

UPDATED STAFF REPORT

DATE: October 4, 2023

RE: 620 Thomas Street Unit 172 (permit application # T2023-0131)

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

An application was received requesting the removal of (1) Gumbo Limbo tree. Additional information was submitted from a certified arborist regarding the roots of the tree.

Tree Species: Gumbo Limbo (*Bursera simaruba*)



Photo showing location of tree in back yard and tree canopy.



Photo of base of tree and trunk.



Photo of base of tree and deck, view 1.



Two photos of base of tree and its roots in relation to ac unit.



Photo of base of tree and deck, view 2.

Diameter: 16.2"

*Location: 40% (growing in back yard area, roots close to ac unit, tree close to deck. Application states tree is lifting structures. Additional information and photos submitted showing root impacts.)

Species: 100% (on protected tree list)

Condition: 60% (overall condition is fair, tree appears to be healthy, lopsided canopy.)

*Total Average Value = 66%

*Value x Diameter = 10.6 replacement caliper inches

*Value changes from original staff report dated April 26, 2023, due to additional information submitted.

Additional Information

Photos and additional
information submitted by
property owner.

Karen DeMaria

From: Mike <mike@caronkeywest.com>
Sent: Thursday, June 29, 2023 4:30 PM
To: Karen DeMaria
Subject: [EXTERNAL] RE: tree removal request
Attachments: 620 Thomas St ^N172-Gumbo LimboTree.pdf; 620 Thomas St ^N172-tree 1.jpg; 620 Thomas St ^N172-tree 2.jpg; 620 Thomas St ^N172-tree 3.jpg; 620 Thomas St ^N172-tree 4.jpg; 620 Thomas St ^N172-tree 5.jpg; 620 Thomas St ^N172-tree 6.jpg; 620 Thomas St ^N172-tree 7.jpg; 620 Thomas St ^N172-tree 8.jpg

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.

Hi Karen,

After we spoke last month I mentioned that I would wait for my neighbor to get back down here to analyze the situation on the back deck and air conditioner. I had several boards pulled up from the deck to get a better look at the situation and took several pictures (copies attached). I also asked my neighbor, Steve Pascovitch, an ISA (40 years) certified Arborist to examine the tree and provide you with his observations (his letter is attached as well).

I hope that the above information will be sufficient to remove the tree and, as I mentioned, I'm fully aware of my responsibilities to the Tree Commission as to replacement/donation as I have been through this before 20 years ago. Please let me know if there's anything else you need.

Kind Regards,

Mike Caron
620 Thomas St #172
(508) 269-8565
mike@caronkeywest.com
www.mikecaronhomes.kw.com



Mike Caron
REALTOR®

Cell: (508) 269-8565

www.mikecaron.kw.com
mike@caronkeywest.com

kw Key West
Compass Realty

KELLERWILLIAMS
Each office is independently owned & operated

Office: (305) 296-7078
201 Front St. Suite 101
Key West, FL 33040

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Sent: Friday, April 28, 2023 3:22 PM
To: mike@caronkeywest.com; dotpalm@comcast.net
Subject: tree removal request

Attached is a copy of the meeting notice letter. A hard copy is being sent to you.

Sincerely,

Karen

Karen DeMaria

Urban Forestry Manager
Certified Arborist FL-6585A
City of Key West
305-809-3768



DATE.

KEY WEST TREE COMMISSION

ATT: KAREN DEMARIA

SUBJECT: REMOVAL OF GUMBOLIMBO TREE IN
REAL GARDEN OF 620 THOMAS ST # 172

RE: STRUCTURAL ROOTS OF TREE ARE
STARTING TO HEAVE DECK FOUNDATION
AND SURROUNDING AIR CONDITION,
COMPRESSOR, AND STARTING TO
UNDERMINE COMPRESSOR PAD.

AFTER ASSESSING THE PROBLEM I
DETERMINED THERE IS NO ROOT CUTTING
OR SHAVING THAT WILL MITIGATE
THE PROBLEM AND WOULD ONLY DAMAGE
THE TREE AND POSSIBLY RESULT IN TREE
FAILURE.

IN MY OPINION THE ONLY LONG TERM
SOLUTION AND IN THE BEST INTEREST
OF THE OWNERS UNFORTUNATELY
IS TO REMOVE THE TREE.



Awbury
Arboretum
Nature for All

Steve Pascavitch
ISA Certified Arborist
PD1448A

One Awbury Road
Philadelphia, PA 19138
215-849-2855
267-767-6622 (cell)

SINCERELY,
STEVE PASCAVITCH
ISA CERTIFIED ARBORIST
PD-1448-A.

















Karen DeMaria

From: mike@caronkeywest.com
Sent: Monday, September 18, 2023 5:29 PM
To: Karen DeMaria
Subject: [EXTERNAL] Re: October 16 Tree 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.

Hi Karen

I will be at the meeting on October 16th.

Thank you

Mike Caron

Sent from my iPhone

On Sep 18, 2023, at 4:12 PM, Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

Who will be representing the property and tree at the October 16 Tree Commission meeting? You or DOT Palm?

Sincerely,

Karen

Karen DeMaria

Urban Forestry Manager
Certified Arborist FL-6585A
City of Key West
305-809-3768

<image001.png>

Additional Information

RESOLUTION NO. 2023-002

A RESOLUTION OF THE TREE COMMISSION OF THE CITY OF KEY WEST, FLORIDA, RESCINDING THE DENIAL OF A TREE REMOVAL PERMIT AT 620 THOMAS STREET UNIT 172 THAT WAS APPROVED AT THE TREE COMMISSION MEETING OF MAY 27, 2023; PROVIDING THAT THE ITEM SHALL BE RE-HEARD, WITH ADDITIONAL INFORMATION, AT THE NEXT REGULAR MEETING OF THE TREE COMMISSION; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, at its meeting of May 27, 2023, the Tree Commission denied an application for tree removal permit at 620 Thomas Street Unit 172 by Michael & Ellen Caron (620 Thomas Street Unit 172/T2023-0131/Michael & Ellen Caron); and

WHEREAS, at its meeting of July 11, 2023, the Tree Commission was informed of the submittal of additional information and a request to rescind the denial with emails then sent to each Tree Commissioner on July 12 with the request; and

WHEREAS, subsequently, Tree Commissioners Sheila Cullen and Tonya Cabanas have agreed to sponsor a resolution to be placed on the next regular meeting, to rescind the denial of a tree removal permit at 620 Thomas Street Unit 172; and

WHEREAS, at its meeting of September 12, 2023, the Tree Commission approved Ms. Cullen's and Ms. Cabanas's request to rescind the denial and re-hear the request at the

Tree Commission's regularly scheduled meeting of October 16, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE KEY WEST TREE COMMISSION OF THE CITY OF KEY WEST, FLORIDA AS FOLLOWS:

Section 1: That the denial for a tree removal permit at 620 Thomas Street Unit 172, approved by the Tree Commission at its meeting of May 27, 2023, is hereby rescinded.

Section 2: That the request shall be re-heard at the Tree Commission Regular Meeting Scheduled for October 16, 2023. The applicant is permitted to provide additional information that may have become available since the first hearing.

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the Presiding Officer and the Clerk of the Tree Commission.

Passed and adopted by the Key West Tree Commission at a meeting held this 12th day of September, 2023.

Filed with the Clerk on September 13, 2023.


Misha McRAE, CHAIR

ATTEST:


Keri O'Brien CLERK

Original Staff Report
and
Application

STAFF REPORT

DATE: April 26, 2023

RE: 620 Thomas Street Unit 172 (permit application # T2023-0131)

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

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

Tree Species: Gumbo Limbo (*Bursera simaruba*)



Photo showing location of tree in back yard and tree canopy.



Two photos showing tree canopy and location in relation to structure.



Photo of base of tree and trunk.



Photo of tree trunk and canopy, view 1.



Photo of base of tree and deck, view 1.



Two photos of base of tree and its roots in relation to ac unit.





Photo of base of tree and deck, view 2.



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



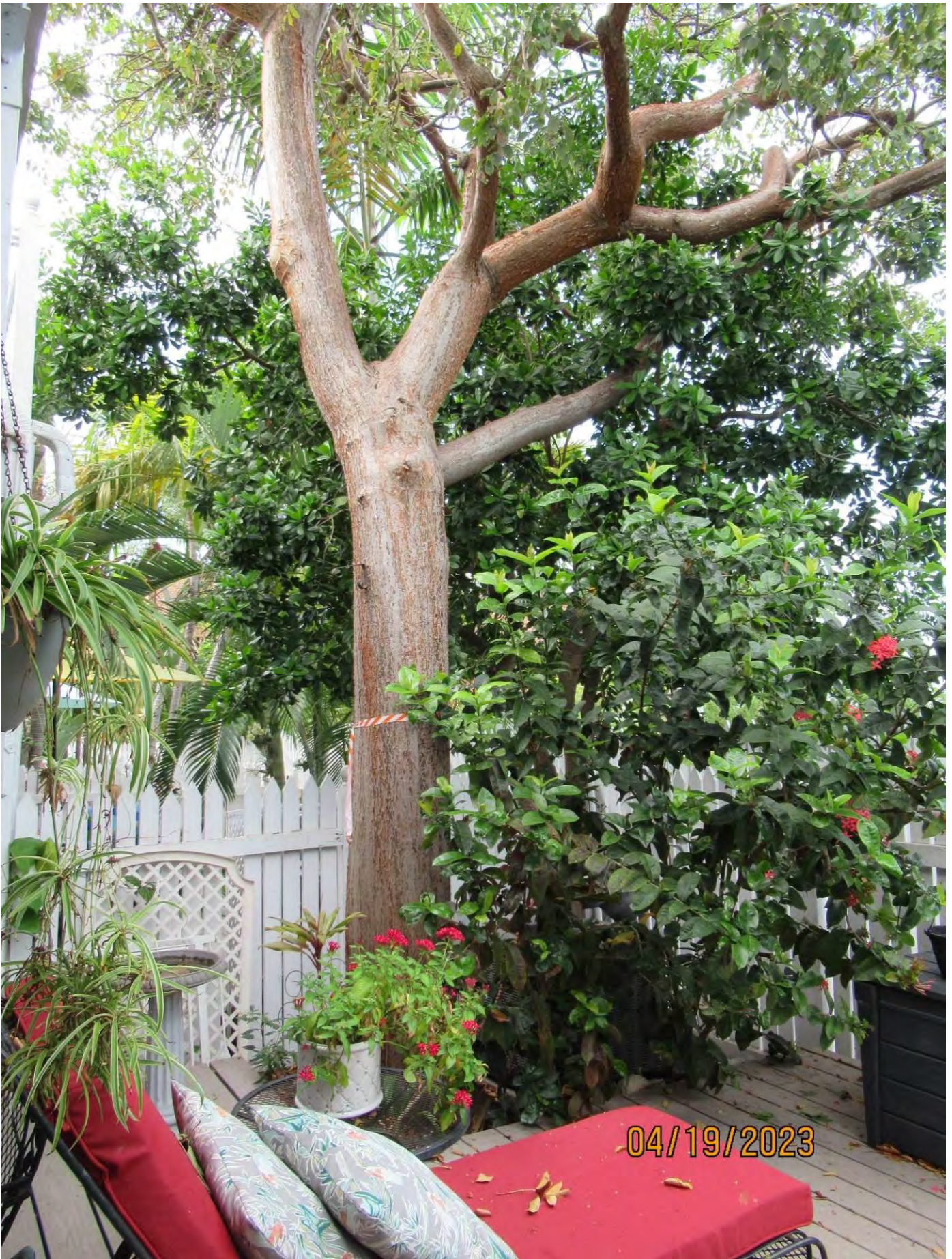


Photo of whole tree.

Diameter: 16.2"

Location: 60% (growing in back yard area, roots close to ac unit, tree close to deck. Application states tree is lifting structures.)

Species: 100% (on protected tree list)

Condition: 60% (overall condition is fair, tree appears to be healthy, lopsided canopy.)

Total Average Value = 73%

Value x Diameter = 11.8 replacement caliper inches

Additional Information

Karen DeMaria

From: mike@caronkeywest.com
Sent: Wednesday, April 26, 2023 8:36 PM
To: Karen DeMaria
Subject: [EXTERNAL] 620 Thomas St #172

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.

Hi Karen,
The attached photos are of the rear deck/porch and the effect of the tree raising the deck and a/c
If you need anything else please let me know.
Kind Regards,
Mike Caron











Sent from my iPhone

Application



T2023-0131

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 3-27-23

Tree Address 620 Thomas St Unit 172
 Cross/Corner Street Shipyard
 List Tree Name(s) and Quantity 1 Gumbo Limbo
 Species Type(s) check all that apply () Palm () Flowering () Fruit () Shade () Unsure

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

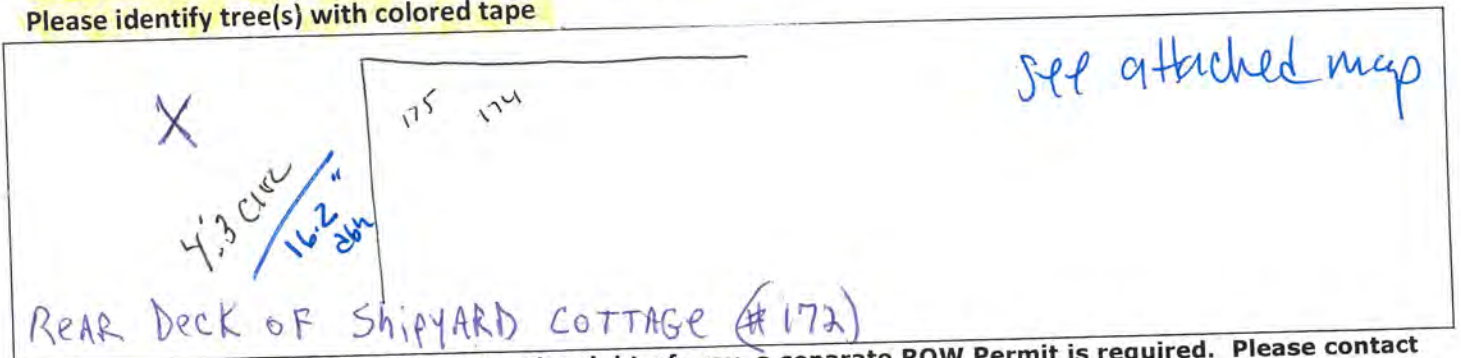
Additional Information and Explanation Tree is lifting porch, deck and air condition

Property Owner Name Michael or Ellen Caron
 Property Owner email Address mike@CARONKEYWEST.COM
 Property Owner Mailing Address P.O. Box 867 Key West, FL 33041
 Property Owner Phone Number 508 269-8565
 Property Owner Signature Michael Caron

Representative Name Dot Palm Landscaping, Inc
 Representative email Address dotpalm@comcast.net
 Representative Mailing Address 5200 Overseas Hwy Marathon, FL 33050
 Representative Phone Number 305-481-0959 John Harrison

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



REAR DECK OF SHIPYARD COTTAGE (#172)

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

boyle
picket

\$80



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 3-27-23
 Tree Address 620 Thomas Unit 172 Shipyard
 Property Owner Name Michael or Ellen Caron
 Property Owner Mailing Address P.O. Box 867 Key West, FL 33041
 Property Owner Mailing City, State, Zip Key West, FL 33041
 Property Owner Phone Number 508 269-8565
 Property Owner email Address Mike @ CARONKEYWEST.COM
 Property Owner Signature [Signature]

Representative Name Dot Palm Landscaping, Inc
 Representative Mailing Address 5200 Overseas Hwy
 Representative Mailing City, State, Zip Marathon, FL 33050
 Representative Phone Number 365-481-0959 John Harrison
 Representative email Address dot.palm@comcast.net

I J. Michael CARON 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 is there is any questions or need access to my property.

Property Owner Signature [Signature: J. Michael Caron]

The forgoing instrument was acknowledged before me on this 30 day MARCH.
 By (Print name of Affiant) J. Michael CARON who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: [Signature: Oscar Delgado Galiano]
 Print name: OSCAR DELGADO GALIANO

My Commission expires: 11/16/2026 Notary Public-State of _____ (Seal)



OSCAR DELGADO GALIANO
 Notary Public
 State of Florida
 Comm# HH332966
 Expires 11/16/2026



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 00013180-000172
 Account# 8792336
 Property ID 8792336
 Millage Group 10KW
 Location Address 620 THOMAS St 172, KEY WEST
 Legal Description SHIPYARD, A CONDOMINIUM UNIT 172 & .54644% COMMON ELEMENTS OR1188-781/82 OR1304-1028/29 OR1392-1379 OR1554-403/04/TR OR1759-953AFF OR1759-955/57T/C OR1839-260/61
 (Note: Not to be used on legal documents.)
 Neighborhood 8064
 Property Class CONDOMINIUM (0400)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

Owner

CARON J MICHAEL
 PO Box 867
 Key West FL 33041
 CARON ELLEN P
 PO Box 867
 Key West FL 33041

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$662,350	\$603,512	\$603,512	\$603,728
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$0	\$0	\$0	\$0
= Just Market Value	\$662,350	\$603,512	\$603,512	\$603,728
= Total Assessed Value	\$483,839	\$469,747	\$463,262	\$452,847
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$458,839	\$444,747	\$438,262	\$427,847

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$0	\$603,512	\$0	\$603,512	\$469,747	\$25,000	\$444,747	\$133,765
2020	\$0	\$603,512	\$0	\$603,512	\$463,262	\$25,000	\$438,262	\$140,250
2019	\$0	\$603,728	\$0	\$603,728	\$452,847	\$25,000	\$427,847	\$150,881
2018	\$0	\$572,043	\$0	\$572,043	\$444,404	\$25,000	\$419,404	\$127,639

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.

Buildings

Building ID 53385
 Style
 Building Type CN_5 / CN_5
 Gross Sq Ft 899
 Finished Sq Ft 899
 Stories
 Condition AVERAGE
 Perimeter 0
 Functional Obs 0
 Economic Obs 0
 Depreciation % 0
 Interior Walls
 Exterior Walls
 Year Built 1991
 EffectiveYearBuilt 1991
 Foundation
 Roof Type
 Roof Coverage
 Flooring Type
 Heating Type
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 0
 Grade
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	899	899	0
TOTAL		899	899	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/27/2002	\$495,000	Warranty Deed		1839	0260	Q - Qualified	Improved		
1/29/2002	\$380,000	Warranty Deed		1759	0955	T - Unqualified	Improved		
2/1/1996	\$206,000	Warranty Deed		1392	1379	Q - Qualified	Improved		
4/1/1994	\$192,000	Warranty Deed		1304	1028	Q - Qualified	Improved		
10/1/1991	\$150,600	Warranty Deed		1188	781	Q - Qualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-0259	1/30/2013		\$4,500	Residential	ADD APPROX. 120 SF DECK TO EXISTING, REPLACE EXISTING 2 X 6 DECK BOARDS W/2 X 6 TO MATCH EXISTING UPPER DECK BOARDS.

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

No data available for the following modules: Land, Yard Items, Sketches (click to enlarge), Photos.

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 [User Privacy Policy](#) and [GDPR Privacy Notice](#) apply.

Last Data Upload: 4/18/2023, 2:01:26 AM

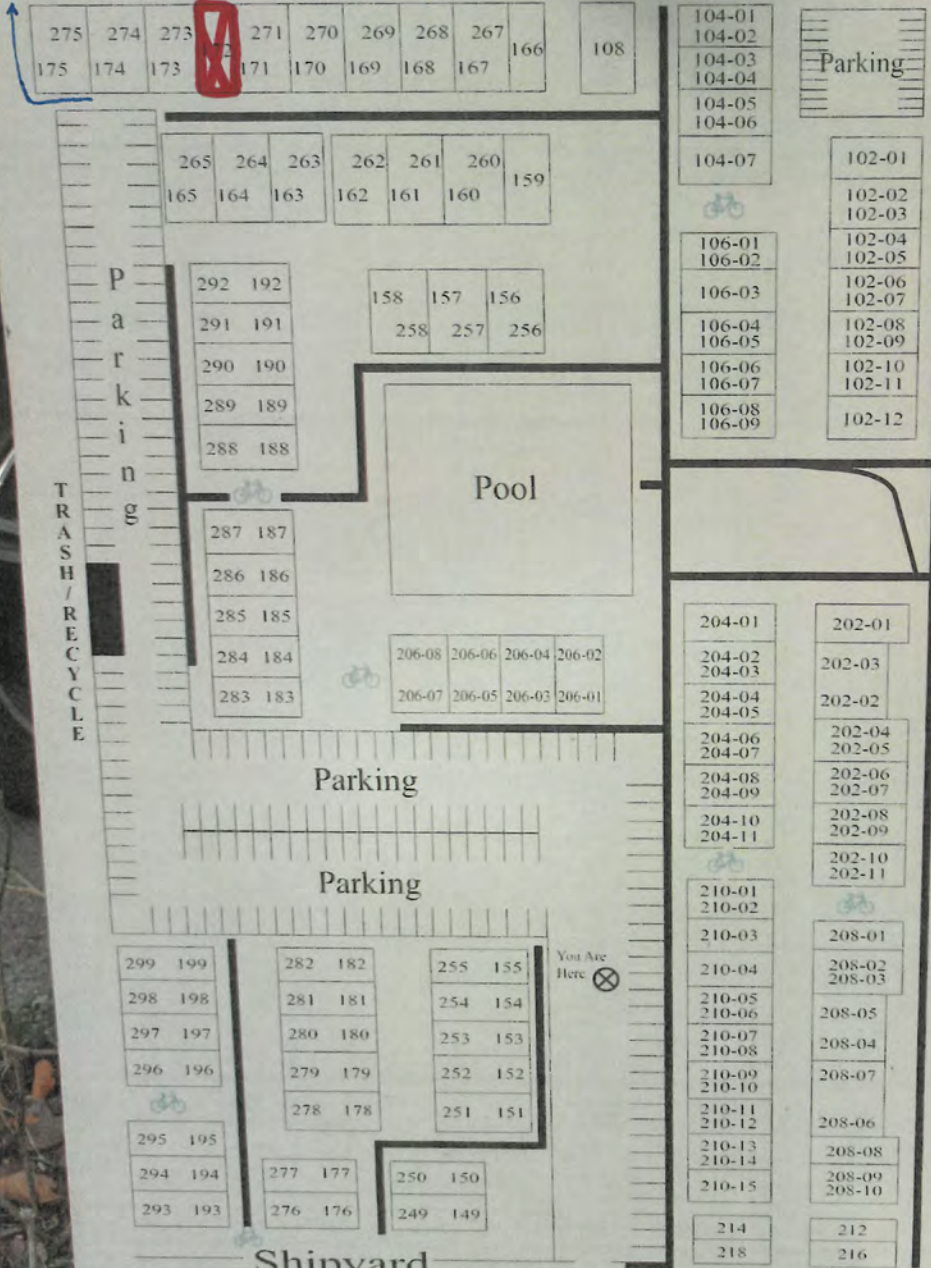
Version 3.1.2



EXCEPT TO EXIT

gravel ¹⁷² → walkway

= Bike Rack



04/19/2023