

STAFF REPORT

DATE: January 29, 2018

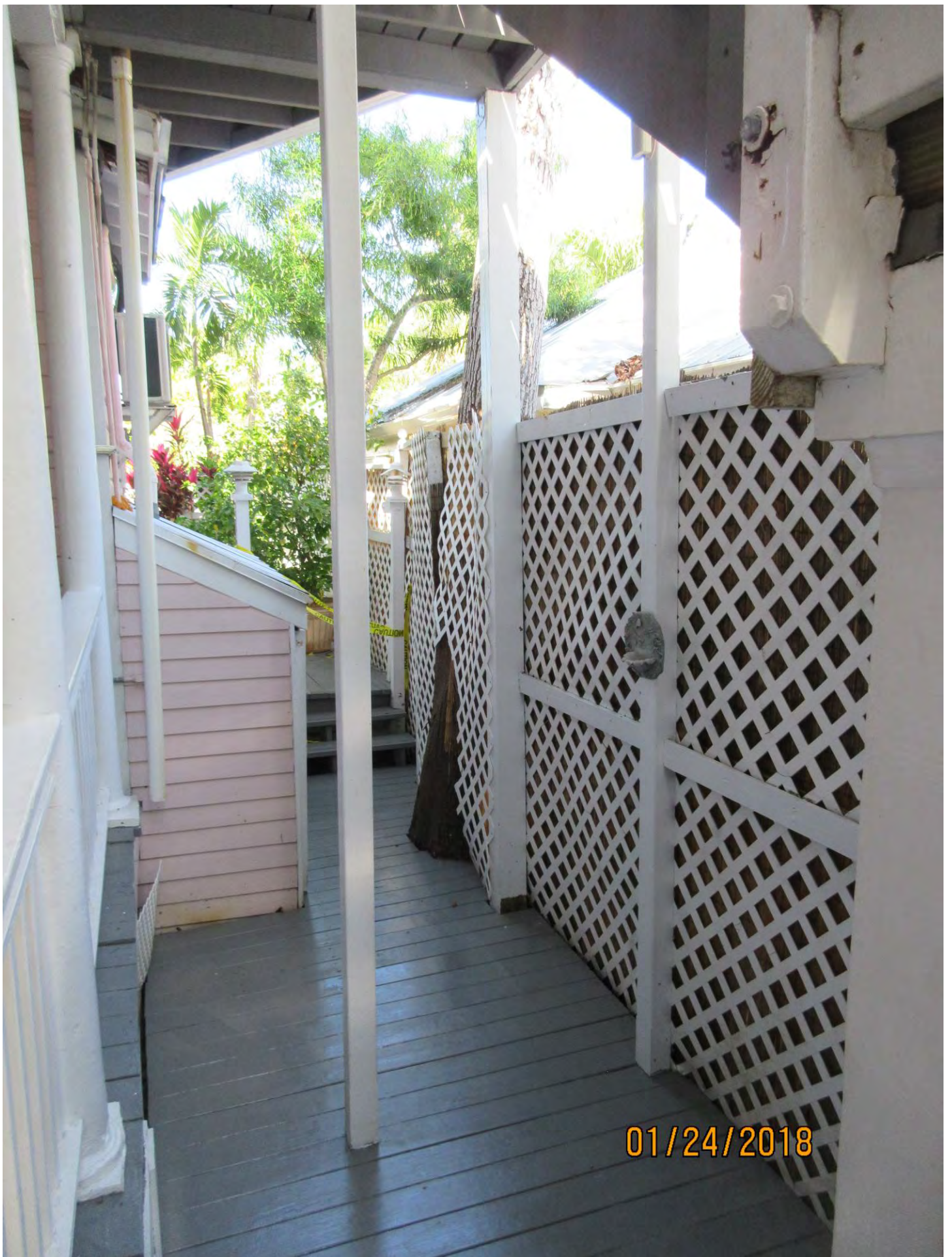
RE: **615 and 617 Fleming Street (permit application # T18-8823)**

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 on January 24, 2018 and documented the following:

Tree Species: Avocado (Persea americana)







01/24/2018



01/24/2018













NOTE: Tree is a property line tree. Authorization has been received from both property owners regarding removal of the tree.

Diameter: 25.4"

Location: 20% (property line tree, trunk damaged gutter and roof area of one structure and stairway area of the other)

Species: 100% (on protected tree list)

Condition: 60% (fair)

Total Average Value = 60%

Value x Diameter = 15.2 replacement caliper inches

Additional information has been requested regarding damage to the structures due to the tree.

Additional Information

Karen DeMaria

From: Eric Detwiler <eric.detwiler@yahoo.com>
Sent: Tuesday, January 30, 2018 8:12 AM
To: Karen DeMaria; Mike Vagnoni
Subject: Re: RE: tree removal application

Karen, Mike,

Additionally to the damage on Mike's property, unit 6 in the Campbell condo association has sustained other damage. The foundation of unit six is partially on top of a capped cistern. The cistern has been sealed with a concrete slab. However, the tree's roots have now grown partially into the cistern and cracked open the concrete slab during the storm. Once the tree has been removed, we will need to repair the damage. I do worry about the stability of the tree since it's roots are growing into an empty cistern space.

This damage became apparent when the tree buckled the popped off the boards on the deck adjacent to number 6. Before we replaced the boards, I took this picture of the damage. It's really very difficult to see, but it gives you the idea.

At this point there are renters staying in the unit, so I am not able to get additional pictures, which would require taking up the boards on the deck again.

I hope this is helpful.

Thanks.

- Eric Detwiler

President Campbell Condo



Association

On Monday, January 29, 2018, 4:43:26 PM EST, Mike Vagnoni <mike@ambrosiakeywest.com> wrote:

Thanks Karen, I will send what I have along with a small narrative.

From: Karen DeMaria [mailto:kdemaria@cityofkeywest-fl.gov]
Sent: Monday, January 29, 2018 4:09 PM
To: Mike Vagnoni; eric.detwiler@yahoo.com
Subject: RE: tree removal application

Mike and Eric:

Karen DeMaria

From: Mike Vagnoni <mike@ambrosiakeywest.com>
Sent: Tuesday, January 30, 2018 1:00 PM
To: Karen DeMaria
Cc: eric.detwiler@yahoo.com
Subject: Tree Damage at 615-617 Fleming St.
Attachments: IMG_4106.JPG; IMG_4107.JPG; IMG_4108.JPG; IMG_4109.JPG

Karen,

During the storm the tree swung back and forth as much as 6 feet and damaged parts of both properties. Here are photos of the damage caused by the tree.

Image 4106 shows the damage to the fence and to the roof of a unit in Campbell Court at 617 Fleming.

Image 4107 shows the damaged railing from where the tree swung 5-6 feet to the upper deck of 615 Fleming.

Image 4108 shows more damaged railing from the upper deck and stairs at 615 Fleming.

Image 4109 shows damaged fence and the deck (upper left of image) where the tree completely destroyed the railing.

Let me know if you need more.

Mike

Mike Vagnoni

Innkeeper



Tropical Lodging

622 Fleming Street

Key West, FL 33040

Office: 305-296-9838

Cell: 215-850-1245

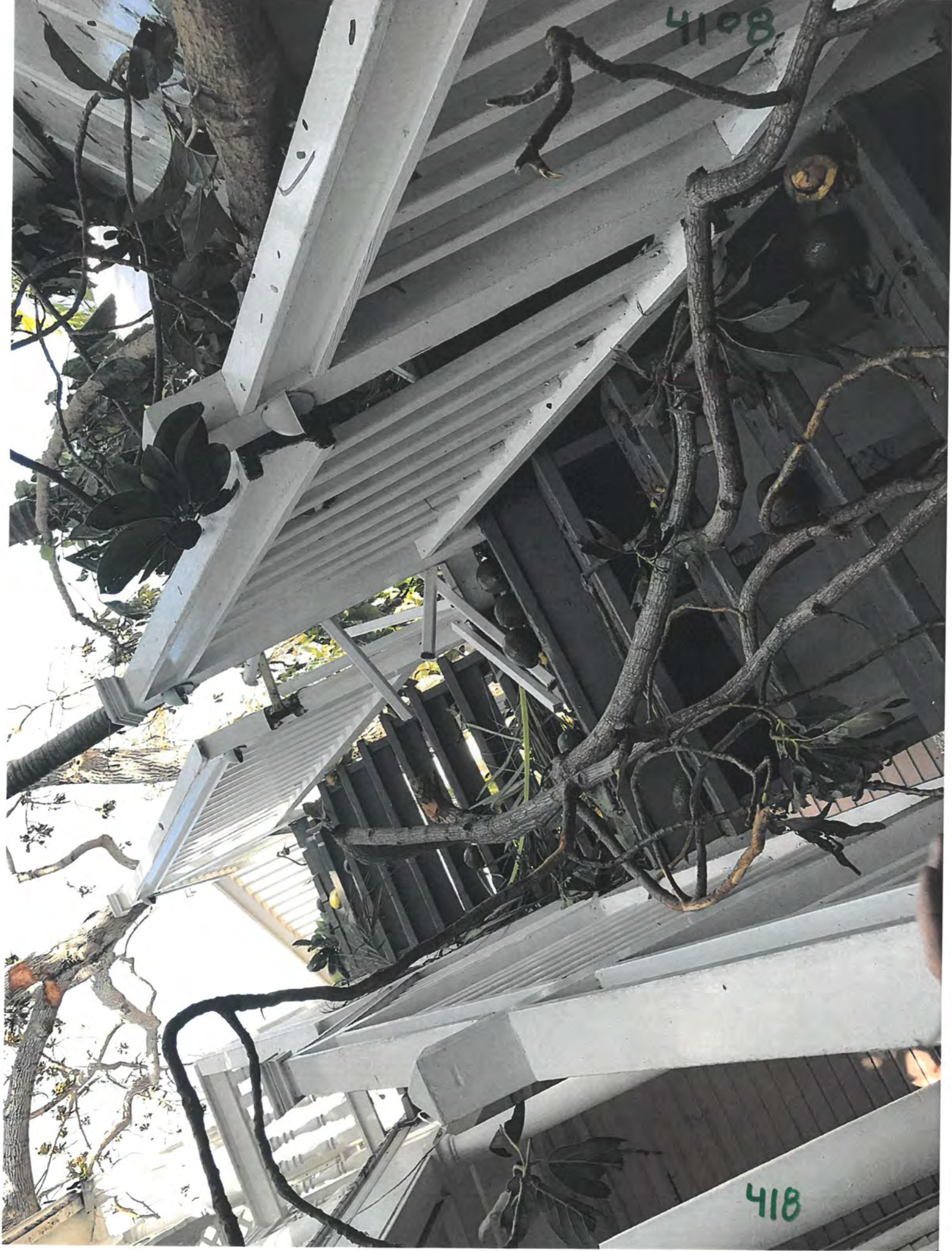
www.ambrosiakeywest.com

4106



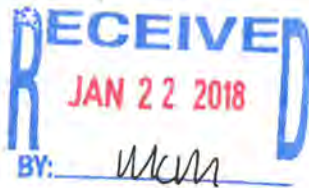
4107







Application

CANOPY
REMOVAL

8823

Tree Permit Application

Date: 1-22-2018

Please Clearly Print All Information unless indicated otherwise.

Tree Address 615-617 Fleming St.
Cross/Corner Street Elizabeth St.
List Tree Name(s) and Quantity 1 avocado
Species Type(s) check all that apply () Palm () Flowering (X) Fruit () Shade () Unsure

Reason(s) for Application:

- (X) REMOVE () Tree Health (X) Safety () Other/Explain below
() TRANSPLANT () New Location () Same Property () Other/Explain below
() HEAVY MAINTENANCE () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation This top heavy tree gave the house an incredible thrashing during Hurricane Irma, swinging back and forth like a giant metronome. The structures on both sides of the tree are the only reason it didn't go down.

Property Owner Name 615 Fleming St. LLC / Michael Vagnoni
Property Owner eMail Address Mike @ ambrosia Key West . com
Property Owner Mailing Address 622 Fleming St.
Property Owner Mailing City Key West State FL Zip 33040
Property Owner Phone Number (305) 296-9838
Property Owner Signature _____

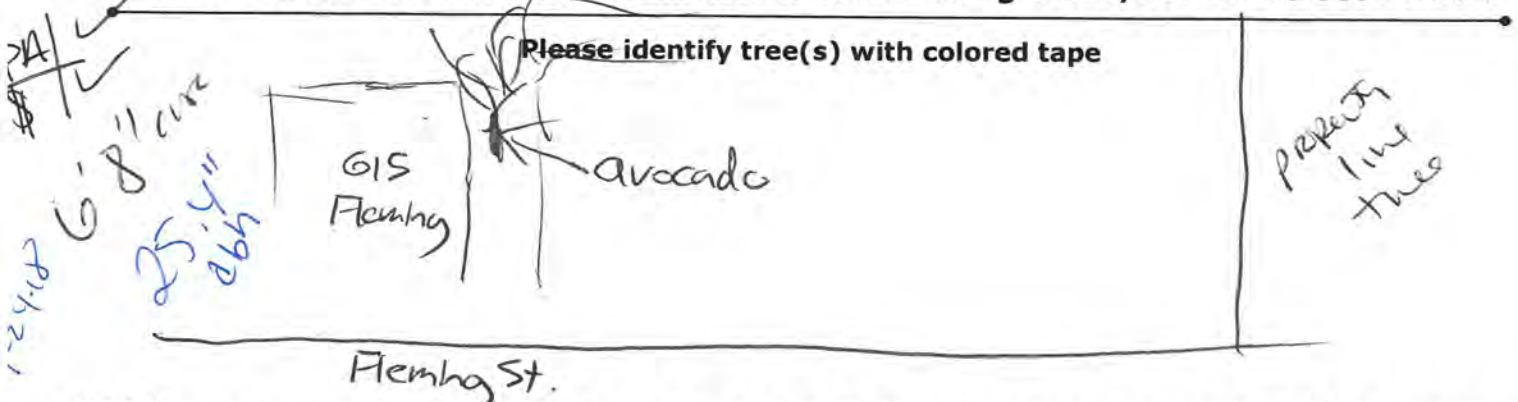
Representative Name Kenneth King
Representative eMail Address _____
Representative Mailing Address 1602 Laird St.
Representative Mailing City Key West State FL Zip 33040
Representative Phone Number (305) 296-8101

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.

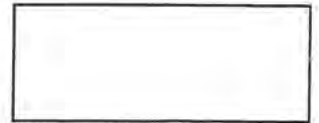
Tree Representation Authorization form attached ()

<<<<< 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

Date: 1-1-2018

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.

Tree Address 615/617 FLEMING ST KEY WEST
Property Owner Name 615 FLEMING ST LLC/MICHAEL VAGNONI
Property Owner eMail Address 622 FLEMING ST
Property Owner Mailing Address
Property Owner Mailing City KEY WEST State FL Zip 33040
Property Owner Phone Number (305) 296-9836
Property Owner Signature [Signature]
Representative Name Kenneth King
Representative eMail Address
Representative Mailing Address 1602 Laird St
Representative Mailing City Key West State FL Zip 33040
Representative Phone Number (305) 296-8101

I MICHAEL VAGNONI, 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 is there is any questions or need access to my property.

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 1st day January.

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

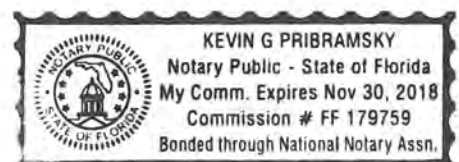
NOTARY PUBLIC

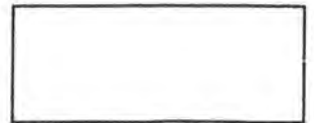
Sign Name: Kevin G Pribramsky

Print Name: Kevin G Pribramsky

My Commission Expires: Nov 30, 2018

Notary Public - State of Florida (seal)





Tree Representation Authorization

Date: 1/1/2018

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.

Tree Address 617/615 Fleming St.

Property Owner Name Campbell condo association

Property Owner eMail Address Eric Detwiler@yahoo.com

Property Owner Mailing Address 617 Fleming St. #4

Property Owner Mailing City Ky West State FL Zip 33040

Property Owner Phone Number (305) 731-6220

Property Owner Signature [Signature]

Representative Name Kenneth King

Representative eMail Address _____

Representative Mailing Address 1602 Laird St

Representative Mailing City Ky West State FL Zip 33040

Representative Phone Number (305) 296-8101

I Eric Detwiler, 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 is there is any questions or need access to my property.

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 8th day January 2018.

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

NOTARY PUBLIC

Sign Name: William D. Stokam Public - State of Florida (seal)

Print Name: William D. Stokam

My Commission Expires: 10/10/2021





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 00006380-000000
 Account # 1006602
 Property ID 1006602
 Millage Group 10KW
 Location 615 FLEMING ST, KEY WEST
 Address
 Legal KW PT LOT 4 SQR 36 G6-320 OR589-680 OR590-870L/E OR715-575D/C OR718-160 OR720-879/81 OR866-959 OR900-538/543F/J
 Description OR984-1545 OR1267-1166/68 OR1425-643D/C OR1425-644/46 OR1895-1580/82 OR2208-560 OR2771-1549/51
 (Note: Not to be used on legal documents)
 Neighborhood 32090
 Property Class HOTEL/MOTEL (3900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

615 FLEMING STREET LLC
 615 FLEMING ST
 KEY WEST FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$1,635,443	\$0	\$0	\$0
+ Market Misc Value	\$181,716	\$0	\$0	\$0
+ Market Land Value	\$1,817,159	\$2,983,728	\$2,926,988	\$2,763,674
= Just Market Value	\$3,634,318	\$2,983,728	\$2,926,988	\$2,763,674
= Total Assessed Value	\$3,282,100	\$2,983,728	\$2,926,988	\$2,763,674
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,634,318	\$2,983,728	\$2,926,988	\$2,763,674

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	4,694.00	Square Foot	0	0

Commercial Buildings

Style HOTEL/MOTEL B / 39B
 Gross Sq Ft 5,536
 Finished Sq Ft 3,159
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 450 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover



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By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00006260-000100
 Account # 8906641
 Property ID 8906641
 Millage Group 10KW
 Location Address 617 FLEMING ST 1-9, KEY WEST
 Legal Description CAMPBELL COURTYARD CONDOMINIUM (FORMERLY RE 626)
 OR1459-108/206DEC
 (Note: Not to be used on legal documents)
 Neighborhood
 Property Class (4H00)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

CAMPBELL COURTYARD CONDOMINIUM

Valuation

	2017
+ Market Improvement Value	\$0
+ Market Misc Value	\$0
+ Market Land Value	\$0
= Just Market Value	\$0
= Total Assessed Value	\$0
- School Exempt Value	\$0
= School Taxable Value	\$0

Photos



Map

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