

STAFF REPORT

DATE: March 20, 2024

RE: 623 Southard Street (permit application # T2024-0084)

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

An application was received requesting the removal of (2) Royal Poinciana trees. A site inspection was done and documented the following:

Tree Species: Royal Poinciana (*Delonix regia*)



Photo showing location of trees.

Tree #1



Photo of tree trunk showing location, view 1.



Photo of tree trunk and canopy, view 1.



Two photos
of tree
canopy,
views 1 & 2.





Two photos of tree canopy, views 3 & 4.





Photo of trunk and canopy crotch area.



Close up of trunk/crotch area.



Photo of base of tree and trunk, view 1.



Photo of trunk and base of tree, view 2.



Photo of tree trunk.



Photo showing location of tree trunk and canopy with neighboring structure, view 1.



Photo showing location of tree trunk and canopy with neighboring structure, view 2.

Diameter: 15.2"

Location: 40% (growing in driveway area near property line, very visible tree, trunk close to neighboring structure, canopy in electrical lines.)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair to poor, poor canopy structure due to trimming away from power lines and structure.)

Total Average Value = 66%

Value x Diameter = 10 replacement caliper inches

Tree #2



Photo showing whole tree and location.



Photo of trunk and canopy branches.



Photo of base of tree.



Photo of tree canopy, view 1.



Two photos
of tree
canopy,
views 2 & 3.





Two photos of tree canopy, views 4 & 5.





Two photos of trunk/canopy connection area.





Two close up photos of canopy/trunk connection area showing termites trails.





Photo of trunk damage with decay area and termite mud trail, view 1.



Photo of trunk damage with decay area and termite mud trail, view 2.



Photo of trunk damage with decay area and termite mud trail, view 3.

Diameter: 16.8"

Location: 60% (growing in side yard area, canopy visible from Fleming Street.)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair to poor, trunk damage with some decay and evidence of termites.)

Total Average Value = 70%

Value x Diameter = 11.7 replacement caliper inches

Application



T2024-0084

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 2-17-24

Tree Address 623 southard st

Cross/Corner Street _____

List Tree Name(s) and Quantity 2 Royal Poincianna

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 Active termites and the trees are located to close to the neighbors building can cause damage in the future.

Sanfelippo

Property Owner Name MICHAEL L SANFELIPPO (623 SOUTHARD LLC)

Property Owner email Address SANFELIPPOMIKE@HOTMAIL.COM

Property Owner Mailing Address 646 50 2ND ST MILWAUKEE WI 53204

Property Owner Phone Number 954-999-8864

Property Owner Signature Michael J Sanfelippo

*Representative Name Clifton Turner Shortys Tree & Lawn Care LLC

Representative email Address shortystlc@gmail.com

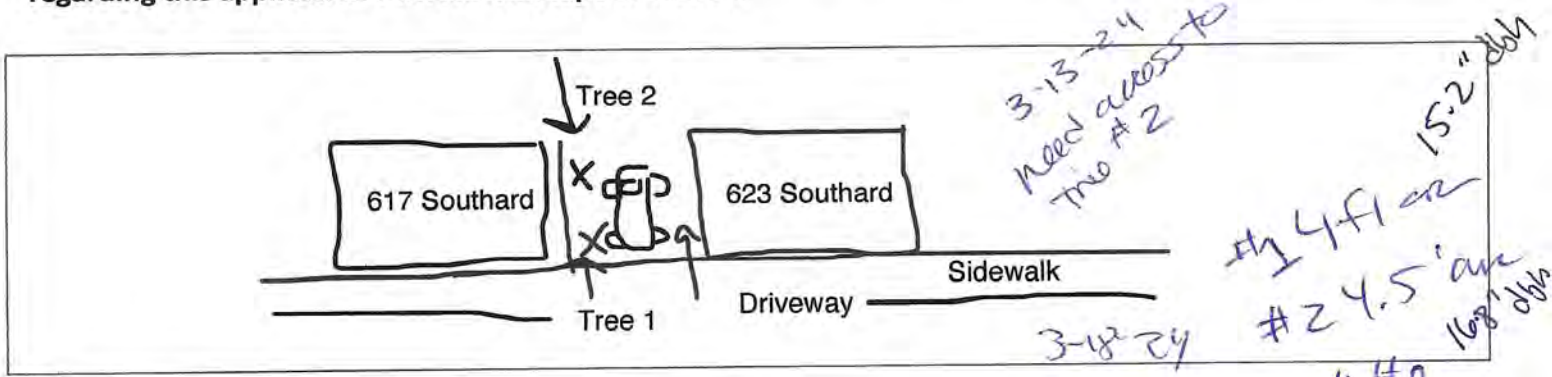
Representative Mailing Address 19463 Date Palm Dr

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 2-17-24

Tree Address 623 Southard St Key West FL

Property Owner Name Michael Sanfelippo (623 Southard LLC)

Property Owner Mailing Address 646 50 2nd St MILWAUKEE WI 53204

Property Owner Mailing City, State, Zip MILWAUKEE WIS. 53204

Property Owner Phone Number 954 999-8864

Property Owner email Address SANFELIPPOmike@hotmail.com

Property Owner Signature Michael S Sanfelippo

Representative Name Clifton Turner

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 MICHAEL SANFELIPPO 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 Michael Sanfelippo

The forgoing instrument was acknowledged before me on this 20 day February

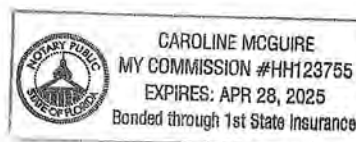
By (Print name of Affiant) Michael Sanfelippo who is personally known to me or has produced Dennis Kirsch as identification and who did take an oath.

Notary Public

Sign name: Caroline McGuire

Print name: Caroline McGuire

My Commission expires: 4/28/2025 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 00008960-000000
 Account# 1009229
 Property ID 1009229
 Millage Group 10KW
 Location 623 SOUTHARD St, KEY WEST
 Address
 Legal KW PT LOT 1 5QR 49 OR51-441/43 OR334-180 OR549-487 OR776-1931/32
 Description OR831-2190 OR843-607 OR864-1167 OR875-2220 OR1015-1011 OR1033-1844/45 OR1051-2304 OR1051-2305 OR1051-2304 OR1272-977/78 OR1562-2191/93 OR2899-30/31
 (Note: Not to be used on legal documents.)
 Neighborhood 32090
 Property Class HOTEL - LUXURY (3900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

623 LLC
 646 S 2nd St
 Milwaukee WI 53204

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$1,046,352	\$736,865	\$736,865	\$736,865
+ Market Misc Value	\$149,479	\$84,874	\$84,874	\$84,874
+ Market Land Value	\$1,793,747	\$848,739	\$848,739	\$848,739
= Just Market Value	\$2,989,578	\$1,670,478	\$1,670,478	\$1,670,478
= Total Assessed Value	\$1,837,525	\$1,670,478	\$1,670,478	\$1,670,478
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,989,578	\$1,670,478	\$1,670,478	\$1,670,478

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$848,739	\$736,865	\$84,874	\$1,670,478	\$1,670,478	\$0	\$1,670,478	\$0
2021	\$848,739	\$736,865	\$84,874	\$1,670,478	\$1,670,478	\$0	\$1,670,478	\$0
2020	\$848,739	\$736,865	\$84,874	\$1,670,478	\$1,670,478	\$0	\$1,670,478	\$0
2019	\$848,739	\$736,865	\$84,874	\$1,670,478	\$1,670,478	\$0	\$1,670,478	\$0
2018	\$999,600	\$315,016	\$27,157	\$1,341,773	\$1,046,251	\$0	\$1,341,773	\$0

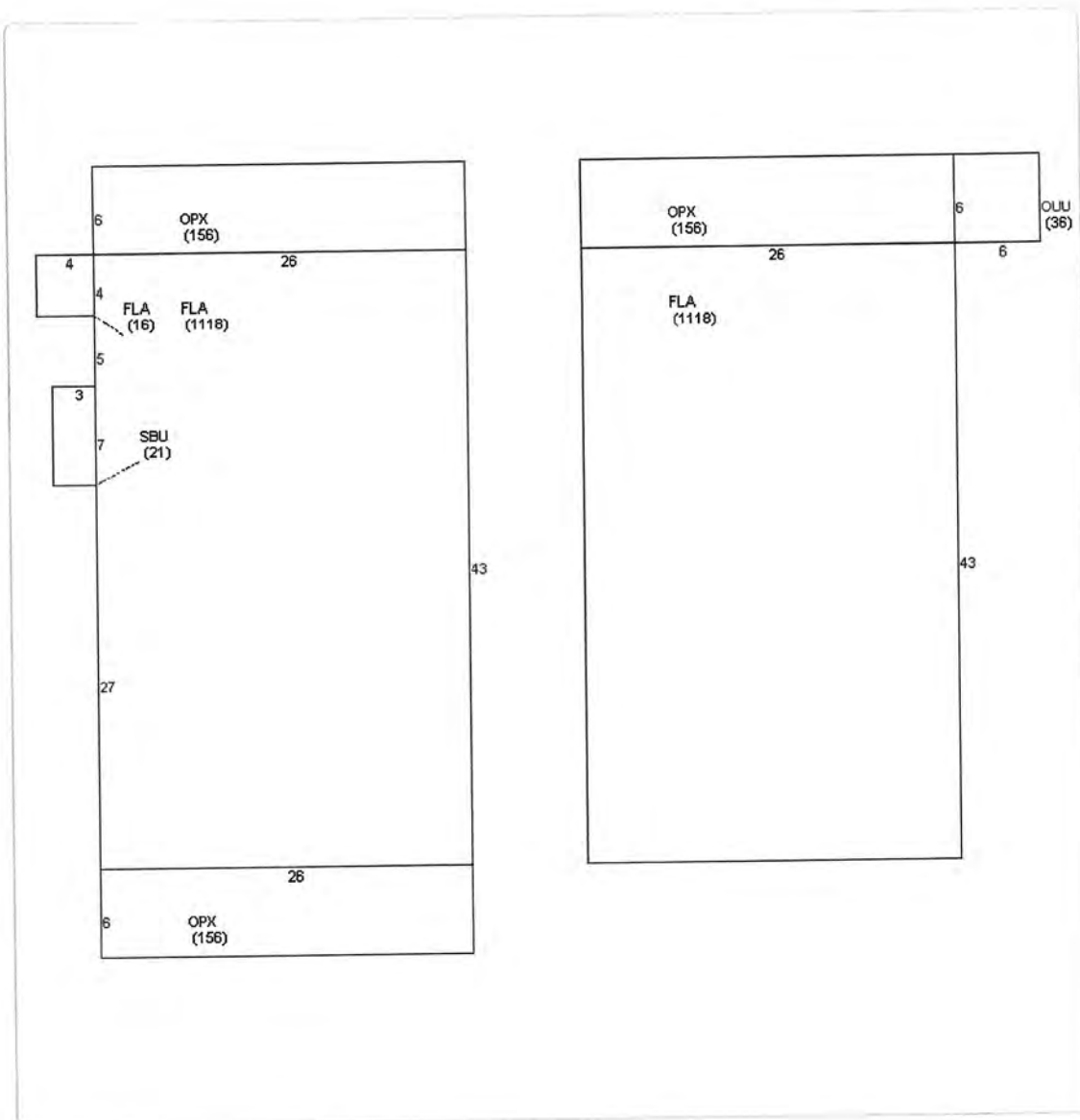
The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	5,600.00	Square Foot	0	0

Buildings

Building ID	39424	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1933
Building Type	HOTELS/MOTEL A / 39A	Effective Year Built	2010
Building Name		Foundation	
Gross Sq Ft	2777	Roof Type	
Finished Sq Ft	2252	Roof Coverage	
Stories	3 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	292	Bedrooms	0



Photos



Map



TRIM Notice

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

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Detail by Entity Name

Florida Limited Liability Company
623 LLC

Filing Information

Document Number	L18000065430
FEI/EIN Number	N/A
Date Filed	03/13/2018
Effective Date	03/13/2018
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/08/2019

Principal Address

623 SOUTHARD STREET
KEY WEST, FL 33040

Mailing Address

646 S. 2ND STREET
MILWAUKEE, WI 53204

Registered Agent Name & Address

SANFELIPPO, MICHAEL L
2521 Del lago. Dr
FORT LAUDERDALE, FL 33316

Name Changed: 10/08/2019

Address Changed: 03/12/2021

Authorized Person(s) Detail

Name & Address

Title President

Mike Sanfelippo
623 SOUTHARD STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
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2022	04/18/2022
2023	01/27/2023
2024	02/01/2024

Document Images

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[03/13/2018 -- Florida Limited Liability](#)

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