

STAFF REPORT

DATE: July 1 & 6, 2022

RE: Administrative Hearing for 1310 Flagler Avenue (TC2022-0006)

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

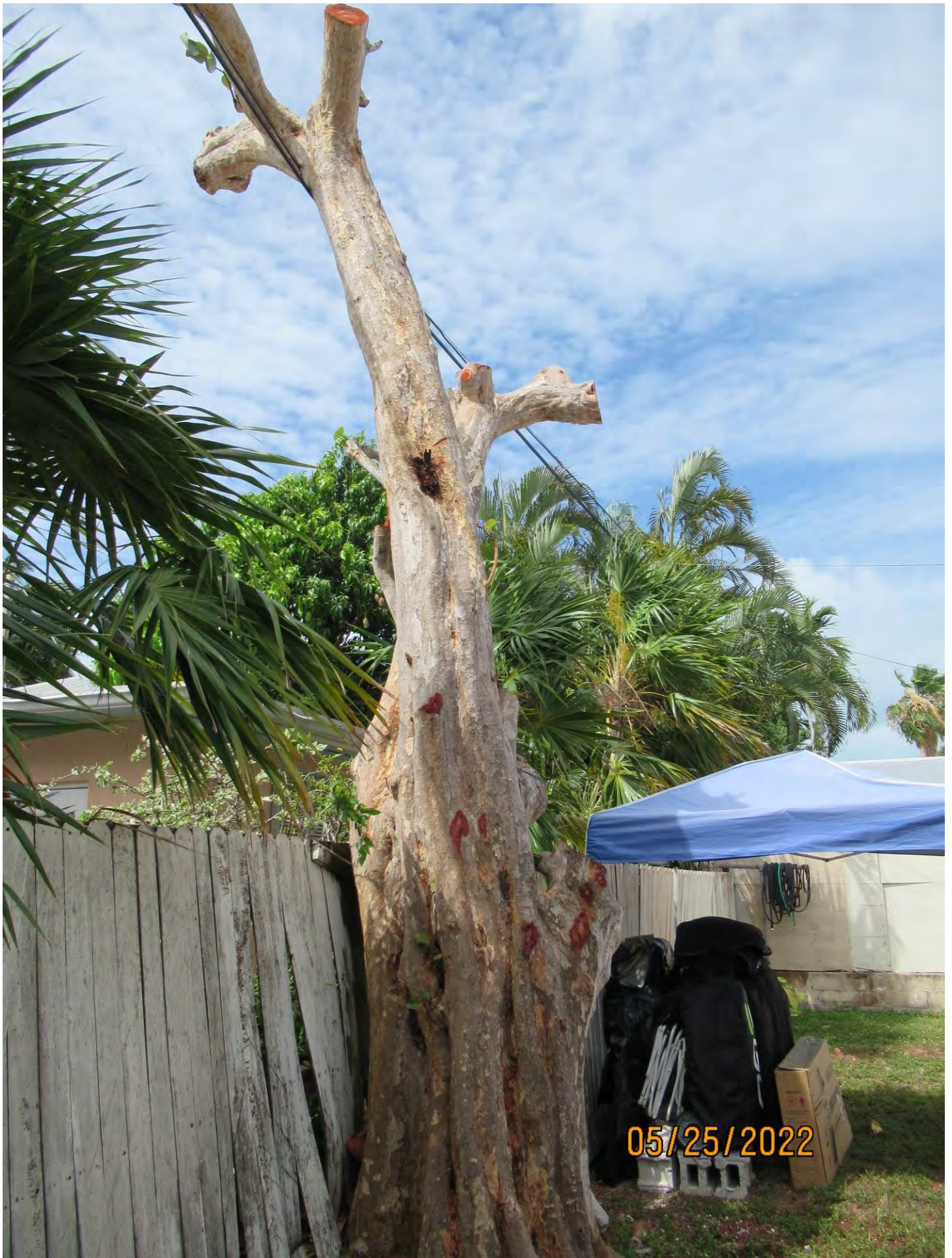
On May 19, 2022, while checking on a newly planted thatch palm on the City right of way, I noticed a large bucket tree and a tree crew doing work on private property, 1310 Flagler Avenue. The company, JJES Service, Inc Landscaping and Lawn Service from Homestead, Florida, had removed all of the tree canopy from a sea grape tree. This work could easily be seen from the public sidewalk and the driveway area. I then spoke to a representative of the tree company and the property owner and her representative. I informed them that permits are required to trim or remove the tree and I was not aware of any existing, open tree permits for the property. I also asked if the tree company had a license to work in the City as I had never seen them before. The tree company was not licensed to work in the City, a certified arborist was not on site, and the company soon left the area once told what they were doing required a license and the work was not authorized. The property owner said she was concerned about the safety of the tree to the neighbor's property and her property. She did not seem to understand the City tree regulations.

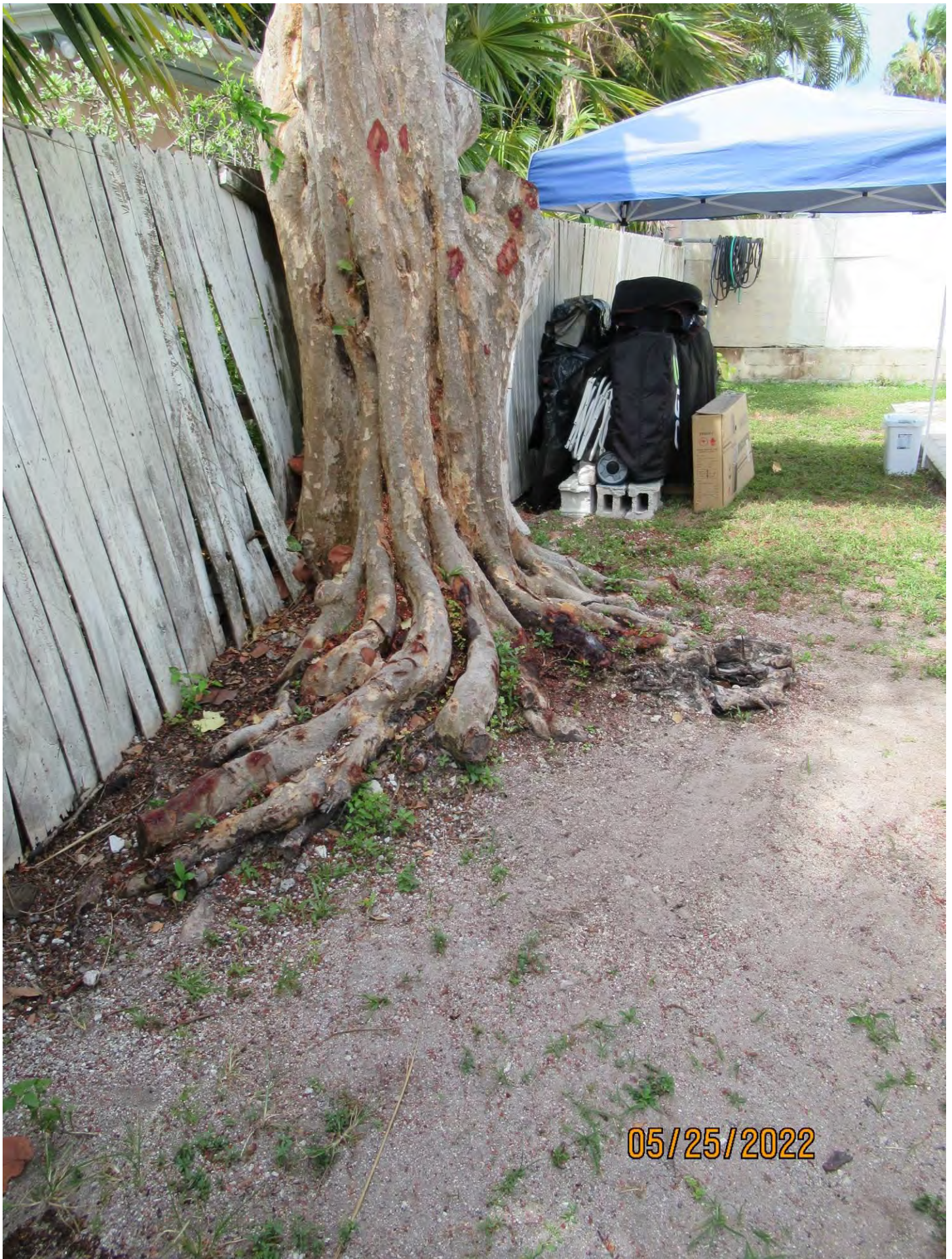
Property Permitting History: In November 2019, the Tree Commission, at that time, recommended heavy trimming of the canopy instead of removal of the tree. It is known that the neighbor behind this property where the tree canopy overhangs, hired a licensed arborist to trim a large portion of the canopy using the open trimming permit. It is not known if the property owner, at that time, hired anyone to do trimming of the tree. In January 2021, a notice letter was sent to the property owner regarding the open trimming permit. No response was received and the trimming permit was closed in July 2021.

The property owner submitted a letter to the file and the neighbor behind this property, Michael Eyer, also submitted a letter regarding this tree. Both letters are attached to the file. They are requesting approval to remove the tree and are willing to replant on the properties.

The tree trunk measured 30.5 inches diameter.







05/25/2022



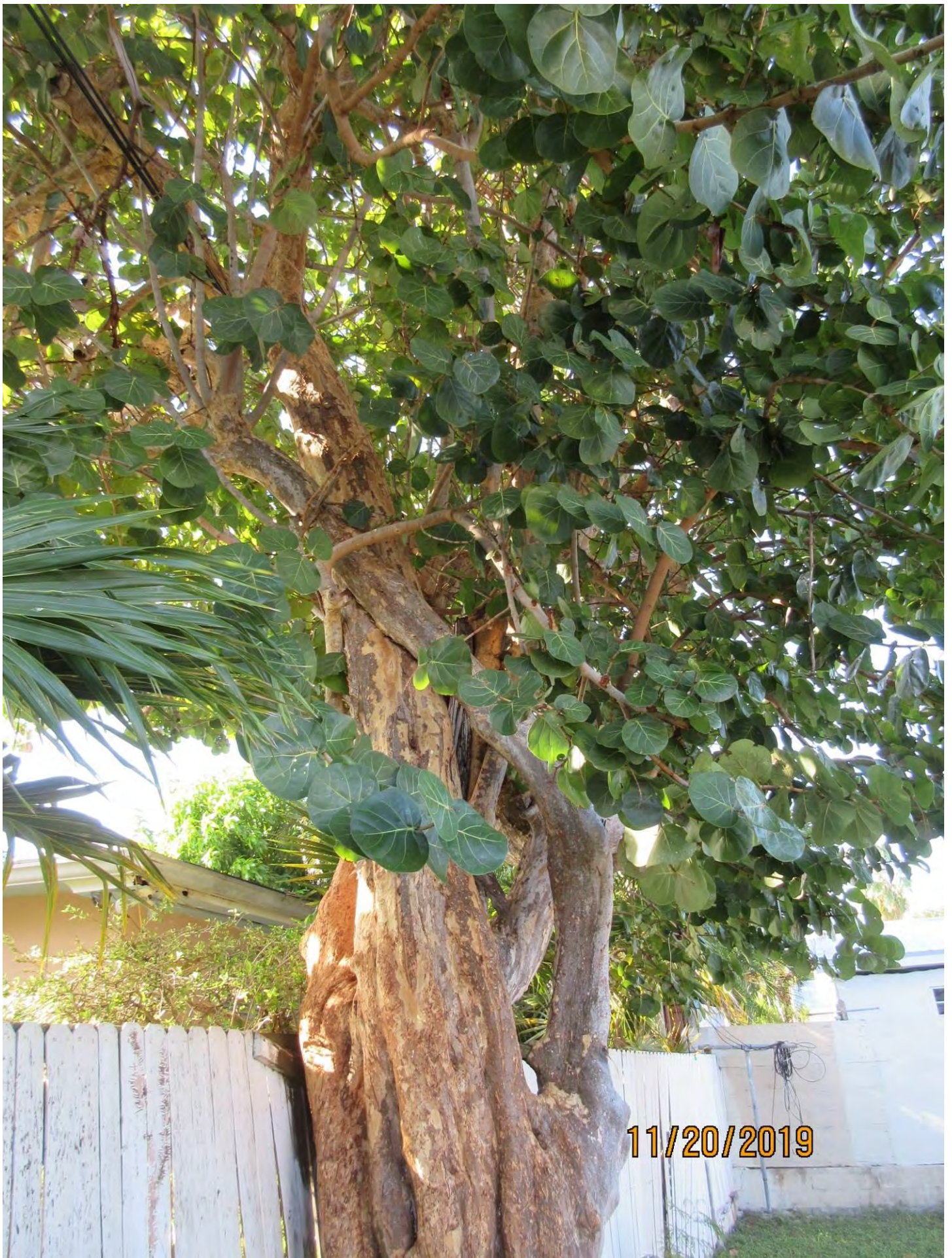




05/25/2022









05/26/2022

Rita Vasquez
1310 Flagler Avenue
Key West, Florida 33040

Karen DeMaria
Urban Forestry Manager
1300 White Street
Key West, Florida 33040

Mrs. Karen DeMaria:

Thank you for coming to speak with us regarding the Seagrape tree on our property. As we mentioned, and as the letter from our neighbor attests, this tree is a safety hazard. Not only is there tree rot (as the tree appears to be unhealthy) but it also poses a serious risk of impacting the power lines as it leans towards 1315 Johnson Street.

Living in Florida comes with inherent dangers as we often encounter hurricanes. Strong winds and storms could cause devastating damage if this tree remains on the property. There are already large branches that fall from the tree on a constant basis, any small storm could cause structural damage to our home and that of the neighbors, could cause downed power lines, and could have further unforeseen impacts.

We ask for your help in resolving this issue by granting us a permit to completely remove the tree. We would be happy to replace the tree with some other native healthy species.

Thank you for your time and commitment to this matter.

Kind Regards,

Rita Vazquez

Michael Eyer
1315 Johnson Street
Key West, Florida 33040
May 24, 2022

Karen DeMaria
Urban Forestry Manager
1300 White Street
Key West, Florida 33040

Dear Karen DeMaria:

I am writing this letter to assist in determining the fate of a Seagrape tree that is in need of removal at 1310 Flagler Avenue. This tree is in constant need of major trimming at great expense as it has grown into the utility lines that service the neighborhood and it is a fast growing tree.

Since Irma this tree has continued to lean farther towards 1315 Johnson Street and you can see that the tree is deflecting the utility lines now and the lines are now cutting into the tree which is in essence acting as a saw on the main trunk as the tree rocks in the wind. As the years go by the tree is gaining more and more of a lean towards 1315 Johnson street and it is in danger of falling and causing major building and property damage including the possibility of death as that is a main bedroom that lies under the main branches of the tree. From the attached Figure 1 you can see the lean of the tree and how it over hangs 1315 Johnson Street.

There is also significant rot in one of the main branches that snapped off during Irma as evidenced in the attached figure 2. This will continue to expand also greatly diminishing the trees ability to withstand the next wind event.

Several large branches came off this tree in Irma and damaged the back the house and gutters.

The tree may be on the property of 1310 Flagler but I would plant a native tree/palm to replace this at 1315 Johnson Street as well which will continue to assist in providing homes for native wildlife.

Sincerely,



Michael Eyer

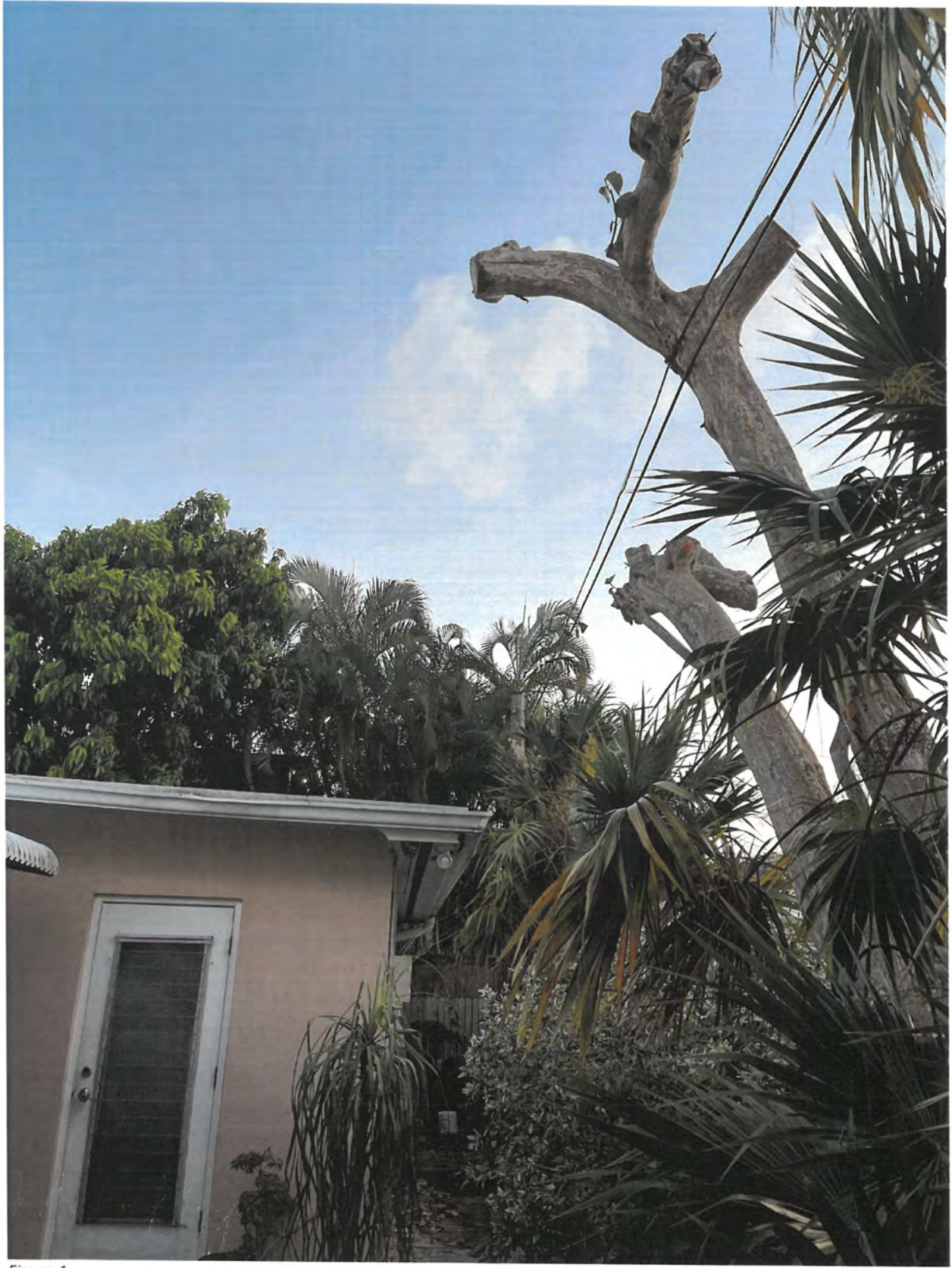


Figure 1

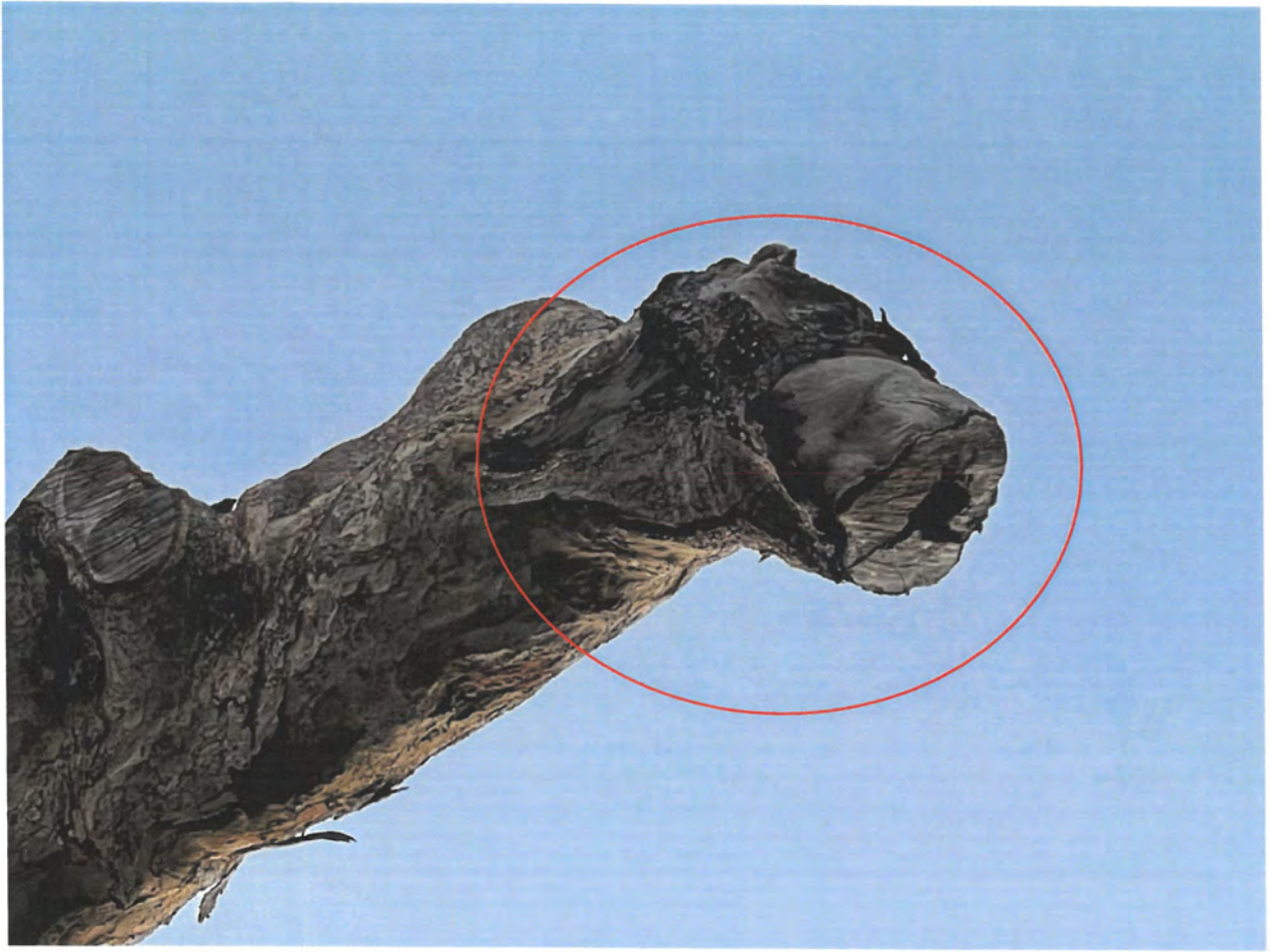


Figure 2



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Maria Rita Vasquez
1310 Flagler Avenue
Key West, FL 33040

2. 7007 3020 0000 5349 1500

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Maria Vasquez

☐ Agent☒ Addressee

B. Received by (Printed Name)

VAZQUEZ

C. Date of Delivery

06-18-22

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

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 00059750-000000
 Account# 1060224
 Property ID 1060224
 Millage Group 10KW
 Location Address 1310 FLAGLER AVE, KEY WEST
 Legal Description KW EAST MARTELLO TOWERS PB 2-47 SUB OF PT TR 28 LOT 14 OR315-116-117 OR811-2087
(Note: Not to be used on legal documents)
 Neighborhood 6157
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision East Martello Towers
 Sec/Twp/Rng 05/68/25
 Affordable Housing No

**Owner**

VAZQUEZ MARIA RITA
 1310 FLAGLER AVE
 KEY WEST FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$178,469	\$180,521	\$184,623	\$135,419
+ Market Misc Value	\$2,738	\$2,738	\$2,738	\$2,738
+ Market Land Value	\$326,431	\$308,296	\$357,034	\$365,485
= Just Market Value	\$507,638	\$491,555	\$544,395	\$503,642
= Total Assessed Value	\$507,638	\$491,555	\$544,395	\$503,642
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$507,638	\$491,555	\$544,395	\$503,642

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	6.160.00	Square Foot	70	88

Buildings

Building ID	4954	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1958
Building Type	S.F.R. - R1 / R1	Effective Year Built	2008
Gross Sq Ft	1515	Foundation	CONCR FTR
Finished Sq Ft	1314	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC ABOVE GRD
Perimeter	152	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	15	Half Bathrooms	0
Interior Walls	PLYWOOD PANEL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,314	1,314	0
OPF	OP PRCH FIN LL	80	0	0
SBF	UTIL FIN BLK	121	0	0
TOTAL		1,515	1,314	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1957	1958	1	350 SF	2
CONC PATIO	1957	1958	1	60 SF	2
CH LINK FENCE	1964	1965	1	984 SF	1
WALL AIR COND	1994	1995	1	1 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/1/1980	\$44,300	Warranty Deed		811	2087	Q - Qualified	Improved

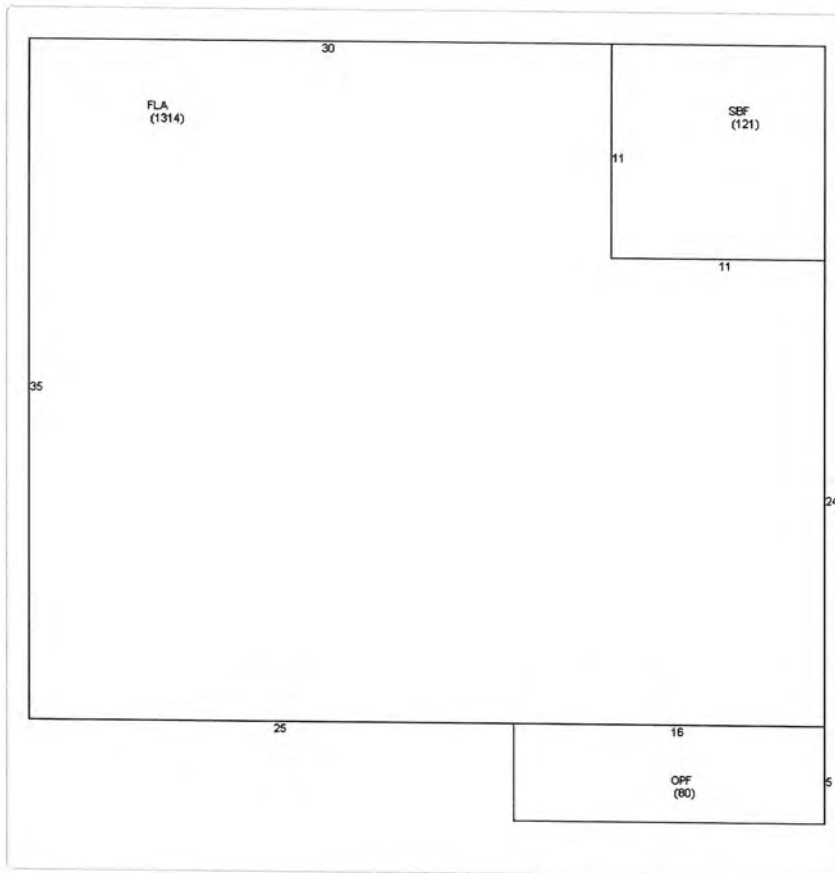
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20-1769	8/5/2020		\$2,400	Residential	
17-1456	5/4/2017		\$15,000	Residential	4" PVC fence along the front, 4" walk through gate and 14" sliding gate.
15-3163	7/30/2015		\$2,100	Residential	REPLACING ALL WINDOWS, REPLACING ALL DRYWALL.
15-1747	5/7/2015	5/7/2017	\$13,180	Residential	RELOCATE AND UPGRADE ELECTRICAL SERVICE WILL 200 AMP.
02-2639	8/20/2003	11/20/2003	\$2,300	Residential	INSTALL 1400 SQ/FT (14 SQS) OF 26 G V-CRIMP METAL ROOFING AND 500 SQ/FT (5 SQS) OF 60 MIL TPO SINGLE PLY.
					REPAIR SEWER

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

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

2021 Notices Only

Karen DeMaria

From: Amanda Brady
Sent: Monday, May 23, 2022 10:36 AM
To: Karen DeMaria
Cc: Ashley Dixon
Subject: RE: [EXTERNAL] 1310 Flagler

I cannot find a license under JJES Services Inc. I will have Laurie open a case.

*Amanda Brady
Licensing Official
City of Key West*



Licensing Department -1300 WHITE STREET- KEY WEST- FLORIDA 33040
OFFICE: 305.809-3971
licensing@cityofkeywest-fl.gov

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Sent: Monday, May 23, 2022 10:24 AM
To: Amanda Brady <abrady@cityofkeywest-fl.gov>; Ashley Dixon <ashley.dixon@cityofkeywest-fl.gov>
Cc: Joseph Madrid <jmadrid@cityofkeywest-fl.gov>
Subject: FW: [EXTERNAL] 1310 Flagler

This company was "trimming"/removing a protected tree on private property at 1310 Flagler Avenue. I will handle the tree issue but when I asked if they had a license to work in the city they did not answer. They are not on my approved tree trimmer/certified arborist list. Are they licensed? If not, will you send them a notice?

When I went by the property 30 minutes later, they were gone.

Sincerely,

Karen

From: Karen DeMaria <kwtreelady@gmail.com>
Sent: Thursday, May 19, 2022 3:53 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Subject: [EXTERNAL] 1310 Flagler

Karen DeMaria

From: Karen DeMaria <kwtreelady@gmail.com>
Sent: Thursday, May 19, 2022 3:53 PM
To: Karen DeMaria
Subject: [EXTERNAL] 1310 Flagler

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