

STAFF REPORT

DATE: November 30, 2022

RE: 324 Virginia Street (permit application # T2022-0390)

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 and documented the following:

Tree Species: Avocado (*Persea americana*)



Photo showing location of tree, streeview.



Photo showing location of tree in backyard.



Photo of
tree
canopy,
view 1.



Photo of
tree
canopy,
view 2.



Photo of
tree
canopy,
view 3.



Photo of
tree
canopy,
view 4.



Close up
photo of
old trunk
and new
trunk
crotch
area.



Close up
photo of
termite mud
in crotch
area, view 1.



Close up photo of termite mud in crotch area, view 2.



Close up photo of old trunk area with some termite mud.



Photo of old trunk wound.



Photo of whole tree.



Photo of
tree canopy
taken in
2021.



Photo of tree
trunks and
canopy taken
in 2021.



Photo of whole tree
taken in 2021 from
side yard-vacant
lot.

Diameter: 15.2"

Location: 70% (growing in rear yard next to newly remodeled structure)

Species: 100% (on protected tree list)

Condition: 30% (overall condition is fair to poor, at time of inspection tree was impacted by Hurricane Ian winds, poor structure, termite mud observed.)

Total Average Value = 66%

Value x Diameter = 10 replacement caliper inches

Application



T2022-0390

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 10/26/2022

Tree Address 324 Virginia

Cross/Corner Street Whitehead

List Tree Name(s) and Quantity AVOCADO

canopy

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 HAS TERMITES AND WAS DAMAGED FROM
IAN

Lykins Leasing LLC

Property Owner Name John Lykins, 11662 Hwy 55 GRAVETTE AR 72736

Property Owner email Address HECKLERKUCH91@yahoo.com

Property Owner Mailing Address PO Box 1095 GRAVETTE AR

Property Owner Phone Number 479 366 4913

Property Owner Signature [Signature]

*Representative Name

Representative email Address

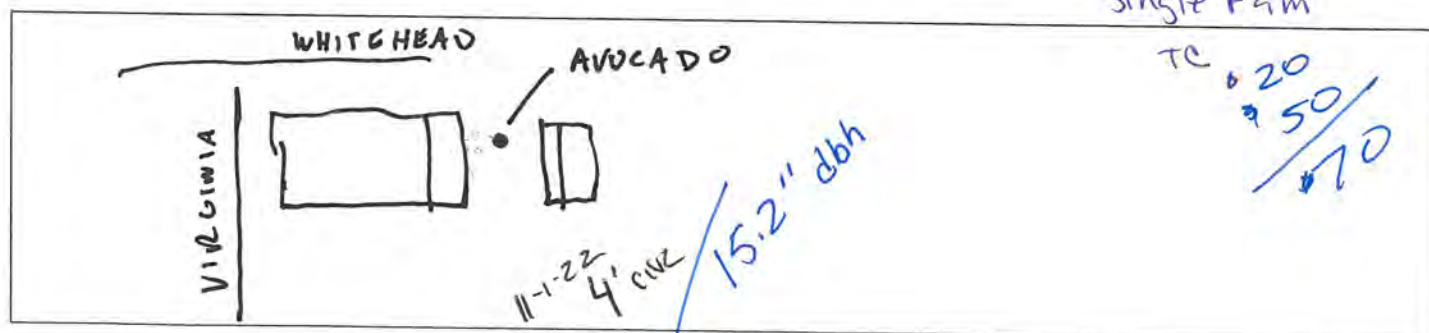
Representative Mailing Address

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.

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.



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Lykins Leasing LLC

[Action](#) ▼

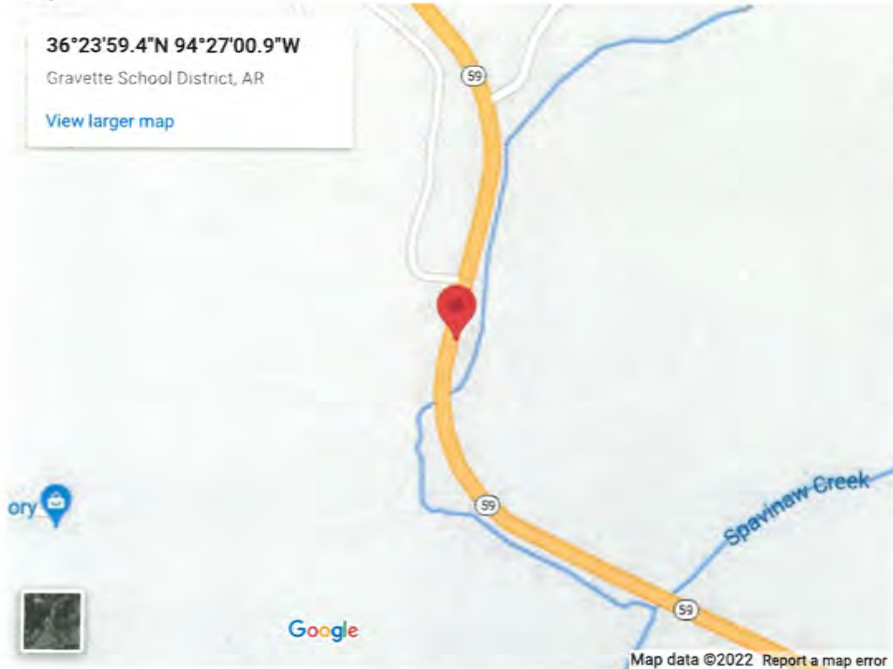
Contact Information

Lykins Leasing LLC
11662 N Highway 59
Gravette, AR 72736

Contact: John E Lykins
Title: Manager
Phone: (479) 787-1017
Website:

Lykins Leasing LLC is the only company located at 11662 N Highway 59, Gravette, AR 72736

Map



Business Description

Lykins Leasing is located in Gravette, Arkansas. This organization primarily operates in the Equipment Rental and Leasing, nec business / industry within the Business Services sector. This organization has been operating for approximately 5 years. Lykins Leasing is estimated to generate \$113,460 in annual revenues, and employs approximately 5 people at this single location.

Sector: Business Services
Category: Equipment Rental and Leasing, nec
Industry: Equipment Rental and Leasing, nec
SIC Code: 7359
NAICS Name: Other Commercial and Industrial Machinery and Equipment Rental and Leasing
NAICS Code: 532490

Name: Lykins Leasing LLC

Year Founded: 2017

Engaged In:

☐ Manufacturing
☐ Importing
☐ Exporting

Location Type: Single

Revenue: \$ 113,460

Employees Here: 5

Facility Size: N/A

* Revenue & Employees are estimates

Demographics for Zipcode 72736

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45 Broadway, Ste 1420, New York, NY 10006

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 00025990-000000
 Account# 1026751
 Property ID 1026751
 Millage Group 11KW
 Location Address 324 VIRGINIA ST. KEY WEST
 Legal Description KW PB1-25-40 PT LOT 3 SQR 2 TR 10 G16-42 OR452-997 OR2914-5 OR2962-863/65 OR3022-1816
(Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Tracts 10 and 15
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



Owner

LYKINS LEASING LLC
 PO Box 1095
 Gravette AR 72736

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$58,686	\$56,573	\$65,810	\$40,789
+ Market Misc Value	\$0	\$874	\$874	\$874
+ Market Land Value	\$533,227	\$432,347	\$417,935	\$445,317
= Just Market Value	\$591,913	\$489,794	\$484,619	\$486,980
= Total Assessed Value	\$530,822	\$489,794	\$387,967	\$352,697
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$591,913	\$489,794	\$484,619	\$486,980

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,313.00	Square Foot	0	0

Buildings

Building ID 2025	Exterior Walls WD FRAME
Style 1 STORY ELEV FOUNDATION	Year Built 1923
Building Type S.F.R. - R1 / R1	Effective Year Built 1969
Gross Sq Ft 924	Foundation WD CONC PADS
Finished Sq Ft 924	Roof Type GABLE/HIP
Stories 1 Floor	Roof Coverage TAR & GRAVEL
Condition POOR	Flooring Type CONC S/B GRND
Perimeter 146	Heating Type NONE with 0% NONE
Functional Obs 0	Bedrooms 3
Economic Obs 0	Full Bathrooms 1
Depreciation % 52	Half Bathrooms 0
Interior Walls WALL BD/WD WAL	Grade 400
	Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	924	924	122
TOTAL		924	924	122

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/12/2020	\$486,000	Warranty Deed	2266312	3022	1816	37 - Unqualified	Improved
2/10/2000	\$0	Order (to be used for Order Det. Heirs. Probate in	2175493	2914	5	19 - Unqualified	Improved

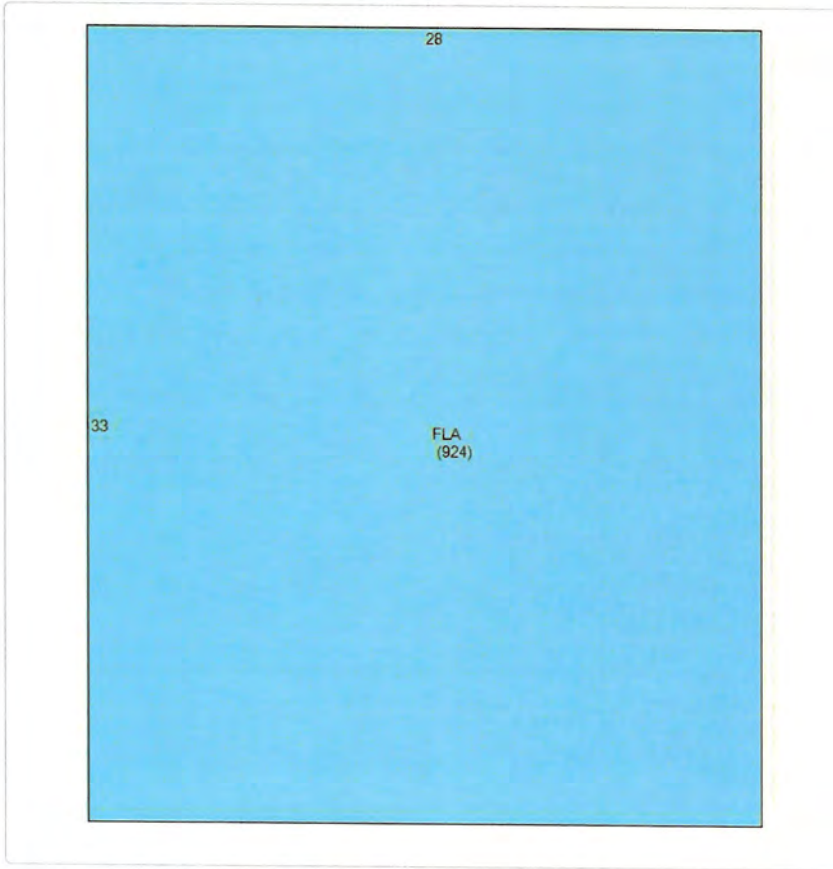
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-1743	7/11/2022		\$21,250	Residential	Installation of Rheem ac system & duct work and Mitsubishi mini split on wall bracket Install 3.5ton Rheem system and duct work & 12Kbtu
22-1974	7/11/2022		\$10,800	Residential	Install 38Lf of 6ft concrete fence, Install 26lf of 4ft. picket and 56Lf of 6ft picket fence and 2gates all painted white
22-1259	5/9/2022		\$16,200	Residential	Main: 17.55Q new 5V-Crimp, Porch: 25Q new Metal Shingles To main roof of newly constructed building: Install 17.55Q 5V-Crimp metal roofing system. To newly constructed porch roof: Install 25Q Metal Shingle roofing system.
21-3092	11/18/2021		\$0	Residential	Install wiring in house per plans lights, outlets and switch, new service riser diagram on plans.
21-2756	10/1/2021		\$32,000	Residential	Remodel Main House and Add Accessory unit. Main House-rough and set 2-Toilet, 2-Shower, 2-Lavs, 1-Washer, 1-Water heater, 1-Kitchen sink Accessory Unit 1-Toilet, 1-Lav, 1-Tub, 1-sink, 1-water heater, Run New Sewer and Water to city connection NOC required
21-2053	9/24/2021		\$0	Residential	Removed "and attached structure in the rear yard" from scope-of-work as separate building requires separate permitting. An extended deck or covered porch doesn't equate to a structurally attached addition. Notes to same appear in Permit Tech's notes. 7/29/2021 2:37:26 PM 7/29/2021 2:36:30 PM (Kathleen McDonald) Received and uploaded plans with visual reduction of piers. Approval conditional on additional band board on the front porch to reduce verticality of piers on front facade. KM 8/17/2021 11:37:21 AM Raising, moving and renovating the existing structure Along with adding a rear covered porch. Accessory structure on separate permit #21-2375
21-2375	9/24/2021		\$0	Residential	plans and MEP-signed plans don't appear to have seals nor signatures. Will be need for Mech and Elec permits. 8/23/2021 3:00:21 PM Build accessory structure and deck Structure 220sF and Deck 110 SF
21-1464	6/15/2021		\$4,000	Residential	Interior non-structural demolition only, interior finishes only

View Tax Info

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Sketches (click to enlarge)



Photos



Map

