

# STAFF REPORT

DATE: February 27, 2023

RE: **1100 South Street (permit application # T2023-0054)**

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

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

**Tree Species: Neem (*Azadirachta indica*)**



Photo showing location of tree.





Photo of tree showing location on the property.





Two photos  
of tree  
canopy,  
views 1 & 2.





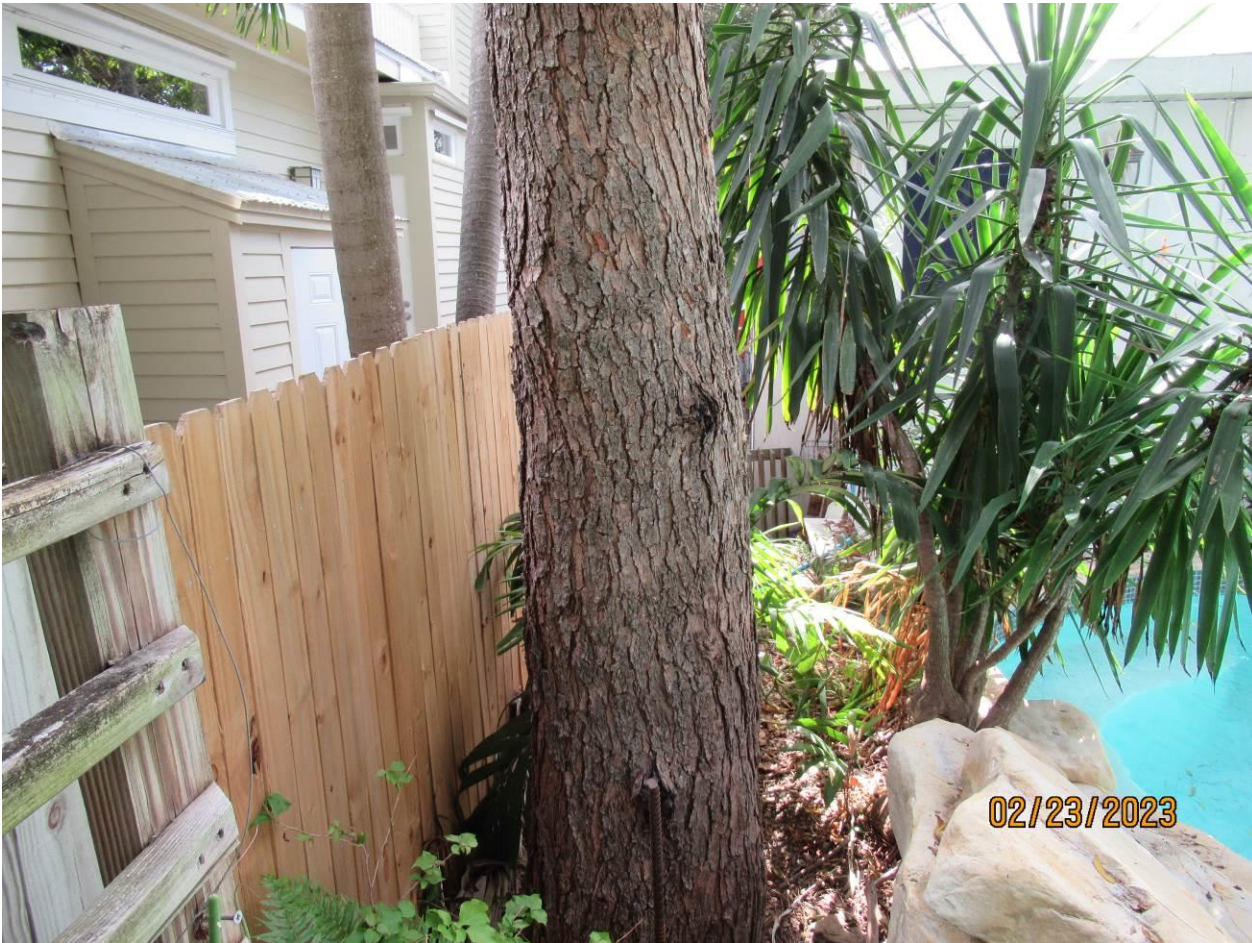


Photo of  
tree trunk.



Photo of  
base of  
tree.





Photo of tree canopy, view 3.

Diameter: 18.7"

Location: 60% (growing in back yard between fence and pool, not very visible to public.)

Species: 50% (not on protected or not protected tree list)

Condition: 60 % (overall condition is fair, canopy damaged from storm.)

Total Average Value = 56%

**Value x Diameter = 10.4 replacement caliper inches**

# Application



FEB 16 2023

TAK



T2023-0054

## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 2-16-23

Tree Address 1100 SOUTH ST Multi-family Duplex  
Cross/Corner Street WALTON Niemes  
List Tree Name(s) and Quantity NIEMES TREE ONE TREE (Neem)

### 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

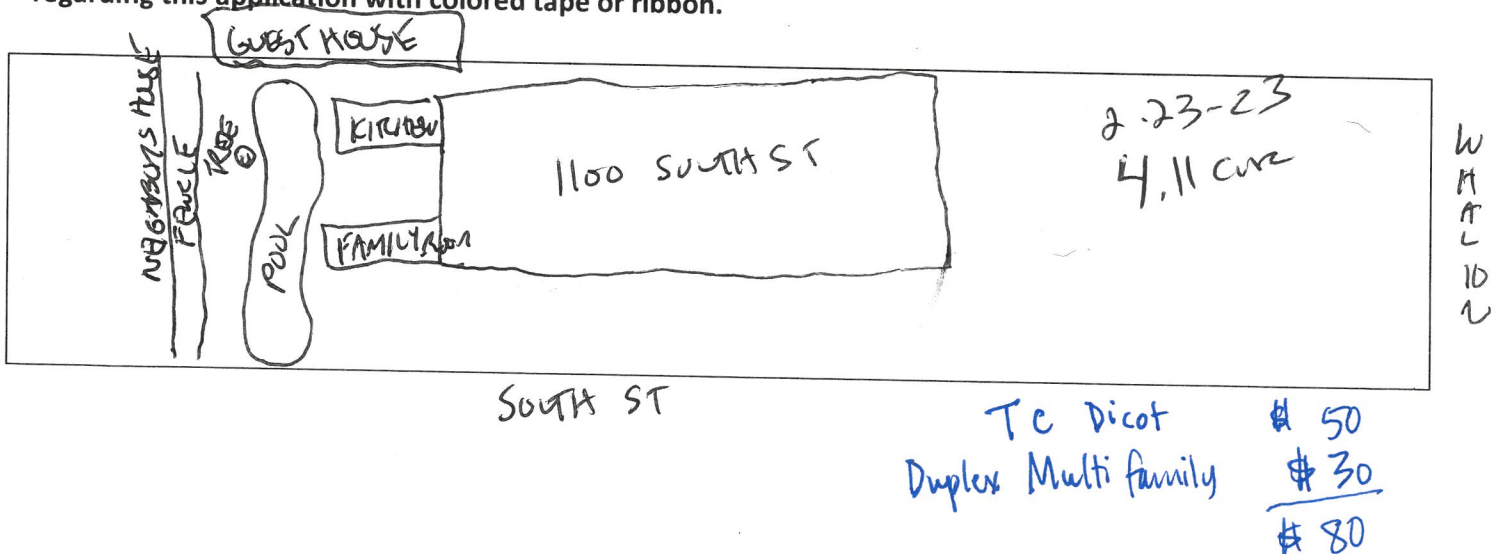
TREE IS TOO CLOSE TO NEIGHBORS FOUNDATION  
AND POOL. TREE IS SEVERELY DAMAGED AND TOP  
DEAD FROM HURRICANE

Property Owner Name JEFF EISENBERG  
Property Owner email Address URBAN LOFTSPACES @ AOL.COM  
Property Owner Mailing Address 1100 SOUTH STREET KEY WEST FLORIDA 33040  
Property Owner Phone Number 216-287-5132  
Property Owner Signature [Signature]  
\*Representative Name Self-Representation  
Representative email Address  
Representative Mailing Address  
Representative Phone Number

\*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.





### 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** 00038430-000000  
**Account#** 1039179  
**Property ID** 1039179  
**Millage Group** 10KW  
**Location** 1100 SOUTH ST, KEY WEST  
**Address**  
**Legal** KW WEBB REALTY CO SUB PB1-42 PT LOT 13 ALL LOTS 14 AND 15 SQR 1  
**Description** TR 18 OR93-501/2 OR425-851/852 OR789-1617AFF OR2309-212D/C OR2437-94/95  
(Note: Not to be used on legal documents.)  
**Neighborhood** 6131  
**Property Class** MULTI-FAMILY DUPLEX (0802)  
**Subdivision** The Webb Realty Co  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



1039179 - 1100 SOUTH ST 11/21/19

### Owner

**EISENBERG JEFFREY C**  
 77 South St  
 Chagrin Falls OH 44022

### Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$511,013	\$446,441	\$452,186	\$426,270
+ Market Misc Value	\$23,845	\$24,309	\$24,772	\$2,994
+ Market Land Value	\$815,022	\$628,641	\$611,267	\$631,800
= Just Market Value	\$1,349,880	\$1,099,391	\$1,088,225	\$1,061,064
= Total Assessed Value	\$1,209,330	\$1,099,391	\$1,085,635	\$986,941
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,349,880	\$1,099,391	\$1,088,225	\$1,061,064

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$628,641	\$446,441	\$24,309	\$1,099,391	\$1,099,391	\$0	\$1,099,391	\$0
2020	\$611,267	\$452,186	\$24,772	\$1,088,225	\$1,085,635	\$0	\$1,088,225	\$0
2019	\$631,800	\$426,270	\$2,994	\$1,061,064	\$986,941	\$0	\$1,061,064	\$0
2018	\$680,765	\$346,332	\$2,994	\$1,030,091	\$810,528	\$0	\$1,030,091	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

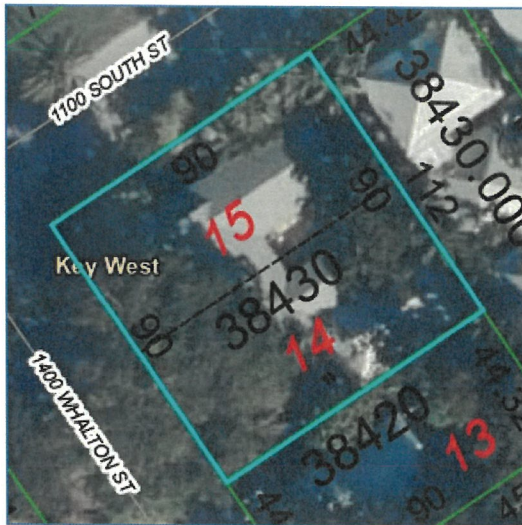
Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	8,100.00	Square Foot	90	90

### Buildings

<b>Building ID</b>	3012	<b>Exterior Walls</b>	STONE/BRICK
<b>Style</b>	GROUND LEVEL	<b>Year Built</b>	1973
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2014
<b>Gross Sq Ft</b>	3044	<b>Foundation</b>	CONCR FTR
<b>Finished Sq Ft</b>	2246	<b>Roof Type</b>	GABLE/HIP
<b>Stories</b>	1 Floor	<b>Roof Coverage</b>	METAL
<b>Condition</b>	AVERAGE	<b>Flooring Type</b>	CONC S/B GRND
<b>Perimeter</b>	272	<b>Heating Type</b>	FCD/AIR DUCTED with 0% NONE
<b>Functional Obs</b>	0	<b>Bedrooms</b>	4
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	2



## Map



## TRIM Notice

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

## 2022 Notices Only

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