

STAFF REPORT

DATE: May 24, 2024

RE: **1620 Steven Avenue (permit application # T2024-0143)**

FROM: Amy Dismukes, City of Key West Urban Forestry Manager

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

Tree Species: Pink Tabebuia (*Tabebuia heterophylla*)



Requested removal of Pink Tabebuia tree at 1620 Steven Avenue. Tree is protected due to its 31.8" diameter at breast height (7.8" is regulated).



Broad view of tree trunk. Take note of the deep cavities and darker, rotting wood around buttress roots.



Close up view of the lower trunk and buttress roots. Deep cavity containing decaying tissue.



Large gall on buttress roots, likely *Agrobacterium tumefaciens*, a bacterial plant pathogen on woody ornamentals.



Close view of canopy limbs in utility lines. Bark has sloughed from the upper part of said limbs.



Branching from gall wood is unstable and makes a very weak union and a structurally unsound canopy.



Above ground roots have scraped and torn, resulting in open wounding at ground level where soil-borne pathogens reside.



Scorpions love moist, rotting organic matter.

Diameter: $31.8'' - 24'' = 7.8''$

Location: 50% (in side back yard, not obvious from the street, growing into utility and electric lines)

Species: 0% (on protected tree list)

Condition: 30% (overall condition)

Total Average Value = 26%

Value x Diameter = 2 replacement caliper inches

Application



Can Trim
Can Rem

T2024-0142
T2024-0143

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 4/29/24

Tree Address 1620 Steven Ave

Cross/Corner Street Atlantic Blvd

List Tree Name(s) and Quantity (1) Tabebuia (1) Mahogany

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 Remove Tabebuia
Heavy maintenance Mahogany

Property Owner Name Colleen Mahoney / Maco Trust

Property Owner email Address CMRye400@gmail.com

Property Owner Mailing Address PO Box 246, Rye, NH 03870

Property Owner Phone Number 603-828-1592

Property Owner Signature _____

*Representative Name Tree Man, LLC Sean Creehan

Representative email Address Keystream@gmail.com

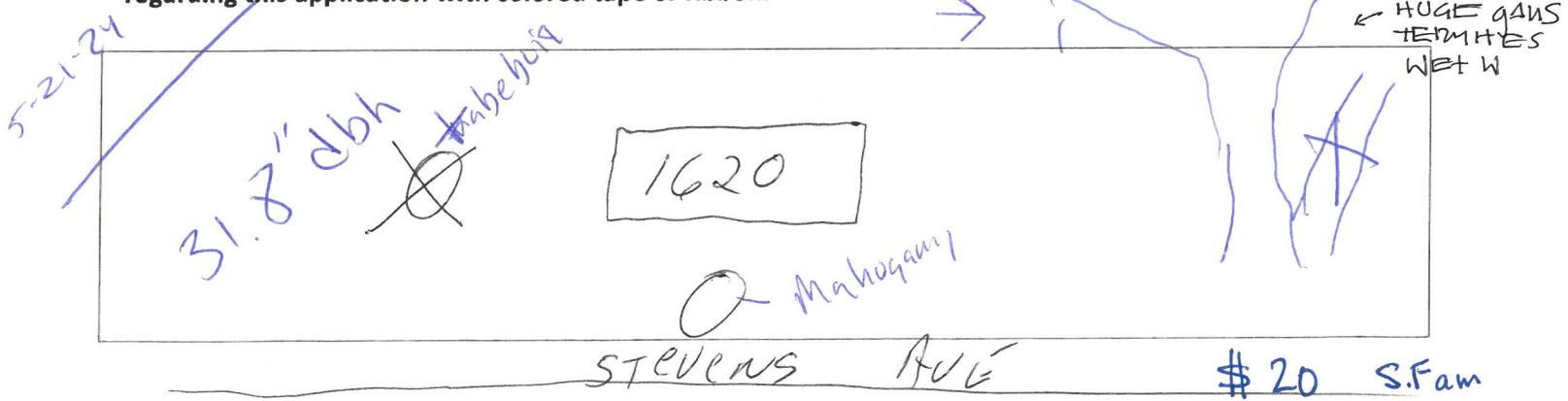
Representative Mailing Address P.O. Box 430204 Big Pine

Representative Phone Number 305-900-8448

*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.



\$	20	S.Fam
	50	TC
	25	Trim
	<u>95</u>	



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 4/29/2024
 Tree Address 1620 Steven Ave Key West
 Property Owner Name Mac Trust / Colleen Mahoney
 Property Owner Mailing Address PO Box 2416
 Property Owner Mailing City, State, Zip Rye NH 03870
 Property Owner Phone Number 603 828 1592
 Property Owner email Address cmr@400@gmail.com
 Property Owner Signature _____

Representative Name Treeman - Sean Creedon
 Representative Mailing Address PO Box 430204
 Representative Mailing City, State, Zip Big Pine Key, Florida 33043
 Representative Phone Number 305-900-8448
 Representative email Address Keystreeman@gmail.com

I Colleen Mahoney 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 _____

The forgoing instrument was acknowledged before me on this 29 day April 2024.
By (Print name of Affiant) Colleen Mahoney who is personally known to me or has produced _____ as identification and who did take an oath.

Notary Public
Sign name: _____
Print name: Janice E. Ireland

My Commission expires: Nov. 29, 2028 Notary Public-State of NH



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 00060080-000000
Account# 1060542
Property ID 1060542
Millage Group 10KW
Location 1620 STEVEN Ave, KEY WEST
Address
Legal SUNSHINE SUB PLAT NO 1 PB2-150 PT TRACT 28 THE SELY 4 FT OF LOT 25 ALL
Description LOTS 26 27 G56-301/02 G61-179/80 OR1166-333/34 OR1199-1887 OR1719-103/04 OR1892-1304 OR2600-259/65 OR2811-1059 OR3095-1046 OR3229-1390 OR3229-1392
(Note: Not to be used on legal documents.)
Neighborhood 6157
Property Class SINGLE FAMILY RESID (0100)
Subdivision Sunshine Subdivision Plat No 1
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

MACO REVOCABLE TRUST OF 2023
 PO Box 246
 Rye NH 03870

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$274,693	\$274,693	\$244,349	\$247,742
+ Market Misc Value	\$7,653	\$7,711	\$7,769	\$7,828
+ Market Land Value	\$1,386,261	\$985,987	\$651,294	\$615,111
= Just Market Value	\$1,668,607	\$1,268,391	\$903,412	\$870,681
= Total Assessed Value	\$668,452	\$648,983	\$630,081	\$621,382
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$643,452	\$623,983	\$605,081	\$596,382

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$985,987	\$274,693	\$7,711	\$1,268,391	\$648,983	\$25,000	\$623,983	\$500,000
2021	\$651,294	\$244,349	\$7,769	\$903,412	\$630,081	\$25,000	\$605,081	\$273,331
2020	\$615,111	\$247,742	\$7,828	\$870,681	\$621,382	\$25,000	\$596,382	\$249,299
2019	\$620,598	\$251,136	\$7,970	\$879,704	\$607,412	\$25,000	\$582,412	\$272,292
2018	\$567,732	\$257,923	\$7,971	\$833,626	\$596,087	\$25,000	\$571,087	\$237,539

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
RESIDENTIAL DRY (010D)	13,481.00	Square Foot	132	101

Buildings

Building ID	4981	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1954
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2000
Building Name		Foundation	CONCR FTR
Gross Sq Ft	2840	Roof Type	GABLE/HIP
Finished Sq Ft	2256	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC ABOVE GRD
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	214	Bedrooms	3

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY

- A1. Building Owner's Name: COLLEEN MAHONEY
- A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1620 STEVEN AVENUE
- City: KEY WEST State: FL ZIP Code: 33040
- A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number:
MONROE COUNTY PROPERTY APPRAISER PROPERTY ID #1060542
- A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL
- A5. Latitude/Longitude: Lat. N24°33'00.3" Long. W081°47'01.9" Horiz. Datum: NAD 1927 NAD 1983 W
- A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8)
- A7. Building Diagram Number: 1B
- A8. For a building with a crawlspace or enclosure(s):
- a) Square footage of crawlspace or enclosure(s): N/A sq. ft.
 - b) Is there at least one permanent flood opening on two different sides of each enclosed area? Yes No N/A
 - c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A
 - d) Total net open area of non-engineered flood openings in A8.c: N/A sq. in.
 - e) Total rated area of engineered flood openings in A8.c (attach documentation - see Instructions): N/A sq. ft.
 - f) Sum of A8.d and A8.e rated area (if applicable - see Instructions): N/A sq. ft.
- A9. For a building with an attached garage:
- a) Square footage of attached garage: N/A sq. ft.
 - b) Is there at least one permanent flood opening on two different sides of the attached garage? Yes No N/A
 - c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A
 - d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.
 - e) Total rated area of engineered flood openings in A9.c (attach documentation - see Instructions): N/A sq. ft.
 - f) Sum of A9.d and A9.e rated area (if applicable - see Instructions): N/A sq. ft.

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

- 1.a. NFIP Community Name: CITY OF KEY WEST B1.b. NFIP Community Identification Number: _____
2. County Name: MONROE B3. State: FL B4. Map/Panel No.: 12087C1516 B5. Suffix: _____
6. FIRM Index Date: 02/18/2005 B7. FIRM Panel Effective/Revised Date: 02/18/2005
8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 7

Deed Doc Stamp \$0.70
Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

Prepared by and return to:

Erica Hughes Sterling
Attorney at Law
Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556

File Number: 1893-23.0255CEM

Will Call No.:

\$10.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th day of June, 2023 between Joseph Earl Pinder, a single man, g Colleen Mahoney as Trustee of the THE MACO REVOCABLE TRUST OF 2023 whose post office address i 246, Rye, NH 03870, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, z individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00 good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby ack has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following desc situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West, and known as Lot 25, of SUNSHINE SUBDIVISION PLAT NO. according to the Plat thereof, as recorded in Plat Book 2, Page 150, of the Public Records of Monr County, Florida; LESS that part described as follows:

COMMENCING at a point on the Southwesterly side of Steven Avenue 150 feet from t intersection of Laird Street and Steven Avenue, thence run along said Southwesterly side of Stev Avenue in a Southeasterly direction for a distance of 60 feet to a point; thence run at right angles in Southwesterly direction for a distance of 101.75 feet; thence run at right angles in a Northweste direction a distance of 60 feet; thence run at right angles in a Northeasterly direction a distar 101.75 feet out to Steven Avenue, the point of beginning.

ALSO:

Lots 26 and 27, of SUNSHINE SUBDIVISION PLAT NO. 1, according to the map or plat thereof, recorded in Plat Book 2, Page 150, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00060080-000000