

TREE COMMISSION TREE REMOVAL REPORT  
CITY of KEY WEST

PROPERTY: 1214 Laird St

APPLICATION NUMBER: T2025-0043

REQUEST: Property owner is seeking removal of (4) Beautyleaf Trees (*Callophyllum inophyllum*).

APPLICATION SUMMARY: An application was submitted to remove four beautyleaf trees from the backyard of the property. The application states that the backyard is to be relandscaped and the trees' roots are creating large trip hazards and there are concerns of impacts to the plumbing due to the roots.

TREE ASSESSMENT and PHOTOS:

Tree 1:



A photo of the tree overall





A photo of the tree's roots along the backwall and back of the house and a photo of the roots' wrapping the tree







A photo of the tree's canopy

Diameter: 12.1"

Condition: 80% (the health is good, the canopy is healthy, but the roots are starting to wrap around the tree)

Location: 40% (growing in back yard, close to the house and close to the concrete wall, the roots are taking over the pathway and going towards the house)

Species: 50% (Not on City of KW protected tree list, nor on unprotected tree list)

Tree Value: 57%

Required Mitigation: 6.9 caliper inches



Tree 2:



A photo of the tree overall



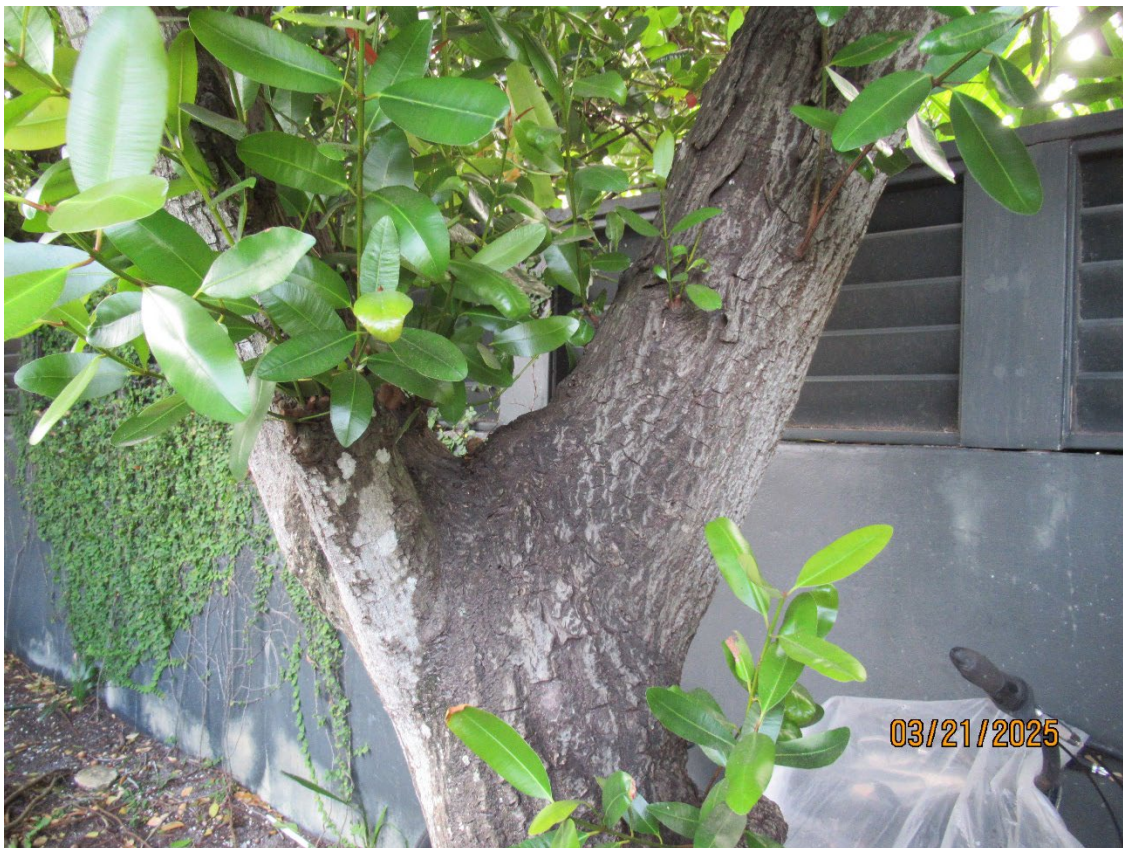
A photo of the canopy





A photo of the trunk of the tree





A photo of the trunk and crotch of the tree and a photo of the roots near the house







A photo of the roots in the walkway

Diameter: 13.5"

Condition: 80% (the health good, the canopy is healthy, the roots are growing out into the yard and towards the house)

Location: 50% (growing in back yard, close to the concrete wall, the roots are taking over the pathway and going towards the house)

Species: 50% (not on City of KW protected tree list, nor on unprotected list)

Tree Value: 60%

Required Mitigation: 8.1 caliper inches



Tree 3:



A photo of the trunk and roots of the tree





A photo of the canopy of the tree

Diameter: 12"

Condition: 80% (the health good, the canopy is healthy, the roots are growing out into the yard and towards the house)

Location: 50% (growing in back yard, close to the concrete wall, the roots are taking over the pathway and going towards the house)

Species: 50% (not on City of KW protected tree list, nor on unprotected list)

Tree Value: 60%

Required Mitigation: 7.2 caliper inches



Tree 4:



A photo of the trunk and roots of the tree





A photo of the canopy of the tree

Diameter: 12.8"

Condition: 80% (the health good, the canopy is healthy, the roots are growing out into the yard and towards the house)

Location: 50% (growing in back yard, close to the concrete wall, the roots are taking over the pathway and going towards the house)

Species: 50% (not on City of KW protected tree list, nor on unprotected list)

Tree Value: 60%

Required Mitigation: 7.7 caliper inches



Trees 3 and 4 and their roots



Photo of trees 3 and 4 and a photo of their roots







2 photos of their roots going towards the house





Total Required Mitigation: 29.9 caliper inches

RECOMMENDATION: The trees are all in great health and are thriving. The roots are definitely extensive though and can be a tripping hazard. I'm not sure if removal of all trees would be necessary. I think Tree 1 is posing the greatest risk as its roots stretch the length of the house almost, and it's closest to the house. The other 3 may be able to have their roots trimmed from the house and reduce the trip hazards. There are root blockers as well that may be beneficial in situations such as this. The canopies are not extensive and root trimming would not be in the dripline

Please note: there is a current enforcement case at this property for unauthorized, improper trimming of (3) buttonwood trees resulting in tree abuse.

PREPARED BY:

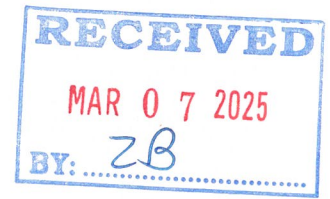
*Mckenzie Fraley*

Mckenzie Fraley  
Urban Forestry Manager  
City of Key West



# Application





## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 01/20/2025

Tree Address 1214 Laird St  
 Cross/Corner Street NA  
 List Tree Name(s) and Quantity 4 Hard Wood Trees (species to be determined). *Beautyleaf (calophyllum inophyllum) MF*  
 Reason(s) for Application:  
 (x) Remove ( ) Tree Health (x) 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 Planning to redo the landscaping in the back area. The root area has become a large concern for passing by creating large trip hazards. Lots of plumbing located near the large root area.

BWS

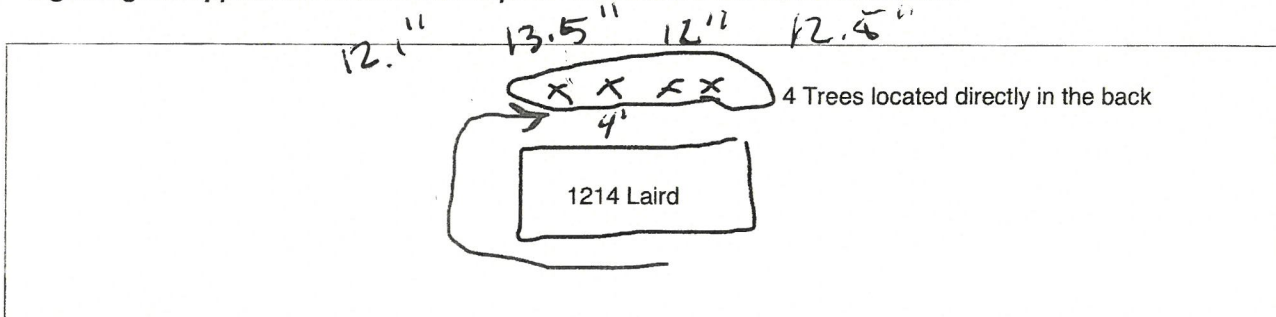
Property Owner Name Michele Miano  
 Property Owner Email Address michelemiano@comcast.net  
 Property Owner Mailing Address 410 Station Ave Haddonfield NJ 08033  
 Property Owner Phone Number 609 706 5065  
 Property Owner Signature *[Signature]*

\*Representative Name Clifton Turner - Shorty's Tree & Lawn Care LLC  
 Representative Email Address shortystlc@gmail.com  
 Representative Mailing Address 19463 date palm dr  
 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 2/27/25  
Tree Address 1214 Laird St. KW FL 33040  
Property Owner Name Michele Miano  
Property Owner Mailing Address 410 Station Ave  
Property Owner Mailing City, State, Zip Haddonfield NJ 08033  
Property Owner Phone Number 609 706 5065  
Property Owner email Address michele.miano@comcast.net  
Property Owner Signature [Signature]

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

I, Michele Miano 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]

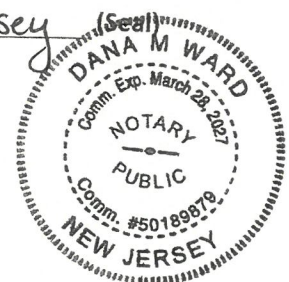
The forgoing instrument was acknowledged before me on this 27<sup>th</sup> day February 2025.

By (Print name of Affiant) Michele Miano who is personally known to me or has produced New Jersey Driver's License as identification and who did take an oath.

Notary Public

Sign name: Dana M. Ward  
Print name: Dana M. Ward

My Commission expires: March 28, 2027 Notary Public-State of New Jersey





## Monroe County, FL

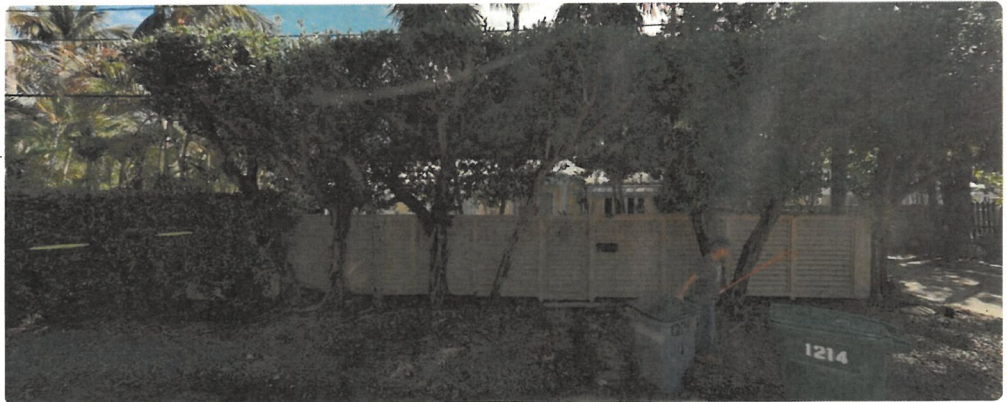
**\*\*PROPERTY RECORD CARD\*\*****Disclaimer**

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 00059810-000000  
 Account# 1060283  
 Property ID 1060283  
 Millage Group 10KW  
 Location 1214 LAIRD St, KEY WEST  
 Address  
 Legal SUNSHINE SUB PLAT NO 1  
 Description PB 2-150 PT LOTS 1 & 2 /  
 TRACT 28 OR84-414  
 OR90-356 OR507-512/13  
 CO JUDGE DOCKET 9-52  
 OR1200-2182/84PET  
 OR1277-1912/21EST  
 OR1277-2507/08  
 OR1278-1/2 OR1278-3/4  
 OR1278-5/6Q/C OR1278-  
 7/8P/R OR1696-1272  
 OR2804-570/72  
 (Note: Not to be used on  
 legal documents.)  
 Neighborhood 6157  
 Property Class MULTI-FAMILY TRIPLEX  
 (0803)  
 Subdivision Sunshine Subdivision Plat  
 No 1  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing

**Owner**

[ADAMS DAVID R](#)  
 410 Station Ave  
 Haddonfield NJ 08033

MIANO MICHELE A  
 410 Station Ave  
 Haddonfield NJ 08033

**Valuation**

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$364,391	\$359,542	\$369,004	\$328,002
+ Market Misc Value	\$21,741	\$22,328	\$22,914	\$23,500
+ Market Land Value	\$1,024,047	\$934,138	\$664,412	\$438,877
= Just Market Value	\$1,410,179	\$1,316,008	\$1,056,330	\$790,379
= Total Assessed Value	\$1,051,995	\$956,359	\$869,417	\$790,379
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,410,179	\$1,316,008	\$1,056,330	\$790,379





Map



TRIM Notice

2024 TRIM Notice (PDF)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 3/7/2025, 1:27:26 AM

Contact Us

Developed by  
 **SCHNEIDER**  
GEOSPATIAL