

# STAFF REPORT

DATE: January 29, 2018

RE: **615 and 617 Fleming Street (permit application # T18-8823)**

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

An application was received requesting the removal of **(1) Avocado tree**. A site inspection was done on January 24, 2018 and documented the following:

Tree Species: Avocado (Persea americana)







01/24/2018















NOTE: Tree is a property line tree. Authorization has been received from both property owners regarding removal of the tree.

Diameter: 25.4"

Location: 20% (property line tree, trunk damaged gutter and roof area of one structure and stairway area of the other)

Species: 100% (on protected tree list)

Condition: 60% (fair)

Total Average Value = 60%

**Value x Diameter = 15.2 replacement caliper inches**

**Additional information has been requested regarding damage to the structures due to the tree.**

# **Additional Information**

## Karen DeMaria

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**From:** Eric Detwiler <eric.detwiler@yahoo.com>  
**Sent:** Tuesday, January 30, 2018 8:12 AM  
**To:** Karen DeMaria; Mike Vagnoni  
**Subject:** Re: RE: tree removal application

Karen, Mike,

Additionally to the damage on Mike's property, unit 6 in the Campbell condo association has sustained other damage. The foundation of unit six is partially on top of a capped cistern. The cistern has been sealed with a concrete slab. However, the tree's roots have now grown partially into the cistern and cracked open the concrete slab during the storm. Once the tree has been removed, we will need to repair the damage. I do worry about the stability of the tree since it's roots are growing into an empty cistern space.

This damage became apparent when the tree buckled the popped off the boards on the deck adjacent to number 6. Before we replaced the boards, I took this picture of the damage. It's really very difficult to see, but it gives you the idea.

At this point there are renters staying in the unit, so I am not able to get additional pictures, which would require taking up the boards on the deck again.

I hope this is helpful.

Thanks.

- Eric Detwiler

President Campbell Condo



Association

On Monday, January 29, 2018, 4:43:26 PM EST, Mike Vagnoni <mike@ambrosiakeywest.com> wrote:

Thanks Karen, I will send what I have along with a small narrative.

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**From:** Karen DeMaria [mailto:kdemaria@cityofkeywest-fl.gov]  
**Sent:** Monday, January 29, 2018 4:09 PM  
**To:** Mike Vagnoni; eric.detwiler@yahoo.com  
**Subject:** RE: tree removal application

Mike and Eric:

## Karen DeMaria

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**From:** Mike Vagnoni <mike@ambrosiakeywest.com>  
**Sent:** Tuesday, January 30, 2018 1:00 PM  
**To:** Karen DeMaria  
**Cc:** eric.detwiler@yahoo.com  
**Subject:** Tree Damage at 615-617 Fleming St.  
**Attachments:** IMG\_4106.JPG; IMG\_4107.JPG; IMG\_4108.JPG; IMG\_4109.JPG

Karen,

During the storm the tree swung back and forth as much as 6 feet and damaged parts of both properties. Here are photos of the damage caused by the tree.

Image 4106 shows the damage to the fence and to the roof of a unit in Campbell Court at 617 Fleming.

Image 4107 shows the damaged railing from where the tree swung 5-6 feet to the upper deck of 615 Fleming.

Image 4108 shows more damaged railing from the upper deck and stairs at 615 Fleming.

Image 4109 shows damaged fence and the deck (upper left of image) where the tree completely destroyed the railing.

Let me know if you need more.

Mike

*Mike Vagnoni*

Innkeeper



*Tropical Lodging*

622 Fleming Street

Key West, FL 33040

Office: 305-296-9838

Cell: 215-850-1245

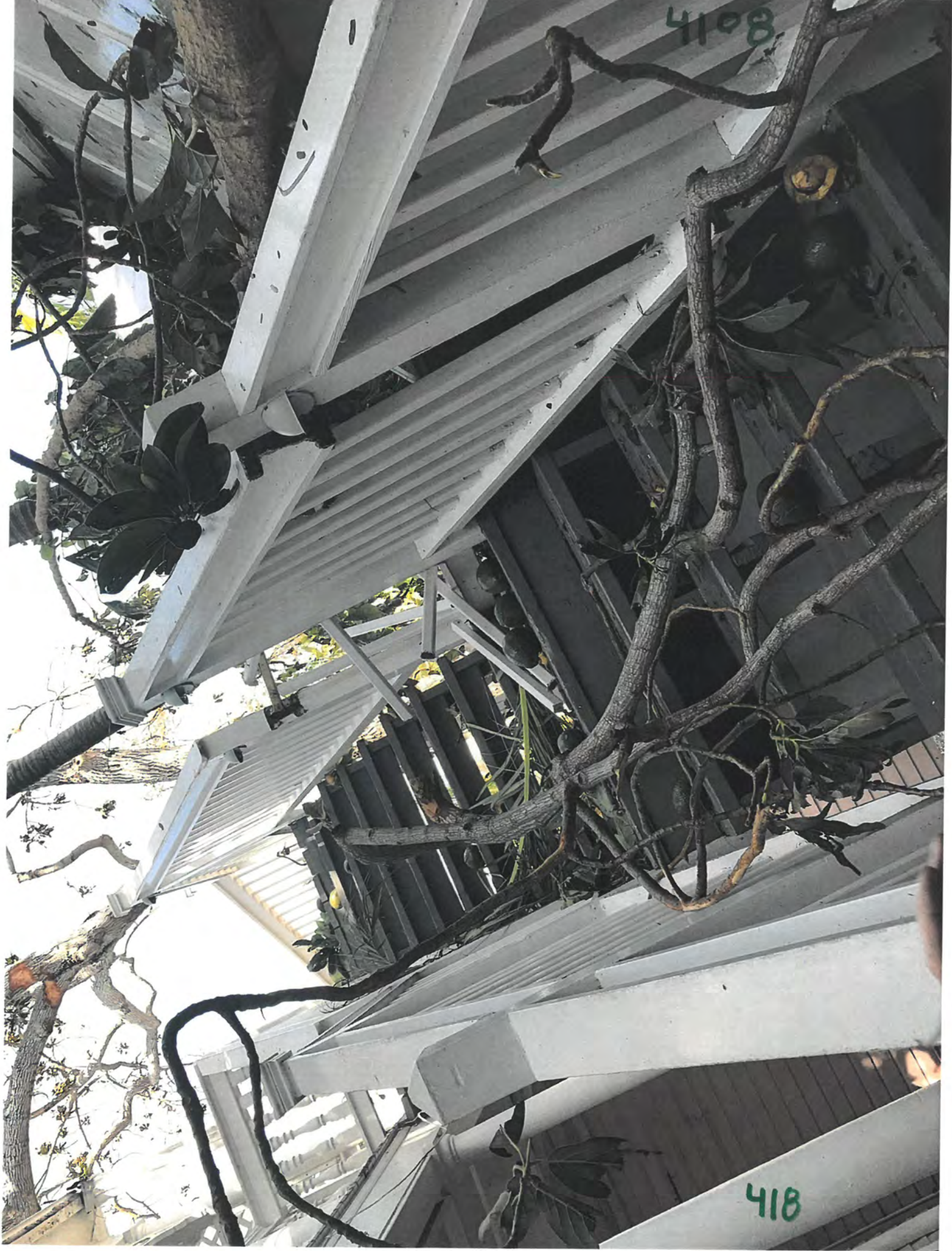
[www.ambrosiakeywest.com](http://www.ambrosiakeywest.com)

4106



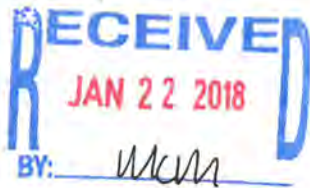
4107







# Application

CANOPY  
REMOVAL

8823

## Tree Permit Application

Date: 1-22-2018

Please Clearly Print All Information unless indicated otherwise.

Tree Address 615-617 Fleming St.  
Cross/Corner Street Elizabeth St.  
List Tree Name(s) and Quantity 1 avocado  
Species Type(s) check all that apply ( ) Palm ( ) Flowering (X) Fruit ( ) Shade ( ) Unsure  
Reason(s) for Application:

(X) REMOVE ( ) Tree Health (X) 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 This top heavy tree gave the house an incredible thrashing during Hurricane Irma, swinging back and forth like a giant metronome. The structures on both sides of the tree are the only reason it didn't go down.

Property Owner Name 615 Fleming St. LLC / Michael Vagnoni  
Property Owner eMail Address Mike @ ambrosiakeywest.com  
Property Owner Mailing Address 622 Fleming St.  
Property Owner Mailing City Key West State FL Zip 33040  
Property Owner Phone Number (305) 296-9838  
Property Owner Signature \_\_\_\_\_

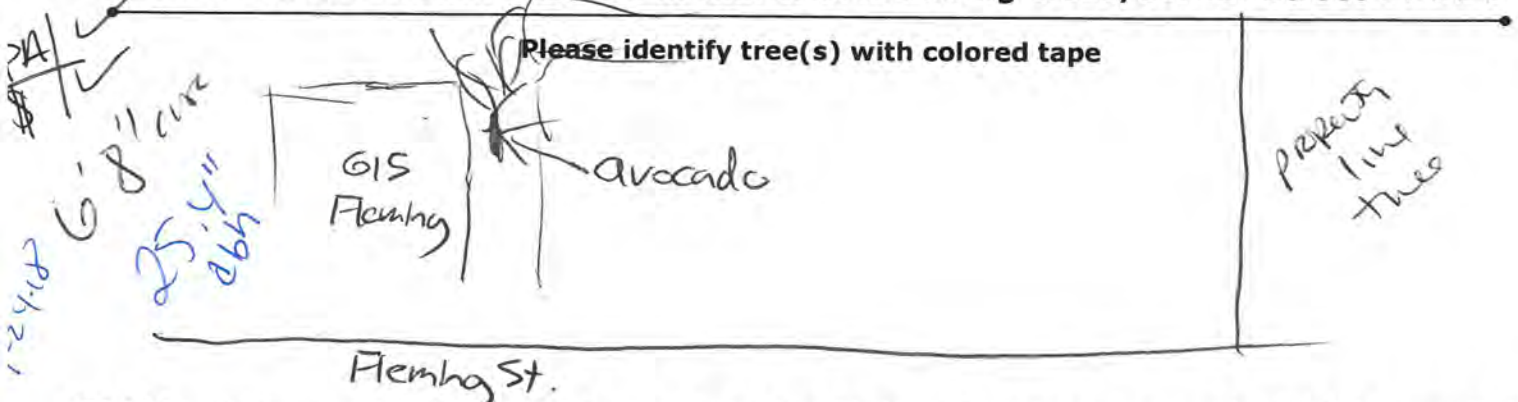
Representative Name Kenneth King  
Representative eMail Address \_\_\_\_\_  
Representative Mailing Address 1602 Laird St.  
Representative Mailing City Key West State FL Zip 33040  
Representative Phone Number (305) 296-8101

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.

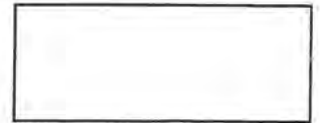
Tree Representation Authorization form attached ( )

&lt;&lt;&lt;&lt;&lt; Sketch location of tree in this area including cross/corner Street &gt;&gt;&gt;&gt;&gt;

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.



## Tree Representation Authorization

Date: 1-1-2018

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 615/617 FLEMING ST KEY WEST  
Property Owner Name 615 FLEMING ST LLC/MICHAEL VAGNONI  
Property Owner eMail Address 622 FLEMING ST  
Property Owner Mailing Address KEY WEST State FL Zip 33040  
Property Owner Mailing City (305) 296-9836  
Property Owner Phone Number [Signature]  
Property Owner Signature  
Representative Name Kenneth King  
Representative eMail Address  
Representative Mailing Address 1602 Laird St  
Representative Mailing City Key West State FL Zip 33040  
Representative Phone Number (305) 296-8101

I MICHAEL VAGNONI, 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 [Signature]

The forgoing instrument was acknowledged before me on this 1<sup>st</sup> day January.

By (Print name of Affiant) Michael Vagnoni who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

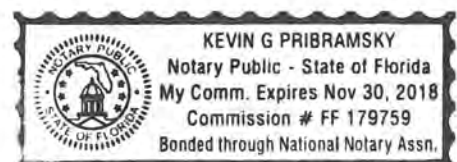
### NOTARY PUBLIC

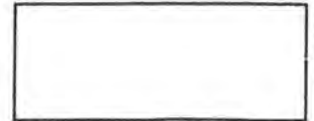
Sign Name: Kevin G Pribramsky

Notary Public - State of Florida (seal)

Print Name: Kevin G Pribramsky

My Commission Expires: Nov 30, 2018





## Tree Representation Authorization

Date: 1/1/2018

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 617/615 Fleming St.  
Property Owner Name Campbell condo association  
Property Owner eMail Address Eric Detwiler@yahoo.com  
Property Owner Mailing Address 617 Fleming St. #4  
Property Owner Mailing City Ky West State FL Zip 33040  
Property Owner Phone Number (305) 731-6220  
Property Owner Signature [Signature]  
Representative Name Kenneth King  
Representative eMail Address \_\_\_\_\_  
Representative Mailing Address 1602 Laird St  
Representative Mailing City Ky West State FL Zip 33040  
Representative Phone Number (305) 296-8141

I Eric Detwiler, 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 [Signature]

The forgoing instrument was acknowledged before me on this 8<sup>th</sup> day January 2018.

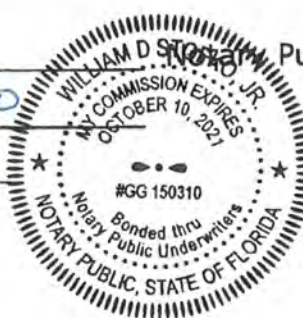
By (Print name of Affiant) Eric Detwiler who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

### NOTARY PUBLIC

Sign Name: [Signature] Public - State of Florida (seal)

Print Name: William S. F. K.

My Commission Expires: 10/10/2021





### 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** 00006380-000000  
**Account #** 1006602  
**Property ID** 1006602  
**Millage Group** 10KW  
**Location** 615 FLEMING ST, KEY WEST  
**Address**  
**Legal** KW PT LOT 4 SQR 36 G6-320 OR589-680 OR590-870L/E OR715-575D/C OR718-160 OR720-879/81 OR866-959 OR900-538/543F/J  
**Description** OR984-1545 OR1267-1166/68 OR1425-643D/C OR1425-644/46 OR1895-1580/82 OR2208-560 OR2771-1549/51  
 (Note: Not to be used on legal documents)  
**Neighborhood** 32090  
**Property Class** HOTEL/MOTEL (3900)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



### Owner

615 FLEMING STREET LLC  
 615 FLEMING ST  
 KEY WEST FL 33040

### Valuation

|                            | 2017        | 2016        | 2015        | 2014        |
|----------------------------|-------------|-------------|-------------|-------------|
| + Market Improvement Value | \$1,635,443 | \$0         | \$0         | \$0         |
| + Market Misc Value        | \$181,716   | \$0         | \$0         | \$0         |
| + Market Land Value        | \$1,817,159 | \$2,983,728 | \$2,926,988 | \$2,763,674 |
| = Just Market Value        | \$3,634,318 | \$2,983,728 | \$2,926,988 | \$2,763,674 |
| = Total Assessed Value     | \$3,282,100 | \$2,983,728 | \$2,926,988 | \$2,763,674 |
| - School Exempt Value      | \$0         | \$0         | \$0         | \$0         |
| = School Taxable Value     | \$3,634,318 | \$2,983,728 | \$2,926,988 | \$2,763,674 |

### Land

| Land Use              | Number of Units | Unit Type   | Frontage | Depth |
|-----------------------|-----------------|-------------|----------|-------|
| COMMERCIAL DRY (100D) | 4,694.00        | Square Foot | 0        | 0     |

### Commercial Buildings

**Style** HOTEL/MOTEL B / 39B  
**Gross Sq Ft** 5,536  
**Finished Sq Ft** 3,159  
**Perimeter** 0  
**Stories** 2  
**Interior Walls**  
**Exterior Walls** AB AVE WOOD SIDING  
**Quality** 450 ()  
**Roof Type**  
**Roof Material**  
**Exterior Wall1** AB AVE WOOD SIDING  
**Exterior Wall2**  
**Foundation**  
**Interior Finish**  
**Ground Floor Area**  
**Floor Cover**



### 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 00006260-000100  
 Account # 8906641  
 Property ID 8906641  
 Millage Group 10KW  
 Location Address 617 FLEMING ST 1-9, KEY WEST  
 Legal Description CAMPBELL COURTYARD CONDOMINIUM (FORMERLY RE 626)  
 OR1459-108/206DEC  
 (Note: Not to be used on legal documents)  
 Neighborhood  
 Property Class (4H00)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



### Owner

CAMPBELL COURTYARD CONDOMINIUM

### Valuation

|                            | 2017 |
|----------------------------|------|
| + Market Improvement Value | \$0  |
| + Market Misc Value        | \$0  |
| + Market Land Value        | \$0  |
| = Just Market Value        | \$0  |
| = Total Assessed Value     | \$0  |
| - School Exempt Value      | \$0  |
| = School Taxable Value     | \$0  |

### Photos



### Map

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