

# STAFF REPORT

DATE: January 23, 2024

RE: 1200 Margaret Street (permit application # T2024-0023)

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 showing whole tree.



Two photos of tree canopy, views 1 & 2.





Two photos of base of tree, views 1 & 2.





Photo of tree trunks.



01/18/2024

Close up photo of tree crotch area.



Photo of tree canopy, view 3.

Diameter: 22.9"

Location: 80% (growing in side yard area on a corner lot, very visible tree.)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair, poor cuts and decay in canopy, void area in base of tree.)

Total Average Value = 76%

Value x Diameter = 17.4 replacement caliper inches

#### Other previously issued permits on the property:

1. T2023-0137 authorized the removal of (1) Royal Poinciana tree, requires 19 caliper inches of approved trees.
2. T2023-0361 authorized the removal of (6) Coconut Palms and (1) double trunked Christmas Palm, requires the planting of 7 approved palms, 4 ft tall minimum.
3. T2023-0390 authorized the removal of (1) Christmas Palm-7 trunks, requires the planting of (1) approved palm, 4 ft tall minimum.
4. T2023-0391 authorized the removal of (1) Coconut Palm, requires the planting of (1) approved palm, 4 ft tall minimum.
5. T2023-0392 authorized the removal of (1) Royal Poinciana tree, requires the planting of 12.8 caliper inches of approved trees.

# Application





T2024-0023

### Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 1-16-2024

Tree Address 1200 Margaret St.  
Cross/Corner Street Catherine St.  
List Tree Name(s) and Quantity 1 Palmdam 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

The house is being moved closer to Catherine St. Although we were previously planning to keep this tree the contractor is now saying it is in the way

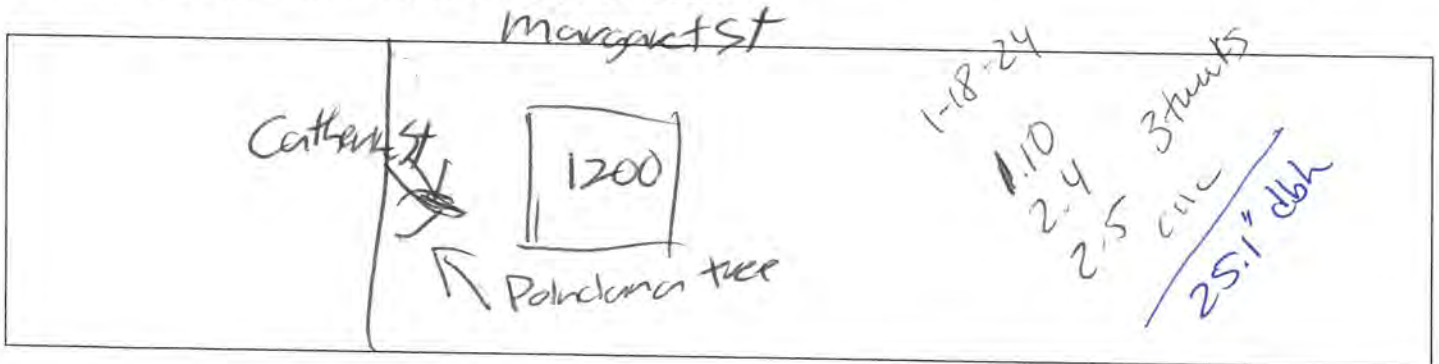
Property Owner Name Mike and Dorit Bridger  
Property Owner email Address m.bridger69@gmail.com  
Property Owner Mailing Address 1200 Margaret St  
Property Owner Phone Number 941-928-1856  
Property Owner Signature \_\_\_\_\_

\*Representative Name Kenneth King  
Representative email Address \_\_\_\_\_  
Representative Mailing Address 1602 Laird St -  
Representative Phone Number Key West FL 33040

\*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.



\$20  
50  
\$70



RECEIVED  
JAN 16 2024  
BY: TK

# 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 01/16/2023

Tree Address 1200 Margaret Street

Property Owner Name Michael and Dori Bridger

Property Owner Mailing Address 1200 Margaret St

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

Property Owner Phone Number 941-928-1856

Property Owner email Address Mbridger69@gmail.com

Property Owner Signature [Signature]

Representative Name Kenny King

Representative Mailing Address 1216 Angela St

Representative Mailing City, State, Zip Key West, FL 33040

Representative Phone Number 305-296-8101

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

I Michael Bridger and Dori Bridger 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 16<sup>th</sup> day January.

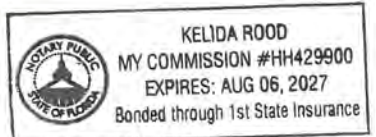
By (Print name of Affiant) License who is personally known to me or has produced  
Giulio Bridger Dori Ann as identification and who did take an oath.

Notary Public

Sign name: Kelida Rood

Print name: [Signature]

My Commission expires: Aug 06, 2027 Notary Public-State of Florida (Seal)



# Monroe County, FL

## 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 00029640-000000  
 Account# 1030406  
 Property ID 1030406  
 Millage Group 10KW  
 Location Address 1200 MARGARET St A, KEY WEST  
 Legal Description KW INVESTMENT CO SUB PB1-49 LOT 16 SQR 2 TR 12 H3-212 V-23/24 OR525-729 OR749-242 OR867-409 OR3100-0363  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6096  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



1030406 1200 MARGARET ST 06/30/21

## Owner

BRIDGER DORI ANN GIGLIO  
 1200 Margaret St  
 Key West FL 33040

BRIDGER MICHAEL JOHN  
 1200 Margaret St  
 Key West FL 33040

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$117,119	\$119,793	\$104,030	\$87,387
+ Market Misc Value	\$2,334	\$2,419	\$2,503	\$2,588
+ Market Land Value	\$738,426	\$634,941	\$473,575	\$519,178
= Just Market Value	\$857,879	\$757,153	\$580,108	\$609,153
= Total Assessed Value	\$580,214	\$757,153	\$580,108	\$609,153
- School Exempt Value	(\$25,000)	\$0	\$0	\$0
= School Taxable Value	\$555,214	\$757,153	\$580,108	\$609,153

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$634,941	\$119,793	\$2,419	\$757,153	\$757,153	\$0	\$757,153	\$0
2021	\$473,575	\$104,030	\$2,503	\$580,108	\$580,108	\$0	\$580,108	\$0
2020	\$519,178	\$87,387	\$2,588	\$609,153	\$609,153	\$0	\$609,153	\$0
2019	\$514,857	\$89,527	\$2,684	\$607,068	\$607,068	\$0	\$607,068	\$0
2018	\$502,515	\$63,386	\$891	\$566,792	\$566,792	\$0	\$566,792	\$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
RESIDENTIAL DRY (010D)	4,278.00	Square Foot	46	93

## Buildings

Building ID	2287	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2011
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	957	Roof Type	GABLE/HIP
Finished Sq Ft	640	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	104	Bedrooms	2

Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	13	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	640	640	0
OPF	OP PRCH FIN LL	15	0	0
SPF	SC PRCH FIN LL	270	0	0
SBU	UTIL UNFIN BLK	32	0	0
<b>TOTAL</b>		<b>957</b>	<b>640</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	1990	BRICK PATIO (PT2)	4 x 14	0	56 SF	2
FENCES	2018	2019	4 x 46	1	184 SF	2
FENCES	2018	2109	6 x 96	1	576 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
5/21/2021	\$775,000	Warranty Deed	2321512	3100	0363
12/2/2016	\$520,000		2101962	2829	365
11/1/1977	\$32,500	Conversion Code		749	242

**Permits**

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕
18-1603	6/11/2018		\$3,000	Residential
17-688	2/23/2017	5/9/2017	\$12,500	Residential

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**

Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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