

STAFF REPORT

DATE: April 26, 2023

RE: **2501 Harris Avenue (permit application # T2023-0120)**

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

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

Tree Species: Mulberry (Morass sp.)



Photo of whole tree.



Photo showing location of tree.



Photo of
tree
canopy,
view 1.



Photo
of tree
trunks.



Photo of
base of
tree.



Photo of
tree
canopy,
view 2.



Photo of tree trunk and canopy branches.



Photo of tree canopy, view 3.

Diameter: 9.5"

Location: 80% (growing in back yard area)

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

Condition: 40% (overall condition is poor.)

Total Average Value = 56%

Value x Diameter = 5.3 replacement caliper inches

Also removing a Cuban Laurel Ficus tree from side of property-no permit needed to remove this tree as it is less than 24" diameter (measured at 14").

Application



T2023-0120

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 3/31/23Tree Address 2501 Harris AveCross/Corner Street NPR Urban LaurelList Tree Name(s) and Quantity 1 - Ficus & 1 - Unknown - mulberry
Species Type(s) check all that apply ☐ Palm ☐ Flowering ☐ Fruit ☒ Shade ☒ Unsure

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 Ficus is being pushed to grow towards the house.
Concerned it will eventually fall over onto the house.
Unknown tree in bad condition.

Property Owner Name

Christine Kitts

Property Owner email Address

christine.kitts@bellsouth.net

Property Owner Mailing Address

2501 Harris Ave Key West, FL 33040

Property Owner Phone Number

704-516-7183

Property Owner Signature

Christine Kitts

Representative Name

Clifton Turner

Representative email Address

shortystlc@gmail.com

Representative Mailing Address

19463 Date Palm Dr

Representative Phone Number

3056479261

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 ☐

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

Please identify tree(s) with colored tape



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

\$20
50 x 2
\$120 → \$100 max



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 4-1-2023
Tree Address 2501 Harris Ave Key West, FL 33040
Property Owner Name Christine Kitts
Property Owner Mailing Address 2501 Harris Ave Key West, FL 33040
Property Owner Mailing City, State, Zip Key West, FLORIDA 33040
Property Owner Phone Number 704-516-7183
Property Owner email Address christine.kitts@bellsouth.net
Property Owner Signature Christine Kitts

Representative Name Clifton Turner
Representative Mailing Address 19463 Date Palm Dr
Representative Mailing City, State, Zip Summerland Key FL 33042
Representative Phone Number 3056479261
Representative email Address shortystlc@gmail.com

I, Christine Kitts 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 is any questions or need access to my property.

Property Owner Signature Christine Kitts

The forgoing instrument was acknowledged before me on this 1st day April / 23.
By (Print name of Affiant) CHRISTINE KITTs who is personally known to me or has produced
FL DRIVERS as identification and who did take an oath.

Notary Public

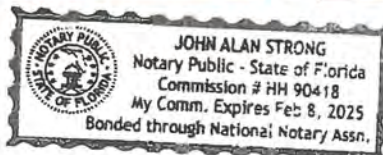
Sign name: John Alan Strong

Print name: JOHN ALAN STRONG

My Commission expires: 2/8/25

Notary Public-State of FL

(Seal)



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 00048530-000000
 Account# 1049123
 Property ID 1049123
 Millage Group 10KW
 Location 2501 HARRIS Ave, KEY WEST
 Address
 Legal KW REALTY COS FIRST SUB PB1-43 ALL LOT 1 THE WLY 23 FT 6 IN OF LOT 2 SQR
 Description 28 TR 21 OR53-98 OR580-268 OR1832-1332 OR2646-1948 OR2698-2161 OR3124-2094
 (Note: Not to be used on legal documents.)
 Neighborhood 6183
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Key West Realty Co's First Sub
 Sec/Twp/Rng 33/67/25
 Affordable No
 Housing

**Owner**

KITTS DOUGLAS H
 2501 Harris Ave
 Key West FL 33040

KITTS CHRISTINE M
 2501 Harris Ave
 Key West FL 33040

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$202,082	\$111,600	\$111,600	\$113,241
+ Market Misc Value	\$3,721	\$4,793	\$4,793	\$4,793
+ Market Land Value	\$407,616	\$293,664	\$291,196	\$286,260
= Just Market Value	\$613,419	\$410,057	\$407,589	\$404,294
= Total Assessed Value	\$613,419	\$387,350	\$382,002	\$373,414
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$588,419	\$362,350	\$357,002	\$348,414

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$293,664	\$111,600	\$4,793	\$410,057	\$387,350	\$25,000	\$362,350	\$22,707
2020	\$291,196	\$111,600	\$4,793	\$407,589	\$382,002	\$25,000	\$357,002	\$25,587
2019	\$286,260	\$113,241	\$4,793	\$404,294	\$373,414	\$25,000	\$348,414	\$30,880
2018	\$246,776	\$114,883	\$4,793	\$366,452	\$366,452	\$25,000	\$341,452	\$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)	7,350.00	Square Foot	73	100

Buildings

Building ID	3876	Exterior Walls	WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1952
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2015
Gross Sq Ft	1260	Foundation	CONCR FTR
Finished Sq Ft	1200	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	140	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2
Depreciation %	6	Half Bathrooms	1
Interior Walls	WALL BD/WD WAL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,200	1,200	0
OPU	OP PR UNFIN LL	60	0	0
TOTAL		1,260	1,200	0

Yard Items

Description	Roll Year	Size	Quantity	Value	Grade
CONC PATIO	1964	0 x 0	1	\$4,928	2
UTILITY BLDG	1969	5 x 10	1	\$1,265	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/8/2021	\$699,000	Warranty Deed	2338976	3124	2094	01 - Qualified	Improved		
7/1/2014	\$302,000	Warranty Deed		2698	2161	12 - Unqualified	Improved		
8/23/2013	\$100	Certificate of Title		2646	1948	12 - Unqualified	Improved		
11/7/2002	\$325,000	Warranty Deed		1832	1332	Q - Qualified	Improved		

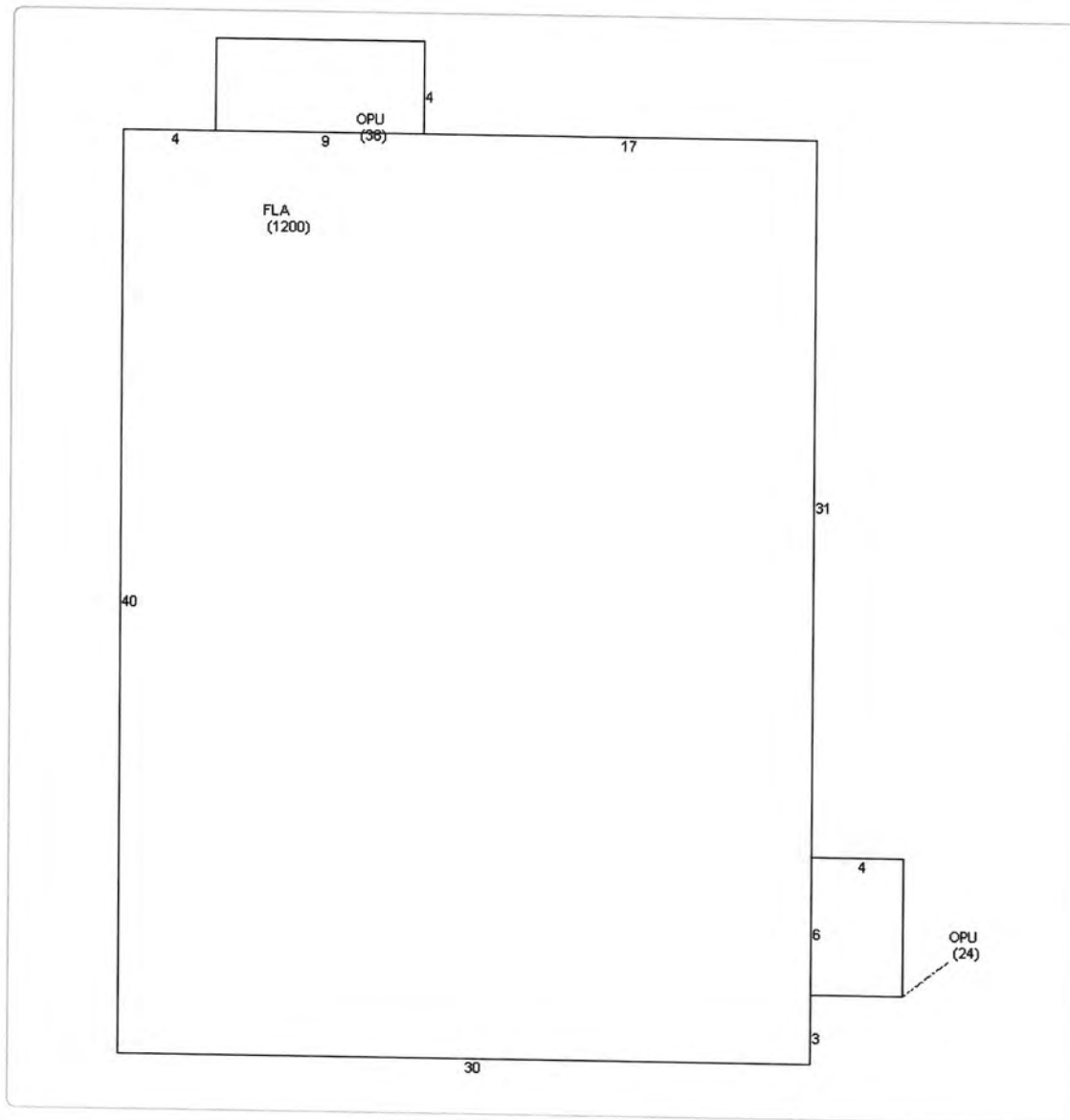
Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
03-3280	9/12/2003	11/25/2003	\$600		ELECTRICAL
03-3212	9/9/2003	11/25/2003	\$4,000		CENT A/C
02/2831	10/16/2002	10/28/2002	\$1,000	Residential	NEW ELECTRIC SERVICE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)**2022 Notices Only**

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Karen DeMaria

From: Christine Kitts <christinekitts@bellsouth.net>
Sent: Thursday, April 6, 2023 8:59 PM
To: Karen DeMaria
Cc: Clifton Turner
Subject: [EXTERNAL] Re: Tree removal request-2501 Harris Avenue

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.

Thank you very much for your help.

Sent from my iPad

On Apr 6, 2023, at 5:10 PM, Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

Clifton and Christine:

I did a site inspection today regarding the tree removal application. The ficus tree is a Cuban Laurel ficus. That species of tree is not regulated unless it is over 24 inches diameter. I measured the tree on the property at 14 inches therefore, no permit is required to remove the ficus tree.

The other tree, listed as unknown, I think is some type of Caribbean or South American species of tree, possibly a type of fruit tree. I have sent photos to several other people asking for their help with the identification. This tree is regulated and a permit is required to remove it. Once I know more about the species, I will let you know.

Sincerely,

Karen

Karen DeMaria

Urban Forestry Manager
Certified Arborist FL-6585A
City of Key West
305-809-3768

<image001.png>

Mulberry

Mulberry (*Morus* spp.) is a fruit producing tree that can provide gardeners tasty fruits. This tree also has a rich history.

Native red mulberry trees have been enjoyed by people in North America for centuries. On expedition in the mid-1500s De Soto observed Muskogee Indians eating dried mulberry fruits. Over winter the Iroquois mashed, dried, and stored the fruit to later add to water, making warm sauces that were occasionally mixed into cornbread. Cherokees made sweet dumplings by mixing cornbread and sugar with mulberries. The Timucua people of northeast Florida used the fruit, along with the tree's leaves and twigs, to make dyes, and the Seminoles used the branches to make bows.

The introduced white mulberry was brought from China in the early 1800s as a host plant for silk worms in hopes of establishing silk production in the United States. Trees were planted throughout the United States; however, silk production was too costly a venture. Despite the failure of the silk industry, the mulberry trees did well.

Characteristics

The mulberry plant family, Moraceae, also includes figs, jackfruit, and breadfruit. Mulberry trees produce small, sweet fruits that resemble slender blackberries. Mulberry fruits are quite popular with wildlife. Visiting creatures will reduce the harvest for your personal use, but on a good sized tree there should be enough fruits for all to enjoy.

These deciduous trees can have male and female flowers on the same plant (monoecious) or different plants (dioecious). Berries ripen in late spring or summer. If you select a dioecious type be sure you plant both a male and female tree to insure fruit production. Be sure to pay attention when purchasing trees, there are also weeping and contorted mulberry trees that are purely ornamental and do not produce fruit. Red mulberry trees and white mulberry trees can both grow quite large while black mulberry trees are generally the smallest. When considering their mature size, black mulberry trees may be the most practical choice for home gardens.

Red mulberry (*Morus rubra*), is a native, deciduous tree, found in moist soils from South Florida to west Texas. Also called American Mulberry, this tree grows to heights of 40 feet tall with the tree growing taller in the northern parts of its range. The pollen from male trees is extremely allergenic while female trees cause few to no allergies. These trees produce reddish or black fruits that are considered to be good quality. Red mulberry trees grow fairly quickly and are able to provide you with shade and fruit relatively soon after planting.

Despite the name, fruit from white mulberry (*Morus alba*) trees can actually be pink, black, purple, or white. White mulberry trees actually get their name from the color of the flower buds, not their variably colored fruits. These fruits, while sweet, are described by some as insipid when compared to red and black mulberries. Flower buds on white mulberry trees emerge a bit before those on red mulberry trees and well before those black mulberry trees. This is a large tree that grows up to 60 feet tall and has some salt and wind tolerance.

Black mulberry (*Morus nigra*) is native to western Asia and the Middle East. This mulberry tree produces what many consider to be the highest quality mulberry fruits. Fruit from these trees is almost without exception black. Black mulberry trees are more popular in warmer, drier areas like California; when grown in Florida, they're generally smaller with a more bush-like habit. If you're looking for a mulberry bush worthy of the nursery rhyme (https://en.wikipedia.org/wiki/Here_We_Go_Round_the_Mulberry_Bush), black mulberry just may fit the bill.

Planting and Care

Mulberry trees can be planted in many Florida landscapes as they thrive in infertile, sandy soils, are drought tolerant after establishment, and moderately wind resistant. These trees do best in full sun to light shade. Native red mulberry trees are usually found growing in the shade of larger trees.

When choosing a location, keep in mind that fallen fruits stain the surfaces they land on, so it's best to avoid planting over driveways, sidewalks, and patios. Selecting a light-fruited cultivar can also cut down on the mess factor; look for 'Tehama' or 'King White Pakistan'.

Mulberry trees require very little maintenance; they rarely require irrigation after establishment and generally do not require fertilization. As far as pruning goes, you can perform light pruning when trees are young to help create a strong framework of branches. With a mature tree, you should only prune to remove dead or damaged wood or crossing limbs, since the wounds caused when removing a major branches are slow to callous. Be careful when pruning your tree, mulberry trees have milky sap which can cause skin rashes in some people.

Also on Gardening Solutions

Florida's Edible Native Plants (</plants/edibles/florida-edible-native-plants.html>)



Red mulberry (*Morus rubra*) tree with fruit. Photo by Vern Wilkins.
Indiana University, Bugwood.org

More from UF/IFAS

Florida Plant ID: Mulberry
([/mastergardener/outreach/plant_id/fruits_nuts/mulberry.html](https://mastergardener/outreach/plant_id/fruits_nuts/mulberry.html))

Florida 4-H Forest Ecology: Red Mulberry (<https://programs.ifas.ufl.edu/florida-4-h-forest-ecology/forest-ecology-contest/contest-stations/trees-of-florida/red-mulberry/>)

Morus alba Fruitless Cultivars: White Mulberry
(<https://edis.ifas.ufl.edu/publication/st408>)

Morus rubra, Red Mulberry (<https://edis.ifas.ufl.edu/publication/fr326>)



Red mulberry tree in a home landscape. Photo by T. Davis Sydnor,
The Ohio State University, Bugwood.org.