

STAFF REPORT

DATE: November 1, 2023

RE: 314 Virginia Street (permit application # T2023-0327)

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

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

Tree Species: Sapodilla (Manilkara zapota)



Photo showing whole tree and location, view 1.



Photo of whole tree showing location, view 2.



Photo of trunk and base of tree area, view 1.



Photo of base of tree area, view 1.



Photo of tree canopy, view 1.



Photo of tree trunk and canopy branches, view 1.



Photo of whole tree showing location, view 2.



Photo of tree canopy, view 2.



Photo of base of tree, view 2.



Photo of tree canopy, view 3.



Photo of tree trunk and canopy branches, view 2.



Photo of tree trunk and canopy branches, view 3.

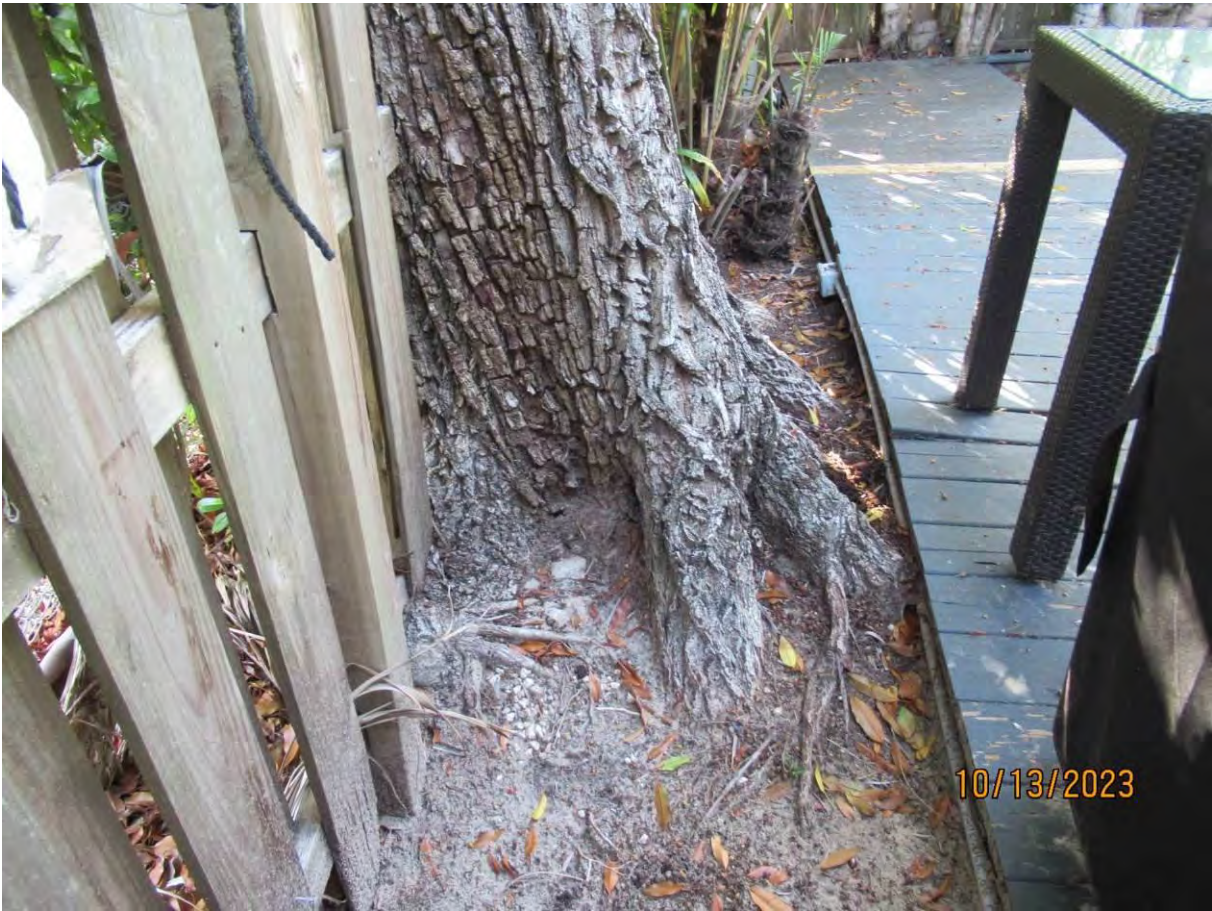


Photo of
base of tree,
view 3.



Photo of area at
base of tree with
possible insect
frass, view 1.



Two photos of area at base of tree with possible insect frass, views 2 & 3.





Photo showing location of tree, view 3.



☆ Approximate location of tree

Diameter: 21.9"

Location: 60% (growing in rear yard area on property line)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair-tree has not been properly maintained, stub cuts, trimming on one side not whole canopy. Some termite evidence observed but no live termites and in small area)

Total Average Value = 70%

Value x Diameter = 15.3 replacement caliper inches

Note: A review of additional information from the property appraiser's website and planning department files indicates that the tree is actually on the neighboring property. An email has been sent to the property owner at 314 requesting documentation showing the tree on their property, or a document from the property owner at 316 giving permission for the processing of the removal application.

Additional Information

Karen DeMaria

From: Karen DeMaria
Sent: Wednesday, November 1, 2023 3:52 PM
To: justbowden@hotmail.com; Sean C
Subject: FW: 314 Virginia Street Tree Removal Application
Attachments: Property cards 314 and 316.pdf; 316 Virginia survey and plans 2006.pdf

Justin and Sean:

I am reviewing your application to remove the sapodilla tree from 314 Virginia Street. The file has been tentatively placed on the November 13 Tree Commission agenda. During my review and my site visit, I noticed that the tree is growing in the fence line. An old survey and plans from 2006 of the property that I found in the Planning Department files indicates that the tree is on the neighboring property (see attached). Therefore, I need something in writing from the adjacent property owner (316 Virginia-Dorian Carey) that states he is ok with the removal of the tree. I need the attached representation form signed and notarized stating that either Justin or Sean can represent the tree regarding the removal application. If I do not receive this document by noon on November 13, 2023 (the day of the meeting), then the review of the file by the Tree Commission will be postponed until the document is received.

If you can prove that the tree is wholly located on your property, then the application can move forward but I need to receive and review the documentation in order to place it in the file.

Sincerely,

Karen

Karen DeMaria

Urban Forestry Manager
Certified Arborist FL-6585A
City of Key West
305-809-3768



Boundary Survey Map of part of Lot 5, Square 2, Tract 10, Island of Key West, Florida



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- E Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Power Lines



- NOTES:**
1. The legal descriptions shown hereon were furnished by the client or their agent.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 314 Virginia Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. This survey is not assignable.
 9. Date of field work: January 6, 2008.
 10. Ownership of fences is undeterminable, unless otherwise noted.
 11. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West, and is part of Lot Five (6) in Square Two (2) of Tract Ten (10) according to T10's Diagram of said Tract Ten (10) recorded in Plat Book 1, Page 25, Monroe County, Florida Public Records. Commencing at a point on Virginia Street Two Hundred and Twenty-six (226) feet and One and one-half (1 1/2) inches from the Corner of Whitehead and Virginia Streets and running thence along Virginia Street in a Southwesterly direction Twenty-five (25) feet and One and one-half (1 1/2) inches; thence at right angles in a Southeasterly direction Eighty-two (82) feet and Ten (10) inches; thence at right angles in a Northeasterly direction Twenty-five (25) feet and One and one-half (1 1/2) inches; thence at right angles in a Northwesterly direction Eighty-two (82) feet and Ten (10) inches back to the point of beginning.

A parcel of land on the Island of Key West and known as a part of Lot Five (6) in Square Two (2) of Tract Ten (10) according to T10's Diagram of said Tract Ten (10) as recorded in Plat Book 1 at Page 25 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the SW'ly right of way line of Whitehead Street with the SE'ly right of way line of Virginia Street and run thence SW'ly along the SE'ly right of way line of the said Virginia Street for a distance of 221.12 feet to the Point of Beginning; thence continue SW'ly along the SE'ly right of way line of the said Virginia Street for a distance of 6.00 feet to the NE'ly boundary line of the lands described in Official Record Book 1457 at Page 856 of the Public Records of the said County; thence SE'ly and at right angles along the NE'ly boundary line of the said lands for a distance of 68.00 feet; thence NE'ly and at right angles for a distance of 5.00 feet; thence NW'ly and at right angles for a distance of 68.00 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Justin Bowden;

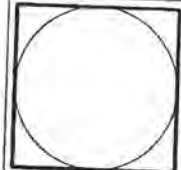
J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
 Florida Reg. #6298
 January 16, 2008

J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 PSM #6298

3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 FAX (305) 296-2244

**BOWDON RESIDENCE
 314 VIRGINIA STREET
 KEY WEST, FLORIDA**

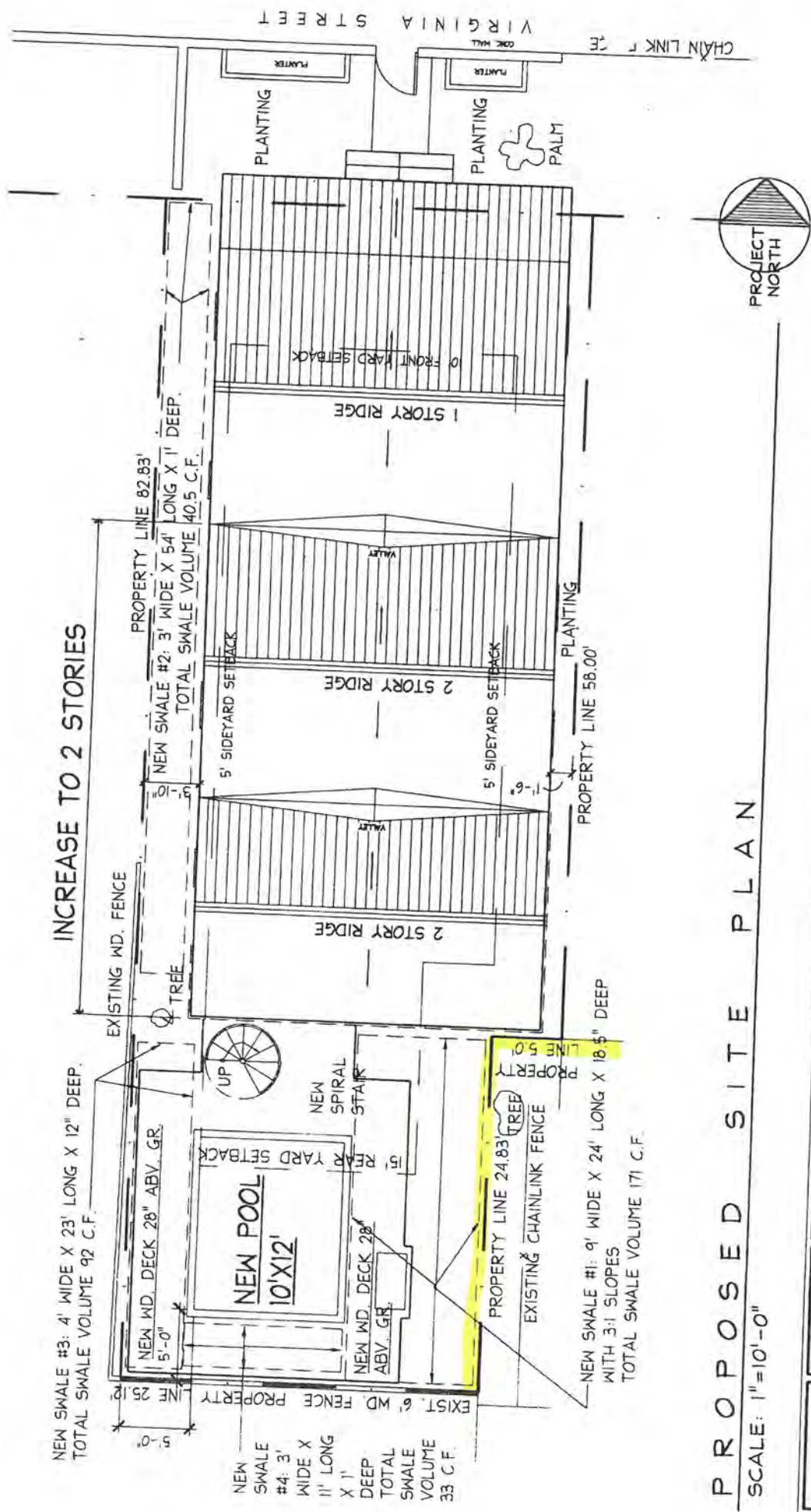


410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License #11002022

**Bender & Associates
 ARCHITECTS**
 P.A.

Project No. 0447
 Date: 9/1/06

OF 8



INCREASE TO 2 STORIES

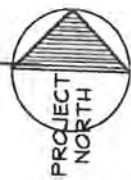
NEW SWALE #3: 4' WIDE X 23' LONG X 12" DEEP.
TOTAL SWALE VOLUME 92 C.F.

PROPERTY LINE 82.83'
NEW SWALE #2: 3' WIDE X 54' LONG X 11" DEEP.
TOTAL SWALE VOLUME 40.5 C.F.

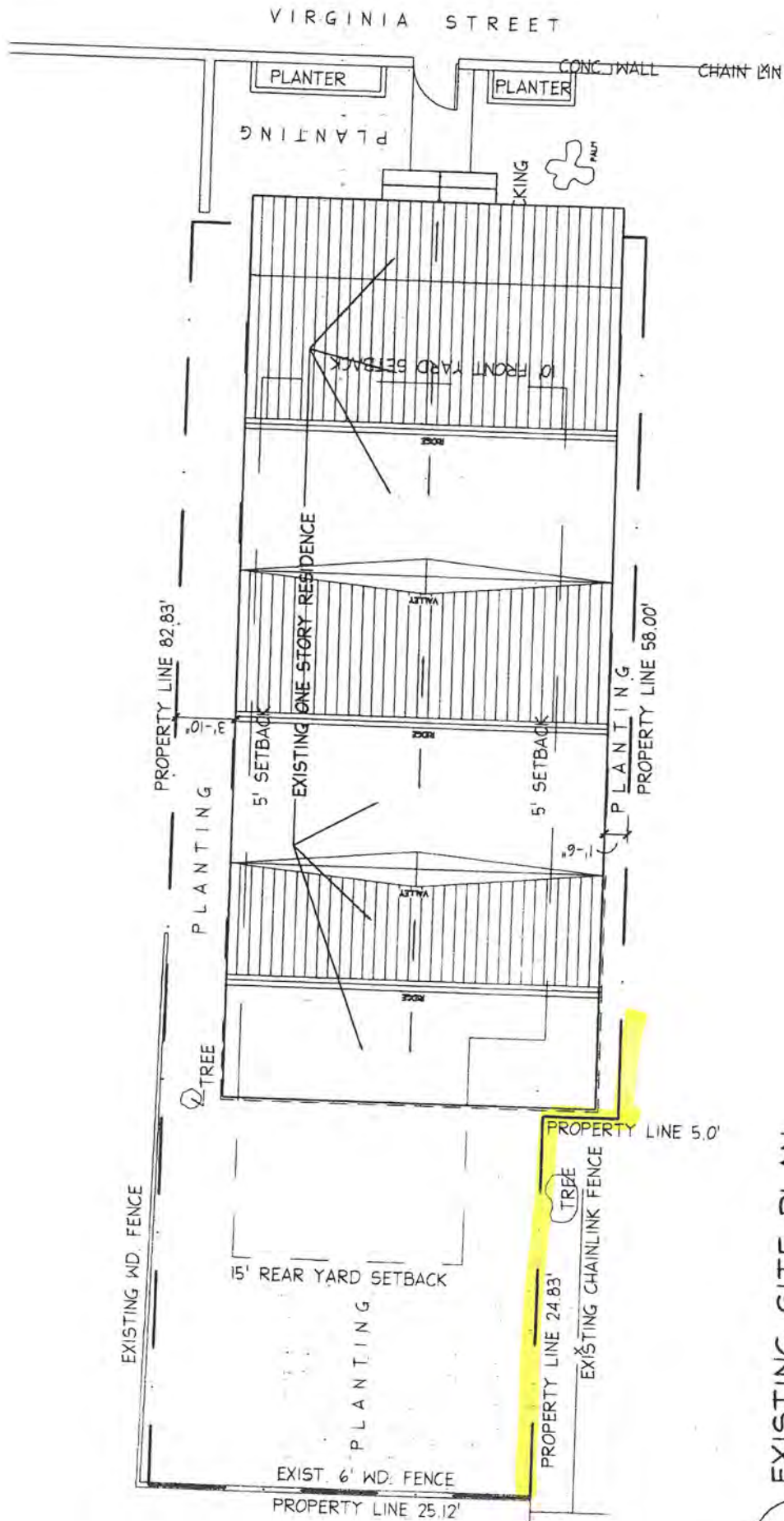
NEW SWALE #4: 3' WIDE X 11' LONG X 1" DEEP
TOTAL SWALE VOLUME 33 C.F.

PROPERTY LINE 24.83'
EXISTING CHAINLINK FENCE
NEW SWALE #1: 9' WIDE X 24' LONG X 18.5" DEEP
WITH 3:1 SLOPES
TOTAL SWALE VOLUME 171 C.F.

PROPOSED SITE PLAN
SCALE: 1"=10'-0"



<p>BOWDON RESIDENCE 314 VIRGINIA STREET KEY WEST, FLORIDA</p>	
	<p>Bender & Associates ARCHITECTS</p>
<p>Project No. 0447</p>	<p>Date: 9/1/06</p>
<p>410 Angela Street Key West, Florida 33040 Telephone (305) 296-1347 Facsimile (305) 296-2727 Florida License LIC0002822</p>	



1
EXI
SCALE: 1" = 10'-0"

BOWDON RESIDENCE
314 VIRGINIA STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

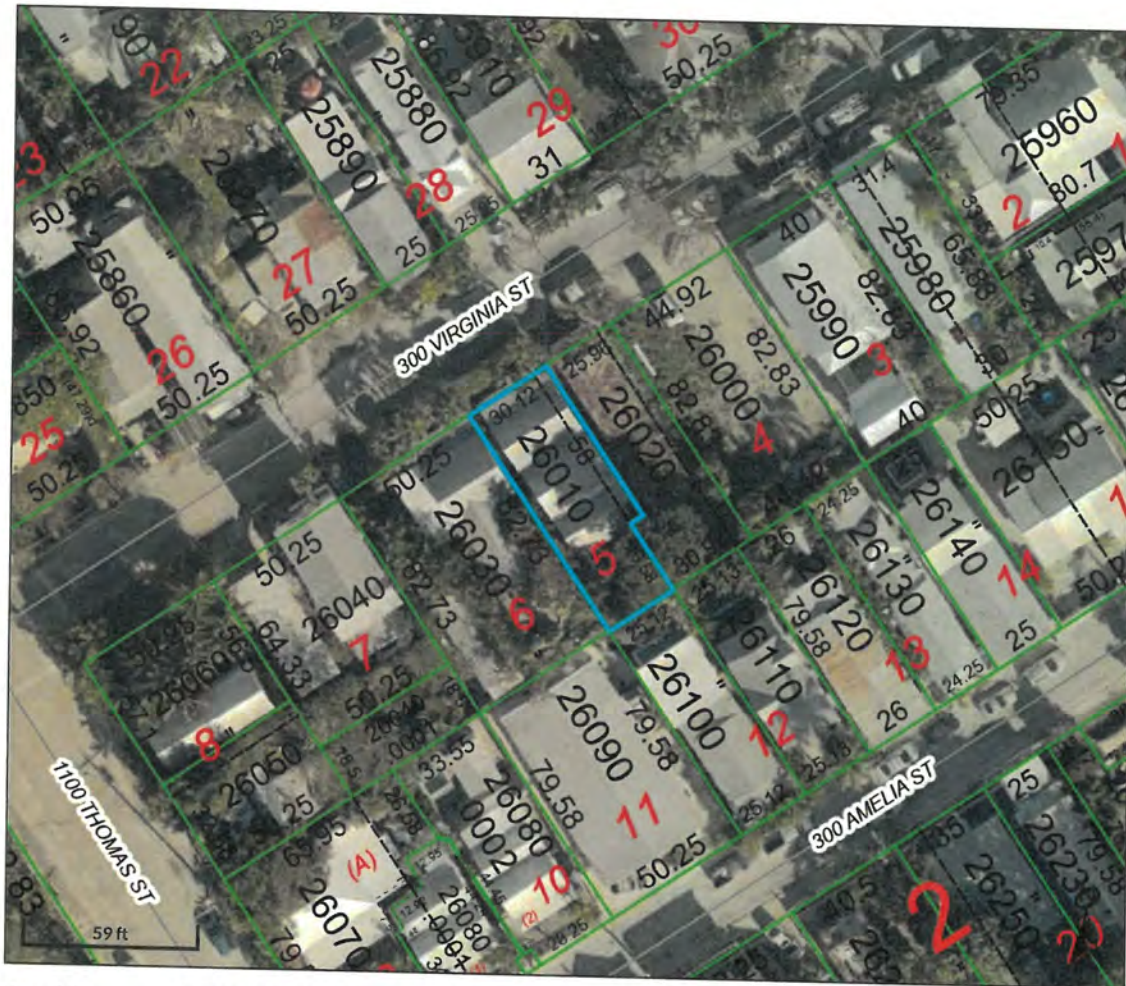
Project No. 0447

Date: 9/1/06

OF 8



Monroe County, FL



Overview



Legend

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

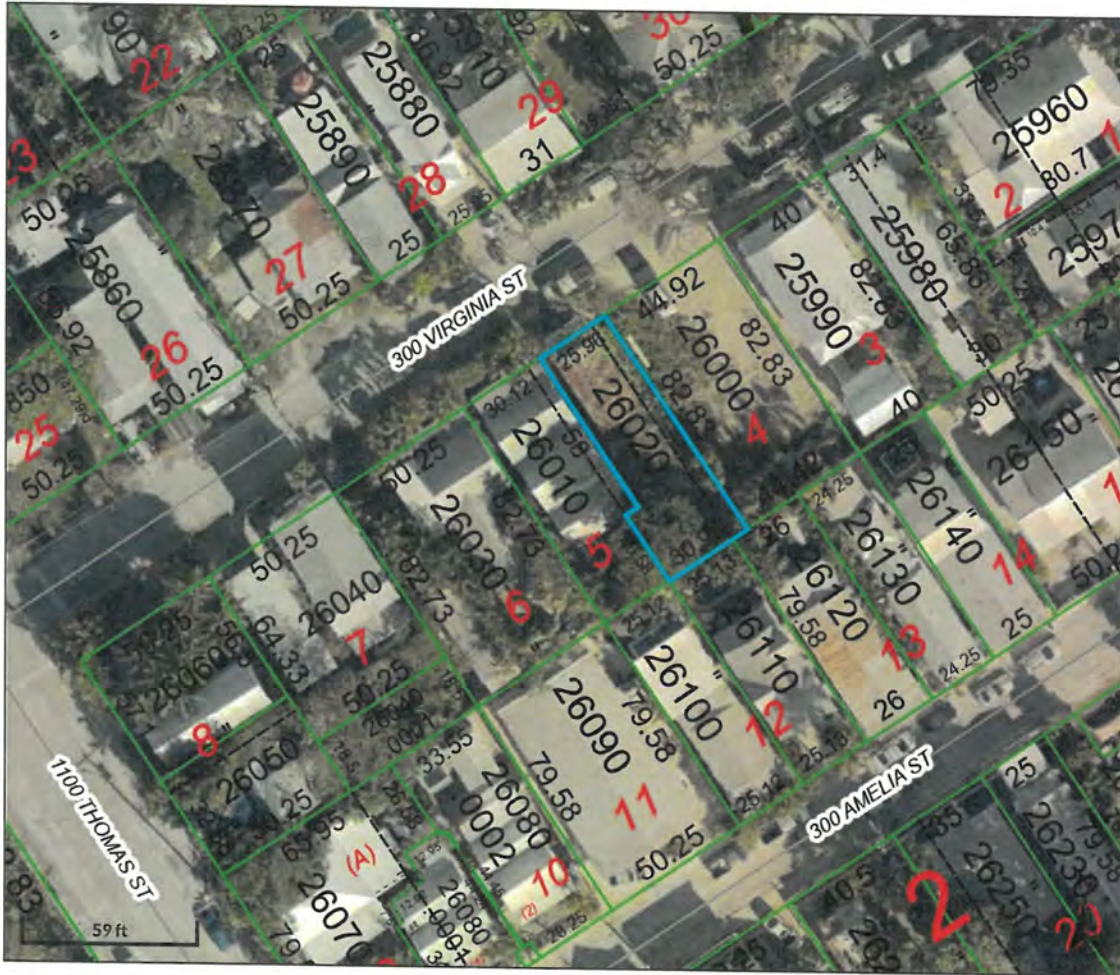
Parcel ID 00026010-000000 Alternate ID 1026778 Owner Address BOWDEN JUSTIN MARK
 Sec/Twp/Rng 06/68/25 Class SINGLE FAMILY RESID 314 Virginia St
 Property Address 314 VIRGINIA St KEY WEST Key West, FL 33040
 District 11KW
 Brief Tax KW PB1-25-40 PT LOT 5 SQR 2 TR 10 H2-575 OR1457-855/56 OR1502-494 OR1778-1684 OR2225-1363/64 OR2225-1365/67
 Description OR2225-1368/69 OR2225-1370/71 OR2382-1294/96 OR2856-86/87 OR2889-434/35
 (Note: Not to be used on legal documents)

Date created: 11/1/2023
 Last Data Uploaded: 11/1/2023 4:02:44 AM

Developed by Schneider GEOSPATIAL



Monroe County, FL



Overview



Legend

- Centerline
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- - Rights of Way
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- [] Condo Building
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- Subdivisions
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Parcel ID	00026020-000000	Alternate ID	1026786	Owner Address	CAREY DORIAN
Sec/Twp/Rng	06/68/25	Class	SINGLE FAMILY RESID		316 Virginia St
Property Address	316 VIRGINIA St				Key West, FL 33040
	KEY WEST				
District	11KW				
Brief Tax	KW PB1-25-40 PT LOT 4 & 5 SQR 2 TR 10 H2-312 OR611-52 OR2237-1118 OR2989-203 OR3004-2377 OR3027-10 OR3203-				
Description	1007				
	(Note: Not to be used on legal documents)				

Date created: 11/1/2023
 Last Data Uploaded: 11/1/2023 4:02:44 AM

Developed by Schneider
 GEOSPATIAL

Application



T2023-0327

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 10/10/2023

Tree Address 314 Virginia St. 11-1-23
 Cross/Corner Street _____
 List Tree Name(s) and Quantity 1 Sapodilla property line tree?
 Reason(s) for Application: _____ KO

- 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 is to close to house and NOT Balanced. To dig for AREA

Property Owner Name Justin Bowden
 Property Owner email Address justbowden@hotmail.com
 Property Owner Mailing Address _____
 Property Owner Phone Number 305 304 6681
 Property Owner Signature _____

*Representative Name Tree Man, LLC Sean Creedon
 Representative email Address keystreeman@gmail.com
 Representative Mailing Address P.O. Box 430204 Big Pine Key, FL 33043
 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.



\$ 50
 20
 \$ 70



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 10-3-23

Tree Address 314 Virginia St Keywest FL 33040

Property Owner Name Justin Bowden

Property Owner Mailing Address 314 Virginia St

Property Owner Mailing City, Keywest

State, Zip Florida 33040

Property Owner Phone Number 305 304 6681

Property Owner email Address Justinbowden@hotmail.com

Property Owner Signature J. Bowden

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 305-910-8448

Representative email Address Keystreeman@gmail.com

I Justin Bowden 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 is there is any questions or need access to my property.

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 3rd day October.

By (Print name of Affiant) JUSTIN BOWDEN who is personally known to me or has produced DL: B350-433-69-847-8 as identification and who did take an oath.

Notary Public

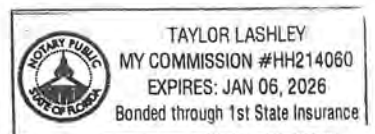
Sign name: [Signature]

Print name: TAYLOR LASHLEY

My Commission expires: JAN 06 2026

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 00026010-000000
 Account# 1026778
 Property ID 1026778
 Millage Group 11KW
 Location 314 VIRGINIA St, KEY WEST
 Address
 Legal KW PB1-25-40 PT LOT 5 SQR 2 TR 10 H2-575 OR1457-855/56 OR1502-494
 Description OR1778-1684 OR2225-1363/64 OR2225-1365/67 OR2225-1368/69
 OR2225-1370/71 OR2382-1294/96 OR2856-86/87 OR2889-434/35
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Tracts 10 and 15
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

BOWDEN JUSTIN MARK
 314 Virginia St
 Key West FL 33040

BOWDEN TRUDY PAULA
 314 Virginia St
 Key West FL 33040

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$314,467	\$322,742	\$288,638	\$312,105
+ Market Misc Value	\$5,299	\$5,510	\$5,721	\$5,932
+ Market Land Value	\$750,995	\$455,522	\$369,342	\$357,031
= Just Market Value	\$1,070,761	\$783,774	\$663,701	\$675,068
= Total Assessed Value	\$704,120	\$683,612	\$663,701	\$655,630
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$679,120	\$658,612	\$638,701	\$630,630

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$455,522	\$322,742	\$5,510	\$783,774	\$683,612	\$25,000	\$658,612	\$100,162
2021	\$369,342	\$288,638	\$5,721	\$663,701	\$663,701	\$25,000	\$638,701	\$0
2020	\$357,031	\$312,105	\$5,932	\$675,068	\$655,630	\$25,000	\$630,630	\$19,438
2019	\$374,267	\$260,479	\$6,144	\$640,890	\$640,890	\$25,000	\$615,890	\$0
2018	\$376,693	\$267,518	\$6,355	\$650,566	\$650,566	\$0	\$650,566	\$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
RES SUPERIOR DRY (01SD)	2,414.00	Square Foot	25.1	84.6

Buildings

Building ID	2027	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2005
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1475	Roof Type	GABLE/HIP
Finished Sq Ft	1270	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	158	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	205	0	0
FLA	FLOOR LIV AREA	1,270	1,270	0
TOTAL		1,475	1,270	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1984	1985	4 x 23	1	92 SF	4
WOOD DECK	2007	2008	0 x 0	1	462 SF	2
FENCES	2007	2008	6 x 24	1	144 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/24/2018	\$0	Quit Claim Deed	2152842	2889	434	11 - Unqualified	Improved	BOWDEN JUSTIN MARK	
5/24/2017	\$0	Quit Claim Deed	2124482	2856	86	11 - Unqualified	Improved	MCGEOUGH SEAN AND JODI BEVERLY	
9/30/2008	\$349,000	Warranty Deed		2382	1294	D - Unqualified	Improved		
4/10/2002	\$177,000	Warranty Deed		1778	1684	Q - Qualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-3255	9/26/2022		\$12,400	Residential	REPLACE DECK BOARDS - REMOVE APPROX 620 SQ FT OF DECKING IN REAR OF STRUCTURE. INSTALL NEW AZEK COMPOSITE DECKING. NO CHANGE TO FOOTPRINT.
10-2604	8/27/2010	2/17/2011	\$3,500	Residential	ENCLOSE EXISTIN PORCH PER PLANS
07-3879	8/6/2007	2/19/2008	\$8,000	Residential	build 370sf of ground level decking
07-3596	7/23/2007	2/19/2008	\$1,200	Residential	INSTALL 24'x6' SHADOW BOX FENCE
05-2639	6/30/2005	12/13/2005	\$5,800	Residential	INSTALL CENTRAL A/C
03-0745	3/13/2003	10/8/2003	\$1,500	Residential	REPLACE BATH FIX.
03-0552	2/26/2003	10/8/2003	\$8,000	Residential	AC & ALL NEW ELE.
02-2885	12/18/2002	10/8/2003	\$57,000	Residential	RENOAVAT & ROOF
02-1553	6/14/2002	10/8/2003	\$18,000	Residential	REPLACE SIDING & WINDOWS
02-1127	5/7/2002	10/8/2003	\$2,000	Residential	200 AMP UPGRADE
02-1113	5/1/2002	10/8/2003	\$1,000	Residential	INTERIOR WORK

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

Map



TRIM Notice

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

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[Contact Us](#)

