

STAFF REPORT

DATE: January 30, 2023

RE: 1223 Petronia Street (permit application # T2023-0007)

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

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

Tree Species: Avocado (*Persea americana*)



Photo showing location of tree in back yard.



Photo of whole tree.

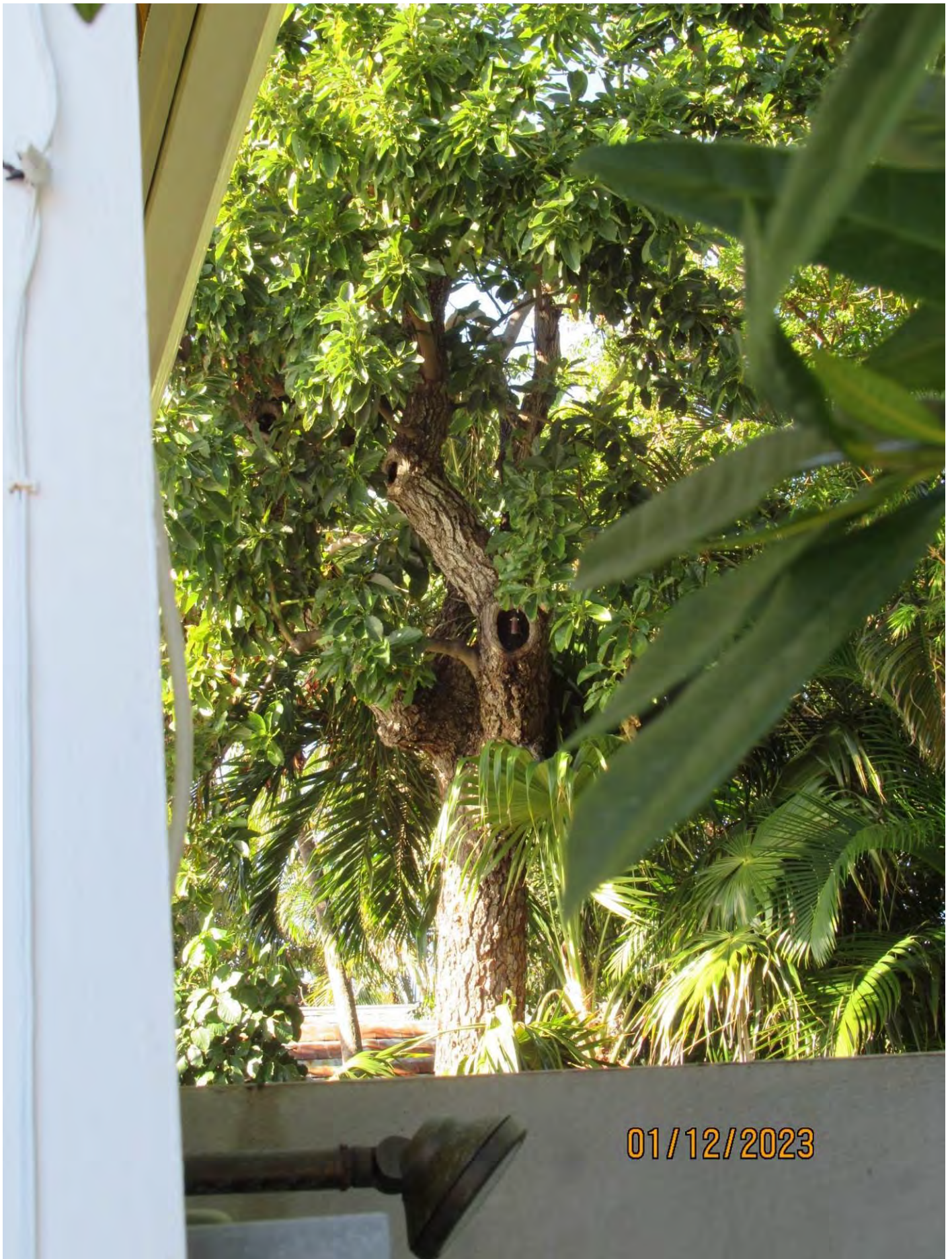


Photo of main trunk and canopy, view 1.



Photo of
tree
canopy,
view 1.



Close up
photo of
old cut
areas with
decay.



Photo of
tree
canopy,
view 2.



Photo of
tree
canopy,
view 3.



Photo of
main
trunk and
canopy,
view 2.



Photo of
tree
crotch
area.



Two photos showing old cut/decay areas with termite mud.



Photo looking up the tree trunk into the canopy.



Photo of main trunk and canopy, view 3.



Photo of
tree
canopy,
view 4.

Diameter: 20"

Location: 60% (tree located in back yard near property line area)

Species: 100% (on protected tree list)

Condition: 40% (overall condition is poor, evidence of termites observed, decay in old cuts.)

Total Average Value = 66%

Value x Diameter = 13.2 replacement caliper inches

Recommendation: Recommend approval of the removal of the Avocado tree.

Application

RECEIVED

JAN 06 2023

BY:



T2023-0007

Tree Permit ApplicationPlease Clearly Print All Information unless indicated otherwise. Date: 1-6-2022

Tree Address 1223 Petronia St
 Cross/Corner Street Georgia St.
 List Tree Name(s) and Quantity 1 avocado tree

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

This tree which hasn't had avocados for at least 5 years is infested with termites and has lost almost half its canopy in various wind events leaving the heavy side of the tree growing towards the
John DeWald + Stephen Kitsakos house

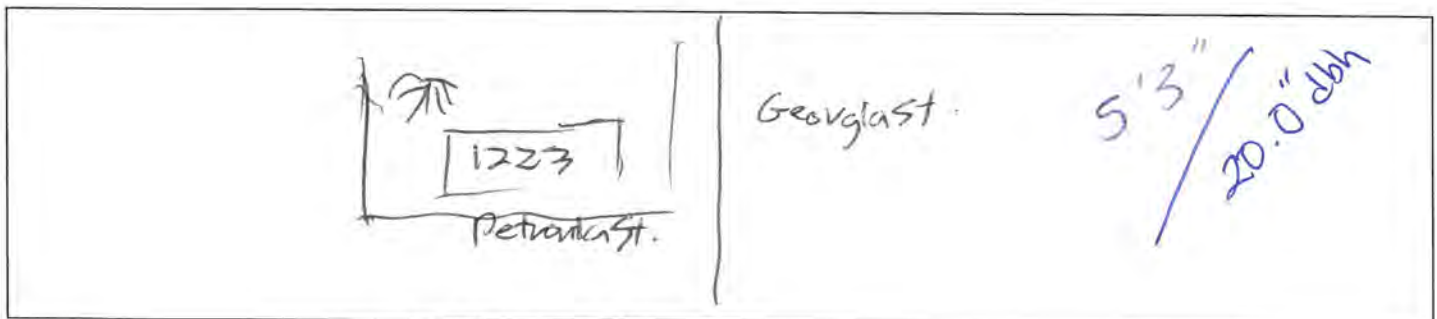
Property Owner Name John DeWald + Stephen Kitsakos
 Property Owner email Address kitwald@yahoo.com
 Property Owner Mailing Address 1223 Petronia St.
 Property Owner Phone Number 917-335-8818
 Property Owner Signature _____

*Representative Name Kenneth Kling
 Representative email Address _____
 Representative Mailing Address 1602 Laurel St.
 Representative Phone Number 305-296-8101

*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.



Petronia St

\$70



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 JANUARY 2, 2023

Tree Address 1223 PETRONIA STREET

Property Owner Name JOHN DEWALD & STEPHEN KITSAKOS

Property Owner Mailing Address 1223 PETRONIA STREET

Property Owner Mailing City, State, Zip KEY WEST, FL 33040

Property Owner Phone Number 917-335-8818

Property Owner email Address kitwald@yahoo.com

X Property Owner Signature [Signature]

Representative Name Kenneth King

Representative Mailing Address 1602 Laurel St.

Representative Mailing City, State, Zip Key West FL 33040

Representative Phone Number 305-296-8101

Representative email Address _____

I, John Henry DeWald 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 [Signature]

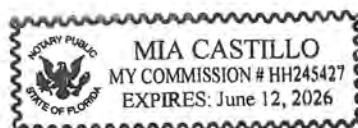
The forgoing instrument was acknowledged before me on this 3rd day January 2023
By (Print name of Affiant) John Henry DeWald who is personally known to me or has produced
FLDL as identification and who did take an oath.

Notary Public

Sign name: Mia Castillo

Print name: Mia Castillo

My Commission expires: June 12, 2026 Notary Public-State of Florida (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 00022910-000000
 Account# 1023701
 Property ID 1023701
 Millage Group 10KW
 Location 1223 PETRONIA ST, KEY WEST
 Address
 Legal PT LT 13 AND ALL LT 14 SQR 3 TR 7 KW WADDELLS SUBDIVISION PB1-28 H3-269
 Description OR228-85/86 OR1697-366 OR1557-2025 OR1601-2289 OR1673-1651/57 OR1687-98/99 OR1697-365 OR1697-320/22 OR1697-323/27 OR1697-328/29 OR1764-2147/51 OR2413-282/83 OR2413-284/85 OR2497-599/01 OR2497-602/04 OR2617-2265
 (Note: Not to be used on legal documents.)
 Neighborhood 6284
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing

**Owner**

DEWALD JOHN H REV TR 8/13/2010
 1223 Petronia St
 Key West FL 33040

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$318,761	\$274,347	\$277,265	\$280,184
+ Market Misc Value	\$21,070	\$21,754	\$22,436	\$23,121
+ Market Land Value	\$789,694	\$551,652	\$551,652	\$666,895
= Just Market Value	\$1,129,525	\$847,753	\$851,353	\$970,200
= Total Assessed Value	\$666,351	\$646,943	\$638,011	\$623,667
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$641,351	\$621,943	\$613,011	\$598,667

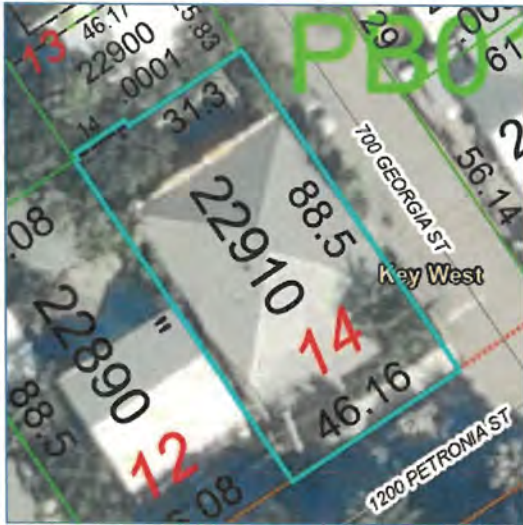
Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,107.00	Square Foot	48	89

Buildings

Building ID	1759	Exterior Walls	ABOVE AVERAGE WOOD	
Style	1 STORY ELEV FOUNDATION	Year Built	1938	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2013	
Gross Sq Ft	2064	Foundation	WD CONC PADS	
Finished Sq Ft	1840	Roof Type	GABLE/HIP	
Stories	1 Floor	Roof Coverage	METAL	
Condition	GOOD	Flooring Type	CONC S/B GRND	
Perimeter	210	Heating Type	FCD/AIR DUCTED with 0% NONE	
Functional Obs	0	Bedrooms	3	
Economic Obs	0	Full Bathrooms	3	
Depreciation %	8	Half Bathrooms	0	
Interior Walls	WALL BD/WD WAL	Grade	500	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	224	0	72
FLA	FLOOR LIV AREA	1,840	1,840	264
TOTAL		2,064	1,840	336

Map



TRIM Notice

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

2022 Notices Only

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