

# STAFF REPORT

DATE: August 30, 2017

RE: **1512 Ashby Street (permit application # T17-8605)**

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 on August 17, 2017 and documented the following:

Tree Species: Gumbo Limbo (*Bursera simaruba*)







TREE to be  
REMOVED

08/16/2017





08/16/2017































Diameter: 9.2"

Location: 20% (growing at base of Sabal Palm and concrete fence wall)

Species: 100% (on protected tree list)

Condition: 30% (very poor, root structure and main trunk impacted by closeness to palm and concrete wall, main trunk damaged)

Total Average Value = 50%

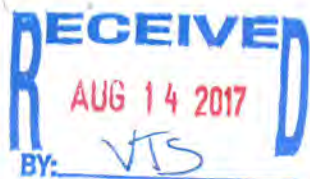
**Value x Diameter = 4.6 replacement caliper inches**

**Recommendation: Recommend approval of the removal of one (1) Gumbo Limbo tree at 1512 Ashby Street to be replaced with 4.6 caliper inches of dicot or fruit trees from approved list, FL#1, to be planted on site.**



# Application





Canopy-  
Removal

8605

## Tree Permit Application

Date: 8-14-2017

Please Clearly Print All Information unless indicated otherwise.

Tree Address 1512 Ashby St. (1627 Johnson)  
Cross/Corner Street Johnson St.  
List Tree Name(s) and Quantity 1 Gumbo Limbo  
Species Type(s) check all that apply ( ) Palm ( ) Flowering ( ) Fruit (X) Shade ( ) Unsure

### Reason(s) for Application:

- (X) REMOVE ( ) Tree Health ( ) Safety (X) Other/Explain below  
( ) TRANSPLANT ( ) New Location ( ) Same Property ( ) Other/Explain below  
( ) HEAVY MAINTENANCE ( ) Branch Removal ( ) Crown Cleaning/Thinning ( ) Crown Reduction

Additional Information and Explanation Tree is pushing over the fence.

Property Owner Name Michael B. Ingram  
Property Owner eMail Address \_\_\_\_\_  
Property Owner Mailing Address 405 Angela St  
Property Owner Mailing City Key West State FL Zip 33040  
Property Owner Phone Number (305) 320-2915  
Property Owner Signature \_\_\_\_\_

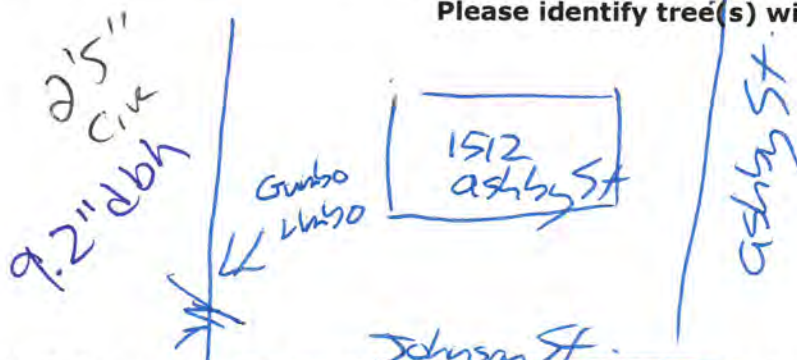
Representative Name Kenneth King  
Representative eMail Address \_\_\_\_\_  
Representative Mailing Address 1602 Leind  
Representative Mailing City Key West State FL Zip 33040  
Representative Phone Number (305) 296-8101

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.

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.



City of Key West  
Planning Department



Authorization Form  
(Individual Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, MICHAEL B. INGRAM authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

KEN KING  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

Michael B. Ingram  
*Signature of Owner*

\_\_\_\_\_  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 8/11/2017 by  
*date*

Michael B. Ingram  
*Name of Authorized Representative*

He/She is personally known to me or has presented FLDL 526-542-44-1710 as identification.  
Ex. 5/11/2018

Christina M. Geide  
*Notary's Signature and Seal*

Christina M. Geide  
*Name of Acknowledger typed, printed or stamped*



4119/2019  
*Commission Number, if any*



### Summary

**Parcel ID** 00060750-000000  
**Account #** 1061182  
**Property ID** 1061182  
**Millage Group** 10KW  
**Location** 1512 ASHBY ST, KEY WEST  
**Address**  
**Legal** SQR 1 TR 29 LOTS 28 AND 29 KW NUEVO PROG PB1-23 G32-13  
**Description** OR546-948 OR807-712/13 OR822-1859 OR2441-565/66 OR2825-2172D/C  
 (Note: Not to be used on legal documents)  
**Neighborhood** 6171  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



### Owner

WOLKOWSKY DAVID W LIV TR 07/05/2001  
 PO Box 660  
 Summerfield FL 34492

### Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$107,055	\$110,900	\$104,906	\$106,448
+ Market Misc Value	\$14,940	\$12,991	\$11,810	\$11,810
+ Market Land Value	\$387,218	\$291,950	\$295,023	\$238,170
= Just Market Value	\$509,213	\$415,841	\$411,739	\$356,428
= Total Assessed Value	\$207,663	\$206,219	\$204,582	\$201,559
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$182,663	\$181,219	\$179,582	\$176,559

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	7,260.00	Square Foot	88	82.5

### Buildings

Building ID	5037	Exterior Walls	ABOVE AVERAGE WOOD	
Style		Year Built	1958	
Building Type	S.F.R. - R1 / R1	Foundation	WD CONC PADS	
Gross Sq Ft	1592	Roof Type	GABLE/HIP	
Finished Sq Ft	1256	Roof Coverage	ASPHALT SHINGL	
Stories	2 Floor	Flooring Type	CONC S/B GRND	
Condition	AVERAGE	Heating Type	NONE with 0% NONE	
Perimeter	154	Bedrooms	2	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	34	Grade	450	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,256	1,256	0
OPU	OP PR UNFIN LL	336	0	0
TOTAL		1,592	1,256	0

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WATER FEATURE	1957	1958	1	1 UT	1
BRICK PATIO	1964	1965	1	750 SF	2
FENCES	1979	1980	1	2040 SF	5

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/27/2016	\$0	Death Certificate	2099498	2825	2172	88 - Unqualified	Improved
11/10/2009	\$324,300	Warranty Deed		2441	565	14 - Unqualified	Improved
2/1/1973	\$19,000	Conversion Code		546	948	Q - Qualified	Improved



Prepared by and return to:

Erica Hughes Sterling  
Spottswood, Spottswood, Spottswood & Sterling, PLLC  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 98-17.00414 EB  
Purchase Price: \$700,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 9th day of August, 2017 between DAVID W. WOLKOWSKY, individually and as Trustee of the DAVID W. WOLKOWSKY LIVING TRUST AGREEMENT DATED JULY 5, 2001, whose post office address is P.O. Box 1429, Key West, FL 33041, grantor, and MICHAEL B. INGRAM, a single man whose post office address is 405 Angela Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witneseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West, and known on William A. Whitehead's map of said island, delineated in February 1829 as a part of Tract 29, but better known and described as Lots 28 and 29 of Square 1 of said Tract 29, according to NUEVO PROGRESSO'S SUBDIVISION of a part of Tract 29, as recorded in the Public Records of Monroe County, Florida, in Plat Book One, at Page 23.

Parcel Identification Number: 00060750-000000

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property hereby conveyed does not constitute the homestead of the trustee named herein, nor the spouse thereof nor any beneficiary of the Trust within the meaning set forth in the Constitution of the State of Florida, and that neither any Grantor nor any beneficiary of the Trust resides on property which is contiguous or adjacent thereto.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

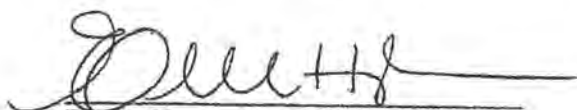
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

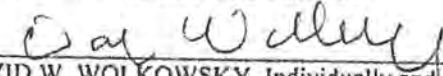
Signed, sealed and delivered in our presence:



Witness Name: ERICA H. STERLING

  
Witness Name: MARY E. TURSO

DAVID W. WOLKOWSKY LIVING TRUST  
AGREEMENT DATED JULY 5, 2001

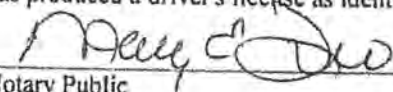
  
DAVID W. WOLKOWSKY, Individually and as Trustee

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 9th day of August, 2017 by DAVID W. WOLKOWSKY, Individually and as Trustee, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: MARY E. TURSO

My Commission Expires: 5/16/21