

STAFF REPORT

DATE: August 29, 2023

RE: 1612 Dennis Street (permit application # T2023-0277)

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

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

Tree Species: Sea Grape (*Coccoloba uvifera*)



Photo showing location of tree on property.



Photo of
tree
canopy,
view 1.



Photo of
canopy
branches,
view 1.



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





Photo of
trunks
and base
of tree,
view 3.



Photo of tree
canopy, view
2.



Photo of
trunks
and base
of tree,
view 4.



Close up
photo of base
of tree, view
1.



Close up photo of base of tree, view 2. Tree base has split with part of tree on neighboring property.

Diameter: 37.5"

Location: 20% (was growing upright in rear corner of property. Hurricane Ian felled the tree across the property)

Species: 100% (on protected tree list)

Condition: 30% (overall condition is poor for residential lots. Root ball is uplifted and tree trunks are on the ground, canopy is healthy and growing)

Total Average Value = 50%

Value x Diameter = 18.7 replacement caliper inches

Tree Species: Strangler Fig (*Ficus aurea*)



Photo of whole
tree, view 1.



Photo of whole tree, view 2.



Two photos of
tree canopy,
views 1 & 2.





Photo of tree canopy, view 3.



Two
photos of
main
trunks and
base of
tree, views
1 & 2.





Photo of main trunks and base of tree, view 3.



Photo of main trunks and base of tree, view 4.



Photo of tree trunk, view 1.



Photo of
tree trunk,
view 2.



Photo of
base of tree.

Diameter: 34.3"

Location: 50% (growing in rear corner of property in old wire fence next to utility pole.)

Species: 100% (on protected tree list)

Condition: 20% (overall condition is very poor, tree was significantly impacted by Hurricane Ian. Many decayed branches throughout canopy can trunk system.)

Total Average Value = 56%

Value x Diameter = 19.2 replacement caliper inches

Total required replacement if both trees removed is 37.9 caliper inches.

Application



T2023-0277

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 8/23/23

Tree Address 1612 Dennis St
Cross/Corner Street _____
List Tree Name(s) and Quantity 1 Sea Grape 1 Fig Tree
Species Type(s) check all that apply () Palm () Flowering ☒ Fruit ☒ Shade () Unsure
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

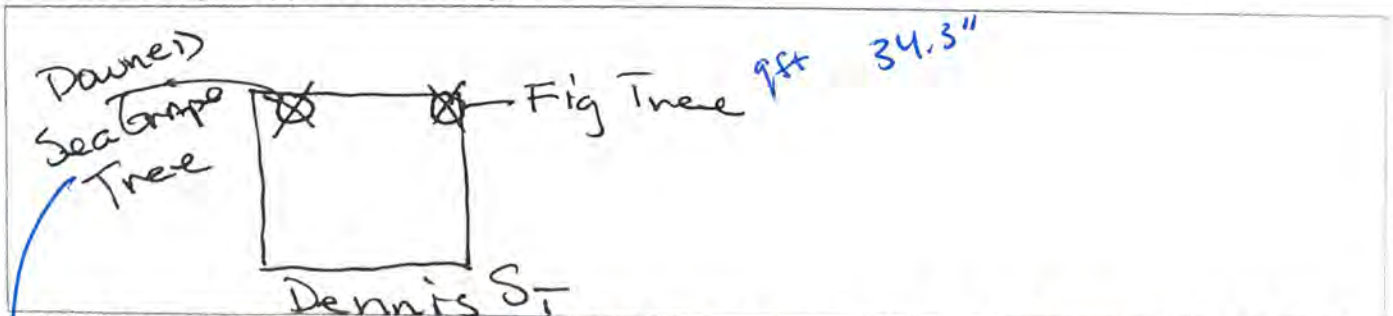
Additional Information and Explanation Sea Grape has blown over
Fig tree has not Recovered from
SATT Damage from hurricane Ian

Property Owner Name NICHOLAS OBER LLC
Property Owner email Address ~~200 76th St~~ nickucf@yahoo.com
Property Owner Mailing Address 200 76th St, Apt 47, Miami Beach, FL 33141
Property Owner Phone Number 954-668-0249
Property Owner Signature Nick Ober

Representative Name John Cole / Sally Binard
Representative email Address shadetreeserviceskate@gmail.com
Representative Mailing Address Po Box 1341 Key West, FL 33041
Representative Phone Number 305-340-8094

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.

37.5 dbh
Split two 2.10
down 2.11
2.8
1.5
standing 1.1
1.9
1.4
Not on property -
to remain

\$ 50
50
32
\$ 130



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 8/23/23
Tree Address 1612 Dennis St
Property Owner Name NICHOLAS OBEA LLC
Property Owner Mailing Address 200 76th ST, APT 47
Property Owner Mailing City, State, Zip MIAMI BEACH, FL 33141
Property Owner Phone Number 954-668 0249
Property Owner email Address NICK OBEA @ YAHOO.COM
Property Owner Signature Nick Obea

Representative Name John Cote / Sally Brnaris
Representative Mailing Address PO Box 1341
Representative Mailing City, State, Zip Key West, FL 33041
Representative Phone Number 305-340-8094
Representative email Address ShadeTreeServices/kw@gmail.com

I, NICHOLAS OBEA 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 Nick Obea

The forgoing instrument was acknowledged before me on this 23rd day August, 2023.
By (Print name of Affiant) Nicholas Obea who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name:

Print name:

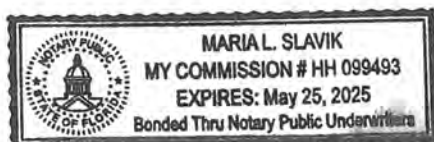
Maria L. Slavic
Maria L. Slavic

My Commission expires:

Notary Public-State of

Florida

(Seal)



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 00062960-000000
 Account# 1063371
 Property ID 1063371
 Millage Group 10KW
 Location 1612 DENNIS St, KEY WEST
 Address
 Legal KW DIAG PB 1-13 THE NWLY 50 FT OF LOT 13 SQR 4 TR 30 OR237-139/140
 Description OR498-750 OR609-155 OR714-595 OR831-469 OR1108-966 OR2693-2096/97
 OR2886-797/98
 (Note: Not to be used on legal documents.)
 Neighborhood 6183
 Property Class MULTI-FAMILY DUPLEX (0802)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

NICHOLAS OBEA LLC
 200 76th St
 Apt 47
 Miami Beach FL 33141

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$98,061	\$99,669	\$82,316	\$82,316
+ Market Misc Value	\$6,355	\$6,355	\$6,355	\$6,355
+ Market Land Value	\$368,476	\$315,837	\$236,248	\$234,263
= Just Market Value	\$472,892	\$421,861	\$324,919	\$322,934
= Total Assessed Value	\$391,883	\$356,257	\$323,870	\$294,427
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$472,892	\$421,861	\$324,919	\$322,934

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$315,837	\$99,669	\$6,355	\$421,861	\$356,257	\$0	\$421,861	\$0
2021	\$236,248	\$82,316	\$6,355	\$324,919	\$323,870	\$0	\$324,919	\$0
2020	\$234,263	\$82,316	\$6,355	\$322,934	\$294,427	\$0	\$322,934	\$0
2019	\$177,683	\$83,623	\$6,355	\$267,661	\$267,661	\$0	\$267,661	\$0
2018	\$233,563	\$79,703	\$6,355	\$319,621	\$319,621	\$0	\$319,621	\$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
MULTI RES DRY (080D)	4,625.00	Square Foot	0	0

Buildings

Building ID	5230	Exterior Walls	WD FR STUCCO
Style	1 STORY ELEV FOUNDATION	Year Built	1958
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	1985
Building Name		Foundation	CONCR FTR
Gross Sq Ft	1380	Roof Type	GABLE/HIP
Finished Sq Ft	1182	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	194	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	39	Grade	400
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,182	1,182	194
OPU	OP PR UNFIN LL	198	0	122
TOTAL		1,380	1,182	316

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
TILE PATIO	1964	1965	0 x 0	1	1100 SF	3
CH LINK FENCE	1964	1965	4 x 300	1	1200 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/3/2018	\$325,000	Warranty Deed	2150258	2886	797	02 - Qualified	Improved	JEA REAL ESTATE LLC	
6/30/2014	\$100	Quit Claim Deed		2693	2096	11 - Unqualified	Improved		
2/1/1977	\$24,500	Conversion Code		714	595	Q - Qualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-2091	6/7/2019		\$1,500	Residential	AFTER THE FACT-CAP OFF PLUMBING TO PREP FOR INTERIOR DEMO.
18-0766	10/16/2018		\$2,300	Residential	DEMO ELECTRIC IN EXISTING GUTTED HOUSE.
18-2535	6/16/2018		\$2,300	Residential	DEMO INTERIOR WALL COVERINGS & FLOORING TO DETERMINE IF ANY STRUCTURAL WORK IS NEEDED 1180 SF.
18-1167	3/22/2018		\$9,500	Residential	TEAR EXISTING ROOF,INSTALL POLYGLASS PEEL AND STICK. INSTALL 5V CRIMP METAL ROOF. HURRICANE DAMAGE 1280 SF.

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

Map



TRIM Notice

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

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