

STAFF REPORT

DATE: February 22, 2024

RE: 1445 S. Roosevelt Blvd (permit application # T2024-0063)

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

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

Tree Species: Royal Poinciana (*Delonix regia*)



Photo of tree showing location.



Photo of whole tree, view 1.



Two photos of canopy branches, views 1 & 2.





Two photos of tree canopy, views 1 & 2.





Two photos of fungal growth areas.



Photo of fungal growth.



Photo of fungal growth, decay area.



02/20/2024

Photo of tree trunk and fungal growth area.



Photo of main canopy branches, view 1.



Photo of
main
canopy
branches,
view 2.



Photo of
tree
canopy,
view 3.



Photo of whole tree, view 2.

Diameter: 22.9"

Location: 70% (growing in between buildings near public area.)

Species: 100% (on protected tree list)

Condition: 20% (overall condition is very poor, major decay, fungal growths, tree is in decline.)

Total Average Value = 63%

Value x Diameter = 14.4 replacement caliper inches

Tree Species: Mahogany (Swietenia mahagoni)



Photo of whole tree showing location.



Photo of tree trunk and canopy branches.



Photo of tree trunk showing termite nest in crotch of tree.



Close up of termites nest in tree crotch with active termites.



Back of tree. Circles area is location of termites nest.



Photo of tree canopy, view 1.



Photo of tree canopy, view 2.



Two photos of tree canopy, views 3 & 4.





Photo of trunk and base of tree.

Tree to remain-trim.



Photo showing location of tree.

Diameter: 22.9"

Location: 70% (growing in open, public area of property next to parking and walkway, visible tree. Canopy impacted by larger mahogany growing near it.)

Species: 100% (on protected tree list)

Condition: 30% (overall condition is poor-active termites growing in crotch of tree.)

Total Average Value = 66%

Value x Diameter = 15.1 replacement caliper inches

Total required replacements if both trees approved for removal:
29.5 caliper inches

Application



canopy trim
T2024-0064

canopy removal
T2024-0063

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 2/20/24

Tree Address 1445 S Roosevelt
 Cross/Corner Street Flaeger
 List Tree Name(s) and Quantity 2 Mahoganys, 1 Royal poinciana, 1 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 Need to remove 1 Royal poinciana and 1 mahogany, and need to heavy trim 1 mahogany and 1 Ficus

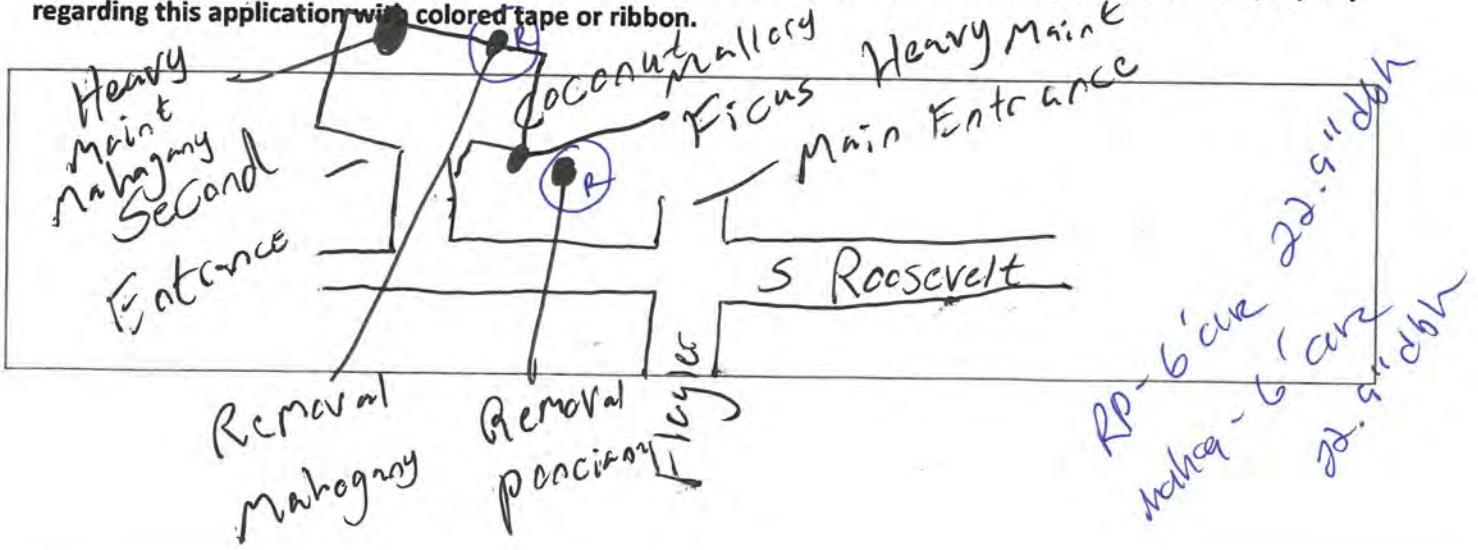
Property Owner Name Coconut Mallory Resort Marius
 Property Owner email Address DaveyGSmith@aol.com
 Property Owner Mailing Address 1445 S. Roosevelt
 Property Owner Phone Number 920 362 7977
 Property Owner Signature [signature] board president/owner

*Representative Name John Hartman
 Representative email Address jhartman90@gmail.com
 Representative Mailing Address 23027 Bluegill Ln Cudjoe Key, FL 33062
 Representative Phone Number 305-587-9834

*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.





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 2/20/24
 Tree Address 1445 S Roosevelt
 Property Owner Name X Coconut Mallory Resort Marina
 Property Owner Mailing Address X 1445 S. Roosevelt
 Property Owner Mailing City, X
 State, Zip X Key West FL 33040
 Property Owner Phone Number X 920 362 7977
 Property Owner email Address X Davey G. Smith
 Property Owner Signature X [Signature] board president/owner

Representative Name John Hartman
 Representative Mailing Address 23027 Bluegill Ln
 Representative Mailing City, Cludjoe Key
 State, Zip FL 33042
 Representative Phone Number 305-527-4834
 Representative email Address Jhartman90@gmail.com

I X Dave Smith 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 X [Signature]

The forgoing instrument was acknowledged before me on this FEB day 20, 2024.
By (Print name of Affiant) JOHN HARTMAN who is personally known to me or has produced as identification and who did take an oath.

Notary Public
Sign name: [Signature]
Print name: KRYSTAL GOMEZ

My Commission expires: 07/06/2025 Notary Public-State of FL (Seal)
HH 105516





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

Detail by Entity Name

Florida Not For Profit Corporation

COCONUT MALLORY MARINA AND RESORT TIMESHARE OWNER'S ASSOCIATION, INC.

Filing Information

Document Number N97000005676
FEI/EIN Number 65-0786852
Date Filed 10/07/1997
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 09/05/2012
Event Effective Date NONE

Principal Address

1445 S. ROOSEVELT BLVD
 KEY WEST, FL 33040

Changed: 07/25/2001

Mailing Address

C/O GOODMANAGEMENT, LLC
 PO BOX 12967
 NEWPORT NEWS, VA 23612

Changed: 03/25/2010

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

Name Changed: 05/06/2021

Address Changed: 05/06/2021

Officer/Director Detail

Name & Address

Title President

Smith, Dave
 1445 South Roosevelt Blvd.
 Key West, FL 33040

Title VP

Mosberger, Pam
 1445 South Roosevelt Blvd.
 Key West, FL 33040

Title Secretary, Treasurer

Miller, Tad
 1445 S. ROOSEVELT BLVD
 KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2022	01/07/2022
2023	01/23/2023
2024	01/24/2024

Document Images

01/24/2024 -- ANNUAL REPORT	View image in PDF format
01/23/2023 -- ANNUAL REPORT	View image in PDF format
01/07/2022 -- ANNUAL REPORT	View image in PDF format
05/06/2021 -- Reg. Agent Change	View image in PDF format
01/19/2021 -- ANNUAL REPORT	View image in PDF format
01/10/2020 -- ANNUAL REPORT	View image in PDF format
01/29/2019 -- ANNUAL REPORT	View image in PDF format
01/23/2018 -- ANNUAL REPORT	View image in PDF format
01/16/2017 -- ANNUAL REPORT	View image in PDF format
02/10/2016 -- ANNUAL REPORT	View image in PDF format
02/10/2015 -- ANNUAL REPORT	View image in PDF format
02/11/2014 -- ANNUAL REPORT	View image in PDF format
01/30/2013 -- ANNUAL REPORT	View image in PDF format
09/05/2012 -- Amendment	View image in PDF format
01/27/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
03/25/2010 -- ANNUAL REPORT	View image in PDF format
04/13/2009 -- ANNUAL REPORT	View image in PDF format
04/04/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- ANNUAL REPORT	View image in PDF format
04/28/2005 -- ANNUAL REPORT	View image in PDF format
04/27/2004 -- ANNUAL REPORT	View image in PDF format
03/17/2003 -- ANNUAL REPORT	View image in PDF format

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 00064680-000101
 Account# 8922540
 Property ID 8922540
 Millage Group 10KW
 Location Address 1445 S ROOSEVELT Blvd, KEY WEST
 Legal Description COCONUT MALLORY MARINA AND RESORT, A CONDO (ALL TIME SHARE INTERVALS)(UNITS 102, 106 THRU 115 & 206 THRU 225, 401 THRU 409) OR 1482-977/1106DEC OR 1492-148/152AMD OR 2085-1036/86AMD
(Note: Not to be used on legal documents.)
 Neighborhood 8090
 Property Class TIMESHARE (3905)
 Subdivision
 Sec/Twp/Rng 34/67/25
 Affordable No
 Housing



Owner

COCONUT MALLORY RSRT TIMESHARE OWN ASSN
 C/O GOODMANAGEMENT LLC
 PO BOX 12967
 Newport News VA 23612

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$3,817,766	\$3,795,079	\$3,998,347	\$6,535,149
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$0	\$0	\$0	\$0
= Just Market Value	\$3,817,766	\$3,795,079	\$3,998,347	\$6,535,149
= Total Assessed Value	\$3,817,766	\$3,795,079	\$3,998,347	\$6,535,149
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,817,766	\$3,795,079	\$3,998,347	\$6,535,149

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$0	\$3,795,079	\$0	\$3,795,079	\$3,795,079	\$0	\$3,795,079	\$0
2021	\$0	\$3,998,347	\$0	\$3,998,347	\$3,998,347	\$0	\$3,998,347	\$0
2020	\$0	\$6,535,149	\$0	\$6,535,149	\$6,535,149	\$0	\$6,535,149	\$0
2019	\$0	\$7,004,956	\$0	\$7,004,956	\$7,004,956	\$0	\$7,004,956	\$0
2018	\$0	\$6,935,600	\$0	\$6,935,600	\$6,935,600	\$0	\$6,935,600	\$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.

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONDOMINIUM	1996	1997	0 x 0	1	1	1

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
2021/3143	11/30/2021		\$9,500	Residential	REPLACE EXISTING WOODEN DECK
14-4053	8/29/2014		\$2,000	Commercial	UNIT #209 REMOVE EXISTING FIBERGLASS STALLS, FRAME ONE SHOWER AND ENCLOSURE TILE WALLS, SURROUND APPROX. 180 SF. REMOVE CARPET AND INSTALL TILE. NEW TRIM, PAINT.
14-4054	8/29/2014		\$2,400	Commercial	UNIT #209 REPLACING 1 TUB, INSTALL 1 SHOWER PAN AND REINSTALLING 2 TOILETS.
13-0346	4/4/2013		\$2,375	Commercial	REPLACE AND RELOCATE 30 AC DISCONNECTS; NOTE BUILDING PERMIT # IS 12-3570. INSPECTION SCHEDULE MUST COORDINATE WITH MECHANICAL PERMIT.
13-0547	3/21/2013		\$42,800	Commercial	INSTALL NEW AUGER PILES & CONCRETE TIE BEAMS UNDER EXISTING BUILDING STRUCTURE
12-3570	11/22/2012		\$5,500	Commercial	CONSTRUCT NEW A/C PLATFORMS ACCORDING TO PLANS 10 - 2'X'12 WOODEN PLATFORMS W/6X6 POSTS ON CONCRETE FOOTER
12-1062	3/23/2012	12/31/2012	\$2,400		REPAIR HARDIBOARD SIDING 500 SF.
11-0285	1/27/2011		\$300	Commercial	POUR 3' X 4' CONCRETE SLAB FOR A/C UNIT APPROX. 12" THICK
10-00002817	8/23/2010	12/31/2010	\$2,500	Commercial	replace existing service with new, existing fuse panels to be replaced with breakers, new service to be 200 amp 240v
09-00003999	11/20/2009	12/31/2010	\$3,500	Commercial	replace existing roof system with metal roofing system on existing office
09-1060	4/14/2009		\$5,000	Commercial	ISSURE PERMIT FOR FINAL INSPECTION PURPOSE ONLY! SEE PERMIT #07-4663
09-1060	4/14/2009	12/31/2010	\$5,000	Commercial	ISSURE PERMIT FOR FINAL INSPECTION PURPOSE ONLY. SEE PERMIT #07-4663
09-0970	4/7/2009	12/31/2010	\$100	Commercial	CHANGE OF CONTRACTOR
09-00000402	2/17/2009	12/31/2010	\$2,500	Commercial	replace 2 air handlers 2 tons each on rooms #108 & #109
09-00004132	2/2/2009	12/31/2010	\$850	Commercial	replace rotten plywood on existing roof 12 sheets
08-3458	9/24/2008		\$5,200	Commercial	INSTALL DRYER VENT FOR TWO (2) DRYER'S AND INSTALL A FOUR (4) TON A.C. UNIT W/SEVEN (7) DROPS LAUNDRY BLDG. 1ST FLOOR
08-3476	9/19/2008		\$1,400	Commercial	CHANGE OF A TWO (2) TON AIR HANDLER ONLY AT UNIT #113
07-4663	1/24/2008	12/31/2010	\$3,500	Commercial	GROUNDING OF POOL & DECK
07-4451	9/26/2007	12/31/2010	\$128,942	Commercial	REPLACE 18 C FT OF SPALLED CONCRETE, REPAIR 27 SQ FT OF OVERHEAD SPALLING. REPLACE 3228 SQ FT OF DETERIORATED CONCRETE TOP CAP ON PRESTRESSED WALKWAY
05-3354	7/20/2007	12/31/2008	\$0	Commercial	SINGLE FAMILY RES
05-3357	7/20/2007	12/31/2008	\$0	Commercial	C/O SINGLE FAMILY RES
06-00005296	3/5/2007	12/31/2010	\$42,000	Commercial	REBUILD THE EXISTING DOCKS AND FINGER PIERS APPROXIMATELY 3645 SF TO THE ORIGINAL LAY-OUT

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-5296	3/5/2007	12/31/2010	\$42,000	Commercial	
06-4681	8/9/2006	12/31/2010	\$1,650	Commercial	REBUILD THE EXISTING DOCKS & FINGER PIERS 3 645 SQ FT.
05-1492	5/5/2005	12/31/2010	\$2,400	Commercial	PROVIDE & INSTALL DEDUCT METER FOR IRRIGATION LINE
04-2258	7/6/2004	12/31/2010	\$800	Commercial	INSTALL 20 AMP METER & PANEL FOR DOCK ELEC AND LIGHTING
04-2258	7/6/2004	12/31/2010	\$800	Commercial	AFTER THE FACT ELECTRICAL PERMIT FOR BOATHOUSE TURNED BAR (ACCESSORY USE FOR RESORT) 150 AMP ELECTRICAL SERVICE, WITH RECEPTACLES
04-2258	7/6/2004	12/31/2010	\$1,200	Commercial	PLUMBING PERMIT FOR BOAT HOUSE TO BE USED AS ACCESSORY USE BAR FOR RESORT
04-2258	7/6/2004	12/31/2010	\$15,678	Commercial	AFTER THE FACT PERMIT FOR BOAT HOUSE BUILT IN EARLY 1990'S. RECENTLY REPLACED PILINGS AND FLOOR WITH APPROVAL FROM DEP AND ARMY CORP NEW USE WILL BE AS ACCESSORY USE BAR FOR RESORT
04-1994	6/17/2004	12/31/2010	\$1,200	Commercial	
04-1994	6/17/2004	12/31/2010	\$1,200	Commercial	
03-4219	1/6/2004	12/31/2010	\$15,675	Commercial	CHANGE 2-TON A/C
03-2451	7/11/2003	12/31/2010	\$1,250	Commercial	REPAIR BOATHOUSE DECK
03-1423	4/28/2003	12/31/2010	\$800	Commercial	REPLACE PIPING WITH PVC ELECTRICAL

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

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

No data available for the following modules: Land, Buildings, Sales, Sketches (click to enlarge).

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 purposes. Liveview data provided regarding one tax year may not be available in prior or subsequent years. By requesting such data, you hereby understand and agree that the:
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 2/20/2024, 10:46:33 AM

00064680

