

T2024-0264

Complete Application

## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: July 24, 2024

Tree Address 2829 Venetian Dr.

Cross/Corner Street

List Tree Name(s) and Quantity Mangroves 77 SQFT

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 remove 77 SQFT of mangroves to  
install dock

Property Owner Name Kevin Cheung

Property Owner email Address Kiwingcheung11@gmail.com

Property Owner Mailing Address 2829 Venetian Dr.

Property Owner Phone Number 305 304 5080

Property Owner Signature Kevin Cheung

\*Representative Name EE Builders LLC

Representative email Address eebuilders33040@gmail.com daniel@eebuildersllc.co.

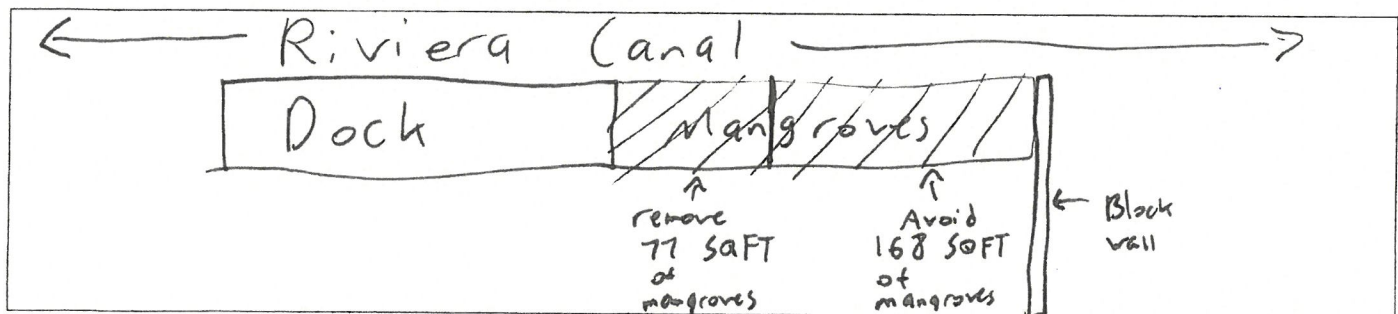
Representative Mailing Address 1205 20<sup>th</sup> Terr. Key West FL 33040

Representative Phone Number 305 797 0344

\*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.

As of August 1, 2022, application fees are required. See back of application for fee amounts.

Sketch location of tree (aerial view) including cross/corner street. Please identify tree(s) on the property regarding this application with colored tape or ribbon.



**RECEIVED**

NOV 13 2024

BY: TK

## 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 November 13, 2024  
Tree Address 2829 Venetian Dr. Key West FL 33040  
Property Owner Name Kevin Cheung  
Property Owner Mailing Address 2829 Venetian Drive  
Property Owner Mailing City, State, Zip Key West FL 33040  
Property Owner Phone Number 305 304 5080  
Property Owner email Address Kevincheung11@gmail.com  
Property Owner Signature Kevin Cheung  
Representative Name EE Builders LLC  
Representative Mailing Address 1205 20th Terr. Key West, FL 33040  
Representative Mailing City, State, Zip 1205 20th Terr. Key West, FL 33040  
Representative Phone Number 305 879 9143  
Representative email Address eebuilders33040@gmail.com

I Kevin Cheung 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 are any questions or need access to my property.

Property Owner Signature Kevin Cheung

The forgoing instrument was acknowledged before me on this 13 day November 2024.  
By (Print name of Affiant) Kevin Cheung who is personally known to me or has produced as identification and who did take an oath.

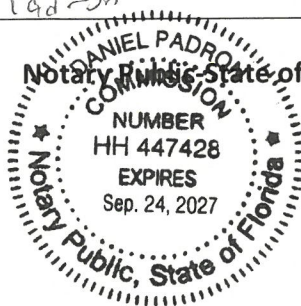
Notary Public

Sign name: Daniel Padron

Print name: Daniel Padron

My Commission expires: 9/24/27

Notary Public, State of Florida (Seal)





## Monroe County, FL

**\*\*PROPERTY RECORD CARD\*\*****Disclaimer**

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By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00070890-000000  
 Account# 1074721  
 Property ID 1074721  
 Millage Group 10KW  
 Location 2829 VENETIAN Dr, KEY  
 Address WEST  
 Legal LT 78 AMENDED PLAT OF  
 Description RIVIERA SHORES-FIRST  
 ADDN PB5-88 OR502-857  
 OR679-893/894 OR995-  
 662 OR1033-49 OR1036-  
 992 OR1228-2199  
 OR1591-95/96

(Note: Not to be used on  
 legal documents.)

Neighborhood 6249  
 Property Class SINGLE FAMILY RESID  
 (0100)  
 Subdivision Amended Plat of Riviera  
 Shores First Addn  
 Sec/Twp/Rng 04/68/25  
 Affordable No  
 Housing

**Owner**

TANG HUI HUNG  
 2829 Venetian Dr  
 Key West FL 33040

CHEUNG KI WING  
 2829 Venetian Dr  
 Key West FL 33040

**Valuation**

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$325,465	\$325,465	\$285,587	\$289,980
+ Market Misc Value	\$31,539	\$31,539	\$31,539	\$31,539
+ Market Land Value	\$957,600	\$498,400	\$327,600	\$322,000
= Just Market Value	\$1,314,604	\$855,404	\$644,726	\$643,519
= Total Assessed Value	\$512,421	\$497,497	\$483,007	\$476,339
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$487,421	\$472,497	\$458,007	\$451,339

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$498,400	\$325,465	\$31,539	\$855,404	\$497,497	\$25,000	\$472,497	\$357,907
2021	\$327,600	\$285,587	\$31,539	\$644,726	\$483,007	\$25,000	\$458,007	\$161,719
2020	\$322,000	\$289,980	\$31,539	\$643,519	\$476,339	\$25,000	\$451,339	\$167,180
2019	\$333,200	\$289,980	\$31,539	\$654,719	\$465,630	\$25,000	\$440,630	\$189,089
2018	\$334,600	\$294,374	\$29,922	\$658,896	\$456,948	\$25,000	\$431,948	\$201,948

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 CANAL (010C)	5,600.00	Square Foot	56	100

## Buildings

Building ID	5820	Exterior Walls	C.B.S.	
Style	1 STORY ELEV FOUNDATION	Year Built	1987	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1991	
Building Name		Foundation	CONC PILINGS	
Gross Sq Ft	4592	Roof Type	GABLE/HIP	
Finished Sq Ft	1452	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	CONC ABOVE GRD	
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	288	Bedrooms	4	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	36	Grade	550	
Interior Walls	PLASTER	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	378	0	78
ELF	ELV FIN FD	660	0	106
FLA	FLOOR LIV AREA	1,452	1,452	154
LLF	LOW LEV FIN	810	0	134
OPF	OP PRCH FIN LL	448	0	158
OUF	OP PRCH FIN UL	844	0	194
TOTAL		4,592	1,452	824

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
LC UTIL BLDG	1984	1985	4 x 6	1	24 SF	1
CONC PATIO	1987	1988	11 x 20	1	220 SF	2
FENCES	1987	1988	6 x 56	1	336 SF	5
FENCES	1987	1988	6 x 122	1	732 SF	4
WOOD DECK	1988	1989	8 x 25	1	200 SF	2
TILE PATIO	1988	1989	7 x 48	1	336 SF	3
WOOD DOCKS	1989	1990	0 x 0	1	402 SF	4
RES POOL	1988	1989	11 x 23	1	253 SF	4

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/22/1999	\$280,000	Warranty Deed		1591	0095	O - Unqualified	Improved		
10/1/1992	\$210,000	Warranty Deed		1228	2199	Q - Qualified	Improved		
11/1/1987	\$150,000	Warranty Deed		1036	992	Q - Qualified	Improved		
11/1/1987	\$39,000	Warranty Deed		1033	49	Q - Qualified	Vacant		
12/1/1986	\$38,000	Warranty Deed		995	662	U - Unqualified	Vacant		

## Permits

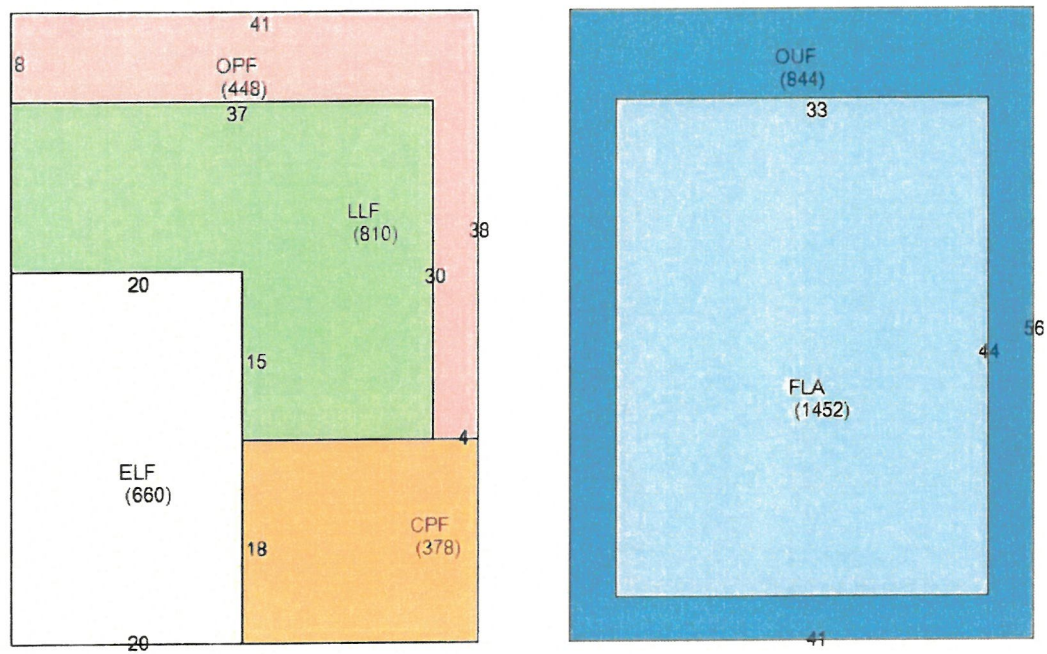
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-2435	8/20/2021		\$0	Residential	
09-3214	9/18/2009		\$16,496	Residential	REPLACE 15 WINDOWS, 4 DOORS, 21 HURRICANE SHUTTERS

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[View Taxes for this Parcel](#)

## Sketches (click to enlarge)

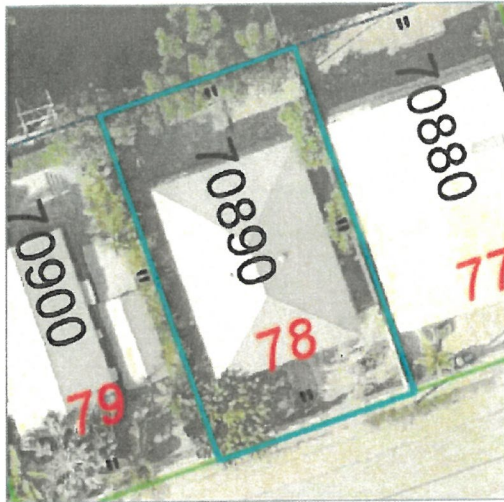




Photos



## Map



## TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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00070890

Data provided by



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 (0100)  
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 Affordable No  
 Housing

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[TANG HUI HUNG](#)  
 2829 Venetian Dr  
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Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	288	Bedrooms	4	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	36	Grade	550	
Interior Walls	PLASTER	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
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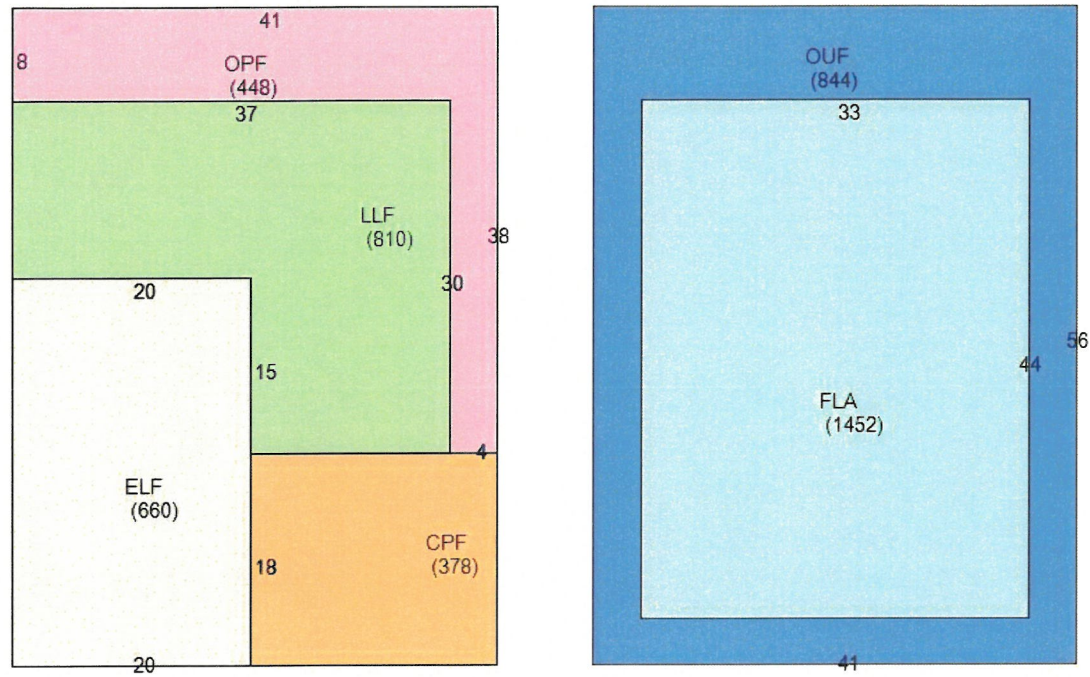
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### Photos



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Developed by







Possible mangrove branch trim area, minor trimming for work access, if needed. Certified arborist or professional mangrove trimmer must supervise the work.







Protected  
Thatch Palm  
not to be  
impacted by  
work.

Extended dock  
area-  
protected tree  
impacts





Close up of  
buttonwood  
clump-  
multiple  
trunks-  
overgrown  
shrub (not  
regulated)



Several  
mangrove  
trunks. Dock  
structure to  
be supported  
by pilings-no  
fill. All  
trees/vegetati  
on will be  
removed.





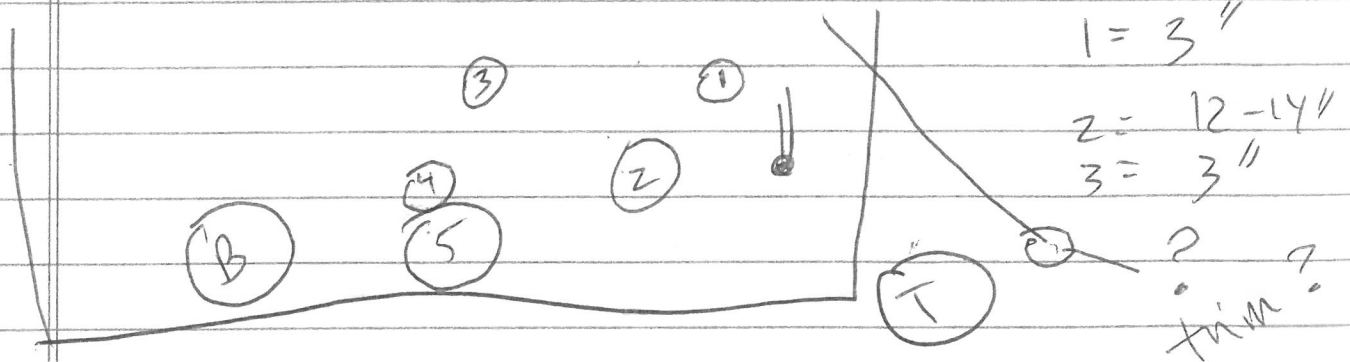
Two photos of impact area and mangrove tree impacts.





2829 Venetian

app<sub>4</sub>



4 = wire 4"

5 = 12-14

deg

Buttressed - not cut at base - tree  
a line trunk

4" 2" 5" 1" 4" 2" 3" 1"

email

**DATE:** August 13, 2024

**RE:** 2829 Venetian Drive (permit application # T2024-0264)

**FROM:** Amy Dismukes

An application was received requesting the removal of **(1) clump of Buttonwood, (1) White mangrove and (4) Red mangrove** to install an additional 77 feet of dock. A site inspection was done and documented the following **TREE SPECIES:** *Conocarpus erectus*, *Rhizophora mangle*, and *Languncularia racemosa*.



**NOTE: TREE NOT FLAGGED FOR INSPECTION**





RIGHT SIDE OF DOCK



LEFT SIDE OF DOCK





There is a boat slip directly across from the property.





**Diameter:** (1) buttonwood clump 7", (1) white mangrove 1.3" and (4) red mangrove 1" + 3.8" + 1" + 3.8"

**Location:** 95% (trees are located in the canal on the back side of the property, however, they are very visible to neighboring properties and very important for floor stabilization)

**Species:** 100% (on protected tree list)

**Condition:** 80% (trees are in fair condition but need dead wood removed and a light maintenance pruning for rejuvenation)

**Total Average Value = 92%**

**Value x Diameter = 6.4" + 1.2" + .9" + 3.5" + .9" + 3.8"**

**16.4 TOTAL replacement caliper inches**

**Urban Forestry Manager RECOMMENDATIONS:** Mangrove and buttonwood are the two classic species in Key West that stabilize the shoreline and control erosion. UFM recommends a clean up of the trees versus removal.



# Application

## Amy Dismukes

---

**From:** Daniel Padron <daniel@eebuildersllc.com>  
**Sent:** Monday, August 26, 2024 2:38 PM  
**To:** Karen DeMaria; Amy Dismukes  
**Subject:** [EXTERNAL] Sept 3rd Tree Commission Meeting

**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.

Mrs. Karen and Ms. Amy,

I just wanted to follow up with you about the September 3rd meeting. I am not sure if Eric will be able to attend. I spoke with someone downstairs, I believe her name was Tippy, about me possibly being the representative for the homeowner. The homeowner is currently out of the country so I am just trying to cover all bases if Eric can't attend,

Thank you,

--

Daniel Padron  
(305) 797-6882

EE Builders LLC.

**Amy Dismukes**

---

**From:** Amy Dismukes  
**Sent:** Wednesday, August 21, 2024 10:16 AM  
**To:** 'hedochris'; Andrea Baker  
**Cc:** Enid Torregrosa; Katie P. Halloran  
**Subject:** RE: [EXTERNAL] 1411 White St. - Buccaneer palm  
**Attachments:** Tree Permit Application 8-2022.pdf; Tree Representation Authorization Fiilable (PDF)\_202402051420222480.pdf

Hi Chris and Andrea,

We would definitely need a permit for the palm removal. I am attaching a copy of the permit application and authorization page. I am also copying in Tippi, my permit tech, as she will be your first contact when you submit the tree permit application for removal or transplant. Once you get the permit in, I can process it rather quickly as palms don't go to tree commission.

By chance, have you spoken with anyone in the building department or HARC yet regarding permits for your plans? There is a process so it is best to make sure you've got the right folks involved at the beginning, to make things proceed a little faster.

I appreciate that you're checking in with me before digging it out! Take care and speak soon.

**From:** hedochris <hedochris@gmail.com>  
**Sent:** Tuesday, August 20, 2024 2:39 PM  
**To:** Amy Dismukes <amy.dismukes@cityofkeywest-fl.gov>  
**Cc:** Andrea Baker <andreatmart@gmail.com>  
**Subject:** [EXTERNAL] 1411 White St. - Buccaneer palm

**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.

Good afternoon,

My name is Chris Taylor, my wife and I recently purchased 1411 White St. in Key West. The previous owner used the building as a dermatology office. We are currently working with an architect, Tom Pope, to develop plans to convert the use back to a residence. Part of the plan is to put a pool/deck area in the back of the property. There is a Buccaneer palm there currently, that would need to be removed or relocated in order for those plans to become reality. Would you let us know what the procedure would be with the city to allow this to be done.

I have included a pic of the palm in question.

Sincerely,  
Chris Taylor  
Andrea Baker