

# STAFF REPORT

DATE: July 26, 2022

RE: 2101 Harris Avenue (permit application # T2022-0246)

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

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

Tree Species: Strangler Fig (*Ficus aurea*)



Photo showing location of tree on property, view 1.





Photo of whole tree, view 1.





Photo of  
tree  
canopy.



Photo of  
trunk and  
canopy  
branch areas,  
view 1.





Photo of  
base of  
tree.



Photo of tree  
location, view  
2.





Photo of whole tree, view 2.





Photo of tree trunks.





Photos of base of tree in relation to structure, view 1.





Photos of base of tree in relation to structure, view 2.





Standing at base of tree looking up at main trunk and canopy branches in relation to structure, view 1.





Photos of base of tree in relation to structure, view 3.





Photo of a main tree root along foundation pier, view 1.





Photo of a main tree root along foundation pier, view 2.



Standing at base of tree looking up at man trunk and canopy branches in relation to structure, view 2.





Photo of trunk  
and canopy  
branch areas,  
view 2.



Photo of  
tree trunk.



Diameter: 26.7"

Location: 40% (growing next to side of structure.)

Species: 100% (on protected tree list)

Condition: 50% (overall condition fair )

Total Average Value = 63%

Value x Diameter = 16.8 replacement caliper inches



# Application





T2022-0246

## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 7/7/22

|                                        |                                                                    |
|----------------------------------------|--------------------------------------------------------------------|
| Tree Address                           | <u>2101 HARRIS</u>                                                 |
| Cross/Corner Street                    | <u>3rd St.</u>                                                     |
| List Tree Name(s) and Quantity         | <u>FIGUS (1) Strangler Fig</u>                                     |
| Species Type(s) check all that apply   | ( ) Palm ( ) Flowering ( ) Fruit (X) Shade ( ) Unsure              |
| Reason(s) for Application:             |                                                                    |
| (X) Remove                             | (X) Tree Health (X) Safety (X) 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 | <u>TREE IN BAD SPOT DAMAGING HOUSE</u>                             |
| Property Owner Name                    | <u>Dillon Nelson</u>                                               |
| Property Owner email Address           | <u>dillnelson23@yahoo.com</u>                                      |
| Property Owner Mailing Address         |                                                                    |
| Property Owner Phone Number            | <u>320 2907078</u>                                                 |
| Property Owner Signature               |                                                                    |

|                                |                                               |
|--------------------------------|-----------------------------------------------|
| Representative Name            | <u>Treeman - Sean Creedon</u>                 |
| Representative email Address   | <u>keystreeman@gmail.com</u>                  |
| Representative Mailing Address | <u>P.O. Box 430204 Big Pine Key, FL 33043</u> |
| Representative Phone Number    | <u>305-900-8448</u>                           |

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.





## 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.

All Information unless indicated otherwise.

Date 07/05/22  
Tree Address 2101 Harris Ave.  
Property Owner Name Dillon Nelson  
Property Owner Mailing Address 2101 Harris Ave  
Property Owner Mailing City, State, Zip K.W. Fla.  
Property Owner Phone Number 3202907078  
Property Owner email Address dillnelson23@yahoo.com  
Property Owner Signature Dillon Nelson

Representative Name Treeman - Sean Creedon  
Representative Mailing Address P.O. Box 430204  
Representative Mailing City, State, Zip Big Pine Key, FL 33043  
Representative Phone Number 305-9100-8448  
Representative email Address Keystreeman@gmail.com

I, Dillon Nelson 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 is any questions or need access to my property.

Property Owner Signature Dillon Nelson

The forgoing instrument was acknowledged before me on this 5th day July 2022.  
By (Print name of Affiant) Dillon Nelson who is personally known to me or has produced Minnesota Driver's License as identification and who did take an oath.

Notary Public

Sign name: Eleanor Lynn Wilkins  
Print name: Eleanor Lynn Wilkins

My Commission expires: 05-17-2026 Notary Public-State of FLORIDA (Seal)





**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 00049050-000000  
 Account# 1049646  
 Property ID 1049646  
 Millage Group 10KW  
 Location 2101 HARRIS Ave, KEY WEST  
 Address  
 Legal KW KW REALTY COS FIRST SUB PB1-43 SW 50 FT OF SE 300  
 Description FT OF S1/2 OF SQR 32 TR 21 C5-337/38 OR193-235/36  
 OR319-443 OR390-90/91 OR717-38 OR1334-518 OR1428-581D/C OR2203-576/78 OR2646-1927/28C/T OR2667-293/97 OR3169-2492  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6183  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision Key West Realty Co's First Sub  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing

**Owner**

NELSON DILLON  
 2101 Harris Ave  
 Key West FL 33040

**Valuation**

|                            | 2022 Working Values | 2021 Certified Values | 2020 Certified Values | 2019 Certified Values |
|----------------------------|---------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$230,974           | \$142,668             | \$142,668             | \$144,829             |
| + Market Misc Value        | \$2,806             | \$2,860               | \$2,915               | \$2,969               |
| + Market Land Value        | \$405,000           | \$297,500             | \$295,000             | \$290,000             |
| = Just Market Value        | \$638,780           | \$443,028             | \$440,583             | \$437,798             |
| = Total Assessed Value     | \$487,331           | \$443,028             | \$440,583             | \$437,798             |
| - School Exempt Value      | \$0                 | \$0                   | \$0                   | \$0                   |
| = School Taxable Value     | \$638,780           | \$443,028             | \$440,583             | \$437,798             |

**Land**

| Land Use               | Number of Units | Unit Type   | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 5,000.00        | Square Foot | 50       | 100   |

**Buildings**

|                |                  |                    |                             |           |
|----------------|------------------|--------------------|-----------------------------|-----------|
| Building ID    | 3927             | Exterior Walls     | WD FRAME                    |           |
| Style          | GROUND LEVEL     | Year Built         | 1949                        |           |
| Building Type  | S.F.R. - R1 / R1 | EffectiveYearBuilt | 2010                        |           |
| Gross Sq Ft    | 1980             | Foundation         | WD CONC PADS                |           |
| Finished Sq Ft | 1428             | Roof Type          | GABLE/HIP                   |           |
| Stories        | 1 Floor          | Roof Coverage      | ASPHALT SHINGL              |           |
| Condition      | AVERAGE          | Flooring Type      | CONC ABOVE GRD              |           |
| Perimeter      | 158              | Heating Type       | FCD/AIR NON-DC with 0% NONE |           |
| Functional Obs | 0                | Bedrooms           | 4                           |           |
| Economic Obs   | 0                | Full Bathrooms     | 3                           |           |
| Depreciation % | 12               | Half Bathrooms     | 0                           |           |
| Interior Walls | WALL BD/WD WAL   | Grade              | 450                         |           |
|                |                  | Number of Fire Pl  | 0                           |           |
| Code           | Description      | Sketch Area        | Finished Area               | Perimeter |
| SPX            | EXEC SC PORCH    | 540                | 0                           | 0         |
| FLA            | FLOOR LIV AREA   | 1,428              | 1,428                       | 0         |
| OPF            | OP PRCH FIN LL   | 12                 | 0                           | 0         |
| TOTAL          |                  | 1,980              | 1,428                       | 0         |



## Yard Items

| Description   | Year Built | Roll Year | Quantity | Units  | Grade |
|---------------|------------|-----------|----------|--------|-------|
| CONC PATIO    | 1948       | 1949      | 1        | 75 SF  | 2     |
| CH LINK FENCE | 1964       | 1965      | 1        | 800 SF | 1     |
| CUSTOM PATIO  | 2005       | 2006      | 1        | 224 SF | 2     |

## Sales

| Sale Date  | Sale Price | Instrument           | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|------------|------------|----------------------|-------------------|-----------|-----------|--------------------|--------------------|
| 4/22/2022  | \$815,000  | Warranty Deed        | 2372605           | 3169      | 2492      | 01 - Qualified     | Improved           |
| 12/24/2013 | \$299,300  | Warranty Deed        |                   | 2667      | 293       | 12 - Unqualified   | Improved           |
| 8/23/2013  | \$100      | Certificate of Title |                   | 2646      | 1927      | 12 - Unqualified   | Improved           |
| 4/21/2006  | \$650,000  | Warranty Deed        |                   | 2203      | 576       | Q - Qualified      | Improved           |
| 2/1/1977   | \$36,000   | Conversion Code      |                   | 717       | 38        | Q - Qualified      | Improved           |

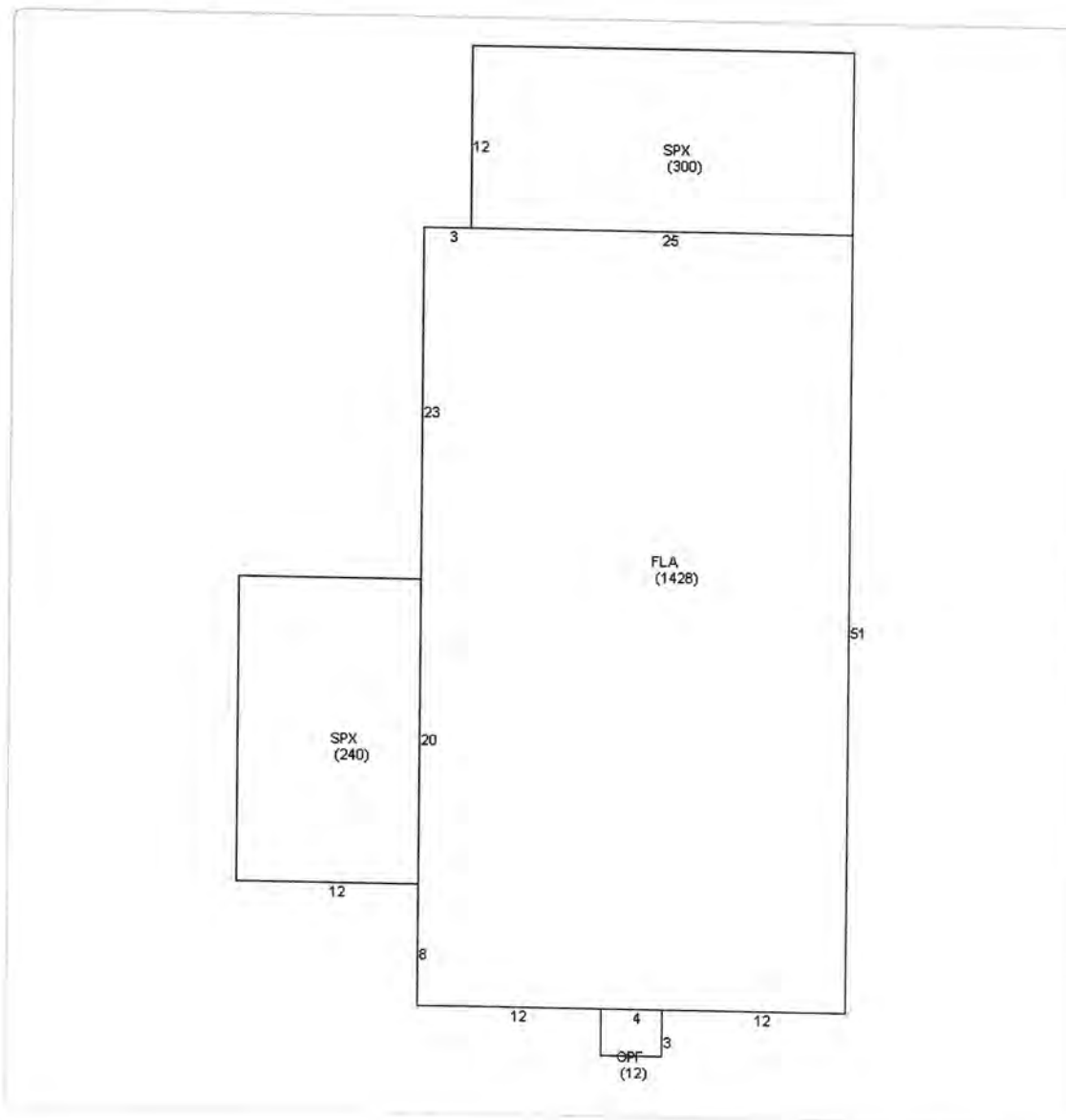
## Permits

| Number  | Date Issued | Date Completed | Amount  | Permit Type | Notes                                               |
|---------|-------------|----------------|---------|-------------|-----------------------------------------------------|
| 14-0277 | 1/27/2014   | 3/10/2014      | \$6,000 | Residential | REPLACE OLD A/C WITH NEW MITSUBISHI DUCTLESS SYSTEM |

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)





## Photos



## Map



## TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

## 2021 Notices Only

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