

STAFF REPORT

DATE: April 27, 2023

RE: 1200 Margaret Street (permit application # T2023-0137)

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

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

Tree Species: Royal Poinciana (*Delonix regia*)



Photo showing tree location.



Photo of whole tree.



Photo of tree trunk and canopy, view 1.



Photo of base of tree and trunks, view 1.



Photo of base of trees and trunks, view 2.



Photo of trunk 1 and canopy, view 1.



Photo of tree canopy
at end of trunk 2.



Photo of base of tree.



Photo of tree trunks, view 1.



Photo of tree trunks, view 2.



Photo of trunk 1 and canopy, view 2.



Photo of trunk 2 and canopy, view 1.



Photo of trunk 2 and canopy, view 2.

Diameter: 26.1"

Location: 70% (growing in side yard area, visible tree)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair, two main trunk with one trunk growing more sideways, a few areas of old cuts and decay.)

Total Average Value = 73%

Value x Diameter = 19 replacement caliper inches

Application



T2023-0137

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 4-19-2023

Tree Address 1200 Margaret St.
 Cross/Corner Street Catherine St.
 List Tree Name(s) and Quantity 1 Palmdam tree

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 The tree has a large cavity and probably has termites and is in the way of proposed construction.

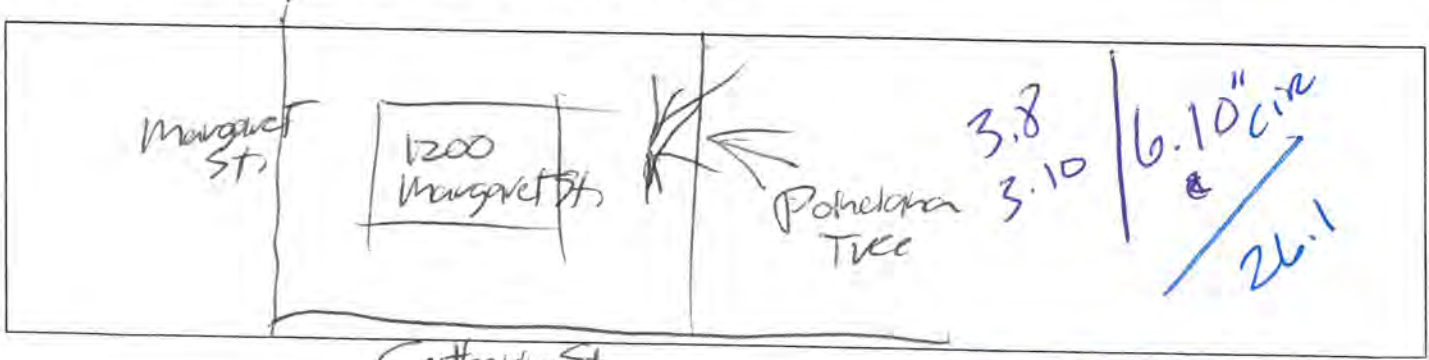
Property Owner Name Michael + Doni Bridger
 Property Owner email Address mike m bridger 69@gmail.com
 Property Owner Mailing Address 1200 Margaret St,
 Property Owner Phone Number 941-928-1856
 Property Owner Signature _____

*Representative Name Kenneth King
 Representative email Address _____
 Representative Mailing Address 1002 Laird St.
 Representative Phone Number 305-296-8101

*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.



SF. \$ 50
 \$ 20
 \$ 70



Tree Representation Authorization

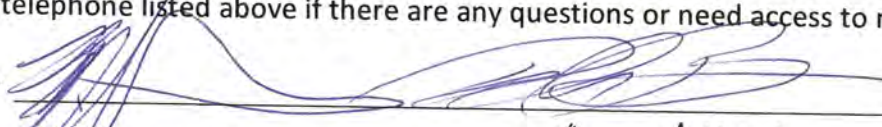
Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Date 4-17-23
 Tree Address 1200 Margaret St
 Property Owner Name Michael + Dori Bridger
 Property Owner Mailing Address 1200 Margaret St
 Property Owner Mailing City, State, Zip Key West FL 33040
 Property Owner Phone Number 941-928-1856
 Property Owner email Address Mbridger69@gmail.com
 Property Owner Signature _____

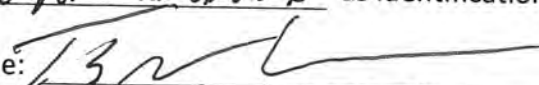
Representative Name Kenneth King
 Representative Mailing Address 1602 Laurel St.
 Representative Mailing City, State, Zip Key West FL 33040
 Representative Phone Number 305-296-8101
 Representative email Address _____

I Michael + Dori Bridger 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.

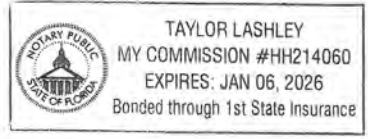
Property Owner Signature 

The forgoing instrument was acknowledged before me on this 17th day APRIL.

By (Print name of Affiant) Michael + Dori Bridger who is personally known to me or has produced DL B632-558-68-246-0/GA 241-168-60-873-0 as identification and who did take an oath.

Notary Public
 Sign name: 
 Print name: TAYLOR LASHLEY

My Commission expires: Jan 06, 2026 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 00029640-000000
Account# 1030406
Property ID 1030406
Millage Group 10KW
Location Address 1200 MARGARET St A, KEY WEST
Legal Description KW INVESTMENT CO SUB PB1-49 LOT 16 SQR 2 TR 12 H3-212 V-23/24 OR525-729 OR749-242 OR867-409 OR3100-0363
(Note: Not to be used on legal documents.)
Neighborhood 6096
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



1030406 1200 MARGARET ST 06/30/21

Owner

BRIDGER DORI ANN GIGLIO
1200 Margaret St
Key West FL 33040

BRIDGER MICHAEL JOHN
1200 Margaret St
Key West FL 33040

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$119,793	\$104,030	\$87,387	\$89,527
+ Market Misc Value	\$2,419	\$2,503	\$2,588	\$2,684
+ Market Land Value	\$634,941	\$473,575	\$519,178	\$514,857
= Just Market Value	\$757,153	\$580,108	\$609,153	\$607,068
= Total Assessed Value	\$757,153	\$580,108	\$609,153	\$607,068
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$757,153	\$580,108	\$609,153	\$607,068

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$473,575	\$104,030	\$2,503	\$580,108	\$580,108	\$0	\$580,108	\$0
2020	\$519,178	\$87,387	\$2,588	\$609,153	\$609,153	\$0	\$609,153	\$0
2019	\$514,857	\$89,527	\$2,684	\$607,068	\$607,068	\$0	\$607,068	\$0
2018	\$502,515	\$63,386	\$891	\$566,792	\$566,792	\$0	\$566,792	\$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)	4,278.00	Square Foot	46	93

Buildings

Building ID	2287	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2011
Gross Sq Ft	957	Foundation	CONC BLOCK
Finished Sq Ft	640	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	104	Heating Type	FCD/AIR DUCTED
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1

Depreciation %	12				
Interior Walls	WALL BD/WD WAL				
				Half Bathrooms	0
				Grade	450
				Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter	
FLA	FLOOR LIV AREA	640	640	0	
OPF	OP PRCH FIN LL	15	0	0	
SPF	SC PRCH FIN LL	270	0	0	
SBU	UTIL UNFIN BLK	32	0	0	
TOTAL		957	640	0	

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1990	BRICK PATIO (PT2)	0	56 SF	2
FENCES	2018	2019	1	184 SF	2
FENCES	2018	2109	1	576 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/21/2021	\$775,000	Warranty Deed	2321512	3100	0363	01 - Qualified	Improved		
12/2/2016	\$520,000		2101962	2829	365	37 - Unqualified	Improved	COGNATO RICHARD A	
11/1/1977	\$32,500	Conversion Code		749	242	Q - Qualified	Improved		

Permits

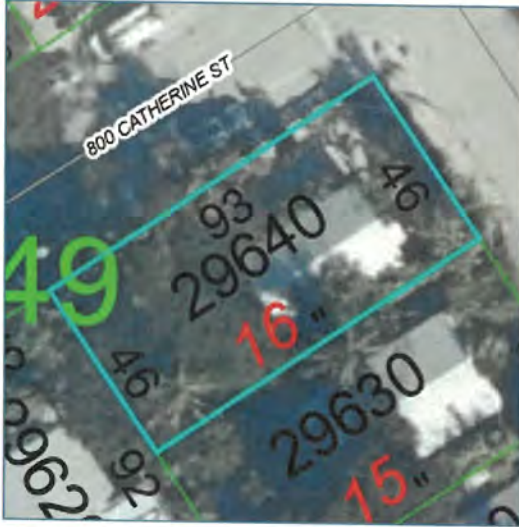
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-1603	6/11/2018		\$3,000	Residential	BUILD WHITE PICKET FENCE ALONG FRONT AND RIGHT SIDE OF PROPERTY LINE 4X46 AND 6X93
17-688	2/23/2017	5/9/2017	\$12,500	Residential	REPLACE 12 SQRS METAL SHINGLES WITH SAME

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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