

# STAFF REPORT

DATE: June 28, 2023

RE: 1800 Atlantic Boulevard (permit application # T2023-0202)

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

An application was received requesting the removal of (2) Gumbo Limbos, (1) Wild Tamarind, and (1) Green Buttonwood tree. An arborist report was submitted with the application. A site inspection was done and documented the following:

Tree Species: Gumbo Limbo (*Bursera simaruba*)

Gumbo #1 = Tree #3:



Photo of  
whole tree  
showing  
location.



Photo of tree canopy, view 1.



Photo of base of tree, view 1.



Photo of canopy and trunk of tree.



Photo of tree canopy, view 2.



Photo of base of tree, view 2. Note large, girdled root.



Photo of tree trunk and girdled root.

Diameter: 18.1"

Location: 70% (very visible tree growing near tennis courts and access driveway area in a planter area.)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is in fair to poor condition. Canopy is sparse with die back but new leaves are healthy, poor root system with girdled roots.)

Total Average Value = 73%

Value x Diameter = 13.2 replacement caliper inches

Gumbo #2 = Tree #4



Photo showing whole tree.



Photo of tree canopy.



Photo showing location of tree trunk, view 1.



Photo of tree trunk showing location, view 2.





Two photos showing tree trunk against concrete wall, view 1.





Photo showing tree trunk against concrete wall, view 2.

Diameter: 15.4"

Location: 50% (very visible tree growing along side property line area, tree partially uplifted and growing against concrete wall)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair to poor, tree partially uplifted and growing against concrete wall, root system in poor condition, trunk damaged with growth growing on wall/damaged area, canopy with die back with new green leaves.)

Total Average Value = 66%

Value x Diameter = 10.1 replacement caliper inches

Tree Species: Wild Tamarind (*Lysiloma latisiliquum*)

Tree #1:



Photo of whole tree showing location.



Photo showing burnt bark running down entire trunk-lightning strike.



Photo of trunk and base of tree. Note burnt bark areas from lightning strike.



Photo of trunk and base of tree.



Photo of tree trunk looking up at canopy.



Photo of lightning damage in canopy, view 1.





Photo of lightning damage, view 2.

Diameter: 15.9"

Location: 70% (very visible tree growing in planter between tennis courts and access driveway)

Species: 100% (on protected tree list)

Condition: 40% (overall condition is poor-lightning strike, tree canopy might appear to be healthy but the tree will start dying and breaking apart due to lightning strike.)

Total Average Value = 70%

Value x Diameter = 11.1 replacement caliper inches

Tree Species: Green Buttonwood (*Conocarpus erectus*)



Photo of whole tree showing location.



Photo of tree canopy, view 1.



Photo of tree trunk.



Photo of tree trunk showing decay area, view 1.



Photo of tree trunk showing decay area, view 2.



Photo of tree trunk showing decay area, view 3.

Diameter: 10"

Location: 60" (very visible tree growing in small planter area between structure and access driveway and next to larger buttonwood tree)

Species: 100% (on protected tree list)

Condition: 40% (overall condition is poor, areas of decay throughout main trunk.)

Total Average Value = 66%

Value x Diameter = 6.6 replacement caliper inches

Total requirement replacements if all tree approved for removal: 41 caliper inches.

Recommend approval of the removal of (2) Gumbo Limbos, (1) Wild Tamarind, and (1) Green Buttonwood tree located at 1800 Atlantic Boulevard to be replaced with 41 caliper inches of approved trees to be planted on site.

# Application



T2023-0202

### Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: May 30, 2023

**Tree Address** 1800 Atlantic Boulevard

**Cross/Corner Street** Bertha Street

**List Tree Name(s) and Quantity** 2Gumbo Limbo (Bursera simaruba), 1Wild Tamarind (Lysiloma latisiliqua), 1Green

**Species Type(s) check all that apply** ( ) Palm ( ) Flowering ( ) Fruit (x) Shade ( ) Unsure Buttonwood (Conocarpus erectus)

**Reason(s) for Application:**

(x) Remove (x) Tree Health (x) Safety (x) 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** See tree disposition following

**Property Owner Name** 1800 Atlantic Condominium Association, Diana Carrazana CAM

**Property Owner email Address** Diana@jwallacepropertieservices.com

**Property Owner Mailing Address** 1800 Atlantic Boulevard, Key West, FL 33040

**Property Owner Phone Number** 305/294-9553

**Property Owner Signature**

**Representative Name** Cynthia's Blue Palms, LLC., Cynthia Domenech-Coogle

**Representative email Address** Cynthiasbluepalms@gmail.com

**Representative Mailing Address** 1006 16th Terrace, Key West, FL 33040

**Representative Phone Number** 305/747-2142

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 (x)

**Sketch location of tree in this area including cross/corner Street**

**Please identify tree(s) with colored tape**

See map following

\$ 150

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





# 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 30, 2023

Tree Address 1800 Atlantic Boulevard

Property Owner Name 1800 Atlantic Condominium, Inc. Diana Carrazana CAM

Property Owner Mailing Address 1800 Atlantic Boulevard

Property Owner Mailing City,

State, Zip Key West, FL 33040

Property Owner Phone Number 305/294-9553

Property Owner email Address Diana@jwallacepropertyservices.com

Property Owner Signature \_\_\_\_\_

Representative Name Cynthia's Blue Palms, LLC., Cynthia Domenech-Coogle

Representative Mailing Address 1006 16th Terrace

Representative Mailing City,

State, Zip Key West, FL 33040

Representative Phone Number 305/747-2142

Representative email Address Cynthiasbluepalms@gmail.com

I Diana Carrazana 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 \_\_\_\_\_

The forgoing instrument was acknowledged before me on this 3rd day 2023.

By (Print name of Affiant) Ebony Davis who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: Ebony

Print name: Ebony Davis

My Commission expires: 4/3/27

Notary Public-State of \_\_\_\_\_



EBONY DAVIS  
Notary Public  
State of Florida (Seal)  
Comm# HH382241  
Expires 4/3/2027

# qPublic.net<sup>TM</sup> 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 00063560-000000  
 Account# 1063975  
 Property ID 1063975  
 Millage Group 10KW  
 Location 1800 ATLANTIC Blvd A100-C441, KEY WEST  
 Address  
 Legal Description KW SEASIDE PARK PB3-47 BLK-D& A PARCEL OF BAY BTM LAND SOUTHOF SEASIDE PARK & PT SALT POND LOTS & PT LAND MARKED P ALSO KNOWN AS PT OF AUDITORIUM TRACT PB1-192 OR4-73(II DEED 20620) OR33-447(II DEED 20910) OR414-893/894 OR852-495/496 OR876-1191Q/C (IITF#20620-B) RE:6357 AND RE:6473 COMBINED WITH THIS PARCEL PER OWNER REQUEST 7-6-83 DN OR866-751(GENERAL EASEMENT) OR911-1292/1296 OR961-2471 OR963-439/443AMD OR1006-1476AMD OR1101-1641/1643AMD OR1155-1048/1051AMD OR1155-1052/1055AMD OR1165-231/232(AMD) OR1285-783/785AMD OR1421-1436/37AMD OR1556-1284/85AMD OR1677-426/427AMD OR1779-2196/2229AMD OR2241-226/230AMD OR2259-565/569 OR2336-1091/1092AMD (Note: Not to be used on legal documents.)  
 Neighborhood 8030  
 Property Class CONDO HEADER (4H00)  
 Subdivision  
 Sec/Twp/Rng 04/68/25  
 Affordable No  
 Housing



## Owner

1800 ATLANTIC CONDOMINIUM

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$0	\$0	\$0	\$0
= Just Market Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$0	\$0	\$0	\$0
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$0	\$0	\$0	\$0

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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.

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2022-1042	4/12/2022		\$26,400	Commercial	3X6 FT CONCRETE LANDING REPAIR
BLD2019-1231	4/4/2019	4/26/2019	\$1,200	Commercial	INSTALL 60 AMP POWER TO CONTROL PANEL FOR PUMPS 3-PHASES.
BLD2019-0064	1/11/2019		\$48,650	Commercial	Repair spalled areas as shown on approved plans. Apply stucco & paint to spalled areas. Cover up of spalling



Department of State / Division of Corporations / Search Records / Search by Entity Name /

## Detail by Entity Name

Florida Not For Profit Corporation

1800 ATLANTIC CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	753805
<b>FEI/EIN Number</b>	59-2355530
<b>Date Filed</b>	08/18/1980
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDED AND RESTATED ARTICLES
<b>Event Date Filed</b>	04/15/2002
<b>Event Effective Date</b>	NONE

### Principal Address

1800 ATLANTIC BLVD  
CONDO OFFICE  
KEY WEST, FL 33040

Changed: 08/16/2022

### Mailing Address

1800 ATLANTIC BLVD  
CONDO OFFICE  
KEY WEST, FL 33040

Changed: 08/16/2022

### Registered Agent Name & Address

J WALLACE PROPERTY SERVICES, INC.  
1800 ATLANTIC BLVD  
OFFICE  
KEY WEST, FL 33040

Name Changed: 02/02/2023

Address Changed: 02/02/2023

### Officer/Director Detail

#### **Name & Address**

Title PRESIDENT

COMMINS, MICHAEL  
1800 Atlantic Blvd  
Key West, FL 33040

Title VICE PRESIDENT

KNOX, JIM  
1800 Atlantic Blvd  
Key West, FL 33040

Title TREASURER

HERRICK, JUDITH  
1800 ATLANTIC BLVD  
KEY WEST, FL 33040

Title SECRETARY

RITCHIE, TODD  
1800 ATLANTIC BLVD  
KEY WEST, FL 33040

Title BOARD MEMBER

BLAIR, CATHY  
1800 ATLANTIC BLVD  
KEY WEST, FL 33040

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2021	02/10/2021
2022	01/03/2022
2023	02/02/2023

**Document Images**

<a href="#">02/02/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/16/2022 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">01/03/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/18/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/12/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/01/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/28/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2013 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/28/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>



Diana Carrazana, Manager

1800 Atlantic Condominium Association  
1800 Atlantic Boulevard  
Key West, FL 33040

Cell: (305) 240-4270

Office: (305) 294-9553

Fax: (305) 402-3308

Management@1800atlantickw.com

www.1800atlantickw.com

Professionally managed by  
J Wallace Property Services, Inc.

#1 4.2 = 15.9"

#3 4.9 = 18.1"

#2 7.8 = 10.1"

#4 ✓

Arborist Report For: 1800 Atlantic Condominium Association

Date: June 5, 2023

Date Inspection: January 2022 – June 3, 2023

Report Prepared for: Diana Carrazana, CAM

1. Wild Tamarind / *Lysiloma latisiliqua*

Location: North, center, front area of complex growing in planter adjacent to hard tennis courts and center internal driveway.

Diameter: 16.5"

Height/Width: 30'-35' X 25'-30'

Condition: Poor

Description: Lighting strike damage. Exit wounding on southside of tree at base, at approximately 4' a horizontal wound of 50% circumference, wound at 6.5' – 7', and scaffold branch at second crotch. Prior exuding and staining.

Solution: removal

2. Green Buttonwood / *Conocarpus erectus*

Location: Northeast front area of complex growing in small planter adjacent to electric transmission room and stairs. South and adjacent to center internal driveway.

Diameter: 10"

Height/Width: 20'-25' X 15'-18'

Condition: Poor

Description: Topped in past, decay throughout trunk evident from rip-aways. Reduced canopy, tip and branch die-back. Adjacent larger Green Buttonwood 4'-5' more desirable. Planting space not large enough to support both Green Buttonwood.

Solution: removal

3. Gumbo Limbo / *Bursera simaruba*

Location: Northeast front area of complex at entrance to clay tennis court adjacent to center internal driveway.

Diameter: 17.8"

Height/Width: 35'-40' X 15'-20'

Condition: Poor

Description: Canopy is reduced with few branches. Recent pruning removed many dead and dying branches. Rip-away on main branch, southwest side of tree. Root system lifted with very large circling roots. Repairs were made to sidewalk and curb. Small planter for large maturing tree.

Solution: removal

4. Gumbo Limbo / *Bursera simaruba*

Location: Easternmost fire lane adjacent to Bertha Street, inside wall and south toward ocean.

Diameter: 15.4"

Height/Width: 20'-25' X 15'-18'

Condition: Poor

Description: Tree uprooted in past hurricane lan, landed on perimeter wall. Wall is supporting tree. The tree is beginning to grow onto the wall. Canopy thin with tip/branch die-back and dog-leg trunk.

Solution: removal

**TOTAL Diameter inches 59.7 for removal**

Summary: The complex at 1800 Atlantic Condominiums is one of great canopy. Approximately 95% are native species, some of which are endangered. The Landscape committee oversees the maintenance and the work performed in the gardens. The entire canopy is pruned on a yearly basis to develop good structure and a safe environment. Removal of trees is not taken lightly, to not disrupt visual enjoyment for the residents. Occasionally the focus on specific trees is monitored over time for the safety of individuals and the hardscape. Retention of these trees is mitigated by pruning hazardous branches, root systems, and grinding or replacing concrete. The trees requesting removal have been mitigated by one or all these factors over time, hence the request for removal. All trees are tagged and we are happy to replace any trees removed.

Report Prepared by: Cynthia's Blue Palms, LLC.

Cynthia Domenech-Coogle

Principal Field Specialist

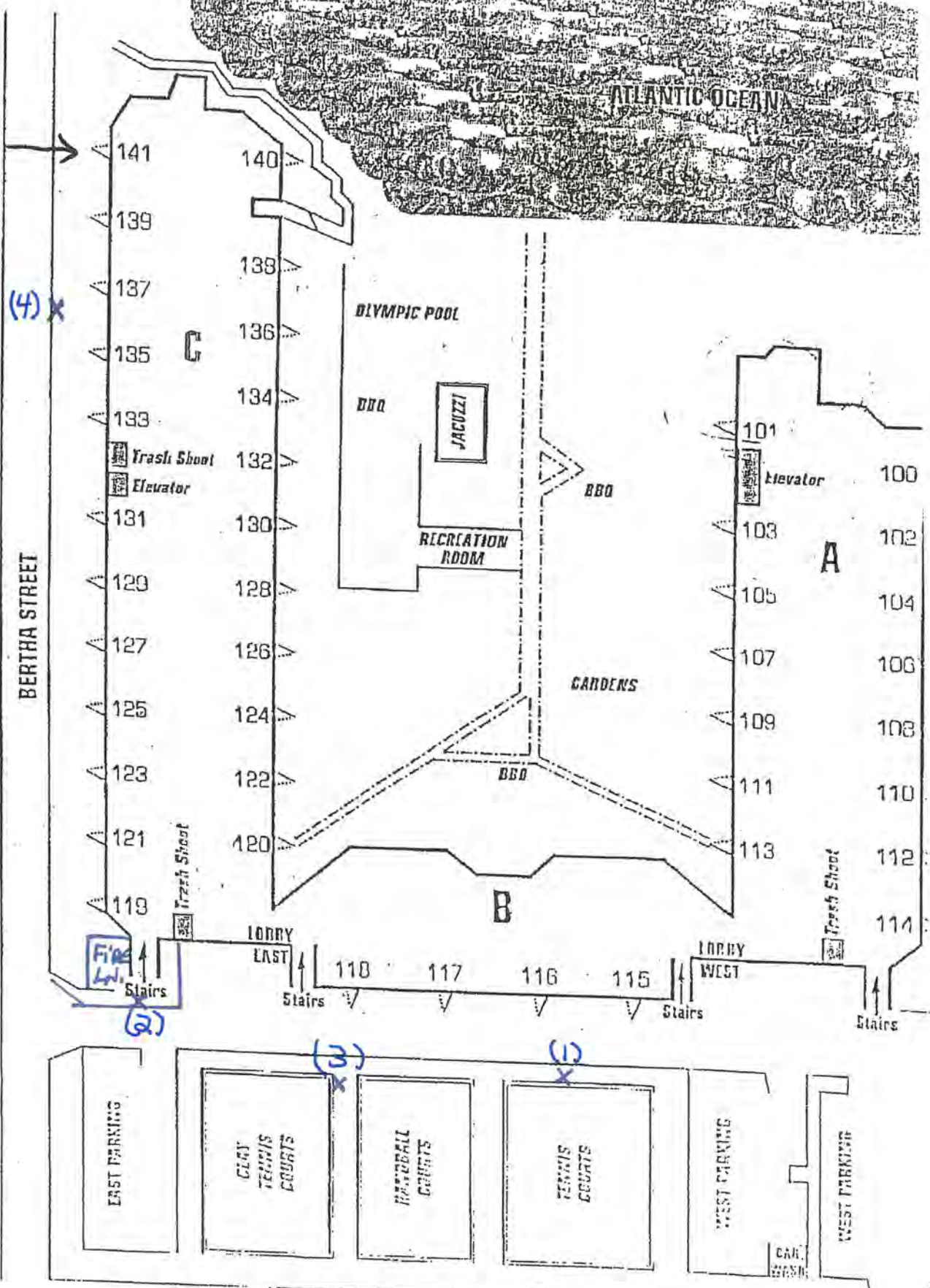
International Society of Arboriculture Certified Arborist

FL # 0277A

1006 16<sup>th</sup> Terrace, Key West, FL 33040

305/747-2142

Stack 41



Atlantic Blvd.



(1)



(1)



(1)



(1)



(1)



(1)



(1)



③





(1)



(2)



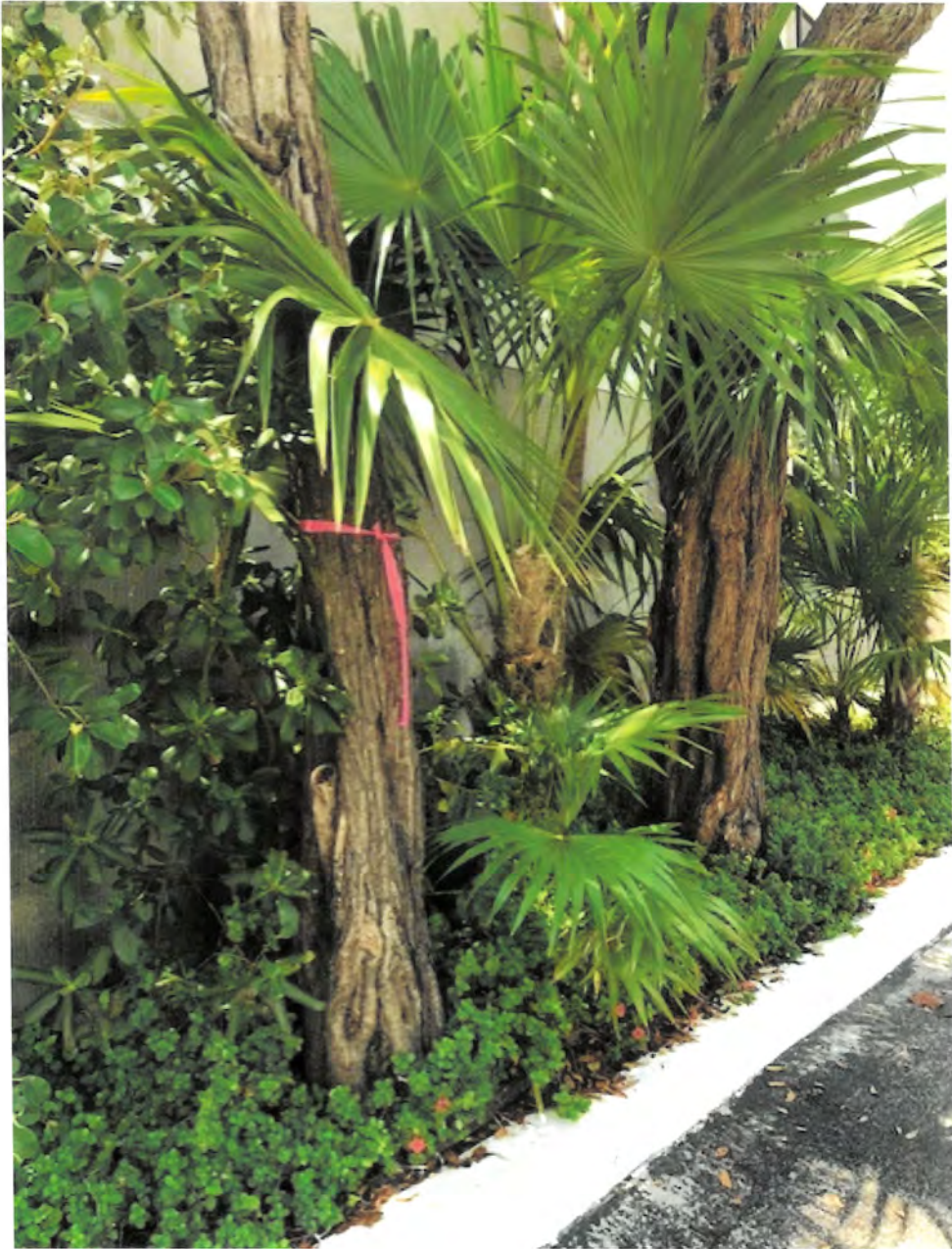
(2)



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