

# STAFF REPORT

DATE: January 30, 2023

RE: 915 and 923 Johnson Street (permit application # T2023-0021)

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

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

Tree Species: Gumbo Limbo (*Bursera simaruba*)



Photo showing location of tree, street view.





915

923

01/25/2023

Looking down the property line, photo of tree trunks.





Looking down proper line, photo of main canopy branches.





Photo of main canopy branches, view 1 from 915 Johnson Street.



Photo of trunk and base of tree from 915 side, view 1.





Photo of base of tree, trunk, and crotch area with main canopy branches from 915 side of tree.





Photo of main canopy branches, view 2 from 915 side.



Photo of trunk and base of tree, view 1 from 915 side.





Photo of exterior wall at 915 nearest to tree-no cracks observed.



Photo showing location of tree in relation to structure, exterior wall at 915.





Photo of base of tree on 915 side of tree.



Photo of decayed root area on 915 side of tree showing nest of carpenter ants.





Close up photo of decayed root area on 915 side of tree.



Photo of two old cut areas with decay, 915 side of tree, view 1.





Photo of two old cut areas with decay, 915 side of tree, view 2.



Close up photo of old cut decay area 1.





Photo showing length of stick that penetrated the decay of cut area 1 (approx. 6-8 inches).



Photo showing measuring stick in decay area 2.





Photo showing length of stick that penetrated the decay of cut area 2 (approx. 12 inches).



Photo of tree canopy from 915.





Photo of whole tree from 923 Johnson.



Photo of trunk and canopy branches from 923.





Photo of trunk and base of tree from 923.



Photo of tree canopy from 923.





Photo of old cut decay areas 1 and 2 from 923.



Photo of main crotch area of tree.





Photo of trunk and base of tree from 923.



Photo from 923 side of tree-pointing to area where decay and carpenter ant nest observed on the 915 side.





Two photos showing decay and active termites from base area of tree.







01/31/2023

The Tree Check Sonic Wave Tree Decay Detector that the representative for the properties used to measure the decay in the trunk of the tree.





Two photos of the readings from the Tree Check Sonic Wave Tree Decay Detector showing decay in one side of the trunk.





Diameter: 25.4"

Location: 60% (growing on property line in fence, within 10 feet of structure, canopy impacted by larger ficus tree)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair to poor with future declining of tree, live termites and carpenter ants found in a root at base of tree, decay in two old cuts in canopy/trunk area. The Tree Check Sonic Wave detector indicated decay in trunk along side of tree.)

Total Average Value = 70%

Value x Diameter = 17.7 replacement caliper inches

Property owner submitted additional information regarding damage to structure from tree/termites.



# Additional Information

Photos and additional  
information submitted by  
property owner.



## Karen DeMaria

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**From:** Richard warwick <rbwbusman@gmail.com>  
**Sent:** Monday, January 30, 2023 6:51 PM  
**To:** Carl Van Rooy; Karen DeMaria  
**Subject:** [EXTERNAL] Re: 915/923 Johnson Street  
**Attachments:** Terminix letter on 915 Johnson.docx; 915 Johnson Floor damage.jpg; 915 Johnson Wood damage out side beam.jpg; 915 Johnson gumbo Limbo tree infested subteranians.jpg

**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,

Attached is the info you requested. Pictures of the damage and a picture of the tree infestation. The subterraneans were noticed when the floor covering in the master bedroom started buckling, they were eating the glucose on the floor lining according to pest control. . We called Hammer Head, Orkin and Terminix who all confirmed the existence of subterraneans and all indicated the tree was the primary source. I have also attached a letter from Terminix, whom we have contracted to help with the issue, indicating the tree is the source and should be removed to prevent further damage. We understand replacement trees will be required.

915 Johnson St (Van Rooy's)

Sincerely,  
Rick Warwick  
305 360 2021

On Fri, Jan 27, 2023 at 5:14 PM Carl Van Rooy <[CVanRooy@vanrooy.com](mailto:CVanRooy@vanrooy.com)> wrote:

Sent from my iPhone

Begin forwarded message:

**From:** Karen DeMaria <[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)>  
**Date:** January 27, 2023 at 3:44:37 PM EST  
**To:** Sean C <[keystreeman@gmail.com](mailto:keystreeman@gmail.com)>, Carl Van Rooy <[CVanRooy@vanrooy.com](mailto:CVanRooy@vanrooy.com)>  
**Subject:** 915/923 Johnson Street

Sean and Carl:

I am reviewing the application to remove the large Gumbo Limbo tree located on the property line with 923 Johnson. The application state that the tree is infested with termites and the tree is causing damage to structure. I did a site visit yesterday and I did not see any evidence of subterranean termites or any signs of a termite infestation. I did notice that there are two old cuts where there might be dry wood termites but I was not able to look closely at those areas.



Please submit any documentation you might have showing a termite infestation in the tree and any evidence showing potential damage to the structure.

Sincerely,

Karen

*Karen DeMaria*

Urban Forestry Manager

Certified Arborist FL-6585A

City of Key West

305-809-3768



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**The home at 1915 Johnson Street needs their tree removed on right side of home because of subterranean termite activity and damage to the tree.**

**Sincerely,**

**Billy Jones  
Home Inspector  
Terminix**



# Application





T2023-0021

### Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 1/19/23

Tree Address 923-915 Johnson St.  
Cross/Corner Street Reynolds  
List Tree Name(s) and Quantity 1 Gumbo limbo

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 TREE IS termite infested and roots are causing damage to structure

Property Owner Name (Carl Van Ropy + Linda AseLin  
Property Owner email Address main applicant - president)  
Property Owner Mailing Address \_\_\_\_\_  
Property Owner Phone Number 317 409 0794 614 571 7585  
Property Owner Signature \_\_\_\_\_

\*Representative Name TREE MAN  
Representative email Address keystree.man@gmail  
Representative Mailing Address 11 ROOSEVELT ST. BAK  
Representative Phone Number 305 900 8448

\*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.

All Information unless indicated otherwise.

Date 1/9/23  
 Tree Address 1915 Johnson St.  
 Property Owner Name CARL VAN ROOY  
 Property Owner Mailing Address 1030 N COLLEGE AVE  
 Property Owner Mailing City, State, Zip INDIANAPOLIS, IN 46202  
 Property Owner Phone Number 317-409-0794  
 Property Owner email Address cvanrooy@vanrooy.com  
 Property Owner Signature \_\_\_\_\_

Representative Name Treeman - Sean Creelan  
 Representative Mailing Address PO Box 430204  
 Representative Mailing City, State, Zip Big Pine Key, Florida 33043  
 Representative Phone Number 305-900-8448  
 Representative email Address Keystreeman@gmail.com

I CARL VAN ROOY 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 \_\_\_\_\_

The forgoing instrument was acknowledged before me on this 10<sup>th</sup> day of January 2023

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

Notary Public

Sign name: \_\_\_\_\_

Print name: Gabriella Blanco

My Commission expires: July 30, 2024 Notary Public-State of Florida







## 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.

All Information unless indicated otherwise.

Date 1-8-23  
 Tree Address 923 JOHNSON ST  
 Property Owner Name LINDA ASELIN  
 Property Owner Mailing Address 923 JOHNSON ST  
 Property Owner Mailing City, State, Zip KEY WEST FLORIDA 33040  
 Property Owner Phone Number 414-571-7585  
 Property Owner email Address LINDA.ASELIN@GMAIL.COM  
 Property Owner Signature Linda Aselin

Representative Name Treeman - Sean Creeden  
 Representative Mailing Address PO Box 430204  
 Representative Mailing City, State, Zip Big Pine Key, Florida 33043  
 Representative Phone Number 305-900 8448  
 Representative email Address Keystreetman@gmail.com

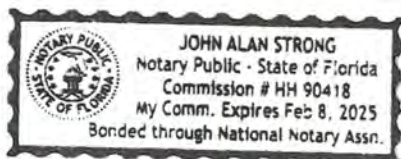
I LINDA ASELIN hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above is there is any questions or need access to my property.

Property Owner Signature Linda Aselin

The forgoing instrument was acknowledged before me on this 9th day January 2023 By (Print name of Affiant) LINDA ASELIN who is personally known to me or has produced 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 FLORIDA (Seal)





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**Disclaimer**

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By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00058240-000000  
 Account# 1058726  
 Property ID 1058726  
 Millage Group 10KW  
 Location 915 JOHNSON St, KEY WEST  
 Address  
 Legal LOTS 15-16 SQR 1 TR 27 KW MARTELLO TOWERS PB1-140 G47-86/87  
 Description OR512-75 OR761-1776 OR761-1777 OR817-1431 OR1008-2262R/S  
 OR1077-994 OR1572-1521/23 OR1791-1298 OR2017-230/31 OR2105-  
 1825/26T/C OR2371-758/59 OR2677-1426/27  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6131  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision Martello Towers  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

VAN ROOY ADAM  
 1030 N College Ave  
 Indianapolis IN 46202

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$1,282,758	\$1,092,595	\$1,103,976	\$971,236
+ Market Misc Value	\$46,079	\$47,597	\$49,121	\$50,638
+ Market Land Value	\$1,248,900	\$821,100	\$759,000	\$821,100
= Just Market Value	\$2,577,737	\$1,961,292	\$1,912,097	\$1,842,974
= Total Assessed Value	\$2,157,421	\$1,961,292	\$1,912,097	\$1,842,974
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,577,737	\$1,961,292	\$1,912,097	\$1,842,974

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$821,100	\$1,092,595	\$47,597	\$1,961,292	\$1,961,292	\$0	\$1,961,292	\$0
2020	\$759,000	\$1,103,976	\$49,121	\$1,912,097	\$1,912,097	\$0	\$1,912,097	\$0
2019	\$821,100	\$971,236	\$50,638	\$1,842,974	\$1,842,974	\$0	\$1,842,974	\$0
2018	\$790,050	\$992,819	\$52,020	\$1,834,889	\$1,834,889	\$0	\$1,834,889	\$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
RES SUPERIOR DRY (01SD)	10,000.00	Square Foot	100	100



Map



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2022 TRIM Notice (PDF)

2022 Notices Only

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[Restoration \(http://www.vanrooyrestoration.com\)](#)

[Resident Portal \(http://vanrooy.com/for-residents/\)](#)

[Apartment Listing \(http://vanrooy.com/apartment-listing/\)](#)

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[Contact Us \(/contact-us/\)](#)

## Key Personnel

Van Rooy Companies' success is a result of hard work, extensive industry expertise and an emphasis on exceeding expectations.

Van Rooy maintains its management operations from its corporate office located in Madison, Wisconsin and Indianapolis, Indiana.

### Carl Van Rooy

#### Chief Executive Officer & Treasurer

Carl has dedicated a significant amount of his business interests toward urban housing and is considered a prominent leader in the urban housing industry.

After graduating from the University of Wisconsin, Carl took the position of Operations Manager at John Borman & Associates in Madison, WI. As Operations Manager, he managed over 2,000 apartment units in four Wisconsin cities. Three years later, Carl purchased Apartmentry Management and renamed the business Wisconsin Management Company, Inc. Carl quickly grew the business to over 2,500 units and began to aggressively purchase additional properties. In 1979 he opened an office in Milwaukee, in 1980 an office in Aurora, IL and in 1982 he opened an office in Indianapolis and began operations under Van Rooy Properties.

### Adam Van Rooy

#### President

Adam Graduated from Indiana University with a BS in Business Management and a minor in Economics. Adam joined Van Rooy Properties in June of 1999 taking over as President in 2006. Under his leadership the management company has grown over 40 percent expanding into new markets throughout the Midwest. Van Rooy Properties now employs over 200 employees and has been awarded the top places to work by the Indianapolis Star for the past seven consecutive years.

In 2004, Adam started Van Rooy Restoration specializing in Insurance Restoration Services for clients in Indiana and surrounding states. Adam is an active member of the Indiana Apartment Association serving as a board member and past Chairman of the board.



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By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00058220-000000  
 Account# 1058700  
 Property ID 1058700  
 Millage Group 10KW  
 Location 923 JOHNSON St, KEY WEST  
 Address  
 Legal KW MARTELLO TOWERS PB1-140 LOTS 13 - 14 SQR 1 TR 27 H3-11 CO  
 Description JUDGES DOCKET 74-272 OR1276-464 OR2772-1902/04 OR2970-0955  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6131  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision Martello Towers  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

ASELIN LINDA  
 923 Johnson St  
 Key West FL 33040

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$1,221,100	\$1,036,963	\$1,047,437	\$0
+ Market Misc Value	\$64,035	\$65,612	\$67,191	\$0
+ Market Land Value	\$1,248,900	\$821,100	\$759,000	\$821,100
= Just Market Value	\$2,534,035	\$1,923,675	\$1,873,628	\$821,100
= Total Assessed Value	\$1,466,385	\$1,423,675	\$1,873,628	\$817,823
- School Exempt Value	(\$25,500)	(\$25,500)	\$0	\$0
= School Taxable Value	\$1,440,885	\$1,398,175	\$1,873,628	\$821,100

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$821,100	\$1,036,963	\$65,612	\$1,923,675	\$1,423,675	\$25,500	\$1,398,175	\$500,000
2020	\$759,000	\$1,047,437	\$67,191	\$1,873,628	\$1,873,628	\$0	\$1,873,628	\$0
2019	\$821,100	\$0	\$0	\$821,100	\$817,823	\$0	\$821,100	\$0
2018	\$743,475	\$0	\$0	\$743,475	\$743,475	\$0	\$743,475	\$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
RES SUPERIOR DRY (01SD)	10,000.00	Square Foot	0	0

**Buildings**

Building ID	63645	Exterior Walls	CUSTOM
Style	GROUND LEVEL	Year Built	2019
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2019
Gross Sq Ft	2876	Foundation	CONCRETE SLAB
Finished Sq Ft	1976	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	EXCELLENT	Flooring Type	MARBLE
Perimeter	0	Heating Type	FCD/AIR DUCTED
Functional Obs	0	Bedrooms	4
Economic Obs	0	Full Bathrooms	3



Map



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