

STAFF REPORT

DATE: March 29, 2022

RE: 1235 Washington Street (permit application # T2022-0098)

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

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

Tree Species: Sea Grape (*Coccoloba uvifera*)



Photo of whole tree, view 1.



Photo of
tree
trunks,
view 1.



Photo of
uplifted root
ball.



Photo of
tree
canopy,
view 1.



Photo of
tree
trunks,
view 2.



Photo of
tree
trunks
and
canopy,
view 1.



Photo of
tree
trunks,
view 3.



Photo of
whole
tree,
view 2.



Photo of
tree
canopy,
view 2.



Photo of tree
trunks and
canopy, view
2.



Photo of
trunks and
canopy,
view 3.



Photo of
base of
tree,
view 1.



Photo of
base of
tree,
view 2.

Diameter: 68.7" (multiple trunks)

Location: 70% (growing close to property line and right of way area. Very visible tree)

Species: 100% (on protected tree list)

Condition: 40% (overall condition is poor, poor structure with lots of decay, main root ball has been uprooted)

Total Average Value = 70%

Value x Diameter = 48 replacement caliper inches

Tree Species: Frangipani (Plumeria sp.)



Photo showing whole tree and its location.



Photo of
whole tree,
view 2.



Photo of base
and trunk of
tree.



Photo showing tree canopy.

Diameter: 4.1"

Location: 80% (growing in rear yard area.)

Species: 50% (not on protected or not protected tree list)

Condition: 40% (overall condition is poor)

Total Average Value = 56%

Value x Diameter = 2.2 replacement caliper inches

Application



CEIVED
MAR 23 2022
TK

T2022-0098

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 3-23-2022

Tree Address 1235 Washington St.
Cross/Corner Street Tropical St.
List Tree Name(s) and Quantity 1 Seagrape tree 1 Frangipani tree 3 Starfruit trees
Species Type(s) check all that apply ☐ Palm ☐ Flowering ☒ Fruit ☒ Shade ☐ Unsure 1 Spanish Lime tree stays by
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 The Seagrape and Frangipani were both uprooted
The Spanish Lime tree is in a bad location. The Starfruit trees are also in the wrong place

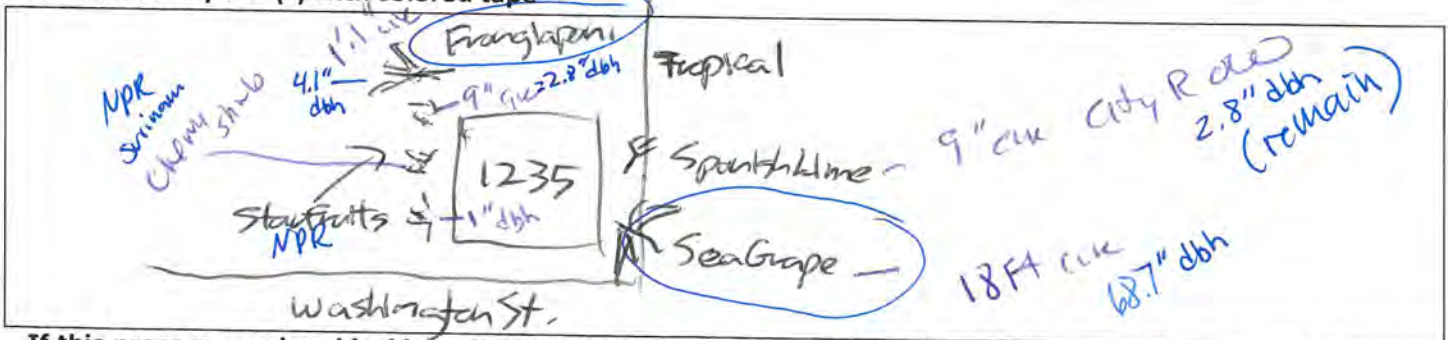
Property Owner Name Luis + Ana Cobo
Property Owner email Address lcobo0514@gmail.com
Property Owner Mailing Address 1101 Johnson St.
Property Owner Phone Number 305-849-2000
Property Owner Signature _____

Representative Name Kenneth King
Representative email Address _____
Representative Mailing Address 1602 Laird St.
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 ☐

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.

NPR - 2 Starfruit
1 Surinam Cherry



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 3-22-2022

Tree Address 1235 WASHINGTON ST

Property Owner Name Luis + Ana Cobo

Property Owner Mailing Address 1101 JOHNSON ST

Property Owner Mailing City, State, Zip KEY WEST FL 33040

Property Owner Phone Number 305-849-2000

Property Owner email Address lcobo0514@gmail.com

Property Owner Signature [Signature]

Representative Name Kenneth King

Representative Mailing Address 1602 Land St.

Representative Mailing City, State, Zip Key West FL 33040

Representative Phone Number 305-296-8101

Representative email Address _____

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 are any questions or need access to my property.

Property Owner Signature

[Signature]

The forgoing instrument was acknowledged before me on this 22nd day March 2022
By (Print name of Affiant) Luis Cobo who is personally known to me or has produced
FL DL as identification and who did take an oath.

Notary Public

Sign name:

Print name:

Mia Castillo
mia castillo

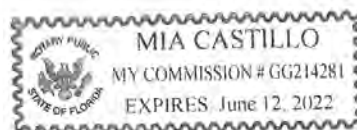
My Commission expires:

June 12, 2022

Notary Public-State of

Florida

(Seal)



Prepared by and return to:
Erica Hughes Sterling

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 907-21.0594 EC
Will Call No.:

Doc # 2365849 Blk# 3160 Pg# 2477
Recorded 3/15/2022 11:09 AM Page 1 of 6

Deed Doc Stamp \$7,350.00
Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK, CPA

\$1,050,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25th day of February, 2022 between Robert K. Mosley, Robert A. Mosley, a/k/a Robert Alexander Mosley Beverly A. Mosley McKethan f/k/a Beverly Allison Mosley and Beverly A. Mosley and Melanie R. Mosley, a/k/a Melanie Rand Mosley whose post office address is 5219 Lookout Mountain Drive, Houston, TX 77069, grantor, and Cobo Washington St, LLC, whose post office address is 1101 Johnson Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

SEE EXHIBIT "A"

Parcel Identification Number: 00041420-000000

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2022 and subsequent years.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

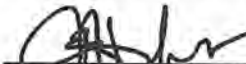
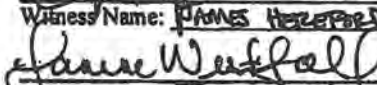
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written, signed, sealed and delivered in our presence:


Witness Name: JAMES HARFORD

Witness Name: Janne Westfall

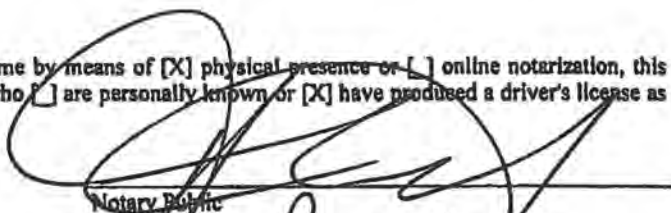


Robert A. Mosley (Seal)

State of TEXAS
County of TRAVIS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of February, 2022 by Robert A. Mosley, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: REGINA MOSLEY

My Commission Expires: 12/27/2022



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written, signed, sealed and delivered in our presence:

John H. Harts
Witness Name: John Harts

Brook Fowler
Witness Name: Brook Fowler

Melanie R. Mosley (Seal)
Melanie R. Mosley

State of TEXAS
County of HARRIS

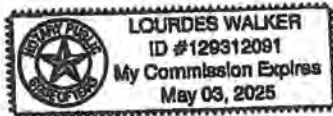
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of February, 2022 by Melanie R. Mosley, who ☒ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: LOURDES WALKER

My Commission Expires: May 3, 2025



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written, signed, sealed and delivered in our presence:

John Healy
Witness Name: John Healy
Bloch Fawcett
Witness Name: Bloch Fawcett

Robert K. Mosley (Seal)
Robert K. Mosley

State of TEXAS
County of HARRIS

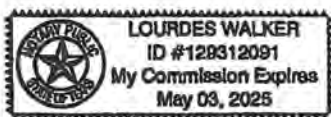
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of February, 2022 by Robert K. Mosley, who ☒ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Louderes Walker

My Commission Expires: May 3, 2025



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written, signed, sealed and delivered in our presence;

Tom Healy

Witness Name: Tom Healy

Brook Fowler

Witness Name: Brook Fowler

Beverly A. Mosley McKethan
(Seal)
Beverly A. Mosley McKethan

State of TEXAS
County of HALL

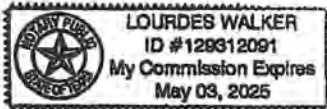
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of February, 2022 by Beverly A. Mosley McKethan, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: LOURDES WALKER

My Commission Expires: May 3, 2025



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 00041420-000000
Account# 1042099
Property ID 1042099
Millage Group 10KW
Location 1235 WASHINGTON St, KEY WEST
Address
Legal LOTS 11 12 SQR 5 TR 19 KW TROPICAL BLDG AND INVESTMENT CO SUB PB1-34
Description OR92-345-346 OR1066-2336/2339(WILL) OR1119-2310/2312(AGREE) OR1121-2046P/R OR2451-2097/98P/R OR2948-0480
[Note: Not to be used on legal document(s.)]
Neighborhood 6157
Property MULTI-FAMILY DUPLEX (0802)
Class
Subdivision Tropical Building and Investment Co
Sec/Twp/Rng 05/68/25
Affordable No
Housing



1042099 1235 WASHINGTON ST 6/11/19

Owner

MOSLEY ROBERT K
 5219 Lookout Mountain Dr
 Houston TX 77069
MOSLEY VIRGINIA R ESTATE
 5219 Lookout Mountain Dr
 Houston TX 77069

MOSLEY ROBERT A
 1235 Washington St
 Key West FL 33040
MOSLEY MELAINE R
 1235 Washington St
 Key West FL 33040

MCKETHAN BEVERLY A MOSLEY
 1235 Washington St
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$169,749	\$172,209	\$172,209	\$177,129
+ Market Misc Value	\$1,741	\$1,750	\$1,760	\$1,770
+ Market Land Value	\$491,436	\$464,134	\$438,141	\$461,487
= Just Market Value	\$662,926	\$638,093	\$612,110	\$640,386
= Total Assessed Value	\$582,113	\$529,194	\$481,085	\$437,350
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$662,926	\$638,093	\$612,110	\$640,386

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	9,350.00	Square Foot	93.5	100

Buildings

Building ID	3241	Exterior Walls	C.B.S.	
Style	GROUND LEVEL	Year Built	1953	
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	1997	
Gross Sq Ft	1602	Foundation	CONCR FTR	
Finished Sq Ft	1506	Roof Type	IRR/CUSTOM	
Stories	1 Floor	Roof Coverage	METAL	
Condition	GOOD	Flooring Type	CONC S/B GRND	
Perimeter	170	Heating Type	NONE with 0% NONE	
Functional Obs	0	Bedrooms	2	
Economic Obs	0	Full Bathrooms	2	
Depreciation %	32	Half Bathrooms	0	
Interior Walls	WALL BD/WD WAL	Grade	500	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,506	1,506	0
OPU	OP PR UNFIN LL	96	0	0
TOTAL		1,602	1,506	0

Photos



1042088 1235 WASHINGTON ST 6/11/19

Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

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