

# STAFF REPORT

DATE: June 28, 2023

RE: 3702 Duck Avenue (permit application # T2023-0192)

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

An application was received requesting the removal of (2) Gumbo Limbos and (1) Mahogany tree. A site inspection was done and documented the following:

Tree Species: Gumbo Limbo (*Bursera simaruba*)

Tree #1:



Photo of whole tree showing location, view 1.





Photo of  
tree  
canopy,  
view 1.



Photo of  
trunk and  
base of tree  
showing  
location.





Photo of tree canopy, view 2.



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 3.



Photo of  
tree  
canopy,  
view 4.

Note the  
locations of  
bark  
fissures on  
the main  
canopy  
trunks.





Photo of tree trunk, view 1. Note the bark fissures and weeping sap running down trunk.





Two photos  
of the  
canopy  
trunks. Note  
the decay  
areas and  
bark fissures.







Close up photo of bark fissure.





Photo of tree trunk, view 2. Note the bark fissures and weeping sap running down trunk.





Photo of whole tree showing location, view 2.





Photo showing base of tree and surface roots, view 1.





Photo of  
base of  
tree and  
surface  
roots,  
view 2.



Photo of  
tree  
canopy,  
view 5.





Two photos  
of tree  
canopy,  
views 6 & 7.





Diameter: 21.6"

Location: 60% (very visible tree growing inside yard, canopy impacts with roof and utility lines.)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair to poor, bark split with open tissue areas and weeping sap, poor canopy structure with areas of decay in old cuts)

Total Average Value = 70%

Value x Diameter = 15.1 replacement caliper inches



Photo showing location of Gumbo Limbo tree #2 and Mahogany tree.



Tree #2:



Photo of  
whole tree.



Photo of trunk  
and canopy,  
view 1.





Photo of tree trunk, view 1.





Two photos  
of tree trunk  
and canopy,  
views 2 &  
3.







Photo of base of tree, view 1.





Old stump

Photo of base of tree, view 2.





Closeup photo of base of tree and old stump.



Diameter: 6.3"

Location: 60% (very visible tree growing in side-rear yard area on property and fence line)

Species: 100% (on protected tree list)

Condition: 40% (overall condition is poor, this trunk is a resprout from a stump, poor structure-growing sideways.)

Total Average Value = 66%

Value x Diameter = 4.3 replacement caliper inches

Tree Species: Mahogany (Swietenia mahagoni)



Photo showing whole tree, view 1.





Photo of tree trunk showing location in fence line.





Photo of whole tree showing location, view 2.





Photo of base of tree, view 1.





Photo of tree trunk, view 2.





Photo looking down tree trunk toward base of tree showing location nest to sidewalk.





Photo of  
bae of tree,  
view 2.



Photo of  
tree  
canopy.



Diameter: 7"

Location: 40% (very visible tree growing in side-rear yard area against property line-fence-sidewalk area. Canopy in utility lines.)

Species: 100% (on protected tree list)

Condition: 60% (overall condition is fair-healthy tree with fair to poor structure.)

Total Average Value = 66%

Value x Diameter = 4.2 replacement caliper inches

Total required replacement if all tree removed: 26.3 caliper inches of approved trees.

Recommend approval of the removal of (2) Gumbo Limbos and (1) Mahogany tree located at 3702 Duck Avenue, to be replaced with a 26.3 caliper inches of approved trees from the approved list, to be planted on site.



# Application





T2023-0192



## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 6/30/23

Tree Address 3702 Duck Ave

Cross/Corner Street 19th St

List Tree Name(s) and Quantity 1 Mahogany Tree 1 Gumbo sm 1 large Gumbo

Species Type(s) check all that apply ( ) Palm ( ) Flowering ( ) Fruit ( ) Shade ( ) Unsure

Reason(s) for Application:

☒ Remove ( ) Tree Health ( ) Safety ☒ Other/Explain below (2 - Gumbo Limbo)

( ) Transplant ( ) New Location ( ) Same Property ( ) Other/Explain below

( ) Heavy Maintenance Trim ( ) Branch Removal ( ) Crown Cleaning/Thinning ( ) Crown Reduction

Additional Information and

Explanation

Growing Under Power lines

large Gumbo Limbo has decay &amp; open cambium tissue

Property Owner Name

David Black

Property Owner email Address

dblackkw@icloud.com

Property Owner Mailing Address

3702 Duck Ave Kw Fl. 33040

Property Owner Phone Number

305-777-9235

Property Owner Signature

[Signature]

Representative Name

John Cole Shade Tree Inc

Representative email Address

shadetreeservices@yahoo.com

Representative Mailing Address

P O Box 1341 Key West, Florida 33041

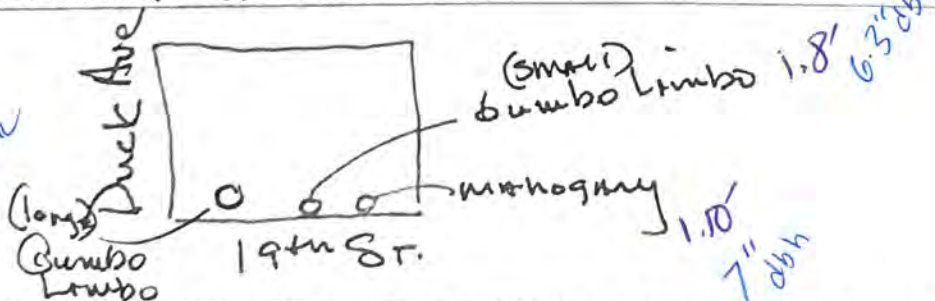
Representative Phone Number

305.340.8094

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.

\$20  
50  
50  
\$120 = \$100 max





## 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 5/30/23  
Tree Address 3702 Duck Ave  
Property Owner Name David Black  
Property Owner Mailing Address 3702 Duck Ave  
Property Owner Mailing City, State, Zip Key West Fl. 33040  
Property Owner Phone Number 305-797-9235  
Property Owner email Address dblackkw@icloud.com  
Property Owner Signature David Black

Representative Name John Cole  
Representative Mailing Address P O Box 1341  
Representative Mailing City, State, Zip Key West, Florida 33041  
Representative Phone Number 305.340.8094  
Representative email Address shadetreeservices@yahoo.com

I, David Black 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 if there is any questions or need access to my property.

Property Owner Signature David Black

The forgoing instrument was acknowledged before me on this 30<sup>th</sup> day May 2023.  
By (Print name of Affiant) David Black who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: Yeny L. Valdes

Print name: Yeny Valdes

My Commission expires: 6/21/2026

Notary Public-State of

Florida

(Seal)



Yeny L. Valdes  
Comm.: HH 258328  
Expires: June 21, 2026  
Notary Public - State of Florida



### 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** 00053720-000000  
**Account#** 1054330  
**Property ID** 1054330  
**Millage Group** 10KW  
**Location** 3702 DUCK Ave, KEY WEST  
**Address**  
**Legal** BK 13 LT 13 KW FWDN SUB PLAT 2 PB1-189 G42-471/72 OR603-313 OR788-1737  
**Description** OR814-1813/1815A/D OR819-1755 OR1015-598C OR1039-1864/1865C OR1042-1834 OR1067-1114C OR1067-1115 OR2679-63/64ORD OR2679-2419/23 OR2748-1839/41 OR2750-1484/85 OR3166-1463 OR3166-1465 OR3217-1688  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 6203  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision** Key West Foundation Co's Plat No 2  
**Sec/Twp/Rng** 34/67/25  
**Affordable** No  
**Housing**



### Owner

3702 DUCK AVE HOLDINGS LLC  
 500 International Pkwy  
 Lake Mary FL 32746

### Valuation

|                            | 2022 Certified Values | 2021 Certified Values | 2020 Certified Values | 2019 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$174,089             | \$119,934             | \$121,600             | \$101,351             |
| + Market Misc Value        | \$890                 | \$890                 | \$890                 | \$890                 |
| + Market Land Value        | \$426,000             | \$276,000             | \$282,000             | \$282,000             |
| = Just Market Value        | \$600,979             | \$396,824             | \$404,490             | \$384,241             |
| = Total Assessed Value     | \$436,506             | \$396,824             | \$404,490             | \$384,241             |
| - School Exempt Value      | \$0                   | \$0                   | \$0                   | \$0                   |
| = School Taxable Value     | \$600,979             | \$396,824             | \$404,490             | \$384,241             |

### Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2021 | \$276,000  | \$119,934      | \$890           | \$396,824           | \$396,824      | \$0          | \$396,824     | \$0                 |
| 2020 | \$282,000  | \$121,600      | \$890           | \$404,490           | \$404,490      | \$0          | \$404,490     | \$0                 |
| 2019 | \$282,000  | \$101,351      | \$890           | \$384,241           | \$384,241      | \$0          | \$384,241     | \$0                 |
| 2018 | \$258,000  | \$101,351      | \$890           | \$360,241           | \$360,241      | \$0          | \$360,241     | \$0                 |

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

| Land Use               | Number of Units | Unit Type   | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 6,000.00        | Square Foot | 50       | 120   |



## Buildings

Building ID 4356  
 Style GROUND LEVEL  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1321  
 Finished Sq Ft 1288  
 Stories 1 Floor  
 Condition AVERAGE  
 Perimeter 152  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 24  
 Interior Walls WALL BD/WD WAL

Exterior Walls HARDIE BD  
 Year Built 1958  
 EffectiveYearBuilt 2005  
 Foundation CONCR FTR  
 Roof Type GABLE/HIP  
 Roof Coverage ASPHALT SHINGL  
 Flooring Type CONC S/B GRND  
 Heating Type NONE with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 1  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

| Code  | Description    | Sketch Area | Finished Area | Perimeter |
|-------|----------------|-------------|---------------|-----------|
| FLA   | FLOOR LIV AREA | 1,288       | 1,288         | 152       |
| OPF   | OP PRCH FIN LL | 33          | 0             | 34        |
| TOTAL |                | 1,321       | 1,288         | 186       |

## Yard Items

| Description   | Year Built | Roll Year | Size  | Quantity | Units  | Grade |
|---------------|------------|-----------|-------|----------|--------|-------|
| CH LINK FENCE | 1964       | 1965      | 0 x 0 | 1        | 420 SF | 1     |
| WALL AIR COND | 1987       | 1988      | 0 x 0 | 1        | 1 UT   | 2     |
| FENCES        | 1995       | 1996      | 0 x 0 | 1        | 150 SF | 2     |

## Sales

| Sale Date | Sale Price | Instrument   | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|-----------|------------|--|-------------------|-----------|-----------|--------------------|--------------------|---------|---------|
| 3/27/2023 | \$620,000  | Warranty Deed                                      | 2411862           | 3217      | 1688      | 37 - Unqualified   | Improved           |         |         |
| 4/1/2022  | \$650,000  | Warranty Deed                                      | 2370067           | 3166      | 1465      | 01 - Qualified     | Improved           |         |         |
| 3/31/2022 | \$100      | Warranty Deed                                      | 2370066           | 3166      | 1463      | 11 - Unqualified   | Improved           |         |         |
| 7/9/2015  | \$100      | Quit Claim Deed                                    |                   | 2750      | 1484      | 11 - Unqualified   | Improved           |         |         |
| 7/1/2015  | \$100      | Quit Claim Deed                                    |                   | 2750      | 1484      | 11 - Unqualified   | Improved           |         |         |
| 4/11/2014 | \$225,000  | Warranty Deed                                      |                   | 2679      | 2419      | 38 - Unqualified   | Improved           |         |         |
| 4/9/2014  | \$0        | Order (to be used for Order Det. Heirs, Probate in |                   | 2679      | 63        | 11 - Unqualified   | Improved           |         |         |
| 7/1/1980  | \$60,000   | Agreement for Deed                                 |                   | 819       | 1755      | Q - Qualified      | Improved           |         |         |
| 5/1/1979  | \$50,000   | Conversion Code                                    |                   | 788       | 1737      | Q - Qualified      | Improved           |         |         |

## Permits

| Number  | Date Issued | Date Completed | Amount  | Permit Type | Notes  |
|---------|-------------|----------------|---------|-------------|--|
| 14-4031 | 8/27/2014   |                | \$0     | Residential | Install 30 sheets drywall; 160 sf wood. Flooring repairs; remove damaged drywall and repair brackets. Add Hardi to deck underlayment for tile; 700 sf repair walls and prep for paint. |
| 14-2494 | 5/29/2014   |                | \$0     | Residential | EXTEND PERMIT #98-1659 FOR FINAL INSPEC TION ONLY (RE-ROOF 15 SQS ASPHALT SHINGLES.  |
| 14-2078 | 5/9/2014    | 8/24/2016      | \$0     | Residential | UPGRADE A OLD 100 AMPS SERVICE WITH OLD GLASS FUSES TO A NEW 200 AMPS SERVICE W/NEW BREAKER BOX. RUN ALL HOME FROM GLASS FUSES TO NEW BREAKER BOX.                                     |
| 9803358 | 10/27/1998  | 12/1/2000      | \$300   | Residential | REPLACE RISER/METER CAN  |
| 9801659 | 5/29/1998   | 12/1/2000      | \$1,000 | Residential | RE-ROOF  |
| 9801356 | 4/30/1998   | 12/1/2000      | \$2,000 | Residential | REPLACE OLD DRAIN PIPES  |
| 9801216 | 4/20/1998   | 12/1/2000      | \$2,000 | Residential | REPAIR BATHROOM FLOOR  |

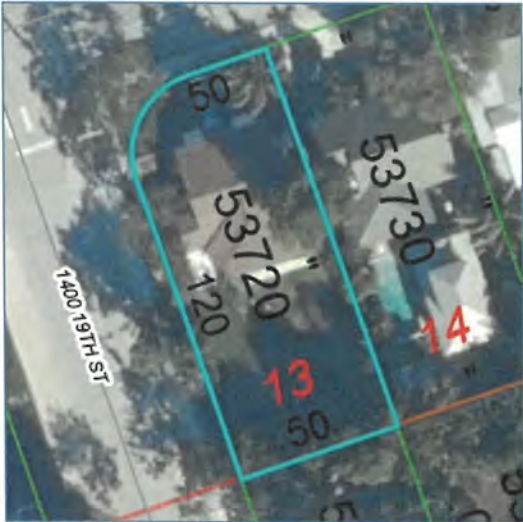
## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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**OPERATING AGREEMENT  
OF  
3702 DUCK AVE HOLDINGS, LLC  
(A FLORIDA LIMITED LIABILITY COMPANY)**



**EXHIBIT A****NAMES AND ADDRESSES OF THE MEMBERS**

| <b><u>Member Name and Address</u></b>   | <b><u>Percentage Interest of<br/>Company (as %)</u></b> | <b><u>Value of Interest<br/>Capital Contribution</u></b> |
|---|---|--|
| Leman Porter<br>500 International Parkway<br>Lake Mary, Florida 32746                     | 80 %  | \$80.00  |
| Dave Black Consulting LLC<br>3144 Northside Drive<br>Suite 101<br>Key West, Florida 33040 | 20 %  | \$20.00  |
|   | <u>100.00000%</u>                                       | <u>\$100.00</u>  |



## Karen DeMaria

---

**From:** Dave Black <dblackkw@icloud.com>  
**Sent:** Friday, May 26, 2023 7:14 PM  
**To:** Karen DeMaria  
**Cc:** William Estes  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Duck Ave. Permit #BLD2023-1028

**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,

There should be no problem going around the trees, but our intention is to remove the trees and mitigate in locations on the property where they'll be out of the way and undisturbed forever. All of the trees in question are either currently destroying the city sidewalk or will eventually 100 percent destroy it. This is a busy intersection and the sidewalk is essential for pedestrians. John is filing the removal permits, so we'll have to wait to see what the commission says about the removal. In the interim, if this fence permit is approved, I don't see a problem getting the new posts set in a similar fence line to what is existing.

Please advise if you're intending to forward the this permit to the next stage in the building process or if you need anything else from me.

Thank you.

Dave

On May 26, 2023, at 4:24 PM, Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

I'll take a look at the area once the there has been removed.

So the Gumbo Limbo tree and mahogany tree will remain and you will have the wooden fence either go around them or create cut outs for the trees?

Sincerely,

Karen

**From:** Dave Black <dblackkw@icloud.com>  
**Sent:** Thursday, May 25, 2023 10:02 PM  
**To:** William Estes <wdivekw@aol.com>; Karen DeMaria <kdemaria@cityofkeywest-fl.gov>  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Duck Ave. Permit #BLD2023-1028

**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,



The pink Tab is coming out tomorrow, per you and John's conversation. As far as the other trees; the new fence is going in almost the same place as the existing fence. The existing chain link fence is leaning onto the City sidewalk and has become dangerous for pedestrians. As always, we will try to avoid whatever tree roots are in the way with our posts.  
Please let me know if you need any further information.

Dave Black

On May 25, 2023, at 8:24 PM, William Estes <[wdivekw@aol.com](mailto:wdivekw@aol.com)> wrote:

----- Forwarded Message -----

**From:** Karen DeMaria <[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)>  
**To:** William Estes <[wdivekw@aol.com](mailto:wdivekw@aol.com)>  
**Cc:** [shadetreeservices@yahoo.com](mailto:shadetreeservices@yahoo.com) <[shadetreeservices@yahoo.com](mailto:shadetreeservices@yahoo.com)>  
**Sent:** Friday, May 12, 2023 at 09:47:22 AM EDT  
**Subject:** RE: [EXTERNAL] Duck Ave. Permit #BLD2023-1028

If you look at the revised plans submitted (see attached) the new fence appears not to be on the existing fence line. Please clarify.

I met with John Cole-Shade Tree, regarding this property. I have copied him on this email-please talk to him about the tree issues. There are regulated trees along either proposed fence location. How will you avoid impacts to the regulated and protected trees and the tree roots (2-Gumbo Limbo, 1-Mahogany, and a regulated palm cluster) along the side?

Sincerely,

Karen

**From:** William Estes <[wdivekw@aol.com](mailto:wdivekw@aol.com)>  
**Sent:** Thursday, May 11, 2023 3:10 PM  
**To:** Karen DeMaria <[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)>  
**Subject:** [EXTERNAL] Duck Ave. Permit #BLD2023-1028

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