

STAFF REPORT

DATE: May 23, 2024

RE: **721-725 Waddell Avenue (permit application # T2024-0155)**

FROM: Amy Dismukes, City of Key West Urban Forestry Manager

An application was received requesting the removal of **(2) Gumbo Limbo trees**. A site inspection was done and documented the following:

Tree Species: Gumbo Limbo (*Bursea simaruba*)



Requested removal of two Gumbo Limbo trees at 721-725 Waddell Avenue, due to health and structural concerns.



Closer view of the two gumbo limbo trees, as approaching location.



View of the two gumbo limbo trees if exiting the property.



Location of gumbo limbo #1, on left side of walkway, approaching property



Root system of gumbo limbo #1, impeding crawl space of structure to the left.



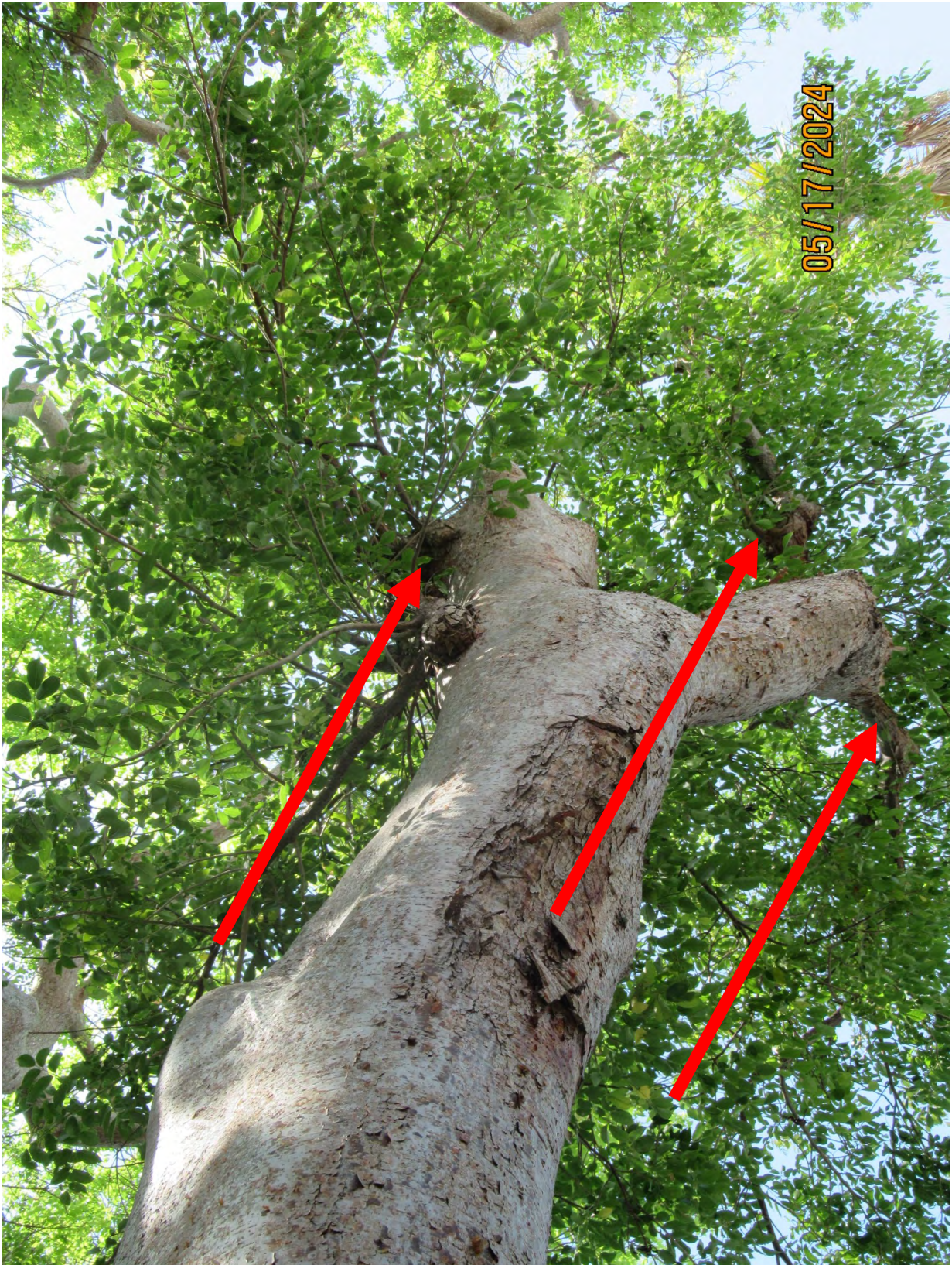
Structure of gumbo limbo #1 trunk. Very large cavity resulting from improper pruning (outside of the bark collar and horizontal versus angled).



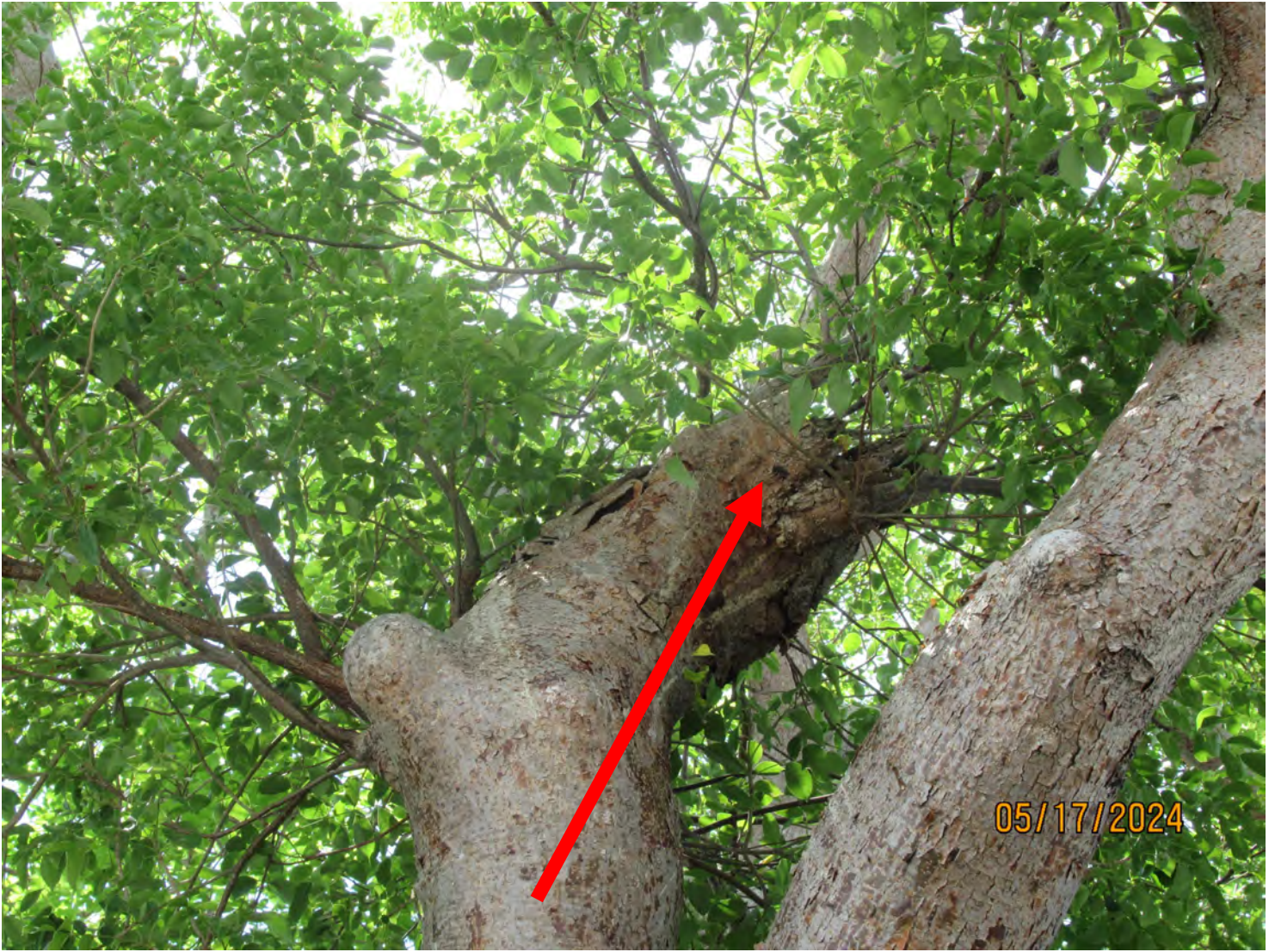
GL1: Termite and multiple species of woodboring beetle damage in wound; suspect Ambrosia beetle, suspect Flatheaded borer, suspect termite infestation.



GL1: Closer view of borer and termite damage



GI!: Dead wood in canopy. Pruning cuts made outside of branch collar and resulted in witches brooming, with bad structural connection only on the sides of the cut.



Aerial termite damage



Aerial termite damage



Longitudinal cracks in upper limbs, possibly due to weight.



GL1: Large limb improperly pruned resulting in torn and ripped down the trunk

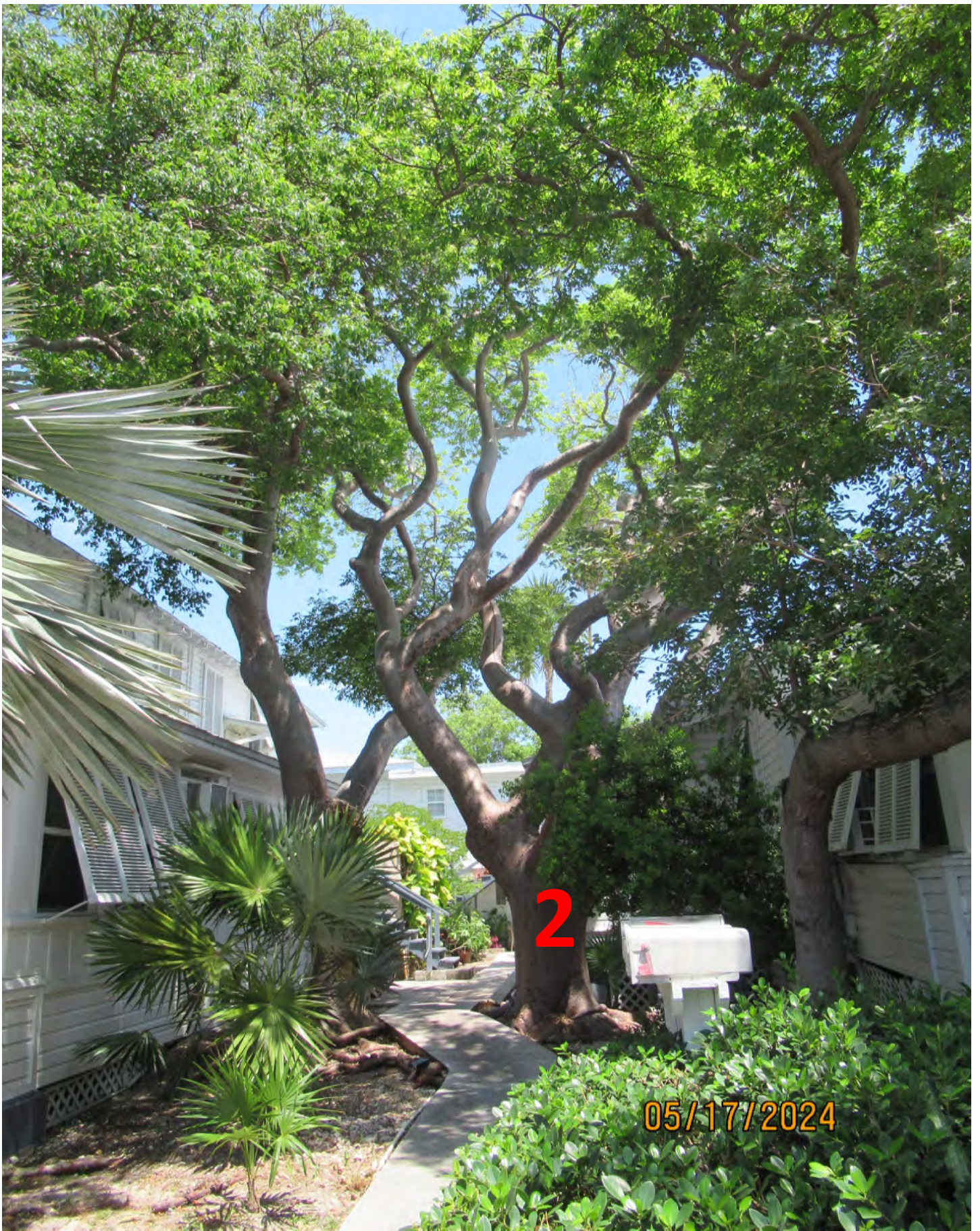


Crossing and girdling root system of gumbo limbo #1



Canopy of gumbo limbo #2 is resting in decaying crotches of gumbo limbo #1 branching system.





Gumbo Limbo #2



Crossing and girdling root system of gumbo limbo #2



Alternate view of crossing and girdling root system of gumbo limbo #2



One large trunk was previously removed. Large cuts make it harder for the tree to produce wound wood.



Cracking on branches, suspect fungal pathogen.



Cracking in canopy branches, possibly due to weight, play a role in pathogen and insect entry into a tree



GUMBO LIMBO #1

Diameter: 25.7"

Location: 50% (growing between residences along walk-way, roots soon to be impacting structure, canopy inter-twined with adjacent trees.)

Species: 100% (on protected tree list)

Condition: 50% (overall condition fair to poor)

Total Average Value = 66%

Value x Diameter = 16.9 replacement caliper inches

GUMBO LIMBO #2

Diameter: 33.4"

Location: 60% (growing between two residences along walkway, canopy intertwined with adjacent Gumbo Limbo)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair to poor)

Total Average Value = 70%

Value x Diameter = 23.3 replacement caliper inches

***TOTAL Value x Diameter = 40.2 replacement caliper**

Application



T2024-0155

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 5-13-2024

Tree Address 721-725 Waddell Ave.
Cross/Corner Street ALBERTA ST.
List Tree Name(s) and Quantity 2 Gumbo Limbo trees

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

Both trees are old and have had large limb failures in the last few years. Now both trees have substantial termite which have migrated into one of the buildings

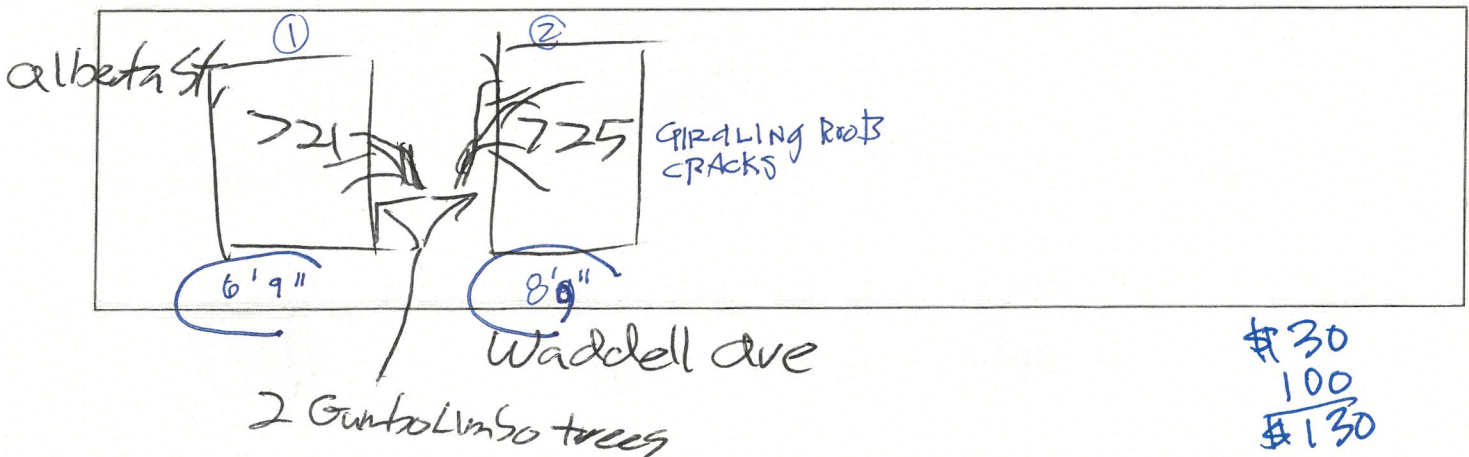
Property Owner Name John Spottswood Jr Gulf Stream
Property Owner email Address Sack@Spottswood.com Apartments of Key West LLC
Property Owner Mailing Address 500 Fleming St.
Property Owner Phone Number 305-294-6100
Property Owner Signature _____

*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. 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.





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 MAY 7, 2024

Tree Address 721 WADDELL AVE / 725 WADDELL AVE

Property Owner Name John SPOTTSMOOD JR

Property Owner Mailing Address 500 FLEMING ST

Property Owner Mailing City, State, Zip Key West FL 33040

Property Owner Phone Number 305-294-6100

Property Owner email Address Jack@Spottsmood.com

Property Owner Signature [Signature]

Representative Name Kenneth King

Representative Mailing Address 1602 Laland St.

Representative Mailing City, State, Zip Key West FL 33040

Representative Phone Number 305-296-8101

Representative email Address _____

I X JOHN SPOTTSMOOD JR 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 X [Signature]

The forgoing instrument was acknowledged before me on this 7 day May 2024.
By (Print name of Affiant) John Spottsmood Jr who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: Ellen Degnan Albert
Print name: Ellen Degnan Albert



My Commission expires: 10/15/2026 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 00037600-000000
 Account# 1038342
 Property ID 1038342
 Millage Group 10KW
 Location 721 WADDELL Ave, KEY WEST
 Address
 Legal Description KW KW INVESTMENT CO SUB PB1-69 LOT 6 SQR 12 TR 17 G29-68 BOOK OF WILLS D-512-513 OR790-877 OR812-901 OR2409-462 OR2624-1343
 (Note: Not to be used on legal documents.)
 Neighborhood 6131
 Property Class MULTI-FAMILY 6 UNITS (0806)
 Subdivision Key West Investment Co's Sub
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



1038342 721 WADDELL AVE 03/31/21

Owner

[GULFSTREAM APARTMENTS OF KEY WEST LLC](#)
 500 Fleming St
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$742,240	\$759,110	\$652,088	\$551,798
+ Market Misc Value	\$7,304	\$7,515	\$7,728	\$7,940
+ Market Land Value	\$847,138	\$651,450	\$502,475	\$488,588
= Just Market Value	\$1,596,682	\$1,418,075	\$1,162,291	\$1,048,326
= Total Assessed Value	\$1,395,323	\$1,268,475	\$1,153,159	\$1,048,326
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,596,682	\$1,418,075	\$1,162,291	\$1,048,326

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$651,450	\$759,110	\$7,515	\$1,418,075	\$1,268,475	\$0	\$1,418,075	\$0
2021	\$502,475	\$652,088	\$7,728	\$1,162,291	\$1,153,159	\$0	\$1,162,291	\$0
2020	\$488,588	\$551,798	\$7,940	\$1,048,326	\$1,048,326	\$0	\$1,048,326	\$0
2019	\$505,000	\$565,256	\$8,179	\$1,078,435	\$1,078,435	\$0	\$1,078,435	\$0
2018	\$544,138	\$474,992	\$8,424	\$1,027,554	\$1,027,554	\$0	\$1,027,554	\$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
MULTI RES DRY (080D)	5,000.00	Square Foot	50	100

Buildings



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
GULFSTREAM APARTMENTS OF KEY WEST, LLC

Filing Information

Document Number	L12000160351
FEI/EIN Number	N/A
Date Filed	12/26/2012
State	FL
Status	ACTIVE

Principal Address

500 FLEMING STREET
KEY WEST, FL 33040

Mailing Address

500 FLEMING STREET
KEY WEST, FL 33040

Registered Agent Name & Address

SPOTTSWOOD, JOHN MJR
500 FLEMING STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGRM

SPOTTSWOOD, JOHN MJR
500 FLEMING STREET
KEY WEST, FL 33040

Title MGRM

SPOTTSWOOD, TERRI M
522 CAROLINE STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2022	02/06/2022