

STAFF REPORT

DATE: August 2, 2023

RE: 630 Eaton Street (permit application # T2023-0234)

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

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

Tree Species: Spanish Lime (*Melicoccus bijugatus*)



Photo showing tree location, view 1.



Photo showing
tree location,
view 2.



Photo of whole tree,
view 1.



Photo of trunk and canopy branches, view 1.



Photo of
tree
canopy,
view 1.



Photo of
tree
canopy,
view 2.



Photo of tree trunk and canopy branches, view 2.



Photo of tree trunk showing location to structure.



Photo of tree trunk and canopy branches showing location to structure.

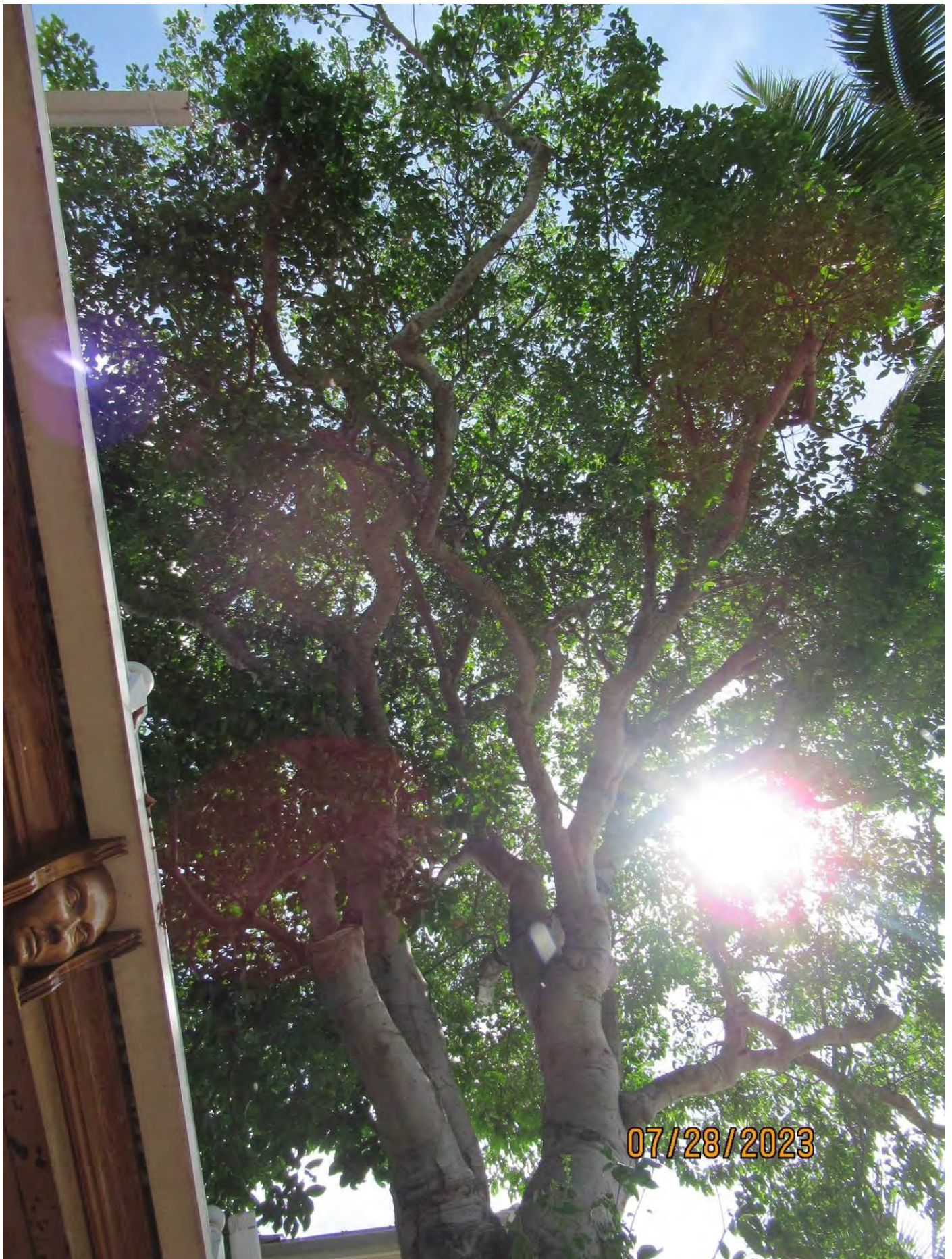


Photo of tree canopy, view 3.



Close up photo of tree trunk, view 1.



Close up
photo of tree
trunk, view 2.



Close up photo of tree trunk, view 3.



Close up
photo of
tree trunk,
view 4.



Close up photo
of base of tree,
view 1.



Close up photo of tree trunk, view 5.



Close up view of tree trunk view 6.



Close up view of trunk in canopy area, view 1.



Photo of trunk
in canopy,
view 2.



Close up
photo of
trunk in
canopy, view
2a.



Photo of
canopy
branches,
view 1.



Photo of
canopy
branches,
view 2.



Photo of canopy branches, view 3.



Photo of tree trunk looking up at canopy branches.



Photo of tree trunk and canopy branches, view 3.



Photo of
tree
canopy,
view 4.

Diameter: 38.2"

Location: 60% (growing in rear yard-tree is visible from street, growing within 5 ft of historic structure.)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair to poor, areas of decay throughout tree, lots of surface, bark issues-it is not known how deep the decay or health issues of the bark extend into the wood itself. Termites not observed-inspection done after days of rain.)

Total Average Value = 70%

Value x Diameter = 26.7" replacement caliper inches

NOTE: Additional information needed from property owner regarding health of tree. Closer inspection of bark and canopy areas by a certified arborist with a report as to the trees health might be beneficial.

Application



T2023-0234

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: July 15, 2023

Tree Address 630 Eaton St

Cross/Corner Street Elizabeth St.

List Tree Name(s) and Quantity 1 male Spanish Lime

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

- Damaged from prior confirmed subterranean termite infestation.
- Signs of disease - cracking and falling off bark, increasing
- Directly adjacent to building w/canopy branches extending over 2nd floor of this multi-family building providing housing to 14 members of local workforce.
- Great concern that tree is not healthy enough to withstand storm-force winds of passing hurricanes and that tenants + family could be seriously injured and that building could be critically damaged.
- Tree is likely over 50 years old, very large, very dense + heavy wood.

Property Owner Name

630 Eaton St. Apartments LLC/ Arnaud GIRARD d'ALBISSIN

Property Owner email Address

najagirard@gmail.com

Property Owner Mailing Address

1214 Newton St., Key West, FL 33040

Property Owner Phone Number

(305) 731-7299

Property Owner Signature

*Representative Name

Representative email Address

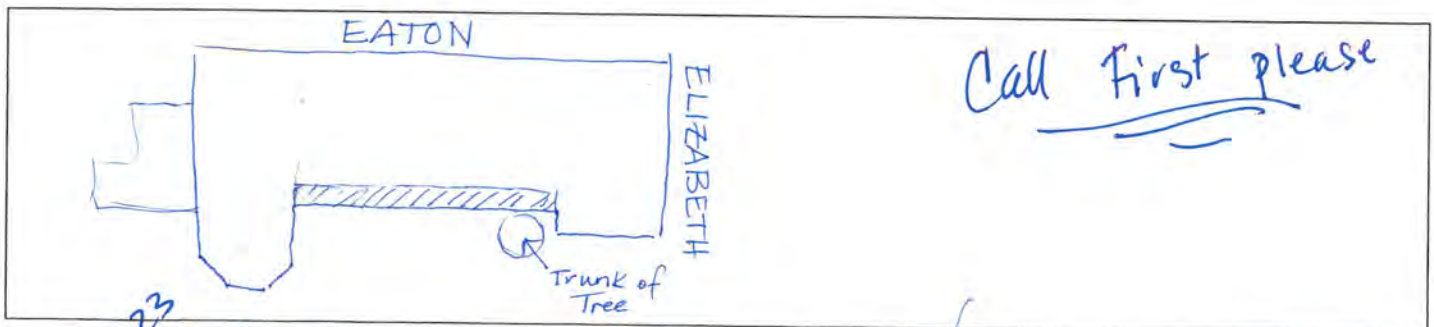
Representative Mailing Address

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.



Call First please

M-28-23

38.2" dbh

16' circ

\$50
30
\$80



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
630 EATON STREET APARTMENTS LLC

Filing Information

Document Number	L16000208530
FEI/EIN Number	81-4514814
Date Filed	11/14/2016
Effective Date	11/14/2016
State	FL
Status	ACTIVE

Principal Address

630 EATON STREET APARTMENTS LLC
630 Eaton Street
KEY WEST, FL 33040

Changed: 02/08/2019

Mailing Address

1214 NEWTON STREET
KEY WEST, FL 33040

Registered Agent Name & Address

GIRARD D'ALBISSIN, ARNAUD G
1214 NEWTON STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

GIRARD DALBISSIN, ARNAUD G
1214 NEWTON STREET
KEY WEST, FL 33040

Title Authorized Representative

Girard d'Albissin, Naja
1214 NEWTON STREET
KEY WEST, FL 33040

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 00006290-000000
 Account# 1006513
 Property ID 1006513
 Millage Group 10KW
 Location 630 EATON St, KEY WEST
 Address
 Legal KW PT LOT 2 SQR 36 OR283-567/68 OR527-7 OR837-721/22 OR907-1001
 Description OR1074-844 OR2272-2265 OR2358-1627 OR2397-106 OR2827-701/02 OR2830-442
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class MULTI-FAMILY 8 UNITS (0808)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

630 EATON STREET APARTMENTS LLC
 1214 Newton St
 Key West FL 33040

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$1,263,086	\$957,634	\$816,855	\$835,420
+ Market Misc Value	\$2,979	\$2,979	\$2,979	\$2,979
+ Market Land Value	\$1,101,771	\$834,408	\$632,661	\$579,776
= Just Market Value	\$2,367,836	\$1,795,021	\$1,452,495	\$1,418,175
= Total Assessed Value	\$1,757,520	\$1,597,745	\$1,452,495	\$1,330,061
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,367,836	\$1,795,021	\$1,452,495	\$1,418,175

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$632,661	\$816,855	\$2,979	\$1,452,495	\$1,452,495	\$0	\$1,452,495	\$0
2020	\$579,776	\$835,420	\$2,979	\$1,418,175	\$1,330,061	\$0	\$1,418,175	\$0
2019	\$556,935	\$828,374	\$2,979	\$1,388,288	\$1,209,146	\$0	\$1,388,288	\$0
2018	\$638,538	\$457,707	\$2,979	\$1,099,224	\$1,099,224	\$0	\$1,099,224	\$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-FAMILY SUPERIOR (08SD)	7,898.00	Square Foot	0	0

Buildings

Building ID	417	Exterior Walls	ABOVE AVERAGE WOOD
Style	3 STORY ELEV FOUNDATION	Year Built	1939
Building Type	R8 / R8	Effective Year Built	2009
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	8715	Roof Type	GABLE/HIP
Finished Sq Ft	6027	Roof Coverage	METAL
Stories	3 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	NONE with 0% NONE
Perimeter	511	Bedrooms	7

Functional Obs	0			Full Bathrooms	8
Economic Obs	0			Half Bathrooms	0
Depreciation %	15			Grade	550
Interior Walls	WALL BD/WD WAL			Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter	
OPX	EXC OPEN PORCH	218	0	146	
FHS	FINISH HALF ST	1,400	0	150	
FLA	FLOOR LIV AREA	6,027	6,027	593	
OPU	OP PR UNFIN LL	42	0	26	
OUU	OP PR UNFIN UL	280	0	120	
OPF	OP PRCH FIN LL	336	0	124	
OUF	OP PRCH FIN UL	336	0	124	
SBU	UTIL UNFIN BLK	76	0	46	
TOTAL		8,715	6,027	1,329	

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1969	1970	4 x 43	1	172 SF	2
CONC PATIO	1969	1970	0 x 0	1	190 SF	1
RW2	1969	1970	2 x 117	1	234 SF	3
BRICK PATIO	1972	1973	0 x 0	1	146 SF	2
BRICK PATIO	1984	1985	6 x 15	1	90 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
12/13/2016	\$100	Warranty Deed	2102892	2830	442
9/22/2016	\$100	Warranty Deed	2100557	2827	701
1/15/2009	\$1,000,000	Warranty Deed		2397	106
3/1/1984	\$235,000	Warranty Deed		907	1001
8/1/1981	\$250,000	Warranty Deed		837	721
2/1/1973	\$65,000	Conversion Code		527	7

Permits

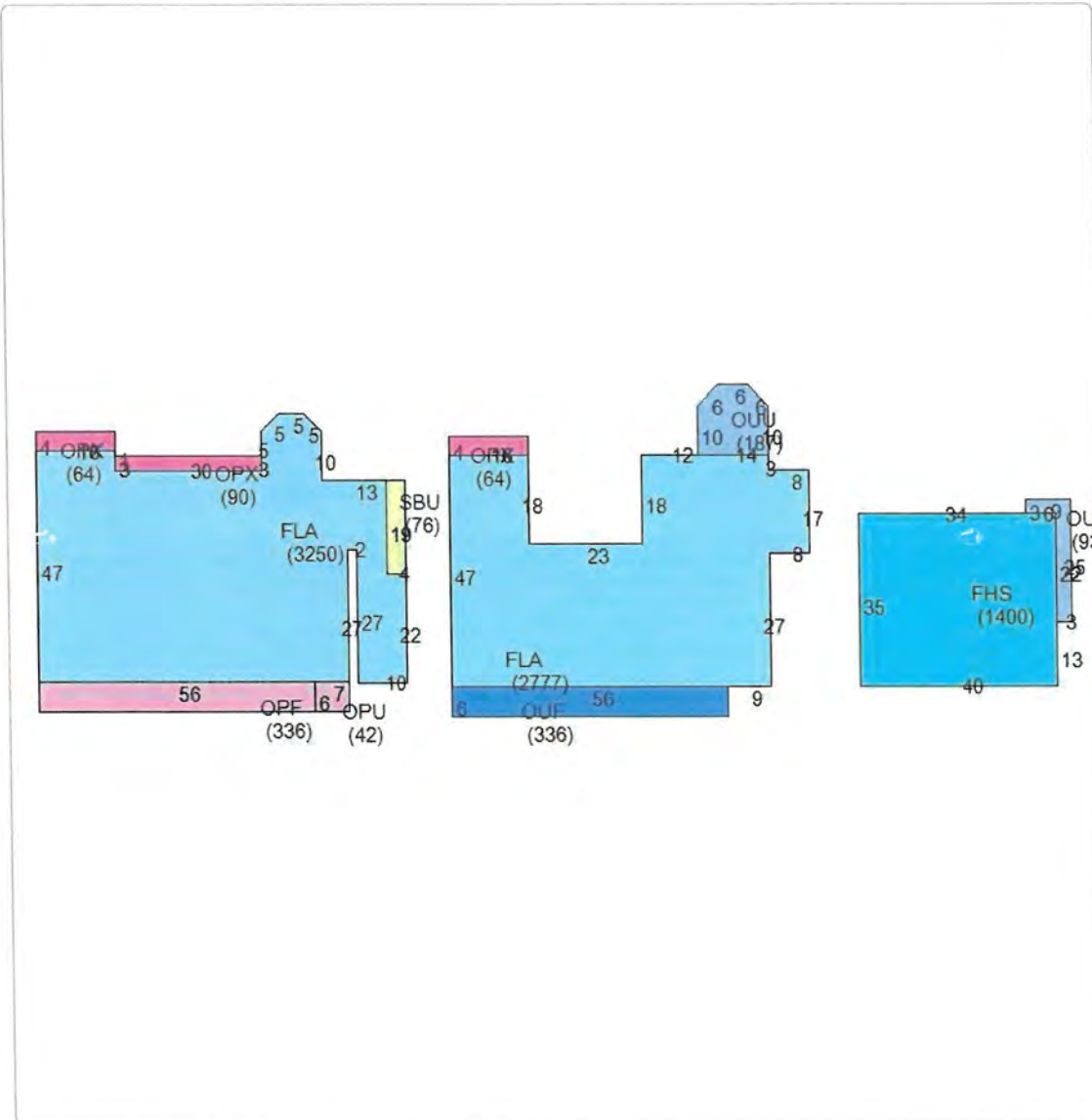
Number ⇅	Date Issued ⇅	Date Completed ⇅	Amount ⇅	Permit Type ⇅
20-2728	1/8/2021		\$5,000	Residential
20-0281	5/6/2020		\$12,000	Residential
20-0716	5/6/2020	4/13/2020	\$12,000	Residential
19-2627	9/5/2019		\$30,650	Residential
17-3028	9/25/2017		\$25,047	Residential
16-3903	10/14/2016	7/28/2016	\$100	Residential
16-3902	9/30/2016	11/3/2016	\$100	Residential
16-3180	8/10/2016	8/9/2016	\$100	Residential
16-3075	8/3/2016	8/3/2018	\$2,200	Residential
13-2068	5/20/2013	7/28/2016	\$15,000	Residential
13-0300	2/20/2013	6/13/2013	\$8,000	Residential
10-0975	8/24/2012	8/24/2014	\$98,500	Residential
10-1082	2/18/2011	12/12/2011	\$3,000	
11-0320	2/1/2011	8/9/2016	\$9,976	
10-2921	9/17/2010	10/12/2012	\$7,500	
10-1651	5/21/2010	5/21/2010	\$100	
10-1061	5/17/2010	6/2/2011	\$5,000	
10-1062	5/17/2010	5/17/2012	\$5,000	
10-1363	5/6/2010	5/6/2012	\$2,000	
10-0974	4/27/2010	6/5/2011	\$4,000	
10-0977	4/27/2010	8/5/2012	\$3,000	
10-0972	4/26/2010	4/15/2012	\$1,000	
10-0973	4/26/2010	8/3/2011	\$15,000	
10-0975	4/26/2010	3/25/2012	\$75,000	
10-0977	4/20/2010	8/5/2012	\$3,000	
10-0373	3/15/2010	3/5/2012	\$15,000	
10-0387	2/5/2010	9/7/2016	\$3,000	
10-0388	2/5/2010	9/7/2016	\$3,000	Residential
09-4327	12/21/2009	6/1/2011	\$5,500	
09-4264	12/16/2009	6/2/2011	\$5,000	
09-3593	12/1/2009	11/30/2011	\$4,000	
09-3562	11/30/2009	8/5/2011	\$20,000	
09-3596	10/22/2009	7/6/2012	\$5,000	

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕
09-0986	5/19/2009	10/8/2009	\$10,000	
09-1330	5/19/2009	10/8/2009	\$2,800	
09-1317	5/14/2009	8/7/2009	\$2,000	
09-0986	4/13/2009	10/8/2009	\$10,000	
08-2421	7/23/2008	10/8/2009	\$1,000	
02-2432	9/8/2002	10/28/2002	\$7,220	
0102833	8/14/2001	10/11/2001	\$6,000	Residential
0003676	11/20/2000	10/11/2001	\$3,000	Residential
0003239	10/6/2000	10/11/2001	\$850	Residential
0002968	9/20/2000	10/11/2001	\$6,500	Residential
0001933	8/29/2000	10/11/2001	\$2,500	Residential

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

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