

TREE COMMISSION TREE REMOVAL REPORT
CITY of KEY WEST

PROPERTY: 1220/1222 Seminary St

APPLICATION NUMBER: T2025-0039

REQUEST: Property owner is seeking removal of (1) Mango tree (*Mangifera indica*).

APPLICATION SUMMARY: An application was submitted to remove one mango tree from the backyard of the property. The application states that the tree is cracking the concrete wall and is showing signs of termite traces.

TREE ASSESSMENT and PHOTOS:



A photo of the tree overall



A photo of the canopy and tree's proximity to the house and a photo of the tree fruiting





A photo of the canopy and a photo of the base of the tree





2 photos of the base of the tree and the location in the flowerbed





2 photos of the concrete cracking on the raised bed





A photo of the concrete cracking elsewhere on the property not adjacent to the tree

Diameter: 14.3"

Condition: 70% (health is fair to good, the canopy is beautiful and healthy, the tree is fruiting, but the base of the trunk has splitting of the wood)

Location: 50% (growing in back yard, wall is cracking adjacent to tree (also elsewhere), and the flower bed area it's in is very small for a tree this size)

Species: 100% (on City of KW protected tree list)

Tree Value: 73%

Required Mitigation: 10.4 caliper inches

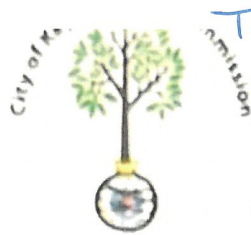
RECOMMENDATION: The tree is very compacted in the flower bed area, but the canopy is beautiful, and it has lots of fruits on it. I'm not sure what is causing the splitting of the wood though

PREPARED BY:

Mckenzie Fraley

Mckenzie Fraley
Urban Forestry Manager
City of Key West

Application



T2025 - 0045
Poinciana Trim

TREE2025 - 0039

RECEIVED

MAR 05 2025

BY: ZB

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 02/19/2025

\$180.00
130.00 ZB
Total

Tree Address 1222 ZB Property Card
1220 Seminary St

Cross/Corner Street NA

List Tree Name(s) and Quantity 2 Royal Poinciana, 1 Mango

Reason(s) for Application:

(x) Remove (x) Tree Health () Safety (x) Other/Explain below

() Transplant () New Location () Same Property () Other/Explain below

(x) Heavy Maintenance Trim () Branch Removal (x) Crown Cleaning/Thinning (x) Crown Reduction

Additional Information and Explanation Removal of the mango tree, it is causing structural damage by cracking the cement wall and shows signs of subterranean termite traces. Additionally, the space is insufficient to accommodate the tree. Regular maintenance pruning on 2 Royal Poinciana.

Property Owner Name Ed Flynn

Property Owner Email Address Skyfly11@gmail.com

Property Owner Mailing Address 521 Margaret St Key West FL 33040

Property Owner Phone Number +1 (843) 290-8895

Property Owner Signature

*Representative Name Clifton Turner

Representative Email Address shortystlc@gmail.com

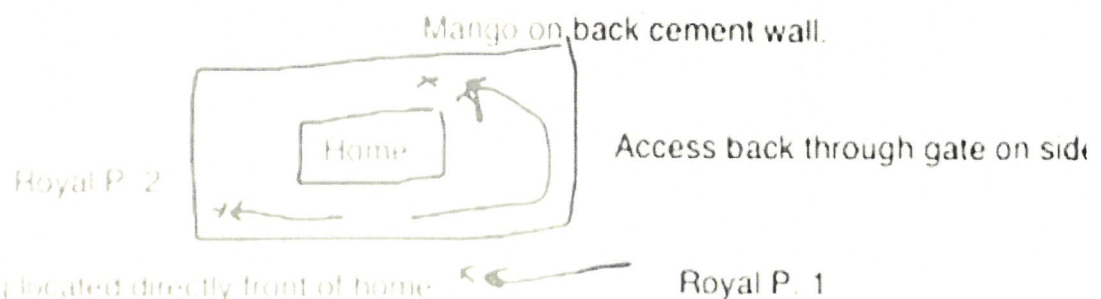
Representative Mailing Address shortystlc@gmail.com

Representative Phone Number 3056479261

*NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will represent the owner at a Tree Commission meeting or pick up an issued Tree Permit.

As of August 1, 2022, application fees are required. [Click here for the fee schedule.](#)

Sketch the tree's location (aerial view), including cross/corner street. Please identify tree(s) on the property regarding this application with colored tape or ribbon and if the tree is accessible.





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 Feb 20 2025
Tree Address 1220 seminary
Property Owner Name Ed Flynn
Property Owner Mailing Address 521 margaret st
Property Owner Mailing City, Key west FL 33040
State, Zip FL 33040
Property Owner Phone Number +1 (843) 290 8895
Property Owner email Address skyfly11@gmail.com
Property Owner Signature Ed Flynn

Representative Name Clifton Turner Shortys Tree & Lawn Care LLC
Representative Mailing Address 19463 date palm dr
Representative Mailing City, sugarloaf key fl 33042
State, Zip 33042
Representative Phone Number 3056479261
Representative email Address shortystlc@gmail.com

I, Edward Flynn 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 Ed Flynn

The forgoing instrument was acknowledged before me on this 27th day February 2025.
By (Print name of Affiant) Edward Flynn who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: Celia L. Tolle

Print name: CELIA TOLLE

My Commission expires: 10-2-27

Notary Public-State of

(Seal)



CELIA L. TOLLE
MY COMMISSION #HH449756
EXPIRES: OCT 02, 2027
Bonded through Tet State Insurance

Monroe County, FL

****PROPERTY RECORD CARD******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 00042120-000000
 Account# 1042765
 Property ID 1042765
 Millage Group 10KW
 Location 1222 SEMINARY St, KEY WEST
 Address
 Legal Description KW TROPICAL BLDG AND INVESTMENT CO SUB PT LOTS 18 & 19 SQR 8 TR 19 PB1-34 OR269-274 OR281-492 OR621-892 OR920-299 OR920-300 OR920-301 OR1029-1538 OR1055-116 OR1121-1168 OR2609-2151 OR2795-1765 OR3310-1412
 (Note: Not to be used on legal documents.)
 Neighborhood 6157
 Property Class MULTI-FAMILY TRIPLEX (0803)
 Subdivision Tropical Building and Investment Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing

**Owner**

[FC REAL ESTATE INVESTMENTS LLC](#)
 221 Simonton St
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$252,367	\$256,211	\$262,461	\$162,724
+ Market Misc Value	\$27,048	\$27,729	\$28,462	\$29,195
+ Market Land Value	\$893,424	\$814,984	\$579,662	\$382,896
= Just Market Value	\$1,172,839	\$1,098,924	\$870,585	\$574,815
= Total Assessed Value	\$765,080	\$695,527	\$632,297	\$574,815
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,172,839	\$1,098,924	\$870,585	\$574,815

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$893,424	\$252,367	\$27,048	\$1,172,839	\$765,080	\$0	\$1,172,839	\$0
2023	\$814,984	\$256,211	\$27,729	\$1,098,924	\$695,527	\$0	\$1,098,924	\$0
2022	\$579,662	\$262,461	\$28,462	\$870,585	\$632,297	\$0	\$870,585	\$0
2021	\$382,896	\$162,724	\$29,195	\$574,815	\$574,815	\$0	\$574,815	\$0
2020	\$361,624	\$162,724	\$29,928	\$554,276	\$554,276	\$0	\$554,276	\$0
2019	\$343,968	\$165,117	\$30,661	\$539,746	\$539,746	\$0	\$539,746	\$0
2018	\$360,640	\$167,510	\$31,395	\$559,545	\$559,545	\$0	\$559,545	\$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)	5,318.00	Square Foot	73	72

2024 TRIM Notice (PDF)

Contact Us

Developed by



SCHNEIDER
GEOSPATIAL



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
FC REAL ESTATE INVESTMENTS LLC

Filing Information

Document Number	L23000118825
FEI/EIN Number	92-2885951
Date Filed	03/14/2023
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	04/06/2023
Event Effective Date	NONE

Principal Address

221 SIMONTON STREET
KEY WEST, FL 33040

Mailing Address

221 SIMONTON STREET
KEY WEST, FL 33040

Registered Agent Name & Address

OROPEZA, GREGORY S
221 SIMONTON STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

FLYNN, EDWARD
221 SIMONTON STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2024	04/06/2024
2025	01/08/2025