

STAFF REPORT

DATE: April 28, 2024

RE: 1011 South Street (permit application # T2024-0106)

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

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

Tree Species: Mango (*Mangifera indica*)



Photo showing location of tree, view 1.



Photo showing location of tree, view 2.



Photo of trunk and canopy, view 1.



Photo of base and trunk of tree, view 1.



Photo of
base of tree.



Photo of
base of
tree in
relation to
laundry
door.



Two photos of tree canopy and trunks, views 2 & 3.





Photo of tree trunk showing what appears to be fungal growth.



Close up photo of tree trunk and “fungal” growth area.



Photo of tree canopy over neighbor's property.

Diameter: 19.1"

Location: 50% (growing in backyard in a deck with most of canopy over neighboring property. Grow of tree impacting ability to access laundry/utility shed area)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair, fungal growths in bark along trunk, possible insect issues, canopy healthy and tree in fruit.)

Total Average Value = 66%

Value x Diameter = 12.6 replacement caliper inches

Application



T2024-0106
RECEIVED
APR 3 2024
TR

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 3-21-2024

Tree Address 1011 south st

Cross/Corner Street (near Grinnell)

List Tree Name(s) and Quantity 1 MANGO

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

It's very old and very large. It looms over the roof of my house. I make sure that we keep pruning off the big, dead branches, but they still fall occasionally and hit my house/roof. I fear a big storm might topple the tree right onto my house. A former owner built the deck around the trunk. Since I bought the house (2019) the trunk has increased in diameter, and we have had to trim back the deck twice now to accommodate the trunk growth. The tree is perilously close to my laundry room. As it keeps growing, I will no longer be able to open the doors to my laundry room because the mid-trunk is so big and is listing (growing) to the south towards the laundry room and will soon impede the doors to my laundry room from opening at all. Tree is located 5 feet or less from my swimming pool. I have been advised that, since it is still getting larger, the root system could begin to affect my pool from underneath. My pool was resurfaced in 2018 before I owned the house. The mango tree debris started staining the bottom of my pool almost immediately upon completion of resurfacing according to my pool man who did the resurfacing himself in 2018.

Property Owner Name

Property Owner email Address Catherine Lippincott catlipp8@gmail.com

Property Owner Mailing Address 3711 San Felipe St. #15-C, Houston TX 77027

Property Owner Phone Number (646) 621-0152

Property Owner Signature Catherine Lippincott

*Representative Name

Clifton Turner Shortys Tree & Lawn Care LLC

Representative email Address

shortystlc@gmail.com

Representative Mailing Address

19463 date palm dr

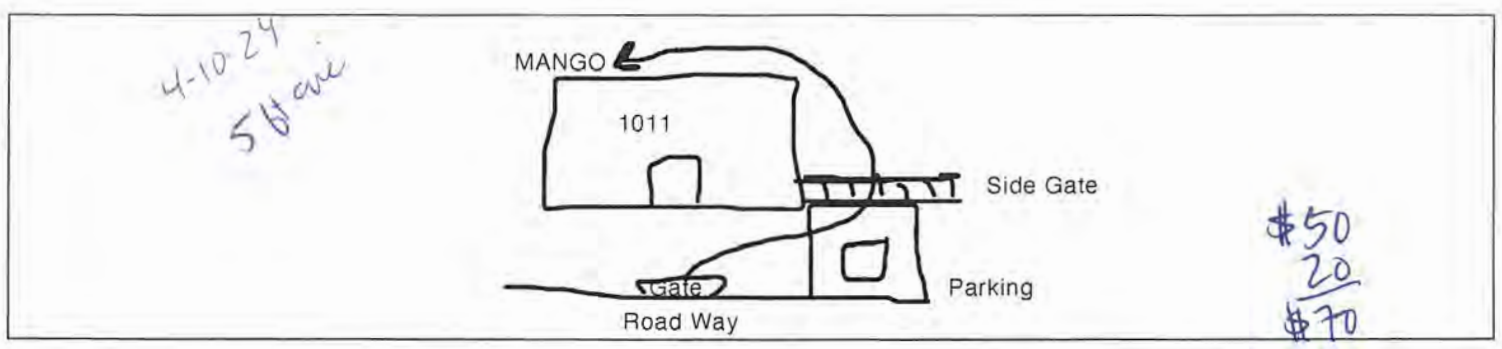
Representative Phone Number

3056479261

*NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will 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. [Click here for the fee schedule.](#)

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.





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 3-25-24

Tree Address 1011 South Street, KW, FL 33040

Property Owner Name Catherine Lippincott

Property Owner Mailing Address 3711 San Felipe St. #15-C, Houston, TX

Property Owner Mailing City, State, Zip Houston, TX 77027 77027

Property Owner Phone Number (646) 621-0152

Property Owner email Address catlipp8@gmail.com

Property Owner Signature Catherine Lippincott

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, Catherine Lippincott 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.

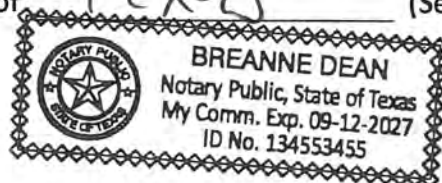
Property Owner Signature Catherine Lippincott

The forgoing instrument was acknowledged before me on this 25th day MARCH, 2024.
 By (Print name of Affiant) Catherine Lippincott who is personally known to me or has produced ID as identification and who did take an oath.

Notary Public

Sign name: B. Dean
 Print name: Breanne Dean

My Commission expires: 9-12-2027 Notary Public-State of Texas (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 00039340-000000
 Account# 1040088
 Property ID 1040088
 Millage Group 10KW
 Location 1011 SOUTH St, KEY WEST
 Address
 Legal KW WEBB REALTY CO SUB PB1-42 LOT 7 SQR 7 TR 18 G65-216/17
 Description OR1188-2458/59P/R OR1188-2456/57P/R OR1882-570/72R/S OR2031-299/301 OR2846-26/28 OR2963-0603
 (Note: Not to be used on legal documents.)
 Neighborhood 6131
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision The Webb Realty Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

LIPPINCOTT CATHERINE
 2819 Ferndale St
 Houston TX 77098

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$1,072,179	\$984,064	\$853,139	\$861,935
+ Market Misc Value	\$38,939	\$40,589	\$42,237	\$43,887
+ Market Land Value	\$1,002,204	\$755,829	\$496,926	\$459,344
= Just Market Value	\$2,113,322	\$1,780,482	\$1,392,302	\$1,365,166
= Total Assessed Value	\$1,684,685	\$1,531,532	\$1,392,302	\$1,365,166
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,113,322	\$1,780,482	\$1,392,302	\$1,365,166

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$755,829	\$984,064	\$40,589	\$1,780,482	\$1,531,532	\$0	\$1,780,482	\$0
2021	\$496,926	\$853,139	\$42,237	\$1,392,302	\$1,392,302	\$0	\$1,392,302	\$0
2020	\$459,344	\$861,935	\$43,887	\$1,365,166	\$1,365,166	\$0	\$1,365,166	\$0
2019	\$496,926	\$895,108	\$45,534	\$1,437,568	\$1,437,568	\$0	\$1,437,568	\$0
2018	\$478,135	\$904,241	\$47,185	\$1,429,561	\$1,429,561	\$0	\$1,429,561	\$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
RES SUPERIOR DRY (01SD)	3,977.00	Square Foot	52.5	92

Buildings

Building ID	3084	Exterior Walls	CUSTOM
Style	2 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	Effective Year Built	2016
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	3620	Roof Type	GABLE/HIP
Finished Sq Ft	1497	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	242	Bedrooms	3

Functional Obs	0	Full Bathrooms	3	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	650	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	196	0	70
DUF	FIN DET UTILIT	48	0	28
FHS	FINISH HALF ST	864	0	122
FLA	FLOOR LIV AREA	1,497	1,497	164
OUU	OP PR UNFIN UL	345	0	122
OPF	OP PRCH FIN LL	60	0	38
PTO	PATIO	586	0	232
SBF	UTIL FIN BLK	24	0	20
TOTAL		3,620	1,497	796

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1991	1992	3 x 42	1	126 SF	2
BRICK PATIO	2003	2004	0 x 0	1	640 SF	2
FENCES	1992	1993	140 x 6	1	840 SF	2
WATER FEATURE	2015	2016	0 x 0	0	1 UT	3
WOOD DECK	2015	2016	0 x 0	0	586 SF	3
CUSTOM POOL	2003	2004	7 x 23	1	161 SF	5

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/8/2019	\$1,679,000	Warranty Deed	2219242	2963	0603	01 - Qualified	Improved		
3/20/2017	\$1,700,000	Warranty Deed	2116304	2846	26	02 - Qualified	Improved	WOODS STUART C	
7/31/2004	\$1,600,000	Warranty Deed		2031	0299	Q - Qualified	Improved		
4/10/2003	\$750,000	Warranty Deed		1882	0570	Q - Qualified	Improved		
9/1/1991	\$140,000	Warranty Deed		1188	2456	Q - Qualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-2533	6/26/2017	11/21/2017	\$3,800	Residential	RE ROUGH AND TRIM 2 TOILETS 2 SHOWERS, 1 LAV
17-2425	6/23/2017	11/21/2017	\$65,000	Residential	NEW DRYWALL THROUGHOUT MASTER ADN GUEST BATHROOMS NEW TILE IN BOTH, NEW KITCH COUNTER TOPS TRIM OUT INTERIOR COLUMN INTERIOR PAINTING, NEW INTERIOR DOORS RE FINISH WOOD FLOORS
17-2136	5/31/2017	11/21/2017	\$4,000	Residential	POOL AND SPA RESURFACE
17-1441	4/10/2017	11/21/2017	\$2,375	Residential	DEMO 1ST FLR BATHROOM TILE AND FIXTURES REMOVAL OF KITCH COUNTER TOPES AND TILE BACK SPLASH REMOVE BOOCASES IN LR DEMO OF 2ND FLR BATHROOM REMOVE CARPET IN MASTER
15-3919	9/18/2015	10/13/2015	\$2,500		POOL/SPA RENOVATIONS.
15-3403	8/13/2015	8/25/2015	\$1,800		POOL/SPA RENOVATIONS.
03-2546	7/21/2003	9/4/2003	\$2,275		CENT A/C
03-0618	6/18/2003	9/4/2003	\$19,200		POOL + ELECTRICAL
03-2082	6/16/2003	9/4/2003	\$2,365		METAL ROOF
9603478	8/1/1996	11/1/1996	\$600		RENOVATION

View Tax Info

[View Taxes for this Parcel](#)

[Sketches \(click to enlarge\)](#)

Map



TRIM Notice

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

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[Contact Us](#)



Karen DeMaria

From: Shorty's Tree & Lawn Care LLC <shortystlc@gmail.com>
Sent: Friday, April 5, 2024 4:08 PM
To: Karen DeMaria
Subject: [EXTERNAL] Fwd: Regarding Mango at 1011 South Street
Attachments: image0.jpeg; image1.jpeg

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

For the permit at 1011 south st. Thank you.

----- Forwarded message -----

From: Catherine <catlipp8@gmail.com>
Date: Thu, Mar 21, 2024 at 9:52 AM
Subject: Regarding Mango at 1011 South Street
To: <shortystlc@gmail.com>

Hi.

I would like to log my concerns about the LARGE mango tree in my TINY backyard at 1011 South St.

1. It's very very old and very very large. It looms over the roof of my house. I make sure that we keep pruning off the big, dead branches, but they still fall occasionally and hit my house/roof. I fear a big storm might topple the tree right onto my house.
2. A former owner built the deck around the trunk. Since I bought the house (2019) the trunk has increased in diameter, and we have had to trim back the deck twice now to accommodate the trunk growth.
3. The tree is perilously close to my laundry room. As it keeps growing, I will no longer be able to open the doors to my laundry room because the mid-trunk is so big and is listing (growing) to the south towards the laundry room, and will soon impede the doors to my laundry room from opening at all.
4. Tree is located 5 feet or less from my swimming pool. I have been advised that, since it is still getting larger, the root system could begin to affect my pool from underneath.
5. My pool was resurfaced in 2018 before I owned the house. The mango tree debris started staining the bottom of my pool almost immediately upon completion of resurfacing according to my pool man who did the resurfacing himself in 2018.

Help me please!
Thank you so much!

Catherine Lippincott
1011 South Street

Key West, FL 33040

Sent from my iPhone



Beija with *Shorty's Team*
Administrative Assistant
Shorty's Tree & Lawn Care LLC.
Serving The Lower FL Keys.



