

STAFF REPORT

DATE: March 20, 2024

RE: 701 Waddell Avenue (permit application # T2024-0090)

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

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

Tree Species: Royal Poinciana (*Delonix regia*)



Photo of whole tree showing location, view 1.



Photo of whole tree showing location, view 2.



Photo of whole tree, view 3.



Photo of canopy trunks and utility lines.



Two photo of tree canopy and utility line, views 1 & 2.





Two close up photos showing inclusions and decay in canopy branches.





Close up photo of decay area and subterranean termite trail, view 1.



Close up photo of decay area and subterranean termite trail, view 2.



Photo of trunk and canopy branches, view 1.



Photo of canopy trunks, view 1.



Photo of trunk and canopy branches, view 2.



Photo of trunks and base of tree showing location.



Two photos showing trunk and canopy branches over road.





Photo of trunks and base of tree, view 2.



Close up photo of base of tree and active subterranean termite trail.



Photo showing active termites in mud trail.



Two photos showing trunks and canopy branches, views 3 & 4.





Close up photo of canopy crotch area of trunk growing over road.



Photo of tree trunk growing over road.



Photo of the two main trunk.



Photo showing main trunks and base of tree.



Photo of whole tree, view 4.

Diameter: 37.8"

Location: 70% (growing in front corner of property, very visible tree, utility lines in canopy.)

Species: 100% (on protected tree list)

Condition: 40% (overall condition is poor, active termites in one main trunk area all the way into canopy, lots of decay and structure issues in canopy.)

Total Average Value = 70%

Value x Diameter = 26.4 replacement caliper inches

Application



T2024-0090

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 3-13-2024

Tree Address 701 Waddell Ave.
 Cross/Corner Street Vernon St.
 List Tree Name(s) and Quantity 1 Palmetto 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 This tree has lots of decay and is severely infested with subterranean termites.

Property Owner Name Joe Cleghorn
 Property Owner email Address JLKey51@icloud.com
 Property Owner Mailing Address 701 Waddell Ave.
 Property Owner Phone Number 305-766-2671
 Property Owner Signature _____

*Representative Name Kenneth King
 Representative email Address _____
 Representative Mailing Address 1802 Laland 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.



\$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 3/12/24
 Tree Address 701 WADDELL AVE
 Property Owner Name Joe Cloghnan
 Property Owner Mailing Address 701 WADDELL AVE
 Property Owner Mailing City, State, Zip Key West, FL 33040
 Property Owner Phone Number 305 266 2671
 Property Owner email Address JCKEYS1 @ ICLOUD.COM
 Property Owner Signature X

Representative Name Kenneth King
 Representative Mailing Address 1602 Laurel St.
 Representative Mailing City, State, Zip Key West FL 33040
 Representative Phone Number 305-296-8101
 Representative email Address _____

I _____ 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 X Joe Cloghnan

The forgoing instrument was acknowledged before me on this 12 day MARCH.
By (Print name of Affiant) Joe Cloghnan who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: [Signature]
Print name: Coul W Colt

My Commission expires: 10/5/26 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 00037690-000000
 Account# 1038431
 Property ID 1038431
 Millage Group 10KW
 Location 701 WADDELL Ave, KEY WEST
 Address
 Legal KW KW INVESTMENT CO SUB PB1-69 PT LOT 6 AND ALL LOT 7 SQR 13 TR
 Description 17 AND PORTION OF VACATED ALLEY OR65-232/34 OR65-235/36 OR789-
 1575 OR793-1582 OR903-2020D/C OR1259-1177/78 OR1597-1838/39RES
 OR1846-1494/96 OR2734-1722LET/ADM
 (Note: Not to be used on legal documents.)
 Neighborhood 6131
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Key West Investment Co's Sub
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



1038431 701 WADDELL ST 07/31/20

Owner

CLEGHORN JR JOSEPH D
 701 Waddell Ave
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$1,118,267	\$1,027,348	\$889,020	\$759,998
+ Market Misc Value	\$26,488	\$27,146	\$27,805	\$28,463
+ Market Land Value	\$1,644,216	\$1,240,013	\$815,257	\$753,599
= Just Market Value	\$2,788,971	\$2,294,507	\$1,732,082	\$1,542,060
= Total Assessed Value	\$1,241,233	\$1,205,081	\$1,169,982	\$1,153,829
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,216,233	\$1,180,081	\$1,144,982	\$1,128,829

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,240,013	\$1,027,348	\$27,146	\$2,294,507	\$1,205,081	\$25,000	\$1,180,081	\$500,000
2021	\$815,257	\$889,020	\$27,805	\$1,732,082	\$1,169,982	\$25,000	\$1,144,982	\$500,000
2020	\$753,599	\$759,998	\$28,463	\$1,542,060	\$1,153,829	\$25,000	\$1,128,829	\$388,231
2019	\$815,257	\$730,492	\$29,122	\$1,574,871	\$1,127,888	\$25,000	\$1,102,888	\$446,983
2018	\$784,428	\$750,235	\$29,781	\$1,564,444	\$1,106,858	\$25,000	\$1,081,858	\$457,586

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
RES SUPERIOR DRY (01SD)	9,787.00	Square Foot	0	0

Buildings

Building ID	2963	Exterior Walls	ABOVE AVERAGE WOOD
Style	GROUND LEVEL	Year Built	1908
Building Type	S.F.R. - R1 / R1	Effective Year Built	2010
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	5896	Roof Type	GABLE/HIP
Finished Sq Ft	2158	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	344	Bedrooms	5

Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	0
Depreciation %	15	Grade	600
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
BMF	FINISHED BASMT	2,004	0	212
CBF	FINISHED CABAN	192	0	56
FLA	FLOOR LIV AREA	2,158	2,158	344
OOU	OP PR UNFIN UL	170	0	74
OPF	OP PRCH FIN LL	1,372	0	304
TOTAL		5,896	2,158	990

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1969	1970	5 x 32	1	160 SF	2
FENCES	1977	1978	4 x 150	1	600 SF	2
FENCES	1989	1990	6 x 45	1	270 SF	2
WATER FEATURE	2003	2004	0 x 0	1	1 UT	2
RES POOL	2003	2004	33 x 10	1	330 SF	3

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/23/2002	\$1,200,000	Warranty Deed		1846	1494	M - Unqualified	Improved		

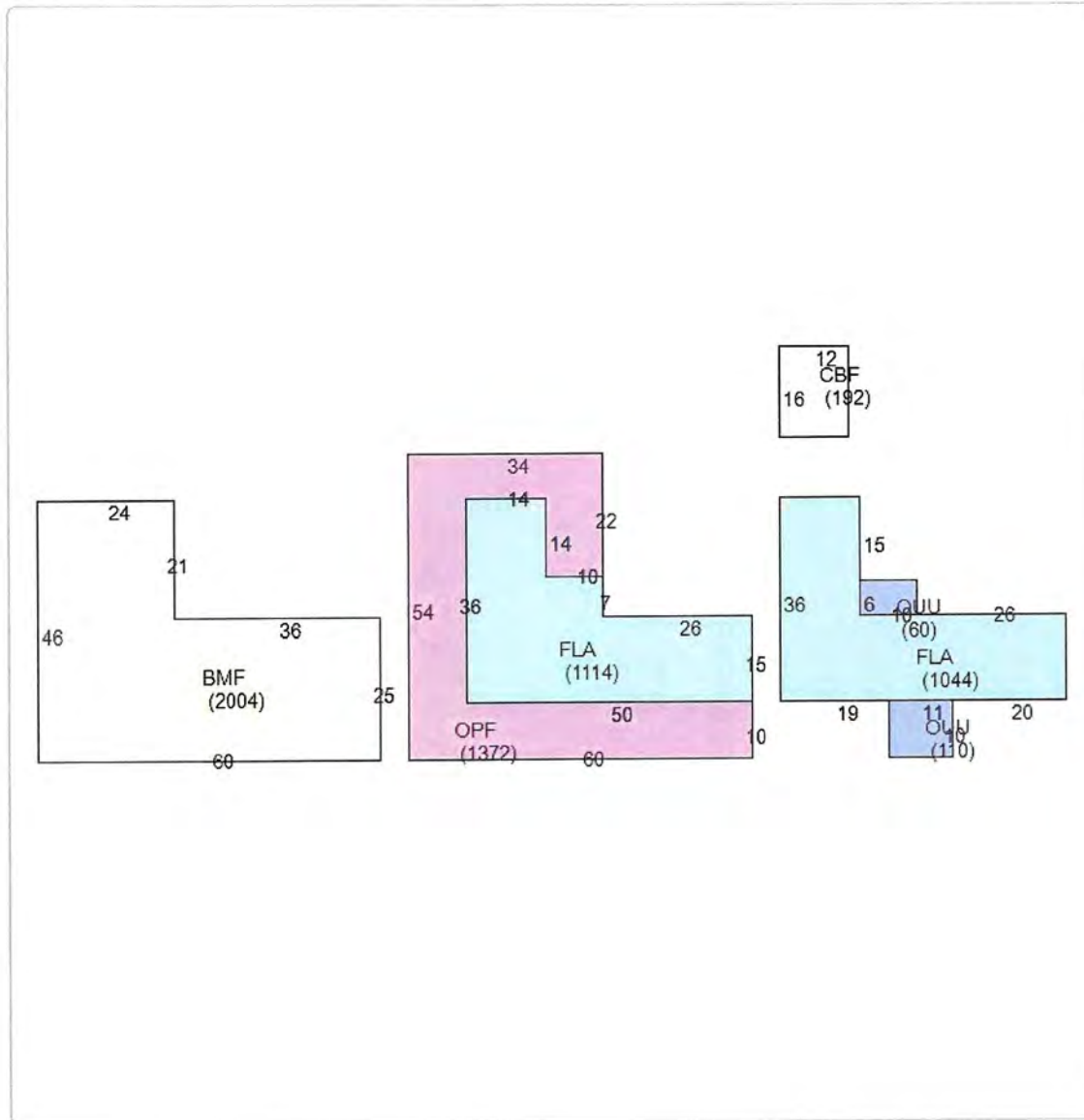
Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
04-0378	2/10/2004	11/5/2004	\$3,400		POOL DECK - 600 SF
03-4075	12/3/2003	11/5/2004	\$4,500		FLOOR FRAMING, MOVE STORAGE BLDG
03-3400	9/25/2003	10/27/2003	\$37,750		POOL & DECK
03-3279	9/12/2003	10/27/2003	\$2,400		REPAIR & PAINT FENCE
03-2974	8/29/2003	10/27/2003	\$18,000		REPLACE & REPAIR WINDOWS
03-1669	5/19/2003	10/27/2003	\$2,550		BASEMENT HATCH/ROOFING
03-1287	4/10/2003	10/27/2003	\$2,000		ADD 1 3 FIX BATH
03-1235	4/7/2003	10/27/2003	\$6,000		CENT A/C
03-0959	3/20/2003	10/27/2003	\$14,000		UPGRADE ELECTRIC
03-0933	3/18/2003	10/27/2003	\$1,350		SEWER LATERAL
03-0179	2/4/2003	10/27/2003	\$26,500		DEMO WORK
03-0073	1/13/2003	10/27/2003	\$15,000		METAL SHINGLE ROOFING
03-0057	1/9/2003	10/27/2003	\$14,500		PAINT IN & OUT

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

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

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