

# **Staff Report**

TREE COMMISSION TREE REMOVAL REPORT  
CITY of KEY WEST

PROPERTY: 16 Whistling Duck

APPLICATION NUMBER: T2025-0026

REQUEST: Property owner is seeking removal of (1) Gumbo Limbo (*Bursera simaruba*).

APPLICATION SUMMARY: An application was submitted to remove one large Gumbo Limbo tree from the backyard of the property. The application states that the tree is encroaching on structures, is situated between 2 houses and will eventually outgrow its location, and that there will be a walkway installed which will be disrupted by the Gumbo Limbo.

TREE ASSESSMENT and PHOTOS:



Photo of the tree overall and location in yard





Photo of the crotch of the tree and photo of the southern half of the canopy







Photo of the northern half of the canopy and photo of the base of the tree







Photo of the roots area on the southern side near proposed path and photo of roots on northern side adjacent to the fence – note the yard adjacent is raised to accommodate the roots







Photo of damage to the base due to some type of sap that's oozing from the tree





Photos of damage to the base due to some type of sap that's oozing from the tree





Diameter: 19.1"

Condition: 50% (fair, canopy is healthy, but there is oozing of some type of sap at the base of the tree)

Location: 60% (growing in back yard, no damage to fence or property based on findings)

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

Tree Value: 70%

Required Mitigation: 13.4 caliper inches

RECOMMENDATION: I did not observe damage to structures, nor do I think the Gumbo Limbo will impede a walkway. My concern is the sap at the base. Not knowing exactly what it is, I'm not sure if the tree is healthy enough to stay and not become a problem for years, or if the cause of the sap will eventually cause a safety concern. With the location of the tree, the dense vegetation behind the property, and the mitigation plantings, I am not concerned of canopy loss should the tree be approved for removal.

PREPARED BY:

*Mckenzie Fraley*

Mckenzie Fraley  
Urban Forestry Manager  
City of Key West



# Application





T-2025-0026

## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 02/03/2025

**Tree Address** 16 Whistling Duck  
**Cross/Corner Street** N/A  
**List Tree Name(s) and Quantity** 1 Gumbo Limbo  
**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 gumbo limbo tree is encroaching on structures and is situated between two homes, and will eventually outgrow its location. Furthermore, the homeowner plans to install a walkway, which the gumbo limbo tree will eventually disrupt.

**Property Owner Name** Laura S. Dockery  
**Property Owner Email Address** laura.dockery12@gmail.com  
**Property Owner Mailing Address** 16 Whistling Duck Ln., Key West, FL 33040  
**Property Owner Phone Number** (305) 916-1543  
**Property Owner Signature**

**\*Representative Name** Clifton Turner Shorty's Tree & Lawn Care LLC  
**Representative Email Address** shortystlc@gmail.com  
**Representative Mailing Address** 19463 date palm dr  
**Representative Phone Number** 3056479261

\*NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will represent the owner at a Tree Commission meeting or pick up an issued Tree Permit.

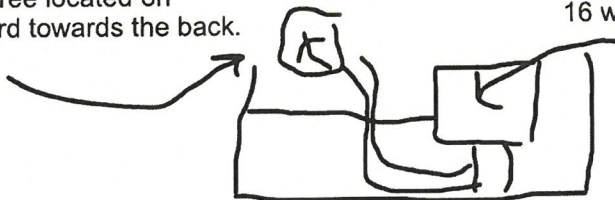
2-25-25 5ft cir

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

Sketch the tree's location (aerial view), including cross/corner street. Please identify tree(s) on the property regarding this application with colored tape or ribbon and if the tree is accessible.

Gumbo limbo tree located on the left side yard towards the back.

16 whistling duck



2-20 Lien/Fees need to be Resolved  
Done ✓  
MF





## 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 February 13, 2025  
Tree Address 16 Whistling Duck Ln., Key West, FL 33040  
Property Owner Name Laura S. Dockery  
Property Owner Mailing Address 16 Whistling Duck Lane, Key West, FL 33040  
Property Owner Mailing City, State, Zip 16 Whistling Duck Ln, Key West, FL 33040  
Property Owner Phone Number (305) 916-1543  
Property Owner email Address laura.dockery12@gmail.com  
Property Owner Signature [Signature]

Representative Name Clifton Turner Shortys Tree & Lawn Care LLC  
Representative Mailing Address 19463 date palm dr  
Representative Mailing City, State, Zip sugarloaf key fl 33042  
Representative Phone Number 3056479261  
Representative email Address shortystlc@gmail.com

I Laura S. Dockery 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.

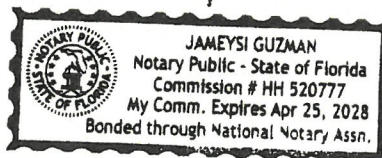
Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 13<sup>th</sup> day February.  
By (Print name of Affiant) Laura Dockery who is personally known to me or has produced as identification and who did take an oath.

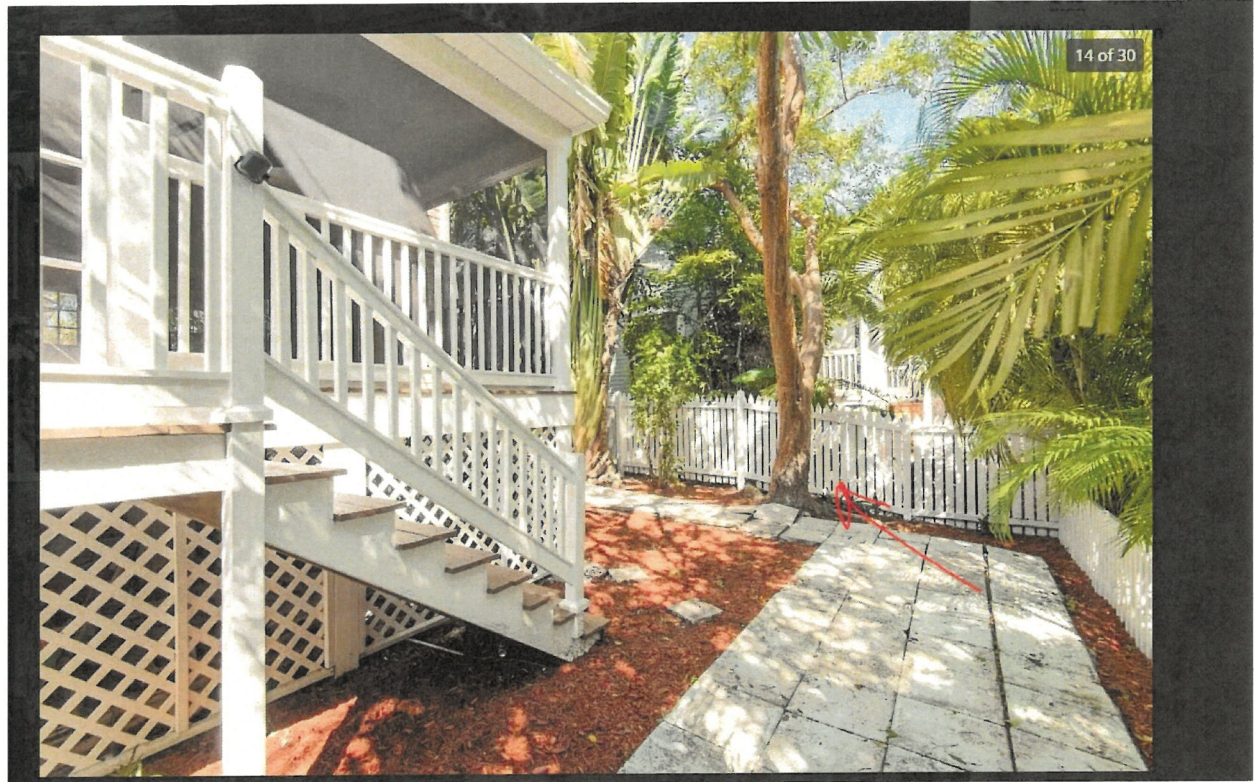
Notary Public

Sign name: [Signature]  
Print name: Jameysi Guzman

My Commission expires: April 25 28 Notary Public-State of Florida (Seal)









# Monroe County, FL

## \*\*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

Parcel ID 00072081-000153  
Account# 8876777  
Property ID 8876777  
Millage Group 10KW  
Location Address 16 WHISTLING DUCK Ln, KEY WEST  
Legal Description TOWNHOME UNIT 54 KEY WEST GOLF CLUB DEVELOPMENT OR1377-750/825DEC OR1392-595/7 OR3048-1625  
(Note: Not to be used on legal documents.)  
Neighborhood 6258  
Property Class SINGLE FAMILY RESID (0100)  
Subdivision  
Sec/Twp/Rng 26/67/25  
Affordable No  
Housing



### Owner

DOCKERY LAURA S  
16 Whistling Duck Ln  
Key West FL 33040

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$215,584	\$188,081	\$190,320	\$165,933
+ Market Misc Value	\$2,445	\$2,507	\$2,569	\$2,630
+ Market Land Value	\$451,556	\$451,556	\$301,037	\$206,067
= Just Market Value	\$669,585	\$642,144	\$493,926	\$374,630
= Total Assessed Value	\$409,367	\$397,444	\$385,868	\$374,630
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$384,367	\$372,444	\$360,868	\$349,630

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$451,556	\$215,584	\$2,445	\$669,585	\$409,367	\$25,000	\$384,367	\$260,218
2023	\$451,556	\$188,081	\$2,507	\$642,144	\$397,444	\$25,000	\$372,444	\$244,700
2022	\$301,037	\$190,320	\$2,569	\$493,926	\$385,868	\$25,000	\$360,868	\$108,058
2021	\$206,067	\$165,933	\$2,630	\$374,630	\$374,630	\$25,000	\$349,630	\$0
2020	\$236,529	\$160,212	\$2,692	\$399,433	\$399,433	\$0	\$399,433	\$0
2019	\$220,761	\$162,119	\$2,754	\$385,634	\$385,634	\$0	\$385,634	\$0
2018	\$216,819	\$165,933	\$2,816	\$385,568	\$364,463	\$0	\$385,568	\$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)	2,185.23	Square Foot	31.6	69



## Map



## TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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Last Data Upload: 2/19/2025, 1:15:47 AM

[Contact Us](#)

Developed by  
 **SCHNEIDER**  
GEOSPATIAL



## Mckenzie Fraley

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**From:** Matt Willman  
**Sent:** Thursday, February 20, 2025 10:51 AM  
**To:** Jessica Durocher; Zachary Bentley  
**Cc:** Mckenzie Fraley  
**Subject:** RE: 16 Whistling Duck

ADJ

01/06/2020

STORM WATER

296.50-

I concur;

I will remove the restriction in TRAKiT now.

Thx for checking,

***Matt Willman***

***Utilities Director***

City of Key West  
1300 White St  
Key West FL 33040  
1.305.809.3721



**From:** Jessica Durocher <jdurocher@cityofkeywest-fl.gov>  
**Sent:** Thursday, February 20, 2025 10:49 AM  
**To:** Zachary Bentley <zachary.bentley@cityofkeywest-fl.gov>; Matt Willman <mwillman@cityofkeywest-fl.gov>  
**Cc:** Mckenzie Fraley <mckenzie.fraley@cityofkeywest-fl.gov>  
**Subject:** Re: 16 Whistling Duck

Good Morning, I show that there is no past utility balance due for 16 Whistling Duck Ln.

Jess

*Jessica A. Durocher*

Central Purchasing Specialist

City of Key West

1300 White Street