

# STAFF REPORT

DATE: March 20, 2024

RE: 828 Eaton Street (830 Eaton and 404 Margaret Streets)  
(permit application # T2024-0073)

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

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

Tree Species: Sapodilla (*Manilkara zapota*)



Photo of whole tree showing location.



Photos of tree canopy, views 1 & 2.





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





Photo of  
base of tree,  
view 3.



Photo of gall  
on main  
trunk.



Photo of interior of tree canopy, view 1.



Close up photo of woody growth at cut/break area in tree canopy.



Photo of interior of tree canopy, view 2.



Photo of tree canopy, view 3, looking up main trunk.



Photo of main trunk.



Photo of tree canopy, view 4.





Photo of interior of tree canopy, view 3.

03/06/2024



Photo of crotch area with gall.



Photo of interior canopy showing gall growth, view 1.



Photo of interior canopy showing gall growth, view 2.



Photo of interior tree canopy, view 4.



Photo of tree trunk and canopy, view 1.



Photo of tree canopy, view 5.



Photo of tree trunk and canopy, view 2.





Photo of tree canopy, view 6.



Photo of tree trunk and canopy, view 3.



Photo of tree trunk and canopy, view 4.



Photo of tree canopy, view 7.

Diameter: 32.4"

Location: 70% (growing in rear yard area, very visible from Margaret Street, interacts with canopy of neighboring sapodilla tree.)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair, lots of gall growth throughout tree, termites not observed during site visit.)

Total Average Value = 73%

Value x Diameter = 23.6 replacement caliper inches

# Application



TREE 2024-0073

### Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: FEB 26, 2024

Tree Address 828-830 EATON, 404 MARGARET  
 Cross/Corner Street MARGARET @ EATON  
 List Tree Name(s) and Quantity SAPODILLA x 1

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 HAS BECOME OFF BALANCE SINCE POST-IRMA TRIMMING, NOW INFESTED WITH TERMITES AND LEANING MORE

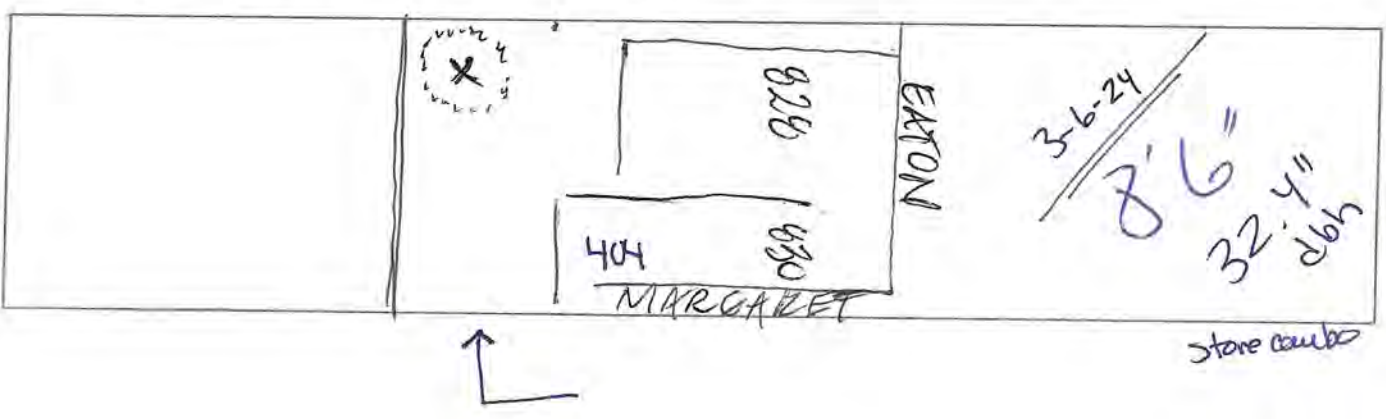
Property Owner Name WILD KEY WEST, LLC (WILLIAM CHRISTOPHER WILD)  
 Property Owner email Address PILOTKEYWEST@YAHOO.COM  
 Property Owner Mailing Address PO BOX 1192 KEY WEST, FLORIDA 33041  
 Property Owner Phone Number 305-393-3033  
 Property Owner Signature [Signature]

\*Representative Name \_\_\_\_\_  
 Representative email Address \_\_\_\_\_  
 Representative Mailing Address \_\_\_\_\_  
 Representative Phone Number \_\_\_\_\_

\*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.

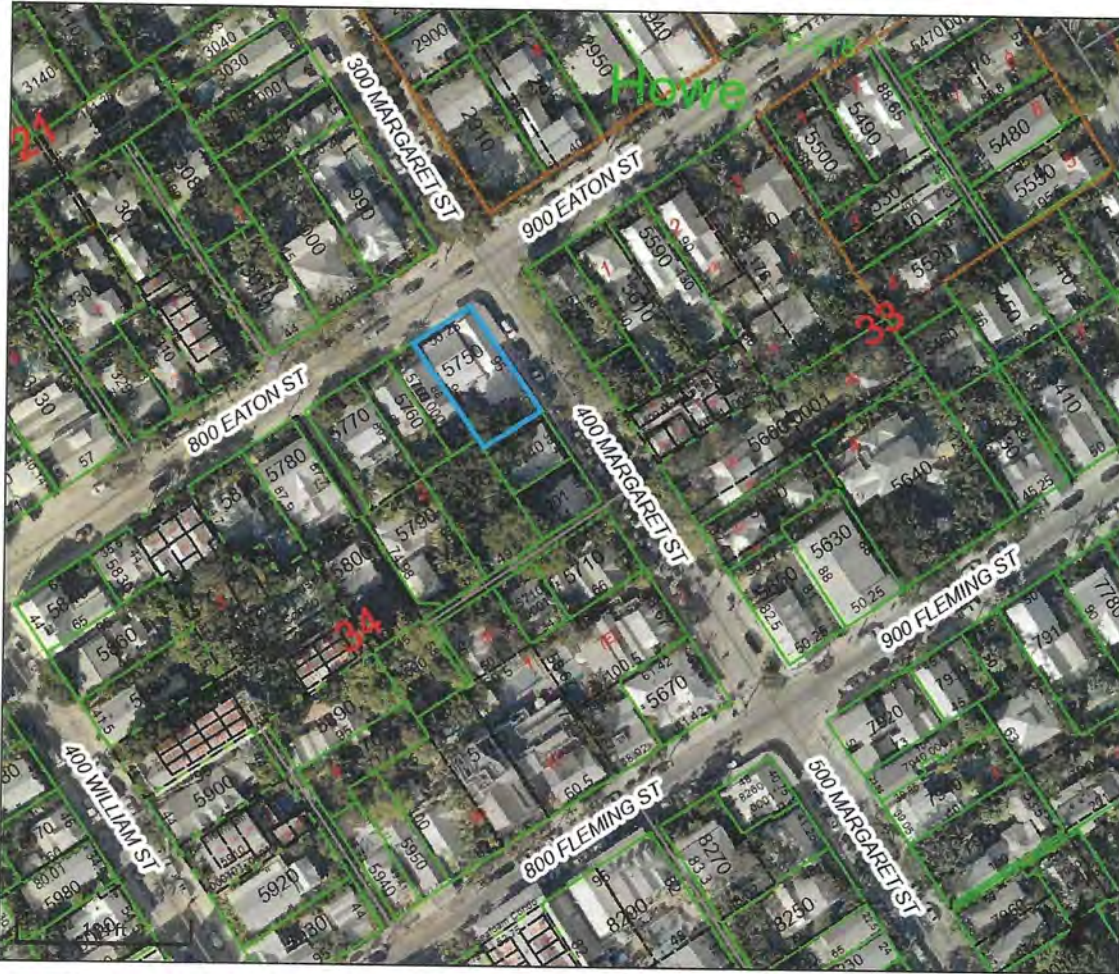
As of August 1, 2022, application fees are required. See back of application for fee amounts.

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.





# Monroe County, FL



### Overview



### Legend

- Centerline
- - - Easements
- Hooks
- - - Lot Lines
- Road Center
- - - Rights of Way
- Shoreline
- [ ] Condo Building
- Key Names
- [ ] Subdivisions
- [ ] Parcels

<b>Parcel ID</b>	00005750-000000	<b>Alternate ID</b>	1005967	<b>Owner Address</b>	WILD KEY WEST LLC
<b>Sec/Twp/Rng</b>	06/68/25	<b>Class</b>	STORE COMBO		PO Box 417
<b>Property Address</b>	828 EATON St				Key West, FL 33041
	KEY WEST				
<b>District</b>	10KW				
<b>Brief Tax Description</b>	KW PT LOT 2 SQR 34 G5-59 G8-534 OR1073-94 OR1085-2315 OR1085-2245/48 OR1285-420/24 OR2287-1726/27 OR2837-1786/87 OR3014-1881				
	<i>(Note: Not to be used on legal documents)</i>				

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# 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 00005750-000000  
 Account# 1005967  
 Property ID 1005967  
 Millage Group 10KW  
 Location Address 828 EATON ST, KEY WEST  
 Legal Description KW PT LOT 2 SQR 34 G5-59 G8-534 OR1073-94 OR1085-2315 OR1085-2245/48 OR1285-420/24 OR2287-1726/27 OR2837-1786/87 OR3014-1881  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32090  
 Property Class STORE COMBO (1200)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



## Owner

WILD KEY WEST LLC  
 PO Box 417  
 Key West FL 33041

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$228,457	\$228,457	\$213,008	\$213,008
+ Market Misc Value	\$6,550	\$6,557	\$6,563	\$6,742
+ Market Land Value	\$1,368,467	\$957,927	\$912,311	\$775,465
= Just Market Value	\$1,603,474	\$1,192,941	\$1,131,882	\$995,215
= Total Assessed Value	\$1,312,235	\$1,192,941	\$1,094,736	\$995,215
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,603,474	\$1,192,941	\$1,131,882	\$995,215

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$957,927	\$228,457	\$6,557	\$1,192,941	\$1,192,941	\$0	\$1,192,941	\$0
2021	\$912,311	\$213,008	\$6,563	\$1,131,882	\$1,094,736	\$0	\$1,131,882	\$0
2020	\$775,465	\$213,008	\$6,742	\$995,215	\$995,215	\$0	\$995,215	\$0
2019	\$738,538	\$217,832	\$6,921	\$963,291	\$963,291	\$0	\$963,291	\$0
2018	\$738,538	\$211,983	\$7,099	\$957,620	\$957,620	\$0	\$957,620	\$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 (1200)	Number of Units	Unit Type Square Foot	Frontage	Depth
	4,774.00		0	0

## Buildings

Building ID	364	Exterior Walls	ABOVE AVERAGE WOOD	
Style		Year Built	1928	
Building Type	M.F. - R2 / R2	Effective Year Built	1992	
Building Name		Foundation	WD CONC PADS	
Gross Sq Ft	1493	Roof Type	GABLE/HIP	
Finished Sq Ft	1358	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	CONC S/B GRND	
Condition	AVERAGE	Heating Type	NONE with 0% NONE	
Perimeter	216	Bedrooms	3	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	35	Grade	400	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,358	1,358	0
OPU	OP PR UNFIN LL	60	0	0
OPF	OP PRCH FIN LL	75	0	0
TOTAL		1,493	1,358	0

Building ID	39365	Exterior Walls	AB AVE WOOD SIDING	
Style		Year Built	1938	
Building Type	1 STORY STORES / 11C	Effective Year Built	1993	
Building Name		Foundation		
Gross Sq Ft	1789	Roof Type		
Finished Sq Ft	1139	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	168	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	40	Grade	400	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	408	0	0
CPF	COVERED PARKING FIN	242	0	0



Map



TRIM Notice

2023 TRIM Notice (PDF)

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## Detail by Entity Name

Florida Limited Liability Company  
WILD KEY WEST, LLC

### Filing Information

<b>Document Number</b>	L11000104838
<b>FEI/EIN Number</b>	45-3235568
<b>Date Filed</b>	09/13/2011
<b>Effective Date</b>	09/13/2011
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

828 EATON STREET  
KEY WEST, FL 33040

Changed: 04/19/2013

### Mailing Address

P.O. Box 1192  
KEY WEST, FL 33041

Changed: 02/03/2016

### Registered Agent Name & Address

WILD, WILLIAM C  
828 EATON STREET  
KEY WEST, FL 33040

Address Changed: 04/19/2013

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

WILD, WILLIAM C  
828 EATON STREET  
KEY WEST, FL 33040

### Annual Reports

Report Year	Filed Date
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