

STAFF REPORT

DATE: June 26, 2017

RE: **1523 Seminary Street (permit application # T17-8545)**

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

An application was received requesting the removal of **(2) Strangler Fig trees**. A site inspection was done on June 23, 2017 and documented the following:

Tree Species: Strangler Fig (*Ficus aurea*)

Tree #1















06/22/2017

Diameter: 15.2"

Location: 50% (canopy in utility lines, roots impacting concrete wall, too close to wall for future growth)

Species: 100% (on protected tree list)

Condition: 60% (fair, codominant trunks)

Total Average Value = 70%

Value x Diameter = 10.6 replacement caliper inches

Tree #2:













Diameter: 9.5"

Location: 20% (tree too close to house, foundation issues, canopy impacting house electrical feeder lines)

Species: 100% (on protected tree list)

Condition: 60% (fair)

Total Average Value = 60%

Value x Diameter = 5.7 replacement caliper inches

Recommendation: Recommend approval of the removal of two (2) Strangler Fig trees at 1523 Seminary Street to be replaced with 16.3 caliper inches of dicot or fruit trees from approved list, FL# 1, to be planted on site.

Application



Canopy-Removal

8345

Tree Permit Application

Date:

6/16/17

Please Clearly Print All Information unless indicated otherwise.

Tree Address 1523 SEMINARY STREET
Cross/Corner Street Thompson St.
List Tree Name(s) and Quantity (2) Strangler Fig Trees
Species Type(s) check all that apply ☐ Palm ☐ Flowering ☐ Fruit ☐ Shade ☐ Unsure
Reason(s) for Application:

- ☐ REMOVE ☐ Tree Health ☐ Safety ☐ Other/Explain below
☐ TRANSPLANT ☐ New Location ☐ Same Property ☐ Other/Explain below
☐ HEAVY MAINTENANCE ☐ Branch Removal ☐ Crown Cleaning/Thinning ☐ Crown Reduction

Other/Explain Both trees against wall & doing structure damages.

Reason for Request

Property Owner Name SEMINARY HOLDINGS, LLC
Property Owner eMail Address CEASEM@bellsouth.net
Property Owner Mailing Address 225 Alcazar Avenue
Property Owner Mailing City CORAL GABLES State FL Zip 33134
Property Owner Phone Number (305) 445-4331
Property Owner Signature Michael S. Cease, Manager

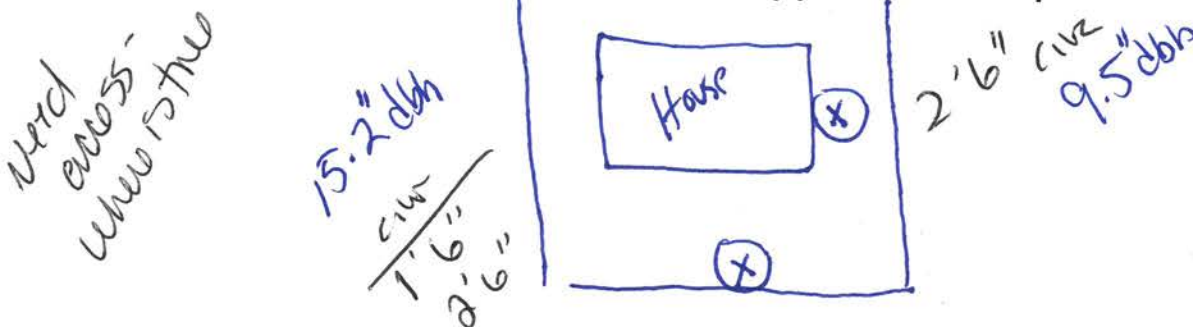
Representative Name A Caring Tree Company (Nick Downs)
Representative eMail Address acaringtreecompany@gmail.com
Representative Mailing Address 151 County Rd
Representative Mailing City Big Pine Key State FL Zip 33043
Representative Phone Number (305) 435-1764

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.

PA / \$



Tree Representation Authorization

Date: 6/16/17

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.

Tree Address 1523 SEMINARY STREET

Property Owner Name SEMINARY HOLDINGS, LLC
 Property Owner eMail Address cease@hellsouth.net
 Property Owner Mailing Address 225 Alcazar Avenue
 Property Owner Mailing City CORAL GABLES State FL Zip 33134
 Property Owner Phone Number (305) 445-4331
 Property Owner Signature [Signature]

Representative Name A Caring Tree Company/Nick Downs
 Representative eMail Address caringtreecompany@gmail.com
 Representative Mailing Address 151 County Rd
 Representative Mailing City Big Pine Key State FL Zip 33043
 Representative Phone Number (305) 432-1764

I MICHAEL S. CEASE / SEMINARY HOLDINGS, LLC, 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 is there is any questions or need access to my property.

Property Owner Signature

[Signature]

MICHAEL S. CEASE, Manager

The forgoing instrument was acknowledged before me on this _____ day _____.

By (Print name of Affiant) MICHAEL S. CEASE, Manager who is personally known to me or has produced Drivers license C206-557-55-681-0 as identification and who did take an oath.

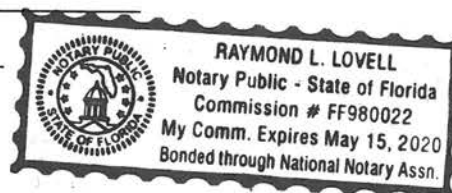
NOTARY PUBLIC

Sign Name: [Signature]

Notary Public - State of Florida (seal)

Print Name: Raymond L Lovell

My Commission Expires: May 15, 2020





Summary

Parcel ID 00043810-000000
 Account # 1044440
 Property ID 1044440
 Millage Group 10KW
 Location **1523 SEMINARY ST, KEY WEST**
 Address
 Legal KW MONROE INVESTMENT CO SUB PB1-41 LOT 2 SQR 15 TR 20
 Description OR232-221/222 OR402-330/331 OR1024-1805 OR1077-1705R/S
 OR2103-1459 OR2816-1474/75 OR2817-295 OR2828-130/31
 (Note: Not to be used on legal documents)
 Neighborhood 6171
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Monroe Investment Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



AK 1044440 1523 SEMINARY ST 04/25/2012

Owner

SEMINARY HOLDINGS LLC
 225 Alcazar AVE
 Coral Gables FL 33134

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$100,093	\$105,268	\$98,865	\$101,191
+ Market Misc Value	\$24,371	\$21,601	\$18,658	\$19,359
+ Market Land Value	\$321,514	\$242,411	\$244,963	\$197,756
= Just Market Value	\$445,978	\$369,280	\$362,486	\$318,306
= Total Assessed Value	\$384,188	\$349,262	\$317,511	\$288,647
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$445,978	\$369,280	\$362,486	\$318,306

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,025.00	Square Foot	0	0

Buildings

Building ID	3446	Exterior Walls	CONC BLOCK
Style		Year Built	1958
Building Type	S.F.R. - R1 / R1	Foundation	CONCR FTR
Gross Sq Ft	872	Roof Type	GABLE/HIP
Finished Sq Ft	792	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC ABOVE GRD
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	116	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	24	Grade	500
Interior Walls	WD PANL/CUSTOM	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	792	792	0
SBU	UTIL UNFIN BLK	80	0	0
TOTAL		872	792	0

Detail by Entity Name

Florida Limited Liability Company

SEMINARY HOLDINGS, LLC.

Filing Information

Document Number L16000199515
FEI/EIN Number APPLIED FOR
Date Filed 10/28/2016
Effective Date 10/28/2016
State FL
Status ACTIVE

Principal Address

225 ALCAZAR AVENUE
CORAL GABLES, FL 33134

Mailing Address

225 ALCAZAR AVENUE
CORAL GABLES, FL 33134

Registered Agent Name & Address

CEASE, MICHAEL S
225 ALCAZAR AVENUE
CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title MGR

CEASE, MICHAEL S

225 ALCAZAR AVENUE
CORAL GABLES, FL 33134

Title Authorized Representative

LIMA, CARMEN J
225 ALCAZAR AVENUE
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2017	01/09/2017

Document Images

[01/09/2017 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[10/28/2016 -- Florida Limited Liability](#)

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