

# STAFF REPORT

DATE: July 26, 2022

RE: 314 Margaret Street (permit application # T2022-0245)

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

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

Tree Species: Yellow Poinciana (*Peltophorum pterocarpum*)

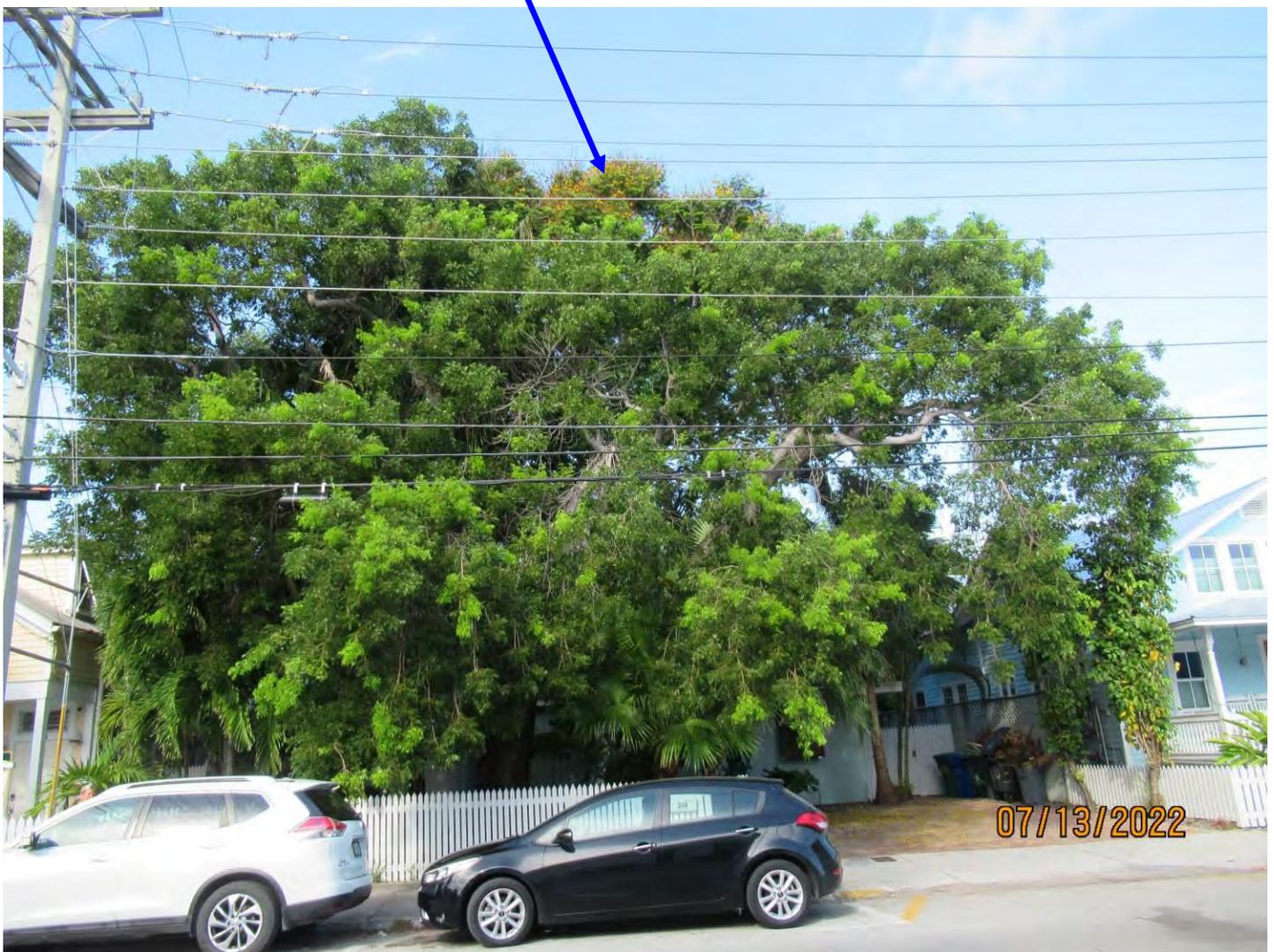


Photo showing location of tree.



Photo showing whole tree.



Photo of tree canopy, view 1.



Photo of canopy and crotch area of tree.



Photo of tree trunk, view 1.



Photo showing main canopy branch structure, view 1.



Photo of base of tree and trunk. Note presence of girdled root.



Photo showing main canopy branch structure, view 2.



Photo of base of tree showing distance from tree to foundation, view 1.



Standing at base of tree looking up at canopy closest to structure.



Photo showing trunk of tree in relation to roof area of structure.



Photo of base of tree showing distance from tree to foundation, view 2.



Photo of structure wall near tree.

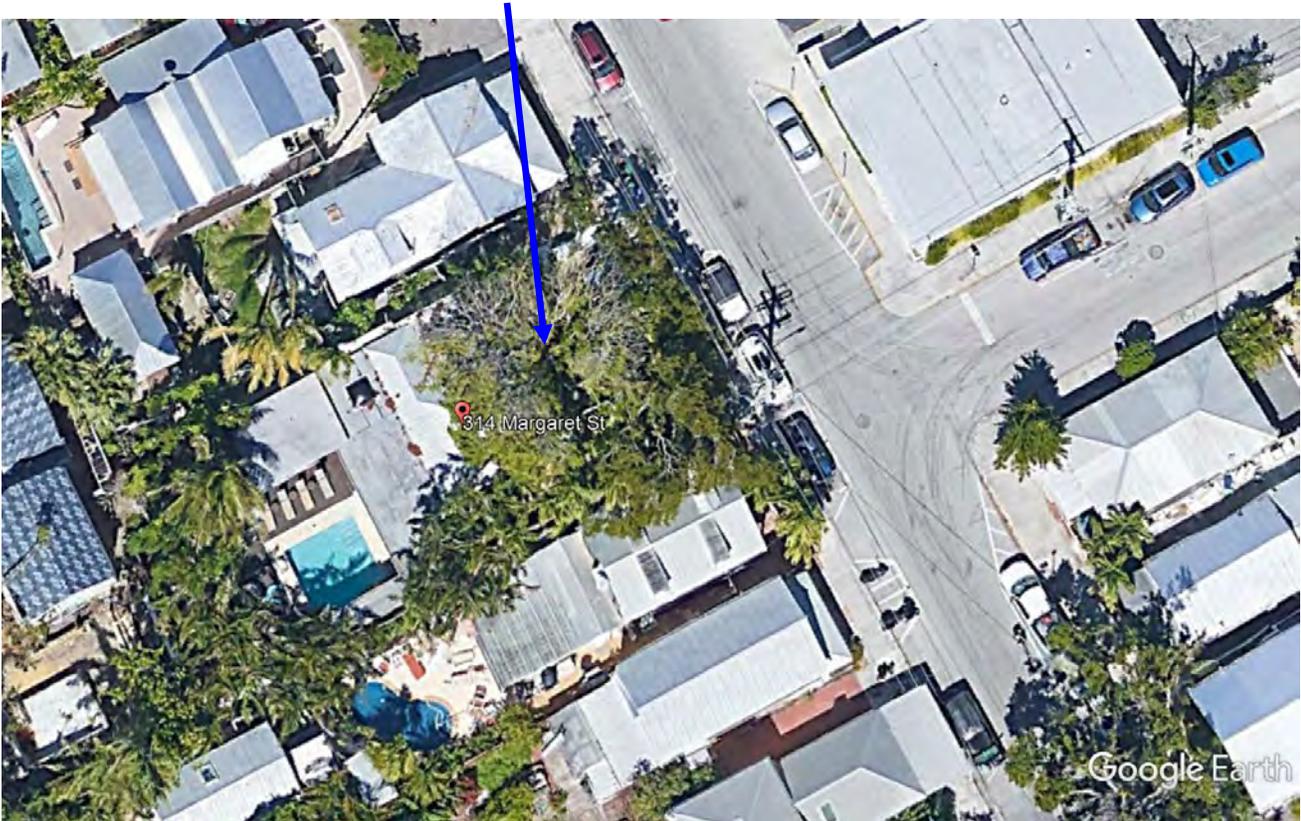


Photo showing location of tree on Google Earth aerial photo.

Diameter: 27"

Location: 50% (growing in front yard next to large mahogany tree, close to structure. This tree is the dominant canopy)

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

Condition: 70% (overall condition is fair to good, good overall structure, no major issues observed except for girdled root.)

Total Average Value = 56%

Value x Diameter = 15.1 replacement caliper inches

# Application



T 2022-0245

### Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 7-11-2022

Tree Address 314 Margaret St.  
 Cross/Corner Street Eaton St.  
 List Tree Name(s) and Quantity 1 Yellow Poinciana tree - Pe Hrandia  
 Species Type(s) check all that apply ( ) Palm (  ) Flowering ( ) Fruit ( ) Shade ( ) Unsure Peltophorum sp.  
 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

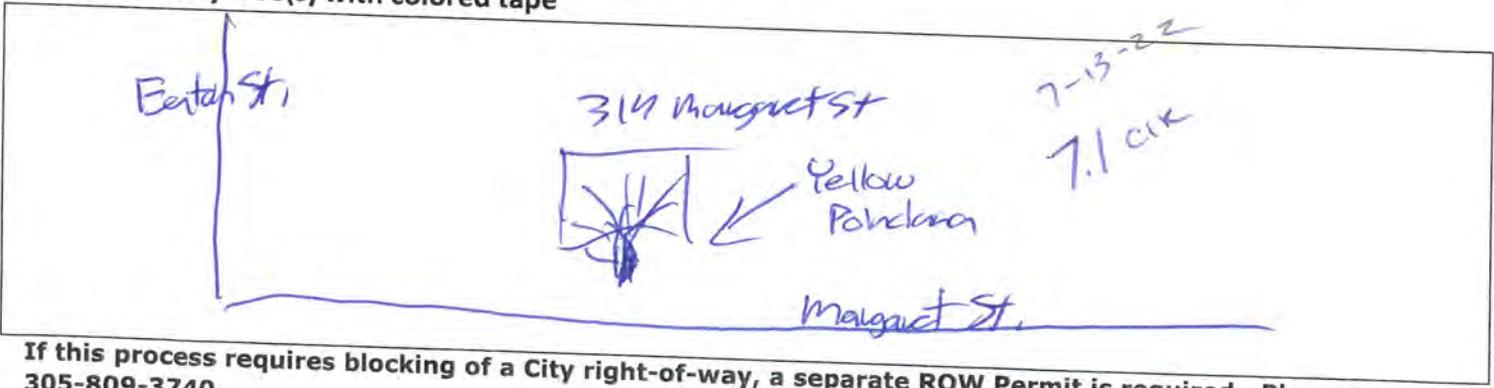
Additional Information and Explanation The tree is very close to the house and very large and the owner is afraid of what might happen in a storm.

Property Owner Name Doug Erdman  
 Property Owner email Address \_\_\_\_\_  
 Property Owner Mailing Address 723 Eaton St.  
 Property Owner Phone Number 920-728-6711  
 Property Owner Signature \_\_\_\_\_

Representative Name Kenneth King  
 Representative email Address \_\_\_\_\_  
 Representative Mailing Address 1602 Laird 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. 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

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 6-20-2022

Tree Address 314 MARGARET ST

Property Owner Name DOUG ERDMAN

Property Owner Mailing Address 723 EATON ST

Property Owner Mailing City, State, Zip Key West, FL 33040

Property Owner Phone Number 920-728-6711

Property Owner email Address \_\_\_\_\_

Property Owner Signature [Signature]

Representative Name Kenneth King

Representative Mailing Address 1602 LALD ST

Representative Mailing City, State, Zip Key West FL 33040

Representative Phone Number 305-296-8101

Representative email Address \_\_\_\_\_

I \_\_\_\_\_ 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 20 day June 2022.  
By (Print name of Affiant) Doug Erdman who is personally known to me or has produced as identification and who did take an oath.

Notary Public  
Sign name: Dominique Barrera  
Print name: Dominique Barrera

My Commission expires: 6/25/22

Notary Public-State of  DOMINIQUE BARRERA  
Commission # GG 231952 (Seal)  
Expires June 25, 2022  
Banded Thru Budget Notary Services

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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 00003090-000000  
 Account# 1003182  
 Property ID 1003182  
 Millage Group 12KW  
 Location 314 MARGARET St, KEY WEST  
 Address  
 Legal KW PT LOT 2 SQR 21 G65-377 G65-394 OR806-186 OR805-188 OR835-2337/38 OR1223-786/87 OR1223-788/90 OR2278-335/37 OR2594-1922/23 OR2658-1003/04 OR2658-1005/07 OR3181-1839  
 Description (Note: Not to be used on legal documents.)  
 Neighborhood 6108  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



1003182 314 MARGARET ST 10/08/20

**Owner**

EKS-KEY WEST LLC  
 43 S Water St E  
 Fort Atkinson WI 53538

**Valuation**

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$561,807	\$479,971	\$341,647	\$349,980
+ Market Misc Value	\$16,992	\$17,173	\$17,356	\$17,537
+ Market Land Value	\$1,150,127	\$850,660	\$844,149	\$889,721
= Just Market Value	\$1,728,926	\$1,347,804	\$1,203,152	\$1,257,238
= Total Assessed Value	\$1,455,814	\$1,323,467	\$1,203,152	\$1,257,238
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,728,926	\$1,347,804	\$1,203,152	\$1,257,238

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	6,382.50	Square Foot	58	111

**Buildings**

Building ID 155  
 Style GROUND LEVEL  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 2032  
 Finished Sq Ft 1156  
 Stories 1 Floor  
 Condition GOOD  
 Perimeter 136  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 5  
 Interior Walls PLASTER

Exterior Walls C.B.S.  
 Year Built 1945  
 EffectiveYearBuilt 2015  
 Foundation CONCR FTR  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC ABOVE GRD  
 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	234	0	0
FLA	FLOOR LIV AREA	1,156	1,156	0
OUU	OP PR UNFIN UL	426	0	0
OPF	OP PRCH FIN LL	168	0	0
SBF	UTIL FIN BLK	48	0	0
TOTAL		2,032	1,156	0

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
RES POOL	1979	1980	1		
FENCES	1980	1981	1	225 SF	3
FENCES	2013	2014	1	232 SF	5
BRICK PATIO	2015	2016	1	300 SF	2
				724 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/7/2013	\$100	Quit Claim Deed		2658	1005	11 - Unqualified	Improved
11/7/2013	\$100	Quit Claim Deed		2658	1003	11 - Unqualified	Improved
10/18/2012	\$595,000	Warranty Deed		2594	1922	38 - Unqualified	Improved
2/27/2007	\$1,000,000	Warranty Deed		2278	335	Q - Qualified	Improved
5/1/1992	\$230,000	Warranty Deed		1223	786	Q - Qualified	Improved
7/1/1981	\$88,000	Warranty Deed		835	2337	Q - Qualified	Improved
1/1/1980	\$52,000	Conversion Code		805	188	Q - Qualified	Improved

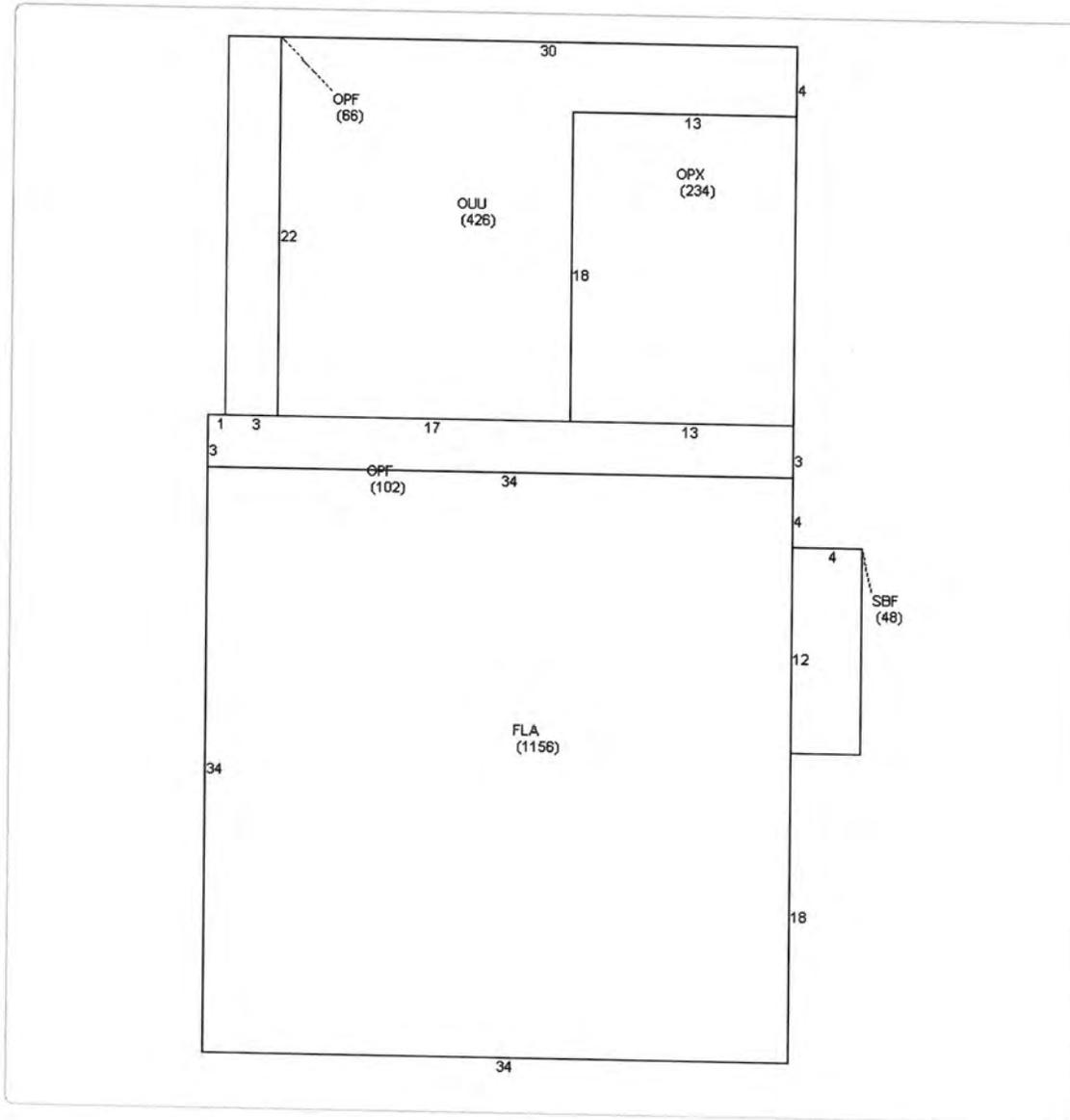
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-0583	8/28/2015	8/28/2015	\$25,850		ATF***INSTALL APPROX 24X24 BRICK PAVER DRIVEWAY
15-1227	4/7/2015	2/1/2016	\$3,840		COMPLETE BONDING OF EXISTING POOL AND EQUIPMENT, INSTALL NEW POOL LIGHT
15-583	2/25/2015	2/1/2016	\$20,000		APPROX 1000SF WOOD DECKING
13-0543	5/22/2013	1/23/2014	\$3,468	Residential	REMOVE APPROX. 50 L.F. OF 6' HI FENCE & BUILD NEW FENCE TO MATCH @ BACK PROPERTY LINE, FENCE TO BE BUILT 6 X 6 POSTS W/1' X 6' PICKETS 6' TALL CLOSED PICKETS.
04-0338	2/6/2004	10/12/2004	\$11,000		METAL ROOFING

**View Tax Info**

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

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## Detail by Entity Name

Foreign Limited Liability Company  
KW CASA MARGARITA, LLC

### Filing Information

<b>Document Number</b>	M14000008329
<b>FEI/EIN Number</b>	45-5147006
<b>Date Filed</b>	11/18/2014
<b>State</b>	WI
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC NAME CHANGE
<b>Event Date Filed</b>	01/28/2021
<b>Event Effective Date</b>	NONE

### Principal Address

43 South Water Street East  
Fort Atkinson, WI 53538

Changed: 04/25/2019

### Mailing Address

43 South Water Street East  
Fort Atkinson, WI 53538

Changed: 04/25/2019

### Registered Agent Name & Address

Klitenick, Richard, Esq.  
1009 Simonton Street  
Key West, FL 33040

Name Changed: 01/26/2021

Address Changed: 03/02/2022

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

ERDMAN, Douglas

43 South Water Street East  
Fort Atkinson, WI 53538

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	01/26/2021
2021	01/26/2021
2022	03/02/2022

**Document Images**

<a href="#"><u>03/02/2022 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/28/2021 -- LC Name Change</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/26/2021 -- REINSTATEMENT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/25/2019 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/30/2018 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/29/2017 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/14/2016 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/22/2015 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>11/18/2014 -- Foreign Limited</u></a>	<a href="#">View image in PDF format</a>