

STAFF REPORT

DATE: October 31, 2023

RE: 633 Duval Street (permit application # T2023-0318)

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

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

Tree Species: Laurel Ficus tree (Ficus sp.)



Photo of tree from street showing location on property.

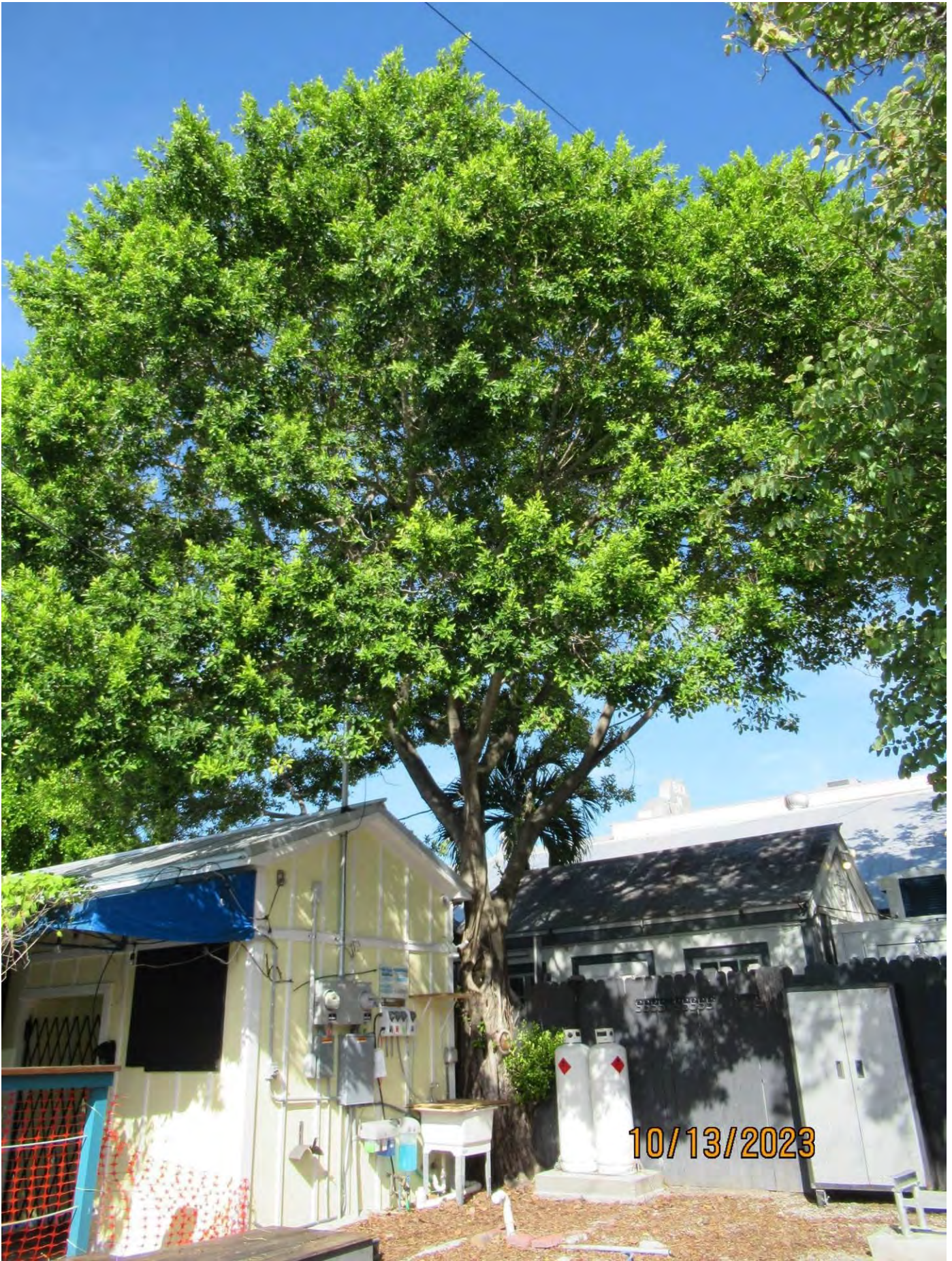


Photo of whole tree showing location.



Two photos of tree canopy, views 1 & 2.



Two photos of tree trunk and canopy branches, views 1 & 2. Note that tree is growing on fenceline.



Photo of tree trunk and canopy branches, view 3.



Two photos showing base of tree, views 1 & 2. Note-structure built after 2017.





Photo showing base of tree, view 3.



Photo of tree trunk, view 1.



Two photos of tree trunk, views 2 & 3.



Photo of tree in 2017 prior to structure being built.

Diameter: $29.4'' - 24'' = 5.4''$

Location: 60% (growing on property line, impacting structure)

Species: 0% (on not protected tree list)

Condition: 60% (overall condition is fair to good, healthy tree.)

Total Average Value = 40%

Value x Diameter = 2.1 replacement caliper inches

NOTE: Since tree trunk appears to be on the property line, need written document from property owner at 629 Duval stating they agree with removal request before final processing of application can be done.

Additional Information

Karen DeMaria

From: Kimberly Blanchette <kimberlyblanchette@rocketmail.com>
Sent: Monday, January 15, 2024 10:36 PM
To: Karen DeMaria
Subject: [EXTERNAL] 633 Duval Tree Removal

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,

Finally have the letter from the owner (Gregory Lee Newhouse) of 629 Duval Street!

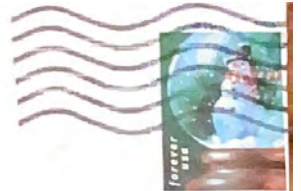
Thank you,

Kimberly Blanchette

Sent from my iPhone

Gregory Lee Newhouse
2553 Gabrielle Woods Place
Oviedo, FL, 32765

ORLANDO FL 328
10 JAN 2024 PM 2 L



Mrs. Kimberly Blanchette
407 Whitehead St.
Key West, FL. 33040

33040-654407



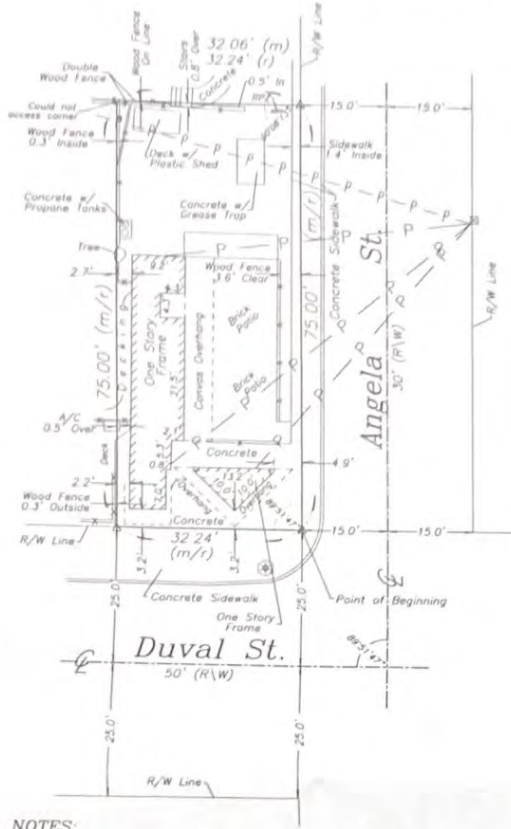
JAN. 9, 2024

To whom it may concern:

I have no objection to the removal of the tree at 629 Duval St by Kimberly Blanchette as long as the work AND clean-up is done at a time agreeable with Doug Bell and Jeff Gamm so as to not ~~interfering~~ with them conducting their BUSINESS—most likely in Sept. 2024.

Gregory Lee Newhouse
407-542-5508

Boundary Survey Map of part of Lot 4, Block 61 on the Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (RER)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊙ Light Post

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 633 Duval Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: August 31, 2023.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: Of a part of Square or Lot Four (4), Block Sixty-one (61) on the Island of Key West, Florida, according to William A. Whitehead's map or diagram of said Island and more particularly described as follows:
 Commencing at the intersection of the Northeasterly property line of Duval Street and the Northwestern property line of Angela Street as a point of beginning; thence in a Northwestern direction along said Northeasterly property line of Duval Street a distance of 32.24 feet; thence at right angles in a Northeasterly direction a distance of 75 feet to a point; thence at right angles in a Southeasterly direction a distance of 32.24 feet to a point in the Northwestern property line of Angela Street; thence at right angles in a Southwesterly direction along said Northwestern property line of Angela Street to the point of beginning.

BOUNDARY SURVEY FOR: Duval Lot LLC.

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn
 J. Lynn O'Flynn, PSM
 Florida Reg. #6298

September 1, 2023

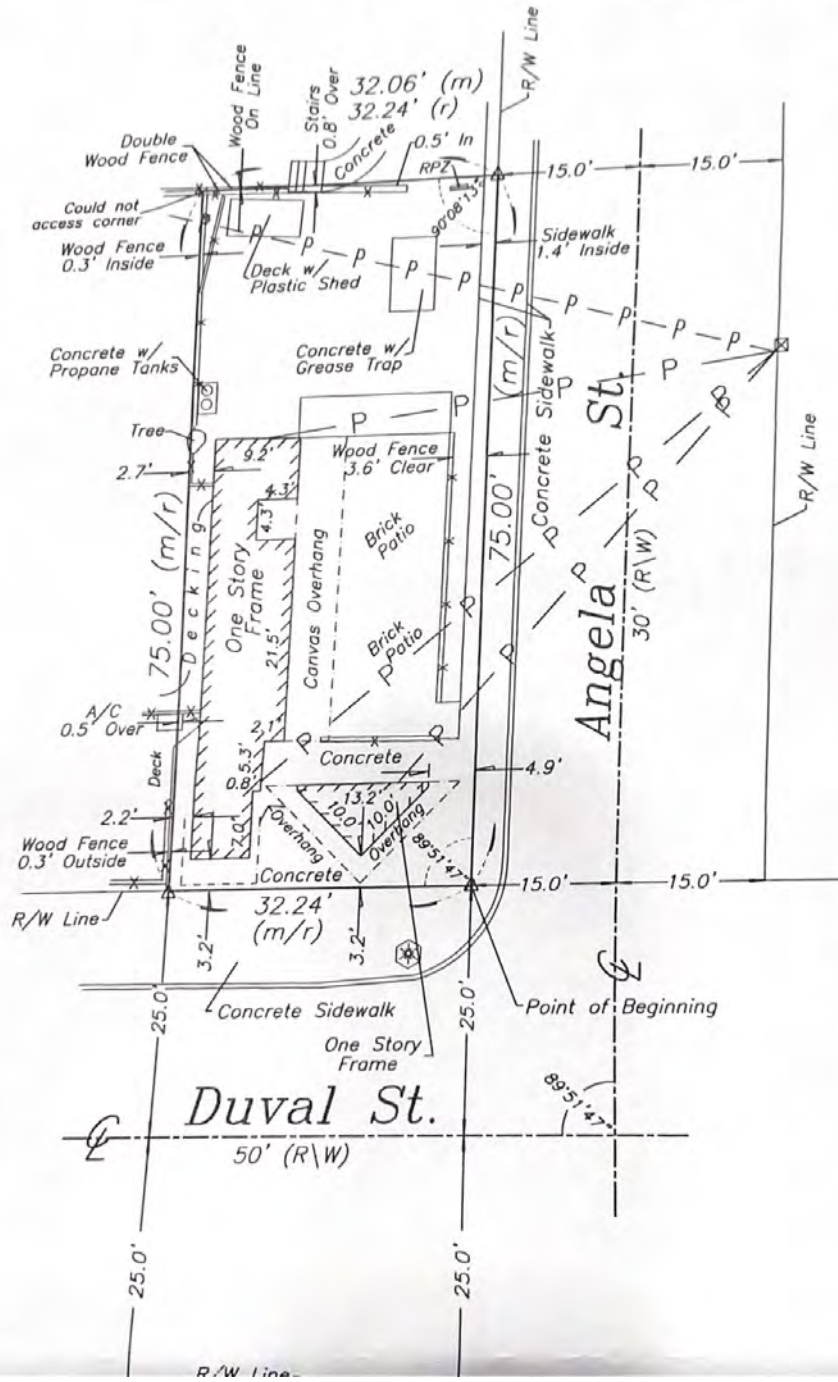
THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

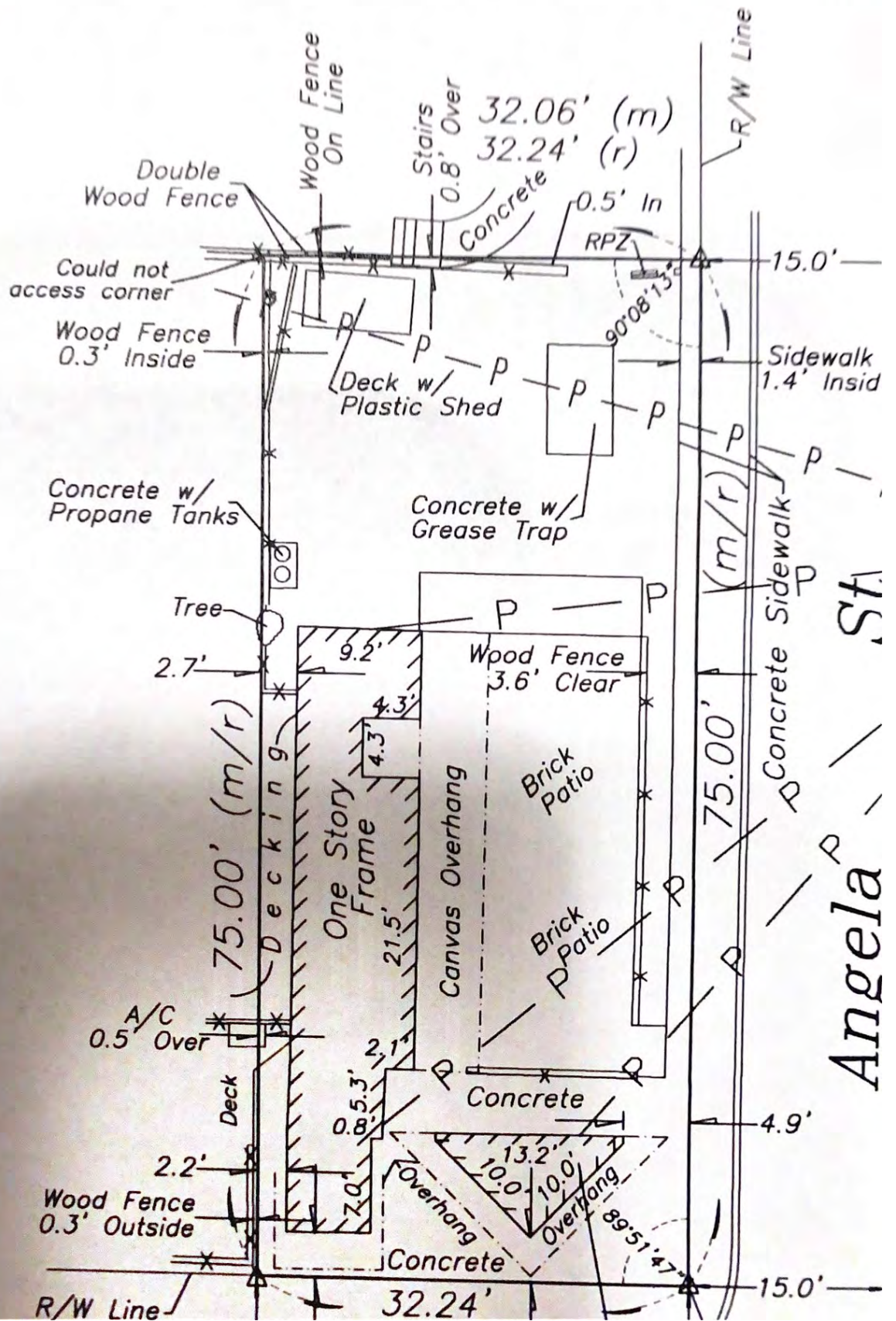
Boundary Survey Map of part of Lot 4, Block Island of Key West



- ⊙ Found 2
- Set #5
- Found 1
- ▲ Found 4
- △ Set Nail
- (M) Measure
- (R) Record
- (M/R) Measure
- C.B.S. Concrete
- R\W Right of Way
- CLF Chain Line
- ⊕ Centerline
- ⊗ Wood Utility
- ⊠ Concrete
- P- Overhang
- ⊛ Light Fixture



Boundary Survey Map



Angela Sta

Karen DeMaria

From: Kimberly Blanchette <kimberlyblanchette@rocketmail.com>
Sent: Thursday, November 9, 2023 12:26 PM
To: John Hartman; Karen DeMaria
Subject: [EXTERNAL] Re: 633 Duval Street Tree Removal Application

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 just had a new survey done showing the tree is my problem. When i get home i can send you a copy of it.

On the other hand I have absolutely no problem reaching out to my estranged uncle Gregory Newhouse. I'll just have to track him down.

Regards,

Kimberly Blanchette

On Thursday, November 9, 2023 at 09:00:55 AM EST, Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

FYI- status?

Sincerely,

Karen

Karen DeMaria

Urban Forestry Manager

Certified Arborist FL-6585A

City of Key West

305-809-3768



From: Karen DeMaria
Sent: Wednesday, November 1, 2023 3:17 PM
To: kimberlyblanchette@rocketmail.com; John Hartman <jhartman90@gmail.com>
Subject: 633 Duval Street Tree Removal Application

Kimberly and John:

I am reviewing your application to remove the ficus tree from 633 Duval Street. The file has been tentatively placed on the November 13 Tree Commission agenda. During my review and my site visit, I noticed that the tree is growing on the property line-in the fence line. An old survey of the property that I found in the Planning Department files indicates that the fence is on the property line. Therefore, I need something in writing from the adjacent property owner (629 Duval-Gregory Newhouse) that states he is ok with the removal of the tree. An email or hand written letter would be fine. If I do not receive this document by noon on November 13, 2023 (the day of the meeting), then the review of the file by the Tree Commission will be postponed until the document is received.

If you can prove that the tree is wholly located on your property, then the application can move forward but I need to see and receive the documentation in order to place it in the file.

Sincerely,

Karen

Karen DeMaria

Urban Forestry Manager

Certified Arborist FL-6585A

City of Key West

305-809-3768



MEMORANDUM

DATE: October 15, 2014

RE: Landscape Plan for 629 Duval Street

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

KD

On behalf of the Tree Commission, I reviewed the Final Landscape plan submitted for development of a restaurant facility at 629 Duval Street.

On October 30, 2012, the plan was presented to the Development Review Committee. There are no records in my files regarding any reviews by the Urban Forester or the Tree Commission since that date. The project has been in the Planning Department for review and was approved by the Planning Board. September 26, 2013. The project recently received HARC approval.

There are three existing, not protected trees on the property, two black olive trees (each <10 "diameter) and one Laurel ficus tree (21" diameter). The landscape plans state that these trees are to be removed. No permit is required for the removal of these trees due to their size (<24" diameter). Other observed vegetation on the property included shrubs and ornamental plants growing in planter boxes. These plants are also not regulated.

The property owner is limited in the available planting areas due to the existing high density development of the area. Landscaping proposed is 100% native species with primarily sub canopy native trees to be planted along the rear property line as a buffer with the neighbor, and a few native sabal palms to be planted along Angela Street.

Having reviewed the revised plans dated September 4, 2013, the Tree Commission approves the Final Landscape Plans for 629 Duval Street.

Karen DeMaria

From: Patrick Wright <patrick@owentrepanier.com>
Sent: Wednesday, September 24, 2014 3:22 PM
To: Karen DeMaria
Cc: Carlene Smith
Subject: 629 Duval St.
Attachments: L-1.pdf; 100% Impervious.pdf

Hello Karen,

The landscape plan for this project is attached. This project originally was submitted back in 2012 but the attached plan is up to date. Also not sure if this is relevant but the City engineer declared the entire lot impervious back in 2010 (also attached). During the minor Development plan process we requested a waiver to Sec. 108-412(a) from the requirement of 20% to 14% and Sec. 108-413(b) from the requirement of 10' to 3' as depicted on the plans. If you need anything further from us please let me know. Thank you. -Patrick

Patrick Wright, Planner
Trepanier & Associates, Inc.
1421 1st Street - Key West, FL 33045-2155
Tel: 305-293-8983 / Fax: 305-293-8748

PLANT SCHEDULE

(4) SABAL PALM FIELD GROWN	(1) SABAL PALMETTO 16-18"
(5) SPANISH STOPPER 7 GALLON	(1) EUGENIA FOETIDA ±5"
(6) FLORIDA BOXWOOD 7 GALLON	(1) SCHAEFFERIA FRUSTESCENS ±5"
(1) SIMPSON'S STOPPER 7 GALLON	(1) MYRCIANTHES FRAGANS 4-5"
(19) BAHAMA COFFEE 3 GALLON	(1) PSYCHOTRIA LIGUSTRIFOLIA 2"
(4) COONTIE 3 GALLON	(1) ZAMIA PUMPA 18"

LANDSCAPE REQUIREMENTS

*** MINIMUM LANDSCAPE AREA SEC. 10B-412	= 20% (483.6 SQ.FT.)	PROVIDED = 13.1% (316.3 SQ.FT.)
*** R.O.W. - 40 PLANT UNITS PER 100 L.F. = 40 p.u. REQUIRED SEC. 10B-413		PROVIDED = 33 p.u.
*** BUFFERYARD / SCREENING SEC. 10B-347	PROPOSED USE = HIGH IMPACT	ADJOINING USE = HIGH IMPACT = NONE REQUIRED
*** 70% NATIVE SPECIES REQUIRED SEC. 10B-412	= 100%	PROVIDED

TREE REMOVAL

(2) BLACK OLIVE
(1) LAUREL FIG
NO PERMIT REQUIRED
SEC. 110-322 "EXCEPTIONS"

NOTES

1. ALL PLANTS "FLORIDA #1"
2. IRRIGATION PROVIDED
3. DECORATIVE STONE (RIVER ROCK) USED AS MULCH IN ROW PLANTINGS.

WILLIAM P. HORN
ARCHITECT, P.A.

915 E. 1ST N ST
KEY WEST,
FLORIDA
32040

TEL (205) 296-8302
FAX (205) 296-1033

LICENSE NO.
AA 14-022-00

NATIVE LANDSCAPE
DESIGN
SCOTT MONTGOMERY
LANDSCAPE ARCHITECT
P.O. BOX 2847
KEY WEST, FL 32045
(305) 296-5024

COMMERCIAL DEVELOPEMENT
629 DUVAL ST.
KEY WEST, FLORIDA

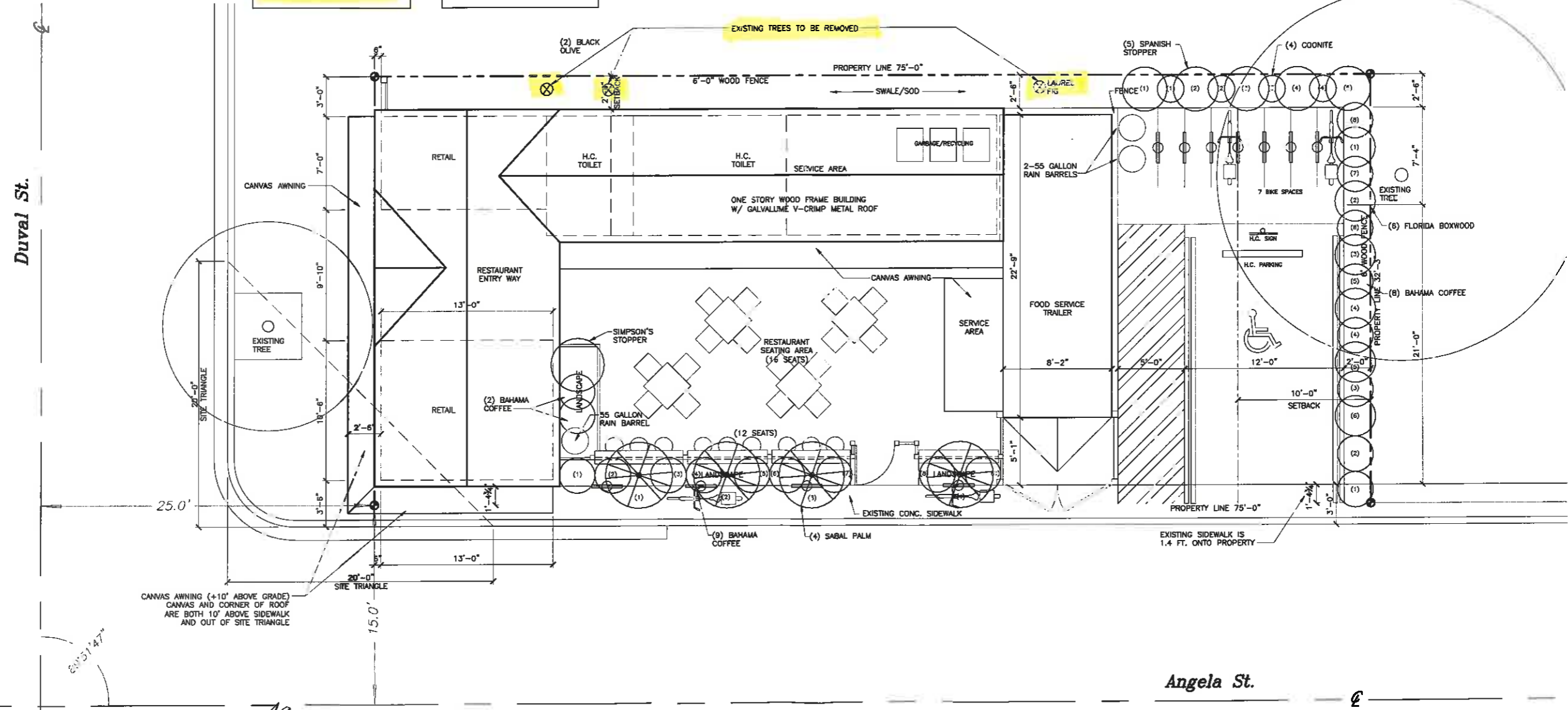
SEAL

DATE
10-30-12 D.R.C.
12-12-12 PL.BD.

REVISIONS
9-4-13 REV.

DRAWN BY
AR

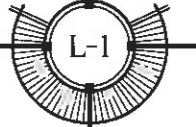
PROJECT
NUMBER
1221



LANDSCAPE PLAN

ALL SITE INFORMATION OBTAINED FROM SURVEY
BY J. LYNN O'FLYNN, INC. ON APRIL 28, 2008.
SCALE: 1/4"=1'-0"

COMMERCIAL DEVELOPEMENT
629 DUVAL STREET
KEY WEST, FLORIDA



Application



T2023-0318

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 9/15/23

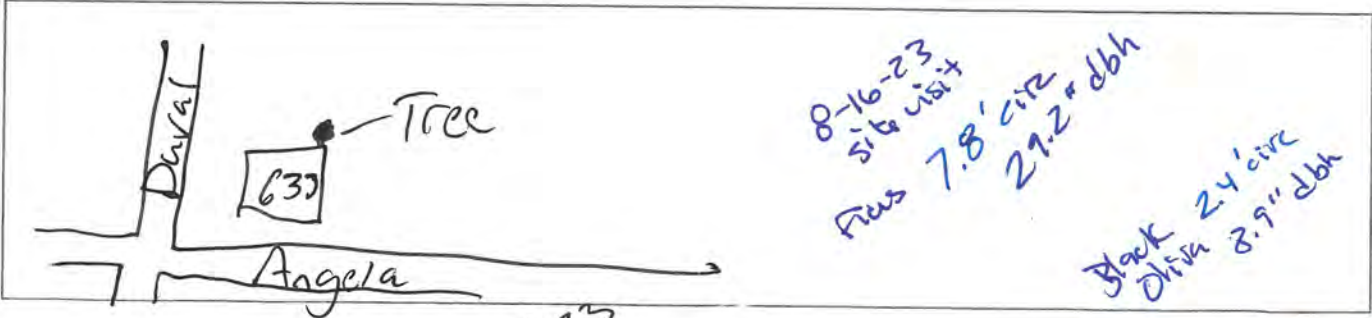
Tree Address 633 Duval (property like)
 Cross/Corner Street Angela Tree
 List Tree Name(s) and Quantity One Ficus Tree Laurel 100
 Reason(s) for Application:
 Remove Tree Health Safety Other/Explain below
 Transplant New Location Same Property Other/Explain below
 Heavy Maintenance Trim Branch Removal Crown Cleaning/Thinning Crown Reduction
 Additional Information and Explanation growing into building
 ↓
629 Duval

Property Owner Name X Kimberly Blanchette
 Property Owner email Address X Kimberlyblanchette@rocketmail.com
 Property Owner Mailing Address X 407 Whitehead St. K.W. FL 33040
 Property Owner Phone Number X (305) 304-9149
 Property Owner Signature X [Signature]
 *Representative Name John Hartman
 Representative email Address Jhartman90@gmail.com
 Representative Mailing Address 2307 Bluegill Ln Cudjoe Key 33042
 Representative Phone Number 305-587-9879

*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 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.



10-13-23 pits x
8-16-23

\$ 20
50
\$ 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 9/15/23
 Tree Address 633 Duval
 Property Owner Name Kimberly Blanchette
 Property Owner Mailing Address 407 Whitehead St
 Property Owner Mailing City Key West, FL 33040
 State, Zip
 Property Owner Phone Number (305) 304-9149
 Property Owner email Address kimberlyblanchette@rocketmail.com
 Property Owner Signature [Signature]

Representative Name John Hartman
 Representative Mailing Address 23027 Blugill Ln
 Representative Mailing City Cudjoe Key
 State, Zip FL 33092
 Representative Phone Number 305-587-4834
 Representative email Address Jhartman90@gmail.com

Kimberly Blanchette 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 [Signature]

The forgoing instrument was acknowledged before me on this 3rd day October 23.
By (Print name of Affiant) Kimberly Blanchette who is personally known to me or has produced as identification and who did take an oath.

Notary Public
 Sign name: [Signature]
 Print name: Vivian Portela

My Commission expires: 11/21/26 Notary Public-State of FLORIDA
 VIVIAN M. PORTELA (Seal)
 Notary Public
 State of Florida
 Comm# HH334314
 Expires 11/21/2026



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 00012440-000100
 Account# 1012815
 Property ID 1012815
 Millage Group 10KW
 Location Address 633 DUVAL St, KEY WEST
 Legal Description KW PT LOT 4 SQR 61 G6-2 OR437-623/24 OR2555-1172/73 OR2585-127/29
(Note: Not to be used on legal documents.)
 Neighborhood 32050
 Property Class COMMERCIAL (1000)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No

Owner

DUVAL LOT LLC
 C/O KIMBERLY BLANCHETTE
 75 CLEARVIEW DR
 North Kingstown RI 02852

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$801	\$687	\$706	\$724
+ Market Land Value	\$1,343,199	\$1,343,199	\$549,491	\$549,491
= Just Market Value	\$1,344,000	\$1,343,886	\$550,197	\$550,215
= Total Assessed Value	\$665,737	\$605,216	\$550,197	\$521,126
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,344,000	\$1,343,886	\$550,197	\$550,215

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,343,199	\$0	\$687	\$1,343,886	\$605,216	\$0	\$1,343,886	\$0
2021	\$549,491	\$0	\$706	\$550,197	\$550,197	\$0	\$550,197	\$0
2020	\$549,491	\$0	\$724	\$550,215	\$521,126	\$0	\$550,215	\$0
2019	\$549,491	\$0	\$743	\$550,234	\$473,751	\$0	\$550,234	\$0
2018	\$549,491	\$0	\$762	\$550,253	\$430,683	\$0	\$550,253	\$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
COMMERCIAL DRY (100D)	2,418.00	Square Foot	32	75

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
TIKI	1993	1994	0 x 0	1	70 SF	1
TIKI	2001	2002	0 x 0	1	64 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/6/2012	\$100	Warranty Deed		2585	127	11 - Unqualified	Vacant		
2/7/2012	\$100	Order (to be used for Order Det. Heirs, Probate in		2555	1172	19 - Unqualified	Vacant		
2/1/1969	\$3,500	Conversion Code		0437	0623	Q - Qualified	Vacant		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-00001000	4/3/2018		\$2,000	Commercial	BRICK PAVE AREA (480 SQ FT). BRICK PAVERS TO BE SET IN THE SAND. **NOC EXEMPT** **HARC INSPECTION REQUIRED**
0202833	1/15/2002	10/30/2002	\$600		REPLACE FIRE DAMAGED TK2
B943462	10/1/1994	10/1/1995	\$1,500		RENO/RELOC BOOTH

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

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

No data available for the following modules: Buildings, 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](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 10/6/2023, 12:01:51 PM

[Contact Us](#)

Developed by
 Schneider
 GEOSPATIAL



Monroe County, FL



Overview



Legend

- Centerline
- Easements
- Hooks
- - - Lot Lines
- Road Center
- - - Rights of Way
- Shoreline
- [] Condo Building
- Key Names
- [] Subdivisions
- [] Parcels

Parcel ID	00012440-000000	Alternate ID	1012807	Owner Address	NEWHOUSE GREGORY LEE
Sec/Twp/Rng	06/68/25	Class	RETAIL-SINGLE TENANT		2553 Gabrielle Woods Pl
Property Address	629 DUVAL St				Oviedo, FL 32765
	KEY WEST				
District	10KW				
Brief Tax Description	KW PT LOT 4 SQR 61 G6-2 OR436-891 CO JUDGES SERIES 3-L8 OR906-1761				
	(Note: Not to be used on legal documents)				

Date created: 11/1/2023
 Last Data Uploaded: 11/1/2023 4:02:44 AM

