

# STAFF REPORT

DATE: October 27, 2022

RE: **415 United Street (permit application # T2022-0375)**

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

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

**Tree Species: Jamaican Caper (Capparis cynophallophora)**

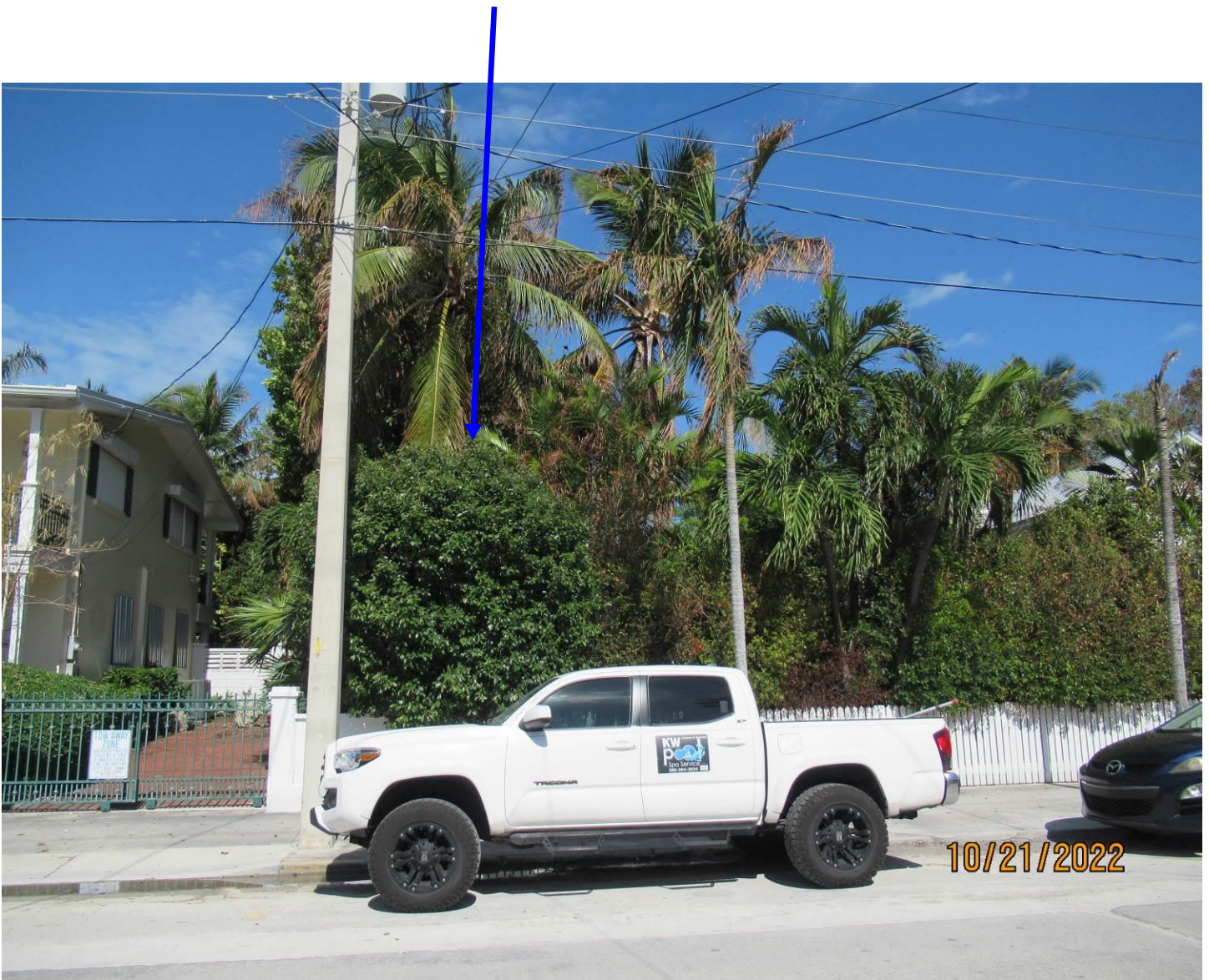


Photo showing location of tree, view 1.



Photo showing location of tree, view 2.



Photo showing base and trunks of tree, view 1.



Photo of base and trunks of tree, view 2.



Photo of tree trunks and canopy.



Photo of  
tree  
canopy.



Photo of  
base of  
tree.

Diameter: 7.6"

Location: 60% (growing in front yard along sidewalk. Property owner wants to install a driveway at this location)

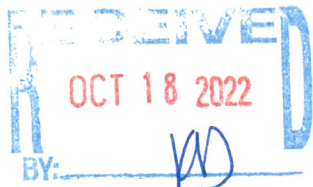
Species: 100% (on protected tree list)

Condition: 60% (overall condition is good-large shrub type tree.)

Total Average Value = 73%

**Value x Diameter = 5.5 replacement caliper inches**

# Application



T2022-0375

## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 10/17/2022

Tree Address 415 United Street, Key West, FL 33040  
Cross/Corner Street Duval - United - Whitehead  
List Tree Name(s) and Quantity Jamaican Caper  
Species Type(s) check all that apply ( ) Palm ( ) Flowering ( ) Fruit ( ) Shade (x) Unsure

## Reason(s) for Application:

( ) Remove ( ) Tree Health ( ) Safety (x) Other/Explain below  
( ) Transplant ( ) New Location ( ) Same Property (x) Other/Explain below  
( ) Heavy Maintenance Trim ( ) Branch Removal ( ) Crown Cleaning/Thinning ( ) Crown Reduction

Additional Information and Explanation

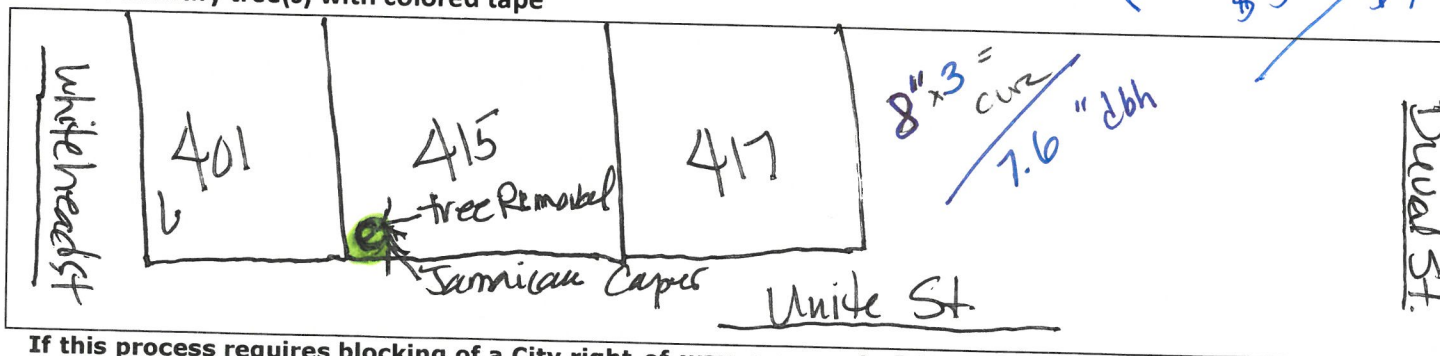
Remove for driveway, too large to transplant (per Karen) will replace from list or donate money to transplant somewhere else.

Property Owner Name Danny Thornton  
Property Owner email Address n1thornton@comcast.net  
Property Owner Mailing Address 1650 Jack Warner Pkwy, Unit 2202, Tuscaloosa, AL 35401  
Property Owner Phone Number 205-764-2640 or 205-657-5985  
Property Owner Signature Danny Thornton  
Representative Name Treeman (Sean)  
Representative email Address Keystreetman@gmail.com  
Representative Mailing Address Overseas Hwy, 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. Tree Representation Authorization form attached (x)

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 is 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 10/17/2022  
Tree Address 415 United Street, Key West, FL 33040  
Property Owner Name Danny Thornton  
Property Owner Mailing Address 1650 Jack Warner Pkwy, Unit 2202  
Property Owner Mailing City, State, Zip Tuscaloosa, AL 35401  
Property Owner Phone Number 205-764-2600 or 205-657-5985  
Property Owner email Address dthornton@comcast.net  
Property Owner Signature Danny Thornton  
Representative Name Treeman (Seal)  
Representative Mailing Address Overseas Hwy, Big Pine Key, FL 33043  
Representative Mailing City, State, Zip  
Representative Phone Number 305-910-8448  
Representative email Address Keytreeman@gmail.com

I, Danny Thornton 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 are any questions or need access to my property.

Property Owner Signature Danny Thornton

The forgoing instrument was acknowledged before me on this 17 day Oct.  
By (Print name of Affiant) Danny Thornton who is personally known to me or has produced  
Drivers license as identification and who did take an oath.

Notary Public

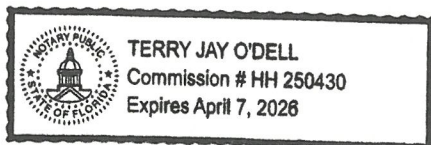
Sign name: Terry O'Dell

Print name: Terry O'Dell

My Commission expires: April 7, 2026

Notary Public-State of \_\_\_\_\_

(Seal)



**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 00029210-000000  
 Account# 1029980  
 Property ID 1029980  
 Millage Group 10KW  
 Location 415 UNITED ST, KEY WEST  
 Address  
 Legal KW PT SUB 9 AND ALL SUB 11 PT LOT 4 SQR 9 TR 11 G5-491 G11-71 G63-91 OR306-481 OR673-710 OR772-285 OR807-1223 OR833-2351 OR839-1305 OR998-1306 OR1246-379 OR1334-736 OR1351-1860 OR1351-1863 OR2673-1304 OR3032-2450  
 Description (Note: Not to be used on legal documents.)  
 Neighborhood 6108  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing

**Owner**

THORNTON'S LLC  
 1650 Jack Warner Pkwy  
 Unit 2202  
 Tuscaloosa AL 35401

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$859,683	\$755,444	\$803,343	\$405,900
+ Market Misc Value	\$22,267	\$22,962	\$24,657	\$24,352
+ Market Land Value	\$902,109	\$667,220	\$662,114	\$697,858
= Just Market Value	\$1,784,059	\$1,445,626	\$1,489,114	\$1,128,110
= Total Assessed Value	\$1,590,189	\$1,445,626	\$617,987	\$604,093
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,784,059	\$1,445,626	\$592,987	\$579,093

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	6,167.00	Square Foot	73.4	84.2

**Buildings**

Building ID	2244	Exterior Walls	CUSTOM
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2014
Gross Sq Ft	2752	Foundation	CONC BLOCK
Finished Sq Ft	1748	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	SFT/HD WD
Perimeter	214	Heating Type	FCD/AIR DUCTED
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2
Depreciation %	7	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	600
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	466	0	124
DUF	FIN DET UTILIT	173	0	62
FLA	FLOOR LIV AREA	1,748	1,748	328
OPU	OP PR UNFIN LL	124	0	78
OUU	OP PR UNFIN UL	136	0	50
OPF	OP PRCH FIN LL	105	0	56
TOTAL		2,752	1,748	698

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1979	1980	1	84 SF	3
FENCES	1983	1984	1	955 SF	2
WALL AIR COND	1987	1988	1	1 UT	1
WOOD DECK	1987	1988	1	221 SF	2
RES POOL	1998	1999	1	300 SF	4

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/20/2020	\$1,785,000	Warranty Deed	2273927	3032	2450	01 - Qualified	Improved
2/24/2014	\$755,000	Warranty Deed		2673	1304	37 - Unqualified	Improved
4/1/1995	\$275,000	Warranty Deed		1351	1860	Q - Qualified	Improved
12/1/1986	\$1	Warranty Deed		998	1306	M - Unqualified	Improved
7/1/1981	\$45	Warranty Deed		839	1305	U - Unqualified	Improved
6/1/1980	\$40	Warranty Deed		833	2351	U - Unqualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type
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Notes