

# STAFF REPORT

DATE: April 28, 2024

RE: 719 Washington Street (permit application # T2024-0116)

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

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

Tree Species: Sacred Fig (*Ficus religiosa*)



Photo showing whole tree.



Two photos  
of tree  
trunk, views  
1 & 2.





Photo of tree trunk, view 3.



Photo of whole tree showing location.



Two photos of top of trunk and canopy branches, view 1 & 2.





Two photos of top of trunk and canopy branches, view 3 & 4.





Photo of tree trunk and canopy branches.

Diameter:  $34.3 - 24'' = 10.3''$

Location: 80% (corner lot, growing in backyard, visible from side.)

Species: 0% (on not protected tree list)

Condition: 40% (overall condition is poor-most of growth is regrowth on a main trunk, storm damaged tree.)

Total Average Value = 40%

Value x Diameter = 4.1 replacement caliper inches



# Application



T2024-0116

### Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 4/8/24

Tree Address 719 Washington St  
 Cross/Corner Street 1 Alberta Ave  
 List Tree Name(s) and Quantity one Vikus ?P Sacred Ficus  
 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 very Bad Health, was stump and grow back

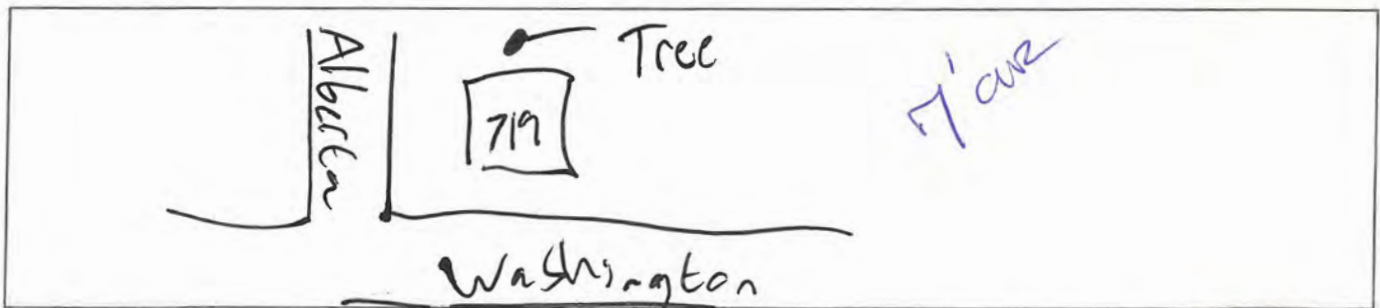
Property Owner Name  Otaek Development Group  
 Property Owner email Address  Rep 003@gmail.com  
 Property Owner Mailing Address  1320 Grinnell St Key West  
 Property Owner Phone Number  740.383.5872  
 Property Owner Signature  Cheryl Keptford

\*Representative Name John Haltman  
 Representative email Address jhaltman9@gmail.com  
 Representative Mailing Address 23027 Bluegill Ln 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.



\$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 4/11/24

Tree Address 719 Washington Street

Property Owner Name O'ack Development Group

Property Owner Mailing Address 1320 Grinnell Street

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

Property Owner Phone Number 740-383-5872

Property Owner email Address raymond.vazquez288@gmail.com

Property Owner Signature [Signature]

Representative Name John Haltman

Representative Mailing Address 23027 Bluegill Lane

Representative Mailing City, State, Zip Cudjoe Key FL. 33042

Representative Phone Number 305-587-4834

Representative email Address Jhaltman90@gmail.com

I Raymond J. Vazquez 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.

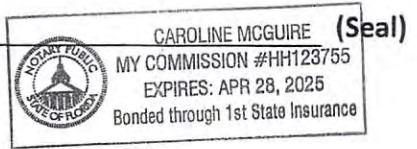
Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 12 day April, 2024.  
By (Print name of Affiant) Raymond J. Vazquez who is personally known to me or has produced as identification and who did take an oath.

### Notary Public

Sign name: Caroline McGuire  
Print name: Caroline McGuire

My Commission expires: 4/28/2025 Notary Public-State of



# 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** 00037890-000000  
**Account#** 1038644  
**Property ID** 1038644  
**Millage Group** 10KW  
**Location** 719 WASHINGTON St, KEY WEST  
**Address**  
**Legal** KW KW INVESTMENT CO SUB PB1-69 ALL LOT 6 SW LY 1/2 OF LOT 7 SQR  
**Description** 15 TR 17 OR46-288 OR821-206 OR2806-2055 OR3195-1728 OR3265-0866  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 6131  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision** Key West Investment Co's Sub  
**Sec/Twp/Rng** 05/68/25  
**Affordable Housing** No



## Owner

**OFACK DEVELOPMENT GROUP LLC**  
 1320 Grinnell St  
 Key West FL 33040

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$190,291	\$205,958	\$184,951	\$187,519
+ Market Misc Value	\$1,440	\$1,440	\$1,440	\$1,440
+ Market Land Value	\$1,058,269	\$1,122,381	\$737,919	\$682,110
= Just Market Value	\$1,250,000	\$1,329,779	\$924,310	\$871,069
= Total Assessed Value	\$1,250,000	\$375,866	\$364,919	\$359,881
- School Exempt Value	\$0	(\$25,500)	(\$25,500)	(\$25,500)
= School Taxable Value	\$1,250,000	\$350,366	\$339,419	\$334,381

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,122,381	\$205,958	\$1,440	\$1,329,779	\$375,866	\$25,500	\$350,366	\$500,000
2021	\$737,919	\$184,951	\$1,440	\$924,310	\$364,919	\$25,500	\$339,419	\$500,000
2020	\$682,110	\$187,519	\$1,440	\$871,069	\$359,881	\$25,500	\$334,381	\$500,000
2019	\$737,919	\$169,538	\$1,440	\$908,897	\$351,790	\$25,500	\$326,290	\$500,000
2018	\$710,015	\$172,107	\$1,440	\$883,562	\$345,231	\$25,500	\$319,731	\$500,000

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)	7,950.00	Square Foot	75	106

## Buildings

<b>Building ID</b>	2976	<b>Exterior Walls</b>	C.B.S.
<b>Style</b>	GROUND LEVEL	<b>Year Built</b>	1963
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	1990
<b>Building Name</b>		<b>Foundation</b>	CONCR FTR
<b>Gross Sq Ft</b>	2780	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	1566	<b>Roof Coverage</b>	ASPHALT SHINGL
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	CONC ABOVE GRD
<b>Condition</b>	GOOD	<b>Heating Type</b>	FCD/AIR DUCTED with 0% NONE
<b>Perimeter</b>	170	<b>Bedrooms</b>	4

Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	36	Grade	500	
Interior Walls	PLYWOOD PANEL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	360	0	0
OPX	EXC OPEN PORCH	466	0	0
FLA	FLOOR LIV AREA	1,566	1,566	0
GBF	GAR FIN BLOCK	388	0	0
<b>TOTAL</b>		<b>2,780</b>	<b>1,566</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1962	1963	0 x 0	1	80 SF	2
CH LINK FENCE	1964	1965	0 x 0	1	680 SF	1
FENCES	1972	1973	25 x 6	1	150 SF	2
TILE PATIO	1972	1973	25 x 3	1	75 SF	1

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
3/1/2024	\$1,575,000	Warranty Deed	2453446	3265	0866
7/8/2016	\$100	Warranty Deed		2806	2055

**Permits**

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕
14-0441	2/7/2014	7/14/2014	\$25,000	
0001617	6/15/2000	12/11/2000	\$10,000	

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**

Map



TRIM Notice

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

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## Karen DeMaria

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**From:** Raymond Vazquez <raymond@raymondjvazquez.com>  
**Sent:** Friday, April 12, 2024 11:05 AM  
**To:** Tippi Koziol  
**Cc:** Cheryl Kepford; Karen DeMaria; Matthew.nooner@gmail.com; Chip Kepford  
**Subject:** [EXTERNAL] Re: 719 Washington Street, Key West  
**Attachments:** RV Tree\_1.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Again! I forgot the attachment! Here it is!

Have a great weekend!  
Raymond

### **Raymond J. Vazquez CRS, ABR**

Broker Associate  
Truman & Co. Real Estate Services  
[1205 Truman Ave, Key West, FL 33040](https://www.trumanandco.com)  
[305.395.1777](tel:305.395.1777) | mobile  
[Raymond@RaymondJVazquez.com](mailto:Raymond@RaymondJVazquez.com) | email  
[www.RaymondJVazquez.com](http://www.RaymondJVazquez.com) | web

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On April 12, 2024 at 11:03:30 AM, Raymond Vazquez ([raymond@raymondjvazquez.com](mailto:raymond@raymondjvazquez.com)) wrote:

Good Morning Tippi,

Please see permit representation authorization for the permits we are working on getting for 719 Washington Street. Let me know if you need anything further and I'll get it over to you ASAP.

Have a great weekend!  
Raymond

### **Raymond J. Vazquez CRS, ABR**

Broker Associate  
Truman & Co. Real Estate Services  
[1205 Truman Ave, Key West, FL 33040](https://www.trumanandco.com)  
[305.395.1777](tel:305.395.1777) | mobile  
[Raymond@RaymondJVazquez.com](mailto:Raymond@RaymondJVazquez.com) | email  
[www.RaymondJVazquez.com](http://www.RaymondJVazquez.com) | web

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## Detail by Entity Name

Florida Limited Liability Company  
OFACK DEVELOPMENT GROUP, LLC

### Filing Information

**Document Number** L24000072354  
**FEI/EIN Number** NONE  
**Date Filed** 02/12/2024  
**State** FL  
**Status** ACTIVE

### Principal Address

719 WASHINGTON STREET  
KEY WEST, FL 33040

### Mailing Address

1320 GRINNELL STREET  
KEY WEST, FL 33040

### Registered Agent Name & Address

STERLING, ERICA H, ESQ  
500 FLEMING STREET  
KEY WEST, FL 33040

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

VAZQUEZ, RAYMOND  
719 WASHINGTON STREET  
KEY WEST, FL 33040

### Annual Reports

**No Annual Reports Filed**

### Document Images

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