STAFF REPORT

DATE: December 27, 2022

RE: 520 Emma Street (permit application # T2022-0431)

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 location of tree.

Photo of whole tree.

Photo of trunk and canopy, view 1.

Closeup view of a damage area, break.

Close up view of old decay area, view 1.

Close up view of old decay area, view 2.

Photo of trunk and canopy, view 2.

Photo of trunk and canopy, view 3.

Close up view of old decay area, view 3.

Close up view of old decay area, view 4.

Photo of base of tree, view 1.

Photo showing trunk of tree in relation to sidewalk fence.

Photo of tree trunk, view 1.

Photo of trunk and canopy, view 4.

Photo of trunk and canopy, view 5.

Photo of trunk in relation to structure.

Photo of base of tree, view 2.

Photo of tree trunk, view 2.

Close up photo of trunk issues.

Photo of trunk and canopy in relation to existing structure.

Photo of tree canopy.

Diameter: 32.1″
Location: 70% (growing in front yard next to sidewalk-very visible, trunk close to structure.)
Species: 100% (on protected tree list)
Condition: 20% (overall condition is very poor, lots of old decay and galls with decay throughout trunk and canopy area, recent branch breaks in canopy.)
Total Average Value = 63%
Value x Diameter = 20.2 replacement caliper inches

Application

RECEIVED
NOV 29 2022
BY: KD

City of Key West Tree Commission

T2022- 0431

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 11/28/22

Tree Address 520 Emma
Cross/Corner Street Southard
List Tree Name(s) and Quantity One Sapodilla
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 Termites have eaten out tree Tree Branch fell very close to family

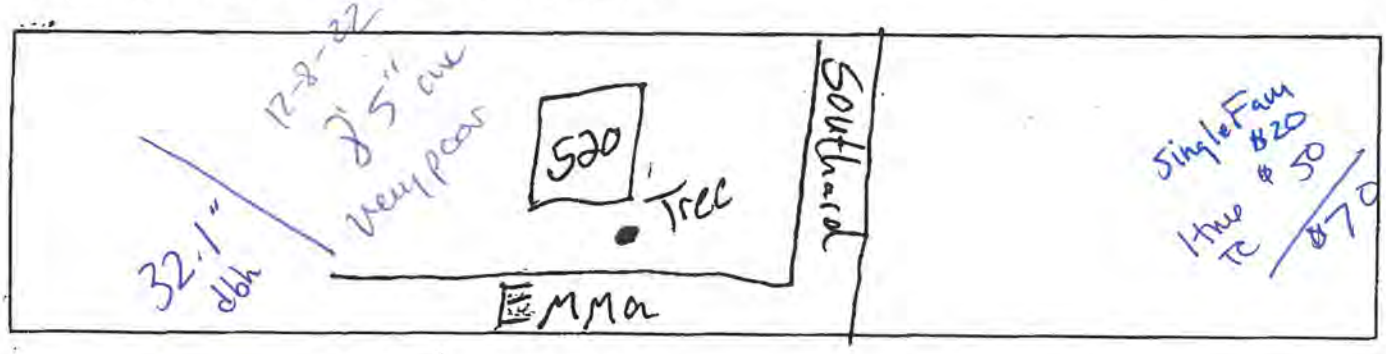
Property Owner Name X John T. Cooper
Property Owner email Address X john.cooper@harrycooper.com
Property Owner Mailing Address X PO Box 1747 Springfield, MO 65801
Property Owner Phone Number X 417 291 1474 417 865-8392
Property Owner Signature X

***Representative Name** John Hartman
Representative email Address Jhartman90@gmail.com
Representative Mailing Address 305-587-4834
Representative Phone Number 23027 Bluegill ln Cudjoe Key, FL 33042

*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.



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 11/28/22

Tree Address 520 EMMa

Property Owner Name X John T. Cooper

Property Owner Mailing Address X PO Box 1747

Property Owner Mailing City, X

State, Zip X Springfield, Mo 65801

Property Owner Phone Number X 417 291 1474 417 865 8392

Property Owner email Address X johncooper@harrycooper.com

Property Owner Signature X

Representative Name John Hartman

Representative Mailing Address 23027 Bluegill In

Representative Mailing City, Cudjoe Key

State, Zip FL, 33040

Representative Phone Number 305-587-4834

Representative email Address Jhartman40@gmail.com

I X John T. Cooper 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 X

The forgoing instrument was acknowledged before me on this 28 day November 2022

By (Print name of Affiant) John T Cooper who is personally known to me or has produced _____ as identification and who did take an oath.

Notary Public

Sign name: Patti D. Otradovec

Print name: Patti D. Otradovec

My Commission expires: 10/25/2023 **Notary Public-State of** Missouri (Seal)

PATTI D. OTRADOVEC
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Oct. 27, 2023
Commission #11488795

Karen DeMaria

From: margaret.thorne@harrycooper.com
Sent: Monday, November 28, 2022 12:55 PM
To: Karen DeMaria
Subject: [EXTERNAL] From John Cooper
Attachments: scan2022-11-28 (1)_0000001.tif; scan2022-11-28 (1)_0000002.tif

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see the attached documents from John Cooper.
Thank you!

Margaret Thorne
Accounting
C. B. Management Co., Inc.
Harry Cooper Supply Company
P O Box 1747
Springfield, MO. 65801-1747
Direct Phone: 417-875-7200
Direct Fax: 417-875-7700
Email: margaret.thorne@harrycooper.com

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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	00010120-000228
Account#	8872658
Property ID	8872658
Millage Group	10KW
Location Address	520 EMMA St, KEY WEST
Legal Description	KW PT LOT 3 SQR 52 .07906 AC OR1373-1315/16 OR1373-1317/1319 OR1613-2105/07 OR2277-1683TR OR2292-914/17 OR2665-31/32 (Note: Not to be used on legal documents.)
Neighborhood	6278
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

BROOKY'S PLACE LLC
2158 S State Highway J
Springfield MO 65809

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	$722,837	$518,771	$533,593	$541,004
+ Market Misc Value	$24,860	$25,842	$26,823	$27,805
+ Market Land Value	$1,346,604	$1,129,632	$1,205,400	$1,205,400
= Just Market Value	**$2,094,301**	**$1,674,245**	**$1,765,816**	**$1,774,209**
= Total Assessed Value	**$1,841,670**	**$1,674,245**	**$1,765,816**	**$1,774,209**
- School Exempt Value	$0	$0	$0	$0
= School Taxable Value	**$2,094,301**	**$1,674,245**	**$1,765,816**	**$1,774,209**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,444.00	Square Foot	41.5	83

Buildings

Building ID	34433
Style	2 STORY ELEV FOUNDATION
Building Type	S.F.R. - R1 / R1
Gross Sq Ft	2851
Finished Sq Ft	1777
Stories	2 Floor
Condition	GOOD
Perimeter	258
Functional Obs	0
Economic Obs	0
Depreciation %	8
Interior Walls	WD PANL/CUSTOM

Exterior Walls	CUSTOM
Year Built	1995
EffectiveYearBuilt	2013
Foundation	CONC PILINGS
Roof Type	GABLE/HIP
Roof Coverage	METAL
Flooring Type	SFT/HD WD
Heating Type	FCD/AIR DUCTED with 0% NONE
Bedrooms	3
Full Bathrooms	3
Half Bathrooms	0
Grade	600
Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	648	0	0
FLA	FLOOR LIV AREA	1,777	1,777	0
PTO	PATIO	426	0	0
TOTAL		**2,851**	**1,777**	**0**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
TIKI	1994	1995	1	180 SF	1
TIKI	1994	1995	1	20 SF	1
CONC PATIO	1994	1995	1	56 SF	2
FENCES	1994	1995	1	770 SF	2
RES POOL	1995	1996	1	486 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/27/2013	$1,650,000	Warranty Deed		2665	31	05 - Qualified	Improved		
4/24/2007	$1,895,000	Warranty Deed		2292	914	Q - Qualified	Improved		
1/14/2000	$749,000	Warranty Deed		1613	2105	M - Unqualified	Improved		
10/1/1995	$429,900	Warranty Deed		1373	1317	Q - Qualified	Improved		

Detail by Entity Name

Florida Limited Liability Company
BROOKY'S PLACE, LLC

Filing Information

Document Number	L13000171799
FEI/EIN Number	NONE
Date Filed	12/12/2013
Effective Date	12/12/2013
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/26/2014
Event Effective Date	NONE

Principal Address

520 EMMA STREET
KEY WEST, FL 33040

Mailing Address

2158 SOUTH STATE HIGHWAY J
SPRINGFIELD, MI 65809

Registered Agent Name & Address

OROPEZA, GREGORY S
138 SIMONTON STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGRM

JOHN T. AND MARY D. COOPER REVOCABLE TRUST
2158 SOUTH STATE HIGHWAY J
SPRINGFIELD, MI 65809

Title MGRM

JOHN T. COOPER REVOCABLE TRUST