

STAFF REPORT

DATE: April 26, 2024

RE: 2208 Harris Avenue (permit application # T2024-0093)

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

An application was received requesting the removal of (1) Gumbo Limbo and (1) Wild Tamarind tree. A site inspection was done and documented the following:

Gumbo Limbo

Wild Tamarind



Photo showing location of trees.

Tree Species: Gumbo Limbo (*Bursera simaruba*)



Two photos of tree canopy, views 1 & 2.





Photo of whole tree showing location near structure.



Photo of base of tree and trunks, view 1.



Photo of tree trunk and canopy branches, view 1.



Close up photo of tree trunks showing inclusions, view 1.



Close up photo of tree trunks showing inclusions, view 2.



Two photos of tree trunk and canopy branches, views 2 & 3.





Photo of base of tree and trunks, view 2.



Photo of tree trunk and canopy branches, view 4.



Photo of base of tree in relation to structure.

Diameter: 25.7"

Location: 60% (growing in front yard-very visible tree. No issues observed with foundation at the time of site visit.)

Species: 100% (on protected tree list)

Condition: 50% (overall health of tree is fair, poor structure with three main trunks with included bark starting at base of tree. Due to structure of main trunks, tree would be prone to failure in a storm.)

Total Average Value = 70%

Value x Diameter = 17.9 replacement caliper inches

Tree Species: Wild Tamarind (*Lysiloma latisiliquum*)



Photo of tree canopy, view 1.



Two photos
of tree
canopy,
views 2 & 3.





Two photos
of tree
canopy, views
4 & 5.





Two photos of base of tree showing location on property, view 1 & 2.





Photo of tree trunks, view 1.



Photo of tree trunks and canopy branches, view 1.

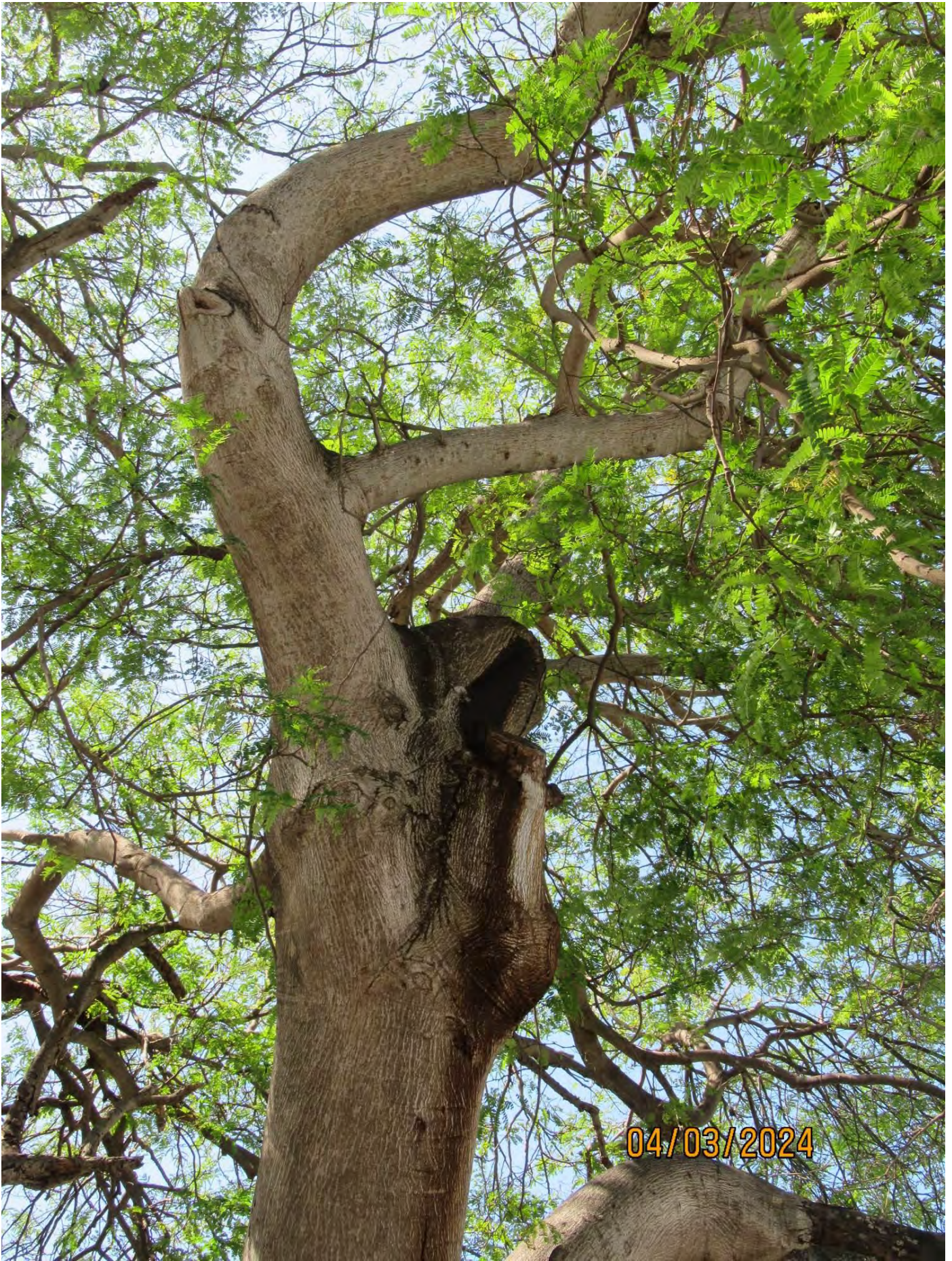


Photo of tree canopy, view 6.



Photo of trunks and canopy branches, view 2.



Two photos of tree canopy, views 7 & 8.





Two photos of tree canopy, views 9 & 10.





Photo of trunks and canopy branches, view 3.



Photo of tree trunks, view 2.



Photo of tree trunks, view 3.



Photo of trunks and canopy branches, view 4.



Two photos of tree canopy, views 11 & 12.





Photo of tree canopy, view 13.

Diameter: 66.8"

Location: 50% (growing in front yard-very visible tree. Possible root impacts with structure)

Species: 100% (on protected tree list)

Condition: 40% (overall condition is poor, very large, old tree weeping black throughout tree canopy and trunk areas. Poor structure with included bark in trunk and canopy areas. Stub cuts/breaks, decay areas, cross branching all observed in canopy.)

Total Average Value = 63%

Value x Diameter = 42 replacement caliper inches

Total caliper inches if both trees approved for removal: 59.9 caliper inches of approved trees.

Application



T2024-0093

RECEIVED
MAR 18 2024
BY: TE

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 3/11/2024

Tree Address 2208 Harris Ave

Cross/Corner Street _____

List Tree Name(s) and Quantity 1 - Gumbo Limbo & 1 Lysiloma

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

Gumbo limbo has a quadruple co dominant stem at the base about 4 foot up lots of crossing connections. If you try to trim back to a main stem the tree will be completely defoliated. Starting to cause foundation problems. Lysiloma is leaking black sap at the base and has not progressed. Causing foundation problems to the house.

Property Owner Name Nicholas Formico

Property Owner email Address nformico@gmail.com

Property Owner Mailing Address 2208 Harris Ave

Property Owner Phone Number 305-304-3229

Property Owner Signature _____

*Representative Name Clifton Turner Shortys Tree & Lawn Care LLC

Representative email Address shortystlc@gmail.com

Representative Mailing Address 19463 date palm dr

Representative Phone Number 3056479261

*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.

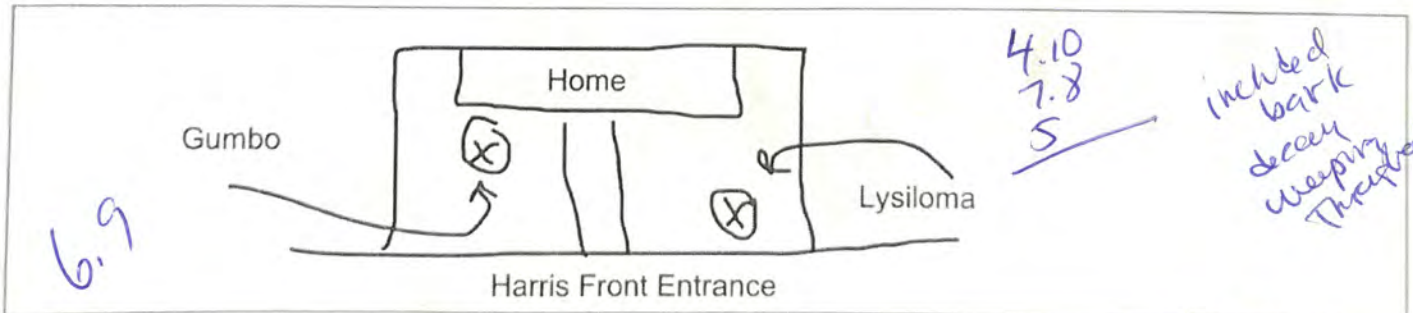
As of August 1, 2022, application fees are required. [Click here for the fee schedule.](#)

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.

4-3-24

4.10
7.8
5

Included bark decay weeping threat



\$50 x 2
20 resid.

\$120 - \$100 Max.



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 3/11/2024
 Tree Address 2208 Harris Ave
 Property Owner Name Nicholas Formico
 Property Owner Mailing Address 2208 Harris Ave
 Property Owner Mailing City, State, Zip Key West, FL, 33040
 Property Owner Phone Number 305-304-3229
 Property Owner email Address nformico@gmail.com
 Property Owner Signature _____

Representative Name Clifton Turner Shortys Tree & Lawn Care LLC
 Representative Mailing Address 19463 date palm dr
 Representative Mailing City, State, Zip sugarloaf key fl 33042
 Representative Phone Number 3056479261
 Representative email Address shortystlc@gmail.com

I Nick Formico 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 are any questions or need access to my property.

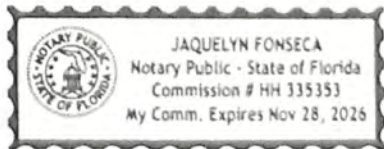
Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 15th day March 2024.

By (Print name of Affiant) Nick Formico, who is personally known to me or has produced as identification and who did take an oath.

FIDI
 Notary Public
 Sign name: Jaquelyn Fonseca
 Print name: Jaquelyn Fonseca

My Commission expires: 11/28/2024 Notary Public-State of Florida (Seal)



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 00047760-000000
 Account# 1048372
 Property ID 1048372
 Millage Group 10KW
 Location 2208 HARRIS Ave, KEY WEST
 Address
 Legal KW KW REALTY CO'S FIRST SUB PB1-43 LOT 12 SQR 22 TR 21 C5-337/38 G71-345/46 OR384-495/496 OR954-1062 OR1317-717 OR1342-1602 OR2127-1687D/C OR2253-710D/C OR2253-711/12 OR2703-1088/89 OR2949-1423
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6183
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Key West Realty Co's First Sub
 Sec/Twp/Rng 04/68/25
 Affordable No
 Housing



1048372 2208 HARRIS AVE 3/13/19

Owner

FORMICO NICHOLAS F
 2208 Harris Ave
 Key West FL 33040

FORMICO VICTORIA COMMANDER
 2208 Harris Ave
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$189,049	\$193,498	\$164,530	\$34,030
+ Market Misc Value	\$4,889	\$5,066	\$5,243	\$5,419
+ Market Land Value	\$455,000	\$390,000	\$297,500	\$295,000
= Just Market Value	\$648,938	\$588,564	\$467,273	\$334,449
= Total Assessed Value	\$359,783	\$349,304	\$339,131	\$334,449
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$334,783	\$324,304	\$314,131	\$309,449

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$390,000	\$193,498	\$5,066	\$588,564	\$349,304	\$25,000	\$324,304	\$239,260
2021	\$297,500	\$164,530	\$5,243	\$467,273	\$339,131	\$25,000	\$314,131	\$128,142
2020	\$295,000	\$34,030	\$5,419	\$334,449	\$334,449	\$25,000	\$309,449	\$0
2019	\$290,000	\$34,538	\$5,597	\$330,135	\$212,776	\$25,000	\$187,776	\$117,359
2018	\$250,000	\$116,529	\$5,773	\$372,302	\$208,809	\$25,000	\$183,809	\$163,493

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,000.00	Square Foot	50	100

Buildings

Building ID	3805	Exterior Walls	WD FR STUCCO
Style	GROUND LEVEL	Year Built	1950
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2009
Building Name		Foundation	CONCR FTR
Gross Sq Ft	1555	Roof Type	GABLE/HIP
Finished Sq Ft	1320	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	170	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	16	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,320	1,320	170
OPU	OP PR UNFIN LL	205	0	60
OPF	OP PRCH FIN LL	30	0	26
TOTAL		1,555	1,320	256

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1959	1960	3 x 100	1	300 SF	1
CONC PATIO	1974	1975	0 x 0	1	250 SF	2
WALL AIR COND	1984	1985	0 x 0	1	1 UT	2
FENCES	2012	2013	6 x 200	1	1200 SF	2

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/15/2019	\$345,000	Warranty Deed	2207058	2949	1423	30 - Unqualified	Improved		
9/12/2014	\$0	Warranty Deed		2703	1088	11 - Unqualified	Improved		
2/1/1995	\$128,000	Warranty Deed		1342	1602	Q - Qualified	Improved		
7/1/1994	\$129,000	Warranty Deed		1317	0717	Q - Qualified	Improved		
9/1/1985	\$73,000	Warranty Deed		954	1062	Q - Qualified	Improved		

Permits

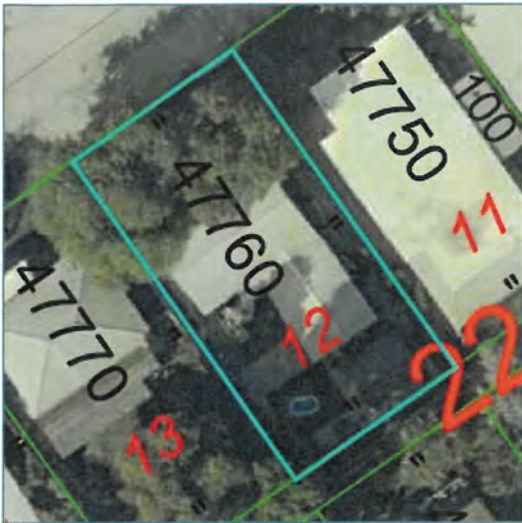
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-1630	12/13/2018	1/17/2019	\$8,000	Residential	REMOVE OLD SHINGLE DRY IN WITH ICE WATER SHIELD COVER WITH 26G 5V CRIMP TO MFG FASTENING STO. 1350 SF MAIN HOUSE FRON PORCH & BACK ON STRETCHER.
12-2171	6/19/2012	10/15/2012	\$2,500	Residential	INSTALL SHADOW BOX FENCE AND REMOVE OLD CONCRETE BLOCK ACROSS FRONT OF PROPERTY 200 LF REMOVE OLD 18" CRACKED CONCRETE BLOCK WALL DAMAGED AND DANGEROUS
9701519	6/1/1997	12/1/1997	\$1	Residential	ELECTRICAL
9701519	6/1/1997	12/1/1997	\$4,000	Residential	INTERIOR WORK,REPAIRS
9600466	1/1/1996	8/1/1996	\$3,500	Residential	ROOF
E950656	2/1/1995	7/1/1995	\$800	Residential	125 AMP SERVICE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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