

STAFF REPORT

DATE: August 29, 2023

RE: 2900 Flagler Avenue (permit application # T2023-0276)

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

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

Tree Species: Gumbo Limbo (*Bursera simaruba*)



Photo showing location of tree as viewed from street.



Photo showing tree trunk and property line wall damage, view 1.



Photo of tree trunk and canopy, view 1.



Photo of tree trunk and wall damage, view 2.



Photo of tree canopy, view 1.



Photo of whole tree taken from back of house.



Two
photos of
trunk and
base of
tree, view
1 & 2.





Photo of trunk and
base of tree, view 3.



Photo of tree trunk.



Phot of tree trunk and canopy, view 2.



Piece of
concrete
slab.

Two
photos of
base of
tree, views
1 & 2.





Photo of trunk and base of tree, view 4.

Diameter: 14.9"

Location: 50% (tree partially visible from neighbors property, growing against concrete wall, part of base of tree enveloped concrete slab.)

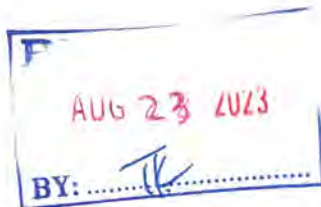
Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair-portion of base of tree compromised due to concrete slab and concrete wall, canopy lopsided.)

Total Average Value = 66%

Value x Diameter = 9.8 replacement caliper inches

Application



T2023-0276

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 9/20/23

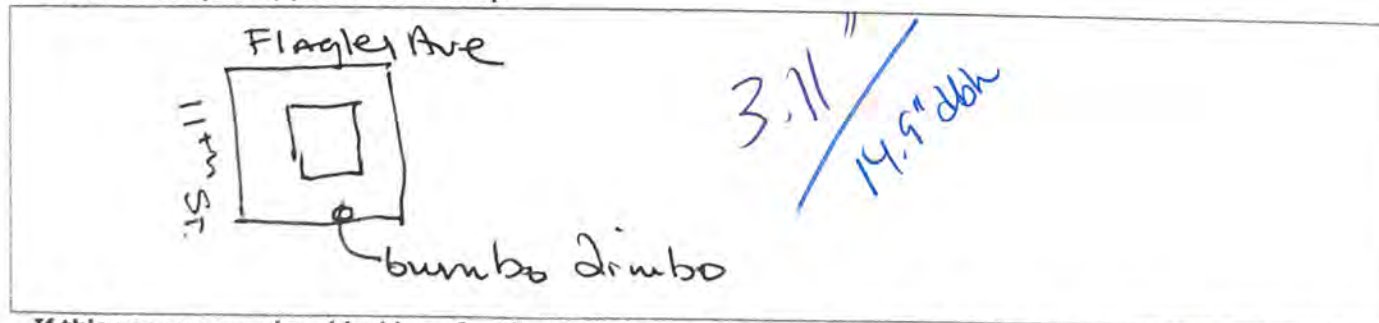
Tree Address 2900 Flagler Ave
Cross/Corner Street 11th St.
List Tree Name(s) and Quantity 1 bumbo limbo
Species Type(s) check all that apply () Palm () Flowering () Fruit (X) Shade () Unsure
Reason(s) for Application:
(X) Remove () Tree Health (X) Safety () Other/Explain below
() Transplant () New Location () Same Property () Other/Explain below
() Heavy Maintenance Trim () Branch Removal () Crown Cleaning/Thinning () Crown Reduction
Additional Information and Explanation Damaging Property line Cement wall
Property Owner Name Chase & Cheryl Meister
Property Owner email Address Meister60@gmail.com
Property Owner Mailing Address 2900 Flagler Ave KW 33040
Property Owner Phone Number 2625 490-8609
Property Owner Signature [Signature]

Representative Name John Cole Shade Tree Inc
Representative email Address Shadetreeservice@gmail.com
Representative Mailing Address Po Box 341 Key West, FL 33041
Representative Phone Number 305-340-8094

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.

\$ 50
20
\$ 70



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 8/20/23
Tree Address 2900 Flagler Ave
Property Owner Name Chris & Cheryl Meister
Property Owner Mailing Address 2900 Flagler Ave Kw FL 33040
Property Owner Mailing City, State, Zip Key West FL 33040
Property Owner Phone Number meister60@gmail.com
Property Owner email Address (262) 490-8609
Property Owner Signature Ch Meister
Representative Name John Cole Shade Tree Inc
Representative Mailing Address Po Box 1341
Representative Mailing City, State, Zip Key West, FL. 33041
Representative Phone Number 305-340-8094
Representative email Address shadetreeserviceskw@gmail.com

I Chris Meister 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 is there is any questions or need access to my property.

Property Owner Signature Ch Meister

The forgoing instrument was acknowledged before me on this 23 day August 2023.
By (Print name of Affiant) FL DL who is personally known to me or has produced
as identification and who did take an oath.

Notary Public

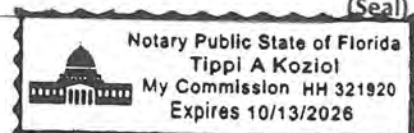
Sign name: Tippi A Koziol

Print name: Tippi A. Koziol

My Commission expires: 10/13/2026

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 00069260-000000
 Account# 1073156
 Property ID 1073156
 Millage Group 10KV
 Location 2900 FLAGLER Ave, KEY
 Address WEST
 Legal BK 3 LT 17 AND NW 6 FT LT
 Description 18 KW RIVIERA SHORES
 SUBDIVISION PB3-148
 OR272-486-487 OR403-
 475/476 OR715-24 OR795-
 891 OR799-751 OR935-
 1649/1650 OR980-320
 OR1383-99R/S OR1383-
 100R/S OR1597-1022
 OR1597-1023 OR1952-993
 OR2464-1072



(Note: Not to be used on
 legal documents.)

Neighborhood 6252
 Property Class SINGLE FAMILY RESID
 (0100)
 Subdivision Riviera Shores Sub
 Sec/Twp/Rng 04/68/25
 Affordable No
 Housing

Owner

MEISTER CHRIS R
 2900 Flagler Ave
 Key West FL 33040

MEISTER CHERYL A
 2900 Flagler Ave
 Key West FL 33040

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$202,392	\$166,676	\$145,739	\$147,763
+ Market Misc Value	\$62,171	\$36,349	\$36,472	\$36,597
+ Market Land Value	\$490,721	\$340,618	\$246,804	\$226,597
= Just Market Value	\$755,284	\$543,643	\$429,015	\$410,957
= Total Assessed Value	\$361,653	\$351,120	\$340,894	\$336,188
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$336,653	\$326,120	\$315,894	\$311,188

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$246,804	\$145,739	\$36,472	\$429,015	\$340,894	\$25,000	\$315,894	\$88,121
2020	\$226,597	\$147,763	\$36,597	\$410,957	\$336,188	\$25,000	\$311,188	\$74,769
2019	\$262,680	\$149,787	\$36,720	\$449,187	\$328,630	\$25,000	\$303,630	\$120,557
2018	\$254,020	\$139,666	\$37,851	\$431,537	\$322,503	\$25,000	\$297,503	\$109,034

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)	7,844.00	Square Foot	74	106

Buildings

Building ID	5676	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1958

Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2009
Building Name		Foundation	CONCR FTR
Gross Sq Ft	1338	Roof Type	GABLE/HIP
Finished Sq Ft	1212	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC ABOVE GRD
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	156	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	15	Grade	500
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,212	1,212	0
OPU	OP PR UNFIN LL	45	0	0
OPF	OP PRCH FIN LL	18	0	0
SBF	UTIL FIN BLK	63	0	0
TOTAL		1,338	1,212	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1957	1958	0 x 0	1	1076 SF	2
WOOD DECK	1990	1991	0 x 0	1	444 SF	1
FENCES	1992	1993	0 x 0	1	298 SF	2
TILE PATIO	1993	1994	0 x 0	1	60 SF	3
LC UTIL BLDG	1993	1994	8 x 10	1	80 SF	1
TILE PATIO	2004	2005	0 x 0	1	600 SF	1
FENCES	1989	1990	6 x 163	1	978 SF	5
WROUGHT IRON	2015	2016	0 x 0	1	48 SF	2
RES POOL	1989	2003	0 x 0	1	520 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/30/2010	\$375,000	Warranty Deed		2464	1072	01 - Qualified	Improved		
11/4/2003	\$520,000	Warranty Deed		1952	0993	Q - Qualified	Improved		
9/15/1999	\$255,000	Warranty Deed		1597	1022	Q - Qualified	Improved		
12/1/1995	\$179,000	Warranty Deed		1383	0099	Q - Qualified	Improved		
6/1/1986	\$48,900	Warranty Deed		980	320	U - Unqualified	Improved		
3/1/1985	\$65,000	Warranty Deed		935	1649	Q - Qualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
2020-3398	1/15/2021	2/26/2021	\$15,000	Residential	REMOVAL OF EXISTING FLAT ROOF, TO APPLY MFM UNDERLAYMENT. INSTALL FALL PROTECTION ANCHOR POINTS TO APPLY TPO ON FLAT AREA. MAIN HOUSE: REMOVAL OF EXISTING METAL ROOF TO APPLY MFM UNDERLAYMENT FOR NEW INSTALLATION. 5VCRIMP
20-3461	12/3/2020	2/22/2021	\$16,700	Residential	CUT BACK SOFFIT ON FRONT OF HOUSE TO MEET WIND MITIGATION REQUIREMENTS OF 2 FEET, INSTALL A PIER AND COLUMN AT FRONT PORCH LOCATION TO SUPPORT A BEAM AND PORCH ROOF, ADD HOLD DOWN STRAPPING ON ALL RAFTERS, IN REAR OF HOUSE EXTEND RAFTER TAILS TO MEET BUMP OUT ROOF LINE. INSTALL WEATHER SHIELD AND HARDIE PLANK SIDING ON TWO GABLE ENDS, INSTALL HARDIE FASCIA AND SOFFIT
18-1295	11/26/2018	1/3/2019	\$40,000	Residential	REMOVING SPA WALL ADDING BENCH & PLASTERING.
15-2237	7/17/2015	10/8/2015	\$5,000	Residential	CONCRETE DRIVEWAY
14-4633	10/6/2014	3/2/2015	\$1,000	Residential	REPLACE 43' OF FASCIA BOARDS AND GUTTERS
14-4633	10/6/2014	3/2/2015	\$1,000	Residential	REPLACE 43' OF FRONT FASCIA BOARDS AND UNDER EVE PLYWOOD AND VENTS. REPLACE GUTTER DAMAGED BY FALLING FROM TERMITE-ROTTED ORIGINAL FASCIA BOARDS
13-0779	2/27/2013	3/2/2015	\$1,190	Residential	INSTALL 6" SEAMLESS GUTTERS K STYLE AND 3 X 4 DOWNSPOUTS ON FRONT AND BACK APPROX. 100', 60' DOWNSPOUTS.
12-2888	8/9/2012		\$2,450	Residential	110 SQ/FT OF BRICK PLANTER BOX REMOVED & REPLACED W/CONCRETE SLAB. 187 SQ/FT WOOD DECK OVER EXISTING CONCRETE SLAB REMOVED. NEW SLAB REPLACED ON OLD SLAB & BLENDED INTO EXISTING POOL CONCRETE APRON.
10-3816	12/3/2010		\$12,000	Residential	ENCLOSE AND REMODEL LAUNDRY ROOM
09-2505	8/17/2009		\$16,207	Residential	AIRPORT PROJECT INSTALL 13 WINDOWS, 4 DOORS AND 3 HURRICANE SHUTTERS
06-2727	5/9/2006	7/26/2006	\$10,000	Residential	REPLACE EXISTING BLOCK WALL ADD 16" LOUVERD
06-2459	4/19/2006	7/26/2006	\$4,000	Residential	INSTALL 9 ACCORDION SHUTTERS
04-2331	7/15/2004	8/10/2004	\$2,400	Residential	BRICK PAVERS
04-0130	1/21/2004	8/10/2004	\$2,100	Residential	REPLASTER POOL
00-0686	3/29/2000	11/3/2000	\$12,000	Residential	RENOVATIONS
99-3439	10/1/1999	11/3/1999	\$5,400	Residential	V-CRIMP ROOF
99-2460	7/15/1999	8/6/1999	\$1,200	Residential	ELECTRICAL UPGRADE
96-2186	5/1/1996	8/1/1996	\$2,000	Residential	AWNINGS

Map



TRIM Notice

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

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