

# STAFF REPORT

DATE: September 21, 2022

RE: 1527 Flagler Avenue (permit application # T2022-0335)

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

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

Tree Species: Royal Poinciana (*Delonix regia*)

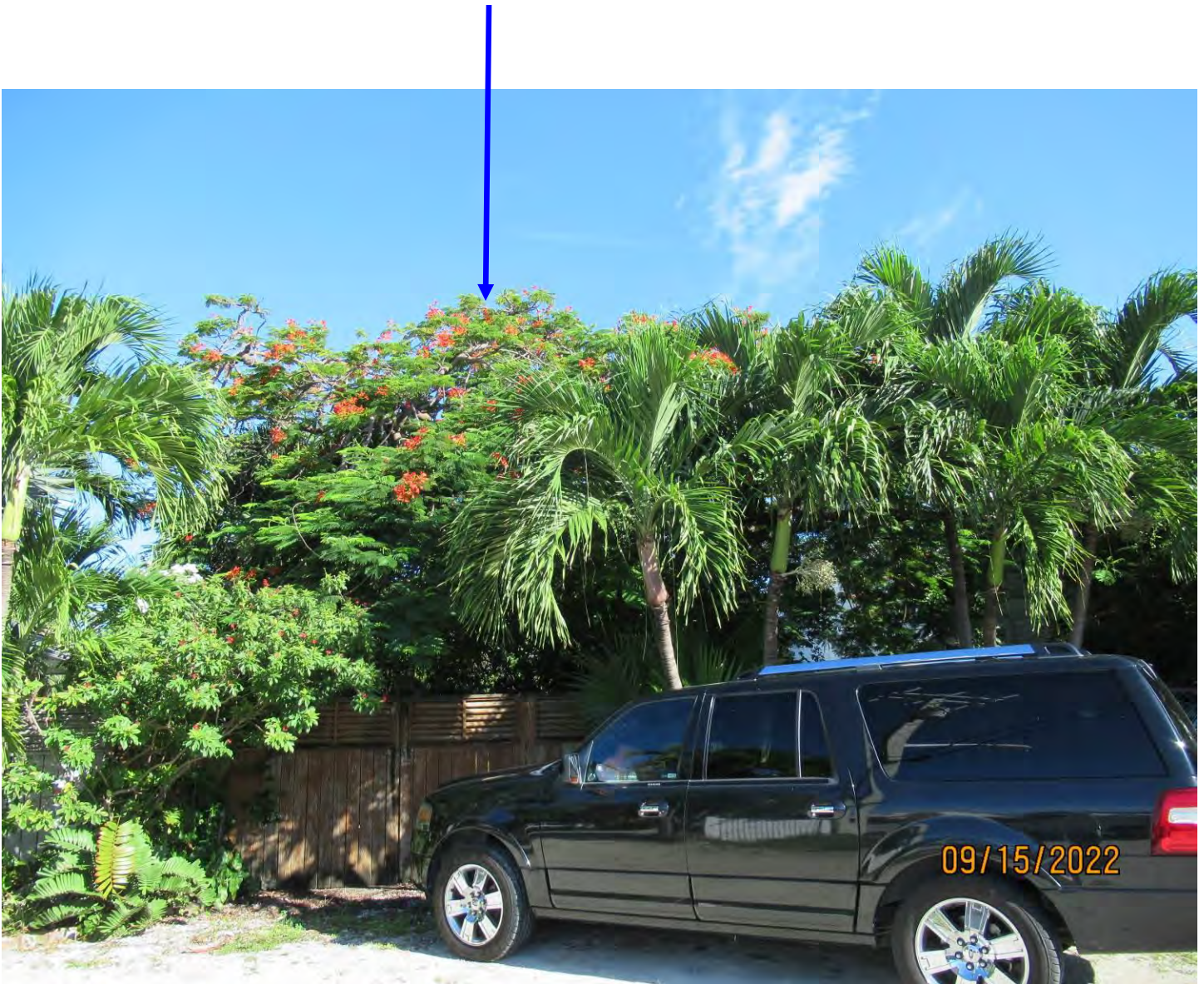


Photo showing location of tree.





Photo of whole tree, view 1.





Photo of  
tree canopy,  
view 1.



Photo of  
tree  
canopy,  
view 2.





Photo of  
tree  
canopy,  
view 3.

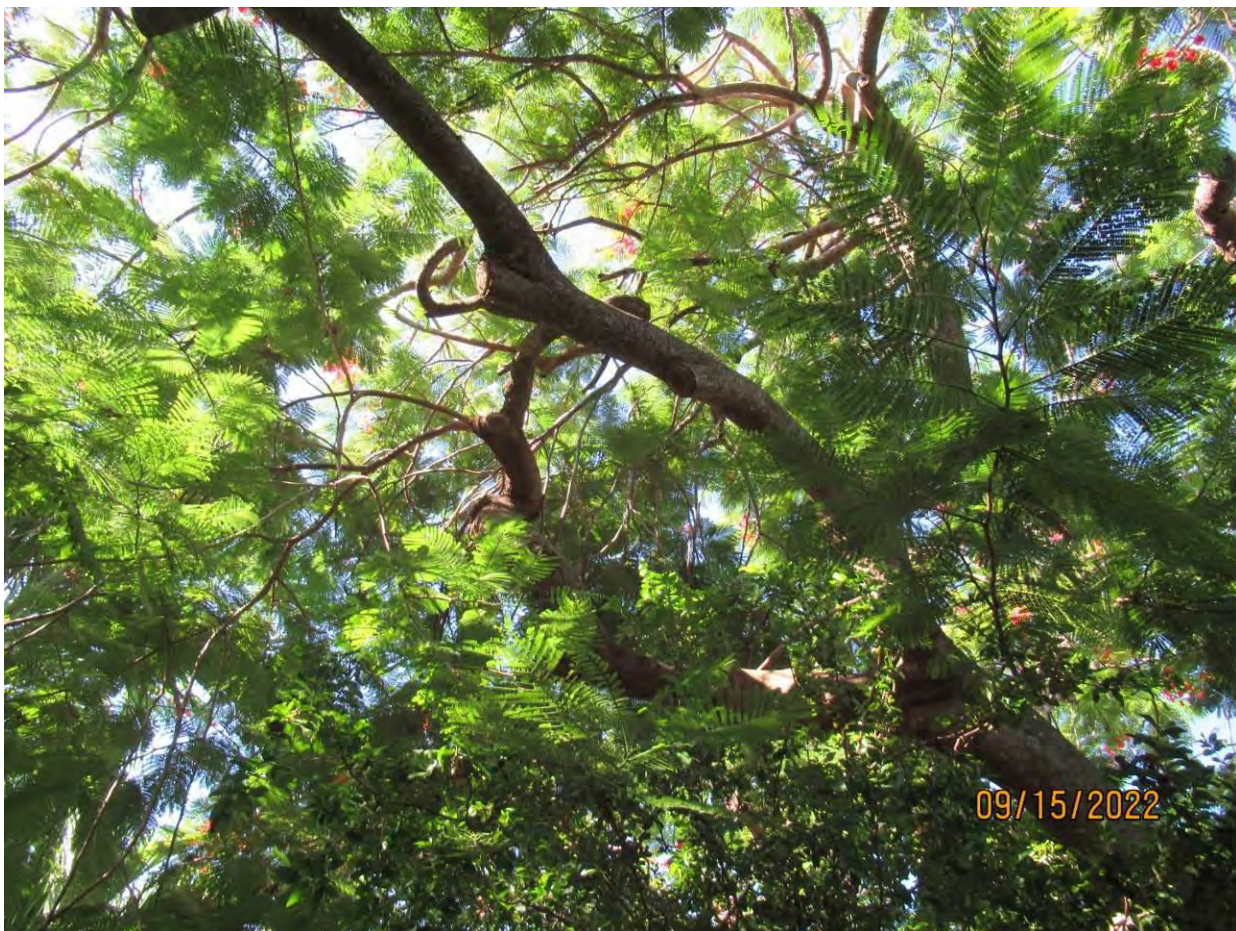


Photo of  
tree  
canopy,  
view 4.





Photo of  
tree  
crotch  
and main  
trunk  
branches.



Photo of  
main  
canopy  
branches,  
view 1.



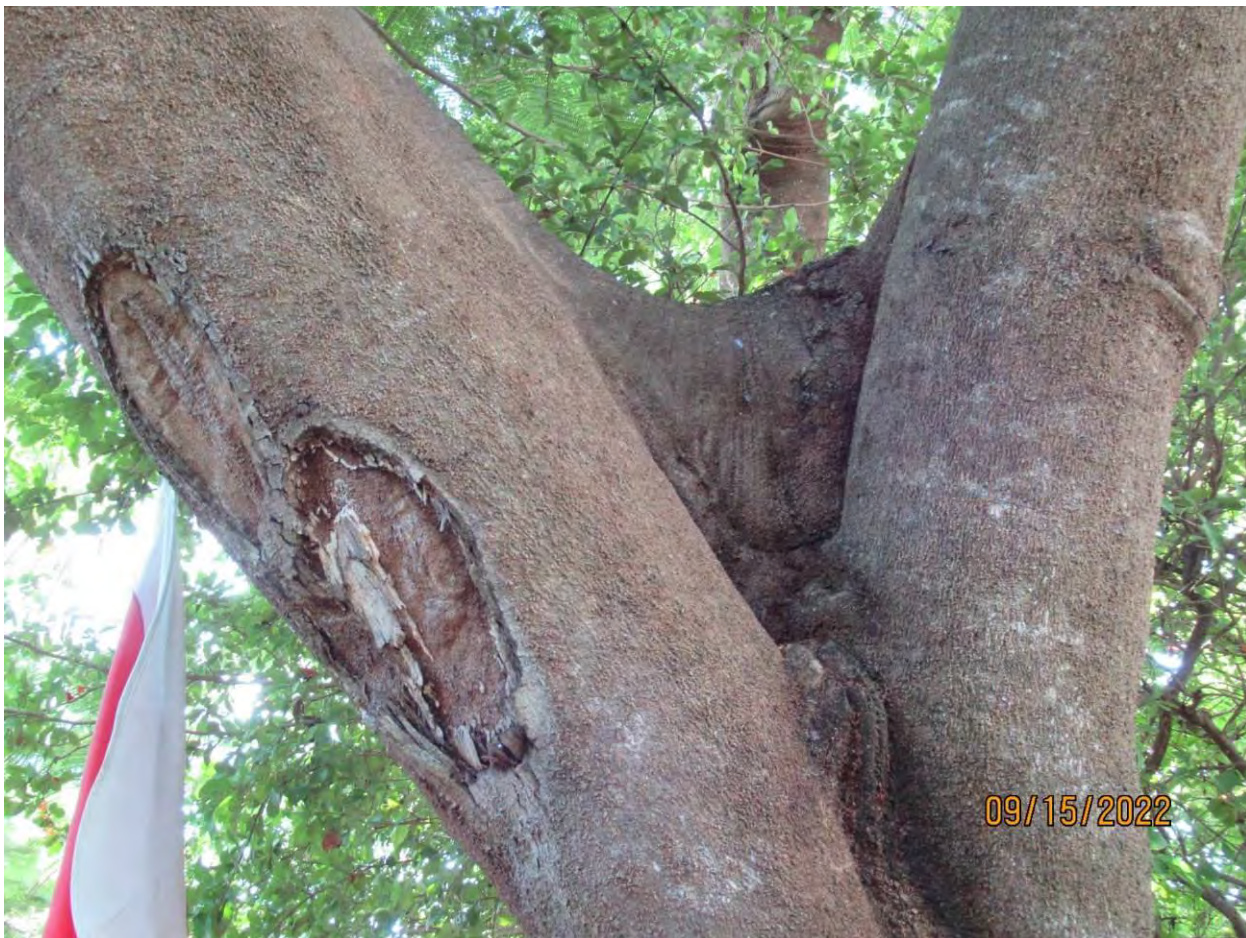


Photo of  
main canopy  
branches,  
view 2.



Photo of  
main  
canopy  
branches,  
view 3.



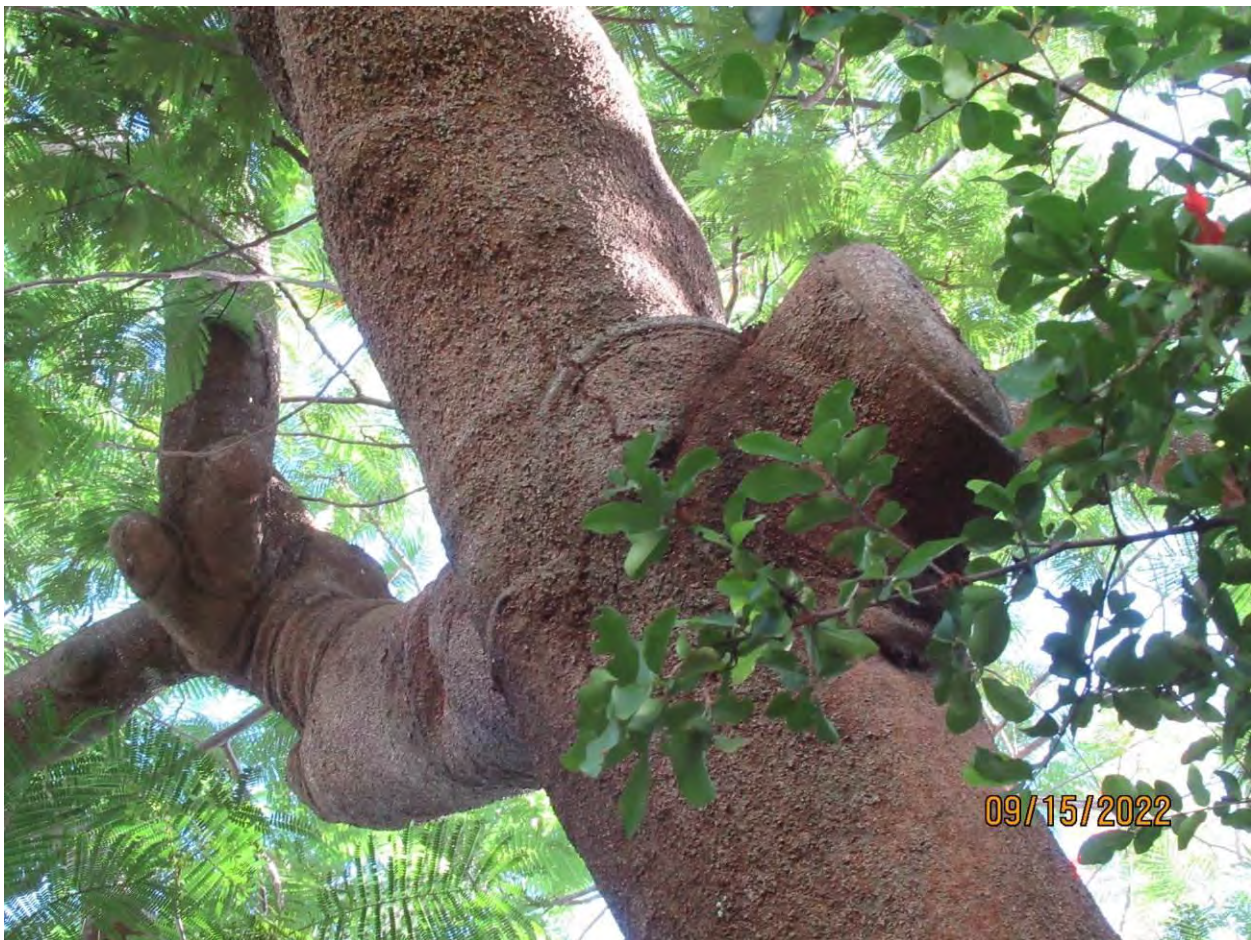


Close up  
photo of  
tree  
crotch  
area.



Close up  
photo of  
main  
canopy  
branches,  
view 1.





Two close  
up photos of  
main canopy  
branches,  
view 2 & 3.







Photo of  
tree  
canopy,  
view 5.



Photo of  
tree  
canopy,  
view 6





Photo of main trunk.



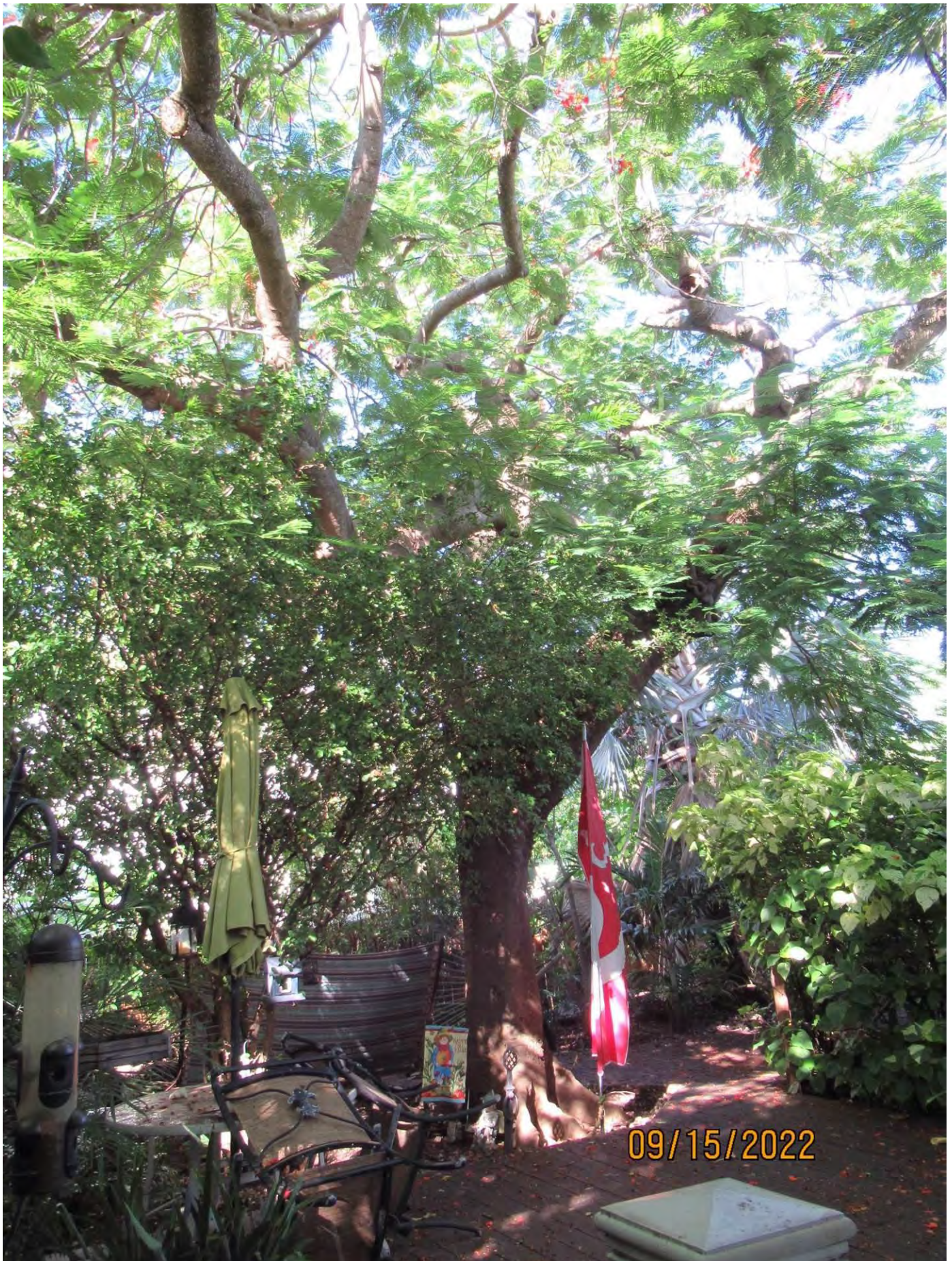


Photo of whole tree, view 2.





Photo of tree canopy, view 7.

Diameter: 22.2"

Location: 80% (growing in the middle of a yard/vacant lot)

Species: 100% (on protected tree list)

Condition: 70% (overall condition is fair to good, no major decay issues, mostly old healing cuts in canopy, large expansive, sprawling canopy structure.)

Total Average Value = 83%

Value x Diameter = 18.4 replacement caliper inches



# Application





T 2022-0335

## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 9-1-2022

Tree Address 1527 Flagler Ave.

Cross/Corner Street Thompson St.

List Tree Name(s) and Quantity 1 Poinciana tree

Species Type(s) check all that apply ( ) Palm (X) Flowering ( ) Fruit ( ) Shade ( ) Unsure

Reason(s) for Application:

(X) Remove ( ) Tree Health ( ) Safety (X) 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 lot is eligible for a ROGO. attempting to build a house with this tree in the middle of the lot would be almost impossible. This tree is old, nearing the end of its life span. I could mitigate with 4 new Poincianas on the property and 5 others to be planted elsewhere.

Property Owner Name

Property Owner email Address

Property Owner Mailing Address

Property Owner Phone Number

Property Owner Signature

Representative Name

Representative email Address

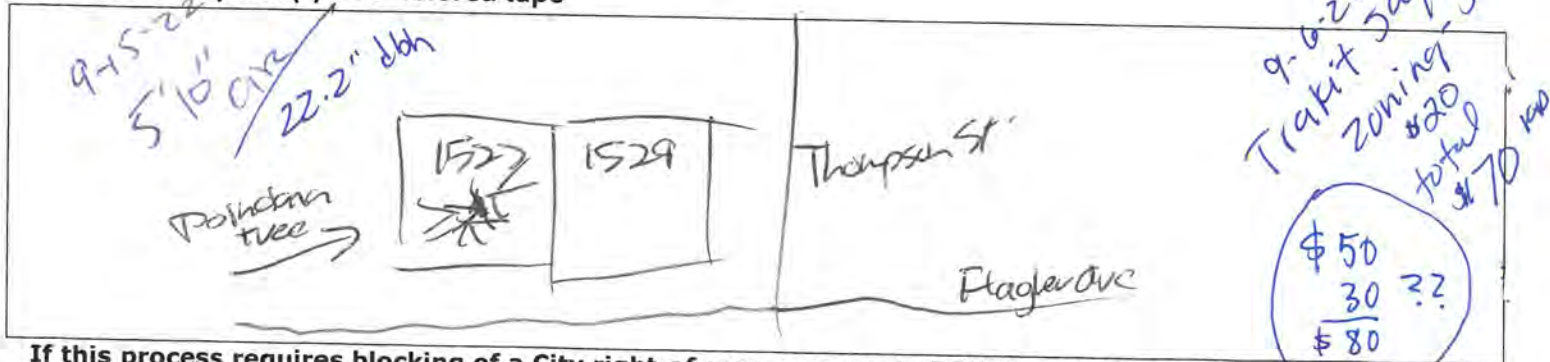
Representative Mailing Address

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. 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.



**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** 00042510-000000  
**Account#** 1043141  
**Property ID** 1043141  
**Millage Group** 10KW  
**Location** 1527 FLAGLER Ave, KEY WEST  
**Address**  
**Legal** KW MONROE INVESTMENT CO SUB PB1-41LT 2 SQR  
**Description** 3 TR 20 OR306-290/91 OR320-449/53 OR444-1007/8  
 OR526-1087D/C OR844-2391/2396WILL OR882-  
 1854/55P/R OR882-1856/60 OR1436-576 OR1436-  
 577 OR1696-1496 OR1811-2410/12 OR2117-1237  
 OR2404-2389/91C OR2523-253/55R/S OR2624-  
 2328D/C OR2983-2052  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 6157  
**Property** VACANT RES (0000)  
**Class**  
**Subdivision** Monroe Investment Co  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**

**Owner**

KING HOLDINGS II OF KEY WEST LLC  
 1602 Laird St  
 Key West FL 33040

**Valuation**

|                            | 2022 Working Values | 2021 Certified Values | 2020 Certified Values | 2019 Certified Values |
|----------------------------|---------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$0                 | \$0                   | \$0                   | \$0                   |
| + Market Misc Value        | \$7,605             | \$7,838               | \$8,070               | \$8,303               |
| + Market Land Value        | \$369,224           | \$244,881             | \$230,924             | \$257,556             |
| = Just Market Value        | \$376,829           | \$252,719             | \$238,994             | \$265,859             |
| = Total Assessed Value     | \$277,991           | \$252,719             | \$238,994             | \$212,395             |
| - School Exempt Value      | \$0                 | \$0                   | \$0                   | \$0                   |
| = School Taxable Value     | \$376,829           | \$252,719             | \$238,994             | \$265,859             |

**Land**

| Land Use                           | Number of Units | Unit Type   | Frontage | Depth |
|------------------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY UNPERMITTED (01DM) | 5,025.00        | Square Foot | 0        | 0     |

**Yard Items**

| Description | Year Built | Roll Year | Quantity | Units  | Grade |
|-------------|------------|-----------|----------|--------|-------|
| FENCES      | 1986       | 1987      | 1        | 350 SF | 2     |
| GARAGE      | 1966       | 1956      | 1        | 180 SF | 2     |
| WOOD DECK   | 2004       | 2005      | 1        | 400 SF | 2     |
| FENCES      | 2004       | 2005      | 1        | 462 SF | 2     |

**Sales**

| Sale Date | Sale Price  | Instrument      | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|-------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|
| 9/6/2019  | \$1,025,000 | Warranty Deed   | 2235758           | 2983      | 2052      | 05 - Qualified     | Vacant             |
| 6/23/2011 | \$100       | Warranty Deed   |                   | 2523      | 253       | 11 - Unqualified   | Improved           |
| 3/13/2008 | \$100       | Quit Claim Deed |                   | 2404      | 2389      | J - Unqualified    | Vacant             |
| 7/24/2002 | \$175,000   | Warranty Deed   |                   | 1811      | 2410      | Q - Qualified      | Improved           |
| 6/1/1983  | \$1         | Warranty Deed   |                   | 882       | 1854      | M - Unqualified    | Improved           |