent from my iPhone

Karen DeMaria

From: Matt Willman
Sent: Friday, September 17, 2021 11:45 AM
To: Karen DeMaria
Subject: RE: 900 Fleming Street

Karen,

It's my belief that said tree is on the City RoW. The immediate house appears to be on or very close to the line. Some of the buildings in the vicinity clearly extend beyond the PL as depicted in the bottom clip.



photo showing approximate
property line. 100



Photo showing approximate property line.
RD



Google photo showing tree
location. 100

Matt Willman

UTILITY ADMINISTRATOR / GIS
City of Key West
1300 White St
Key West FL 33040
1.305.809.3721



From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Sent: Friday, September 17, 2021 10:22 AM

To: Matt Willman <mwillman@cityofkeywest-fl.gov>
Subject: 900 Fleming Street

Matt:

I need to figure out if this Gumbo Tree is located on City property, private property, or both. The property owner and their arborist are asking as they want to remove the tree.

Thanks for your help,

Karen

Karen DeMaria

Karen DeMaria
Urban Forestry Manager
Certified Arborist FL-6585A
City of Key West
305-809-3768





Photo showing
location of
tree.

KD



Photo
showing base
of tree between
structure and
sidewalk.

KD



Two photos
showing tree
canopy.



09/24/2021

Utility pole



Photo of tree root system.



Photo showing tree roots growing under structure. KCD



Photo showing tree canopy, utility lines, and structure. KSD



Photo showing tree canopy, and utility pole. *ks*



photo of tree canopy. ko