

# STAFF REPORT

DATE: August 2, 2023

RE: 3314 Northside Drive #151 (permit application # T2023-0230)

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

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

Tree Species: Strangler Fig (*Ficus aurea*)

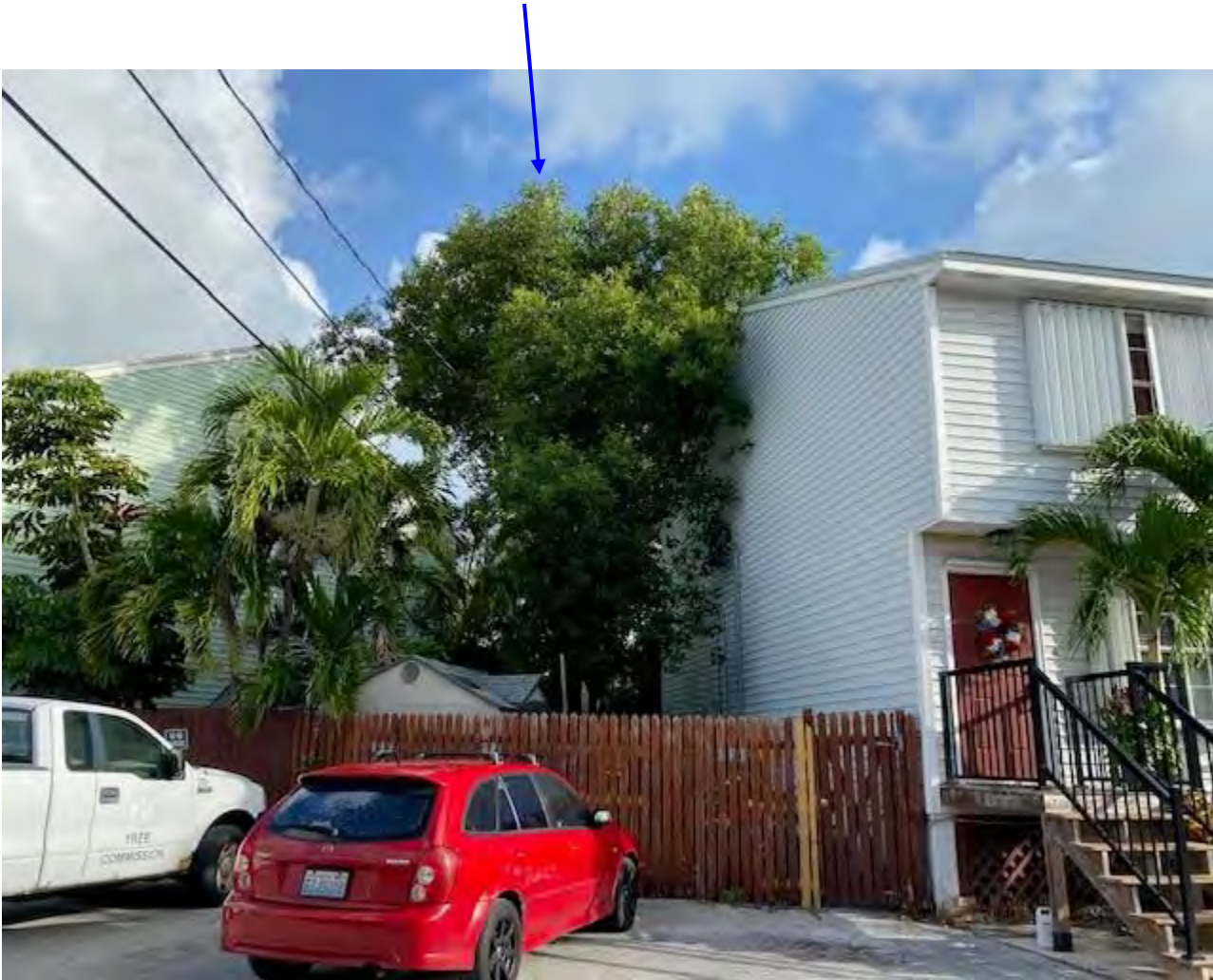


Photo showing location of tree, view 1.





Photo showing location of tree, view 2.





Photo of tree canopy, view 1.



Photo of tree trunks and canopy.





Photo of tree trunks and base of tree, view 1.



Photo of base of tree, view 1.





Photo of base of tree, view 2. Note tree roots growing over and enveloping pallets and debris.



Photo of trunks and base of tree, view 2.





Photo of base of tree,  
view 3.



Photo of tree canopy, view 2.





Photo of tree canopy, view 3.

Photo of tree trunks from  
neighbor's property, view







Photo of tree canopy from neighbor's property, view 1.



Photo of base of tree area from neighbor's property, view 1.





Photo of  
base of tree  
area from  
neighbor's  
property,  
view 2.



Photo of  
tree trunks  
from  
neighbor's  
property,  
view 2.





Photo of  
tree  
canopy  
from  
neighbor's  
property,  
view 2.

Diameter: 38.2"

Location: 40% (growing close to property line, impacting two structures, aerial roots have enveloped pallets and other debris)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair, tree overall is healthy, poor structure.)

Total Average Value = 63%

Value x Diameter = 24 replacement caliper inches



# Application





T2023-0230

## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 7/10/2023

Tree Address 3314 Northside Drive Apt 151  
Cross/Corner Street In the back section of Solana Village  
List Tree Name(s) and Quantity Banyan Tree 1 Strangler  
Species Type(s) check all that apply ( ) Palm ( ) Flowering ( ) Fruit ( ) Shade (X) Unsure  
Reason(s) for Application:  
☒ Remove ( ) Tree Health (X) 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 trees roots are causing damage and the tree is getting into the electrical wires

Property Owner Name Michael Naughton  
Property Owner email Address inittowininit36@hotmail.com  
Property Owner Mailing Address 3314 Northside Drive apt 151 Key West 33040  
Property Owner Phone Number 305-393-9109  
Property Owner Signature Michael Naughton

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.

\$ 20  
50  
\$ 70



# 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 00066172-011700  
 Account# 8729588  
 Property ID 8729588  
 Millage Group 10KW  
 Location 3314 NORTHSIDE Dr 151, KEY WEST  
 Address  
 Legal UNIT 151 AND ADJ PARCEL SOLANA VILLAGE TOWNHOUSE OR1031-579 OR1061-1384 OR1217-997/98C OR1217-999/1000 OR1217-1938/39 OR1506-567/69 OR1518-601/03 OR1917-1246 OR1921-1153/54 OR2357-548/49C/T OR2401-1488/89 OR2420-2368/69 OR2564-1733/35 OR2744-1177/78 OR2958-1567  
 Description (Note: Not to be used on legal documents.)  
 Neighborhood 6224  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 33/67/25  
 Affordable No  
 Housing



8729588 3314 NORTHSIDE DR #151 5/8/19

## Owner

NAUGHTON MICHAEL  
 3314 Northside Dr  
 Apt 151  
 Key West FL 33040

## Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$191,840	\$193,925	\$166,574	\$168,346
+ Market Misc Value	\$1,777	\$1,777	\$1,777	\$1,777
+ Market Land Value	\$330,429	\$248,794	\$207,976	\$207,976
= Just Market Value	\$524,046	\$444,496	\$376,327	\$378,099
= Total Assessed Value	\$399,244	\$387,616	\$376,327	\$378,099
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$374,244	\$362,616	\$351,327	\$353,099

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$207,976	\$166,574	\$1,777	\$376,327	\$376,327	\$25,000	\$351,327	\$0
2020	\$207,976	\$168,346	\$1,777	\$378,099	\$378,099	\$25,000	\$353,099	\$0
2019	\$207,976	\$172,037	\$1,777	\$381,790	\$313,875	\$25,000	\$288,875	\$67,915
2018	\$148,796	\$157,550	\$1,677	\$308,023	\$308,023	\$25,000	\$283,023	\$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)	2,945.00	Square Foot	0	0

## Buildings

Building ID	33492	Exterior Walls	WD FRAME
Style	2 STORY ELEV FOUNDATION	Year Built	1987
Building Type	S.F.R. - R1 / R1	Effective Year Built	2013
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	1253	Roof Type	GABLE/HIP
Finished Sq Ft	1046	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE



Perimeter	204			Bedrooms	2
Functional Obs	0			Full Bathrooms	1
Economic Obs	0			Half Bathrooms	1
Depreciation %	8			Grade	500
Interior Walls	MASONRY/MIN			Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter	
OPX	EXC OPEN PORCH	158	0	56	
FLA	FLOOR LIV AREA	1,046	1,046	208	
OPU	OP PR UNFIN LL	49	0	42	
<b>TOTAL</b>		<b>1,253</b>	<b>1,046</b>	<b>306</b>	

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1986	1987	0 x 0	1	189 SF	2
ASPHALT PAVING	1986	1987	0 x 0	1	203 SF	1
FENCES	1986	1987	0 x 0	1	84 SF	2
FENCES	1992	1993	6 x 46	1	276 SF	2
LC UTIL BLDG	1992	1993	0 x 0	1	49 SF	1

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
3/27/2019	\$380,000	Warranty Deed	2215119	2958	1567
6/3/2015	\$320,000	Warranty Deed		2744	1177
12/3/2009	\$100	Quit Claim Deed		2401	1488
5/1/2009	\$179,900	Warranty Deed		2420	2368
4/22/2008	\$100	Certificate of Title		2357	548
7/28/2003	\$289,000	Warranty Deed		1917	1246
6/1/1992	\$91,000	Warranty Deed		1217	999
10/1/1987	\$73,900	Warranty Deed		1031	579

## Permits

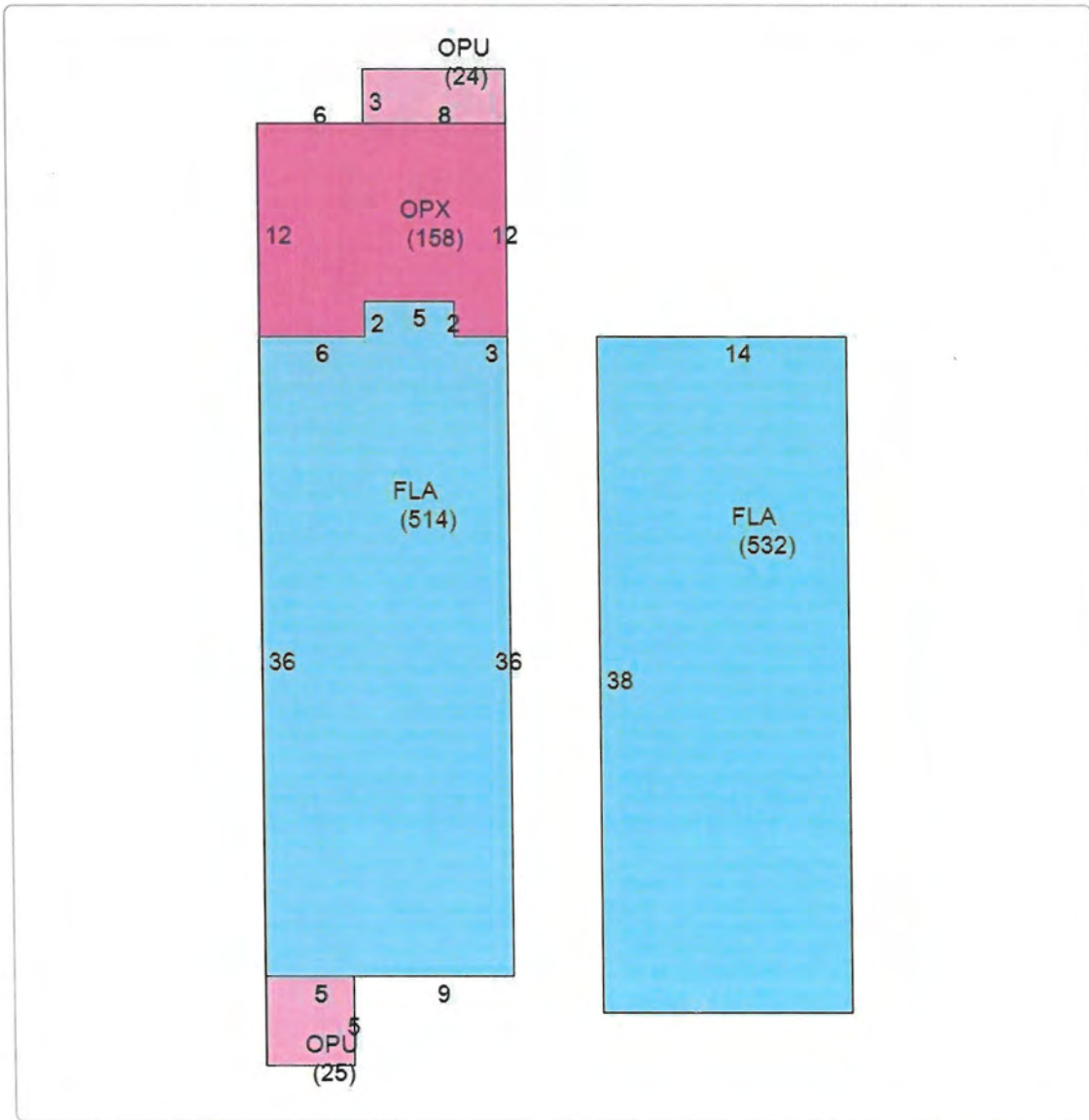
Number	Date Issued	Date Completed	Amount	Permit Type
18-0572	10/3/2018	3/14/2019	\$0	Residential
18-2494	6/20/2018	8/8/2018	\$4,000	Residential
9600515	1/1/1996	8/1/1996	\$1,000	Residential

## View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





## Photos





[2022 TRIM Notice \(PDF\)](#)

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