

STAFF REPORT

DATE: February 27, 2023

RE: **718 South Street (permit application # T2023-0028)**

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

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

Tree Species: Spanish Lime (*Melicoccus bijugatus*)



Photo showing location of tree.



Photo of
tree
canopy,
view 1.



Photo of
base of
tree,
view 1.



Photo of
base of tree,
view 2.



Photo of
tree trunk
and canopy
branches.



Photo of tree canopy and utility lines, view 1.



Photo of
tree
canopy
and utility
lines,
view 2.



Photo of
base of tree,
view 3.



Photo of tree trunk showing location in relation to structure, view 1.



Photo of tree trunk showing location in relation to structure, view 2.



Photo of tree trunk showing location in relation to structure, view 3.



Photo of tree canopy, view 2.



Photo showing base of tree in relation to structure, view 1.



Two photos showing root impacts to walkways and planter.



Photo of whole tree.



Photo of tree canopy, view 3.

Diameter: 19.7"

Location: 40% (Very visible tree growing close to structure-trunk and root system, canopy in utility lines.)

Species: 100% (on protected tree list)

Condition: 60% (overall condition is fair)

Total Average Value = 66%

Value x Diameter = 13 replacement caliper inches

Note: In October 2014, this tree was approved to be removed as part of a development plan project. At that time, the tree was measured at 17" diameter with a value of 66%.

Recommend approval of the removal of (1) Spanish Lime tree to be replaced with 13 caliper inches of approved, FL#1, trees to be planted on the property.

Application



palm removal → T2023-0027
canopy removal → T2023-0028

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 12/19/22

Tree Address 718 South street
Cross/Corner Street South and little over William st.
List Tree Name(s) and Quantity ~~canopy~~ tree - 1
Reason(s) for Application: palm
☒ 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 Palm tree next to SPANISH TREE

1- Washingtonian palm

1- Spanish Lime tree

BOTH ARE ALMOST TOUCHING PROPERTY ROOF AND WALL.

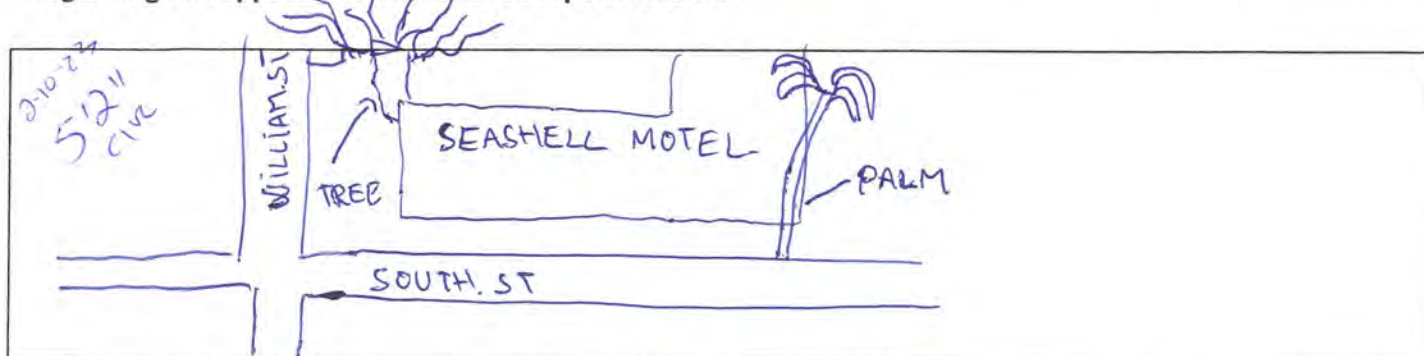
Property Owner Name South street Hospitality LLC
Property Owner email Address Kristsoni@gmail.com
Property Owner Mailing Address 830 Truman Avenue, Key West, FL 33040
Property Owner Phone Number 305-879-0558
Property Owner Signature [Signature]

*Representative Name FILIP POPP
Representative email Address FABISGARDENS@GMAIL.COM
Representative Mailing Address 19 BEACH DRIVE KEY WEST FL 33040
Representative Phone Number 305-923-7327

*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. See back of application for fee amounts.

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.



Palm \$ 10 / To Dicot \$ 50
✓ Comm App 40
\$ 50 + \$ 50 = \$ 100 -



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 12/19/22

Tree Address 718 South Street

Property Owner Name South Street Hospitality LLC

Property Owner Mailing Address 830 Truman Avenue, Key West, FL

Property Owner Mailing City, 33040

State, Zip

Property Owner Phone Number 305-879-0358

Property Owner email Address

Property Owner Signature [Signature]

Representative Name FILIP POPP

Representative Mailing Address 3316 DUCK AVE

Representative Mailing City, KEY WEST, FLORIDA, 33040

State, Zip

Representative Phone Number 305-923-7327

Representative email Address FABISGARDENS@GMAIL.COM

I, Krishna Soni, 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] 12/19/22

The forgoing instrument was acknowledged before me on this 19 day DECEMBER 2022

By (Print name of Affiant) KRISHNA SONI who is personally known to me or has produced

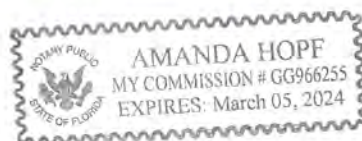
FLDL 5500518-84723-0 exp 6/23/29 as identification and who did take an oath.

Notary Public

Sign name: [Signature]

Print name: AMANDA HOPE

My Commission expires: MARCH 5, 2024 Notary Public-State of FLORIDA (Seal)



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 00036870-000000
Account# 1037681
Property ID 1037681
Millage Group 10KW
Location 718 SOUTH St, KEY WEST
Address
Legal KW INVESTMENT CO SUB PB1-69 PT LT 3 SQR 15 TR 17 AND KW WHITE AND
Description PIERCE DIAGRAM N-613 LOTS 10 & 11 SQR 4 TR 17 OR53-405/06 OR171-294/95
 OR471-633-634 OR655-249 OR746-171/72 OR752-1262/64 OR881-77 OR1007-
 699/700 OR1007-701/02 OR1121-759/60 OR1162-280/81 OR1410-1439/40
 OR1663-707/08 OR2106-2411/13 OR2366-2352/58(RES NO 08-107) OR2656-
 1908/09
 (Note: Not to be used on legal documents.)
Neighborhood 32100
Property Class HOTEL - LUXURY (3900)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

SOUTH STREET HOSPITALITY LLC
 830 Truman Ave
 Key West FL 33040

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$1,165,500	\$1,108,084	\$1,957,756	\$2,348,039
+ Market Misc Value	\$168,000	\$162,901	\$282,224	\$260,893
+ Market Land Value	\$1,998,000	\$1,729,015	\$2,140,020	\$2,608,932
= Just Market Value	\$3,331,500	\$3,000,000	\$4,380,000	\$5,217,864
= Total Assessed Value	\$3,300,000	\$3,000,000	\$3,844,208	\$3,494,735
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,331,500	\$3,000,000	\$4,380,000	\$5,217,864

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$1,729,015	\$1,108,084	\$162,901	\$3,000,000	\$3,000,000	\$0	\$3,000,000	\$0
2020	\$2,140,020	\$1,957,756	\$282,224	\$4,380,000	\$3,844,208	\$0	\$4,380,000	\$0
2019	\$2,608,932	\$2,348,039	\$260,893	\$5,217,864	\$3,494,735	\$0	\$5,217,864	\$0
2018	\$2,240,398	\$2,016,358	\$224,040	\$4,480,796	\$3,177,032	\$0	\$4,480,796	\$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 (3900)	Number of Units	Unit Type	Frontage	Depth
	13,743.00	Square Foot	0	0

Buildings

Building ID	40146	Exterior Walls	C.B.S.
Style		Year Built	1948
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1994
Gross Sq Ft	1303	Foundation	
Finished Sq Ft	898	Roof Type	
Stories	1 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	134	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0

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

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Detail by Entity Name

Florida Limited Liability Company
SOUTH STREET HOSPITALITY, LLC.

Filing Information

Document Number	L13000124834
FEI/EIN Number	46-3579496
Date Filed	09/04/2013
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	05/10/2018
Event Effective Date	NONE

Principal Address

718 South street
Key West, FL 33040

Changed: 12/04/2022

Mailing Address

1301 ASHBY STREET
KEY WEST, FL 33040

Changed: 12/04/2022

Registered Agent Name & Address

SONI, TEJAS V
1301 ASHBY STREET
KEY WEST, FL 33040

Name Changed: 12/04/2022

Authorized Person(s) Detail

Name & Address

Title Manager

SONI, TEJAS V
1301 ASHBY STREET
KEY WEST, FL 33040

Title Manager

SONI, ASHISH V
830 TRUMAN AVE
830 truman avenue
Key West, FL 33040

Title Secretary

SONI, KRISHNA T
830 TRUMAN AVE
Key West, FL 33040

Annual Reports

Report Year	Filed Date
2021	03/12/2021
2022	03/13/2022
2022	12/04/2022

Document Images

12/04/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
03/13/2022 -- ANNUAL REPORT	View image in PDF format
03/12/2021 -- ANNUAL REPORT	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
03/03/2019 -- ANNUAL REPORT	View image in PDF format
05/10/2018 -- LC Amendment	View image in PDF format
01/14/2018 -- ANNUAL REPORT	View image in PDF format
06/20/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
03/14/2017 -- ANNUAL REPORT	View image in PDF format
02/01/2016 -- ANNUAL REPORT	View image in PDF format
02/01/2015 -- ANNUAL REPORT	View image in PDF format
01/02/2015 -- LC Amendment	View image in PDF format
02/01/2014 -- ANNUAL REPORT	View image in PDF format
09/04/2013 -- Florida Limited Liability	View image in PDF format





Karen DeMaria

From: Filip Popp <fabisgardens@gmail.com>
Sent: Thursday, January 26, 2023 1:56 PM
To: Karen DeMaria
Subject: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] 718 South st Tree and palm removal.

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.

Yes, please I put both tree and palm on same application i asked before if i can do it because it's same property and they said yes hopefully everything is ok please let me know.

You told me that palm(is no problem to get permit)...but for that spanish lime we have to wait for meeting to get approve.

On Thu, Jan 26, 2023, 1:18 PM Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

Do you want to remove the Spanish Lime tree? The application only 1-Palm.

Removal of the Spanish Lime tree will require Tree Commission approval. That application will be placed on the March meeting.

Sincerely,

Karen

From: Filip Popp <fabisgardens@gmail.com>
Sent: Thursday, January 26, 2023 1:15 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Re: [EXTERNAL] 718 South st Tree and palm removal.

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Yes I already drop off permit application for both. I am not sure about that tree but I think it's Spanish tree.



