

STAFF REPORT

DATE: May 30, 2023

RE: 621 Catholic Lane (permit application # T2023-0157)

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

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

Tree Species: Sapodilla (Manilkara zapote)



Photo showing location of tree, as seen from road.



Photo showing location of base and trunk of tree related to the structure, view 1.



Two photos of tree canopy, views 1 & 2.



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





Photo showing base and trunk of tree, view 1.



Photo showing base and trunk of tree, view 2.

Photo of tree canopy, view 3.





Photo showing location of base and trunk of tree related to the structure, view 2.



Photo of tree canopy, view 4.



Close up photo of old cut/break area with resprout branches.



Close up photo of crotch area in canopy, view 1.



Close up photo of crotch area in canopy, view 2.



Closeup photo of codominant trunk crotch area.



Two photos of base of tree,
rocks piled up onto root flare
area, view 1 & 2.





Two photos
of tree
canopy,
views 5 & 6.





Photo of tree canopy, view 6.

Diameter: 42"

Location: 40% (growing in back yard. Application states tree is causing house to lift-lifting of house not observed from outside during site visit. Additional information submitted by property owner documents interior floor slopes indicating uplift of foundation.)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair. Lots of resprouts from old cut areas, with dense canopy in those areas, poor canopy structure, codominant trunks, root flare covered with rocks.)

Total Average Value = 63%

Value x Diameter = 26 replacement caliper inches

Additional Information

Karen DeMaria

From: Karen DeMaria
Sent: Wednesday, May 31, 2023 8:40 AM
To: Karen DeMaria
Subject: FW: [EXTERNAL] Re: 621 Catholic Lane Tree removal application
Attachments: Catholic Lane 621 letter from Inspector regarding tree.pdf

From: Lyle A. Feigenbaum <k.feigenbaum@comcast.net>
Sent: Tuesday, May 30, 2023 6:28 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Re: 621 Catholic Lane Tree removal application

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Hi Karen,

Filip (Fabi's Garden) will also send you this information, but I just wanted you to have it from us as well. Attached are the sections of the inspection report for 621 Catholic Lane that notes that the tree roots have lifted the back porch towards the house and are most likely causing sloping and separation of interior floors. The tree is also leaning towards the house which is of huge concern to us. I have also attached a separate letter from the inspector regarding the tree. Please let me know if you need anything else from us. Filip will also stop by to speak with you to make sure you have everything you need. Thank you so much.

Sincerely,
Lyle & Kerry Feigenbaum
621 Catholic Lane

Kerry and Lyle:

I am reviewing your application as I put together my staff report for the June 12 Tree Commission meeting. You state on the application that the tree is causing the house to lift significantly. Do you have documentation or photos showing this that I can place into the file? I did not notice any structural issues on the outside during my site visit tot eh tree. Is there any additional information you would like me to place in the file? When you bought the house did the inspector state anything regarding the tree roots?

Sincerely,

Karen

Karen DeMaria

Urban Forestry Manager
Certified Arborist FL-6585A
City of Key West
305-809-3768





May 4, 2023

Lyle & Kerry Feigenbaum
621 Catholic Lane
Key West Florida 33040

Re: Home Inspection 621 Catholic Lane

Dear Mr. and Mrs. Feigenbaum:

Home Inspector Chris Johnson performed a home inspection at 621 Catholic Lane on April 7, 2023 and noted the following:

1. Sections of rear paver patio were uplifted by tree roots.
2. Rear porch sloped towards structure that was likely caused by tree root uplifting porch boards.
3. Various sections of interior flooring were sloped and in some cases separated; that may have been caused by tree roots.

Thank you again and please let me know if you have any questions.

CWalker

Carolyn Walker
Latitude 24 Office Admin.
305-797-2671



Rear porch sloped towards structure (most likely due to tree roots).



Various sections of flooring throughout were sloped.



Brick flooring in living room area was worn and sloped.

Decks / Porches / Railings

1. Decks / Porches / Railings

Observations:

- Step was deteriorated.
- Various sections of rear paver patio were uplifted by tree roots.
- Front steps were secure and in good condition.
- Front step railing was loose and poorly repaired.
- Front concrete porch was secure and finish in good condition.
- Front porch ceiling was secure and finish in good condition.
- Porch decking was secure but weathered.
- Porch ceiling was secure but weathered.
- Porch screening was torn.
- Porch ceiling rafters were properly attached.
- Screened door functioned properly.
- Recommend screened door be adjusted.
- Rear porch posts were secure and in good condition.
- Rear porch sloped towards structure (most likely due to tree roots).
- Rear porch railings were secure and in good condition but missing spindles.
- Rear porch ceiling was secure and finish in good condition.
- Steps and railings were secure and in good condition.
- Upper porch decking was secure but weathered.
- Upper porch railing was missing spindles (safety hazard).
- Base of upper porch posts were moisture stained.
- Upper porch bench was secure.
- Stairs were secure but weathered.
- Stair railings were missing spindles (safety hazard).



Section of flooring was separated.



Various sections of flooring were sloped.

On May 30, 2023, at 4:54 PM, Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

Karen DeMaria

From: Filip Popp <fabisgardens@gmail.com>
Sent: Tuesday, May 30, 2023 7:03 PM
To: Karen DeMaria; Lyle A. Feigenbaum
Subject: [EXTERNAL] 621 Catholic lane.
Attachments: Screenshot_20230530_174742_Microsoft 365 (Office).jpg; Screenshot_20230530_174718_Microsoft 365 (Office).jpg; 20230504_132140.jpg

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 afternoon Karen.

I want to request permission to cut a tree from the back yard at 621 Catholic lane. This tree is large in size. The tree is leaning to side of the house and the root system already caused damage to back porch and pavers in backyard. It make great danger for house especially now in hurricane season. I request you to please visit the site and after checking grant permission for its removal otherwise it can cause further damage to property and of course to owners of the house which they don't feel save in their own house.

I hope you understand my concern and grant a permission removal of the tree please, i will be very thankful.

New owners of course planning to plant new trees on property just more further from our house.

I attached few pictures of tree and report from contractor when he stayed the root system already caused damaged to house.

Sincerely Filip Popp.
Fabi's Fabulous gardens.



Decks / Porches / Railings

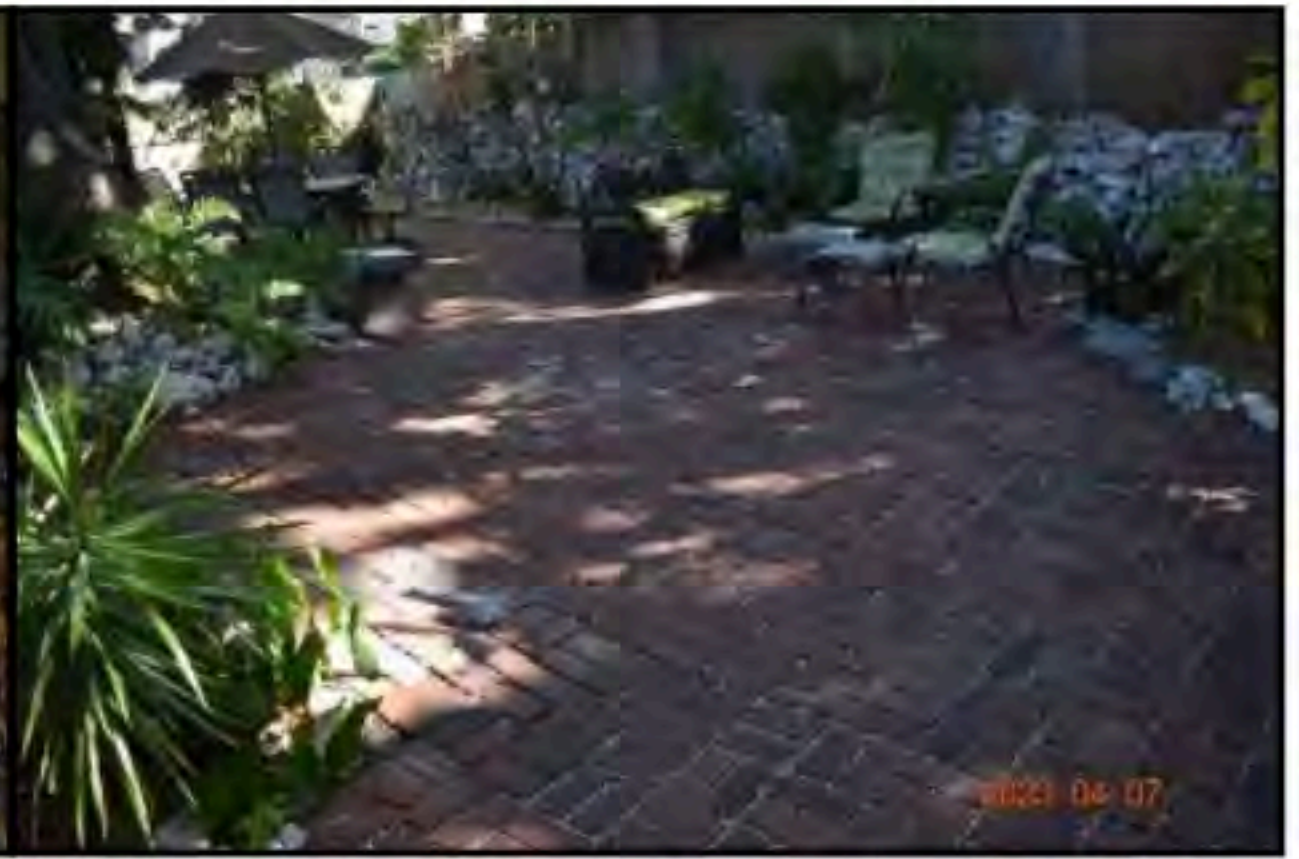
1. Decks / Porches / Railings

Observations:

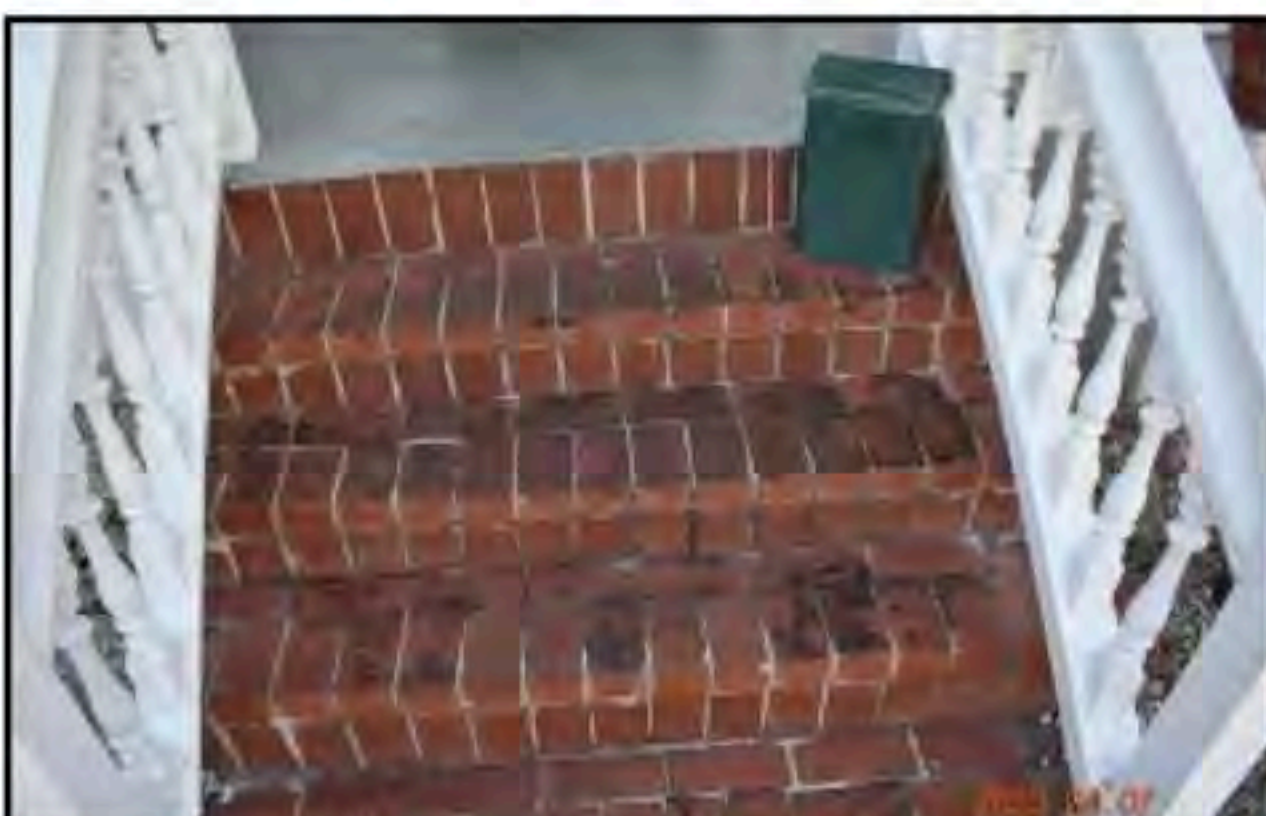
- Step was deteriorated.
- Various sections of rear paver patio were uplifted by tree roots.
- Front steps were secure and in good condition.
- Front step railing was loose and poorly repaired.
- Front concrete porch was secure and finish in good condition.
- Front porch ceiling was secure and finish in good condition.
- Porch decking was secure but weathered.
- Porch ceiling was secure but weathered.
- Porch screening was torn.
- Porch ceiling rafters were properly attached.
- Screened door functioned properly.
- Recommend screened door be adjusted.
- Rear porch posts were secure and in good condition.
- Rear porch sloped towards structure (most likely due to tree roots).
- Rear porch railings were secure and in good condition but missing spindles.
- Rear porch ceiling was secure and finish in good condition.
- Steps and railings were secure and in good condition.
- Upper porch decking was secure but weathered.
- Upper porch railing was missing spindles (safety hazard).
- Base of upper porch posts were moisture stained.
- Upper porch bench was secure.
- Stairs were secure but weathered.
- Stair railings were missing spindles (safety hazard).

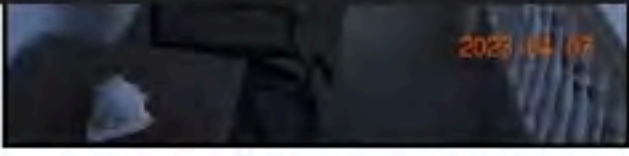


Step was deteriorated.

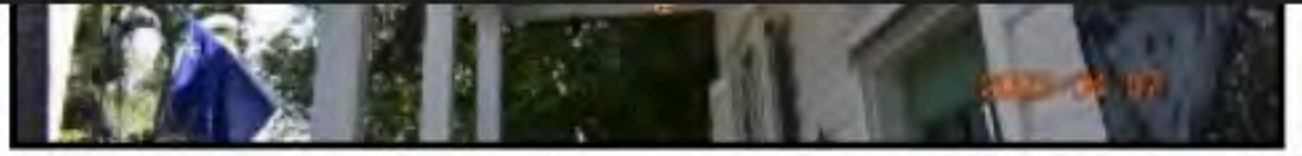


Various sections of rear paver patio were uplifted by tree roots.





Front concrete porch was secure and finish in good condition.



Front porch ceiling was secure and finish in good condition.



Porch decking was secure but weathered.



Porch ceiling was secure but weathered.



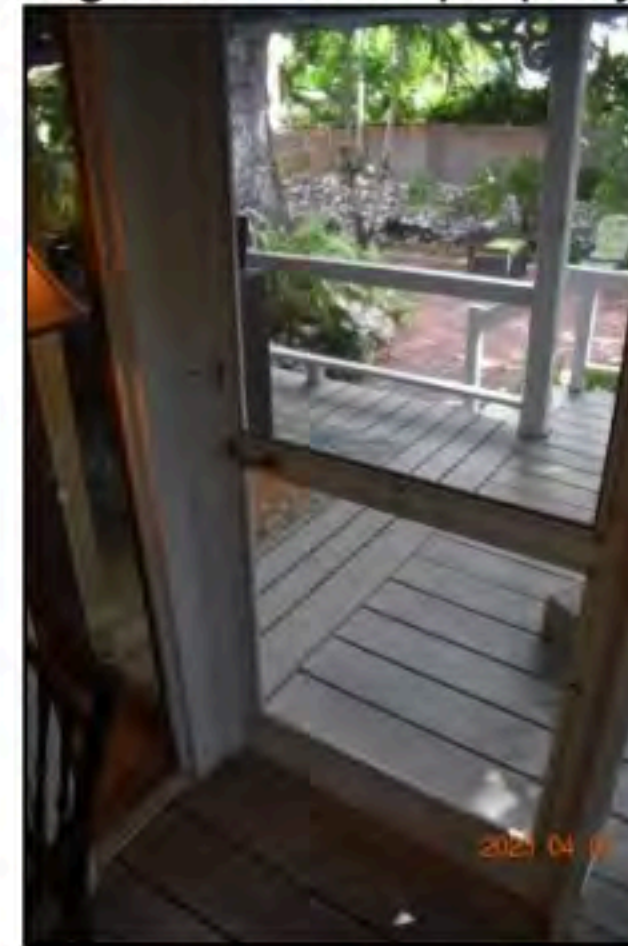
Porch screening was torn.



Porch ceiling rafters were properly attached.



Screened door functioned properly.



Recommend screened door be adjusted.



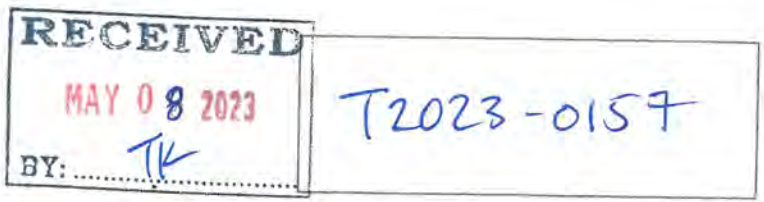
Rear porch posts were secure and in good condition.



Rear porch sloped towards structure (most likely due to tree roots).



Application



Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 5/4/23

Tree Address 621 catholic ln
Cross/Corner Street Angela st
List Tree Name(s) and Quantity one Sapodilla tree

- 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 is causing House to lift significantly and is off balance could cause serious problems in short time

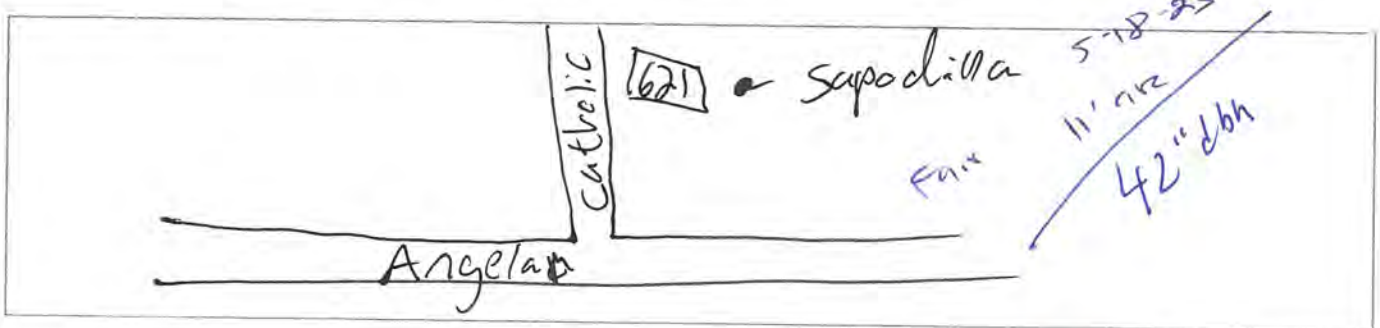
Property Owner Name Key West Dreamin' LLC
 Property Owner email Address K. Feigenbaum@comcast.net Lyle A. Feigenbaum
 Property Owner Mailing Address 1017 Angela Street @ 621 Catholic Lane
 Property Owner Phone Number 812-327-7220
 Property Owner Signature [Signature]

*Representative Name John Hartman
 Representative email Address Jhartman90@gmail.com
 Representative Mailing Address 23027 Bluegill Ln Ludine Fls
 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.



\$ 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 5/4/23

Tree Address 621 Catholic Ln

Property Owner Name Key West Dreamin' LLC

Property Owner Mailing Address 621 Catholic Lane

Property Owner Mailing City,

State, Zip Key West, FL 33040 Key West Dreamin' LLC

Property Owner Phone Number 812-327-7220 Lyle K Feigenbaum

Property Owner email Address K.Feigenbaum@comcast.net

Property Owner Signature [Signature]

Representative Name John Hartman

Representative Mailing Address 23027 Bluejay Ln

Representative Mailing City, Cudjoe Key

State, Zip FL, 33042

Representative Phone Number 205-587-9834

Representative email Address Jhartman90@gmail.com

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 4th day May 2023.

By (Print name of Affiant) Lyle Feigenbaum who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: Joseph Madrid

Print name: Joseph Madrid

My Commission expires: 2-11-24

Notary Public-State of FL



qPublic.net™ 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 00010580-000000
 Account# 1010871
 Property ID 1010871
 Millage Group 10KW
 Location Address 621 CATHOLIC Ln, KEY WEST
 Legal Description KW PT LOT 1 SQR 56 PP-117 H3-313 OR245-219/22 OR692-256 OR900-1147 OR1384-690/1 OR2834-2212/13
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



Owner
 NYSCHICK JARRETT L
 621 Catholic Ln
 Key West FL 33040

LENKNER MARK J
 621 Catholic Ln
 Key West FL 33040

See deed

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$266,309	\$230,821	\$236,067	\$241,313
+ Market Misc Value	\$6,650	\$6,705	\$6,760	\$6,815
+ Market Land Value	\$852,480	\$586,080	\$575,424	\$575,424
= Just Market Value	\$1,125,439	\$823,606	\$818,251	\$823,552
= Total Assessed Value	\$831,906	\$807,676	\$796,525	\$778,617
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$806,906	\$782,676	\$771,525	\$753,617

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$586,080	\$230,821	\$6,705	\$823,606	\$807,676	\$25,000	\$782,676	\$15,930
2020	\$575,424	\$236,067	\$6,760	\$818,251	\$796,525	\$25,000	\$771,525	\$21,726
2019	\$575,424	\$241,313	\$6,815	\$823,552	\$778,617	\$25,000	\$753,617	\$44,935
2018	\$572,760	\$184,469	\$6,871	\$764,100	\$764,100	\$25,000	\$739,100	\$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
SFR LANE (01LN)	4,736.00	Square Foot	0	0

Buildings

Building ID	719	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2009
Gross Sq Ft	2255	Foundation	WD CONC PADS
Finished Sq Ft	1542	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	240	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	2

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 23-243
Consideration: \$1,750,000.00

Parcel Identification No. 00010580-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 4 day of May, 2023 between Mark J. Lenkner and Jarrett L. Nyschick, a married couple whose post office address is 4711 14th St N, Saint Petersburg, FL 33703 of the County of Pinellas, State of Florida, grantor*, and Key West Dreamin', LLC, a Florida limited liability company whose post office address is 5454 E James Road, Bloomington, IN 47408 of the County of Monroe, State of Indiana, grantee*,

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:

On the Island of Key West and known on the map or plan of the City of Key West as delineated by Wm. A. Whitehead in February 1829, as part of Lot 1, in Square 56, but better known as Lot 10, according to a subdivision of Lots 1 and 4 of Square 56, recorded in Deed Book K, Page 22, Monroe County Records.

Said Lot 10 commencing 100 feet from the corner of an alley, 25 feet wide on Angela Street and distant from Frances Street, 188 feet and 6 inches, and running along said alley in a Northwesterly direction 50 feet; thence in a Northeasterly direction 100 feet; thence in a Southeasterly direction 50 feet; thence in a Southwesterly direction 100 feet to the Place of Beginning.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
KEY WEST DREAMIN', LLC

Filing Information

Document Number	L23000182390
FEI/EIN Number	NONE
Date Filed	04/13/2023
State	FL
Status	ACTIVE

Principal Address

5454 E JAMES RD
BLOOMINGTON, IN 47408

Mailing Address

5454 E JAMES RD
BLOOMINGTON, IN 47408

Registered Agent Name & Address

MCCHESENEY, RICHARD J
500 FLEMING ST
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

FEIGENBAUM, LYLE
5454 E JAMES RD
BLOOMINGTON, IN 47408

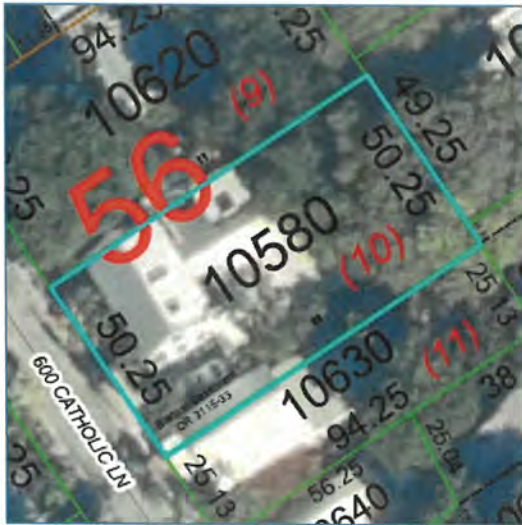
Title MGR

FEIGENBAUM, KERRY
5454 E JAMES RD
BLOOMINGTON, IN 47408

Annual Reports

No Annual Reports Filed

Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

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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