

# STAFF REPORT

DATE: January 26, 2016

RE: **408 Williams Street (permit application # T16-7746)**

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

An application was received requesting the removal of **(1) Silver Buttonwood and (2) White Tabebuia trees**. A site inspection was done on January 19, 2016 and documented the following:





Tree Species: Silver Buttonwood (*Conocarpus erectus*)















Diameter: 3.5"

Location: 60% (growing with a strong lean over the deck and toward the house.)

Species: 100% (on protected tree list)

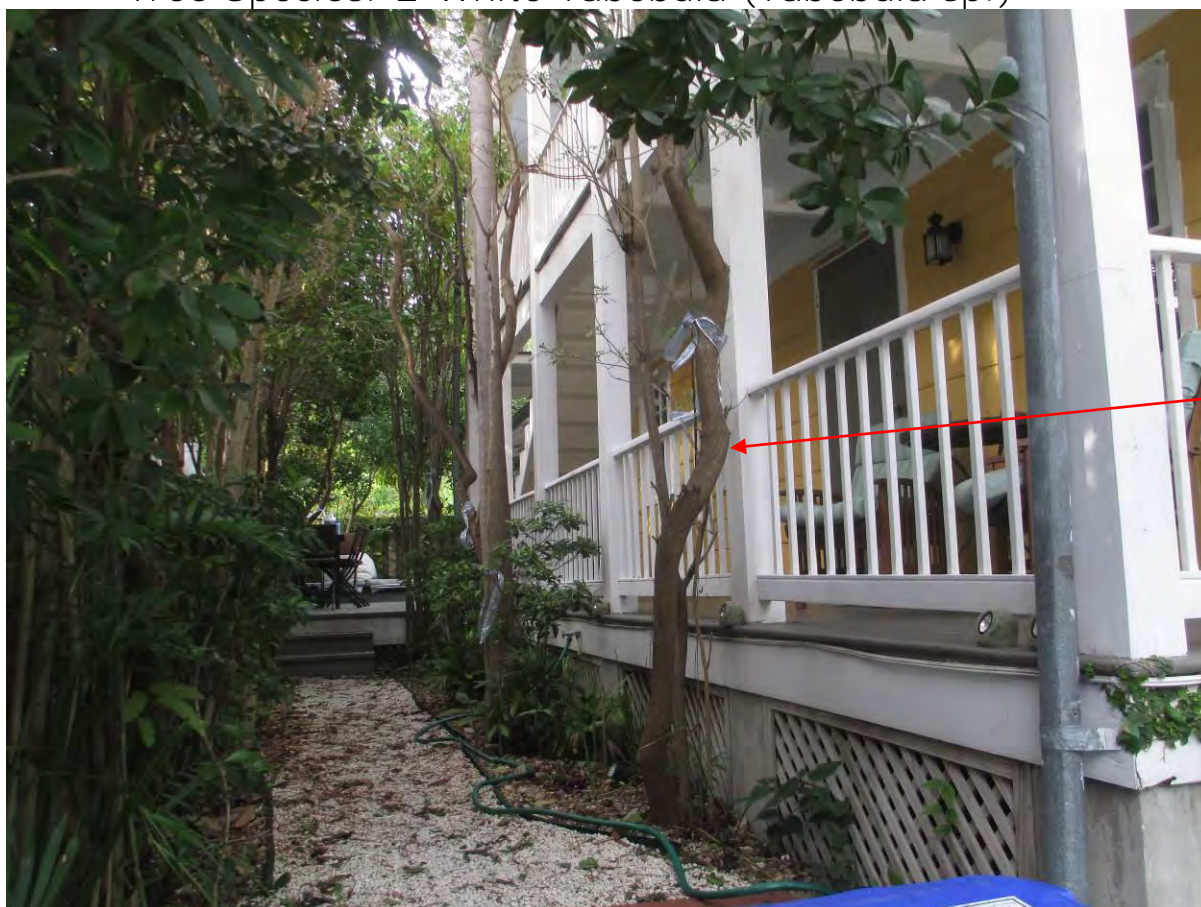
Condition: 50% (fair-poor)

Total Average Value = 70%

**Value x Diameter = 2.4 replacement caliper inches**



Tree Species: 2-White Tabebuia (Tabebuia sp.)



Tree #1







Diameter: 5.4"

Location: 40% (damaging property-second story, gutters and roof)

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

Condition: 60% (fair-competing for sun light)

Total Average Value = 50%

**Value x Diameter = 2.7 replacement caliper inches**



Tree #2











Diameter: 5.7"

Location: 40% (damaging property-second story roof and gutters)

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

Condition: 60% (fair-competing for sun)

Total Average Value = 50%

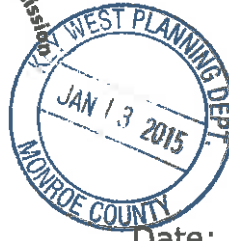
**Value x Diameter = 2.8 replacement caliper inches**

**Recommendation: Recommend approval of the removal of one (1) Silver Buttonwood and (2) White Tabebuia trees at 408 Williams Street to be replaced with a total of 7.9 caliper inches of dicot or fruit trees from approved list, FL#1, to be planted onsite.**



# Application





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## Tree Permit Application

Date: 1/12/16

Please Clearly Print All Information unless indicated otherwise.

2 - unidentified trees  
1 - Silver buttonwood

Tree Address  
Cross/Corner Street  
List Tree Name(s) and Quantity  
Species Type(s) check all that apply  
Reason(s) for Application:

408 Williams St  
Eaton St  
Karen has identified tree types  
( ) Palm ( ) Flowering ( ) Fruit ( ) Shade ( ) Unsure

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

Additional  
Information  
and Explanation

Damaging the house.

Karen looked at these already

Property Owner Name  
Property Owner eMail Address  
Property Owner Mailing Address  
Property Owner Mailing City  
Property Owner Phone Number  
Property Owner Signature

408 William St LLC  
kwsnafa@gmail.com  
408 Williams St  
Key West State FL Zip 33040  
(410) 652-8083

Representative Name  
Representative eMail Address  
Representative Mailing Address  
Representative Mailing City  
Representative Phone Number

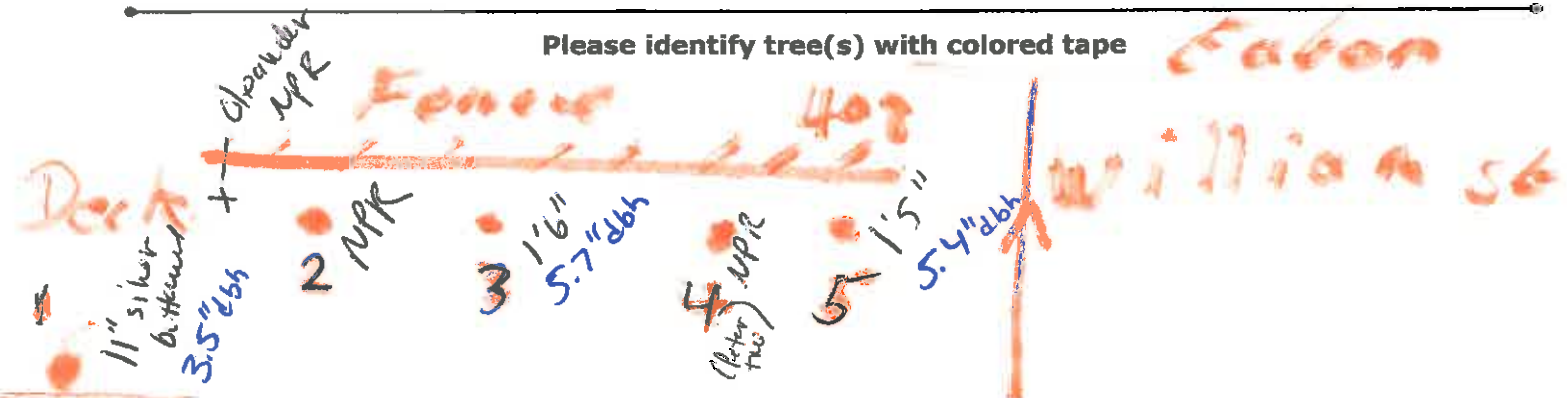
Holly Miller Home Watch Services  
holly@keywesthomewatchservices.com  
250 Mars Lane  
Key West State FL Zip 33040  
(305) 483-1692

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.

✓✓





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## Tree Representation Authorization

Date: 1/12/16

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.

Tree Address 408 William St

Property Owner Name 408 William St LLC

Property Owner eMail Address kwsn@fu@gmail.com

Property Owner Mailing Address 408 William St

Property Owner Mailing City Key West State FL Zip 33040

Property Owner Phone Number (410) 652-8083

Property Owner Signature \_\_\_\_\_

Representative Name Holly Miller-Key West Home Watch Services

Representative eMail Address holly@keywesthomewatchservices.com

Representative Mailing Address 250 Mars Lane

Representative Mailing City Key West State FL Zip 33040

Representative Phone Number (305) 433-1692

I Jameson Cooper, 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 12<sup>th</sup> day January 2016.

By (Print name of Affiant) Jameson Cooper who is personally known to me or has produced FL Driver License as identification and who do make an oath.

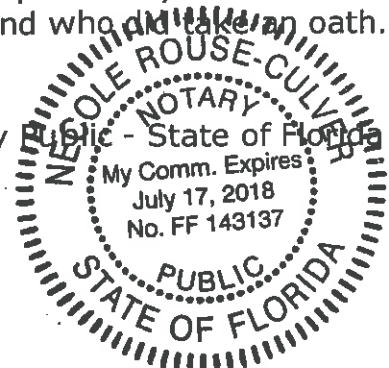
### NOTARY PUBLIC

Sign Name: Nicole Rouse-Culver

Print Name: Nicole Rouse-Culver

My Commission Expires: July 17, 2018

Notary Public - State of Florida (seal)





Prepared by:  
Trent J. Swift, Esq.  
700 South Olive Ave  
West Palm Beach, FL 33401

**LIMITED POWER OF ATTORNEY FOR THE PURPOSES OF PROPERTY MANAGEMENT**


BE IT KNOWN that I, Peter Halmos, of 408 William Street, LLC, c/o Meyers And Associate, CPA PA 4540 PGA Boulevard Suite 216, Palm Beach Gardens, FL 33418, do hereby appoint Jameson Cooper of Palston Maryland as my attorney-in-fact ("Agent") and to exercise the specifically enumerated powers and discretions described below and related to the real property found at 811 Fleming Street, Key West, FL 33040, bearing legal description KW PT LT 2 SQR 35 OR296-228/29 OR474-582 OR481-537/538 OR806-9/10 OR876-1618/19 OR934-912/918WILL(CASE-85-61-CP-12) OR1074-2162/2165PET/DISCHG OR1081-2368/2369P/R OR1137-1871 OR1171-1840 OR1400-327/329 OR1646-2299/2301 OR1958-2468/70 OR2177-961/62M/T OR2177-963QC OR2191-834/35C/QC OR2391-1869/70Q/C OR2392-148/49 OR2561-2183/84 (hereinafter "The Property"). Those powers are:

- (1) Obtain, sign, request, and conduct any other business related with Notices of Commencement, Notices of Commencements or other such similar documents necessary for The Property.
- (2) Obtain, sign, request, and conduct any other business related to permits, permitting or other such similar activities necessary for The Property.
- (3) Obtain, sign, request and conduct any other business related to or deriving from building permitting documents, building code documents or other such similar documentation related to and/or deriving from The Property.
- (4) Any other such obligations that would arise in the ordinary course of maintenance of The Property.

This document shall be construed as a Limited Power of Attorney and shall be limited to the specific actions described above. Under no circumstances shall this Power of Attorney authorize the Agent to transfer or encumber The Property. This Power of Attorney shall last until my written revocation or June 1, 2015, whichever occurs first.

Any parties relying on this Limited Power of Attorney shall grant all accordsances upon my Agent as would be due and owed to me.

If any part of this document is found to be invalid or unenforceable under Florida law, it is my intention that such part(s) shall be ineffective without in any way affecting the remaining part(s) of this document that are valid under Florida law.

  
408 William Street, LLC  
By: Peter Halmos  
6/2/14  
Date

STATE OF FLORIDA    }}  
COUNTY OF PALM BEACH    }}

Before me, the foregoing instrument was acknowledged this 6 day of June, 2014 by Peter Halmos, who is personally known to me.

  
NOTARY PUBLIC, State of Florida







**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1006301 Parcel ID: 00006080-000000**

### Ownership Details

**Mailing Address:**

408 WILLIAM ST LLC  
C/O MEYERS AND ASSOCIATE CPA PA  
4540 PGA BLVD STE 216  
PALM BEACH GARDENS, FL 33418-3945

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable  
Housing:** No

**Section-  
Township:** 06-68-25

**Range:**

**Property  
Location:** 408 WILLIAM ST KEY WEST

**Legal** KW PT LT 2 SQR 35 OR296-228/29 OR474-582 OR481-537/538 OR806-9/10 OR876-1618/19 OR934-912/ 918WILL(CASE-85-61-CP-  
**Description:** 12) OR1074-2162/2165PET/DISCHG OR1081-2368/2369P/R OR1137-1871 OR1171-1840 OR1400-327/329 OR1646-2299/2301  
OR1958-2468/70 OR2177-961/62M/T OR2177-963QC OR2191-834/35C/QC OR2391-1869/70Q/C OR2392-148/49 OR2561-2183/84



[Click Map Image to open interactive viewer](#)



## Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	45	60	2,700.00 SF

## Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1575  
 Year Built: 1933

## Building 1 Details

Building Type R1  
 Effective Age 17  
 Year Built 1933  
 Functional Obs 0  
 Condition A  
 Perimeter 264  
 Special Arch 0  
 Economic Obs 0  
 Quality Grade 600  
 Depreciation % 22  
 Grnd Floor Area 1,575

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP  
 Heat 1 FCD/AIR DUCTED  
 Heat Src 1 ELECTRIC  
 Roof Cover METAL  
 Heat 2 NONE  
 Heat Src 2 NONE

Foundation CONC BLOCK  
 Bedrooms 4

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	2	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	1	Dishwasher	0



## Karen DeMaria

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**From:** jameson cooper <kwsnafu@gmail.com>  
**Sent:** Monday, January 25, 2016 5:53 PM  
**To:** Karen DeMaria  
**Subject:** Re: Tree removal request

Hi Karen,

Yes you are right the high winds were causing damage to the house which we know is a historic building. This was the reason for removing in the first place. I tried to cut as little as possible during the storm and of course left the other trees as they were not damaging the side of the house. The damage was to the decking and the gutters not too bad as I got to them in the nick of time but I did loose some capping and had to bend back the gutters.

My best

James.

Sent from my iPhone

On Jan 25, 2016, at 3:37 PM, Karen DeMaria <[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)> wrote:

I noticed that the top of at least one of the trees that you requested to remove, has been removed. I know we have had some bad storms and wind this past weekend. Can you explain what happen to the top of the tree?

Sincerely,

Karen

Karen DeMaria  
Urban Forestry Manager/Tree Commission  
Certified Arborist  
305-809-3768