

STAFF REPORT

DATE: June 29, 2022

RE: 1429 Johnson Street (permit application # T2022-0229)

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

An application was received requesting the removal of (3) Green Buttonwood and (2) Gumbo Limbo tree. A site inspection was done and documented the following:

Tree Species: Green Buttonwood (*Conocarpus erectus*)



Photo showing location of Tree #1 and #2.



Photo showing the canopy of Tree #1 & #2, view 1.



Photo showing the trunks of Tree #1 & #2, view 1.



Photo showing location of Tree #1 & #2.



Photo
showing the
canopy of
Tree #1 & #2,
view 2.



Photo
showing
the trunks
of Tree
#1 & #2,
view 2.

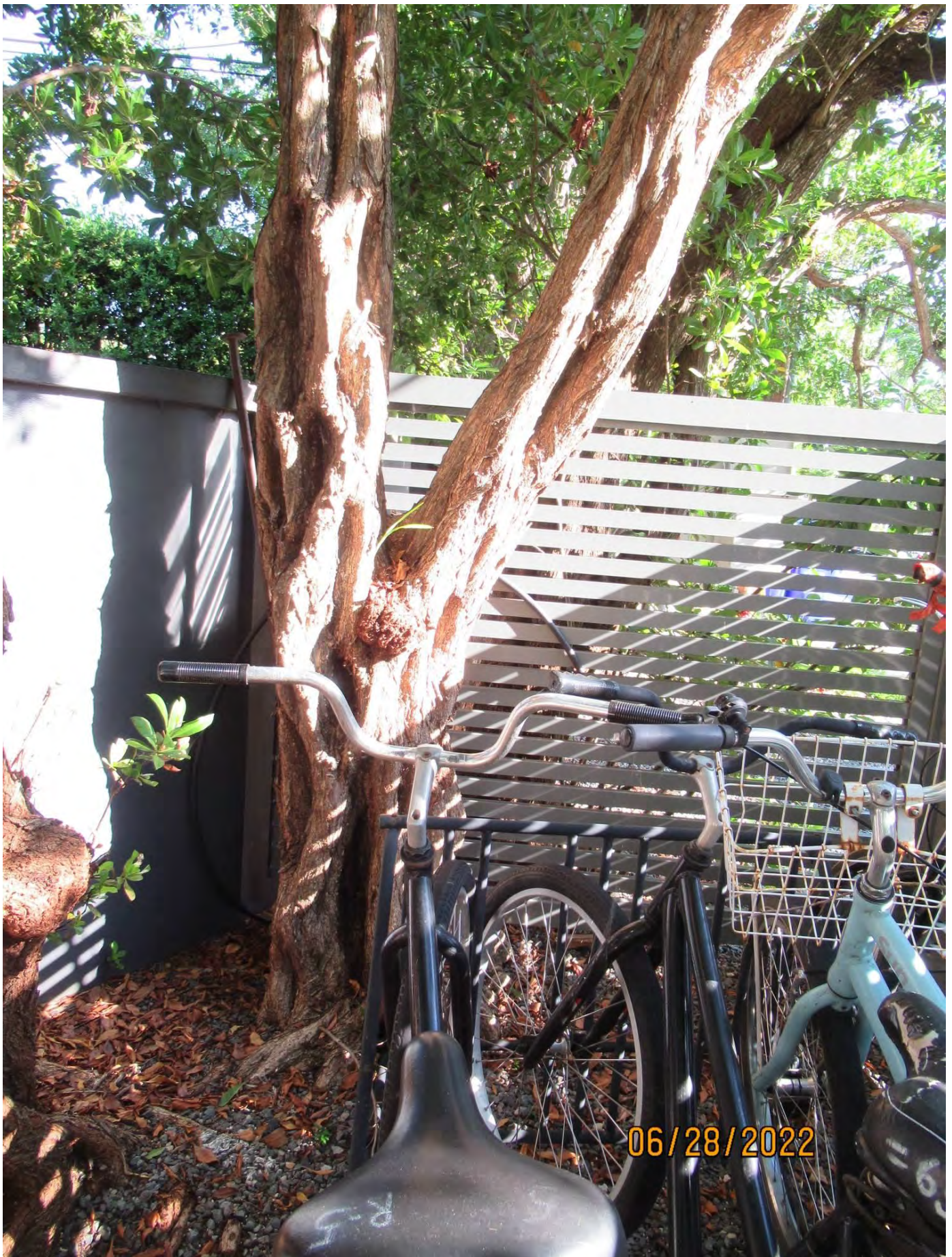


Photo showing base and trunk of Tree #1, view 1.

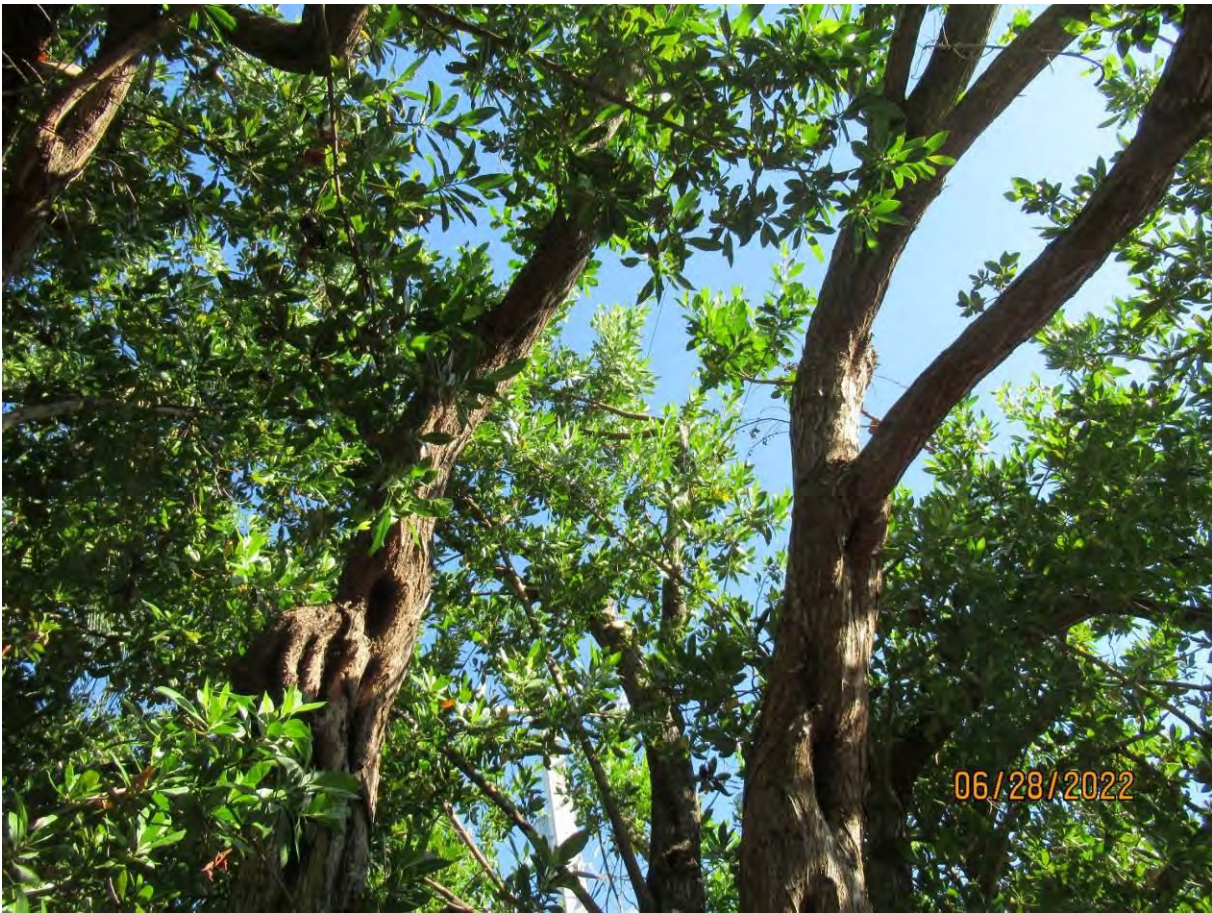


Photo showing the canopy of Tree #1 & #2, view 3.



Photo showing the canopy and tree trunks of Tree #1 & #2.



Photo showing base and trunk of Tree #1, view 2.



Photo of trunk of Tree #1.

Diameter: 19.7"

Location: 70% (growing in front yard next to Tree #2-very visible.)

Species: 100% (on protected tree list)

Condition: 60% (overall condition is fair, two main trunks, poor canopy structure)

Total Average Value = 76%

Value x Diameter = 14.9 replacement caliper inches



Photo of Tree
#2 trunk and
base.



Photo of Tree #2, trunk and canopy.



Photo of canopy of Tree #2.

Diameter: 16.8"

Location: 60% (growing in yard, growth is impacted by neighboring buttonwood, Tree #1, main canopy branches close to structure.)

Species: 100% (on protected tree list)

Condition: 50% (fair health, poor canopy structure, primarily over structure)

Total Average Value = 70%

Value x Diameter = 11.7 replacement caliper inches



Photo showing location of Tree #3.



Photo of
the canopy
of Tree #3,
view 1.



Photo of canopy and main trunk branches, Tree #3, view 1.



Photo of canopy and main trunk branches, Tree #3, view 2



Photo of base of Tree #3, view 1.



Photo of base of Tree #3, view 1.



Photo of the trunk of Tree #3, view 1.



Photo of the
tree trunk of
Tree #3,
view 2.



Photo of
the tree
canopy,
taken from
the street.

Diameter: 17.1"

Location: 40% (growing in back yard, base of tree close to property line and at base of accessory structure. Canopy heavily in main electrical feeder lines to house)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair to poor, decay in main trunk and canopy from old cuts and storm damage)

Total Average Value = 63%

Value x Diameter = 10.7 replacement caliper inches

Tree Species: Gumbo Limbo (*Bursera simaruba*)



Photo of entire tree,
Tree #4, view 1.



Photo of entire tree, Tree #4, view 2.



Photo of base of Tree #4.

Diameter: 2.5"

Location: 60% (growing in side yard close to property line)

Species: 100% (on protected tree list)

Condition: 30% (overall condition is poor, tree is mostly regrowth from old trunk cut)

Total Average Value = 63%

Value x Diameter = 1.5 replacement caliper inches



Two photos of Tree #5 showing location of tree.



Photo of entire tree, Tree #5.



Photo showing location of water/sewer meter in relation to Tree #5.



Photo of the tree canopy of Tree #5.



Photo of base and trunk of tree, Tree #5.



Photo of base of Tree #5.

Diameter: 9.2"

Location: 50% (growing in front-side yard area-very visible tree, appears to be growing over water/sewer line, close to property line.)

Species: 100% (on protected tree list)

Condition: 60% (overall condition is fair)

Total Average Value = 70%

Value x Diameter = 6.4 replacement caliper inches

Total required replacement if all 5 trees approved for removal = 45.2 caliper inches

Application



2022-0229

Tree Permit Application

Date: 6-22-2022

Please Clearly Print All Information unless indicated otherwise.

Tree Address 1429 Johnson St
Cross/Corner Street Leon and Johnson St 2 Gumbo RD
List Tree Name(s) and Quantity 3 Green Buttonwoods / 1 Gumbo limbo
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 () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation one of the Green Buttonwood tree 1/2 of the canopy has been trimmed by neighbor and now tree has a heavy lean over powerline with decay. 2x Buttonwood have been trimmed as hedges and now has decay. 1 Gumbo limbo poor location and Structure

Property Owner Name Ryan Spicer
Property Owner eMail Address Ryan@rivercitywood.com
Property Owner Mailing Address 1429 Johnson St
Property Owner Mailing City Key West State FL Zip 33040
Property Owner Phone Number (305) 849-9864
Property Owner Signature Ryan Spicer

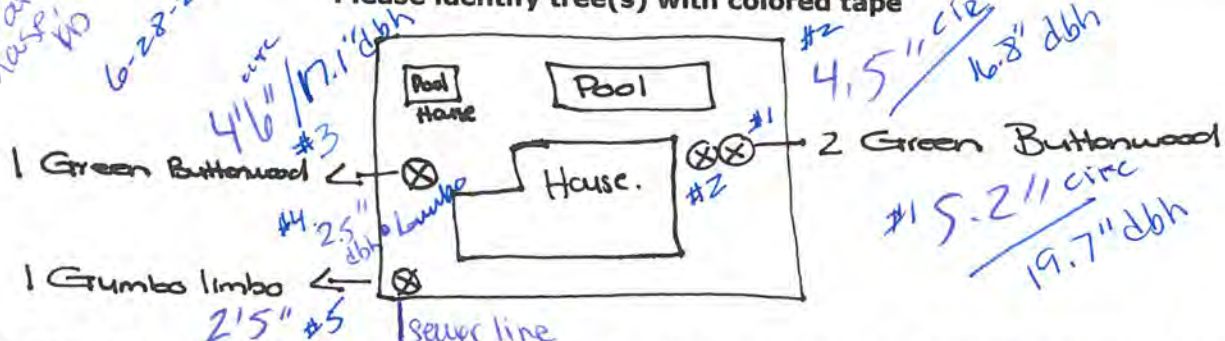
Representative Name Just Trees
Representative eMail Address Justtrees@comcast.net
Representative Mailing Address 5500 5th Ave Suite #6
Representative Mailing City Key West State FL Zip 33040
Representative Phone Number (305) 735-4656

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 required. Please contact 305-809-3740.



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 6-22-2022
Tree Address 1429 Johnson St
Property Owner Name Ryan Spicer
Property Owner Mailing Address 1429 Johnson St
Property Owner Mailing City, Key West
State, Zip FL, 33040
Property Owner Phone Number 305 849 9864 / 216 509 8081
Property Owner email Address Ryan@rivercitywood.com
Property Owner Signature Ryan Spicer

Representative Name Just Key Trees
Representative Mailing Address 5550 5th Ave - Suite #6
Representative Mailing City, Key West
State, Zip FL, 33040
Representative Phone Number 305 735 4656
Representative email Address Justkeytrees@comcast.net

I, Ryan Spicer 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.

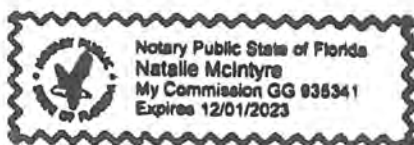
Property Owner Signature Ryan Spicer

The forgoing instrument was acknowledged before me on this 21st day June 2022.
By (Print name of Affiant) personally who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: Natalie McIntyre
Print name: Natalie McIntyre

My Commission expires: 12/01/2023 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 00059490-000000
 Account# 1059951
 Property ID 1059951
 Millage Group 10KW
 Location 1429 JOHNSON St, KEY WEST
 Address
 Legal KW PT TR 28 JOHNSON LEON STS 67FT X 88FT OR151-451/52 OR1458-1179D/C
 Description OR1121-2412L/E OR1450-225 OR1450-1514 OR1458-1181/82 OR1458-1183/84
 OR1555-2320/21 OR1685-1433/34 OR1972-2155/56 OR2082-953/55 OR2674-
 2070/72C/T OR2701-2027/28 OR2745-116/17 OR2963-1155
 (Note: Not to be used on legal documents.)
 Neighborhood 6157
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



1059951 1429 JOHNSON ST 5/8/19

Owner

SPICER RYAN
 1429 Johnson St
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$525,344	\$530,816	\$438,818	\$293,557
+ Market Misc Value	\$46,045	\$47,202	\$48,362	\$31,925
+ Market Land Value	\$403,286	\$380,882	\$436,658	\$446,887
= Just Market Value	\$974,675	\$958,900	\$923,838	\$772,369
= Total Assessed Value	\$974,675	\$958,900	\$849,606	\$772,369
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$974,675	\$958,900	\$923,838	\$772,369

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	5,896.00	Square Foot	67	88

Buildings

Building ID	4929	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1954
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2015
Gross Sq Ft	3313	Foundation	CONCR FTR
Finished Sq Ft	1612	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	EXCELLENT	Flooring Type	CONC ABOVE GRD
Perimeter	200	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	3
Depreciation %	5	Half Bathrooms	0
Interior Walls	MASONRY/MIN	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	353	0	154
FLA	FLOOR LIV AREA	1,612	1,612	216
OPU	OP PR UNFIN LL	48	0	40
OPF	OP PRCH FIN LL	28	0	22
PTO	PATIO	1,272	0	278
TOTAL		3,313	1,612	710

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WATER FEATURE	2000	2001	1	1 UT	1
FENCES	2000	2001	1	536 SF	4
RES POOL	2000	2001	1	336 SF	3
DET CABANA	2000	2001	1	135 SF	4
CONC PATIO	2000	2001	1	1500 SF	1
FENCES	2015	2016	1	360 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/1/2019	\$1,200,000	Warranty Deed	2219404	2963	1155	01 - Qualified	Improved
6/10/2015	\$950,000	Warranty Deed		2745	116	01 - Qualified	Improved
8/27/2014	\$666,800	Warranty Deed		2701	2027	12 - Unqualified	Improved
3/12/2014	\$101,000	Certificate of Title		2674	2070	12 - Unqualified	Improved
2/3/2005	\$1,450,000	Warranty Deed		2082	953	Q - Qualified	Improved
1/28/2004	\$750,000	Warranty Deed		1972	2155	Q - Qualified	Improved
3/15/2001	\$557,500	Warranty Deed		1685	1433	Q - Qualified	Improved
1/5/1999	\$232,000	Warranty Deed		1555	2320	Q - Qualified	Improved
5/1/1997	\$165,000	Warranty Deed		1458	1183	Q - Qualified	Improved

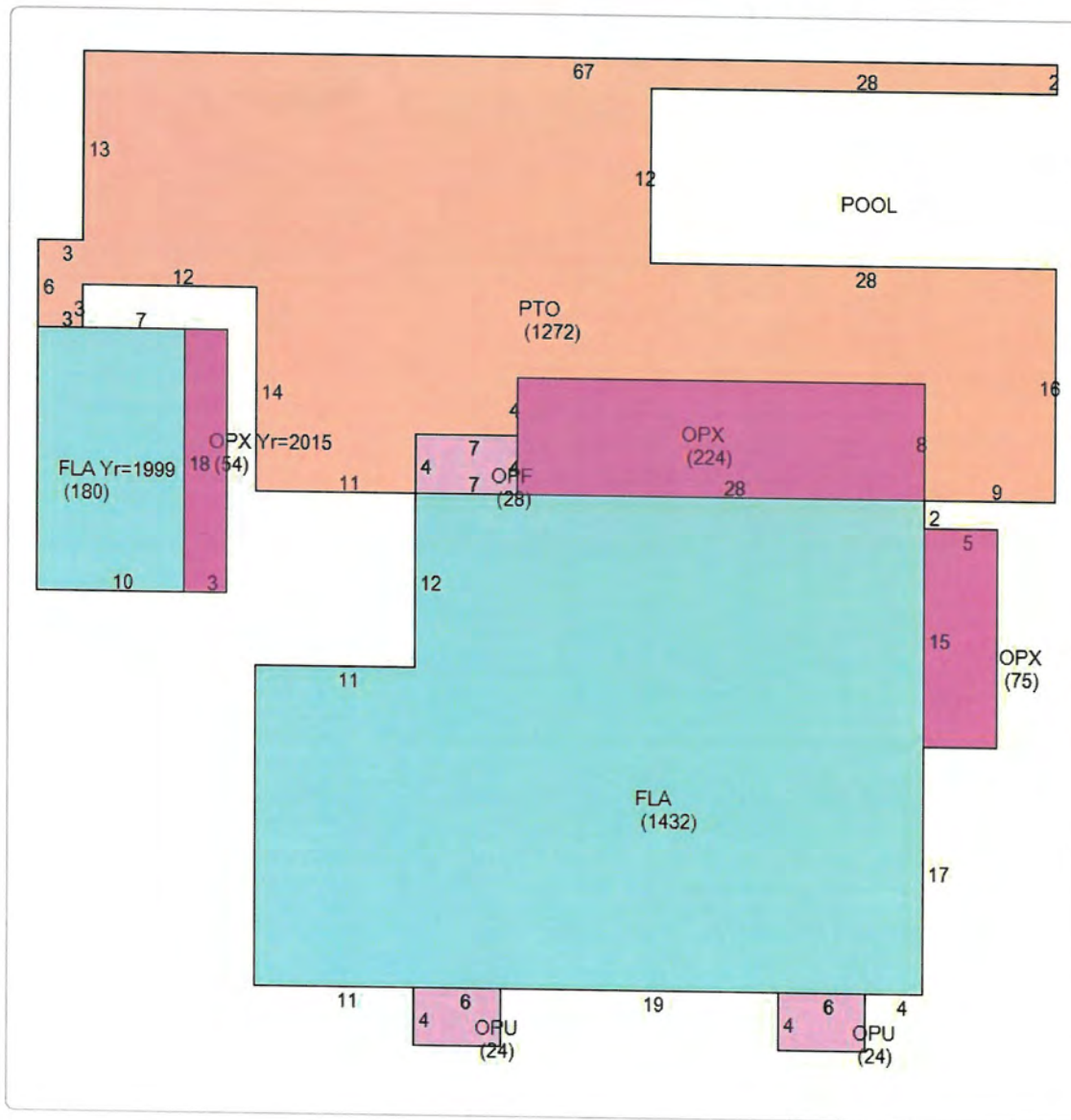
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-5046	12/16/2015	2/11/2016	\$23,800	Residential	FABRICATE NEW METAL FENCE 6' WITH GATES 1-SINGLE AND 3 DOUBLE.
15-2078	5/26/2015	5/28/2015	\$100	Residential	EXTEND PERMI #01-1939 FOR FINAL INSPECTION ONLY. INSTALL SEWER LINE PRESSURE TEST REQUIRED.
15-2079	5/26/2015	5/28/2015	\$100	Residential	EXTEND PERMIT #05-5660 FOR FINAL INSPECTION ONLY. HURRICANS REPAIRS REPLACE (2) 2 TON CONDENSERS
05-5660	12/12/2005	8/15/2006	\$4,000	Residential	HURRICANE DAMAGES REPLACE (2) 2.TON CONDENSERS
9903369	9/29/1999	4/10/2000	\$25,000	Residential	POOL
9901489	6/21/1999	4/10/2000	\$59,284	Residential	RENOVATION AND ADDITION
9701796	6/1/1997	7/1/1997	\$900	Residential	SHADOW BOX FENCE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



1059951 1429 JOHNSON ST 5/8/19

Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

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