

# STAFF REPORT

DATE: September 29, 2021

RE: 1112 Watson Street (permit application # T2021-0288)

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

An application was received requesting the removal of (1) Sea Grape tree. A site inspection was done and documented the following:

Tree Species: Sea Grape (*Coccoloba uvifera*)

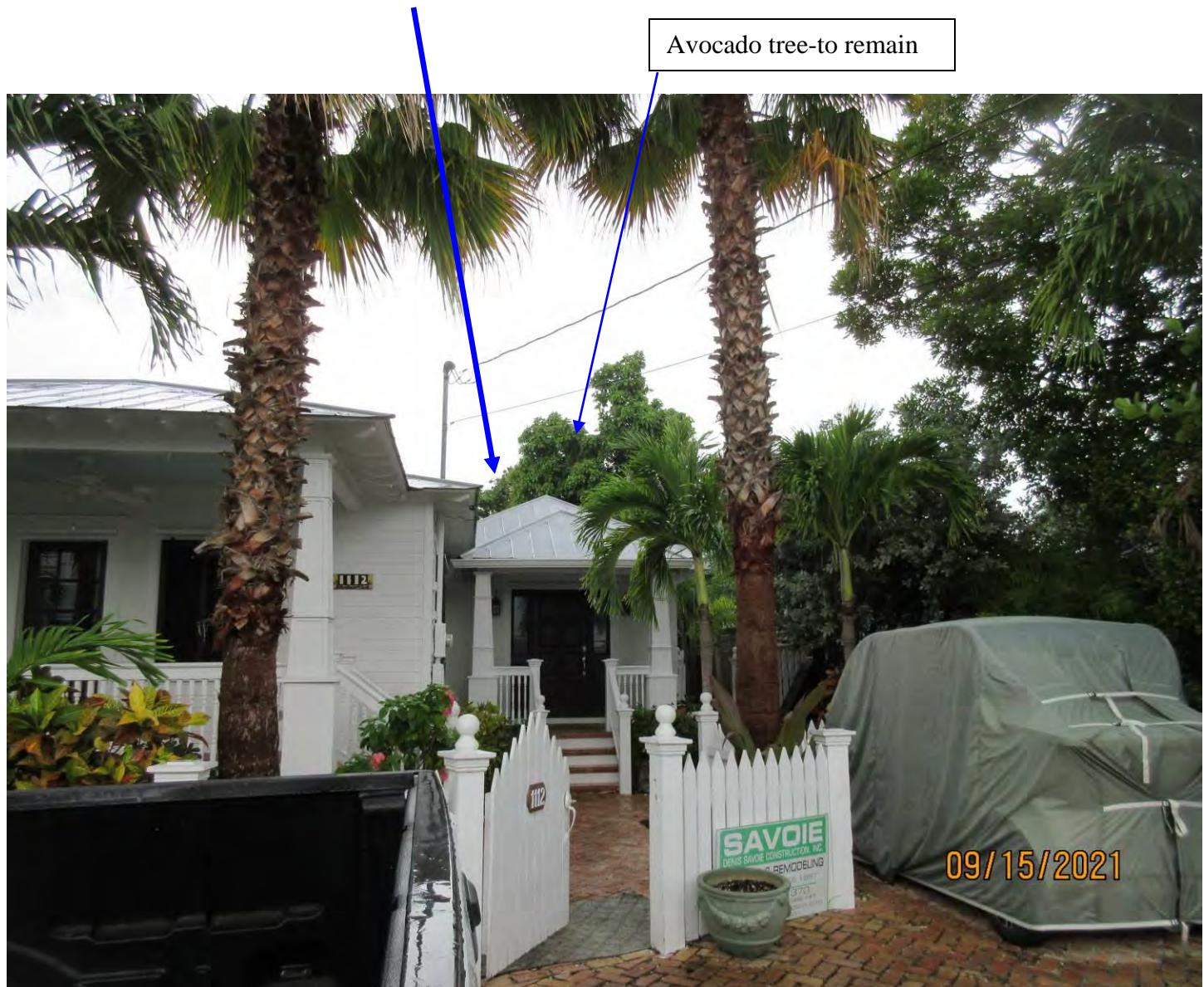


Photo showing location of tree in the rear of the



Photo showing trunk of tree with growth lean toward the house, view 1.



09/15/2021

Two photos showing  
tree canopy, view 1  
and 2.



09/15/2021



Photo of tree trunk and canopy, view 1.



Photo of tree trunk  
showing growth lean  
toward house, view 2.



Photo of base of  
tree.



Photo of tree trunk and canopy, view 2.



Photo of tree canopy, view 3.



Photo of tree trunk and canopy, view 3.



Photo of tree trunk, view 3.



Photo showing trunk and base of tree.

Diameter: 11.4"

Location: 50% (canopy impacts with neighboring avocado tree, growing close to brick deck)

Species: 100% (on protected tree list)

Condition: 60% (fair, a few cracks, old tear, and minor decay in canopy branches, trunk growth lean)

Total Average Value = 70%

Value x Diameter = 7.9 replacement caliper inches

# **Application**

RECEIVED  
SEP 08 2021  
BY: [initials]



T2021-0288

## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 9-7-2021

**Tree Address** 1112 Watson St.

**Cross/Corner Street** Virginia St.

**List Tree Name(s) and Quantity** 1 Sea Grape tree

**Species Type(s) check all that apply** ( ) Palm ( ) Flowering (X) Fruit (X) 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 Trim ( ) Branch Removal ( ) Crown Cleaning/Thinning ( ) Crown Reduction

**Additional Information and Explanation**

SeaGrape trees are heavy, sprawling, unstable trees prone to breakage. This one has been trimmed a lot but it has been and always will be a threat to the house. It's also leaning.

**Property Owner Name**

1112 Watson St. LLC

**Property Owner email Address**

sayjepsen@yahoo.com

**Property Owner Mailing Address**

7518 Hwy 60

**Property Owner Phone Number**

414-651-0633

**Property Owner Signature**

Kenneth King

**Representative Name**

**Representative email Address**

1602 Laird St.

**Representative Mailing Address**

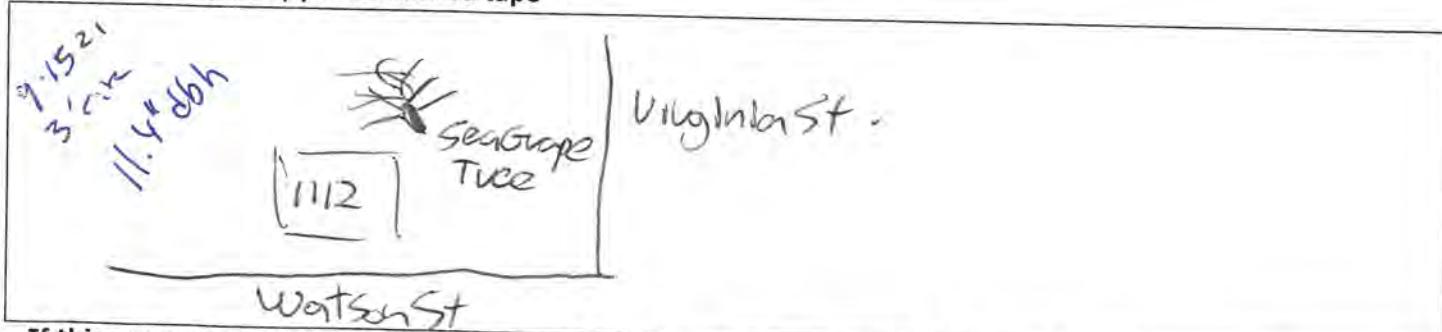
305-296-8101

**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.



## Tree Representation Authorization

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.**

Date

8-30-2021

Tree Address

1112 Watson St.

Property Owner Name

Jay Jepson LLC

Property Owner Mailing Address

5578 Hwy 60

Property Owner Mailing City,

State, Zip

Cedarburg WI 53012

Property Owner Phone Number

414-571-0633

Property Owner email Address

JayJepson1@yahoo.com

Property Owner Signature

 Kenneth King

1602 Laird St.

Representative Name

Representative Mailing Address

Representative Mailing City,

State, Zip

Key West FL 33040

Representative Phone Number

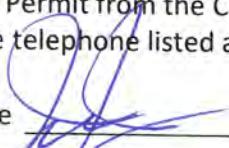
305-296-8101

Representative email Address

1112 Watson St. LLC

I 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

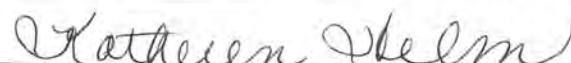
 1112 Watson St. LLC

The forgoing instrument was acknowledged before me on this 30th day August 2021.

By (Print name of Affiant) Jay Jepson who is personally known to me or has produced Driver's license as identification and who did take an oath.

Notary Public

Sign name:

 Kathleen Helm

Print name:

Kathleen Helm

My Commission expires: 2/14/2024

Notary Public-State of Wisconsin (Seal)

 **qPublic.net™ Monroe County, FL**
**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	00031770-000000
Account#	1032557
Property ID	1032557
Millage Group	10KW
Location	1112 WATSON ST, KEY WEST
Address	
Legal	KW G G WATSON SUB I-209 LOT 5 SQR 6 TR 13 OR141-471/72 OR141-473/74 OR382-44/45 OR1129-252 OR1305-2003/05 OR1305-2321 OR1307-1672/74 OR1356-1557 OR1454-1950/51 OR3025-0168
Description	(Note: Not to be used on legal documents.)
Neighborhood	6096
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	05/68/25
Affordable	No
Housing	



1032557 1112 WATSON ST, KEY WEST

**Owner**

1112 WATSON STREET LLC  
6332 Glen View Pkwy  
West Bend WI 53095

**Valuation**

	2021	2020	2019	2018
+ Market Improvement Value	\$461,646	\$326,637	\$291,889	\$300,228
+ Market Misc Value	\$47,482	\$27,714	\$28,388	\$29,062
+ Market Land Value	\$546,777	\$599,430	\$584,550	\$577,495
= Just Market Value	<b>\$1,055,905</b>	<b>\$953,781</b>	<b>\$904,827</b>	<b>\$906,785</b>
= Total Assessed Value	<b>\$1,055,905</b>	<b>\$519,293</b>	<b>\$507,618</b>	<b>\$498,154</b>
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	<b>\$1,055,905</b>	<b>\$494,293</b>	<b>\$482,618</b>	<b>\$473,154</b>

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,786.00	Square Foot	52.3	108.5

**Buildings**

Building ID	2489	Exterior Walls	CUSTOM
Style	1 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R.- R1 / R1	Effective Year Built	2018
Gross Sq Ft	2503	Foundation	CONC BLOCK
Finished Sq Ft	2164	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CERM/CLAY TILE
Perimeter	262	Heating Type	FCD/AIR DUCTED
Functional Obs	0	Bedrooms	5
Economic Obs	0	Full Bathrooms	3
Depreciation %	1	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	600
Code	Description	Number of Fire Pl	0

	Sketch Area	Finished Area	Perimeter
FLB	1 SIDED	117	44
FLC	2 SIDED SECT	630	118
FLD	3 SIDED SECT	99	40
OPK	EXC OPEN PORCH	189	0
CBF	FINISHED CABAN	150	50
FLA	FLOOR LIV AREA	1,318	206
TOTAL		2,503	536

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1997	1998	1	256 SF	2
BRICK PATIO	2006	2007	1	216 SF	2
RES POOL	1999	2000	1	243 SF	4
FIN DET UTILIT	2006	2007	1	30	2
WOOD DECK	2020	2021	1	622 SF	4
FENCES	1997	1998	1	1160 SF	5
BRICK PATIO	2006	2007	1	591 SF	4

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/1/2020	\$1,312,500	Warranty Deed	2267946	3025	0168	01 - Qualified	Improved
4/1/1997	\$225,000	Warranty Deed		1454	1950	Q - Qualified	Improved
6/1/1995	\$174,000	Warranty Deed		1356	1557	Q - Qualified	Improved
5/1/1994	\$124,000	Warranty Deed		1305	2003	Q - Qualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type
‡	‡	‡	‡	‡

Notes ‡



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
1112 WATSON STREET, LLC

### Filing Information

**Document Number** L20000127563  
**FEI/EIN Number** 85-1085953  
**Date Filed** 05/15/2020  
**State** FL  
**Status** ACTIVE

### Principal Address

1112 WATSON ST.  
KEY WEST, FL 30040

### Mailing Address

6332 GLEN VIEW PKWY.  
WEST BEND, WI 53095

### Registered Agent Name & Address

OROEZA, GREGORY S  
221 SIMONTON ST.  
KEY WEST, FL 33040

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

JEPSON, JAY  
6332 GLEN VIEW PKWY.  
WEST BEND, WI 53095

Title AMBR

SCHOLLER, STEVE  
N2247 PELISHECK RD.  
ADELL, WI 53001

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2021	03/09/2021