

STAFF REPORT

DATE: January 23, 2024

RE: **1724 Bahama Drive (permit application # T2024-0009)**

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

An application was received requesting the removal of **(1) non-native Ficus tree and (1) Gumbo Limbo tree**. A site inspection was done and documented the following:

Tree Species: Non-Native Ficus (Ficus elastica or benghalensis)



Photo showing location of tree.



Two photos of tree location related to property line and utility box.



Photo of tree trunks.



Photo showing base of tree and root system.



Photo of tree trunks and roots and their relationship to primary structure.



Photo of whole tree.



Photo of tree canopy.

Diameter: $38.2'' - 24'' = 14.2''$

Location: 60% (growing in front yard next to property line concrete wall. There appears to be some sort of utility box in front of the property by the tree.)

Species: 0% (on not protected tree list)

Condition: 60% (overall condition is fair.)

Total Average Value = 40%

Value x Diameter = 5.6 replacement caliper inches

Tree Species: Gumbo Limbo (*Bursera simaruba*)



Photo of tree trunk, view 1.



Photo showing location of tree.



Photo of tree trunk, view 2.



Photo of tree trunk and canopy.

Diameter: 2.8"

Location: 30% (growing in ficus tree-if ficus tree removed, this tree will have to be removed due to its growth location.)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair, has a growth lean due to tree.)

Total Average Value = 60%

Value x Diameter = 1.6 replacement caliper inches

Total if both trees approved for removal: 7.2 caliper inches

Application

RECEIVED
 JAN 09 2024
 BY: TK



T2024-0009

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 1/8/23

Tree Address 1724 Bahama Dr
 Cross/Corner Street Airport Blvd
 List Tree Name(s) and Quantity 1 Ficus tree + 1 gumbo limbo
 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 roots are starting to cause damage to structure and ~~the~~ ~~the~~ ~~the~~ will continue to get worse as get bigger
Robert Coe
1421 Oaklawn Street
6055 Tamkey way @ gmail.com
35.357.865 9665

BOBBY COE
 Broker / Owner

3718 N Roosevelt Blvd | (305) 363-9665
 Key West, FL 33040 | Bobby@saltwaterkeys.com



www.SaltwaterKeys.com

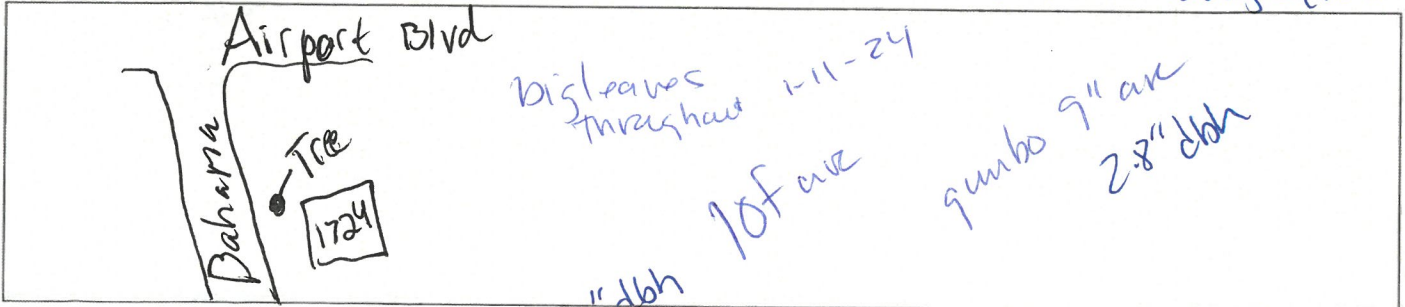
John Hartman
jhartman90ca@gmail.com

Representative Mailing Address 23027 Bluegill in Cudjoe Key, FL
 Representative Phone Number 305-587-4834

*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.



$$\begin{array}{r} 38.2 \text{ dbh} \\ -24 \\ \hline 14.2 \end{array}$$

\$ 30
 50
 \$ 80

Ficus elastica
 or Ficus benghalensis



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 1/8/23
 Tree Address 1724 Bahama Dr
 Property Owner Name Robert COE
 Property Owner Mailing Address 1724 Catherine Street
 Property Owner Mailing City, State, Zip Key West, FL 33040
 Property Owner Phone Number 305-303-8665 9665
 Property Owner email Address robcoy@keywest.com
 Property Owner Signature [Signature]

Representative Name John Haltman
 Representative Mailing Address 23027 Bluegill Ln
 Representative Mailing City, State, Zip Cudjoe Key FL, 33042
 Representative Phone Number 305-587-4834
 Representative email Address jhaltman90@gmail.com

I Robert COE 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.

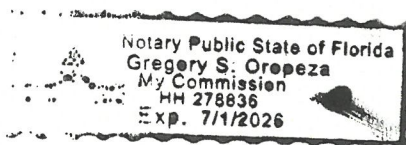
Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 9th day January 2023.
By (Print name of Affiant) Robert COE who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: [Signature]
Print name: Gregory Oropeza

My Commission expires: _____ Notary Public-State of _____ (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 00070400-000000
Account# 1074233
Property ID 1074233
Millage Group 10KW
Location 1724 BAHAMA Dr, KEY WEST
Address
Legal LT 29 AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN PB5-88 OR441-24/25
Description OR1174-558 OR1174-559 OR1410-2455/56 OR1567-493 OR1688-590 OR1825-1927/30E OR2224-1034 OR2269-364 OR2407-881C/T OR2422-1587/90 OR2440-986 OR2731-1879/82 OR2902-239/40 OR2960-2452/2456 OR3013-22
(Note: Not to be used on legal documents.)
Neighborhood 6249
Property Class MULTI-FAMILY DUPLEX (0802)
Subdivision Amended Plat of Riviera Shores First Addn
Sec/Twp/Rng 04/68/25
Affordable Housing No



1074233 1724 BAHAMA DR 5/20/2020

Owner

BYFORD STEPHEN
 1421 Catherine St
 Key West FL 33040

COE IV ROBERT WOOD
 1724 Bahama Dr
 Key West FL 33040

SHEEHAN MATTHEW JAMES
 1724 Bahama Dr
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$284,299	\$287,683	\$244,100	\$259,104
+ Market Misc Value	\$29,678	\$30,161	\$30,122	\$42,670
+ Market Land Value	\$443,800	\$295,400	\$295,400	\$322,000
= Just Market Value	\$757,777	\$613,244	\$569,622	\$623,774
= Total Assessed Value	\$674,568	\$613,244	\$569,622	\$623,774
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$757,777	\$613,244	\$569,622	\$623,774

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$295,400	\$287,683	\$30,161	\$613,244	\$613,244	\$0	\$613,244	\$0
2021	\$295,400	\$244,100	\$30,122	\$569,622	\$569,622	\$0	\$569,622	\$0
2020	\$322,000	\$259,104	\$42,670	\$623,774	\$623,774	\$0	\$623,774	\$0
2019	\$333,200	\$239,390	\$43,394	\$615,984	\$615,984	\$0	\$615,984	\$0
2018	\$334,600	\$202,777	\$18,937	\$556,314	\$556,314	\$0	\$556,314	\$0

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
MULTI RES CANAL (080C)	5,600.00	Square Foot	56	100

Buildings

Building ID	5774	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1969
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2008
Building Name		Foundation	CONCR FTR
Gross Sq Ft	1913	Roof Type	GABLE/HIP
Finished Sq Ft	1725	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	TERRAZZO
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	188	Bedrooms	4
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	0
Depreciation %	18	Grade	500
Interior Walls	PLYWOOD PANEL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,725	1,725	0
OPF	OP PRCH FIN LL	188	0	0
TOTAL		1,913	1,725	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1976	1977	5 x 72	1	360 SF	3
CONC PATIO	1976	1977	5 x 13	1	65 SF	1
CONC PATIO	1976	1977	0 x 0	1	998 SF	2
FENCES	1995	1996	3 x 65	1	195 SF	2
FENCES	1995	1996	6 x 92	1	552 SF	2
LC UTIL BLDG	2002	2003	6 x 8	1	48 SF	1
SEAWALL	1976	1977	3 x 56	1	168 SF	2
CONCRETE DOCK	1976	1977	0 x 0	1	474 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/6/2020	\$695,000	Warranty Deed	2259431	3013	22	01 - Qualified	Improved		
4/10/2019	\$0	Warranty Deed	2217189	2960	2452	30 - Unqualified	Improved		
4/3/2018	\$100	Warranty Deed	2164972	2902	239	30 - Unqualified	Improved		
5/4/2012	\$100	Quit Claim Deed		2731	1879	11 - Unqualified	Improved		
6/23/2009	\$100	Warranty Deed		2440	986	11 - Unqualified	Improved		
6/8/2009	\$312,000	Warranty Deed		2422	1587	12 - Unqualified	Improved		
4/6/2009	\$100	Certificate of Title		2407	881	12 - Unqualified	Improved		
1/26/2007	\$1,225,000	Warranty Deed		2269	364	Q - Qualified	Improved		
7/14/2006	\$975,000	Warranty Deed		2224	1034	Q - Qualified	Improved		
4/12/2001	\$323,500	Warranty Deed		1688	0590	Q - Qualified	Improved		
3/16/1999	\$326,000	Warranty Deed		1567	0493	Q - Qualified	Improved		
6/1/1996	\$212,500	Warranty Deed		1410	2455	Q - Qualified	Improved		
6/1/1991	\$130,000	Warranty Deed		1174	558	Q - Qualified	Improved		
2/1/1969	\$18,900	Conversion Code		441	24	Q - Qualified	Improved		

Permits

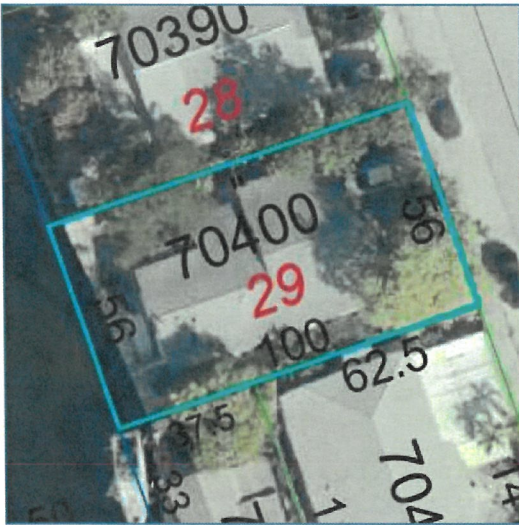
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
02/0003	7/31/2002	10/18/2002	\$1		UPGRADE ELECTRIC
02/0003	6/25/2002	10/18/2002	\$1	Residential	ELECTRIC FOR A/C
02/0003	6/7/2002	10/18/2002	\$29,763	Residential	INSTALL CEN. A/C
02/0003	4/30/2002	10/18/2002	\$27,913	Residential	SOUNDPROOFING
02/0642	3/20/2002	10/18/2002	\$1	Residential	METAL ROOFING
9804011	12/21/1998	7/22/1999	\$3,600	Residential	NEW A/SHING ROOF
9603016	7/1/1996	11/1/1996	\$4,600		MECHANICAL
9603167	7/1/1996	11/1/1996	\$7,000		RENOVATIONS
B953805	11/1/1995	12/1/1995	\$45		PLASTIC TARP OVER CARPORT

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

Map



TRIM Notice

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

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