

STAFF REPORT

DATE: August 28, 2023

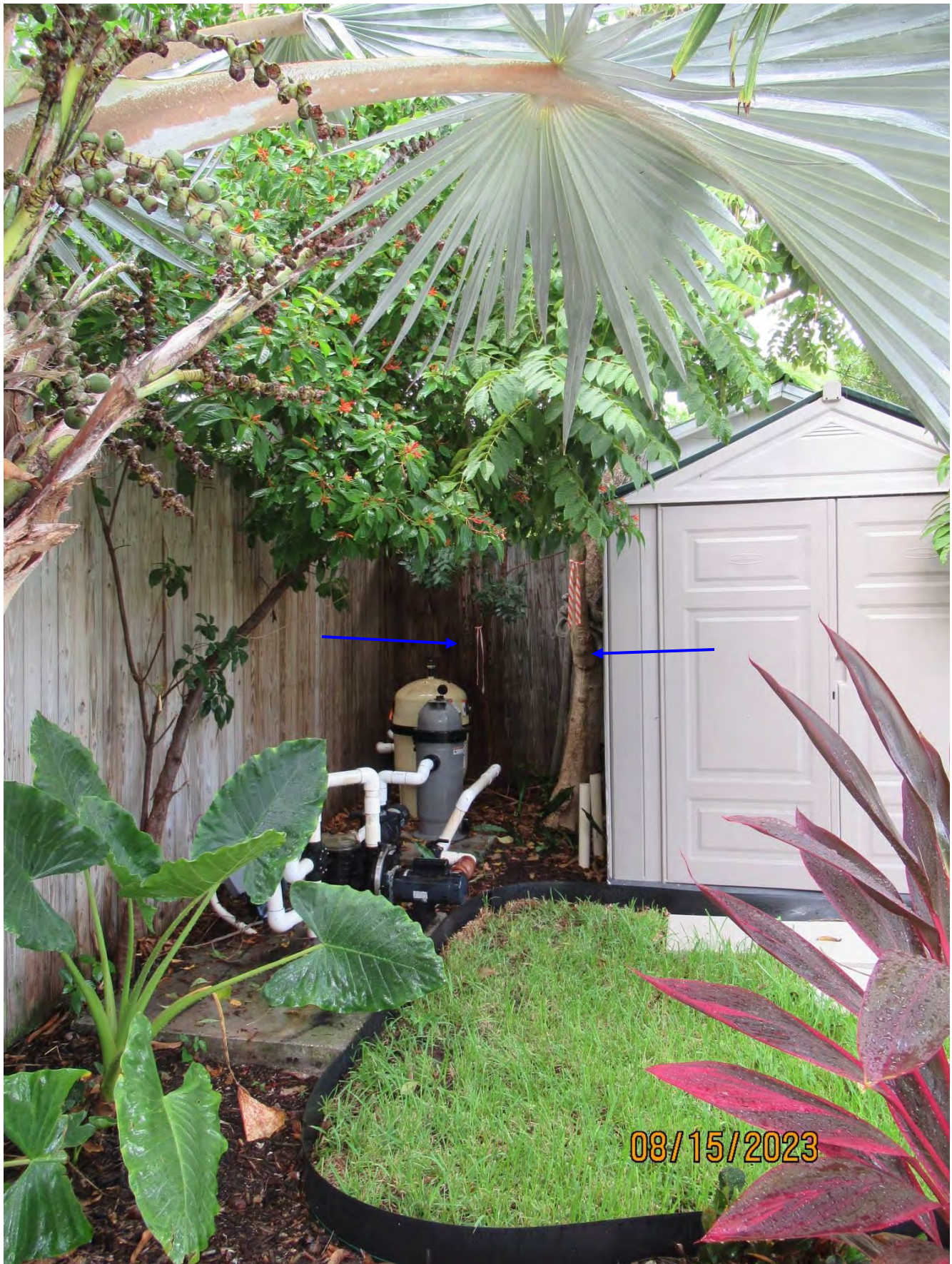
RE: 3530 Duck Avenue (permit application # T2023-0253)

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

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



Photo showing location of trees on the property.



Mahogany

African Tulip

Photo showing location of both trees behind shed, view 1.



Mahogany

African Tulip

Photo showing location of both trees behind shed, view 2.

Tree Species: African Tulip (*Spathodea campanulata*)



Photo of tree canopy,
views 1 & 2.





Photo of
base of tree.



Close up photo
of trunks.

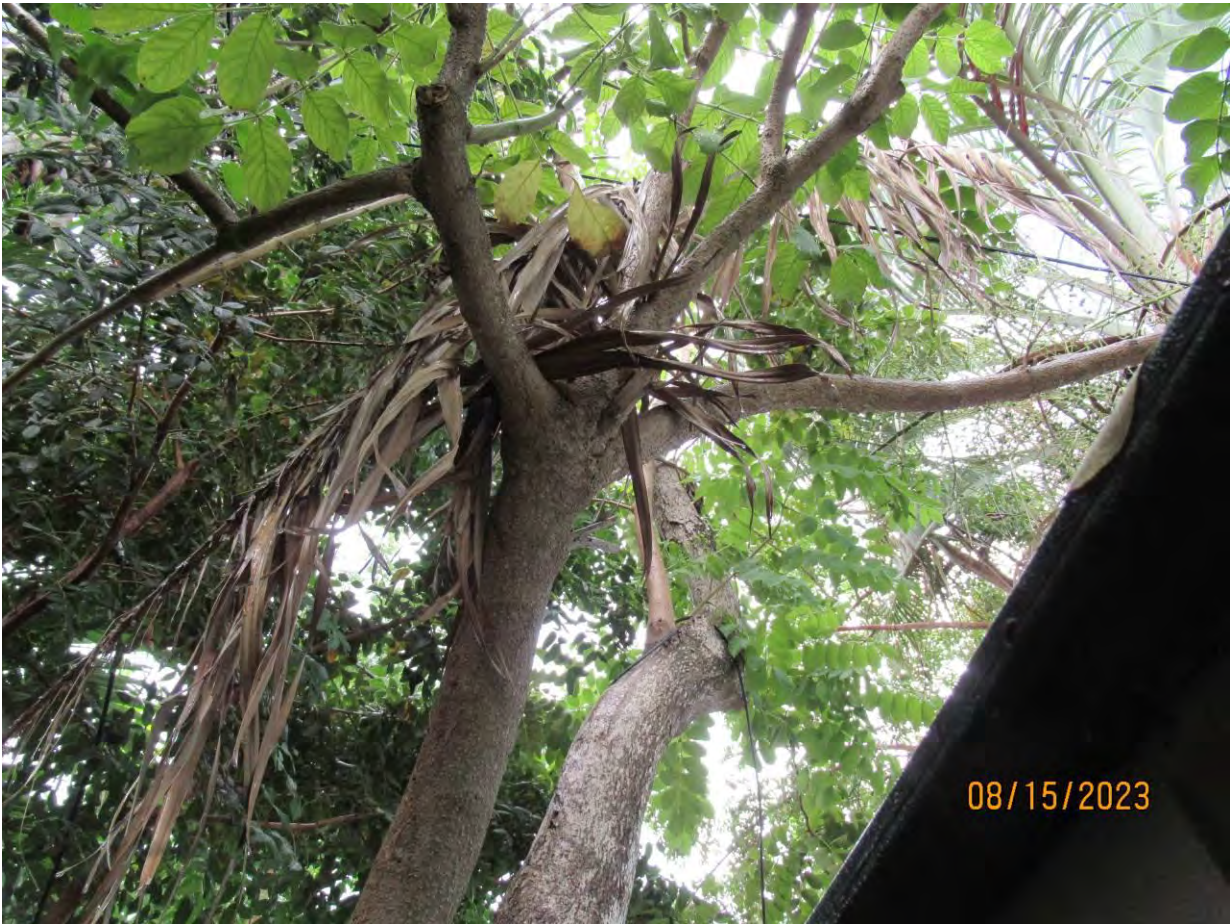


Photo of tree trunk.



Two
photos of
canopy
trunks.
One trunk
growing
against
roof of
shed.





08/15/2023

Two
photos of
tree
canopy.



08/15/2023

Diameter: 8.9"

Location: 50% (growing in rear corner of yard next to pool equipment and against shed)

Species: 50% (not on protected or not protected tree list)

Condition: 50% (overall condition is fair to poor, poor canopy structure.)

Total Average Value = 50%

Value x Diameter = 4.4 replacement caliper inches

Tree Species: Mahogany (Swietenia mahagoni)



Photo showing base of tree.

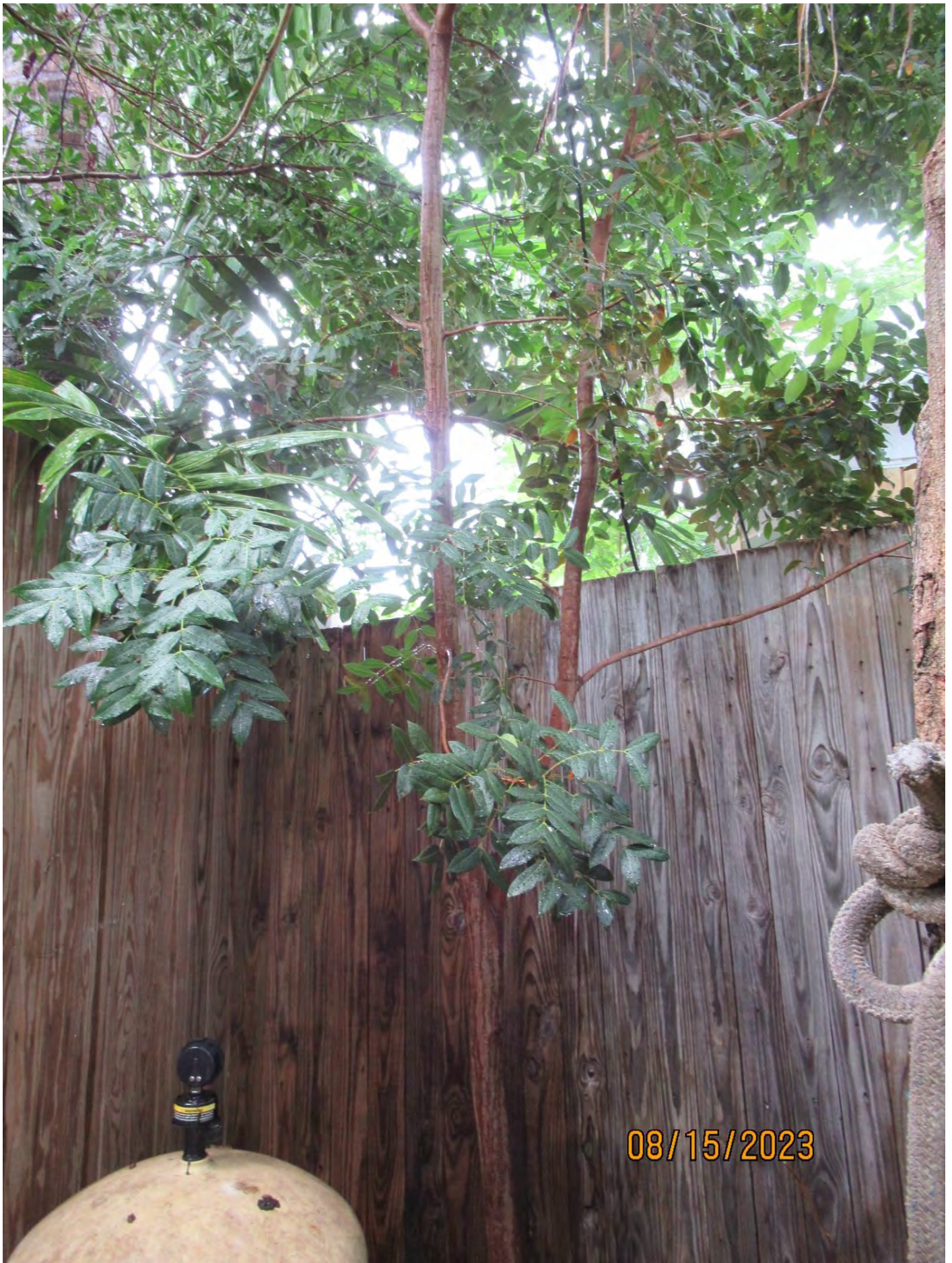


Photo of tree trunk.



Photo of tree trunk and canopy.



Photo of trunk
and base of tree.

Diameter: 3.1"

Location: 40% (growing in rear corner against fence and next to pool equipment, future growth will cause issues to property.)

Species: 100% (on protected tree list)

Condition: 60% (overall condition is fair.)

Total Average Value = 66%

Value x Diameter = 2 replacement caliper inches

Total required replacements if both trees approved for removal is 6.4 caliper inches.

Application



P
C

T2023-0252
T2023-0253 (issued 8-15-23)

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 8-7-2023

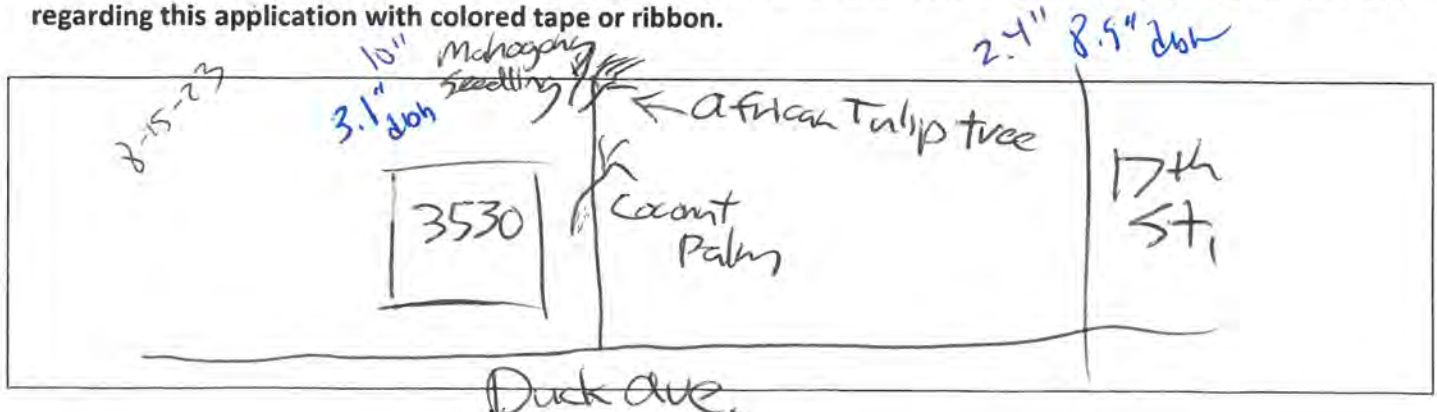
Tree Address 3530 Duck Ave.
Cross/Corner Street 17th St
List Tree Name(s) and Quantity 1 Coconut Palm, 1 African Tulip tree
Reason(s) for Application: 1 Mahogany tree
☒ Remove ☐ Tree Health ☒ Safety ☒ Other/Explain below
☐ Transplant ☐ New Location ☐ Same Property ☐ Other/Explain below
☐ Heavy Maintenance Trim ☐ Branch Removal ☐ Crown Cleaning/Thinning ☐ Crown Reduction
Additional Information and Explanation The palm is leaning over the house next door, the African Tulip tree and the Mahogany seedling are growing up into the utility lines.
Property Owner Name Cherry Schnepf
Property Owner email Address CSC@vise.qaol.com
Property Owner Mailing Address 3530 Duck Ave.
Property Owner Phone Number 206 949 7123
Property Owner Signature _____

*Representative Name Kenneth King
Representative email Address _____
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.





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 8-2-2023

Tree Address 3530 Duck Avenue

Property Owner Name Cherry Schnepf

Property Owner Mailing Address 3530 Duck Avenue

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

Property Owner Phone Number 206 949-7123

Property Owner email Address cschneise@aol.com

Property Owner Signature Cherry Schnepf

Representative Name Kenneth Klay

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 Cherry Schnepf 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 Cherry Schnepf

The forgoing instrument was acknowledged before me on this 2nd day August 2023.
By (Print name of Affiant) Cherry Schnepf who is personally known to me or has produced
VA DL as identification and who did take an oath.

Notary Public

Sign name:

Print name:

Mia Castillo
Mia Castillo

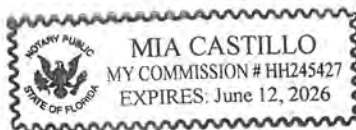
My Commission expires:

June 12, 2026

Notary Public-State of

Florida

(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 00053340-000000
 Account# 1053953
 Property ID 1053953
 Millage Group 10KW
 Location 3530 DUCK Ave, KEY WEST
 Address
 Legal KW KW FWDN SUB PLAT 2 PB1-189 LOT 19 SQR 11 G51-485 OR382-25 OR448-531
 Description OR483-672 OR1032-467 OR1032-468 OR1266-2342 OR1577-2403 OR1577-2407 OR2229-1251 OR3145-1704 OR3174-1197 OR3225-0367
 (Note: Not to be used on legal documents.)
 Neighborhood 6223
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Key West Foundation Co's Plat No 2
 Sec/Twp/Rng 34/67/25
 Affordable No
 Housing



Owner

SCHNEPF LIVING TRUST 12/31/2012
 C/O CHERRY E SCHNEPF TRUSTEE
 2309 Point Chesapeake Quay Unit 2011
 Virginia Beach VA 23451

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$254,964	\$191,602	\$130,026	\$131,910
+ Market Misc Value	\$28,531	\$24,523	\$24,523	\$24,523
+ Market Land Value	\$546,000	\$426,000	\$291,000	\$282,000
= Just Market Value	\$829,495	\$642,125	\$445,549	\$438,433
= Total Assessed Value	\$829,495	\$642,125	\$274,398	\$270,610
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$829,495	\$642,125	\$249,398	\$245,610

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$291,000	\$130,026	\$24,523	\$445,549	\$274,398	\$25,000	\$249,398	\$171,151
2020	\$282,000	\$131,910	\$24,523	\$438,433	\$270,610	\$25,000	\$245,610	\$167,823
2019	\$282,000	\$131,910	\$24,523	\$438,433	\$264,526	\$25,000	\$239,526	\$173,907
2018	\$258,000	\$135,679	\$24,523	\$418,202	\$259,594	\$25,000	\$234,594	\$158,608

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)	6,000.00	Square Foot	50	120

Buildings

Building ID	4323			Exterior Walls	C.B.S.
Style	GROUND LEVEL			Year Built	1953
Building Type	S.F.R. - R1 / R1			EffectiveYearBuilt	2018
Building Name				Foundation	CONCR FTR
Gross Sq Ft	2526			Roof Type	GABLE/HIP
Finished Sq Ft	1331			Roof Coverage	METAL
Stories	1 Floor			Flooring Type	CONC ABOVE GRD
Condition	GOOD			Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	128			Bedrooms	2
Functional Obs	0			Full Bathrooms	2
Economic Obs	0			Half Bathrooms	0
Depreciation %	3			Grade	500
Interior Walls	PLYWOOD PANEL			Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter	
CPF	COVERED PARKING FIN	187	0	56	
OPX	EXC OPEN PORCH	1,008	0	308	
FLA	FLOOR LIV AREA	1,331	1,331	200	
TOTAL		2,526	1,331	564	

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
RES POOL	1982	1983	0 x 0	1	420 SF	3
CONC PATIO	1982	1983	0 x 0	1	440 SF	2
FENCES	1988	1989	6 x 220	1	1320 SF	2
FENCES	1982	1983	6 x 120	1	720 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/10/2023	\$1,250,000	Warranty Deed	2417791	3225	367	01 - Qualified	Improved		
2/10/2022	\$637,400	Warranty Deed	2376118	3174	1197	12 - Unqualified	Improved		
11/29/2021	\$450,100	Certificate of Title	2354538	3145	1704	12 - Unqualified	Improved		
7/31/2006	\$525,000	Warranty Deed		2229	1251	Q - Qualified	Improved		
7/1/1993	\$125,000	Warranty Deed		1266	2342	Q - Qualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2022-1762	6/17/2022	10/27/2022	\$25,500	Residential	INSTALL NEW METAL ROOF
0001479	6/16/2000	10/15/2001	\$5,000	Residential	CARPORT TO GARAGE
9900491	3/26/1999	7/19/1999	\$6,000	Residential	NEW A/SHING ROOF
B944149	12/1/1994	7/1/1995	\$1,000	Residential	TILE PORCH
B943525	10/1/1994	7/1/1995	\$11,895	Residential	HURRICANE SHUTTERS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

Map



TRIM Notice

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

2022 Notices Only

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