

DATE: October 21, 2024

RE: 1315 Newton Street (permit application # T2024-0337)

FROM: Amy Dismukes, ISA certified arborist: SO-11264A

An application was received requesting the removal of **(1) avocado** and **(1) lychee tree** due to construction. A site inspection was performed and documented the following species: *Persea americana* and *Litchi chinensis*





The tree is growing out of the



The lychee is in the footprint of the new construction. There is a mango tree leaning towards the lychee but is not on 1315 Newton property and will remain.

Avocado diameter: 6.7"

Location: 10% (the tree not visible to the public and is growing out of the back of the house)

Species: 100% (on protected tree list)

Condition: 10% (the tree is in very poor condition)

Total Average Value = 40%

Value x Diameter = 6.7" x 40% = 2.7 replacement caliper inches

Lychee diameter: 6.7"

Location: 50% (the tree not visible to the public and is growing out of the back of the house)

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

Condition: 90% (the tree is in excellent condition)

Total Average Value = 63%

Value x Diameter = 6.4" x 63% = 4 replacement caliper inches

6.7 TOTAL REPLACEMENT CALIPER INCHES

CANOPY REMOVAL
TZ024-0337



Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 10/7/2024

Tree Address 1315 Newton Street Key West Florida 33040

Cross/Corner Street LYCHEE & AVOCADO

List Tree Name(s) and Quantity Please see attached Tree Inventory List and Tree Survey

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 Removal needed for New renovation & Addition.
Will replace with appropriate amount of caliper inches once determined by Tree Commission

Property Owner Name FC REAL ESTATE INVESTMENT LLC
 Property Owner Email Address 221 SIMONTON ST KEY WEST FL 33040
 Property Owner Mailing Address 221 SIMONTON ST KEY WEST FL 33040
 Property Owner Phone Number 843-290-8895
 Property Owner Signature *Edwin Flynn*

*Representative Name Deborah Hindsley
 Representative Email Address Deborah@keywestlandscapedesign.com
 Representative Mailing Address 2206 Seidenberg Ave. Key West Florida 33040
 Representative Phone Number 305-360-0966

*NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will represent the owner at a Tree Commission meeting or pick up an issued Tree Permit.

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

Sketch the tree's location (aerial view), including cross/corner street. Please identify tree(s) on the property regarding this application with colored tape or ribbon and if the tree is accessible.

We will be removing only two plants which are protected and been reviewed by Amy which are the ~~Lychee (Back of property)~~ and ~~Avocado (At edge of building)~~. Both have been identified in the tree survey and inventory list which is attached.

Please find the attached Tree survey along with the inventory list. Supporting documents also included are; proposed site plan with the architectural drawings of the renovation and addition.

\$20
\$100 = \$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 October 11, 2024

Tree Address 1315 Newton Street Key West Florida 33040

Property Owner Name FC Real Estate Investment LLC

Property Owner Mailing Address 221 Simonton Street

Property Owner Mailing City, State, Zip Key West FL 33040

Property Owner Phone Number 843-290-8895

Property Owner email Address skyfly11@gmail.com

Property Owner Signature Edward Flynn

Representative Name Deborah Hindsley

Representative Mailing Address 2206 Seidenberg Ave

Representative Mailing City, State, Zip Key West Florida 33040

Representative Phone Number 305-360-0966

Representative email Address Deborah@keywestlandscapedesign.com

I Edward Flynn 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.

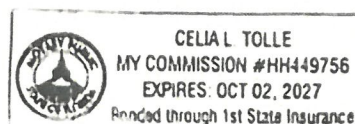
Property Owner Signature Edward Flynn

The forgoing instrument was acknowledged before me on this 11th day October By (Print name of Affiant) Edward Flynn who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: Celia Tolle
Print name: CELIA TOLLE

My Commission expires: 10-2-2027 Notary Public-State of Florida (Seal)



Monroe County, FL

PROPERTY RECORD CARD

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 00035460-000000
Account# 1036323
Property ID 1036323
Millage Group 10KW
Location 1315 UNITED St, KEY WEST
Address
Legal KW MOFFATS SUB PB1-12 LOT 10 SQR 4 TR 14 G13-296 SS-292 G73-91/92 G73-94/95 OR616-800 OR622-203 OR639-821L/E OR936-2254 OR937-1820 OR945-2080/81 OR1039-1282 OR1051-2457 OR1294-491 OR1322-1596/97 OR1516-1096/97 OR1601-2263 OR1617-176C OR1645-1704 OR1787-347 OR2436-1424 OR2723-2487/90
(Note: Not to be used on legal documents.)
Neighborhood 6149
Property Class SINGLE FAMILY RESID (0100)
Subdivision Moffat's Sub
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

PABIAN ROBERT
 1315 United St
 Key West FL 33040

PABIAN KRISTINE
 1315 United St
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$513,929	\$489,327	\$494,589	\$461,763
+ Market Misc Value	\$26,122	\$26,501	\$26,882	\$27,260
+ Market Land Value	\$708,814	\$748,877	\$502,333	\$308,180
= Just Market Value	\$1,248,865	\$1,264,705	\$1,023,804	\$797,203
= Total Assessed Value	\$871,124	\$845,752	\$821,119	\$797,203
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$846,124	\$820,752	\$796,119	\$772,203

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2023	\$748,877	\$489,327	\$26,501	\$1,264,705	\$845,752	\$25,000	\$820,752	\$418,953
2022	\$502,333	\$494,589	\$26,882	\$1,023,804	\$821,119	\$25,000	\$796,119	\$202,685
2021	\$308,180	\$461,763	\$27,260	\$797,203	\$797,203	\$25,000	\$772,203	\$0
2020	\$308,180	\$482,230	\$27,639	\$818,049	\$818,049	\$25,000	\$793,049	\$0
2019	\$363,652	\$455,868	\$28,020	\$847,540	\$811,339	\$25,000	\$786,339	\$36,201
2018	\$446,861	\$397,083	\$28,350	\$872,294	\$796,211	\$25,000	\$771,211	\$76,083

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
RES SUPERIOR DRY (01SD)	4,055.00	Square Foot	46	88

Buildings

Building ID	2822	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2014
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	2085	Roof Type	GABLE/HIP
Finished Sq Ft	1705	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	270	Bedrooms	4
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	8	Grade	500
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FAT	FINISHED ATTIC	266	0	0
FLA	FLOOR LIV AREA	1,705	1,705	0
OPU	OP PR UNFIN LL	12	0	0
SBF	UTIL FIN BLK	102	0	0
TOTAL		2,085	1,705	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
RES POOL	1987	1988	8 x 28	1	224 SF	5
FENCES	1987	1988	6 x 42	1	252 SF	2
FENCES	1987	1988	7 x 8	1	56 SF	2
TILE PATIO	1987	1988	0 x 0	1	616 SF	3
CUSTOM PATIO	2002	2003	0 x 0	1	36 SF	2
BRICK PATIO	2002	2003	0 x 0	1	450 SF	2
HOT TUB	2005	2010	0 x 0	1	1 UT	1
WOOD DECK	2010	2011	0 x 0	1	411 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/9/2015	\$898,000	Warranty Deed		2723	2487	02 - Qualified	Improved		
10/15/2009	\$785,000	Warranty Deed		2436	1424	02 - Qualified	Improved		
10/4/1999	\$400,000	Warranty Deed		1601	2263	Q - Qualified	Improved		
5/1/1998	\$380,000	Warranty Deed		1516	1096	Q - Qualified	Improved		
2/1/1994	\$325,000	Warranty Deed		1294	0491	U - Unqualified	Improved		
1/1/1988	\$75,000	Warranty Deed		1039	1282	U - Unqualified	Improved		
6/1/1985	\$72,000	Warranty Deed		945	2080	Q - Qualified	Improved		

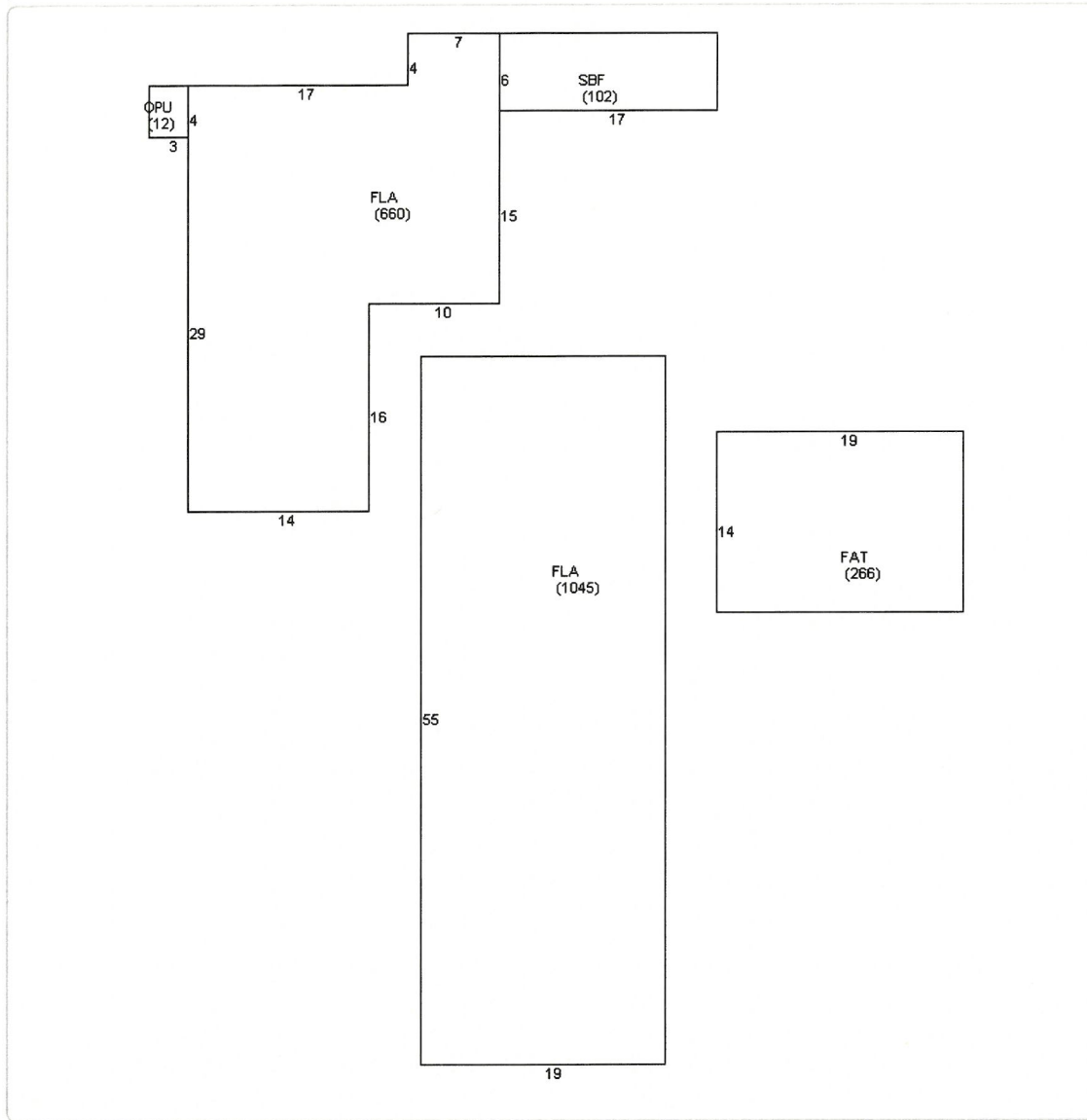
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-2114	5/28/2015	5/29/2015	\$2,450		EMERGENCY INSTALL 1000 SF ROOF SHEATHING.
15-1907	5/15/2015	4/11/2016	\$25,250		REPLACE 20SF OF V-CRIMP WITH V-CRIMP. REPLACE 3 SQ MODIFIED ROOF W/TPO PB RES 2012-42.
09-4129	12/7/2009	12/31/2010	\$8,000		REMOVE APPROXIMATELY 700SF WOOD DECKING, BOARDS REPAIR DECK JOISTS, REPLACE WITH 700SF OF TREK COMPOSITE DECKING AS PER HARC.

View Tax Info

[View Taxes for this Parcel](#)

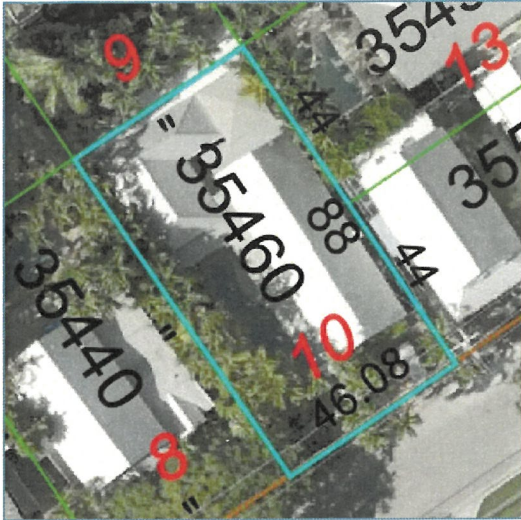
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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

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Detail by Entity Name

Florida Limited Liability Company
FC REAL ESTATE INVESTMENTS LLC

Filing Information

Document Number	L23000118825
FEI/EIN Number	APPLIED FOR
Date Filed	03/14/2023
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	04/06/2023
Event Effective Date	NONE

Principal Address

221 SIMONTON STREET
KEY WEST, FL 33040

Mailing Address

221 SIMONTON STREET
KEY WEST, FL 33040

Registered Agent Name & Address

OROPEZA, GREGORY S
221 SIMONTON STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

FLYNN, EDWARD
221 SIMONTON STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2024	04/06/2024

Document Images

[04/06/2024 -- ANNUAL REPORT](#)

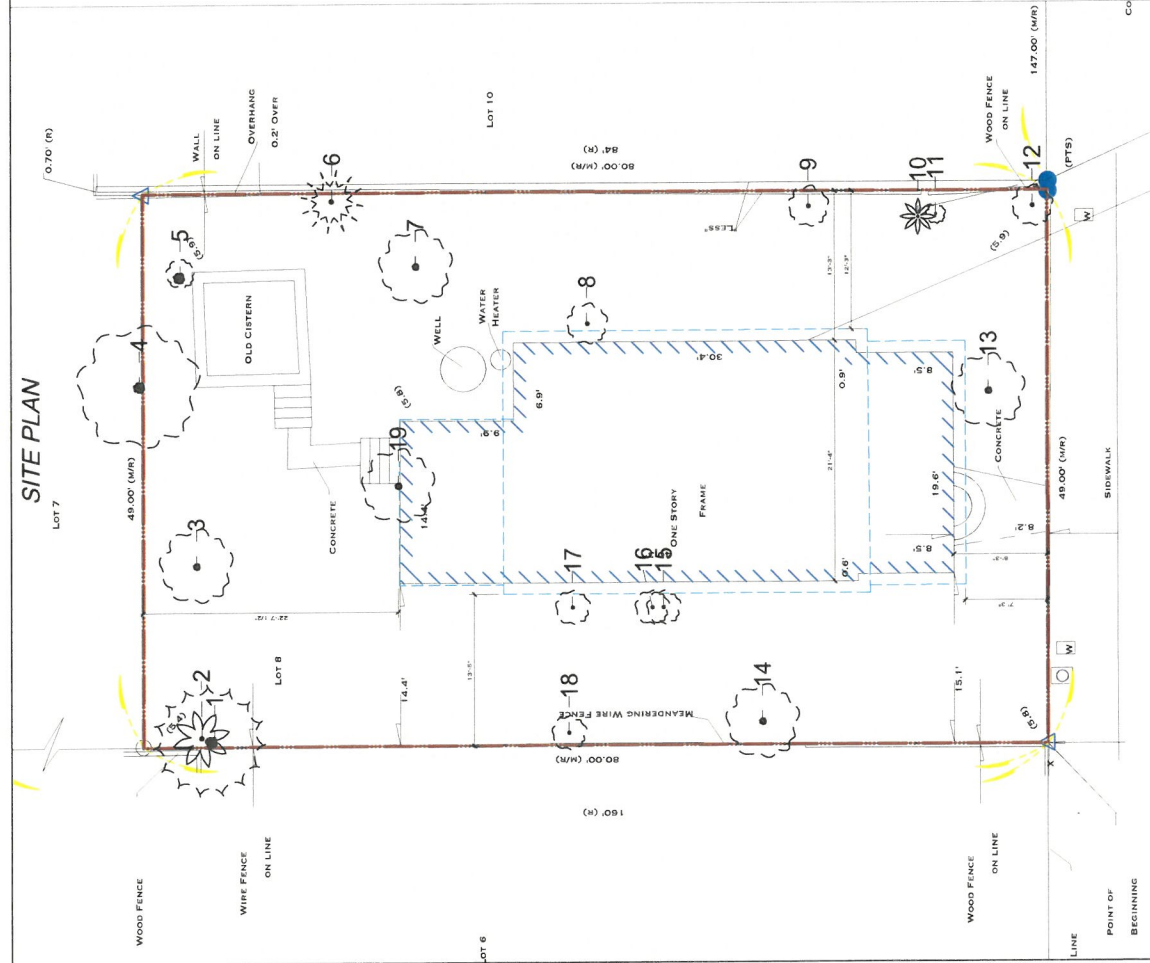
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[04/06/2023 -- LC Amendment](#)

[View image in PDF format](#)

[03/14/2023 -- Florida Limited Liability](#)

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TREE DISPOSITION

NO	BOTANICAL NAME	COMMON NAME	CONDITION	VE	CA	DISPOSITION	REMARKS
1	<i>Yucca aloifolia</i>	Spanish Bayonet	Good	P	7" DBH - Base @ 12"-18"	To be Relocated	On Property Line growing from base of tree
2	<i>Plumeria rubra</i>	Frangipani	Poor	N	3"	To Be Relocated	Loss of tree - Post Storm
3	<i>Molus s yvestris</i>	Sour Apple	Poor	N	5"	To Be Relocated	
4	<i>Itabi chinensis</i>	Ychee	Good	N	8" (3" at new Growth)	To Be Relocated	Old Stump with new growth
5	<i>Persea</i>	Orange	Very Poor	N	2"	To Be Relocated	
6	<i>Miconia</i>	Alamanda	Good	N	8" - 9" - Multi	To Be Relocated	Remain Nice and in Bloom
7	<i>Annona muricata</i>	Soursop	Poor	N	3" - 9" - Multi	To Be Relocated	Remain Nice and in Bloom
8	<i>Plumeria rubra</i>	Frangipani	Good	N	2"	To Be Relocated	area not close to the house
9	<i>Hibiscus</i>	Flower	Good	N	1"-2" - Varies	To Be Relocated	On Property line
10	<i>Psychotria</i>	Shooting Star	Good	N	2"	To Be Relocated	Luvenile Growth
11	<i>Quadriloculare</i>	Shooting Star	Good	N	1"	To Be Relocated	Luvenile Growth
12	<i>Sanchezia</i>	Sanchezia	Good	N	BUSH - Varies	To Be Relocated	On Property Line - Front Yard
13	<i>Murraya</i>	Orange	Good	N	NA	To Be Relocated	State regulated
14	<i>Banania</i>	Banania	Good	N	NA	To Be Relocated	State regulated
15	<i>Plumeria rubra</i>	Frangipani	Good	N	1"	To Be Relocated	area not close to the house
16	<i>Plumeria rubra</i>	Frangipani	Good	N	1"-2"	To Be Relocated	area not close to the house
17	<i>Plumeria rubra</i>	Frangipani	Good	N	2"	To Be Relocated	area not close to the house
18	<i>Persea</i>	Orange	Poor	N	Bush - Varies	To Be Relocated	Poor Trimming Practice growing from out of back door
19	<i>Avocado</i>	Avocado	Poor	N	6"	To Be Relocated	Abandonment

1315 Newton Street West, FL. 33040

PROJECT NAME: NEWTON RESIDENCE

DRAWING TITLE: TREE DISPOSITION

Scale: 3/32" = 1'-0"

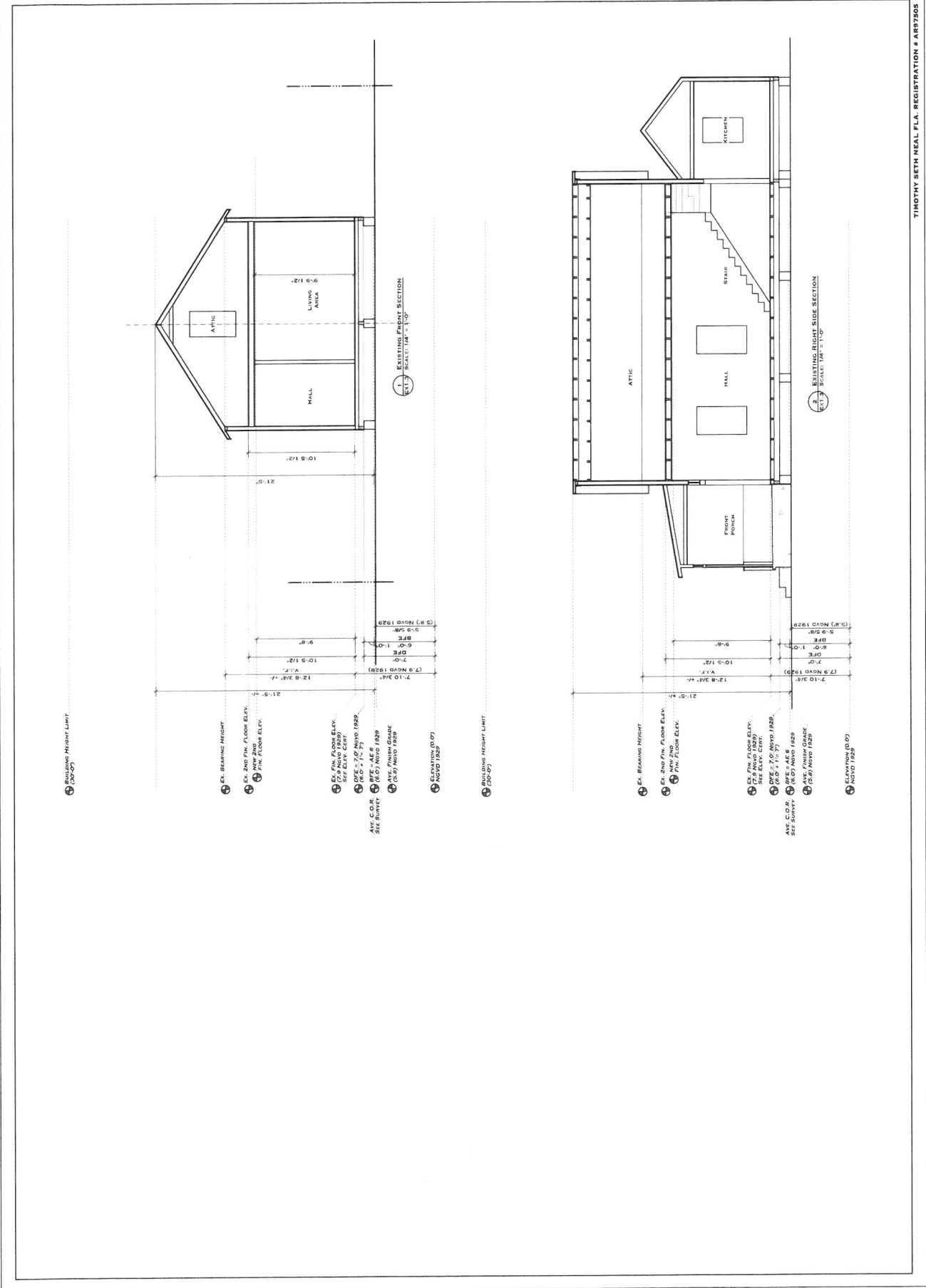
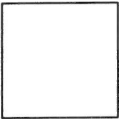
DATE: SEPTEMBER 14, 2022

2206 Siddenberg Avenue Key West, FL. 33040 Tel: 305.358.0966

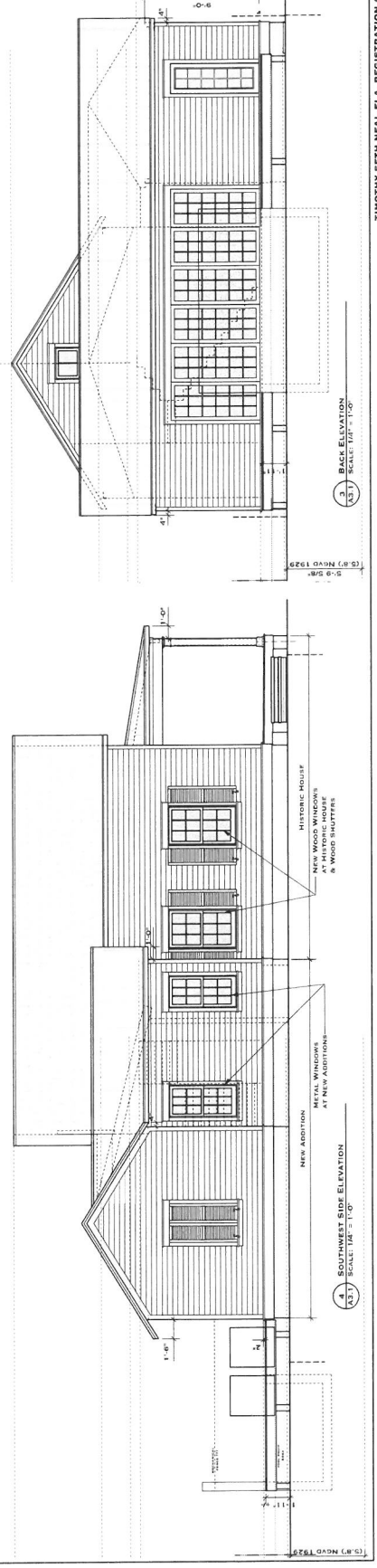
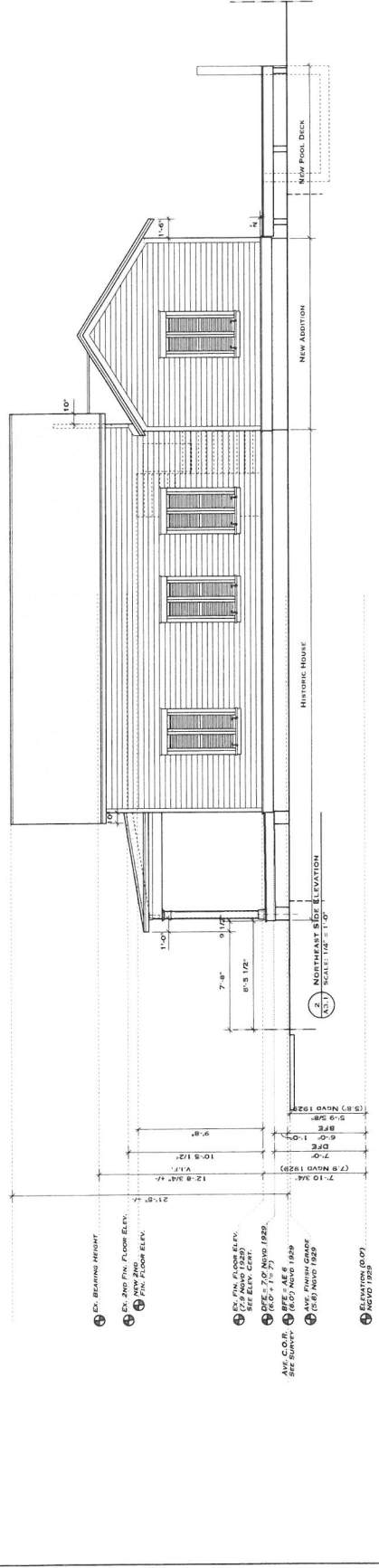
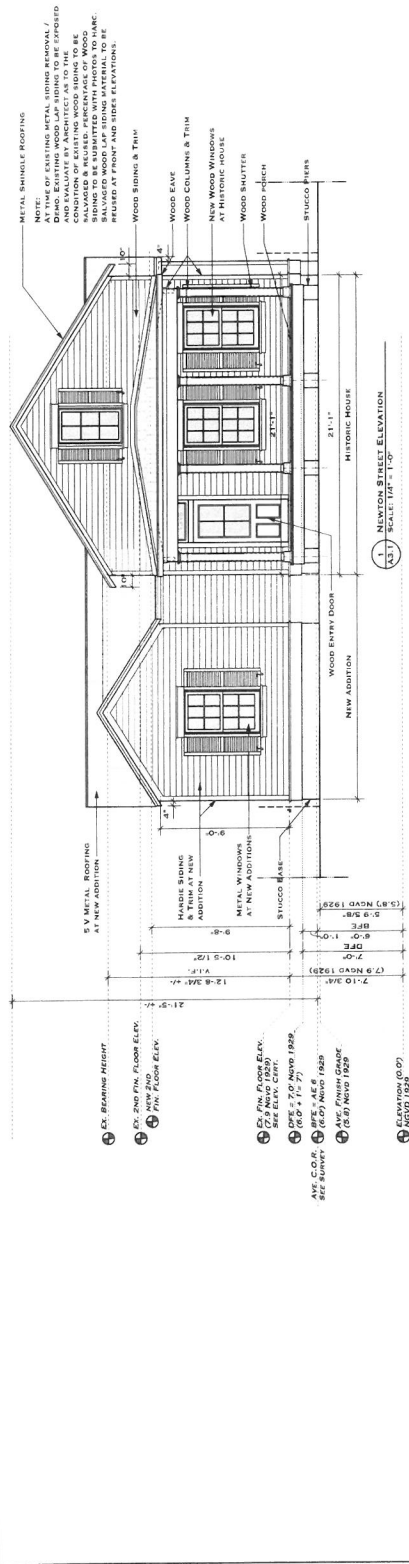
NORTH

Sheet No. L-1.0

L1.0 TREE DISPOSITION
SCALE 3/32" = 1'-0"



TIMOTHY SETH NEAL FLA. REGISTRATION # AB97505





T.S. NEAL
ARCHITECT INC.
 28974 OVERSEAS HWY
 COVINGTON, FL 32003
 904-340-8857
 351-422-0547

**A NEW RENOVATION & ADDITION AT
 1315 NEWTON STREET
 KEY WEST, FL 33040**

**DRAWING TITLE:
 HARC STREETSCAPE**

**DRAWN: TSN
 CHECKED: -
 DATE: 08/12/2024**

REV. #1 08/11/2024

REV. #2 08/12/2024

REVISION # DATE

**A3.2
 SHEET #**



T.S. NEAL ARCHITECTS INC.



**NEWTON STREET - HARC CONTEXT ELEVATIONS
 PROJECT 2116 - 1/0**

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97503

Application