

STAFF REPORT

DATE: April 21, 2016

RE: **1116 Truman Avenue (permit application # T16-7898)**

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

An application was received requesting the removal of **(1) Sapodilla tree**. A site inspection was done on December 15, 2015 and February 10, 2016 and documented the following:

Tree Species: Sapodilla (*Manilkara zapote*)











Originally, this was a double trunked tree (codominant). In December 2015, one of the trunks broke off and fell onto the neighbor's roof (see memo following staff report).

Looked at remaining trunk and saw a hole in the existing trunk. Stuck a stick into the hole to determine the amount of decay in the remaining trunk. Over 12" of the stick went into the hole in the base of the remaining trunk.





Looking at
base of trunk
that broke off

Diameter: 26" (of remaining trunk measured at 4.5 ft from ground)

Location: 60% (close to house and foundation.)

Species: 100% (on protected tree list)

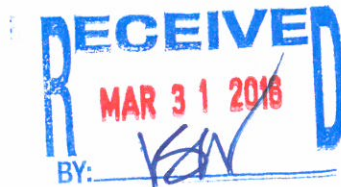
Condition: 20% (poor, major decay in base of main trunk)

Total Average Value = 60%

Value x Diameter = 15 replacement caliper inches

Recommendation: Recommend approval of the removal of one (1) Sapodilla tree at 1116 Truman Avenue to be replaced with 15 caliper inches of dicot or fruit trees from approved list, FL#1, to be planted on site.

Application



1898

Tree Permit Application

Date: MARCH 30, 2016

Please Clearly Print All Information unless indicated otherwise.

Tree Address 1116 TRUMAN AVE.
Cross/Corner Street WHITE ST. / VARELA ST.
List Tree Name(s) and Quantity SAPODILLA - ONE
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 () Branch Removal () Crown Cleaning/Thinning () Crown Reduction
Other/Explain ROT IN MAIN TRUNK AT BASE ENDANGERS PROPERTY.
TALL SPECIMIN. ONE PORTION HAS FALLEN ALREADY.
Reason for Request TREE INSPECTION REVEALED DANGEROUS ROT.

Property Owner Name HABITAT FOR HUMANITY OF KEYWEST & L.F.
Property Owner eMail Address buildit@habitatlowerkeys.org *Keys, INC.*
Property Owner Mailing Address P.O. Box 5873
Property Owner Mailing City KEY WEST **State** FL **Zip** 33045
Property Owner Phone Number (305) 294 - 9006
Property Owner Signature M. Mark Moss AGENT/EXEC. DIRECTOR

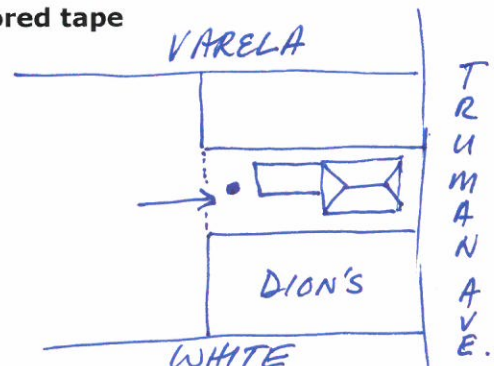
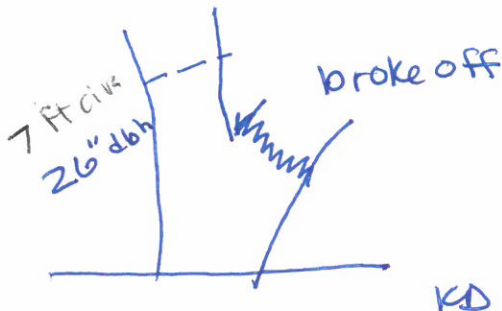
Representative Name SAME (Mark Moss)
Representative eMail Address _____
Representative Mailing Address _____
Representative Mailing City _____ **State** _____ **Zip** _____
Representative Phone Number (_____) _____ - _____

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.

MEMORANDUM

DATE: December 18, 2015

RE: 1116 Truman Avenue-Broken Sapodilla Tree

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

On December 14, 2015, I received a phone call from Nick Downs, certified arborist and owner of A Caring Tree Company (305-432-1764, acaringtreecompany@gmail.com) regarding a sapodilla tree at 1116 Truman Ave that broke and fell onto the adjacent structure. He was calling on behalf of the owners of the adjacent structure who wanted the broken part of the tree removed from their house.

The property is for sale and has recently sold. I was able to get ahold of the listing agent for the property, Steve Sibiga (Real Home Service 770-644-0448, stephenp.sibiga@rhss.com), who when told of the incident, gave verbal permission for access to the property. An inspection was made of the property. Below are the photos:











The Sapodilla tree has co-dominant trunk with decay. It appears that one trunk, due to the weight of the canopy and decay in the trunk, has broken and fallen onto the adjacent structure. No permit is required to remove that portion of the broken tree that is on the house. It is recommended that the tree trunk be cut close to the initial break point.

The rest of the tree can not be removed at this time. An application is required to remove the entire tree and it needs to be signed by the new owners. Once an application has been received, it will be processed through the Tree Commission.

Karen DeMaria
Urban Forestry Manager
P.O. Box 1409
Key West, FL 33041
305-809-3768
kdemaria@cityofkeywest-fl.gov

Karen DeMaria

From: Sibiga, Stephen P <StephenP.Sibiga@rhss.com>
Sent: Monday, December 14, 2015 9:41 AM
To: Karen DeMaria
Subject: test

Thank you, Steve



Stephen P Sibiga | Senior Manager Broker Operations
P: (770) 644 0448 | ext: 250448
Stephen.Sibiga@RHSS.com | www.RHSS.com

National Brokerage with offices located in Georgia, Tennessee, Florida, Texas, California, Oregon, Utah, Alaska, New York, New Jersey, Massachusetts, Nevada, Hawaii, Ohio, Illinois, Michigan, Arizona, Virginia and Minnesota

Customer Care | (888) 876-3372
Access Assistance | (866) 952-6514 option #1
Check Property Status | www.hubzu.com

Share Your Feedback

Florida Broker, License # 3217607
Colorado Broker, License # 100028104
Massachusetts Broker, License # 151478
Rhode Island Broker, License # REB.0018219

Please include the property identification number and the complete property address in the subject line of all emails sent to this office. This will expedite our response to your inquiry.

**

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12.14.15



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: 1033154 Parcel ID: 00032400-000000

Ownership Details

Mailing Address:

DEUTSCHE BANK TRUST COMPANY AMERICAS
C/O OCWEN LOAN SERVICING LLC
1661 WORTHINGTON RD STE 100
WEST PALM BEACH, FL 33409-6493

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10 UNITS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 1116 TRUMAN AVE KEY WEST

Legal Description: KW GWYNN SUB 0-195 PT LOTS 3-4 SQR 1 TR 13 G11-402 OR739-403 OR817-1294/95 OR1646-435/36 OR2655-235/36 OR2706-1881C/T

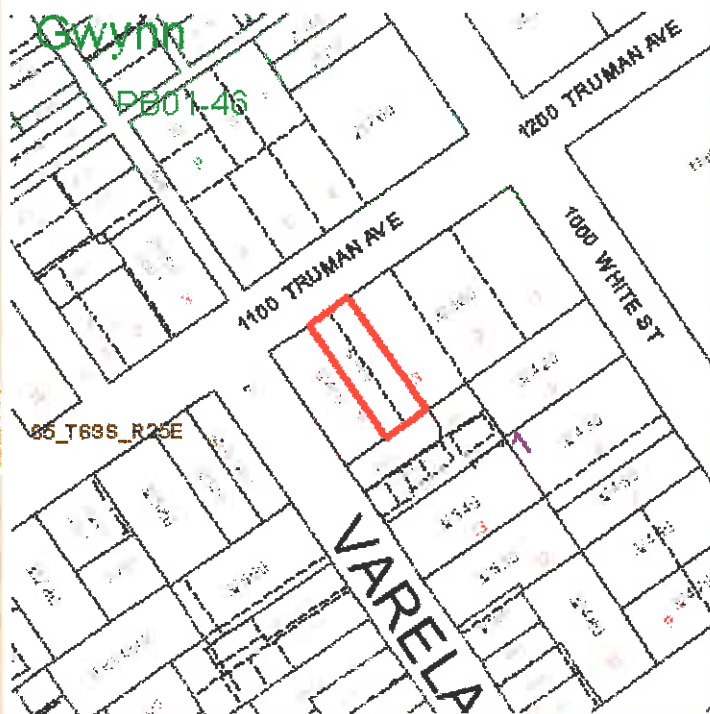
Steve Sibiga - listing agent Real Home Services
770-644-0448
property under contract

gate code 19918

1116 Truman Ave

Nick Jams: Sapodilla tree broke - part of it on next door
hase - need access to yard.

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



Land Details

Land Use Code	Frontage	Depth	Land Area
080D - MULTI RES DRY	37	103	3,788.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 2141
 Year Built: 1928

Building 1 Details

Building Type R3
 Effective Age 44
 Year Built 1928
 Functional Obs 0

Condition P
 Perimeter 292
 Special Arch 0
 Economic Obs 0

Quality Grade 550
 Depreciation % 42
 Grnd Floor Area 2,141

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 5

Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/7/2014	2706 / 1881	100	CT	12
6/10/2013	2655 / 235	0	QC	12
7/17/2000	1646 / 0435	285,000	WD	Q
8/1/1980	817 / 1294	82,000	WD	Q
10/1/1977	739 / 403	40,000	00	Q

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Monroe County Property Appraiser
Scott P. Russell, CFA
P O. Box 1176 Key West, FL 33041-1176