

STAFF REPORT

DATE: November 28, 2023

RE: 1413 Albury Street (permit application # T2023-0340)

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. There are two trees in this area, one tree is located on private property and one tree is located on City property.



Private property
Gumbo Limbo tree

City Gumbo
Limbo tree



Photo of tree trunk.



Photo of base and trunk of tree, view 1.



Photo of
canopy
branches



Photo of base and trunk of tree,
view 2.



Two photos showing base of tree and impacts to front walkway.





Two photos showing the two Gumbo Limbo trees, their base and trunk/canopy structures, in relation to each other.



City tree

Private property tree



Photo showing the base area of both trees.



Photo showing canopy of both trees.

Diameter: 15.2"

Location: 40% (growing within 5 ft of another large Gumbo limbo tree, very visible tree, roots causing uplifting of walkway)

Species: 100% (on protected tree list)

Condition: 60% (overall condition is fair, no obvious health issues with tree, canopy and structure lopsided due to growth impacts from adjacent gumbo limbo tree.)

Total Average Value = 66%

Value x Diameter = 10 replacement caliper inches

Application



T2023-0340

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 10-23-2023

Tree Address 1413 albany St.
Cross/Corner Street Pearl St.
List Tree Name(s) and Quantity 1 Gumbo Limbo tree

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 owner fears that the roots from this Gumbo Limbo with a one sided canopy will start to lift the porch.

Property Owner Name Joanne Mahoney
Property Owner email Address Dr. Mahoney @ ATT Net
Property Owner Mailing Address 75 N Bounty Ln.
Property Owner Phone Number 305 451 7679
Property Owner Signature _____

*Representative Name Kenneth King
Representative email Address ~~75 N Bounty Ln.~~
Representative Mailing Address 1602 Laurel 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.



11-20-23
old utility fee
removed. PD

\$50
20
\$70



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 10/2/23
Tree Address 1413 Albury St
Property Owner Name JOANNE MAHONEY
Property Owner Mailing Address 45 N BOUNTY LN
Property Owner Mailing City, State, Zip Key Largo, FL 33037
Property Owner Phone Number 305 451 7679
Property Owner email Address Dr. MAHONEY@ATT.net
Property Owner Signature JMAH
Representative Name Kenneth King
Representative Mailing Address 1602 Laird St.
Representative Mailing City, State, Zip Key West FL 33040
Representative Phone Number 305-296-8101
Representative email Address _____

I, JOANNE MAHONEY 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.

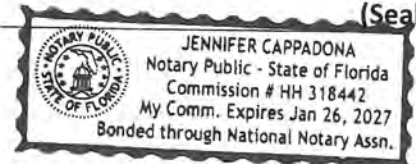
Property Owner Signature JMAH

The forgoing instrument was acknowledged before me on this 2 day Oct 2023.
By (Print name of Affiant) Joanne Mahoney who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: Jennifer Cappadona
Print name: Jennifer Cappadona

My Commission expires: Jan 26 2027 Notary Public-State of _____ (Seal)



Monroe County, FL

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 00024100-000000
 Account# 1024902
 Property ID 1024902
 Millage Group 10KW
 Location 1413 ALBURY ST, KEY WEST
 Address
 Legal KW BENJ ALBURYS SUBD DIAGRAM I-389 PT LOT 3 SQR 3 TR 7 OR218-
 Description 226/27 OR961-516 OR969-1686/88 OR1950-1770/71 OR2034-365/67
 OR2034-370/71 OR2197-2218/19 OR2449-2478/79 OR2478-2074/77
 (Note: Not to be used on legal documents.)
 Neighborhood 6284
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

KW ALBURY LLC
 75 N Bounty Ln
 Key Largo FL 33037

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$187,502	\$189,658	\$166,594	\$170,296
+ Market Misc Value	\$7,358	\$7,596	\$7,838	\$8,083
+ Market Land Value	\$651,745	\$476,275	\$332,709	\$332,709
= Just Market Value	\$846,605	\$673,529	\$507,141	\$511,088
= Total Assessed Value	\$613,641	\$557,855	\$507,141	\$511,088
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$846,605	\$673,529	\$507,141	\$511,088

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$476,275	\$189,658	\$7,596	\$673,529	\$557,855	\$0	\$673,529	\$0
2021	\$332,709	\$166,594	\$7,838	\$507,141	\$507,141	\$0	\$507,141	\$0
2020	\$332,709	\$170,296	\$8,083	\$511,088	\$511,088	\$0	\$511,088	\$0
2019	\$402,213	\$151,785	\$8,326	\$562,324	\$537,257	\$0	\$562,324	\$0
2018	\$387,401	\$155,487	\$8,164	\$551,052	\$488,415	\$0	\$551,052	\$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)	2,053.00	Square Foot	29	67

Buildings

Building ID 1862
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Building Name
 Gross Sq Ft 1362
 Finished Sq Ft 1140
 Stories 1 Floor
 Condition GOOD
 Perimeter 150
 Functional Obs 0
 Economic Obs 0
 Depreciation % 15

Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1934
 EffectiveYearBuilt 2010
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type FCD/AIR NON-DC with 0% NONE
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 500
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	222	0	0
FLA	FLOOR LIV AREA	1,140	1,140	0
TOTAL		1,362	1,140	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1992	1993	0 x 0	1	33 SF	2
FENCES	2012	2013	4 x 27	1	108 SF	2
CUSTOM PATIO	2012	2013	5 x 23	1	115 SF	4
WOOD DECK	2012	2013	0 x 0	1	412 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/29/2010	\$302,500	Warranty Deed		2478	2074	02 - Qualified	Improved		
1/14/2010	\$100	Certificate of Title		2449	2478	12 - Unqualified	Improved		
3/29/2006	\$747,000	Warranty Deed		2197	2218	Q - Qualified	Improved		
8/10/2004	\$600,000	Warranty Deed		2034	370	Q - Qualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20-0358	5/6/2020	3/4/2020	\$15,000	Residential	Re-roof to 5V Crimp and Modified Bitumen roof. Tear off existing shingle roof and flat deck roofs. Install custom made 3"x3" 26g Galvalume eave dri and flashings.
11-4724	4/10/2012	7/27/2012	\$16,050		REFINISH 800sf WOOD FLOOR
12-0357	2/3/2012	7/27/2012	\$9,640		BUILD 27lf OF 4'H FENCE
11-4724	1/4/2012	7/27/2012	\$10,800		BUILD 412sf DECK, INSTALL 1 PAIR OF FRENCH DOORS, SHUTTERS FOR 12 WINDOWS
04-1203	4/15/2004	6/21/2004	\$700		REPLACE BENT RISER
	1/1/1900		\$0		

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

Map



TRIM Notice

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

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Detail by Entity Name

Florida Limited Liability Company

KW ALBURY, LLC

Filing Information

Document Number	L10000075841
FEI/EIN Number	N/A
Date Filed	07/19/2010
Effective Date	07/19/2010
State	FL
Status	ACTIVE

Principal Address

75 N. BOUNTY LANE
KEY LARGO, FL 33037

Mailing Address

75 N. BOUNTY LANE
KEY LARGO, FL 33037

Registered Agent Name & Address

MAHONEY, JOANNE F
75 N. BOUNTY LANE
KEY LARGO, FL 33037

Authorized Person(s) Detail

Name & Address

Title MGRM

MAHONEY INVESTMENTS LLC
75 N BOUNTY LN
KEY LARGO, FL 33037

Annual Reports

Report Year	Filed Date
2021	04/24/2021
2022	04/23/2022
2023	04/15/2023

Document Images