

TREE COMMISSION TREE REMOVAL REPORT  
CITY of KEY WEST

PROPERTY: 719 Poorhouse Ln

APPLICATION NUMBER: T2025-0100

REQUEST: Property owner is seeking removal of (3) Gumbo Limbo trees (*Bursera simaruba*).

APPLICATION SUMMARY: An application was submitted to remove 3 gumbo limbo trees from the property. The application states that 1 gumbo is girdled at the base, 1 gumbo is in the way of the fence and small, and 1 is starting out with a bad shape.

TREE ASSESSMENT and PHOTOS:

Tree 1:



A photo of the canopy





A photo of the crotch of the tree and a photo of the base with rope girdling it since planting





Diameter: 3.8"

Condition: 40% (the tree is in poor health, the base has severe girdling due to rope cutting it off, and the canopy is lacking foliage)

Location: 50% (will be in the back yard of the property once developed, close to the property line and will be close to a pool)

Species: 100% (on City of KW protected tree list)

Tree Value: 63%

Required Mitigation: 2.4 caliper inches

Tree 2:



A photo of the tree overall





A photo of the canopy and a photo of the base of the tree in relation to the fence post





Diameter: 2.0"

Condition: 80% (the tree is in great health, but it is a very young volunteer within the fenceline)

Location: 60% (growing in side yard along proposed fenceline near a clusia shrub/tree)

Species: 100% (on City of KW protected tree list)

Tree Value: 80%

Required Mitigation: 1.6 caliper inches

Tree 3:



A photo of the base of the tree





A photo of the canopy of the tree

Diameter: 2.5"

Condition: 50% (the tree is in fair health, but has poor structure and is very young)

Location: 50% (will be in the back yard of the property once developed, close to the property line and will be close to a pool)

Species: 100% (on City of KW protected tree list)

Tree Value: 67%

Required Mitigation: 1.7 caliper inches

Total Required Mitigation: 5.7 caliper inches

RECOMMENDATION: The trees are all very young. Two of them are not in good shape and one is in a poor location regarding the property development. The contractor discussed replanting already, and the property owner is open to options, as well as planting outside of the property if the City would be okay with that. The sapodilla is being protected during the development as well. I think removal would be appropriate and having new, healthy trees would be beneficial.

PREPARED BY:

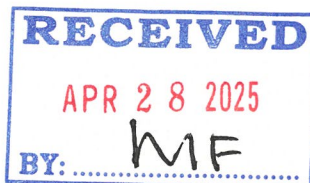
*Mckenzie Fraley*

Mckenzie Fraley  
Urban Forestry Manager  
City of Key West

# Application



112



Palm-2025-0101  
Dicot-2025-0000

## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 4-28-2025

Tree Address 719 Poorhouse Ln.  
 Cross/Corner Street William St.  
 List Tree Name(s) and Quantity 3 Gumbo Limbo trees 2 Sable Palms

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

1 Gumbo has been girdled at its base, 1 Gumbo is stunted and in the way of the fence and 1 Gumbo is starting out with a bad shape. The 2 Sable Palms are in the way of the driveway.

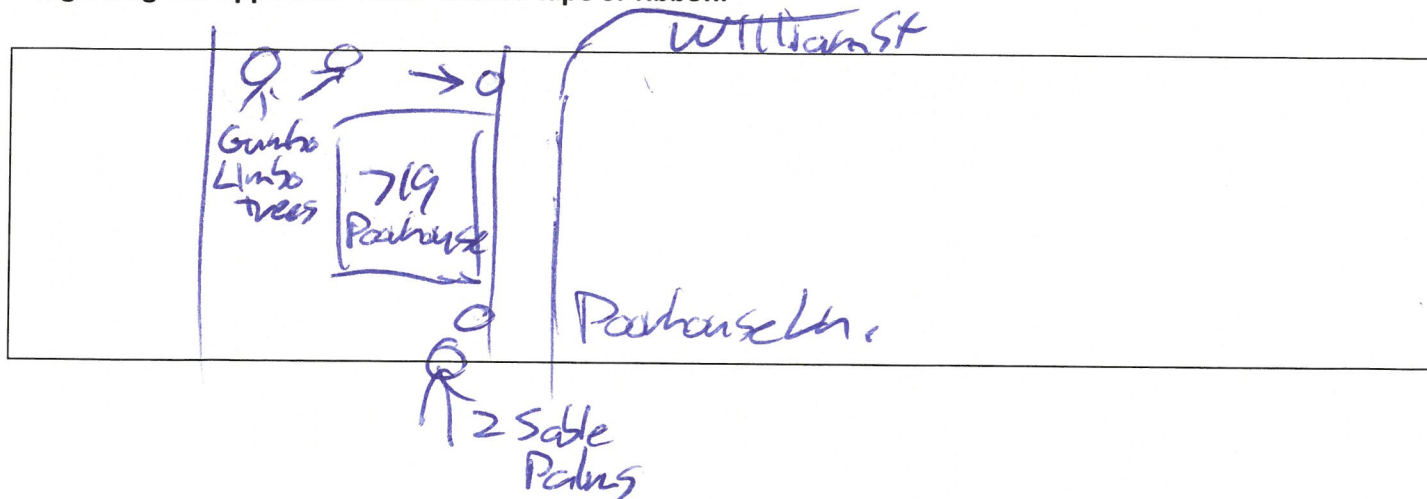
Property Owner Name Dang Maxwell Key West Modernist LLC  
 Property Owner email Address dang@sarco.com  
 Property Owner Mailing Address 100 Rocann Dr, Rhinebeck NY 12572  
 Property Owner Phone Number 212  
 Property Owner Signature \_\_\_\_\_

\*Representative Name Kenneth King  
 Representative email Address \_\_\_\_\_  
 Representative Mailing Address 1602 Laird 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.

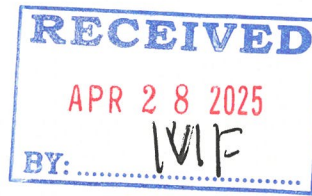
As of August 1, 2022, application fees are required. [Click here for the fee schedule.](#)

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.





212



J2025-0102

## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 4-28-2025

Tree Address 719 Poathouse Ln.  
 Cross/Corner Street William St.  
 List Tree Name(s) and Quantity 1 Sappodilla tree

### Reason(s) for Application:

*also root pruning*  
☐ 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

Remedial trimming is needed, including removing stubs, cleaning up improper cuts and removing dead branches and balancing the canopy.

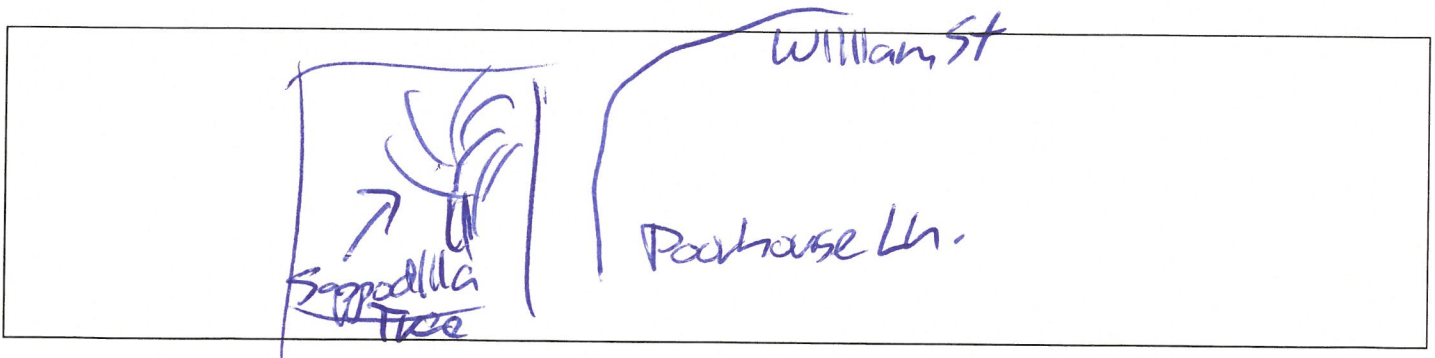
Property Owner Name Doug Maxwell, Key West Modernist LLC  
 Property Owner email Address doug@53arc.com  
 Property Owner Mailing Address 100 Rocann Dr. Rhinebeck NY  
 Property Owner Phone Number 212-518-3130  
 Property Owner Signature \_\_\_\_\_

\*Representative Name Kenneth King  
 Representative email Address \_\_\_\_\_  
 Representative Mailing Address 1602 Laird St. Key West FL 33040  
 Representative Phone Number 305-266-8101

\*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.

As of August 1, 2022, application fees are required. [Click here for the fee schedule.](#)

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.







## 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 4/22/25

Tree Address 719 Poorhouse Ln, Key West 33040

Property Owner Name Doug Maxwell, Key West Modernist LLC

Property Owner Mailing Address 100 Rocann Dr, Rhinebeck, NY 12572

Property Owner Mailing City, State, Zip 100 Rocann Dr, Rhinebeck, NY 12572

Property Owner Phone Number 212-518-3130

Property Owner email Address doug@s3arc.com

Property Owner Signature Douglas Maxwell

Representative Name Kenneth King

Representative Mailing Address 1602 Land St.

Representative Mailing City, State, Zip Key West FL 33040

Representative Phone Number 305-296-8101

Representative email Address \_\_\_\_\_

I Doug Maxwell 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 Douglas Maxwell

The forgoing instrument was acknowledged before me on this 22nd day April 2025.

By (Print name of Affiant) Douglas Maxwell who is personally known to me or has produced  
DRIVER LICENSE \_\_\_\_\_ as identification and who did take an oath.

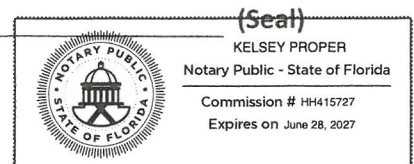
### Notary Public

Sign name: Kelsey Proper  
Print name: Kelsey Proper

State of Florida, County of Broward

My Commission expires: 06/28/2027

Notary Public-State of Florida



Driver License produced for ID.

Notarized remotely online using communication technology via Proof.



# \*\*PROPERTY RECORD CARD\*\*

## 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

**Monroe County, FL**

Parcel ID 00019610-000000  
Property ID 1020290  
Millage Group 10KW  
Location Address 719 POORHOUSE Ln, KEY WEST  
Legal Description KW PT OF TR 5 G5-38 OR2004-1590 OR3059-2063 OR3260-697 OR3260-698 OR3255-1077 OR3260-0700 OR3265-1308  
(Note: Not to be used on legal documents.)  
Neighborhood 6103  
Property Class VACANT RES (0000)  
Subdivision  
Sec/Twp/Rng 06/68/25  
Affordable No  
Housing



## Owner

KEY WEST MODERNIST LLC  
6417 Montgomery St  
Ste 2B  
Rhinebeck NY 12572

## Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$11,946
+ Market Misc Value	\$256	\$256	\$256	\$925
+ Market Land Value	\$1,056,834	\$1,016,186	\$650,359	\$426,121
= Just Market Value	\$1,057,090	\$1,016,442	\$650,615	\$438,992
= Total Assessed Value	\$1,057,090	\$519,638	\$472,398	\$438,992
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,057,090	\$1,016,442	\$650,615	\$438,992

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,056,834	\$0	\$256	\$1,057,090	\$1,057,090	\$0	\$1,057,090	\$0
2023	\$1,016,186	\$0	\$256	\$1,016,442	\$519,638	\$0	\$1,016,442	\$0
2022	\$650,359	\$0	\$256	\$650,615	\$472,398	\$0	\$650,615	\$0
2021	\$426,121	\$11,946	\$925	\$438,992	\$438,992	\$0	\$438,992	\$0
2020	\$387,506	\$12,514	\$925	\$400,945	\$400,945	\$0	\$400,945	\$0
2019	\$365,827	\$13,083	\$925	\$379,835	\$379,835	\$0	\$379,835	\$0
2018	\$336,019	\$13,083	\$925	\$350,027	\$350,027	\$0	\$350,027	\$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)	2,683.00	Square Foot	37.3	73



## TRIM Notice

2024 TRIM Notice (PDF)

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

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

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## Detail by Entity Name

Florida Limited Liability Company  
KEY WEST MODERNIST LLC

### Filing Information

<b>Document Number</b>	L22000224503
<b>FEI/EIN Number</b>	88-2563735
<b>Date Filed</b>	05/12/2022
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

7901 4th St N  
STE 300  
St. Petersburg, FL 33702

Changed: 02/22/2025

### Mailing Address

7901 4th St N  
STE 300  
St. Petersburg, FL 33702

Changed: 02/22/2025

### Registered Agent Name & Address

Registered Agents Inc  
7901 4th St N  
STE 300  
St. Petersburg, FL 33702

Name Changed: 02/13/2023

Address Changed: 02/22/2025

### Authorized Person(s) Detail

#### **Name & Address**

Title Authorized Member

Maxwell, Doug



7901 4th St N STE 300  
St. Petersburg, FL 33702

**Annual Reports**

Report Year	Filed Date
2023	02/13/2023
2024	02/22/2024
2025	02/22/2025

**Document Images**

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<a href="#">05/12/2022 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>